

**VERANDAH EAST & VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICTS
PROPOSED BUDGETS
FISCAL YEAR 2025**

**VERANDAH EAST & VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICTS
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**VERANDAH EAST & VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICTS
COMBINED GENERAL FUND BUDGETS
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 410,543				\$ 629,565
Allowable discounts (4%)	(16,422)				(25,183)
Assessment levy: on-roll - net	394,121	\$ 388,683	\$ 5,438	\$ 394,121	604,382
Assessment levy: off-roll	19,123	9,562	9,561	19,123	35,930
Interest and miscellaneous	600	32	568	600	600
Total revenues	<u>413,844</u>	<u>398,277</u>	<u>15,567</u>	<u>413,844</u>	<u>640,912</u>
EXPENDITURES					
Professional & admin					
Supervisors	7,000	3,600	3,600	7,200	7,200
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	7,593	4,000	11,593	10,000
Field management	21,163	10,581	10,582	21,163	21,163
Engineering	10,000	8,916	2,500	11,416	10,000
Trustee	10,000	5,375	4,625	10,000	10,000
Dissemination agent	8,280	4,141	4,139	8,280	8,280
Arbitrage rebate calculation	3,000	-	3,000	3,000	3,000
Assessment roll preparation	24,000	12,000	12,000	24,000	24,000
Telephone	775	384	391	775	775
Postage	500	448	52	500	500
Insurance	15,200	15,052	148	15,200	16,558
Printing & binding	1,614	807	807	1,614	1,614
Legal advertising	1,500	-	1,500	1,500	1,500
Office expenses & supplies	250	-	250	250	250
Website	1,410	706	704	1,410	1,410
ADA website compliance	400	-	400	400	400
Contingencies	1,500	650	850	1,500	1,500
Annual district filing fee	350	350	-	350	350
Total professional & admin	<u>256,802</u>	<u>133,083</u>	<u>126,928</u>	<u>260,011</u>	<u>258,360</u>
Water management					
Contractual services	123,000	31,711	91,289	123,000	123,000
Aquascaping/pipe cleanout	5,000	-	5,000	5,000	96,300
Perimeter fence/wall ongoing RM not shared	1,800	-	1,800	1,800	1,800
Utilities	1,300	450	850	1,300	1,300
Lake bank restoration not shared	-	-	-	-	127,000
Contingencies	5,000	-	5,000	5,000	5,000
Total water management	<u>136,100</u>	<u>32,161</u>	<u>103,939</u>	<u>136,100</u>	<u>354,400</u>

**VERANDAH EAST & VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICTS
COMBINED GENERAL FUND BUDGETS
FISCAL YEAR 2025**

	Fiscal Year 2024			Total Actual & Projected	Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024		
Other fees and charges					
Property appraiser	1,740	-	1,740	1,740	1,740
Tax collector	3,202	3,001	201	3,202	3,202
Total other fees and charges	<u>4,942</u>	<u>3,001</u>	<u>1,941</u>	<u>4,942</u>	<u>4,942</u>
Total expenditures	<u>397,844</u>	<u>168,245</u>	<u>232,808</u>	<u>401,053</u>	<u>617,702</u>
Net increase/(decrease) of fund balance	16,000	230,032	(217,241)	12,791	23,210
Fund balance - beginning (unaudited)	102,337	122,866	352,898	122,866	135,657
Fund balance - ending (projected)	<u>\$ 118,337</u>	<u>\$ 352,898</u>	<u>\$ 135,657</u>	<u>\$ 135,657</u>	<u>\$ 158,867</u>

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

EXPENDITURES

Supervisors	\$ 7,200
<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	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 & 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	16,558
<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	123,000
Contracts entered into by the Districts for water management related professional services.	
Aquascaping/pipe cleanout	96,300
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.	
Lake bank restoration not shared	127,000
Covers the cost of restoration of lake banks in West lakes H-12 and H8A, the costs of which will be borne by the West CDD only.	
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>\$617,702</u></u>

