

**VERANDAH EAST & VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICTS
ADOPTED BUDGETS
FISCAL YEAR 2021
UPDATED JUNE 18, 2020**

**VERANDAH EAST & VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICTS
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**VERANDAH EAST & VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICTS
COMBINED GENERAL FUND BUDGETS
FISCAL YEAR 2021**

	Fiscal Year 2020				Proposed FY 2021 Budget
	Adopted FY 2020 Budget	Actual through 3/31/2020	Projected through 9/30/2020	Total Revenue and Expenditures	
REVENUES					
Assessment levy: on-roll - gross	\$ 340,444				\$ 382,653
Allowable discounts (4%)	(13,618)				(15,306)
Assessment levy: on-roll - net	326,826	\$ 328,494	\$ 9,748	\$ 338,242	367,347
Assessment levy: off-roll	61,453	25,137	25,139	50,276	19,155
Interest and miscellaneous	600	116	484	600	600
Total revenues	<u>388,879</u>	<u>353,747</u>	<u>35,371</u>	<u>389,118</u>	<u>387,102</u>
EXPENDITURES					
Professional & admin					
Supervisors	5,000	1,800	3,200	5,000	7,000
Management and accounting	124,960	62,480	62,480	124,960	124,960
Audit	14,900	14,900	-	14,900	14,900
Legal	10,000	10,591	-	10,591	10,000
Field management	21,163	10,582	10,581	21,163	21,163
Engineering	5,000	2,464	2,536	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	237	263	500	500
Insurance	13,030	12,386	644	13,030	13,030
Printing & binding	1,614	807	807	1,614	1,614
Legal advertising	1,500	1,213	287	1,500	1,500
Office expenses & supplies	250	-	250	250	250
Website	1,410	705	705	1,410	1,410
ADA website compliance	400	199	201	400	400
Contingencies	1,500	675	825	1,500	1,500
Annual district filing fee	350	350	-	350	350
Total professional & admin	<u>247,632</u>	<u>153,291</u>	<u>94,932</u>	<u>248,223</u>	<u>249,632</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
Utilities	-	-	-	-	3,000
Contingencies	15,000	213	7,000	7,213	6,000
Hurricane clean up	-	-	-	-	-
Total water management	<u>135,000</u>	<u>48,198</u>	<u>79,015</u>	<u>127,213</u>	<u>129,000</u>

**VERANDAH EAST & VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICTS
COMBINED GENERAL FUND BUDGETS
FISCAL YEAR 2021**

	Fiscal Year 2020			Total Revenue and Expenditures	Proposed FY 2021 Budget
	Adopted FY 2020 Budget	Actual through 3/31/2020	Projected through 9/30/2020		
Other fees and charges					
Property appraiser	1,740	1,505	235	1,740	1,740
Tax collector	5,107	2,182	2,925	5,107	5,740
Total other fees and charges	6,847	3,687	3,160	6,847	7,480
Total expenditures	389,479	205,176	177,107	382,283	386,112
Net increase/(decrease) of fund balance	(600)	148,571	(141,736)	6,835	990
Fund balance - beginning (unaudited)	100,333	138,983	287,554	138,983	145,818
Fund balance - ending (projected)	<u>\$ 99,733</u>	<u>\$ 287,554</u>	<u>\$ 145,818</u>	<u>\$ 145,818</u>	<u>\$ 146,808</u>

Combined Assessment Summary				
Description	Units	FY 2020	Proposed	Total
		Assessment	Assessment	Revenue
On-roll	1,642.00	\$ 233.18	\$ 233.04	\$ 382,651.68
Off-roll	87.40	219.16	219.16	19,154.58
Total units:	<u>1,729.40</u>		Total revenue:	<u>401,806.26</u>

