

Veranda
Community Development District

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

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

	FISCAL YEAR 2025/2026 BUDGET
REVENUES	
O & M Assessments	86,690
Debt Assessments	297,214
Other Revenue - Stormwater Fees	0
Interest Income	1,200
TOTAL REVENUES	\$ 385,104
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	\$ 299,930
Bond Payments	(279,381)
BALANCE	\$ 20,549
Tax Collector Fee	(7,527)
Property Appraiser Fee	(7,527)
Discounts For Early Payments	(15,055)
EXCESS/ (SHORTFALL)	\$ (9,560)
Carryover Funds From Prior Year	9,560
NET EXCESS/ (SHORTFALL)	\$ -

Note: Stormwater Reserve Balance As Of 6/30/25 Was \$282,268.

DETAILED FINAL 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	86,690	Expenditures Less Interest/Discounts & Fees
Debt Assessments	299,187	298,200	297,214	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	\$ 385,104	
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 2024/2025 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	\$ 299,930	
Bond Payments	(281,301)	(280,308)	(279,381)	2026 P & I Payments Less Earned Interest
BALANCE	86,901	\$ 29,190	\$ 20,549	
Tax Collector Fee	(5,649)	(7,548)	(7,527)	Two Percent Of Total Assessment Roll
Property Appraiser Fee	(7,720)	(7,548)	(7,527)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(14,671)	(15,094)	(15,055)	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 6/30/25 Was \$282,268.

DETAILED FINAL 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	279,381	Maximum Debt Service Collection
Prepaid Bond Collection	11,511	0	0	
Total Revenues	\$ 313,115	\$ 280,808	\$ 280,881	
EXPENDITURES				
Principal Payments	105,000	95,000	105,000	Principal Payment Due In 2026
Interest Payments	187,538	180,850	175,565	Interest Payments Due In 2026
Bond Redemption	0	4,958	316	Estimated Excess Debt Collections
Total Expenditures	\$ 292,538	\$ 280,808	\$ 280,881	
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: 3
Billed For Debt: 96

One New Prepayer in 24/25 For 25/26
Single Family 66'