**VERANDAH EAST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 206,833				\$ 249,256
Allowable discounts (4%)	(8,273)				(9,970)
Assessment levy: on-roll - net	198,560	\$ 195,721	\$ 2,175	\$ 197,896	239,286
Interest and miscellaneous	263	17	246	263	263
Total revenues	198,823	195,738	2,421	198,159	239,549
EXPENDITURES					
Professional & admin					
Supervisors	3,070	1,584	1,584	3,168	3,158
Management and accounting	54,805	27,402	27,404	54,806	54,805
Audit	6,535	-	6,556	6,556	6,535
Legal	4,386	3,341	1,760	5,101	4,386
Field management	9,282	4,641	4,656	9,297	9,282
Engineering	4,386	3,923	1,100	5,023	4,386
Trustee	4,386	2,365	2,035	4,400	4,386
Dissemination agent	3,631	1,816	1,821	3,637	3,631
Arbitrage rebate calculation	1,316	-	1,320	1,320	1,316
Assessment roll preparation	10,526	5,263	5,280	10,543	10,526
Telephone	340	167	172	339	340
Postage	219	197	23	220	219
Insurance	6,666	6,623	65	6,688	7,262
Printing & binding	708	354	355	709	708
Legal advertising	658	-	660	660	658
Office expenses & supplies	110	-	110	110	110
Website	618	310	310	620	618
ADA website compliance	175	-	176	176	175
Contingencies	658	341	374	715	658
Annual district filing fee	154	154	-	154	154
Total professional & admin	112,629	58,481	55,761	114,242	113,313
Water management					
Contractual services	53,945	14,271	40,167	54,438	53,945
Aquascaping/pipe cleanout	2,193	-	2,200	2,200	42,235
Perimeter fence/wall ongoing RM not shared	1,800	-	1,800	1,800	1,800
Utilities	570	198	374	572	570
Lake bank restoration not shared	-	-	-	-	-
Contingencies	2,193	-	2,200	2,200	2,193
Total water management	60,701	14,469	46,741	61,210	100,743

**VERANDAH EAST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
Other fees and charges					
Property appraiser	804	-	800	800	804
Tax collector	1,479	1,384	92	1,476	1,479
Total other fees and charges	<u>2,283</u>	<u>1,384</u>	<u>892</u>	<u>2,276</u>	<u>2,283</u>
Total expenditures	<u>175,613</u>	<u>74,334</u>	<u>103,394</u>	<u>177,728</u>	<u>216,339</u>
Net increase/(decrease) of fund balance	23,210	121,404	(100,973)	20,431	23,210
Fund balance - beginning (unaudited)	28,480	41,873	163,277	41,873	62,304
Fund balance - ending (projected)	<u>\$ 51,690</u>	<u>\$ 163,277</u>	<u>\$ 62,304</u>	<u>\$ 62,304</u>	<u>\$ 85,514</u>

Assessment Summary

Description	Units	FY 2024 Assessment	Proposed Assessment	Total Revenue
On-roll	<u>757.00</u>	\$ 273.22	\$ 329.27	<u>\$ 249,257.39</u>
Total units:	<u>757.00</u>		Total revenue:	<u>\$ 249,257.39</u>

**VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 203,709				\$ 380,308
Allowable discounts (4%)	(8,148)				(15,212)
Assessment levy: on-roll - net	195,561	\$ 192,962	\$ 3,263	\$ 196,225	365,096
Assessment levy: off-roll	19,123	9,562	9,561	19,123	35,930
Interest and miscellaneous	337	15	318	333	337
Total revenues	215,021	202,539	13,142	215,681	401,363
EXPENDITURES					
Professional & admin					
Supervisors	3,930	2,016	2,016	4,032	4,042
Management and accounting	70,155	35,078	35,076	70,154	70,155
Audit	8,365	-	8,344	8,344	8,365
Legal	5,614	4,252	2,240	6,492	5,614
Field management	11,881	5,940	5,926	11,866	11,881
Engineering	5,614	4,993	1,400	6,393	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	6,737	6,720	13,457	13,474
Telephone	435	217	219	436	435
Postage	281	251	29	280	281
Insurance	8,534	8,429	83	8,512	9,296
Printing & binding	906	453	452	905	906
Legal advertising	842	-	840	840	842
Office expenses & supplies	140	-	140	140	140
Website	792	396	394	790	792
ADA website compliance	225	-	224	224	225
Contingencies	842	309	476	785	842
Annual district filing fee	196	196	-	196	196
Total professional & admin fees	144,173	74,602	71,167	145,769	145,047
Water management					
Contractual services	69,055	17,440	51,122	68,562	69,055
Aquascaping/pipe cleanout	2,807	-	2,800	2,800	54,065
Perimeter fence/wall ongoing RM not shared	-	-	-	-	-
Utilities	730	252	476	728	730
Lake bank restoration not shared	-	-	-	-	127,000
Contingencies	2,807	-	2,800	2,800	2,807
Total water management	75,399	17,692	57,198	74,890	253,657

**VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
Other fees and charges					
Property appraiser	936	-	940	940	936
Tax collector	1,723	1,617	109	1,726	1,723
Total other fees and charges	<u>2,659</u>	<u>1,617</u>	<u>1,049</u>	<u>2,666</u>	<u>2,659</u>
Total expenditures	<u>222,231</u>	<u>93,911</u>	<u>129,414</u>	<u>223,325</u>	<u>401,363</u>
 Net Increase/(decrease) of fund balance	 (7,210)	 108,628	 (116,272)	 (7,644)	 -
 Fund balance - beginning (unaudited)	 73,857	 80,993	 189,621	 80,993	 73,349
Fund balance - ending (projected)	<u>\$ 66,647</u>	<u>\$ 189,621</u>	<u>\$ 73,349</u>	<u>\$ 73,349</u>	<u>\$ 73,349</u>

Assessment Summary

Description	Units	FY 2023 Assessment	Proposed Assessment	Total Revenue
On-roll	881.63	\$ 231.06	\$ 431.37	\$ 380,308.73
Off-roll	87.40	219.16	411.10	35,930.14
Total units:	<u>969.03</u>		Total revenue:	<u>\$416,238.87</u>

**VERANDAH EAST
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2016 BONDS
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 1,505,789				\$ 1,505,789
Allowable discounts (4%)	(60,232)				(60,232)
Assessment levy: on-roll - net	1,445,557	\$ 1,414,417	\$ 31,140	\$ 1,445,557	1,445,557
Interest	-	25,999	-	25,999	-
Total revenues	1,445,557	1,440,416	31,140	1,471,556	1,445,557
EXPENDITURES					
Debt service					
Principal	845,000	-	845,000	845,000	875,000
Interest	624,456	312,228	312,228	624,456	592,769
Prepayment	-	5,000	-	5,000	-
Total debt service	1,469,456	317,228	1,157,228	1,474,456	1,467,769
Excess/(deficiency) of revenues over/(under) expenditures	(23,899)	1,123,188	(1,126,088)	(2,900)	(22,212)
Beginning fund balance (unaudited)	857,100	890,478	2,013,666	890,478	887,578
Ending fund balance (projected)	<u>\$ 833,201</u>	<u>\$ 2,013,666</u>	<u>\$ 887,578</u>	<u>\$ 887,578</u>	<u>865,366</u>
Use of fund balance					
Debt service reserve account balance (Required)					(375,000)
Interest expense - November 1, 2025					(279,978)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 210,388</u>

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

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+
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
11/01/2033	-	-	111,843.75	111,843.75
05/01/2034	1,250,000.00	4.125%	111,843.75	1,361,843.75
11/01/2034	-	-	86,062.50	86,062.50
05/01/2035	1,305,000.00	4.250%	86,062.50	1,391,062.50
11/01/2035	-	-	58,331.25	58,331.25
05/01/2036	1,355,000.00	4.250%	58,331.25	1,413,331.25
11/01/2036	-	-	29,537.50	29,537.50
05/01/2037	1,390,000.00	4.250%	29,537.50	1,419,537.50
Total	\$14,565,000.00		\$4,553,450.08	\$19,118,450.08

