

**VERANDAH EAST & VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICTS
PROPOSED BUDGET
FISCAL YEAR 2020
UPDATED MAY 1, 2019**

**VERANDAH EAST & VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICTS
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**VERANDAH EAST & VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICTS
COMBINED GENERAL FUND BUDGETS
FISCAL YEAR 2020**

	Fiscal Year 2019			Total Revenue and Expenditures	Proposed FY 2020 Budget
	Adopted FY 2019 Budget	Actual through 3/31/2019	Projected through 9/30/2019		
REVENUES					
Assessment levy: on-roll - gross	\$ 339,739				\$ 340,976
Allowable discounts (4%)	(13,590)				(13,639)
Assessment levy: on-roll - net	326,149	\$ 320,758	\$ 5,391	\$ 326,149	327,337
Assessment levy: off-roll	62,109	31,055	31,054	62,109	61,550
Interest and miscellaneous	600	108	492	600	600
Total revenues	<u>388,858</u>	<u>351,921</u>	<u>36,937</u>	<u>388,858</u>	<u>389,487</u>
EXPENDITURES					
Professional & admin					
Supervisors	5,000	1,000	4,000	5,000	5,000
Management and accounting	124,960	62,480	62,480	124,960	124,960
Audit	14,900	14,301	780	15,081	14,900
Legal	10,000	815	9,185	10,000	10,000
Field management	21,163	10,582	10,581	21,163	21,163
Engineering	5,000	1,819	3,181	5,000	5,000
Trustee	10,000	5,375	4,625	10,000	10,000
Dissemination agent	8,280	4,140	4,140	8,280	8,280
Arbitrage rebate calculation	3,000	-	3,000	3,000	3,000
Assessment roll preparation	24,000	24,000	-	24,000	24,000
Telephone	775	387	388	775	775
Postage	500	332	168	500	500
Insurance	13,030	12,084	946	13,030	13,030
Printing & binding	1,614	807	807	1,614	1,614
Legal advertising	1,500	469	1,031	1,500	1,500
Office expenses & supplies	250	-	250	250	250
Website	1,200	635	565	1,200	1,410
ADA website compliance	-	138	-	138	400
Contingencies	1,500	656	844	1,500	1,500
Annual district filing fee	350	349	1	350	350
Total professional & admin	<u>247,022</u>	<u>140,369</u>	<u>106,972</u>	<u>247,341</u>	<u>247,632</u>
Water management					
Contractual services	115,000	47,985	67,015	115,000	115,000
Aquascaping/pipe cleanout	5,000	-	5,000	5,000	5,000
Contingencies	15,000	1,333	2,000	3,333	15,000
Hurricane clean up	-	-	-	-	-
Total water management	<u>135,000</u>	<u>49,318</u>	<u>74,015</u>	<u>123,333</u>	<u>135,000</u>

**VERANDAH EAST & VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICTS
COMBINED GENERAL FUND BUDGETS
FISCAL YEAR 2020**

	Fiscal Year 2019			Total Revenue and Expenditures	Proposed FY 2020 Budget
	Adopted FY 2019 Budget	Actual through 3/31/2019	Projected through 9/30/2019		
Other fees and charges					
Property appraiser	1,740	1,427	313	1,740	1,740
Tax collector	5,096	2,070	3,026	5,096	5,115
Total other fees and charges	<u>6,836</u>	<u>3,497</u>	<u>3,339</u>	<u>6,836</u>	<u>6,855</u>
Total expenditures	<u>388,858</u>	<u>193,184</u>	<u>184,326</u>	<u>377,510</u>	<u>389,487</u>
Net increase/(decrease) of fund balance	-	158,737	(147,389)	11,348	-
Fund balance - beginning (unaudited)	116,620	88,985	247,722	88,985	100,333
Fund balance - ending (projected)	<u>\$ 116,620</u>	<u>\$ 247,722</u>	<u>\$ 100,333</u>	<u>\$ 100,333</u>	<u>\$ 100,333</u>

