

Everlands  
Community Development District

**Proposed Budget For  
Fiscal Year 2025/2026  
October 1, 2025 - September 30, 2026**

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**PROPOSED BUDGET**  
**EVERLANDS COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

	<b>FISCAL YEAR 2025/2026 BUDGET</b>
<b>REVENUES</b>	
O&M Assessments	100,000
Developer Contribution - O&M	9,193
Debt Assessments - Series 2021	189,570
Debt Assessments - Series 2024-1	580,155
Debt Assessments - Series 2024-2	696,112
Interest Income	600
<b>TOTAL REVENUES</b>	<b>\$ 1,575,630</b>
<b>EXPENDITURES</b>	
Supervisor Fees	0
Engineering/Inspections	2,500
Management	40,464
Legal	14,000
Assessment Roll	7,500
Audit Fees	6,000
Arbitrage Rebate Fee	1,300
Insurance	6,700
Legal Advertisements	1,800
Miscellaneous	1,000
Postage	400
Office Supplies	900
Dues & Subscriptions	175
Trustee Fees	12,750
Continuing Disclosure Fee	1,500
Dissemination Services	5,000
Miscellaneous Maintenance	1,270
<b>TOTAL EXPENDITURES</b>	<b>\$ 103,259</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 1,472,371</b>
Bond Payments - Series 2021	(178,196)
Bond Payments - Series 2024-1	(545,346)
Bond Payments - Series 2024-2	(654,345)
<b>BALANCE</b>	<b>\$ 94,484</b>
County Appraiser & Tax Collector Fee	(31,495)
Discounts For Early Payments	(62,989)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED PROPOSED BUDGET**  
**EVERLANDS COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
<b>REVENUES</b>				
O&M Assessments	16,632	100,000	100,000	Expenditures/.94 (1,002 X 99.81)
Developer Contribution - O&M	78,809	0	9,193	Amount Subject To Number Of Platted Lots
Debt Assessments - Series 2021	189,571	189,570	189,570	Bond Payments/.94
Debt Assessments - Series 2024-1	0	580,155	580,155	Bond Payments/.94
Debt Assessments - Series 2024-2	0	0	696,112	Bond Payments/.94
Interest Income	3,019	600	600	Interest Estimated At \$75 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 288,031</b>	<b>\$ 870,325</b>	<b>\$ 1,575,630</b>	
<b>EXPENDITURES</b>				
Supervisor Fees	0	0	0	
Engineering/Inspections	0	3,500	2,500	\$1,000 Decrease From 2024/2025 Budget
Management	38,184	39,324	40,464	CPI Increase
Legal	8,362	16,000	14,000	FY 2024/2025 Expenditure Through Jan 2025 Was \$3,170
Assessment Roll	7,500	7,500	7,500	As Per Contract
Audit Fees	4,600	5,000	6,000	Will Increase Due To Third Bond
Arbitrage Rebate Fee	0	650	1,300	Will Be Required For Both Series 2024 Bonds
Insurance	5,980	6,300	6,700	Fiscal Year 2024/2025 Expenditure Was \$6,220
Legal Advertisements	1,280	2,000	1,800	\$200 Decrease From 2024/2025 Budget
Miscellaneous	505	1,581	1,000	\$581 Decrease From 2024/2025 Budget
Postage	460	300	400	\$100 Increase From 2024/2025 Budget
Office Supplies	876	1,000	900	\$100 Decrease From 2024/2025 Budget
Dues & Subscriptions	175	175	175	Annual Fee Due Department Of Economic Opportunity
Trustee Fees	4,138	8,500	12,750	Increased Due To Third Bond
Continuing Disclosure Fee	1,000	1,500	1,500	No Change From 2024/2025 Budget
Dissemination Services	0	0	5,000	Required By Bond Underwriter
Miscellaneous Maintenance	0	1,270	1,270	Miscellaneous Maintenance
<b>TOTAL EXPENDITURES</b>	<b>\$ 73,060</b>	<b>\$ 94,600</b>	<b>\$ 103,259</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 214,971</b>	<b>\$ 775,725</b>	<b>\$ 1,472,371</b>	
Bond Payments - Series 2021	(178,463)	(178,196)	(178,196)	2026 Principal & Interest Payments
Bond Payments - Series 2024-1	0	(545,346)	(545,346)	2026 Principal & Interest Payments
Bond Payments - Series 2024-2	0	0	(654,345)	2026 Principal & Interest Payments
<b>BALANCE</b>	<b>\$ 36,508</b>	<b>\$ 52,183</b>	<b>\$ 94,484</b>	
County Appraiser & Tax Collector Fee	(4,037)	(17,394)	(31,495)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(8,103)	(34,789)	(62,989)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 24,368</b>	<b>\$ -</b>	<b>\$ -</b>	

# DETAILED PROPOSED DEBT SERVICE FUND BUDGET (SERIES 2021)

EVERLANDS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2025/2026

OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	9,535	400	1,000	Projected Interest For 2025/2026
Developer Contribution	0	0	0	
NAV Tax Collection	178,463	178,196	178,196	Maximum Debt Service Collection
<b>Total Revenues</b>	<b>\$ 187,998</b>	<b>\$ 178,596</b>	<b>\$ 179,196</b>	
<b>EXPENDITURES</b>				
Principal Payments	70,000	75,000	75,000	Principal Payment Due In 2026
Interest Payments	105,151	102,841	101,191	Interest Payments Due In 2026
Bond Redemption	0	755	3,005	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 175,151</b>	<b>\$ 178,596</b>	<b>\$ 179,196</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 12,847</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 1/1/25 =	\$2,990,000		

