

**VERANDAH EAST & VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICTS
ADOPTED BUDGET
FISCAL YEAR 2026**

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

Description	Page Number(s)
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 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 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 629,564				\$ 629,564
Allowable discounts (4%)	(25,182)				(25,183)
Assessment levy: on-roll - net	604,382	\$ 582,456	\$ 21,926	\$ 604,382	604,381
Assessment levy: off-roll	35,930	17,965	17,965	35,930	35,930
Interest and miscellaneous	600	37	563	600	600
Total revenues	640,912	600,458	40,454	640,912	640,911
EXPENDITURES					
Professional & admin					
Supervisors	7,200	1,800	3,600	5,400	7,200
Management and accounting	124,960	62,480	62,480	124,960	124,960
Audit	14,900	8,365	6,535	14,900	14,900
Legal	10,000	3,106	4,000	7,106	10,000
Field management	21,163	10,581	10,582	21,163	21,163
Engineering	10,000	4,207	2,500	6,707	10,000
Trustee	10,000	5,375	4,625	10,000	10,000
Dissemination agent	8,280	4,139	4,141	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	388	387	775	775
Postage	500	298	202	500	500
Insurance	16,558	15,654	904	16,558	18,612
Printing & binding	1,614	807	807	1,614	1,614
Legal advertising	1,500	57	1,443	1,500	1,500
Office expenses & supplies	250	-	250	250	250
Website	1,410	705	705	1,410	1,410
ADA website compliance	400	-	400	400	400
Contingencies	1,500	939	561	1,500	1,500
Annual district filing fee	350	350	-	350	350
Total professional & admin	258,360	131,251	119,122	250,373	260,414
Water management					
Contractual services	123,000	64,466	58,534	123,000	123,000
Aquascaping/pipe cleanout	96,300	87,500	8,800	96,300	96,300
Perimeter fence/wall ongoing RM <i>not shared*</i>	1,800	750	1,050	1,800	1,800
Utilities	1,300	449	851	1,300	1,300
Lake bank restoration <i>not shared*</i>	127,000	-	-	-	132,000
Contingencies	5,000	-	5,000	5,000	5,000
Total water management	354,400	153,165	74,235	227,400	359,400

**VERANDAH EAST & VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICTS
COMBINED GENERAL FUND BUDGETS
FISCAL YEAR 2026**

	Fiscal Year 2025			Total Actual & Projected	Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025		
Other fees and charges					
Property appraiser	1,740	1,631	109	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>4,632</u>	<u>310</u>	<u>4,942</u>	<u>4,942</u>
Total expenditures	<u>617,702</u>	<u>289,048</u>	<u>193,667</u>	<u>482,715</u>	<u>624,756</u>
 Net increase/(decrease) of fund balance	 23,210	 311,410	 (153,213)	 158,197	 16,155
 Fund balance - beginning (unaudited)	 <u>135,653</u>	 <u>139,450</u>	 <u>450,860</u>	 <u>139,450</u>	 <u>297,647</u>
Fund balance - ending (projected)	<u>\$ 158,863</u>	<u>\$ 450,860</u>	<u>\$ 297,647</u>	<u>\$ 297,647</u>	<u>\$ 313,802</u>

* Items not shared are fully paid for by either the East or the West CDD only.

**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. Additionally, the District utilize FL GIS for their GIS annual mapping updates.</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 Wrathell, Hunt and Associates, LLC, to prepare the annual</p>	
Telephone	775
<p>Telephone and fax machine services.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Insurance	18,612
<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*	132,000
Covers the cost of restoration of lake banks in West lakes, 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>\$624,756</u></u>

**VERANDAH EAST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 249,256				\$ 249,255
Allowable discounts (4%)	(9,970)				(9,970)
Assessment levy: on-roll - net	239,286	\$ 230,982	\$ 8,770	\$ 239,752	239,285
Interest and miscellaneous	263	18	248	266	263
Total revenues	239,549	231,000	9,018	240,018	239,548
EXPENDITURES					
Professional & admin					
Supervisors	3,158	792	1,584	2,376	3,158
Management and accounting	54,805	27,402	27,491	54,893	54,805
Audit	6,535	3,681	2,875	6,556	6,535
Legal	4,386	1,502	1,760	3,262	4,386
Field management	9,282	4,641	4,656	9,297	9,282
Engineering	4,386	2,876	1,100	3,976	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	5,263	5,280	10,543	10,526
Telephone	340	170	170	340	340
Postage	219	131	89	220	219
Insurance	7,262	6,888	452	7,340	9,306
Printing & binding	708	354	355	709	708
Legal advertising	658	25	635	660	658
Office expenses & supplies	110	-	110	110	110
Website	618	310	310	620	618
ADA website compliance	175	-	176	176	175
Contingencies	658	487	247	734	658
Annual district filing fee	154	154	-	154	154
Total professional & admin	113,313	58,856	52,467	111,323	115,357
Water management					
Contractual services	53,945	28,365	25,755	54,120	53,945
Aquascaping/pipe cleanout	42,235	38,500	3,872	42,372	42,235
Perimeter fence/wall ongoing RM not shared	1,800	750	1,050	1,800	1,800
Utilities	570	200	374	574	570
Contingencies	2,193	-	2,200	2,200	2,193
Total water management	100,743	67,815	33,251	101,066	100,743