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

EXPENDITURES

Supervisors	\$ 7,000
<p>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.</p>	
Management and accounting	124,960
<p>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.</p>	
Audit Fees	14,900
<p>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.</p>	
Legal	10,000
<p>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.</p>	
Field management	21,163
<p>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.</p>	
Engineering	5,000
<p>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.</p>	
Trustee	10,000
<p>Annual fees paid to U.S. Bank for acting as trustee, paying agent and registrar.</p>	
Dissemination agent	8,280
<p>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.</p>	
Arbitrage rebate calculation	3,000
<p>To ensure the Districts' compliance with all tax regulations, annual computations are necessary to calculate arbitrage rebate liability.</p>	
Assessment roll preparation	24,000
<p>The Districts have contracts with AJC Associates, Inc., to prepare the annual assessment rolls.</p>	
Telephone	775
<p>Telephone and fax machine services.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Insurance	13,030
<p>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.</p>	

**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	
Utilities	3,000
Covers the costs of Electricity for CDD aerators.	
Contingencies	6,000
Miscellaneous water management expenses incurred throughout the year.	
Property appraiser	1,740
The property appraiser's fee is \$1.00 per parcel.	
Tax collector	5,740
The tax collector's fee is 1.5% of assessments collected.	
Total expenditures	<u><u>386,112</u></u>

**VERANDAH EAST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2021**

	Fiscal Year 2020				Proposed FY 2021 Budget
	Adopted FY 2020 Budget	Actual through 3/31/2020	Projected through 9/30/2020	Total Revenue and Expenditures	
REVENUES					
Assessment levy: on-roll - gross	\$ 134,078				\$ 176,413
Allowable discounts (4%)	(5,363)				(7,057)
Assessment levy: on-roll - net	128,715	\$ 138,433	\$ 1,699	\$ 140,132	169,356
Assessment levy: off-roll	42,299	15,560	15,561	31,121	-
Interest and miscellaneous	265	53	212	265	263
Total revenues	171,279	154,046	17,472	171,518	169,619
EXPENDITURES					
Professional & admin					
Supervisors	2,206	794	1,412	2,206	3,064
Management and accounting	55,142	27,571	27,571	55,142	54,698
Audit	6,575	6,575	-	6,575	6,522
Legal	4,413	4,674	-	4,674	4,377
Field management	9,339	4,670	4,669	9,339	9,264
Engineering	2,206	1,087	1,119	2,206	2,189
Trustee	4,413	2,372	2,041	4,413	4,377
Dissemination agent	3,654	1,827	1,827	3,654	3,624
Arbitrage rebate calculation	1,324	-	1,324	1,324	1,313
Assessment roll preparation	10,591	10,591	-	10,591	10,505
Telephone	342	171	171	342	339
Postage	221	105	116	221	219
Insurance	5,750	5,466	284	5,750	5,704
Printing & binding	712	356	356	712	706
Legal advertising	662	535	127	662	657
Office expenses & supplies	110	-	110	110	109
Website	622	311	311	622	617
ADA website compliance	177	88	89	177	175
Contingencies	662	356	306	662	657
Annual district filing fee	154	154	-	154	153
Total professional & admin	109,275	67,703	41,833	109,536	109,269
Water management					
Contractual services	50,747	21,176	29,571	50,747	50,338
Aquascaping/Pipe Cleanout	2,206	-	2,206	2,206	2,189
Utilities	-	-	-	-	1,313
Contingencies	6,619	94	3,000	3,094	2,626
Total water management	59,572	21,270	34,777	56,047	56,466

**VERANDAH EAST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2021**

	Fiscal Year 2020			Total Revenue and Expenditures	Proposed FY 2021 Budget
	Adopted FY 2020 Budget	Actual through 3/31/2020	Projected through 9/30/2020		
Other fees and charges					
Property appraiser	685	664	21	685	802
Tax collector	2,011	900	1,111	2,011	2,646
Total other fees and charges	<u>2,696</u>	<u>1,564</u>	<u>1,132</u>	<u>2,696</u>	<u>3,448</u>
Total expenditures	<u>171,543</u>	<u>90,537</u>	<u>77,742</u>	<u>168,279</u>	<u>169,183</u>
Net increase/(decrease) of fund balance	(264)	63,509	(60,270)	3,239	436
Fund balance - beginning (unaudited)	16,409	29,924	93,433	29,924	33,163
Fund balance - ending (projected)	<u>\$ 16,145</u>	<u>\$ 93,433</u>	<u>\$ 33,163</u>	<u>\$ 33,163</u>	<u>\$ 33,599</u>

