

Everlands
Community Development District

**Proposed Budget For
Fiscal Year 2023/2024
October 1, 2023 - September 30, 2024**

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PROPOSED BUDGET
EVERLANDS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2023/2024 BUDGET
REVENUES	
O&M Assessments	100,000
Developer Contribution - O&M	0
Developer Contribution - Debt	0
Debt Assessments	189,570
Interest Income	240
TOTAL REVENUES	\$ 289,810
EXPENDITURES	
Supervisor Fees	0
Engineering/Inspections	6,500
Management	38,184
Legal	18,000
Assessment Roll	7,500
Audit Fees	4,400
Arbitrage Rebate Fee	0
Insurance	6,000
Legal Advertisements	2,000
Miscellaneous	1,581
Postage	300
Office Supplies	1,150
Dues & Subscriptions	175
Trustee Fees	4,250
Continuing Disclosure Fee	1,000
Miscellaneous Maintenance	3,200
TOTAL EXPENDITURES	\$ 94,240
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 PROPOSED BUDGET
EVERLANDS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022 ACTUAL	FISCAL YEAR 2022/2023 BUDGET	FISCAL YEAR 2023/2024 BUDGET	COMMENTS
REVENUES				
O&M Assessments	0	100,000	100,000	Expenditures/.94
Developer Contribution - O&M	79,475	0	0	
Developer Contribution - Debt	53,731	0	0	
Debt Assessments	0	189,570	189,570	Bond Payments/.94
Interest Income	1	0	240	Interest Estimated At \$20 Per Month
TOTAL REVENUES	\$ 133,207	\$ 289,570	\$ 289,810	
EXPENDITURES				
Supervisor Fees	0	0	0	
Engineering/Inspections	11,373	3,500	6,500	\$3,000 Increase From 2022/2023 Budget
Management	36,000	37,080	38,184	CPI Increase (Capped At 3%)
Legal	11,678	20,000	18,000	Fiscal Year 2022/2023 Expenditure As Of Feb 2023 Was \$4,545
Assessment Roll	7,500	7,500	7,500	As Per Contract
Audit Fees	3,200	4,400	4,400	For Fiscal Year 2022/2023 Audit
Arbitrage Rebate Fee	0	0	0	2021 Bond Qualifies For Small User Exception
Insurance	5,175	5,500	6,000	Fiscal Year 2022/2023 Expenditure Was \$5,563
Legal Advertisements	5,287	2,000	2,000	No Change From 2022/2023 Budget
Miscellaneous	512	2,045	1,581	\$464 Decrease From 2022/2023 Budget
Postage	308	300	300	No Change From 2022/2023 Budget
Office Supplies	488	1,250	1,150	\$100 Decrease From 2022/2023 Budget
Dues & Subscriptions	175	175	175	Annual Fee Due Department Of Economic Opportunity
Trustee Fees	0	4,250	4,250	No Change From 2022/2023 Budget
Continuing Disclosure Fee	500	1,000	1,000	Continuing Disclosure Fee
Miscellaneous Maintenance	0	5,000	3,200	Miscellaneous Maintenance
TOTAL EXPENDITURES	\$ 82,196	\$ 94,000	\$ 94,240	
REVENUES LESS EXPENDITURES	\$ 51,011	\$ 195,570	\$ 195,570	
Bond Payments	(53,731)	(178,196)	(178,196)	2024 Principal & Interest Payments
BALANCE	\$ (2,720)	\$ 17,374	\$ 17,374	
County Appraiser & Tax Collector Fee	0	(5,791)	(5,791)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	0	(11,583)	(11,583)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ (2,720)	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
EVERLANDS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	FISCAL YEAR 2023/2024	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	2	25	100	Projected Interest For 2023/2024
Developer Contribution	53,731	0	0	
NAV Tax Collection	0	178,196	178,196	Maximum Debt Service Collection
Total Revenues	\$ 53,733	\$ 178,221	\$ 178,296	
EXPENDITURES				
Principal Payments	0	70,000	70,000	Principal Payment Due In 2024
Interest Payments	70,447	105,921	104,381	Interest Payments Due In 2024
Bond Redemption	0	2,300	3,915	Estimated Excess Debt Collections
Total Expenditures	\$ 70,447	\$ 178,221	\$ 178,296	
Excess/ (Shortfall)	\$ (16,714)	\$ -	\$ -	

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 1/1/23 =	\$3,130,000		

**EVERLANDS COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON**

	Original Projected Assessment*	Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Projected Assessment*
O & M For Single Family 50' - 2021 Project		\$ -	\$ 99.81	\$ 99.81
Debt For Single Family 50' - 2021 Project	\$ 1,170.17	\$ -	\$ 1,170.19	\$ 1,170.19
Total For Single Family Residential	\$ 1,170.17	\$ -	\$ 1,270.00	\$ 1,270.00
O & M For Expansion Area (840 Units)		\$ -	\$ 99.81	\$ 99.81
Debt For Expansion Area	\$ -	\$ -	\$ -	\$ -
Total For Single Family Residential (840 Units)	\$ -	\$ -	\$ 99.81	\$ 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
2023/2024
Assessment Roll

840 - Expansion Units
To Be Direct
Billed In
2023/2024

Community Information
1,002 Total Units

2021 Project
Single Family 50' : 162 Units