**VERANDAH EAST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
Other fees and charges					
Property appraiser	804	718	50	768	804
Tax collector	1,479	1,384	92	1,476	1,479
Total other fees and charges	<u>2,283</u>	<u>2,102</u>	<u>142</u>	<u>2,244</u>	<u>2,283</u>
Total expenditures	<u>216,339</u>	<u>128,773</u>	<u>85,860</u>	<u>214,633</u>	<u>218,383</u>
 Net increase/(decrease) of fund balance	 23,210	 102,227	 (76,842)	 25,385	 21,165
 Fund balance - beginning (unaudited)	 <u>62,304</u>	 <u>63,525</u>	 <u>165,752</u>	 <u>63,525</u>	 <u>88,910</u>
Fund balance - ending (projected)	<u>\$ 85,514</u>	<u>\$ 165,752</u>	<u>\$ 88,910</u>	<u>\$ 88,910</u>	<u>\$ 110,075</u>

* Items not shared are fully paid for by either the East or the West CDD only.

Assessment Summary

Description	Units	FY 2025	FY 2026	Total
		Assessment	Assessment	Revenue
On-roll	<u>757.00</u>	<u>\$ 329.27</u>	<u>\$ 329.27</u>	<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 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 380,308				\$ 380,308
Allowable discounts (4%)	(15,212)				(15,212)
Assessment levy: on-roll - net	365,096	\$ 351,474	\$ 13,156	\$ 364,630	365,096
Assessment levy: off-roll	35,930	17,965	17,965	35,930	35,930
Interest and miscellaneous	337	19	315	334	337
Total revenues	401,363	369,458	31,436	400,894	401,363
EXPENDITURES					
Professional & admin					
Supervisors	4,042	1,008	2,016	3,024	4,042
Management and accounting	70,155	35,078	34,989	70,067	70,155
Audit	8,365	4,684	3,660	8,344	8,365
Legal	5,614	1,604	2,240	3,844	5,614
Field management	11,881	5,940	5,926	11,866	11,881
Engineering	5,614	1,331	1,400	2,731	5,614
Trustee	5,614	3,010	2,590	5,600	5,614
Dissemination agent	4,649	2,324	2,319	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	218	217	435	435
Postage	281	167	113	280	281
Insurance	9,296	8,766	452	9,218	9,306
Printing & binding	906	453	452	905	906
Legal advertising	842	32	808	840	842
Office expenses & supplies	140	-	140	140	140
Website	792	395	395	790	792
ADA website compliance	225	-	224	224	225
Contingencies	842	452	314	766	842
Annual district filing fee	196	196	-	196	196
Total professional & admin fees	145,047	72,395	66,655	139,050	145,057
Water management					
Contractual services	69,055	36,101	32,779	68,880	69,055
Aquascaping/pipe cleanout	54,065	49,000	4,928	53,928	54,065
Utilities	730	249	477	726	730
Lake bank restoration not shared	127,000	-	-	-	132,000
Contingencies	2,807	-	2,800	2,800	2,807
Total water management	253,657	85,350	40,984	126,334	258,657

**VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025			Total Actual & Projected	Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025		
Other fees and charges					
Property appraiser	936	913	59	972	936
Tax collector	1,723	1,617	109	1,726	1,723
Total other fees and charges	<u>2,659</u>	<u>2,530</u>	<u>168</u>	<u>2,698</u>	<u>2,659</u>
Total expenditures	<u>401,363</u>	<u>160,275</u>	<u>107,807</u>	<u>268,082</u>	<u>406,373</u>
 Net Increase/(decrease) of fund balance	-	209,183	(76,371)	132,812	(5,010)
 Fund balance - beginning (unaudited)	73,349	75,925	285,108	75,925	208,737
Fund balance - ending (projected)	<u>\$ 73,349</u>	<u>\$ 285,108</u>	<u>\$ 208,737</u>	<u>\$ 208,737</u>	<u>\$ 203,727</u>

* Items not shared are fully paid for by either the East or the West CDD only.

