

**VERANDAH EAST & VERANDAH WEST  
COMMUNITY DEVELOPMENT DISTRICTS  
ADOPTED BUDGETS  
FISCAL YEAR 2024**

**VERANDAH EAST & VERANDAH WEST  
COMMUNITY DEVELOPMENT DISTRICTS  
TABLE OF CONTENTS**

<b>Description</b>	<b>Page Number(s)</b>
Combined General Fund Budgets	1 - 2
Definitions of General Fund Expenditures	3 - 4
General Fund Budget - Verandah East	5 - 6
General Fund Budget - Verandah West	7 - 8
Debt Service Fund Budget - Verandah East - Series 2016 Bonds	9
Debt Service Fund - Verandah East - Series 2016 Bonds - Debt Service Schedule	10
Debt Service Fund Budget - Verandah West - Series 2013 Bonds	11
Debt Service Fund - Verandah West - Series 2013 A Bonds - Debt Service Schedule	12
Projected Assessments - Verandah East	13
Projected Assessments - Verandah West	14

**VERANDAH EAST & VERANDAH WEST  
COMMUNITY DEVELOPMENT DISTRICTS  
COMBINED GENERAL FUND BUDGETS  
FISCAL YEAR 2024**

	Fiscal Year 2023				Adopted Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 410,540				\$ 410,543
Allowable discounts (4%)	(16,422)				(16,422)
Assessment levy: on-roll - net	394,118	\$ 381,056	\$ 13,062	\$ 394,118	394,121
Assessment levy: off-roll	19,154	3,166	15,988	19,154	19,123
Interest and miscellaneous	600	22	578	600	600
Total revenues	<u>413,872</u>	<u>384,244</u>	<u>29,628</u>	<u>413,872</u>	<u>413,844</u>
<b>EXPENDITURES</b>					
<b>Professional &amp; admin</b>					
Supervisors	7,000	3,600	3,400	7,000	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	3,218	6,782	10,000	10,000
Field management	21,163	10,581	10,582	21,163	21,163
Engineering	5,000	15,518	11,500	27,018	10,000
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	388	387	775	775
Postage	500	642	-	642	500
Insurance	15,200	7,236	7,236	14,472	15,200
Printing & binding	1,614	807	807	1,614	1,614
Legal advertising	1,500	402	1,098	1,500	1,500
Office expenses & supplies	250	-	250	250	250
Website	1,410	-	1,410	1,410	1,410
ADA website compliance	400	-	400	400	400
Contingencies	1,500	612	888	1,500	1,500
Annual district filing fee	350	350	-	350	350
Total professional & admin	<u>251,802</u>	<u>154,249</u>	<u>118,985</u>	<u>273,234</u>	<u>256,802</u>
<b>Water management</b>					
Contractual services	123,050	66,634	56,416	123,050	123,000
Aquascaping/pipe cleanout	5,000	-	5,000	5,000	5,000
Perimeter fence /wall ongoing RM <span style="color: red;">not shared</span>	5,300	-	5,300	5,300	1,800
Utilities	1,200	661	539	1,200	1,300
Contingencies	5,000	-	2,500	2,500	5,000
Total water management	<u>139,550</u>	<u>67,295</u>	<u>69,755</u>	<u>137,050</u>	<u>136,100</u>

**VERANDAH EAST & VERANDAH WEST  
COMMUNITY DEVELOPMENT DISTRICTS  
COMBINED GENERAL FUND BUDGETS  
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Actual & Projected	Adopted Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023		
<b>Other fees and charges</b>					
Property appraiser	1,740	1,631	109	1,740	1,740
Tax collector	2,610	2,364	246	2,610	3,202
Total other fees and charges	<u>4,350</u>	<u>3,995</u>	<u>355</u>	<u>4,350</u>	<u>4,942</u>
Total expenditures	<u>395,702</u>	<u>225,539</u>	<u>189,095</u>	<u>414,634</u>	<u>397,844</u>
 Net increase/(decrease) of fund balance	 18,170	 158,705	 (159,467)	 (762)	 16,000
 Fund balance - beginning (unaudited)	 133,103	 103,099	 261,804	 103,099	 102,337
Fund balance - ending (projected)	<u>\$ 151,273</u>	<u>\$ 261,804</u>	<u>\$ 102,337</u>	<u>\$ 102,337</u>	<u>\$ 118,337</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><b>Wrathell, Hunt and Associates, LLC</b> 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>	
<b>Field management</b>	21,163
<p><b>Wrathell, Hunt &amp; Associates, LLC</b> 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	10,000
<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 &amp; 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	15,200
<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**