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

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 943,991				\$ 943,991
Allowable discounts (4%)	(37,760)				(37,760)
Assessment levy: on-roll - net	906,231	\$ 885,439	\$ 20,792	\$ 906,231	906,231
Assessment levy: off-roll	332,699	-	332,699	332,699	332,699
Interest	-	20,407	-	20,407	-
Total revenues	<u>1,238,930</u>	<u>905,846</u>	<u>353,491</u>	<u>1,259,337</u>	<u>1,238,930</u>
EXPENDITURES					
Debt service					
Principal	755,000	-	755,000	755,000	795,000
Interest	478,000	239,000	239,000	478,000	440,000
Prepayment	-	5,000	-	5,000	-
Total expenditures	<u>1,233,000</u>	<u>244,000</u>	<u>994,000</u>	<u>1,238,000</u>	<u>1,235,000</u>
Excess/(deficiency) of revenues over/(under) expenditures	5,930	661,846	(640,509)	21,337	3,930
Fund balance:					
Beginning fund balance (unaudited)	682,094	770,975	1,432,821	770,975	792,312
Ending fund balance (projected)	<u>\$ 688,024</u>	<u>\$ 1,432,821</u>	<u>\$ 792,312</u>	<u>\$ 792,312</u>	<u>796,242</u>
Use of fund balance					
Debt service reserve account balance (required)					(448,350)
Interest expense - November 1, 2025					(200,125)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 147,767</u>

Verandah West

Community Development District

Series 2013

\$15,920,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2024	-	-	220,000.00	220,000.00
05/01/2025	795,000.00	5.000%	220,000.00	1,015,000.00
11/01/2025	-	-	200,125.00	200,125.00
05/01/2026	835,000.00	5.000%	200,125.00	1,035,125.00
11/01/2026	-	-	179,250.00	179,250.00
05/01/2027	875,000.00	5.000%	179,250.00	1,054,250.00
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
Total	\$8,800,000.00		\$2,345,750.00	\$11,145,750.00

**Verandah East
Community Development District
Projected Assessments
Fiscal Year 2024-2025
2016 Series Bonds**

*****PRELIMINARY*****

**Lee County
12 years remaining**

Neighborhoods	Parcel #	# Units	Bond Designation	Debt Service Assessment	O & M Assessment	Total Assessment	Outstanding Principal after 2024-2025 tax payment
Arlington Oaks	119	31	SF 100-1	\$ 3,755.00	\$ 329.27	\$ 4,084.27	\$ 34,134.35
Brantley Oaks	117	23	SF 100-2	3,500.00	329.27	3,829.27	31,811.61
Whispering Oaks	118	31	SF-100-2	3,500.00	329.27	3,829.27	31,811.61
Torey Pines	127S	26	SF-85-1	2,963.00	329.27	3,292.27	26,914.15
Cedar Hammock	124	38	SF 85-2	2,600.00	329.27	2,929.27	23,631.48
Edgewater Trace	127N	23	SF 75	2,662.85	329.27	2,992.12	24,187.74
Palmetto Grove	120	34	SF 70-2	2,000.00	329.27	2,329.27	18,165.06
Sabal Point	121	29	SF 70-3	1,400.00	329.27	1,729.27	12,724.65
Otter Bend	123	45	Villa 60-1	1,600.00	329.27	1,929.27	14,542.45
Citrus Creek	122	30	Villa 60-2	1,300.00	329.27	1,629.27	11,815.66
Woodhaven	126	72	Villa 60-3	2,000.00	329.27	2,329.27	18,165.06
Willow Bend	128	26	SF 50	1,616.00	329.27	1,945.27	14,693.18
Ambleswind Cove	132	54	SF 50	1,616.00	329.27	1,945.27	14,693.18
Heritage Preserve	131	108	SF 50	1,616.00	329.27	1,945.27	14,693.18
Magnolia Pointe	129/130	51	SF 50	1,616.00	329.27	1,945.27	14,693.18
Willow Ridge	132	43	SF 50	1,616.00	329.27	1,945.27	14,693.18
Fairway Cove	125	93	SF 50	1,616.00	329.27	1,945.27	14,693.18