Description	Combined Assessment Summary			
	Units	FY 2019 Assessment	Proposed Assessment	Total Revenue
On-roll	1,460.00	\$ 233.18	\$ 233.55	\$ 340,983.00
Off-roll	280.40	219.16	219.51	61,550.60
Total units:	<u>1,740.40</u>		Total revenue:	<u>402,533.60</u>

**VERANDAH EAST & VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICTS
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Supervisors	\$ 5,000
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year. The District anticipates four (4) meetings and all five (5) Board Members receiving fees.	
Management and accounting	124,960
Wrathell, Hunt and Associates, LLC specializes in managing Community Development Districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the Districts, develop financing programs, oversee the issuance of tax exempt bonds, and operate and maintain the assets of the community.	
Audit Fees	14,900
The Districts are required to complete annual, independent examinations of their accounting records and procedures. These audits are conducted pursuant to Florida law and the rules of the Florida Auditor General.	
Legal	10,000
The District's attorney provides on-going general counsel and legal representation. He handles issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Field management	21,163
Wrathell, Hunt & Associates, LLC is responsible for day-to-day field operations. These responsibilities include, but are not limited to, preparing and bidding services, contract administration, hiring and maintaining qualified personnel, preparing operating schedules and policies, ensuring compliance with operating permits, preparing and implementing field operating budgets, providing District-related information to the public and attending board meetings.	
Engineering	5,000
Johnson Engineering provides an array of engineering and consulting services to the Districts, assisting in developing infrastructure and improvement-related solutions for them in addition to advising the Districts on facility maintenance.	
Trustee	10,000
Annual fees paid to U.S. Bank for acting as trustee, paying agent and registrar.	
Dissemination agent	8,280
The Districts must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities & Exchange Act of 1934.	
Arbitrage rebate calculation	3,000
To ensure the Districts' compliance with all tax regulations, annual computations are necessary to calculate arbitrage rebate liability.	
Assessment roll preparation	24,000
The Districts have contracts with AJC Associates, Inc., to prepare the annual assessment rolls.	
Telephone	775
Telephone and fax machine services.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Insurance	13,030
The Districts carry public officials liability and general liability insurance. Each District has a general liability insurance limit of \$1,000,000 (\$2,000,000 general aggregate) and a public officials liability limit of \$1,000,000.	

**VERANDAH EAST & VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICTS
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)	
Printing & binding	1,614
Letterhead, envelopes, copies, etc.	
Legal advertising	1,500
Required advertisements for monthly meetings, special meetings, public hearings, bidding, etc.	
Office expenses & supplies	250
Administrative and accounting supplies.	
Website	1,410
ADA website compliance	400
Contingencies	1,500
Bank charges and miscellaneous expenses incurred throughout the year.	
Annual district filing fee	350
Annual fee paid to the Department of Economic Opportunity.	
Contractual services	115,000
Contracts entered into by the Districts for water management related professional services.	
Aquascaping/pipe cleanout	5,000
Expenses incurred relating to supplemental lake littoral plantings and lake interconnect pipe cleanout.	
Contingencies	15,000
Miscellaneous water management expenses incurred throughout the year.	
Property appraiser	1,740
The property appraiser's fee is \$1.00 per parcel.	
Tax collector	5,115
The tax collector's fee is 1.5% of assessments collected.	
Total expenditures	<u><u>389,487</u></u>

