

Everlands
Community Development District

**Proposed Budget For
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

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PROPOSED BUDGET
EVERLANDS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

REVENUES	FISCAL YEAR 2026/2027 BUDGET
O&M Assessments	100,000
Developer Contribution - O&M	9,381
Debt Assessments - Series 2021	189,570
Debt Assessments - Series 2024-1	580,155
Debt Assessments - Series 2024-2	696,112
Interest Income	1,200
TOTAL REVENUES	\$ 1,576,418
EXPENDITURES	
Supervisor Fees	0
Engineering/Inspections	2,000
Management	41,556
Legal	13,500
Assessment Roll	7,500
Audit Fees	7,200
Arbitrage Rebate Fee	1,300
Insurance	7,200
Legal Advertisements	1,800
Miscellaneous	900
Postage	400
Office Supplies	800
Dues & Subscriptions	175
Trustee Fees	12,750
Continuing Disclosure Fee	1,500
Dissemination Services	5,000
Miscellaneous Maintenance	1,000
TOTAL EXPENDITURES	\$ 104,581
REVENUES LESS EXPENDITURES	\$ 1,471,837
Bond Payments - Series 2021	(178,196)
Bond Payments - Series 2024-1	(545,346)
Bond Payments - Series 2024-2	(654,345)
BALANCE	\$ 93,950
County Appraiser & Tax Collector Fee	(31,317)
Discounts For Early Payments	(62,633)
EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
EVERLANDS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

REVENUES	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
O&M Assessments	81,382	100,000	100,000	Expenditures/.94 (1,002 X 99.81)
Developer Contribution - O&M	18,389	9,193	9,381	O&M Assessments Capped At \$99.81
Debt Assessments - Series 2021	189,571	189,570	189,570	Bond Payments/.94
Debt Assessments - Series 2024-1	776,255	580,155	580,155	Bond Payments/.94
Debt Assessments - Series 2024-2	400,930	696,112	696,112	Bond Payments/.94
Interest Income	5,998	600	1,200	Interest Estimated At \$100 Per Month
TOTAL REVENUES	\$ 1,472,525	\$ 1,575,630	\$ 1,576,418	
EXPENDITURES				
Supervisor Fees	0	0	0	
Engineering/Inspections	0	2,500	2,000	\$500 Decrease From 2025/2026 Budget
Management	39,324	40,464	41,556	CPI Increase
Legal	8,130	14,000	13,500	FY 2025/2026 Expenditure Through Jan 2026 Was \$2,400
Assessment Roll	7,500	7,500	7,500	As Per Contract
Audit Fees	5,800	6,000	7,200	Has Increased Due To Third Bond
Arbitrage Rebate Fee	650	1,300	1,300	Required For Both Series 2024 Bonds
Insurance	6,220	6,700	7,200	Fiscal Year 2025/2026 Expenditure Was \$6,593
Legal Advertisements	1,414	1,800	1,800	No Change From 2025/2026 Budget
Miscellaneous	322	1,000	900	\$100 Decrease From 2025/2026 Budget
Postage	90	400	400	No Change From 2025/2026 Budget
Office Supplies	351	900	800	\$100 Decrease From 2025/2026 Budget
Dues & Subscriptions	175	175	175	Annual Fee Due Department Of Economic Opportunity
Trustee Fees	8,385	12,750	12,750	No Change From 2025/2026 Budget
Continuing Disclosure Fee	1,500	1,500	1,500	No Change From 2025/2026 Budget
Dissemination Services	2,000	5,000	5,000	Required By Bond Underwriter
Miscellaneous Maintenance	0	1,270	1,000	Miscellaneous Maintenance
TOTAL EXPENDITURES	\$ 81,861	\$ 103,259	\$ 104,581	
REVENUES LESS EXPENDITURES	\$ 1,390,664	\$ 1,472,371	\$ 1,471,837	
Bond Payments - Series 2021	(178,591)	(178,196)	(178,196)	2027 Principal & Interest Payments
Bond Payments - Series 2024-1	(759,834)	(545,346)	(545,346)	2027 Principal & Interest Payments
Bond Payments - Series 2024-2	(400,930)	(654,345)	(654,345)	2027 Principal & Interest Payments
BALANCE	\$ 51,309	\$ 94,484	\$ 93,950	
County Appraiser & Tax Collector Fee	(11,222)	(31,495)	(31,317)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(21,350)	(62,989)	(62,633)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 18,737	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET (SERIES 2021)
EVERLANDS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	7,742	1,000	1,500	Projected Interest For 2026/2027
NAV Tax Collection	178,591	178,196	178,196	Maximum Debt Service Collection
Total Revenues	\$ 186,333	\$ 179,196	\$ 179,696	
EXPENDITURES				
Principal Payments	70,000	75,000	75,000	Principal Payment Due In 2027
Interest Payments	103,611	101,191	99,541	Interest Payments Due In 2027
Bond Redemption	0	3,005	5,155	Estimated Excess Debt Collections
Total Expenditures	\$ 173,611	\$ 179,196	\$ 179,696	
Excess/ (Shortfall)	\$ 12,722	\$ -	\$ -	

