

Veranda
Community Development District

**Proposed Budget For
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

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PROPOSED BUDGET
VERANDA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

REVENUES	FISCAL YEAR 2026/2027 BUDGET
O & M Assessments	86,658
Debt Assessments	297,214
Other Revenue - Stormwater Fees	0
Interest Income	1,320
TOTAL REVENUES	\$ 385,192
EXPENDITURES	
Supervisor Fees	0
Payroll Taxes - Employer	0
Engineering/Inspections	10,000
Management	42,228
Legal	9,500
Assessment Roll	5,000
Audit Fees	3,900
Insurance	8,000
Legal Advertisements	1,500
Miscellaneous	700
Postage	225
Office Supplies	475
Dues & Subscriptions	175
Trustee Fee	3,500
Continuing Disclosure Fee	500
Miscellaneous Maintenance	2,000
TOTAL EXPENDITURES	\$ 87,703
REVENUES LESS EXPENDITURES	\$ 297,489
Bond Payments	(279,381)
BALANCE	\$ 18,108
Tax Collector Fee	(7,527)
Property Appraiser Fee	(7,527)
Discounts For Early Payments	(15,054)
EXCESS/ (SHORTFALL)	\$ (12,000)
Carryover Funds From Prior Year	12,000
NET EXCESS/ (SHORTFALL)	\$ -

Note: Stormwater Reserve Balance As Of 1/31/26 Was \$283,428.

DETAILED PROPOSED BUDGET
VERANDA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
O & M Assessments	87,167	86,690	86,658	Expenditures Less Interest/Discounts & Fees
Debt Assessments	298,201	297,214	297,214	Bond Payments/Discounts & Fees
Other Revenue - Stormwater Fees	48,152	0	0	
Interest Income	17,759	1,200	1,320	Interest Projected At \$110 Per Month
TOTAL REVENUES	451,279	\$ 385,104	\$ 385,192	
EXPENDITURES				
Supervisor Fees	0	0	0	
Payroll Taxes - Employer	0	0	0	
Engineering/Inspections	22,833	10,000	10,000	No Change From 2025/2026 Budget
Management	39,972	41,124	42,228	CPI Adjustment
Legal	1,935	10,000	9,500	\$500 Decrease From 2025/2026 Budget
Assessment Roll	5,000	5,000	5,000	As Per Contract
Audit Fees	4,000	4,100	3,900	Accepted Amount For 2025/2026 Audit
Insurance	7,511	8,000	8,000	FY 2025/2026 Expenditure Was \$7,269
Legal Advertisements	1,487	1,300	1,500	\$200 Increase From 2025/2026 Budget
Miscellaneous	295	750	700	\$50 Decrease From 2025/2026 Budget
Postage	43	225	225	No Change From 2025/2026 Budget
Office Supplies	227	500	475	\$25 Decrease From 2025/2026 Budget
Dues & Subscriptions	175	175	175	No Change From 2025/2026 Budget
Trustee Fee	3,500	3,500	3,500	No Change From 2025/2026 Budget
Continuing Disclosure Fee	350	500	500	No Change From 2025/2026 Budget
Miscellaneous Maintenance	4,900	0	2,000	Drainage, Etc.
TOTAL EXPENDITURES	92,228	\$ 85,174	\$ 87,703	
REVENUES LESS EXPENDITURES	359,051	\$ 299,930	\$ 297,489	
Bond Payments	(281,168)	(279,381)	(279,381)	2027 P & I Payments Less Earned Interest
BALANCE	77,883	\$ 20,549	\$ 18,108	
Tax Collector Fee	(6,791)	(7,527)	(7,527)	Two Percent Of Total Assessment Roll
Property Appraiser Fee	(7,699)	(7,527)	(7,527)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(14,581)	(15,055)	(15,054)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 48,812	\$ (9,560)	\$ (12,000)	
Carryover Funds From Prior Year	0	9,560	12,000	Carryover Funds From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 48,812	\$ -	\$ -	

Note: Stormwater Reserve Balance As Of 1/31/26 Was \$283,428.

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
VERANDA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2024/2025	2025/2026	2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	18,000	1,500	1,750	Projected Interest For 2026/2027
NAV Tax Collection	281,168	279,381	279,381	Maximum Debt Service Collection
Prepaid Bond Collection	11,152	0	0	
Total Revenues	\$ 310,320	\$ 280,881	\$ 281,131	
EXPENDITURES				
Principal Payments	95,000	105,000	110,000	Principal Payment Due In 2027
Interest Payments	182,731	175,565	170,813	Interest Payments Due In 2027
Bond Redemption	10,000	316	318	Estimated Excess Debt Collections
Total Expenditures	\$ 287,731	\$ 280,881	\$ 281,131	
Excess/ (Shortfall)	\$ 22,589	\$ -	\$ -	

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 1/1/26 =	\$3,405,000		

**VERANDA COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON**

	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Assessment*	Fiscal Year 2026/2027 Projected Assessment*
O & M For Single Family 42' Unit	\$ 229.60	\$ 229.49	\$ 229.45	\$ 229.26
<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	\$ 835.60	\$ 835.49	\$ 835.45	\$ 835.26
O & M For Single Family 52' Unit	\$ 229.60	\$ 229.49	\$ 229.45	\$ 229.26
<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	\$ 1,008.60	\$ 1,008.49	\$ 1,008.45	\$ 1,008.26
O & M For Single Family 66' Unit	\$ 229.60	\$ 229.49	\$ 229.45	\$ 229.26
<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	\$ 1,216.60	\$ 1,216.49	\$ 1,216.45	\$ 1,216.26

* 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