# EVERGREEN
# COMMUNITY DEVELOPMENT DISTRICT
# ADOPTED BUDGET
# FISCAL YEAR 2026

**EVERGREEN**
**COMMUNITY DEVELOPMENT DISTRICT**
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**EVERGREEN**
**COMMUNITY DEVELOPMENT DISTRICT**
**GENERAL FUND BUDGET**
**FISCAL YEAR 2026**

| | Fiscal Year 2025 | | | | |
|---|---|---|---|---|---|
| | Adopted Budget FY 2025 | Actual through 3/31/2025 | Projected through 9/30/2025 | Total Actual & Projected | Adopted Budget FY 2026 |
| **REVENUES** | | | | | |
| Assessment levy: on-roll - gross | $ 97,253 | | | | $ 97,253 |
| Allowable discounts (4%) | (3,890) | | | | (3,890) |
| Assessment levy: on-roll - net | 93,363 | $ 90,712 | $ 2,651 | $ 93,363 | 93,363 |
| Total revenues | 93,363 | 90,712 | 2,651 | 93,363 | 93,363 |
| | | | | | |
| **EXPENDITURES** | | | | | |
| **Professional & administrative** | | | | | |
| Supervisors | 1,273 | - | - | - | - |
| Management/accounting/recording | 49,440 | 24,720 | 24,720 | 49,440 | 49,440 |
| Legal | 15,000 | 679 | 7,500 | 8,179 | 15,000 |
| Engineering | 5,000 | - | 5,000 | 5,000 | 5,000 |
| Audit | 5,500 | - | 5,500 | 5,500 | 5,700 |
| Arbitrage rebate calculation | 750 | 500 | 250 | 750 | 750 |
| Dissemination agent | 1,000 | 500 | 500 | 1,000 | 1,000 |
| Trustee | 4,500 | - | 4,500 | 4,500 | 4,500 |
| EMMA software service | 1,000 | - | 1,000 | 1,000 | 1,000 |
| Telephone | 200 | 100 | 100 | 200 | 200 |
| Postage | 500 | 11 | 489 | 500 | 500 |
| Printing & binding | 500 | 250 | 250 | 500 | 500 |
| Legal advertising | 1,500 | 286 | 1,214 | 1,500 | 1,500 |
| Annual special district fee | 175 | 175 | - | 175 | 175 |
| Insurance | 6,684 | 6,319 | - | 6,319 | 7,609 |
| Contingencies/bank charges | 500 | 511 | 511 | 1,022 | 1,100 |
| Website | | | | | |
| Hosting | 705 | - | 705 | 705 | 705 |
| ADA compliance | 210 | 210 | - | 210 | 210 |
| Property appraiser & tax collector | 2,918 | 2,217 | - | 2,217 | 2,918 |
| Total expenditures | 97,355 | 36,478 | 52,239 | 88,717 | 97,807 |
| | | | | | |
| Excess/(deficiency) of revenues over/(under) expenditures | (3,992) | 54,234 | (49,588) | 4,646 | (4,444) |
| | | | | | |
| Fund balance - beginning (unaudited) | 80,020 | 89,203 | 143,437 | 89,203 | 93,849 |
| Fund balance - ending | | | | | |
| Assigned: | | | | | |
| Committed: | | | | | |
| Working capital | 29,352 | 27,365 | 27,365 | 27,365 | 30,159 |
| Unassigned | 46,676 | 116,072 | 66,484 | 66,484 | 59,246 |
| Fund balance - ending (projected) | $ 76,028 | $ 143,437 | $ 93,849 | $ 93,849 | $ 89,405 |

**EVERGREEN**
**COMMUNITY DEVELOPMENT DISTRICT**
**DEFINITIONS OF GENERAL FUND EXPENDITURES**

| | |
|---|---|
| **EXPENDITURES** | |
| **Professional & administrative** | |
| Management/accounting/recording | $ 49,440 |
| **Wrathell, Hunt and Associates, LLC** (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community. | |
| Legal | 15,000 |
| General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. | |
| Engineering | 5,000 |
| The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities. | |
| Audit | 5,700 |
| Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures. | |
| Arbitrage rebate calculation | 750 |
| To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability. | |
| Dissemination agent | 1,000 |
| The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent. | |
| Trustee | 4,500 |
| Annual fee for the service provided by trustee, paying agent and registrar. | |
| EMMA software service | 1,000 |
| Disclosure Technology Services, LLC EMMA filing assistance software license agreement for quarterly disclosure reporting. | |
| Telephone | 200 |
| Telephone and fax machine. | |
| Postage | 500 |
| Mailing of agenda packages, overnight deliveries, correspondence, etc. | |
| Printing & binding | 500 |
| Letterhead, envelopes, copies, agenda packages, etc. | |
| Legal advertising | 1,500 |
| The District advertises for monthly meetings, special meetings, public hearings, public bids, etc. | |
| **EXPENDITURES (continued)** | |
| Annual special district fee | 175 |
| Annual fee paid to the Florida Department of Economic Opportunity. | |
| Insurance | 7,609 |
| The District will obtain public officials and general liability insurance. | |
| Contingencies/bank charges | 1,100 |
| Bank charges, automated AP routing and other miscellaneous expenses incurred during the year. | |
| Website | |
| Hosting | 705 |
| ADA compliance | 210 |
| Property appraiser & tax collector | 2,918 |
| Total expenditures | $ 97,807 |