**VERANDAH EAST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2020**

	Fiscal Year 2019			Total Revenue and Expenditures	Proposed FY 2020 Budget
	Adopted FY 2019 Budget	Actual through 3/31/2019	Projected through 9/30/2019		
REVENUES					
Assessment levy: on-roll - gross	\$ 133,377				\$ 134,288
Allowable discounts (4%)	(5,335)				(5,372)
Assessment levy: on-roll - net	128,042	\$ 124,515	\$ 3,527	\$ 128,042	128,916
Assessment levy: off-roll	42,955	21,478	21,477	42,955	42,365
Interest and miscellaneous	265	54	211	265	265
Total revenues	<u>171,262</u>	<u>146,047</u>	<u>25,215</u>	<u>171,262</u>	<u>171,546</u>
EXPENDITURES					
Professional & admin					
Supervisors	2,206	441	1,765	2,206	2,206
Management and accounting	55,142	27,571	27,571	55,142	55,142
Audit	6,575	6,311	445	6,756	6,575
Legal	4,413	354	4,059	4,413	4,413
Field management	9,339	4,670	4,669	9,339	9,339
Engineering	2,206	803	1,403	2,206	2,206
Trustee	4,413	2,372	2,041	4,413	4,413
Dissemination agent	3,654	1,827	1,827	3,654	3,654
Arbitrage rebate calculation	1,324	-	1,324	1,324	1,324
Assessment roll preparation	10,591	10,591	-	10,591	10,591
Telephone	342	171	171	342	342
Postage	221	146	75	221	221
Insurance	5,750	5,333	417	5,750	5,750
Printing & binding	712	356	356	712	712
Legal advertising	662	207	455	662	662
Office expenses & supplies	110	-	110	110	110
Website	530	280	250	530	622
ADA website compliance	-	61	-	61	177
Contingencies	662	345	317	662	662
Annual district filing fee	154	154	-	154	154
Total professional & admin	<u>109,006</u>	<u>61,993</u>	<u>47,255</u>	<u>109,248</u>	<u>109,275</u>
Water management					
Contractual services	50,747	21,176	29,571	50,747	50,747
Aquascaping/Pipe Cleanout	2,206	-	2,206	2,206	2,206
Contingencies	6,619	588	1,000	1,588	6,619
Total water management	<u>59,572</u>	<u>21,764</u>	<u>32,777</u>	<u>54,541</u>	<u>59,572</u>

**VERANDAH EAST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2020**

	Fiscal Year 2019			Total Revenue and Expenditures	Proposed FY 2020 Budget
	Adopted FY 2019 Budget	Actual through 3/31/2019	Projected through 9/30/2019		
Other fees and charges					
Property appraiser	683	630	53	683	685
Tax collector	2,001	824	1,177	2,001	2,014
Total other fees and charges	<u>2,684</u>	<u>1,454</u>	<u>1,230</u>	<u>2,684</u>	<u>2,699</u>
Total expenditures	<u>171,262</u>	<u>85,211</u>	<u>81,262</u>	<u>166,473</u>	<u>171,546</u>
Net increase/(decrease) of fund balance	-	60,836	(56,047)	4,789	-
Fund balance - beginning (unaudited)	34,826	11,620	72,456	11,620	16,409
Fund balance - ending (projected)	<u>\$ 34,826</u>	<u>\$ 72,456</u>	<u>\$ 16,409</u>	<u>\$ 16,409</u>	<u>\$ 16,409</u>

Assessment Summary

Description	Units	FY 2019 Assessment	Proposed Assessment	Total Revenue
On-roll	575.00	\$ 233.18	\$ 233.55	\$ 134,291.25
Off-roll	193.00	219.16	219.51	42,365.43
Total units:	<u>768.00</u>		Total revenue:	<u>\$ 176,656.68</u>

**VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2020**

	Fiscal Year 2019			Total Revenue and Expenditures	Proposed FY 2020 Budget
	Adopted FY 2019 Budget	Actual through 3/31/2019	Projected through 9/30/2019		
REVENUES					
Assessment levy: on-roll - gross	\$ 206,361				\$ 206,689
Allowable discounts (4%)	(8,254)				(8,268)
Assessment levy: on-roll - net	198,107	\$ 196,243	\$ 1,864	\$ 198,107	198,421
Assessment levy: off-roll	19,154	9,577	9,577	19,154	19,185
Interest and miscellaneous	335	54	281	335	335
Total revenues	<u>217,596</u>	<u>205,874</u>	<u>11,722</u>	<u>217,596</u>	<u>217,941</u>
EXPENDITURES					
Professional & admin					
Supervisors	2,794	559	2,235	2,794	2,794
Management and accounting	69,818	34,909	34,909	69,818	69,818
Audit	8,325	7,990	335	8,325	8,325
Legal	5,587	461	5,126	5,587	5,587
Field management	11,824	5,912	5,912	11,824	11,824
Engineering	2,794	1,016	1,778	2,794	2,794
Trustee	5,587	3,003	2,584	5,587	5,587
Dissemination agent	4,626	2,313	2,313	4,626	4,626
Arbitrage rebate calculation	1,676	-	1,676	1,676	1,676
Assessment roll preparation	13,409	13,409	-	13,409	13,409
Telephone	433	216	217	433	433
Postage	279	186	93	279	279
Insurance	7,280	6,751	529	7,280	7,280
Printing & binding	902	451	451	902	902
Legal advertising	838	262	576	838	838
Office expenses & supplies	140	-	140	140	140
Website	670	355	315	670	788
ADA website compliance	-	77	-	77	223
Contingencies	838	311	527	838	838
Annual district filing fee	196	195	1	196	196
Total professional & admin fees	<u>138,016</u>	<u>78,376</u>	<u>59,717</u>	<u>138,093</u>	<u>138,357</u>
Water management					
Contractual services	64,253	26,809	37,444	64,253	64,253
Aquascaping/Pipe Cleanout	2,794	-	2,794	2,794	2,794
Contingencies	8,381	745	1,000	1,745	8,381
Total water management	<u>75,428</u>	<u>27,554</u>	<u>41,238</u>	<u>68,792</u>	<u>75,428</u>

**VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2020**

	Fiscal Year 2019			Total Revenue and Expenditures	Proposed FY 2020 Budget
	Adopted FY 2019 Budget	Actual through 3/31/2019	Projected through 9/30/2019		
Other fees and charges					
Property appraiser	1,057	797	260	1,057	1,055
Tax collector	3,095	1,246	1,849	3,095	3,101
Total other fees and charges	<u>4,152</u>	<u>2,043</u>	<u>2,109</u>	<u>4,152</u>	<u>4,156</u>
Total expenditures	<u>217,596</u>	<u>107,973</u>	<u>103,064</u>	<u>211,037</u>	<u>217,941</u>
Net Increase/(decrease) of fund balance	-	97,901	(91,342)	6,559	-
Fund balance - beginning (unaudited)	81,794	77,365	175,266	77,365	83,924
Fund balance - ending (projected)	<u>\$ 81,794</u>	<u>\$ 175,266</u>	<u>\$ 83,924</u>	<u>\$ 83,924</u>	<u>\$ 83,924</u>

Assessment Summary

Description	Units	FY 2019 Assessment	Proposed Assessment	Total Revenue
On-roll	885.00	\$ 233.18	\$ 233.55	\$ 206,691.75
Off-roll	87.40	219.16	219.51	19,185.17
Total units:	<u>972.40</u>		Total revenue:	<u>\$ 225,876.92</u>