<b>EXPENDITURES (continued)</b>	
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	123,000
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.	
Perimeter fence /wall ongoing RM not shared	1,800
Covers the costs of once a year clearing of vegetation on the Verandah East perimeter wall that runs adjacent to the conservation areas.	
Utilities	1,300
Covers the costs of Electricity for CDD aerators.	
Contingencies	5,000
Miscellaneous water management expenses incurred throughout the year.	
Property appraiser	1,740
The property appraiser's fee is \$1.00 per parcel.	
Annual Fee paid to Wachovia Bank for the service provided as Trustee, Paying Agent and Registrar.	
Tax collector	3,202
The tax collector's fee is \$1.50 of assessments collected.	
Total expenditures	<u><u>\$397,844</u></u>

**VERANDAH EAST  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2024**

	Fiscal Year 2023				Adopted Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 206,835				\$ 206,833
Allowable discounts (4%)	(8,273)				(8,273)
Assessment levy: on-roll - net	198,562	\$ 193,023	\$ 6,531	\$ 199,554	198,560
Interest and miscellaneous	263	11	254	265	263
Total revenues	198,825	193,034	6,785	199,819	198,823
<b>EXPENDITURES</b>					
<b>Professional &amp; admin</b>					
Supervisors	3,070	1,580	1,496	3,076	3,070
Management and accounting	54,805	27,402	27,491	54,893	54,805
Audit	6,535	6,556	-	6,556	6,535
Legal	4,386	1,416	2,984	4,400	4,386
Field management	9,282	4,641	4,656	9,297	9,282
Engineering	2,193	6,344	5,060	11,404	4,386
Trustee	4,386	2,365	2,035	4,400	4,386
Dissemination agent	3,631	1,815	1,822	3,637	3,631
Arbitrage rebate calculation	1,316	-	1,320	1,320	1,316
Assessment roll preparation	10,526	10,560	-	10,560	10,526
Telephone	340	170	170	340	340
Postage	219	282	-	282	219
Insurance	6,666	3,167	3,184	6,351	6,666
Printing & binding	708	354	355	709	708
Legal advertising	658	177	483	660	658
Office expenses & supplies	110	-	110	110	110
Website	618	-	620	620	618
ADA website compliance	175	-	176	176	175
Contingencies	658	340	391	731	658
Annual district filing fee	154	154	-	154	154
Total professional & admin	110,436	67,323	52,353	119,676	112,629
<b>Water management</b>					
Contractual services	53,967	29,319	24,823	54,142	53,945
Aquascaping/Pipe Cleanout	2,193	-	2,200	2,200	2,193
Perimeter fence /wall ongoing RM not shared	2,500	-	5,300	5,300	1,800
Utilities	526	291	237	528	570
Contingencies	2,193	-	1,100	1,100	2,193
Total water management	61,379	29,610	33,660	63,270	60,701

**VERANDAH EAST  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2024**

	Fiscal Year 2023				Adopted Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
<b>Other fees and charges</b>					
Property appraiser	804	718	50	768	804
Tax collector	1,206	1,090	113	1,203	1,479
Total other fees and charges	<u>2,010</u>	<u>1,808</u>	<u>163</u>	<u>1,971</u>	<u>2,283</u>
Total expenditures	<u>173,825</u>	<u>98,741</u>	<u>86,176</u>	<u>184,917</u>	<u>175,613</u>
Net increase/(decrease) of fund balance	25,000	94,293	(79,391)	14,902	23,210
Fund balance - beginning (unaudited)	<u>25,907</u>	<u>13,578</u>	<u>107,871</u>	<u>13,578</u>	<u>28,480</u>
Fund balance - ending (projected)	<u>\$ 50,907</u>	<u>\$ 107,871</u>	<u>\$ 28,480</u>	<u>\$ 28,480</u>	<u>\$ 51,690</u>