**EVERGREEN**
**COMMUNITY DEVELOPMENT DISTRICT**
**DEBT SERVICE FUND BUDGET - SERIES 2019**
**FISCAL YEAR 2026**

| | Fiscal Year 2025 | | | | |
|---|---|---|---|---|---|
| | Adopted Budget FY 2025 | Actual through 3/31/2025 | Projected through 9/30/2025 | Total Actual & Projected | Adopted Budget FY 2026 |
| **REVENUES** | | | | | |
| Assessment levy: on-roll | $ 619,737 | | | | $ 619,737 |
| Allowable discounts (4%) | (24,789) | | | | (24,789) |
| Net assessment levy - on-roll | 594,948 | $ 578,258 | $ 16,690 | $ 594,948 | 594,948 |
| Interest | - | 17,047 | - | 17,047 | - |
| Total revenues | 594,948 | 595,305 | 16,690 | 611,995 | 594,948 |
| | | | | | |
| **EXPENDITURES** | | | | | |
| **Debt service** | | | | | |
| Principal | 165,000 | 165,000 | - | 165,000 | 175,000 |
| Interest | 404,078 | 203,741 | 200,337 | 404,078 | 396,956 |
| Property appraiser & tax collector | 18,592 | 17,320 | 1,272 | 18,592 | 18,592 |
| Total expenditures | 587,670 | 386,061 | 201,609 | 587,670 | 590,548 |
| | | | | | |
| Excess/(deficiency) of revenues over/(under) expenditures | 7,278 | 209,244 | (184,919) | 24,325 | 4,400 |
| | | | | | |
| **OTHER FINANCING SOURCES/(USES)** | | | | | |
| Transfers out | - | (12,266) | - | (12,266) | - |
| Total other financing sources/(uses) | - | (12,266) | - | (12,266) | - |
| | | | | | |
| Fund balance: | | | | | |
| Net increase/(decrease) in fund balance | 7,278 | 196,978 | (184,919) | 12,059 | 4,400 |
| Beginning fund balance (unaudited) | 987,412 | 1,006,261 | 1,203,239 | 1,006,261 | 987,412 |
| Ending fund balance (projected) | $994,690 | $1,203,239 | $1,018,320 | $ 1,018,320 | 991,812 |
| | | | | | |
| Use of fund balance: | | | | | |
| Debt service reserve account balance (required) | | | | | (577,100) |
| Principal expense - November 1, 2026 | | | | | (180,000) |
| Interest expense - November 1, 2026 | | | | | (196,619) |
| Projected fund balance surplus/(deficit) as of September 30, 2026 | | | | | $ 38,093 |