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Fiscal Year 2023 - 2024 assessments:							
			SF 100-1	\$ 3,755.00	\$ 273.22	\$ 4,028.22	\$ 36,316.06
			SF 100-2	3,500.00	273.22	3,773.22	33,844.86
			SF 85-1	2,963.00	273.22	3,236.22	28,634.37
			SF 85-2	2,600.00	273.22	2,873.22	25,141.89
			SF 75	2,662.85	273.22	2,936.07	25,733.71
			SF 70-2	2,000.00	273.22	2,273.22	19,326.08
			SF 70-3	1,400.00	273.22	1,673.22	13,537.95
			Villa 60-1	1,600.00	273.22	1,873.22	15,471.93
			Villa 60-2	1,300.00	273.22	1,573.22	12,570.86
			Villa 60-3	2,000.00	273.22	2,273.22	19,326.08
			SF 50	1,616.00	273.22	1,889.22	15,632.30

**Verandah West
Community Development District
Projected Assessments
Fiscal Year 2024-2025
2013 Series**

*****PRELIMINARY*****

**Lee County
8 years remaining**

Neighborhoods	Bond Designation	Debt Service Assessment	O & M Assessment	Total Assessment	Outstanding Principal after 2024-2025 tax payment
Hammock Creek	River Village	\$ 2,245.81	\$ 431.37	\$ 2,677.18	\$ 13,888.61
Oak Bend	River Village	2,245.81	431.37	2,677.18	13,888.61
Sanctuary Pointe	Custom SF 100	2,245.81	431.37	2,677.18	13,888.61
Shadetree Pointe	Custom SF 100	2,245.81	431.37	2,677.18	13,888.61
Mossy Oak	Custom SF 100	2,245.81	431.37	2,677.18	13,888.61
Cypress Marsh	Custom SF 85	1,641.22	431.37	2,072.59	10,149.69
River Point	Custom SF 85	1,641.22	431.37	2,072.59	10,149.69
Winding River West	Production 70-1 (NO BUYDOWN)	1,628.14	431.37	2,059.51	10,456.07
Shady Bend	Production 70-2	1,122.91	431.37	1,554.28	6,944.30
Royal Palm (Lots 1-11, 22-25)	Single Family 65	1,042.70	431.37	1,474.07	6,448.28
Royal Palm (Lots 12-21)	Single Family 50	777.43	431.37	1,208.80	4,807.78
Orange Tree Bend	SF 60/Villa 55	950.17	431.37	1,381.54	5,876.03
Bramble Cove	Villa 50	777.43	431.37	1,208.80	4,807.78
Lakeview	Villa 50	777.43	431.37	1,208.80	4,807.78
Preserves Edge	Villa 50	777.43	431.37	1,208.80	4,807.78
Idlewild	Coach Home - L	580.46	431.37	1,011.83	3,589.67
Pebblebrook	Coach Home - L	580.46	431.37	1,011.83	3,589.67
Cottonwood Bend	Town Homes	518.32	431.37	949.69	3,205.37

Fiscal year 2023 - 2024 assessments:	River Village	\$ 2,245.81	\$ 231.06	\$ 2,476.87	\$ 15,267.93
	Custom SF 100	2,245.81	231.06	2,476.87	15,267.93
	Custom SF 85	1,641.22	231.06	1,872.28	11,157.68
	Production 70-1	1,628.14	231.06	1,859.20	11,494.49
	Production 70-2	1,122.91	231.06	1,353.97	7,633.96
	Single Family 65	1,042.70	231.06	1,273.76	7,088.68
	Single Family 50	777.43	231.06	1,008.49	5,285.25
	SF 60/Villa 55	950.17	231.06	1,181.23	6,459.60
	Villa 50	777.43	231.06	1,008.49	5,285.25
	Coach Home - L	580.46	231.06	811.52	3,946.17
	Town Homes	518.32	231.06	749.38	3,523.71