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 1/1/26 =	\$2,915,000		

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

EVERLANDS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027

OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	18,848	1,000	1,500	Projected Interest For 2026/2027
NAV Tax Collection	267,092	545,346	545,346	Maximum Debt Service Collection
Developer Contribution	492,743	0	0	
Total Revenues	\$ 778,683	\$ 546,346	\$ 546,846	
EXPENDITURES				
Principal Payments	120,000	125,000	130,000	Principal Payment Due In 2027
Interest Payments	427,863	419,832	414,223	Interest Payments Due In 2027
Bond Redemption	0	1,514	2,623	Estimated Excess Debt Collections
Total Expenditures	\$ 547,863	\$ 546,346	\$ 546,846	
Excess/ (Shortfall)	\$ 230,820	\$ -	\$ -	

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 1/1/26 =	\$7,945,000		

DETAILED PROPOSED DEBT SERVICE FUND BUDGET (SERIES 2024-2)

EVERLANDS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027

OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	11,431	1,000	1,500	Projected Interest For 2026/2027
NAV Tax Collection	267,091	654,345	654,345	Maximum Debt Service Collection
Bond Proceeds	0	0	0	
Developer Contribution	400,930	0	0	
Total Revenues	\$ 679,452	\$ 655,345	\$ 655,845	
EXPENDITURES				
Principal Payments	145,000	150,000	155,000	Principal Payment Due In 2027
Interest Payments	302,850	502,070	495,284	Interest Payments Due In 2027
Transfer To Construction Fund	11,229	0	1,000	Transfer To Construction Fund
Bond Redemption	0	3,275	4,561	Estimated Excess Debt Collections
Total Expenditures	\$ 459,079	\$ 655,345	\$ 655,845	
Excess/ (Shortfall)	\$ 220,373	\$ -	\$ -	

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 1/1/26 =	\$9,575,000		

**EVERLANDS COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON**

	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Assessment*	Fiscal Year 2026/2027 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
Total For 2021 Project Units	\$ 1,270.00	\$ 1,270.00	\$ 1,270.00	\$ 1,270.00
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	\$ 1,488.00
Total For Expansion Area - Phase 1 - Duplex/Townhomes	\$ 99.81	\$ 1,587.81	\$ 1,587.81	\$ 1,587.81
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	\$ 1,541.00
Total For Expansion Area - Phase 1 - Single Family 40' & 50'	\$ 99.81	\$ 1,640.81	\$ 1,640.81	\$ 1,640.81
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	\$ 1,568.00
Total For Expansion Area - Phase 1 - Single Family 60'	\$ 99.81	\$ 1,667.81	\$ 1,667.81	\$ 1,667.81
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	\$ 1,489.01
Total For Expansion Area - Phase 2 - Duplex/Townhomes	\$ 99.81	\$ 99.81	\$ 1,588.82	\$ 1,588.82
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	\$ 1,542.19
Total For Expansion Area - Phase 2 - Single Family 40' & 50'	\$ 99.81	\$ 99.81	\$ 1,642.00	\$ 1,642.00

* 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