Assessment Summary

Description	Units	FY 2020 Assessment	Proposed Assessment	Total Revenue
On-roll	757.00	\$ 233.18	\$ 233.05	\$ 176,418.85
Off-roll	0.00	219.16	219.17	0.00
Total units:	<u>757.00</u>		Total revenue:	<u>\$ 176,418.85</u>

**VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2021**

	Fiscal Year 2020			Total Revenue and Expenditures	Proposed FY 2021 Budget
	Adopted FY 2020 Budget	Actual through 3/31/2020	Projected through 9/30/2020		
REVENUES					
Assessment levy: on-roll - gross	\$ 206,365				\$ 206,241
Allowable discounts (4%)	(8,255)				(8,250)
Assessment levy: on-roll - net	198,110	\$ 190,061	\$ 8,049	\$ 198,110	197,991
Assessment levy: off-roll	19,155	9,577	9,578	19,155	19,155
Interest and miscellaneous	335	63	272	335	337
Total revenues	<u>217,600</u>	<u>199,701</u>	<u>17,899</u>	<u>217,600</u>	<u>217,483</u>
EXPENDITURES					
Professional & admin					
Supervisors	2,794	1,006	1,788	2,794	3,936
Management and accounting	69,818	34,909	34,909	69,818	70,262
Audit	8,325	8,325	-	8,325	8,378
Legal	5,587	5,917	-	5,917	5,623
Field management	11,824	5,912	5,912	11,824	11,899
Engineering	2,794	1,377	1,417	2,794	2,811
Trustee	5,587	3,003	2,584	5,587	5,623
Dissemination agent	4,626	2,313	2,313	4,626	4,656
Arbitrage rebate calculation	1,676	-	1,676	1,676	1,687
Assessment roll preparation	13,409	13,409	-	13,409	13,495
Telephone	433	216	217	433	436
Postage	279	132	147	279	281
Insurance	7,280	6,920	360	7,280	7,326
Printing & binding	902	451	451	902	908
Legal advertising	838	678	160	838	843
Office expenses & supplies	140	-	140	140	141
Website	788	394	394	788	793
ADA website compliance	223	111	112	223	225
Contingencies	838	319	519	838	843
Annual district filing fee	196	196	-	196	197
Total professional & admin fees	<u>138,357</u>	<u>85,588</u>	<u>53,099</u>	<u>138,687</u>	<u>140,363</u>
Water management					
Contractual services	64,253	26,809	37,444	64,253	64,662
Aquascaping/Pipe Cleanout	2,794	-	2,794	2,794	2,811
Utilities	-	-	-	-	1,687
Contingencies	8,381	119	4,000	4,119	3,374
Total water management	<u>75,428</u>	<u>26,928</u>	<u>44,238</u>	<u>71,166</u>	<u>72,534</u>

**VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2021**

	Fiscal Year 2020			Total Revenue and Expenditures	Proposed FY 2021 Budget
	Adopted FY 2020 Budget	Actual through 3/31/2020	Projected through 9/30/2020		
Other fees and charges					
Property appraiser	1,055	841	214	1,055	938
Tax collector	3,096	1,282	1,814	3,096	3,094
Total other fees and charges	<u>4,151</u>	<u>2,123</u>	<u>2,028</u>	<u>4,151</u>	<u>4,032</u>
Total expenditures	<u>217,936</u>	<u>114,639</u>	<u>99,365</u>	<u>214,004</u>	<u>216,929</u>
Net Increase/(decrease) of fund balance	(336)	85,062	(81,466)	3,596	554
Fund balance - beginning (unaudited)	83,924	109,059	194,121	109,059	112,655
Fund balance - ending (projected)	<u>\$ 83,588</u>	<u>\$ 194,121</u>	<u>\$ 112,655</u>	<u>\$ 112,655</u>	<u>\$ 113,209</u>

