

Everlands II
Community Development District

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

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

	FISCAL YEAR 2024/2025 BUDGET
REVENUES	
O&M Assessments	39,800
Developer Contribution	72,047
Debt Assessments	617,319
Interest Income	0
TOTAL REVENUES	\$ 729,166
EXPENDITURES	
Administrative Expenditures	
Supervisor Fees	0
Management	36,000
Legal	30,000
Assessment Roll	7,500
Audit Fees	4,000
Arbitrage Rebate Fee	650
Insurance	6,000
Legal Advertisements	15,000
Miscellaneous	1,500
Postage	300
Office Supplies	1,500
Dues & Subscriptions	175
Trustee Fees	4,200
Continuing Disclosure Fee	1,000
Total Administrative Expenditures	\$ 107,825
Maintenance Expenditures	
Engineering/Inspections	2,000
Miscellaneous Maintenance	0
Total Maintenance Expenditures	\$ 2,000
TOTAL EXPENDITURES	\$ 109,825
REVENUES LESS EXPENDITURES	\$ 619,341
Bond Payments	(580,280)
BALANCE	\$ 39,061
County Appraiser & Tax Collector Fee	(13,020)
Discounts For Early Payments	(26,041)
EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL BUDGET
EVERLANDS II 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
REVENUES				
O&M Assessments	0	0	39,800	O&M Assessments Capped At \$100
Developer Contribution	0	89,475	72,047	Amount Subject To Number Of Platted Lots
Debt Assessments	0	0	617,319	Bond Payments/.94 (\$369,152 for 238 Lots)
Debt Assessments - Direct Bill	0	0	0	Amount Subject To Number Of Platted Lots
Interest Income	0	0	0	
TOTAL REVENUES	\$ -	\$ 89,475	\$ 729,166	
EXPENDITURES				
Administrative Expenditures				
Supervisor Fees	0	0	0	
Management	0	33,000	36,000	\$3,000 X 12 Months
Legal	0	30,000	30,000	
Assessment Roll	0	0	7,500	As Per Contract
Audit Fees	0	0	4,000	
Arbitrage Rebate Fee	0	0	650	Will Commence In Fiscal Year Following Issuing Of Bond
Insurance	0	6,000	6,000	
Legal Advertisements	0	15,000	15,000	
Miscellaneous	0	1,500	1,500	
Postage	0	300	300	
Office Supplies	0	1,500	1,500	
Dues & Subscriptions	0	175	175	Annual Fee Due Department Of Economic Opportunity
Trustee Fees	0	0	4,200	Will Commence In Fiscal Year Following Issuing Of Bond
Continuing Disclosure Fee	0	0	1,000	Will Commence In Fiscal Year Following Issuing Of Bond
Total Administrative Expenditures	\$ -	\$ 87,475	\$ 107,825	
Maintenance Expenditures				
Engineering/Inspections	0	2,000	2,000	Engineers Report To Be Included In Bond Cost Of Issuance
Miscellaneous Maintenance	0	0	0	
Total Maintenance Expenditures	\$ -	\$ 2,000	\$ 2,000	
TOTAL EXPENDITURES	\$ -	\$ 89,475	\$ 109,825	
REVENUES LESS EXPENDITURES	\$ -	\$ -	\$ 619,341	
Bond Payments	0	0	(580,280)	2025 Principal & Interest Payments
BALANCE	\$ -	\$ -	\$ 39,061	
County Appraiser & Tax Collector Fee	0	0	(13,020)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	0	0	(26,041)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ -	\$ -	\$ -	

DETAILED FINAL DEBT SERVICE FUND BUDGET (SERIES 2024)

EVERLANDS II 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	400	Projected Interest For 2024/2025
Developer Contribution	0	0	0	
NAV Tax Collection	0	0	580,280	Maximum Debt Service Collection
Total Revenues	\$ -	\$ -	\$ 580,680	
EXPENDITURES				
Principal Payments	0	0	125,000	Principal Payment Due In 2025
Interest Payments	0	0	451,465	Interest Payments Due In 2025
Bond Redemption	0	0	4,215	Estimated Excess Debt Collections
Total Expenditures	\$ -	\$ -	\$ 580,680	
Excess/ (Shortfall)	\$ -	\$ -	\$ -	

Series 2024 Bond Information

Original Par Amount =	\$8,640,000	Annual Principal Payments Due =	December 15th
Interest Rate =	4.60% - 5.45%	Annual Interest Payments Due =	June 15th & December 15th
Issue Date =	August 2024		
Maturity Date =	June 2054		
 Par Amount As Of 9/1/24 =	 \$8,640,000		

EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT ASSESSMENT COMPARISON

	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Projected Assessment*
O & M For Single Family	\$ -	\$ 100.00
<u>Debt For Single Family</u>	<u>\$ -</u>	<u>\$ 1,551.06</u>
Total For Single Family	\$ -	\$ 1,651.06

* Assessments Include the Following:

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

Community Information

Total: 398 Units

Per Methodology

238 Lots Have
Been Platted

As Of 7-30-24

County Has
Provided Folios
For 124 Lots