Assessment Summary				
Description	Units	FY 2023 Assessment	Proposed Assessment	Total Revenue
On-roll	<u>757.00</u>	\$ 273.23	\$ 273.22	<u>\$ 206,827.54</u>
Total units:	<u>757.00</u>		Total revenue:	<u>\$206,827.54</u>



**VERANDAH WEST  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2024**

	Fiscal Year 2023				Adopted Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 203,704				\$ 203,709
Allowable discounts (4%)	(8,148)				(8,148)
Assessment levy: on-roll - net	195,556	\$ 188,033	\$ 6,531	\$ 194,564	195,561
Assessment levy: off-roll	19,154	3,166	15,988	19,154	19,123
Interest and miscellaneous	337	11	324	335	337
Total revenues	<u>215,047</u>	<u>191,210</u>	<u>22,843</u>	<u>214,053</u>	<u>215,021</u>
<b>EXPENDITURES</b>					
<b>Professional &amp; admin</b>					
Supervisors	3,930	2,020	1,904	3,924	3,930
Management and accounting	70,155	35,078	34,989	70,067	70,155
Audit	8,365	8,344	-	8,344	8,365
Legal	5,614	1,802	3,798	5,600	5,614
Field management	11,881	5,940	5,926	11,866	11,881
Engineering	2,807	9,174	6,440	15,614	5,614
Trustee	5,614	3,010	2,590	5,600	5,614
Dissemination agent	4,649	2,325	2,318	4,643	4,649
Arbitrage rebate calculation	1,684	-	1,680	1,680	1,684
Assessment roll preparation	13,474	13,440	-	13,440	13,474
Telephone	435	218	217	435	435
Postage	281	360	-	360	281
Insurance	8,534	4,069	4,052	8,121	8,534
Printing & binding	906	453	452	905	906
Legal advertising	842	225	615	840	842
Office expenses & supplies	140	-	140	140	140
Website	792	-	790	790	792
ADA website compliance	225	-	224	224	225
Contingencies	842	272	497	769	842
Annual district filing fee	196	196	-	196	196
Total professional & admin fees	<u>141,366</u>	<u>86,926</u>	<u>66,632</u>	<u>153,558</u>	<u>144,173</u>
<b>Water management</b>					
Contractual services	69,083	37,315	31,593	68,908	69,055
Aquascaping/Pipe Cleanout	2,807	-	2,800	2,800	2,807
Perimeter fence /wall ongoing RM not shared	2,800	-	-	-	-
Utilities	674	370	302	672	730
Contingencies	2,807	-	1,400	1,400	2,807
Total water management	<u>78,171</u>	<u>37,685</u>	<u>36,095</u>	<u>73,780</u>	<u>75,399</u>

**VERANDAH WEST  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2024**

	Fiscal Year 2023				Adopted Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
<b>Other fees and charges</b>					
Property appraiser	936	913	59	972	936
Tax collector	1,404	1,274	133	1,407	1,723
Total other fees and charges	<u>2,340</u>	<u>2,187</u>	<u>192</u>	<u>2,379</u>	<u>2,659</u>
Total expenditures	<u>221,877</u>	<u>126,798</u>	<u>102,919</u>	<u>229,717</u>	<u>222,231</u>
		-			
Net Increase/(decrease) of fund balance	(6,830)	64,412	(80,076)	(15,664)	(7,210)
Fund balance - beginning (unaudited)	107,196	89,521	153,933	89,521	73,857
Fund balance - ending (projected)	<u>\$ 100,366</u>	<u>\$ 153,933</u>	<u>\$ 73,857</u>	<u>\$ 73,857</u>	<u>\$ 66,647</u>

**Assessment Summary**

Description	Units	FY 2023	Proposed	Total
		Assessment	Assessment	Revenue
On-roll	881.63	\$ 231.06	\$ 231.06	\$ 203,709.43
Off-roll	87.40	219.16	218.80	19,123.12
Total units:	<u>969.03</u>		Total revenue:	<u>\$222,832.55</u>