Assessment Summary

Description	Units	FY 2020 Assessment	Proposed Assessment	Total Revenue
On-roll	885.00	\$ 233.18	\$ 233.04	\$ 206,240.40
Off-roll	87.40	219.16	219.16	19,154.58
Total units:	<u>972.40</u>		Total revenue:	<u>\$ 225,394.98</u>

**VERANDAH EAST
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2016 BONDS
FISCAL YEAR 2021**

	Fiscal Year 2020			Total Revenue & Expenditures	Proposed FY 2021 Budget
	Adopted FY 2020 Budget	Actual through 3/31/2020	Projected through 9/30/2020		
REVENUES					
Assessment levy: on-roll - gross	\$ 1,188,999				\$ 1,507,189
Allowable discounts (4%)	(47,560)				(60,288)
Assessment levy: on-roll - net	1,141,439	\$ 1,197,739	\$ 22,819	\$ 1,220,558	1,446,901
Assessment levy: off-roll	304,444	56,216	167,862	224,078	-
Interest	-	6,341	-	6,341	-
Total revenues	<u>1,445,883</u>	<u>1,260,296</u>	<u>190,681</u>	<u>1,450,977</u>	<u>1,446,901</u>
EXPENDITURES					
Debt service					
Principal	730,000	-	730,000	730,000	760,000
Interest	735,131	367,566	367,565	735,131	710,494
Prepayment	-	-	-	-	-
Total debt service	<u>1,465,131</u>	<u>367,566</u>	<u>1,097,565</u>	<u>1,465,131</u>	<u>1,470,494</u>
Excess/(deficiency) of revenues over/(under) expenditures	(19,248)	892,730	(906,884)	(14,154)	(23,593)
Fund balance:					
Net increase/(decrease) in fund balance	(19,248)	892,730	(906,884)	(14,154)	(23,593)
Beginning fund balance (unaudited)	821,551	854,273	1,747,003	854,273	840,119
Ending fund balance (projected)	<u>\$ 802,303</u>	<u>\$ 1,747,003</u>	<u>\$ 840,119</u>	<u>\$ 840,119</u>	<u>816,526</u>
Use of fund balance					
Debt service reserve account balance (Required)					(375,000)
Interest expense - November 1, 2021					(342,422)
Projected fund balance surplus/(deficit) as of September 30, 2021					<u>\$ 99,104</u>

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

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
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	\$17,780,000.00	-	\$7,229,825.12	\$25,009,825.12

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

	Fiscal Year 2019				Proposed FY 2021 Budget
	Adopted FY 2020 Budget	Actual through 3/31/2020	Projected through 9/30/2020	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	\$ 869,992	\$ 42,873	\$ 912,865	912,866
Assessment levy: off-roll	335,976	80,343	255,633	335,976	334,856
Interest	-	5,383	-	5,383	-
Total revenues	1,248,842	955,718	298,506	1,254,224	1,247,722
EXPENDITURES					
Debt service					
Principal	650,000	-	650,000	650,000	675,000
Interest	595,850	297,900	297,925	595,825	566,700
Prepayment	-	-	65,000	65,000	-
Total expenditures	1,245,850	297,900	1,012,925	1,310,825	1,241,700
Excess/(deficiency) of revenues over/(under) expenditures	2,992	657,818	(714,419)	(56,601)	6,022
Fund balance:					
Net increase/(decrease) in fund balance	2,992	657,818	(714,419)	(56,601)	6,022
Beginning fund balance (unaudited)	685,942	732,802	1,390,620	732,802	676,201
Ending fund balance (projected)	<u>\$ 688,934</u>	<u>\$ 1,390,620</u>	<u>\$ 676,201</u>	<u>\$ 676,201</u>	<u>682,223</u>
Use of fund balance					
Debt service reserve account balance (required)					(448,350)
Interest expense - November 1, 2021					(269,850)
Projected fund balance surplus/(deficit) as of September 30, 2021					<u>\$ (35,977)</u>