**VERANDAH EAST
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2016 BONDS
FISCAL YEAR 2020**

	Fiscal Year 2019			Total Revenue & Expenditures	Proposed FY 2020 Budget
	Adopted FY 2019 Budget	Actual through 3/31/2019	Projected through 9/30/2019		
REVENUES					
Assessment levy: on-roll - gross	\$ 1,148,597				\$ 1,188,999
Allowable discounts (4%)	(45,944)				(47,560)
Assessment levy: on-roll - net	1,102,653	\$ 1,098,558	\$ 4,095	\$ 1,102,653	1,141,439
Assessment levy: off-roll	346,060	80,130	265,930	346,060	304,444
Interest	-	8,144	-	8,144	-
Total revenues	<u>1,448,713</u>	<u>1,186,832</u>	<u>270,025</u>	<u>1,456,857</u>	<u>1,445,883</u>
EXPENDITURES					
Debt service					
Principal	710,000	-	710,000	710,000	730,000
Interest	759,825	379,912	379,547	759,459	735,131
Prepayment	-	20,000	-	20,000	-
Total debt service	<u>1,469,825</u>	<u>399,912</u>	<u>1,089,547</u>	<u>1,489,459</u>	<u>1,465,131</u>
Excess/(deficiency) of revenues over/(under) expenditures	(21,112)	786,920	(819,522)	(32,602)	(19,248)
Fund balance:					
Net increase/(decrease) in fund balance	(21,112)	786,920	(819,522)	(32,602)	(19,248)
Beginning fund balance (unaudited)	827,257	854,153	1,641,073	854,153	821,551
Ending fund balance (projected)	<u>\$ 806,145</u>	<u>\$ 1,641,073</u>	<u>\$ 821,551</u>	<u>\$ 821,551</u>	<u>802,303</u>
Use of fund balance					
Debt service reserve account balance (Required)					(375,000)
Interest expense - November 1, 2020					(355,247)
Projected fund balance surplus/(deficit) as of September 30, 2020					<u>\$ 72,056</u>

Verandah East
Community Development District
Series 2016
\$20,615,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2019	-	-	367,565.63	367,565.63
05/01/2020	730,000.00	3.375%	367,565.63	1,097,565.63
11/01/2020	-	-	355,246.88	355,246.88
05/01/2021	760,000.00	3.375%	355,246.88	1,115,246.88
11/01/2021	-	-	342,421.88	342,421.88
05/01/2022	785,000.00	3.750%	342,421.88	1,127,421.88
11/01/2022	-	-	327,703.13	327,703.13
05/01/2023	815,000.00	3.750%	327,703.13	1,142,703.13
11/01/2023	-	-	312,421.88	312,421.88
05/01/2024	845,000.00	3.750%	312,421.88	1,157,421.88
11/01/2024	-	-	296,578.13	296,578.13
05/01/2025	880,000.00	3.750%	296,578.13	1,176,578.13
11/01/2025	-	-	280,078.13	280,078.13
05/01/2026	910,000.00	3.750%	280,078.13	1,190,078.13
11/01/2026	-	-	263,015.63	263,015.63
05/01/2027	950,000.00	4.000%	263,015.63	1,213,015.63
11/01/2027	-	-	244,015.63	244,015.63
05/01/2028	985,000.00	4.000%	244,015.63	1,229,015.63
11/01/2028	-	-	224,315.63	224,315.63
05/01/2029	1,025,000.00	4.000%	224,315.63	1,249,315.63
11/01/2029	-	-	203,815.63	203,815.63
05/01/2030	1,065,000.00	4.000%	203,815.63	1,268,815.63
11/01/2030	-	-	182,515.63	182,515.63
05/01/2031	1,105,000.00	4.000%	182,515.63	1,287,515.63
11/01/2031	-	-	160,415.63	160,415.63
05/01/2032	1,155,000.00	4.125%	160,415.63	1,315,415.63
11/01/2032	-	-	136,593.75	136,593.75
05/01/2033	1,200,000.00	4.125%	136,593.75	1,336,593.75
11/1/2033	-	-	111,843.75	111,843.75
5/1/2034	1,250,000.00	4.125%	111,843.75	1,361,843.75
11/1/2034	-	-	86,062.50	86,062.50
5/1/2035	1,305,000.00	4.250%	86,062.50	1,391,062.50
11/1/2035	-	-	58,331.25	58,331.25
5/1/2036	1,355,000.00	4.250%	58,331.25	1,413,331.25
11/1/2036	-	-	29,537.50	29,537.50
5/1/2037	1,390,000.00	4.250%	29,537.50	1,419,537.50
Total	\$18,510,000.00	-	\$7,964,956.38	\$26,474,956.38

**VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2013 BONDS**

	Fiscal Year 2019				Proposed FY 2020 Budget
	Adopted FY 2019 Budget	Actual through 3/31/2019	Projected through 9/30/2019	Total Revenue & Expenditures	
REVENUES					
Assessment levy: on-roll - gross	\$ 950,902				\$ 950,902
Allowable discounts (4%)	(38,036)				(38,036)
Assessment levy: on-roll - net	912,866	\$ 898,649	\$ 14,217	\$ 912,866	912,866
Assessment levy: off-roll	338,582	84,349	254,233	338,582	335,976
Interest	-	8,013	-	8,013	-
Total revenues	<u>1,251,448</u>	<u>991,011</u>	<u>268,450</u>	<u>1,259,461</u>	<u>1,248,842</u>
EXPENDITURES					
Debt service					
Principal	630,000	-	630,000	630,000	650,000
Interest	625,600	310,025	310,525	620,550	595,850
Prepayment	-	5,000	90,000	95,000	-
Total expenditures	<u>1,255,600</u>	<u>315,025</u>	<u>1,030,525</u>	<u>1,345,550</u>	<u>1,245,850</u>
Excess/(deficiency) of revenues over/(under) expenditures	(4,152)	675,986	(762,075)	(86,089)	2,992
Fund balance:					
Net increase/(decrease) in fund balance	(4,152)	675,986	(762,075)	(86,089)	2,992
Beginning fund balance (unaudited)	762,373	772,031	1,448,017	772,031	685,942
Ending fund balance (projected)	<u>\$ 758,221</u>	<u>\$ 1,448,017</u>	<u>\$ 685,942</u>	<u>\$ 685,942</u>	<u>688,934</u>
Use of fund balance					
Debt service reserve account balance (required)					(448,350)
Interest expense - November 1, 2020					(284,925)
Projected fund balance surplus/(deficit) as of September 30, 2020					<u>\$ (44,341)</u>

Verandah West

Community Development District

Series 2013

\$15,920,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2019	-	-	297,925.00	297,925.00
05/01/2020	650,000.00	4.000%	297,925.00	947,925.00
11/01/2020	-	-	284,925.00	284,925.00
05/01/2021	675,000.00	4.000%	284,925.00	959,925.00
11/01/2021	-	-	271,425.00	271,425.00
05/01/2022	705,000.00	4.000%	271,425.00	976,425.00
11/01/2022	-	-	257,325.00	257,325.00
05/01/2023	735,000.00	4.000%	257,325.00	992,325.00
11/01/2023	-	-	242,625.00	242,625.00
05/01/2024	765,000.00	5.000%	242,625.00	1,007,625.00
11/01/2024	-	-	223,500.00	223,500.00
05/01/2025	805,000.00	5.000%	223,500.00	1,028,500.00
11/01/2025	-	-	203,375.00	203,375.00
05/01/2026	850,000.00	5.000%	203,375.00	1,053,375.00
11/01/2026	-	-	182,125.00	182,125.00
05/01/2027	890,000.00	5.000%	182,125.00	1,072,125.00
11/01/2027	-	-	159,875.00	159,875.00
05/01/2028	935,000.00	5.000%	159,875.00	1,094,875.00
11/01/2028	-	-	136,500.00	136,500.00
05/01/2029	985,000.00	5.000%	136,500.00	1,121,500.00
11/01/2029	-	-	111,875.00	111,875.00
05/01/2030	1,035,000.00	5.000%	111,875.00	1,146,875.00
11/01/2030	-	-	86,000.00	86,000.00
05/01/2031	1,090,000.00	5.000%	86,000.00	1,176,000.00
11/01/2031	-	-	58,750.00	58,750.00
05/01/2032	1,145,000.00	5.000%	58,750.00	1,203,750.00
11/01/2032	-	-	30,125.00	30,125.00
05/01/2033	1,205,000.00	5.000%	30,125.00	1,235,125.00
Total	\$12,470,000.00	-	\$5,092,700.00	\$17,562,700.00