**VERANDAH EAST  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND - SERIES 2016 BONDS  
FISCAL YEAR 2024**

	Fiscal Year 2023				Adopted Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 1,507,189				\$ 1,505,789
Allowable discounts (4%)	(60,288)				(60,232)
Assessment levy: on-roll - net	1,446,901	\$ 1,396,917	\$ 49,984	\$ 1,446,901	1,445,557
Interest	-	14,683	-	14,683	-
Total revenues	1,446,901	1,411,600	49,984	1,461,584	1,445,557
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	815,000	-	815,000	815,000	845,000
Interest	655,406	327,703	327,509	655,212	624,456
Prepayment	-	10,000	-	10,000	-
Total debt service	1,470,406	337,703	1,142,509	1,480,212	1,469,456
Excess/(deficiency) of revenues over/(under) expenditures	(23,505)	1,073,897	(1,092,525)	(18,628)	(23,899)
Beginning fund balance (unaudited)	856,300	875,728	1,949,625	875,728	857,100
Ending fund balance (projected)	\$ 832,795	\$ 1,949,625	\$ 857,100	\$ 857,100	833,201
<b>Use of fund balance</b>					
Debt service reserve account balance (Required)					(375,000)
Interest expense - November 1, 2024					(296,384)
Projected fund balance surplus/(deficit) as of September 30, 2024					\$ 161,817

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

**Debt Service Schedule**

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+</b>
11/01/2023	-	-	312,228.13	312,228.13
05/01/2024	845,000.00	3.750%	312,228.13	1,157,228.13
11/01/2024	-	-	296,384.38	296,384.38
05/01/2025	875,000.00	3.750%	296,384.38	1,171,384.38
11/01/2025	-	-	279,978.13	279,978.13
05/01/2026	910,000.00	3.750%	279,978.13	1,189,978.13
11/01/2026	-	-	262,915.63	262,915.63
05/01/2027	945,000.00	4.000%	262,915.63	1,207,915.63
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
<b>Total</b>	<b>\$15,410,000.00</b>	<b>-</b>	<b>\$5,177,906.34</b>	<b>\$20,587,906.34</b>

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

	Fiscal Year 2023				Adopted Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 945,391				\$ 943,991
Allowable discounts (4%)	(37,816)				(37,760)
Assessment levy: on-roll - net	907,575	\$ 865,400	\$ 42,175	\$ 907,575	906,231
Assessment levy: off-roll	332,699	68,854	263,845	332,699	332,699
Interest	-	11,166	-	11,166	-
Total revenues	1,240,274	945,420	306,020	1,251,440	1,238,930
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	720,000	-	720,000	720,000	755,000
Interest	507,300	253,650	253,400	507,050	478,000
Prepayment	-	10,000	-	10,000	-
Total expenditures	1,227,300	263,650	973,400	1,237,050	1,233,000
Excess/(deficiency) of revenues over/(under) expenditures	12,974	681,770	(667,380)	14,390	5,930
Fund balance:					
Net increase/(decrease) in fund balance	12,974	681,770	(667,380)	14,390	5,930
Beginning fund balance (unaudited)	719,742	667,704	1,349,474	667,704	682,094
Ending fund balance (projected)	\$ 732,716	\$ 1,349,474	\$ 682,094	\$ 682,094	688,024
<b>Use of fund balance</b>					
Debt service reserve account balance (required)					(448,350)
Interest expense - November 1, 2024					(220,125)
Projected fund balance surplus/(deficit) as of September 30, 2024					\$ 19,549

