

Veranda
Community Development District

**Proposed Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026**

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PROPOSED BUDGET
VERANDA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

| | FISCAL YEAR |
|-----------------------------------|--------------------|
| | 2025/2026 |
| | BUDGET |
| REVENUES | |
| O & M Assessments | 86,710 |
| Debt Assessments | 298,200 |
| Other Revenue - Stormwater Fees | 0 |
| Interest Income | 1,200 |
| | |
| TOTAL REVENUES | \$ 386,110 |
| | |
| EXPENDITURES | |
| Supervisor Fees | 0 |
| Payroll Taxes - Employer | 0 |
| Engineering/Inspections | 10,000 |
| Management | 41,124 |
| Legal | 10,000 |
| Assessment Roll | 5,000 |
| Audit Fees | 4,100 |
| Insurance | 8,000 |
| Legal Advertisements | 1,300 |
| Miscellaneous | 750 |
| Postage | 225 |
| Office Supplies | 500 |
| Dues & Subscriptions | 175 |
| Trustee Fee | 3,500 |
| Continuing Disclosure Fee | 500 |
| Water Management/Drainage | 0 |
| TOTAL EXPENDITURES | \$ 85,174 |
| | |
| REVENUES LESS EXPENDITURES | \$ 300,936 |
| | |
| Bond Payments | (280,308) |
| | |
| BALANCE | \$ 20,628 |
| | |
| Tax Collector Fee | (7,547) |
| Property Appraiser Fee | (7,547) |
| Discounts For Early Payments | (15,094) |
| | |
| EXCESS/ (SHORTFALL) | \$ (9,560) |
| | |
| Carryover Funds From Prior Year | 9,560 |
| | |
| NET EXCESS/ (SHORTFALL) | \$ - |

Note: Stormwater Reserve Balance As Of 3/1/25 Was \$235,275.

DETAILED PROPOSED BUDGET
VERANDA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

| | FISCAL YEAR 2023/2024 ACTUAL | FISCAL YEAR 2024/2025 BUDGET | FISCAL YEAR 2025/2026 BUDGET | COMMENTS |
|-----------------------------------|------------------------------------|------------------------------------|------------------------------------|---|
| REVENUES | | | | |
| O & M Assessments | 86,967 | 86,725 | 86,710 | Expenditures Less Interest/Discounts & Fees |
| Debt Assessments | 299,187 | 298,200 | 298,200 | Bond Payments/Discounts & Fees |
| Other Revenue - Stormwater Fees | 46,836 | 0 | 0 | |
| Interest Income | 20,209 | 720 | 1,200 | Interest Projected At \$100 Per Month |
| | | | | |
| TOTAL REVENUES | 453,199 | \$ 385,645 | \$ 386,110 | |
| | | | | |
| EXPENDITURES | | | | |
| Supervisor Fees | 0 | 0 | 0 | |
| Payroll Taxes - Employer | 0 | 0 | 0 | |
| Engineering/Inspections | 6,628 | 1,750 | 10,000 | \$8,250 Increase From 2024/2025 Budget |
| Management | 38,808 | 39,972 | 41,124 | CPI Adjustment |
| Legal | 6,090 | 10,500 | 10,000 | \$500 Decrease From 2024/2025 Budget |
| Assessment Roll | 5,000 | 5,000 | 5,000 | As Per Contract |
| Audit Fees | 3,900 | 4,000 | 4,100 | \$100 Increase From 2024/2025 Budget |
| Insurance | 7,222 | 7,900 | 8,000 | FY 2023/2024 Expenditure Was \$7,511 |
| Legal Advertisements | 1,315 | 1,300 | 1,300 | No Change From 2024/2025 Budget |
| Miscellaneous | 283 | 800 | 750 | \$50 Decrease From 2024/2025 Budget |
| Postage | 137 | 225 | 225 | No Change From 2024/2025 Budget |
| Office Supplies | 234 | 525 | 500 | \$25 Decrease From 2024/2025 Budget |
| Dues & Subscriptions | 175 | 175 | 175 | No Change From 2024/2025 Budget |
| Trustee Fee | 3,500 | 3,500 | 3,500 | No Change From 2024/2025 Budget |
| Continuing Disclosure Fee | 350 | 500 | 500 | No Change From 2024/2025 Budget |
| Water Management/Drainage | 11,355 | 0 | 0 | |
| TOTAL EXPENDITURES | 84,997 | \$ 76,147 | \$ 85,174 | |
| | | | | |
| REVENUES LESS EXPENDITURES | 368,202 | \$ 309,498 | \$ 300,936 | |
| | | | | |
| Bond Payments | (281,301) | (280,308) | (280,308) | 2026 P & I Payments Less Earned Interest |
| | | | | |
| BALANCE | 86,901 | \$ 29,190 | \$ 20,628 | |
| | | | | |
| Tax Collector Fee | (5,649) | (7,548) | (7,547) | Two Percent Of Total Assessment Roll |
| Property Appraiser Fee | (7,720) | (7,548) | (7,547) | Two Percent Of Total Assessment Roll |
| Discounts For Early Payments | (14,671) | (15,094) | (15,094) | Four Percent Of Total Assessment Roll |
| | | | | |
| EXCESS/ (SHORTFALL) | \$ 58,861 | \$ (1,000) | \$ (9,560) | |
| | | | | |
| Carryover Funds From Prior Year | 0 | 1,000 | 9,560 | Carryover Funds From Prior Year |
| | | | | |
| NET EXCESS/ (SHORTFALL) | \$ 58,861 | \$ - | \$ - | |