**Verandah East
Community Development District
Projected Assessments
Fiscal Year 2019-2020
2016 Series Bonds**

*****PRELIMINARY*****

**Lee County
17 years remaining**

Neighborhoods	Parcel #	Bond Designation	Debt Service Assessment	O & M Assessment	Total Assessment	Outstanding Principal after 2019-2020 tax payment
Arlington Oaks	119	SF 100-1	\$ 3,755.00	\$ 233.55	\$ 3,988.55	\$ 44,448.08
Brantley Oaks	117	SF 100-2	\$ 3,500.00	\$ 233.55	\$ 3,733.55	\$ 41,423.53
Whispering Oaks	118	SF-100-2	\$ 3,500.00	\$ 233.55	\$ 3,733.55	\$ 41,423.53
Torey Pines	127S	SF-85-1	\$ 2,963.00	\$ 233.55	\$ 3,196.55	\$ 35,046.28
Cedar Hammock	124	SF 85-2	\$ 2,600.00	\$ 233.55	\$ 2,833.55	\$ 30,771.75
Palmetto Grove	120	SF 70-2	\$ 2,000.00	\$ 233.55	\$ 2,233.55	\$ 23,653.65
Sabal Point	121	SF 70-3	\$ 1,400.00	\$ 233.55	\$ 1,633.55	\$ 16,569.41
Otter Bend	123	Villa 60-1	\$ 1,600.00	\$ 233.55	\$ 1,833.55	\$ 18,936.47
Citrus Creek	122	Villa 60-2	\$ 1,300.00	\$ 233.55	\$ 1,533.55	\$ 15,916.43
Woodhaven	126	Villa 60-3	\$ 2,000.00	\$ 233.55	\$ 2,233.55	\$ 23,653.65
Willow Bend	128	SF 50	\$ 1,616.00	\$ 233.55	\$ 1,849.55	\$ 19,132.74
Ambleswind Cove	132	SF 50	\$ 1,616.00	\$ 233.55	\$ 1,849.55	\$ 19,132.74
Heritage Preserve	131	SF 50	\$ 1,616.00	\$ 233.55	\$ 1,849.55	\$ 19,132.74
Magnolia Pointe	129/130	SF 50	\$ 1,616.00	\$ 233.55	\$ 1,849.55	\$ 19,132.74
Edgewater Trace	127N	SF 50	\$ 1,616.00	\$ 233.55	\$ 1,849.55	\$ 19,132.74
Willow Ridge	132	SF 50	\$ 1,616.00	\$ 233.55	\$ 1,849.55	\$ 19,132.74
Fairway Cove	125	SF 50	\$ 1,616.00	\$ 233.55	\$ 1,849.55	\$ 19,132.74

Fiscal Year 2018 - 2019 assessments:						
		SF 100-1	\$ 3,755.00	\$ 233.18	\$ 3,988.18	\$ 46,323.05
		SF 100-2	\$ 3,500.00	\$ 233.18	\$ 3,733.18	\$ 43,170.92
		SF 85-1	\$ 2,963.00	\$ 233.18	\$ 3,196.18	\$ 36,524.65
		SF 85-2	\$ 2,600.00	\$ 233.18	\$ 2,833.18	\$ 32,069.81
		SF 70-2	\$ 2,000.00	\$ 233.18	\$ 2,233.18	\$ 24,651.44
		SF 70-3	\$ 1,400.00	\$ 233.18	\$ 1,633.18	\$ 17,268.37
		Villa 60-1	\$ 1,600.00	\$ 233.18	\$ 1,833.18	\$ 19,735.27
		Villa 60-2	\$ 1,300.00	\$ 233.18	\$ 1,533.18	\$ 16,034.91
		Villa 60-3	\$ 2,000.00	\$ 233.18	\$ 2,233.18	\$ 24,651.44
		SF 50	\$ 1,616.00	\$ 233.18	\$ 1,849.18	\$ 19,939.82