## Verandah West

Community Development District

Series 2013

\$15,920,000

### Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2023	-	-	239,000.00	239,000.00
05/01/2024	755,000.00	5.000%	239,000.00	994,000.00
11/01/2024	-	-	220,125.00	220,125.00
05/01/2025	795,000.00	5.000%	220,125.00	1,015,125.00
11/01/2025	-	-	200,250.00	200,250.00
05/01/2026	835,000.00	5.000%	200,250.00	1,035,250.00
11/01/2026	-	-	179,375.00	179,375.00
05/01/2027	880,000.00	5.000%	179,375.00	1,059,375.00
11/01/2027	-	-	157,375.00	157,375.00
05/01/2028	925,000.00	5.000%	157,375.00	1,082,375.00
11/01/2028	-	-	134,250.00	134,250.00
05/01/2029	970,000.00	5.000%	134,250.00	1,104,250.00
11/01/2029	-	-	110,000.00	110,000.00
05/01/2030	1,020,000.00	5.000%	110,000.00	1,130,000.00
11/01/2030	-	-	84,500.00	84,500.00
05/01/2031	1,070,000.00	5.000%	84,500.00	1,154,500.00
11/01/2031	-	-	57,750.00	57,750.00
05/01/2032	1,125,000.00	5.000%	57,750.00	1,182,750.00
11/01/2032	-	-	29,625.00	29,625.00
05/01/2033	1,185,000.00	5.000%	29,625.00	1,214,625.00
<b>Total</b>	<b>\$9,560,000.00</b>	<b>-</b>	<b>\$2,824,500.00</b>	<b>\$12,384,500.00</b>

**Verandah East  
Community Development District  
Projected Assessments  
Fiscal Year 2023-2024  
2016 Series Bonds**

\*\*\*PRELIMINARY\*\*\*

**Lee County  
13 years remaining**

Neighborhoods	Parcel #	# Units	Bond Designation	Debt Service Assessment	O & M Assessment	Total Assessment	Outstanding Principal after 2023-2024 tax payment			
Arlington Oaks	119	31	SF 100-1	\$ 3,755.00	\$ 273.22	\$ 4,028.22	\$ 36,316.06	38422.97	0.945165	36316.06
Brantley Oaks	117	23	SF 100-2	3,500.00	273.22	3,773.22	33,844.86	35808.4	0.945165	33844.86
Whispering Oaks	118	31	SF-100-2	3,500.00	273.22	3,773.22	33,844.86	35808.4	0.945165	33844.86
Torey Pines	127S	26	SF-85-1	2,963.00	273.22	3,236.22	28,634.37	30295.62	0.945165	28634.37
Cedar Hammock	124	38	SF 85-2	2,600.00	273.22	2,873.22	25,141.89	26600.52	0.945165	25141.89
Edgewater Trace	127N	23	SF 75	2,662.85	273.22	2,936.07	25,733.71	27226.67	0.945165	25733.71
Palmetto Grove	120	34	SF 70-2	2,000.00	273.22	2,273.22	19,326.08	20447.3	0.945165	19326.08
Sabal Point	121	29	SF 70-3	1,400.00	273.22	1,673.22	13,537.95	14323.36	0.945165	13537.95
Otter Bend	123	45	Villa 60-1	1,600.00	273.22	1,873.22	15,471.93	16369.55	0.945165	15471.93
Citrus Creek	122	30	Villa 60-2	1,300.00	273.22	1,573.22	12,570.86	13300.17	0.945165	12570.86
Woodhaven	126	72	Villa 60-3	2,000.00	273.22	2,273.22	19,326.08	20447.3	0.945165	19326.08
Willow Bend	128	26	SF 50	1,616.00	273.22	1,889.22	15,632.30	16539.22	0.945165	15632.3
Amblewind Cove	132	54	SF 50	1,616.00	273.22	1,889.22	15,632.30	16539.22	0.945165	15632.3
Heritage Preserve	131	108	SF 50	1,616.00	273.22	1,889.22	15,632.30	16539.22	0.945165	15632.3
Magnolia Pointe	129/130	51	SF 50	1,616.00	273.22	1,889.22	15,632.30	16539.22	0.945165	15632.3
Willow Ridge	132	43	SF 50	1,616.00	273.22	1,889.22	15,632.30	16539.22	0.945165	15632.3
Fairway Cove	125	93	SF 50	1,616.00	273.22	1,889.22	15,632.30	16539.22	0.945165	15632.3

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Fiscal Year 2022 - 2023 assessments:						
	SF 100-1	\$ 3,755.00	\$ 273.23	\$ 4,028.23	\$ 38,422.97	
	SF 100-2	3,500.00	273.23	3,773.23	35,808.40	
	SF 85-1	2,963.00	273.23	3,236.23	30,295.62	
	SF 85-2	2,600.00	273.23	2,873.23	26,600.52	
	SF 75	2,662.85	273.23	2,936.08	27,226.67	
	SF 70-2	2,000.00	273.23	2,273.23	20,447.30	
	SF 70-3	1,400.00	273.23	1,673.23	14,323.36	
	Villa 60-1	1,600.00	273.23	1,873.23	16,369.55	
	Villa 60-2	1,300.00	273.23	1,573.23	13,300.17	
	Villa 60-3	2,000.00	273.23	2,273.23	20,447.30	
	SF 50	1,616.00	273.23	1,889.23	16,539.22	