**EVERGREEN**
**COMMUNITY DEVELOPMENT DISTRICT**
**SERIES 2019 AMORTIZATION SCHEDULE**

| | Principal | Coupon Rate | Interest | Debt Service | Bond Balance |
|---|---|---|---|---|---|
| 11/01/25 | 175,000.00 | 4.250% | 200,337.50 | 375,337.50 | 7,870,000.00 |
| 05/01/26 | | | 196,618.75 | 196,618.75 | 7,870,000.00 |
| 11/01/26 | 180,000.00 | 4.250% | 196,618.75 | 376,618.75 | 7,690,000.00 |
| 05/01/27 | | | 192,793.75 | 192,793.75 | 7,690,000.00 |
| 11/01/27 | 190,000.00 | 4.250% | 192,793.75 | 382,793.75 | 7,500,000.00 |
| 05/01/28 | | | 188,756.25 | 188,756.25 | 7,500,000.00 |
| 11/01/28 | 195,000.00 | 4.250% | 188,756.25 | 383,756.25 | 7,305,000.00 |
| 05/01/29 | | | 184,612.50 | 184,612.50 | 7,305,000.00 |
| 11/01/29 | 205,000.00 | 4.250% | 184,612.50 | 389,612.50 | 7,100,000.00 |
| 05/01/30 | | | 180,256.25 | 180,256.25 | 7,100,000.00 |
| 11/01/30 | 215,000.00 | 5.000% | 180,256.25 | 395,256.25 | 6,885,000.00 |
| 05/01/31 | | | 174,881.25 | 174,881.25 | 6,885,000.00 |
| 11/01/31 | 225,000.00 | 5.000% | 174,881.25 | 399,881.25 | 6,660,000.00 |
| 05/01/32 | | | 169,256.25 | 169,256.25 | 6,660,000.00 |
| 11/01/32 | 235,000.00 | 5.000% | 169,256.25 | 404,256.25 | 6,425,000.00 |
| 05/01/33 | | | 163,381.25 | 163,381.25 | 6,425,000.00 |
| 11/01/33 | 250,000.00 | 5.000% | 163,381.25 | 413,381.25 | 6,175,000.00 |
| 05/01/34 | | | 157,131.25 | 157,131.25 | 6,175,000.00 |
| 11/01/34 | 260,000.00 | 5.000% | 157,131.25 | 417,131.25 | 5,915,000.00 |
| 05/01/35 | | | 150,631.25 | 150,631.25 | 5,915,000.00 |
| 11/01/35 | 275,000.00 | 5.000% | 150,631.25 | 425,631.25 | 5,640,000.00 |
| 05/01/36 | | | 143,756.25 | 143,756.25 | 5,640,000.00 |
| 11/01/36 | 285,000.00 | 5.000% | 143,756.25 | 428,756.25 | 5,355,000.00 |
| 05/01/37 | | | 136,631.25 | 136,631.25 | 5,355,000.00 |
| 11/01/37 | 300,000.00 | 5.000% | 136,631.25 | 436,631.25 | 5,055,000.00 |
| 05/01/38 | | | 129,131.25 | 129,131.25 | 5,055,000.00 |
| 11/01/38 | 315,000.00 | 5.000% | 129,131.25 | 444,131.25 | 4,740,000.00 |
| 05/01/39 | | | 121,256.25 | 121,256.25 | 4,740,000.00 |
| 11/01/39 | 330,000.00 | 5.000% | 121,256.25 | 451,256.25 | 4,410,000.00 |
| 05/01/40 | | | 113,006.25 | 113,006.25 | 4,410,000.00 |
| 11/01/40 | 350,000.00 | 5.125% | 113,006.25 | 463,006.25 | 4,060,000.00 |
| 05/01/41 | | | 104,037.50 | 104,037.50 | 4,060,000.00 |
| 11/01/41 | 365,000.00 | 5.125% | 104,037.50 | 469,037.50 | 3,695,000.00 |
| 05/01/42 | | | 94,684.38 | 94,684.38 | 3,695,000.00 |
| 11/01/42 | 385,000.00 | 5.125% | 94,684.38 | 479,684.38 | 3,310,000.00 |
| 05/01/43 | | | 84,818.75 | 84,818.75 | 3,310,000.00 |
| 11/01/43 | 405,000.00 | 5.125% | 84,818.75 | 489,818.75 | 2,905,000.00 |
| 05/01/44 | | | 74,440.63 | 74,440.63 | 2,905,000.00 |
| 11/01/44 | 425,000.00 | 5.125% | 74,440.63 | 499,440.63 | 2,480,000.00 |
| 05/01/45 | | | 63,550.00 | 63,550.00 | 2,480,000.00 |
| 11/01/45 | 450,000.00 | 5.125% | 63,550.00 | 513,550.00 | 2,030,000.00 |
| 05/01/46 | | | 52,018.75 | 52,018.75 | 2,030,000.00 |
| 11/01/46 | 470,000.00 | 5.125% | 52,018.75 | 522,018.75 | 1,560,000.00 |
| 05/01/47 | | | 39,975.00 | 39,975.00 | 1,560,000.00 |
| 11/01/47 | 495,000.00 | 5.125% | 39,975.00 | 534,975.00 | 1,065,000.00 |
| 05/01/48 | | | 27,290.63 | 27,290.63 | 1,065,000.00 |
| 11/01/48 | 520,000.00 | 5.125% | 27,290.63 | 547,290.63 | 545,000.00 |
| 05/01/49 | | | 13,965.63 | 13,965.63 | 545,000.00 |
| 11/01/49 | 545,000.00 | 5.125% | 13,965.63 | 558,965.63 | - |
| Total | **8,045,000.00** | | **6,114,100.04** | **14,159,100.04** | |

# EVERGREEN
# COMMUNITY DEVELOPMENT DISTRICT
# ASSESSMENT COMPARISON
# PROJECTED FISCAL YEAR 2026 ASSESSMENTS

On-Roll Assessments

| | Units | FY 2026 O&M Assessment per Unit | FY 2026 DS Assessment per Unit | FY 2026 Total Assessment per Unit | FY 2025 Total Assessment per Unit |
|---|---|---|---|---|---|
| SF 40 | 276 | $ 233.22 | $ 1,370.34 | $ 1,603.56 | $ 1,603.56 |
| SF 50 | 141 | 233.22 | 1,712.93 | 1,946.15 | 1,946.15 |
| **Total** | **417** | | | | |