**Verandah West
Community Development District
Projected Assessments
Fiscal Year 2019-2020
2013 Series**

*****PRELIMINARY*****

**Lee County
13 years remaining**

Neighborhoods	Bond Designation	Debt Service Assessment	O & M Assessment	Total Assessment	Outstanding Principal after 2018-2019 tax payment
Hammock Creek	River Village	\$ 2,245.81	\$ 233.55	\$ 2,479.36	\$ 20,386.44
Oak Bend	River Village	\$ 2,245.81	\$ 233.55	\$ 2,479.36	\$ 20,386.44
Sanctuary Pointe	Custom SF 100	\$ 2,245.81	\$ 233.55	\$ 2,479.36	\$ 20,386.44
Shadetree Pointe	Custom SF 100	\$ 2,245.81	\$ 233.55	\$ 2,479.36	\$ 20,386.44
Mossy Oak	Custom SF 100	\$ 2,245.81	\$ 233.55	\$ 2,479.36	\$ 20,386.44
Cypress Marsh	Custom SF 85	\$ 1,641.22	\$ 233.55	\$ 1,874.77	\$ 14,898.25
River Point	Custom SF 85	\$ 1,641.22	\$ 233.55	\$ 1,874.77	\$ 14,898.25
Winding River West	Production 70-1 (NO BUYDOWN)	\$ 1,628.14	\$ 233.55	\$ 1,861.69	\$ 15,347.97
Shady Bend	Production 70-2	\$ 1,122.91	\$ 233.55	\$ 1,356.46	\$ 10,193.22
Royal Palm (Lots 1-11, 22-25)	Single Family 65	\$ 1,042.70	\$ 233.55	\$ 1,276.25	\$ 9,465.13
Royal Palm (Lots 12-21)	Single Family 50	\$ 777.43	\$ 233.55	\$ 1,010.98	\$ 7,057.10
Orange Tree Bend	SF 60/Villa 55	\$ 950.17	\$ 233.55	\$ 1,183.72	\$ 8,625.16
Bramble Cove	Villa 50	\$ 777.43	\$ 233.55	\$ 1,010.98	\$ 7,057.10
Lakeview	Villa 50	\$ 777.43	\$ 233.55	\$ 1,010.98	\$ 7,057.10
Preserves Edge	Villa 50	\$ 777.43	\$ 233.55	\$ 1,010.98	\$ 7,057.10
Idlewild	Coach Home - L	\$ 580.46	\$ 233.55	\$ 814.01	\$ 5,269.11
Pebblebrook	Coach Home - L	\$ 580.46	\$ 233.55	\$ 814.01	\$ 5,269.11
Cottonwood Bend	Town Homes	\$ 518.32	\$ 233.55	\$ 751.87	\$ 4,705.03

Fiscal year 2018 - 2019 assessments:	River Village	\$ 2,245.81	\$ 216.94	\$ 2,462.75	\$ 21,671.46
	Custom SF 100	\$ 2,245.81	\$ 216.94	\$ 2,462.75	\$ 21,671.46
	Custom SF 85	\$ 1,641.22	\$ 216.94	\$ 1,858.16	\$ 15,837.34
	Production 70-1	\$ 1,628.14	\$ 216.94	\$ 1,845.08	\$ 16,315.40
	Production 70-2	\$ 1,122.91	\$ 216.94	\$ 1,339.85	\$ 10,835.74
	Single Family 65	\$ 1,042.70	\$ 216.94	\$ 1,259.64	\$ 10,061.75
	Single Family 50	\$ 777.43	\$ 216.94	\$ 994.37	\$ 7,501.94
	SF 60/Villa 55	\$ 950.17	\$ 216.94	\$ 1,167.11	\$ 9,168.83
	Villa 50	\$ 777.43	\$ 216.94	\$ 994.37	\$ 7,501.94
	Coach Home - L	\$ 580.46	\$ 216.94	\$ 797.40	\$ 5,601.24
	Town Homes	\$ 518.32	\$ 216.94	\$ 735.26	\$ 5,001.60