

Everlands
Community Development District

**Final Budget For
Fiscal Year 2022/2023
October 1, 2022 - September 30, 2023**

CONTENTS

- I FINAL BUDGET**
- II DETAILED FINAL BUDGET**
- III DETAILED FINAL DEBT SERVICE FUND BUDGET**
- IV ASSESSMENT COMPARISON**

FINAL BUDGET
EVERLANDS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET
REVENUES	
O&M Assessments	100,000
Developer Contribution	0
Debt Assessments	189,570
Interest Income	0
TOTAL REVENUES	\$ 289,570
EXPENDITURES	
Supervisor Fees	0
Engineering/Inspections	3,500
Management	37,080
Legal	20,000
Assessment Roll	7,500
Audit Fees	4,400
Arbitrage Rebate Fee	0
Insurance	5,500
Legal Advertisements	2,000
Miscellaneous	2,045
Postage	300
Office Supplies	1,250
Dues & Subscriptions	175
Trustee Fees	4,250
Continuing Disclosure Fee	1,000
Miscellaneous Maintenance	5,000
TOTAL EXPENDITURES	\$ 94,000
REVENUES LESS EXPENDITURES	\$ 195,570
Bond Payments	(178,196)
BALANCE	\$ 17,374
County Appraiser & Tax Collector Fee	(5,791)
Discounts For Early Payments	(11,583)
EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL BUDGET
EVERLANDS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
REVENUES				
O&M Assessments	0	0	100,000	Expenditures/.94
Developer Contribution	84,322	84,475	0	
Debt Assessments	0	0	189,570	Bond Payments/.94
Interest Income	12	0	0	
TOTAL REVENUES	\$ 84,334	\$ 84,475	\$ 289,570	
EXPENDITURES				
Supervisor Fees	0	0	0	
Engineering/Inspections	11,330	2,500	3,500	
Management	36,000	36,000	37,080	CPI Increase (Capped At 3%)
Legal	18,848	20,000	20,000	
Assessment Roll	0	7,500	7,500	As Per Contract
Audit Fees	0	4,000	4,400	For Fiscal Year 2021/2022 Audit
Arbitrage Rebate Fee	0	0	0	2021 Bond Qualifies For Small User Exception
Insurance	5,000	5,500	5,500	Insurance Estimate
Legal Advertisements	7,465	6,000	2,000	\$4,000 Decrease From 2021/2022 Budget
Miscellaneous	479	1,000	2,045	
Postage	294	300	300	
Office Supplies	448	1,500	1,250	
Dues & Subscriptions	175	175	175	Annual Fee Due Department Of Economic Opportunity
Trustee Fees	0	0	4,250	Trustee Fees
Continuing Disclosure Fee	0	0	1,000	Continuing Disclosure Fee
Miscellaneous Maintenance	0	0	5,000	Miscellaneous Maintenance
TOTAL EXPENDITURES	\$ 80,039	\$ 84,475	\$ 94,000	
REVENUES LESS EXPENDITURES	\$ 4,295	\$ -	\$ 195,570	
Bond Payments	0	0	(178,196)	2023 P & I Payments Less Earned Interest
BALANCE	\$ 4,295	\$ -	\$ 17,374	
County Appraiser & Tax Collector Fee	0	0	(5,791)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	0	0	(11,583)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 4,295	\$ -	\$ -	

DETAILED FINAL DEBT SERVICE FUND BUDGET
EVERLANDS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	0	0	25	Projected Interest For 2022/2023
Developer Contribution	0	0	0	
NAV Tax Collection	0	0	178,196	Maximum Debt Service Collection
Total Revenues	\$ -	\$ -	\$ 178,221	
EXPENDITURES				
Principal Payments	0	0	70,000	Principal Payment Due In 2023
Interest Payments	0	0	105,921	Interest Payments Due In 2023
Bond Redemption	0	0	2,300	Estimated Excess Debt Collections
Total Expenditures	\$ -	\$ -	\$ 178,221	
Excess/ (Shortfall)	\$ -	\$ -	\$ -	

Series 2021 Bond Information

Original Par Amount =	\$3,200,000	Annual Principal Payments Due =	December 15th
Interest Rate =	2.20% - 4.00%	Annual Interest Payments Due =	June 15th & December 15th
Issue Date =	October 2021		
Maturity Date =	December 2051		
Par Amount As Of 1/1/22 =	\$3,200,000		

**EVERLANDS COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON**

	Original Projected Assessment*	Fiscal Year 2020/2021 Assessment*	Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Projected Assessment*
O & M For Single Family 50' - 2021 Project		\$ -	\$ -	\$ 99.81
Debt For Single Family 50' - 2021 Project	\$ 1,170.17	\$ -	\$ -	\$ 1,170.19
Total For Single Family Residential	\$ 1,170.17	\$ -	\$ -	\$ 1,270.00
O & M For Expansion Area (840 Units)		\$ -	\$ -	\$ 99.81
Debt For Expansion Area	\$ -	\$ -	\$ -	\$ -
Total For Single Family Residential (840 Units)	\$ -	\$ -	\$ -	\$ 99.81

* Assessments Include the Following:

- 4% Discount for Early Payments
- 1% County Tax Collector Fee
- 1% County Property Appraiser Fee

O&M Assessed To 1,002 Units
Debt Assessed To 162 Units

162 - 2021 Units
To Be Assessed On
2022/2023
Assessment Roll

840 - Expansion Units
To Be Direct
Billed In
2022/2023

Community Information
1,002 Total Units

2021 Project
Single Family 50' : 162 Units