Verandah West

Community Development District

Series 2013

\$15,920,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2020	-	-	283,350.00	283,350.00
05/01/2021	675,000.00	4.000%	283,350.00	958,350.00
11/01/2021	-	-	269,850.00	269,850.00
05/01/2022	700,000.00	4.000%	269,850.00	969,850.00
11/01/2022	-	-	255,850.00	255,850.00
05/01/2023	730,000.00	4.000%	255,850.00	985,850.00
11/01/2023	-	-	241,250.00	241,250.00
05/01/2024	765,000.00	5.000%	241,250.00	1,006,250.00
11/01/2024	-	-	222,125.00	222,125.00
05/01/2025	800,000.00	5.000%	222,125.00	1,022,125.00
11/01/2025	-	-	202,125.00	202,125.00
05/01/2026	845,000.00	5.000%	202,125.00	1,047,125.00
11/01/2026	-	-	181,000.00	181,000.00
05/01/2027	885,000.00	5.000%	181,000.00	1,066,000.00
11/01/2027	-	-	158,875.00	158,875.00
05/01/2028	930,000.00	5.000%	158,875.00	1,088,875.00
11/01/2028	-	-	135,625.00	135,625.00
05/01/2029	980,000.00	5.000%	135,625.00	1,115,625.00
11/01/2029	-	-	111,125.00	111,125.00
05/01/2030	1,030,000.00	5.000%	111,125.00	1,141,125.00
11/01/2030	-	-	85,375.00	85,375.00
05/01/2031	1,080,000.00	5.000%	85,375.00	1,165,375.00
11/01/2031	-	-	58,375.00	58,375.00
05/01/2032	1,140,000.00	5.000%	58,375.00	1,198,375.00
11/01/2032	-	-	29,875.00	29,875.00
05/01/2033	1,195,000.00	5.000%	29,875.00	1,224,875.00
Total	\$11,755,000.00	-	\$4,469,600.00	\$16,224,600.00

**Verandah East
Community Development District
Projected Assessments
Fiscal Year 2020-2021
2016 Series Bonds**

*****PRELIMINARY*****

**Lee County
16 years remaining**

Neighborhoods	Parcel #	Bond Designation	Debt Service Assessment	O & M Assessment	Total Assessment	Outstanding Principal after 2020-2021 tax payment
Arlington Oaks	119	SF 100-1	\$ 3,755.00	\$ 233.04	\$ 3,988.04	\$ 42,409.78
Brantley Oaks	117	SF 100-2	3,500.00	233.04	3,733.04	39,523.93
Whispering Oaks	118	SF-100-2	3,500.00	233.04	3,733.04	39,523.93
Torey Pines	127S	SF-85-1	2,963.00	233.04	3,196.04	33,439.13
Cedar Hammock	124	SF 85-2	2,600.00	233.04	2,833.04	29,360.62
Edgewater Trace	127N	SF 75	2,662.85	233.04	2,895.89	30,051.74
Palmetto Grove	120	SF 70-2	2,000.00	233.04	2,233.04	22,568.94
Sabal Point	121	SF 70-3	1,400.00	233.04	1,633.04	15,809.57
Otter Bend	123	Villa 60-1	1,600.00	233.04	1,833.04	18,068.08
Citrus Creek	122	Villa 60-2	1,300.00	233.04	1,533.04	14,680.21
Woodhaven	126	Villa 60-3	2,000.00	233.04	2,233.04	22,568.94
Willow Bend	128	SF 50	1,616.00	233.04	1,849.04	18,255.35
Ambleswind Cove	132	SF 50	1,616.00	233.04	1,849.04	18,255.35
Heritage Preserve	131	SF 50	1,616.00	233.04	1,849.04	18,255.35
Magnolia Pointe	129/130	SF 50	1,616.00	233.04	1,849.04	18,255.35
Willow Ridge	132	SF 50	1,616.00	233.04	1,849.04	18,255.35
Fairway Cove	125	SF 50	1,616.00	233.04	1,849.04	18,255.35

