

Everlands  
Community Development District

**Proposed Budget For  
Fiscal Year 2024/2025  
October 1, 2024 - September 30, 2025**

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**PROPOSED BUDGET**  
**EVERLANDS COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2024/2025**  
**OCTOBER 1, 2024 - SEPTEMBER 30, 2025**

	<b>FISCAL YEAR 2024/2025 BUDGET</b>
<b>REVENUES</b>	
O&M Assessments	100,000
Developer Contribution - O&M	0
Debt Assessments - Series 2021	189,570
Debt Assessments - Series 2024	580,155
Interest Income	600
<b>TOTAL REVENUES</b>	<b>\$ 870,325</b>
<b>EXPENDITURES</b>	
Supervisor Fees	0
Engineering/Inspections	3,500
Management	39,324
Legal	16,000
Assessment Roll	7,500
Audit Fees	5,000
Arbitrage Rebate Fee	650
Insurance	6,300
Legal Advertisements	2,000
Miscellaneous	1,581
Postage	300
Office Supplies	1,000
Dues & Subscriptions	175
Trustee Fees	8,500
Continuing Disclosure Fee	1,500
Miscellaneous Maintenance	1,270
<b>TOTAL EXPENDITURES</b>	<b>\$ 94,600</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 775,725</b>
Bond Payments - Series 2021	(178,196)
Bond Payments - Series 2024	(545,346)
<b>BALANCE</b>	<b>\$ 52,183</b>
County Appraiser & Tax Collector Fee	(17,394)
Discounts For Early Payments	(34,789)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED PROPOSED BUDGET**  
**EVERLANDS COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2024/2025**  
**OCTOBER 1, 2024 - SEPTEMBER 30, 2025**

	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET	COMMENTS
<b>REVENUES</b>				
O&M Assessments	16,479	100,000	100,000	Expenditures/.94
Developer Contribution - O&M	78,809	0	0	
Debt Assessments - Series 2021	313,302	189,570	189,570	Bond Payments/.94
Debt Assessments - Series 2024	0	0	580,155	Bond Payments/.94
Interest Income	2,165	240	600	Interest Estimated At \$50 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 410,755</b>	<b>\$ 289,810</b>	<b>\$ 870,325</b>	
<b>EXPENDITURES</b>				
Supervisor Fees	0	0	0	
Engineering/Inspections	510	6,500	3,500	\$3,000 Decrease From 2023/2024 Budget
Management	37,080	38,184	39,324	CPI Increase (Capped At 3%)
Legal	8,340	18,000	16,000	Fiscal Year 2023/2024 Expenditure As Of March 2024 Was \$4,848
Assessment Roll	7,500	7,500	7,500	As Per Contract
Audit Fees	4,400	4,400	5,000	Will Increase Due To Second Bond
Arbitrage Rebate Fee	0	0	650	Will Be Required For Series 2024 Bond
Insurance	5,563	6,000	6,300	Fiscal Year 2023/2024 Expenditure Was \$5,980
Legal Advertisements	6,710	2,000	2,000	No Change From 2023/2024 Budget
Miscellaneous	585	1,581	1,581	\$381 Decrease From 2023/2024 Budget
Postage	299	300	300	No Change From 2023/2024 Budget
Office Supplies	367	1,150	1,000	\$150 Decrease From 2023/2024 Budget
Dues & Subscriptions	175	175	175	Annual Fee Due Department Of Economic Opportunity
Trustee Fees	4,140	4,250	8,500	Increased Due To Second Bond
Continuing Disclosure Fee	1,000	1,000	1,500	Increased Due To Second Bond
Miscellaneous Maintenance	0	3,200	1,270	Miscellaneous Maintenance
<b>TOTAL EXPENDITURES</b>	<b>\$ 76,669</b>	<b>\$ 94,240</b>	<b>\$ 94,600</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 334,086</b>	<b>\$ 195,570</b>	<b>\$ 775,725</b>	
Bond Payments - Series 2021	(302,090)	(178,196)	(178,196)	2025 Principal & Interest Payments
Bond Payments - Series 2024	0	0	(545,346)	2025 Principal & Interest Payments
<b>BALANCE</b>	<b>\$ 31,996</b>	<b>\$ 17,374</b>	<b>\$ 52,183</b>	
County Appraiser & Tax Collector Fee	(4,035)	(5,791)	(17,394)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(8,217)	(11,583)	(34,789)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 19,744</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED PROPOSED DEBT SERVICE FUND BUDGET (SERIES 2021)**  
**EVERLANDS COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2024/2025**  
**OCTOBER 1, 2024 - SEPTEMBER 30, 2025**

	FISCAL YEAR 2022/2023	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	4,997	100	400	Projected Interest For 2024/2025
Developer Contribution	123,731	0	0	
NAV Tax Collection	178,360	178,196	178,196	Maximum Debt Service Collection
<b>Total Revenues</b>	<b>\$ 307,088</b>	<b>\$ 178,296</b>	<b>\$ 178,596</b>	
<b>EXPENDITURES</b>				
Principal Payments	70,000	70,000	75,000	Principal Payment Due In 2025
Interest Payments	106,691	104,381	102,841	Interest Payments Due In 2025
Bond Redemption	0	3,915	755	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 176,691</b>	<b>\$ 178,296</b>	<b>\$ 178,596</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 130,397</b>	<b>\$ -</b>	<b>\$ -</b>	