Assessment Summary

Description	Units	FY 2025	FY 2026	Total
		Assessment	Assessment	Revenue
On-roll	881.63	\$ 431.37	\$ 431.37	\$ 380,308.73
Off-roll	87.40	411.10	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 2026**

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	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	\$ 1,387,121	\$ 58,436	\$ 1,445,557	1,445,557
Interest	-	23,301	-	23,301	-
Total revenues	1,445,557	1,410,422	58,436	1,468,858	1,445,557
EXPENDITURES					
Debt service					
Principal	875,000	-	875,000	875,000	910,000
Interest	592,769	296,384	296,385	592,769	559,956
Total debt service	1,467,769	296,384	1,171,385	1,467,769	1,469,956
Excess/(deficiency) of revenues over/(under) expenditures	(22,212)	1,114,038	(1,112,949)	1,089	(24,399)
Beginning fund balance (unaudited)	887,578	932,017	2,046,055	932,017	933,106
Ending fund balance (projected)	\$ 865,366	\$ 2,046,055	\$ 933,106	\$ 933,106	908,707
Use of fund balance					
Debt service reserve account balance (required)					(375,000)
Interest expense - November 1, 2026					(262,916)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 270,791

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

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
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	\$13,690,000.00		\$3,960,681.32	\$17,650,681.32

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

	Fiscal Year 2025				Adopted Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	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	\$ 868,137	\$ 38,094	\$ 906,231	906,231
Assessment levy: off-roll	332,699	68,854	263,845	332,699	332,699
Interest	-	19,026	-	19,026	-
Total revenues	<u>1,238,930</u>	<u>956,017</u>	<u>301,939</u>	<u>1,257,956</u>	<u>1,238,930</u>
EXPENDITURES					
Debt service					
Principal	795,000	-	795,000	795,000	835,000
Interest	440,000	220,000	220,000	440,000	400,250
Total expenditures	<u>1,235,000</u>	<u>220,000</u>	<u>1,015,000</u>	<u>1,235,000</u>	<u>1,235,250</u>
Excess/(deficiency) of revenues over/(under) expenditures	3,930	736,017	(713,061)	22,956	3,680
Fund balance:					
Beginning fund balance (unaudited)	792,312	755,901	1,491,918	755,901	778,857
Ending fund balance (projected)	<u>\$ 796,242</u>	<u>\$ 1,491,918</u>	<u>\$ 778,857</u>	<u>\$ 778,857</u>	<u>782,537</u>
Use of fund balance					
Debt service reserve account balance (required)					(448,350)
Interest expense - November 1, 2026					(179,250)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 154,937</u>

Verandah West

Community Development District

Series 2013

\$15,920,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
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	\$8,005,000.00		\$1,905,750.00	\$9,910,750.00

**Verandah East
Community Development District
Projected Assessments
Fiscal Year 2025-2026
2016 Series Bonds**

*****PRELIMINARY*****

**Lee County
11 years remaining**

Neighborhoods	Parcel #	# Units	Bond Designation	Debt Service Assessment	O & M Assessment	Total Assessment	Outstanding Principal after 2025-2026 tax payment
Arlington Oaks	119	31	SF 100-1	\$ 3,755.00	\$ 329.27	\$ 4,084.27	\$ 32,001.69
Brantley Oaks	117	23	SF 100-2	3,500.00	329.27	3,829.27	29,824.07
Whispering Oaks	118	31	SF-100-2	3,500.00	329.27	3,829.27	29,824.07
Torey Pines	127S	26	SF-85-1	2,963.00	329.27	3,292.27	25,232.59
Cedar Hammock	124	38	SF 85-2	2,600.00	329.27	2,929.27	22,155.02
Edgewater Trace	127N	23	SF 75	2,662.85	329.27	2,992.12	22,676.53
Palmetto Grove	120	34	SF 70-2	2,000.00	329.27	2,329.27	17,030.13
Sabal Point	121	29	SF 70-3	1,400.00	329.27	1,729.27	11,929.63
Otter Bend	123	45	Villa 60-1	1,600.00	329.27	1,929.27	13,633.85
Citrus Creek	122	30	Villa 60-2	1,300.00	329.27	1,629.27	11,077.43
Woodhaven	126	72	Villa 60-3	2,000.00	329.27	2,329.27	17,030.13
Willow Bend	128	26	SF 50	1,616.00	329.27	1,945.27	13,775.17
Ambleswind Cove	132	54	SF 50	1,616.00	329.27	1,945.27	13,775.17
Heritage Preserve	131	108	SF 50	1,616.00	329.27	1,945.27	13,775.17
Magnolia Pointe	129/130	51	SF 50	1,616.00	329.27	1,945.27	13,775.17
Willow Ridge	132	43	SF 50	1,616.00	329.27	1,945.27	13,775.17
Fairway Cove	125	93	SF 50	1,616.00	329.27	1,945.27	13,775.17