Fiscal Year 2019 - 2020 assessments:						
		SF 100-1	\$ 3,755.00	\$ 233.18	\$ 3,988.18	\$ 44,448.08
		SF 100-2	3,500.00	233.18	\$ 3,733.18	41,423.53
		SF 85-1	2,963.00	233.18	\$ 3,196.18	35,046.28
		SF 85-2	2,600.00	233.18	\$ 2,833.18	30,771.75
		SF 75	2,662.85	233.18	\$ 2,896.03	31,523.37
		SF 70-2	2,000.00	233.18	\$ 2,233.18	23,653.65
		SF 70-3	1,400.00	233.18	\$ 1,633.18	16,569.41
		Villa 60-1	1,600.00	233.18	\$ 1,833.18	18,936.47
		Villa 60-2	1,300.00	233.18	\$ 1,533.18	15,916.43
		Villa 60-3	2,000.00	233.18	\$ 2,233.18	23,653.65
		SF 50	1,616.00	233.18	\$ 1,849.18	19,132.74

**Verandah West
Community Development District
Projected Assessments
Fiscal Year 2020-2021
2013 Series**

PRELIMINARY

**Lee County
12 years remaining**

Neighborhoods	Bond Designation	Debt Service Assessment	O & M Assessment	Total Assessment	Outstanding Principal after 2020-2021 tax payment
Hammock Creek	River Village	\$ 2,245.81	\$ 233.04	\$ 2,478.85	\$ 19,107.74
Oak Bend	River Village	2,245.81	233.04	2,478.85	19,107.74
Sanctuary Pointe	Custom SF 100	2,245.81	233.04	2,478.85	19,107.74
Shadetree Pointe	Custom SF 100	2,245.81	233.04	2,478.85	19,107.74
Mossy Oak	Custom SF 100	2,245.81	233.04	2,478.85	19,107.74
Cypress Marsh	Custom SF 85	1,641.22	233.04	1,874.26	13,963.79
River Point	Custom SF 85	1,641.22	233.04	1,874.26	13,963.79
Winding River West	Production 70-1 (NO BUYDOWN)	1,628.14	233.04	1,861.18	14,385.30
Shady Bend	Production 70-2	1,122.91	233.04	1,355.95	9,553.87
Royal Palm (Lots 1-11, 22-25)	Single Family 65	1,042.70	233.04	1,275.74	8,871.45
Royal Palm (Lots 12-21)	Single Family 50	777.43	233.04	1,010.47	6,614.46
Orange Tree Bend	SF 60/Villa 55	950.17	233.04	1,183.21	8,084.17
Bramble Cove	Villa 50	777.43	233.04	1,010.47	6,614.46
Lakeview	Villa 50	777.43	233.04	1,010.47	6,614.46
Preserves Edge	Villa 50	777.43	233.04	1,010.47	6,614.46
Idlewild	Coach Home - L	580.46	233.04	813.50	4,938.62
Pebblebrook	Coach Home - L	580.46	233.04	813.50	4,938.62
Cottonwood Bend	Town Homes	518.32	233.04	751.36	4,409.91

Fiscal year 2019 - 2020 assessments:	River Village	\$ 2,245.81	\$ 233.18	\$ 2,478.99	\$ 20,386.44
	Custom SF 100	2,245.81	233.18	2,478.99	20,386.44
	Custom SF 85	1,641.22	233.18	1,874.40	14,898.25
	Production 70-1	1,628.14	233.18	1,861.32	15,347.97
	Production 70-2	1,122.91	233.18	1,356.09	10,193.22
	Single Family 65	1,042.70	233.18	1,275.88	9,465.13
	Single Family 50	777.43	233.18	1,010.61	7,057.10
	SF 60/Villa 55	950.17	233.18	1,183.35	8,625.16
	Villa 50	777.43	233.18	1,010.61	7,057.10
	Coach Home - L	580.46	233.18	813.64	5,269.11
	Town Homes	518.32	233.18	751.50	4,705.03