Note: Stormwater Reserve Balance As Of 3/1/25 Was \$235,275.

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
VERANDA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

| | FISCAL YEAR | FISCAL YEAR | FISCAL YEAR | |
|----------------------------|-------------------|-------------------|-------------------|-----------------------------------|
| | 2023/2024 | 2024/2025 | 2025/2026 | |
| REVENUES | ACTUAL | BUDGET | BUDGET | COMMENTS |
| Interest Income | 20,303 | 500 | 1,500 | Projected Interest For 2025/2026 |
| NAV Tax Collection | 281,301 | 280,308 | 280,308 | Maximum Debt Service Collection |
| Prepaid Bond Collection | 11,511 | 0 | 0 | |
| Total Revenues | \$ 313,115 | \$ 280,808 | \$ 281,808 | |
| EXPENDITURES | | | | |
| Principal Payments | 105,000 | 95,000 | 105,000 | Principal Payment Due In 2026 |
| Interest Payments | 187,538 | 180,850 | 176,075 | Interest Payments Due In 2026 |
| Bond Redemption | 0 | 4,958 | 733 | Estimated Excess Debt Collections |
| Total Expenditures | \$ 292,538 | \$ 280,808 | \$ 281,808 | |
| Excess/ (Shortfall) | \$ 20,577 | \$ - | \$ - | |

Series 2015 Bond Information

Original Par Amount = \$4,270,000 Annual Principal Payments Due = November 1st
Interest Rate = 4.00% - 5.25% Annual Interest Payments Due = May 1st & November 1st
Issue Date = September 2015
Maturity Date = November 2045

Par Amount As Of 1/1/25 = \$3,510,000

**VERANDA COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON**

| | Fiscal Year 2022/2023 Assessment* | Fiscal Year 2023/2024 Assessment* | Fiscal Year 2024/2025 Assessment* | Fiscal Year 2025/2026 Projected Assessment* |
|--|---|---|---|---|
| O & M For Single Family 42' Unit | \$ 229.72 | \$ 229.60 | \$ 229.49 | \$ 229.45 |
| <u>Debt For Single Family 42' Unit</u> | <u>\$ 606.00</u> | <u>\$ 606.00</u> | <u>\$ 606.00</u> | <u>\$ 606.00</u> |
| Total For Single Family 42' Unit | \$ 835.72 | \$ 835.60 | \$ 835.49 | \$ 835.45 |
| | | | | |
| O & M For Single Family 52' Unit | \$ 229.72 | \$ 229.60 | \$ 229.49 | \$ 229.45 |
| <u>Debt For Single Family 52' Unit</u> | <u>\$ 779.00</u> | <u>\$ 779.00</u> | <u>\$ 779.00</u> | <u>\$ 779.00</u> |
| Total For Single Family 52' Unit | \$ 1,008.72 | \$ 1,008.60 | \$ 1,008.49 | \$ 1,008.45 |
| | | | | |
| O & M For Single Family 66' Unit | \$ 229.72 | \$ 229.60 | \$ 229.49 | \$ 229.45 |
| <u>Debt For Single Family 66' Unit</u> | <u>\$ 987.00</u> | <u>\$ 987.00</u> | <u>\$ 987.00</u> | <u>\$ 987.00</u> |
| Total For Single Family 66' Unit | \$ 1,216.72 | \$ 1,216.60 | \$ 1,216.49 | \$ 1,216.45 |

Note

* Assessments Include the Following :

4% Discount for Early Payments
County Tax Collector Fee
County Property Appraiser Fee

Community Information:

Single Family 42' Units: 69
Single Family 52' Units: 210
Single Family 66' Units: 99
Total: 378 Units

Single Family 42' Information:

Total Units: 69
Prepayments: 1
Billed For Debt: 68

Single Family 52' Information:

Total Units: 210
Prepayments: 3
Billed For Debt: 207

Single Family 66' Information:

Total Units: 99
Prepayments: 2
Billed For Debt: 97

One New Prepayer in 23/24 For 24/25
Single Family 66'