757

Fiscal Year 2024 - 2025 assessments:							
			SF 100-1	\$ 3,755.00	\$ 329.27	\$ 4,084.27	\$ 34,134.35
			SF 100-2	3,500.00	329.27	3,829.27	31,811.61
			SF 85-1	2,963.00	329.27	3,292.27	26,914.15
			SF 85-2	2,600.00	329.27	2,929.27	23,631.48
			SF 75	2,662.85	329.27	2,992.12	24,187.74
			SF 70-2	2,000.00	329.27	2,329.27	18,165.06
			SF 70-3	1,400.00	329.27	1,729.27	12,724.65
			Villa 60-1	1,600.00	329.27	1,929.27	14,542.45
			Villa 60-2	1,300.00	329.27	1,629.27	11,815.66
			Villa 60-3	2,000.00	329.27	2,329.27	18,165.06
			SF 50	1,616.00	329.27	1,945.27	14,693.18

**Verandah West
Community Development District
Projected Assessments
Fiscal Year 2025-2026
2013 Series**

*****PRELIMINARY*****

**Lee County
7 years remaining**

Neighborhoods	Bond Designation	Debt Service Assessment	O & M Assessment	Total Assessment	Outstanding Principal after 2025-2026 tax payment
Hammock Creek	River Village	\$ 2,245.81	\$ 431.37	\$ 2,677.18	\$ 12,570.77
Oak Bend	River Village	2,245.81	431.37	2,677.18	12,570.77
Sanctuary Pointe	Custom SF 100	2,245.81	431.37	2,677.18	12,570.77
Shadetree Pointe	Custom SF 100	2,245.81	431.37	2,677.18	12,570.77
Mossy Oak	Custom SF 100	2,245.81	431.37	2,677.18	12,570.77
Cypress Marsh	Custom SF 85	1,641.22	431.37	2,072.59	9,186.62
River Point	Custom SF 85	1,641.22	431.37	2,072.59	9,186.62
Winding River West	Production 70-1 (NO BUYDOWN)	1,628.14	431.37	2,059.51	9,463.93
Shady Bend	Production 70-2	1,122.91	431.37	1,554.28	6,285.38
Royal Palm (Lots 1-11, 22-25)	Single Family 65	1,042.70	431.37	1,474.07	5,836.43
Royal Palm (Lots 12-21)	Single Family 50	777.43	431.37	1,208.80	4,351.59
Orange Tree Bend	SF 60/Villa 55	950.17	431.37	1,381.54	5,318.47
Bramble Cove	Villa 50	777.43	431.37	1,208.80	4,351.59
Lakeview	Villa 50	777.43	431.37	1,208.80	4,351.59
Preserves Edge	Villa 50	777.43	431.37	1,208.80	4,351.59
Idlewild	Coach Home - L	580.46	431.37	1,011.83	3,249.06
Pebblebrook	Coach Home - L	580.46	431.37	1,011.83	3,249.06
Cottonwood Bend	Town Homes	518.32	431.37	949.69	2,901.22

Fiscal year 2024 - 2025 assessments:	River Village	\$ 2,245.81	\$ 431.37	\$ 2,677.18	\$ 13,888.61
	Custom SF 100	2,245.81	431.37	2,677.18	13,888.61
	Custom SF 85	1,641.22	431.37	2,072.59	10,149.69
	Production 70-1	1,628.14	431.37	2,059.51	10,456.07
	Production 70-2	1,122.91	431.37	1,554.28	6,944.30
	Single Family 65	1,042.70	431.37	1,474.07	6,448.28
	Single Family 50	777.43	431.37	1,208.80	4,807.78
	SF 60/Villa 55	950.17	431.37	1,381.54	5,876.03
	Villa 50	777.43	431.37	1,208.80	4,807.78
	Coach Home - L	580.46	431.37	1,011.83	3,589.67
	Town Homes	518.32	431.37	949.69	3,205.37