**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 1/1/24 =	\$3,130,000		

**DETAILED PROPOSED DEBT SERVICE FUND BUDGET (SERIES 2024)**  
**EVERLANDS COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2024/2025**  
**OCTOBER 1, 2024 - SEPTEMBER 30, 2025**

	FISCAL YEAR 2022/2023	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	0	0	0	Projected Interest For 2024/2025
Developer Contribution	0	0	0	
NAV Tax Collection	0	0	545,346	Maximum Debt Service Collection
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 545,346</b>	
<b>EXPENDITURES</b>				
Principal Payments	0	0	120,000	Principal Payment Due In 2025
Interest Payments	0	0	425,223	Interest Payments Due In 2025
Bond Redemption	0	0	123	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 545,346</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	

**Series 2024 Bond Information**

Original Par Amount =	\$8,065,000	Annual Principal Payments Due =	June 15th
Interest Rate =	4.40% - 5.50%	Annual Interest Payments Due =	June 15th & December 15th
Issue Date =	March 2024		
Maturity Date =	June 2054		
Par Amount As Of 1/1/24 =	\$8,065,000		

## EVERLANDS COMMUNITY DEVELOPMENT DISTRICT ASSESSMENT COMPARISON

	Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Projected Assessment*
O & M For Single Family 50' - 2021 Project	\$ -	\$ 99.81	\$ 99.81	\$ 99.81
Debt For Single Family 50' - 2021 Project	\$ -	\$ 1,170.19	\$ 1,170.19	\$ 1,170.19
<b>Total For 2021 Project Units</b>	<b>\$ -</b>	<b>\$ 1,270.00</b>	<b>\$ 1,270.00</b>	<b>\$ 1,270.00</b>
O & M For Expansion Area - Phase 1 - Duplex/Townhomes	\$ -	\$ 99.81	\$ 99.81	\$ 99.81
Debt For Expansion Area - Phase 1 - Duplex/Townhomes	\$ -	\$ -	\$ -	\$ 1,488.00
<b>Total For Expansion Area - Phase 1 - Duplex/Townhomes</b>	<b>\$ -</b>	<b>\$ 99.81</b>	<b>\$ 99.81</b>	<b>\$ 1,587.81</b>
O & M For Expansion Area - Phase 1 - Single Family 40' & 50'	\$ -	\$ 99.81	\$ 99.81	\$ 99.81
Debt For Expansion Area - Phase 1 - Single Family 40' & 50'	\$ -	\$ -	\$ -	\$ 1,541.00
<b>Total For Expansion Area - Phase 1 - Single Family 40' &amp; 50'</b>	<b>\$ -</b>	<b>\$ 99.81</b>	<b>\$ 99.81</b>	<b>\$ 1,640.81</b>
O & M For Expansion Area - Phase 1 - Single Family 60'	\$ -	\$ 99.81	\$ 99.81	\$ 99.81
Debt For Expansion Area - Phase 1 - Single Family 60'	\$ -	\$ -	\$ -	\$ 1,568.00
<b>Total For Expansion Area - Phase 1 - Single Family 60'</b>	<b>\$ -</b>	<b>\$ 99.81</b>	<b>\$ 99.81</b>	<b>\$ 1,667.81</b>
O & M For Expansion Area - Phase 2 - Duplex/Townhomes	\$ -	\$ 99.81	\$ 99.81	\$ 99.81
Debt For Expansion Area - Phase 2 - Duplex/Townhomes	\$ -	\$ -	\$ -	\$ -
<b>Total For Expansion Area - Phase 2 - Duplex/Townhomes</b>	<b>\$ -</b>	<b>\$ 99.81</b>	<b>\$ 99.81</b>	<b>\$ 99.81</b>
O & M For Expansion Area - Phase 2 - Single Family 40' & 50'	\$ -	\$ 99.81	\$ 99.81	\$ 99.81
Debt For Expansion Area - Phase 2 - Single Family 40' & 50'	\$ -	\$ -	\$ -	\$ -
<b>Total For Expansion Area - Phase 2 - Single Family 40' &amp; 50'</b>	<b>\$ -</b>	<b>\$ 99.81</b>	<b>\$ 99.81</b>	<b>\$ 99.81</b>

\* 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 542 Units

460 Units To Be  
Direct Billed For O&M  
(Expansion - Phase 2)

Community Information

1,002 Total Units  
162 Units In 2021 Project & 840 Expansion Units

2021 Project

Single Family 50' : 162 Units

Expansion Phase 1 - 2024 Bond

Duplex - 54 Units  
Townhome - 80 Units  
Single Family 40' - 122 Units  
Single Family 50' - 62 Units  
Single Family 60' - 62 Units

Expansion Phase 1 Total - 380 Units

Expansion Phase 2

Duplex - 96 Units  
Townhome - 154 Units  
Single Family 40' - 104 Units  
Single Family 50' - 106 Units  
Single Family 60' - 0 Units

Expansion Phase 1 Total - 460 Units