

Everlands II  
Community Development District

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

# **CONTENTS**

- I        FINAL BUDGET**
- II       DETAILED FINAL BUDGET**
- III      DETAILED FINAL DEBT SERVICE BUDGET**
- III      ASSESSMENT COMPARISON**

**FINAL BUDGET**  
**EVERLANDS II 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	39,800
Developer Contribution	51,647
Debt Assessments	617,319
Debt Assessments - Direct Bill	0
Interest Income	0
<b>TOTAL REVENUES</b>	<b>\$ 708,766</b>
<b>EXPENDITURES</b>	
<b>Administrative Expenditures</b>	
Supervisor Fees	0
Management	36,000
Legal	15,000
Assessment Roll	7,500
Audit Fees	4,100
Arbitrage Rebate Fee	650
Insurance	6,000
Legal Advertisements	5,000
Miscellaneous	1,000
Postage	300
Office Supplies	1,000
Dues & Subscriptions	175
Trustee Fees	4,200
Continuing Disclosure Fee	1,000
Dissemination Services	2,500
<b>Total Administrative Expenditures</b>	<b>\$ 84,425</b>
<b>Maintenance Expenditures</b>	
Engineering/Inspections	5,000
Miscellaneous Maintenance	0
<b>Total Maintenance Expenditures</b>	<b>\$ 5,000</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 89,425</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 619,341</b>
Bond Payments	(580,280)
<b>BALANCE</b>	<b>\$ 39,061</b>
County Appraiser & Tax Collector Fee	(13,020)
Discounts For Early Payments	(26,041)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED FINAL BUDGET**  
**EVERLANDS II 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	0	39,800	39,800	O&M Assessments
Developer Contribution	87,475	0	51,527	Amount Subject To Number Of Platted Lots
Debt Assessments	0	617,319	617,319	Bond Payments/.94
Debt Assessments - Direct Bill	0	0	0	Amount Subject To Number Of Platted Lots
Interest Income	22	0	120	Projected At \$10 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 87,497</b>	<b>\$ 657,119</b>	<b>\$ 708,766</b>	
<b>EXPENDITURES</b>				
<b>Administrative Expenditures</b>				
Supervisor Fees	0	0	0	
Management	33,000	36,000	36,000	\$3,000 X 12 Months
Legal	12,808	30,000	15,000	FY 2024/2025 Expenditure Through Jan 2025 Was \$2,110
Assessment Roll	3,750	7,500	7,500	As Per Contract
Audit Fees	0	4,000	4,100	Accepted Amount For 2024/2025 Audit
Arbitrage Rebate Fee	0	650	650	No Change From 2024/2025 Budget
Insurance	2,014	6,000	6,000	FY 2024/2025 Expenditure Was \$5,000
Legal Advertisements	9,389	15,000	5,000	Will Decrease Now That Bond Has Been Issued
Miscellaneous	159	1,500	1,000	\$500 Decrease From 2024/2025 Budget
Postage	157	300	300	No Change From 2024/2025 Budget
Office Supplies	420	1,500	1,000	\$500 Decrease From 2024/2025 Budget
Dues & Subscriptions	175	175	175	Annual Fee Due Department Of Economic Opportunity
Trustee Fees	0	4,200	4,200	No Change From 2024/2025 Budget
Continuing Disclosure Fee	0	1,000	1,000	No Change From 2024/2025 Budget
Dissemination Services	0	0	2,500	Required By Bond Underwriter
<b>Total Administrative Expenditures</b>	<b>\$ 61,872</b>	<b>\$ 107,825</b>	<b>\$ 84,425</b>	
<b>Maintenance Expenditures</b>				
Engineering/Inspections	9,903	2,000	5,000	\$3,000 Increase From 2024/2025 Budget
Miscellaneous Maintenance	0	0	0	
<b>Total Maintenance Expenditures</b>	<b>\$ 9,903</b>	<b>\$ 2,000</b>	<b>\$ 5,000</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 71,775</b>	<b>\$ 109,825</b>	<b>\$ 89,425</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 15,722</b>	<b>\$ 547,294</b>	<b>\$ 619,341</b>	
Bond Payments	0	(580,280)	(580,280)	2026 Principal & Interest Payments
<b>BALANCE</b>	<b>\$ 15,722</b>	<b>\$ (32,986)</b>	<b>\$ 39,061</b>	
County Appraiser & Tax Collector Fee	0	(13,020)	(13,020)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	0	(26,041)	(26,041)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 15,722</b>	<b>\$ (72,047)</b>	<b>\$ -</b>	

# DETAILED FINAL DEBT SERVICE FUND BUDGET (SERIES 2024)

EVERLANDS II 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	1,549	400	400	Projected Interest For 2025/2026
NAV Tax Collection	0	580,280	580,280	Maximum Debt Service Collection
Bond Proceeds	450,421	0		
Developer Contribution	0	0	0	
<b>Total Revenues</b>	<b>\$ 451,970</b>	<b>\$ 580,680</b>	<b>\$ 580,680</b>	
<b>EXPENDITURES</b>				
Principal Payments	0	125,000	130,000	Principal Payment Due In 2026
Interest Payments	0	451,465	445,600	Interest Payments Due In 2026
Bond Redemption	0	4,215	5,080	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ 580,680</b>	<b>\$ 580,680</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 451,970</b>	<b>\$ -</b>	<b>\$ -</b>	

## 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 9/1/25 =	\$8,640,000		

## EVERLANDS II COMMUNITY DEVELOPMENT DISTRICT ASSESSMENT COMPARISON

	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Projected Assessment*
O & M For Single Family	\$ -	\$ 100.00	\$ 100.00
<u>Debt For Single Family</u>	<u>\$ -</u>	<u>\$ 1,551.06</u>	<u>\$ 1,551.06</u>
<b>Total For Single Family</b>	<b>\$ -</b>	<b>\$ 1,651.06</b>	<b>\$ 1,651.06</b>

\* Assessments Include the Following:

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

### Community Information

Total: 398 Units