# DETAILED PROPOSED DEBT SERVICE FUND BUDGET (SERIES 2024-1)

EVERLANDS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2025/2026

OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	8,843	0	1,000	Projected Interest For 2025/2026
NAV Tax Collection	0	545,346	545,346	Maximum Debt Service Collection
Bond Proceeds	390,335	0	0	
Developer Contribution	0	0	0	
<b>Total Revenues</b>	<b>\$ 399,178</b>	<b>\$ 545,346</b>	<b>\$ 546,346</b>	
<b>EXPENDITURES</b>				
Principal Payments	0	120,000	125,000	Principal Payment Due In 2026
Interest Payments	117,662	425,223	419,832	Interest Payments Due In 2026
Bond Redemption	0	123	1,514	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 117,662</b>	<b>\$ 545,346</b>	<b>\$ 546,346</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 281,516</b>	<b>\$ -</b>	<b>\$ -</b>	

**Note: Capitalized Interest Was Set-Up Through June 2024.**

## Series 2024-1 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 1/1/25 =	\$8,065,000		

**DETAILED PROPOSED DEBT SERVICE FUND BUDGET (SERIES 2024-2)**  
**EVERLANDS COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	0	0	1,000	Projected Interest For 2025/2026
NAV Tax Collection	0	0	654,345	Maximum Debt Service Collection
Bond Proceeds	0	0	0	
Developer Contribution	0	0	0	
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 655,345</b>	
<b>EXPENDITURES</b>				
Principal Payments	0	0	150,000	Principal Payment Due In 2026
Interest Payments	0	0	502,070	Interest Payments Due In 2026
Bond Redemption	0	0	3,275	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 655,345</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	

**Note: Capitalized Interest Was Set-Up Through December 2024.**

**Series 2024-2 Bond Information**

Original Par Amount =	\$9,720,000	Annual Principal Payments Due =	June 15th
Interest Rate =	4.45% - 5.50%	Annual Interest Payments Due =	June 15th & December 15th
Issue Date =	November 2024		
Maturity Date =	June 2054		
Par Amount As Of 1/1/25 =	\$9,720,000		

# EVERLANDS COMMUNITY DEVELOPMENT DISTRICT ASSESSMENT COMPARISON

	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Projected Assessment*
O & M For Single Family 50' - 2021 Project	\$ 99.81	\$ 99.81	\$ 99.81	\$ 99.81
Debt For Single Family 50' - 2021 Project	\$ 1,170.19	\$ 1,170.19	\$ 1,170.19	\$ 1,170.19
<b>Total For 2021 Project Units</b>	<b>\$ 1,270.00</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	\$ 99.81
Debt For Expansion Area - Phase 1 - Duplex/Townhomes	\$ -	\$ -	\$ 1,488.00	\$ 1,488.00
<b>Total For Expansion Area - Phase 1 - Duplex/Townhomes</b>	<b>\$ 99.81</b>	<b>\$ 99.81</b>	<b>\$ 1,587.81</b>	<b>\$ 1,587.81</b>
O & M For Expansion Area - Phase 1 - Single Family 40' & 50'	\$ 99.81	\$ 99.81	\$ 99.81	\$ 99.81
Debt For Expansion Area - Phase 1 - Single Family 40' & 50'	\$ -	\$ -	\$ 1,541.00	\$ 1,541.00
<b>Total For Expansion Area - Phase 1 - Single Family 40' &amp; 50'</b>	<b>\$ 99.81</b>	<b>\$ 99.81</b>	<b>\$ 1,640.81</b>	<b>\$ 1,640.81</b>
O & M For Expansion Area - Phase 1 - Single Family 60'	\$ 99.81	\$ 99.81	\$ 99.81	\$ 99.81
Debt For Expansion Area - Phase 1 - Single Family 60'	\$ -	\$ -	\$ 1,568.00	\$ 1,568.00
<b>Total For Expansion Area - Phase 1 - Single Family 60'</b>	<b>\$ 99.81</b>	<b>\$ 99.81</b>	<b>\$ 1,667.81</b>	<b>\$ 1,667.81</b>
O & M For Expansion Area - Phase 2 - Duplex/Townhomes	\$ 99.81	\$ 99.81	\$ 99.81	\$ 99.81
Debt For Expansion Area - Phase 2 - Duplex/Townhomes	\$ -	\$ -	\$ -	\$ 1,489.01
<b>Total For Expansion Area - Phase 2 - Duplex/Townhomes</b>	<b>\$ 99.81</b>	<b>\$ 99.81</b>	<b>\$ 99.81</b>	<b>\$ 1,588.82</b>
O & M For Expansion Area - Phase 2 - Single Family 40' & 50'	\$ 99.81	\$ 99.81	\$ 99.81	\$ 99.81
Debt For Expansion Area - Phase 2 - Single Family 40' & 50'	\$ -	\$ -	\$ -	\$ 1,542.19
<b>Total For Expansion Area - Phase 2 - Single Family 40' &amp; 50'</b>	<b>\$ 99.81</b>	<b>\$ 99.81</b>	<b>\$ 99.81</b>	<b>\$ 1,642.00</b>

\* Assessments Include the Following:

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

## 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 2 Total - 460 Units