**Verandah West  
Community Development District  
Projected Assessments  
Fiscal Year 2023-2024  
2013 Series**

\*\*\*PRELIMINARY\*\*\*

**Lee County  
9 years remaining**

<b>Neighborhoods</b>	<b>Bond Designation</b>	<b>Debt Service Assessment</b>	<b>O &amp; M Assessment</b>	<b>Total Assessment</b>	<b>Outstanding Principal after 2023-2024 tax payment</b>			
Hammock Creek	River Village	\$ 2,245.81	\$ 231.06	\$ 2,476.87	\$ 15,267.93	16577.10	0.921025	15267.93
Oak Bend	River Village	2,245.81	231.06	2,476.87	15,267.93	16577.10	0.921025	15267.93
Sanctuary Pointe	Custom SF 100	2,245.81	231.06	2,476.87	15,267.93	16577.10	0.921025	15267.93
Shadetree Pointe	Custom SF 100	2,245.81	231.06	2,476.87	15,267.93	16577.10	0.921025	15267.93
Mossy Oak	Custom SF 100	2,245.81	231.06	2,476.87	15,267.93	16577.10	0.921025	15267.93
Cypress Marsh	Custom SF 85	1,641.22	231.06	1,872.28	11,157.68	12114.42	0.921025	11157.68
River Point	Custom SF 85	1,641.22	231.06	1,872.28	11,157.68	12114.42	0.921025	11157.68
Winding River West	Production 70-1 (NO BUYDOWN)	1,628.14	231.06	1,859.20	11,494.49	12480.10	0.921025	11494.49
Shady Bend	Production 70-2	1,122.91	231.06	1,353.97	7,633.96	8288.55	0.921025	7633.963
Royal Palm (Lots 1-11, 22-25)	Single Family 65	1,042.70	231.06	1,273.76	7,088.68	7696.51	0.921025	7088.679
Royal Palm (Lots 12-21)	Single Family 50	777.43	231.06	1,008.49	5,285.25	5738.44	0.921025	5285.247
Orange Tree Bend	SF 60/Villa 55	950.17	231.06	1,181.23	6,459.60	7013.49	0.921025	6459.6
Bramble Cove	Villa 50	777.43	231.06	1,008.49	5,285.25	5738.44	0.921025	5285.247
Lakeview	Villa 50	777.43	231.06	1,008.49	5,285.25	5738.44	0.921025	5285.247
Preserves Edge	Villa 50	777.43	231.06	1,008.49	5,285.25	5738.44	0.921025	5285.247
Idlewild	Coach Home - L	580.46	231.06	811.52	3,946.17	4284.54	0.921025	3946.169
Pebblebrook	Coach Home - L	580.46	231.06	811.52	3,946.17	4284.54	0.921025	3946.169
Cottonwood Bend	Town Homes	518.32	231.06	749.38	3,523.71	3825.86	0.921025	3523.713

Fiscal year 2021 - 2022 assessments:	River Village	\$ 2,245.81	\$ 231.06	\$ 2,476.87	\$ 16,577.10
	Custom SF 100	2,245.81	231.06	2,476.87	16,577.10
	Custom SF 85	1,641.22	231.06	1,872.28	12,114.42
	Production 70-1	1,628.14	231.06	1,859.20	12,480.10
	Production 70-2	1,122.91	231.06	1,353.97	8,288.55
	Single Family 65	1,042.70	231.06	1,273.76	7,696.51
	Single Family 50	777.43	231.06	1,008.49	5,738.44
	SF 60/Villa 55	950.17	231.06	1,181.23	7,013.49
	Villa 50	777.43	231.06	1,008.49	5,738.44
	Coach Home - L	580.46	231.06	811.52	4,284.54
	Town Homes	518.32	231.06	749.38	3,825.86