

Veranda Landing
Community Development District

Adopted Budget
FY 2027



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Veranda Landing
Community Development District
Adopted Budget
General Fund

Description	Adopted Budget	Actuals Thru	Projected Next	Projected Thru	Adopted Budget
	FY2026	3/31/26	6 Months	9/30/26	FY 2027
REVENUES:					
Special Assessments - On Roll	\$ 63,641	\$ 59,630	\$ 4,011	\$ 63,641	\$ 63,641
Interest income	-	575	660	1,235	750
Carry Forward Surplus	-	-	-	-	3,264
TOTAL REVENUES	\$ 63,641	\$ 60,205	\$ 4,671	\$ 64,876	\$ 67,655
EXPENDITURES:					
Administrative					
Engineering	\$ 3,000	\$ 1,270	\$ 1,730	\$ 3,000	\$ 5,000
Attorney	9,000	3,309	5,691	9,000	10,000
Annual Audit	3,744	-	3,600	3,600	3,750
Assessment Administration	2,226	2,226	-	2,226	2,226
Dissemination Agent	2,226	1,113	1,113	2,226	2,226
Trustee Fees	4,434	3,892	-	3,892	4,434
Management Fees	27,825	13,913	13,913	27,825	29,495
Information Technology	557	279	279	557	590
Website Maintenance	1,590	795	795	1,590	1,590
Postage & Delivery	250	79	80	159	150
Insurance General Liability	6,350	5,512	-	5,512	6,063
Printing & Binding	264	1	49	50	156
Legal Advertising	1,500	306	694	1,000	1,000
Other Current Charges	500	293	507	800	800
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	\$ 63,641	\$ 33,162	\$ 28,450	\$ 61,612	\$ 67,655
TOTAL EXPENDITURES	\$ 63,641	\$ 33,162	\$ 28,450	\$ 61,612	\$ 67,655
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 27,043	\$ (23,779)	\$ 3,264	\$ -

Neighborhood	Assessable Units	Net Assessment	Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase / (Decrease)
Single Family	230	\$ 63,641	\$ 69,175	\$ 300.76	\$ 300.76	-
TOTAL	230	\$ 63,641	\$ 69,175			

Veranda Landing
Community Development District
Budget Narrative
Fiscal Year 2027

REVENUES

Special Assessments-Tax Roll

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

Expenditures - Administrative

Engineering

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

Attorney

The District's Attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

Assessment Administration

GMS SF, LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector and financial advisory services.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Trustee Fees

The District bonds are held and administered by a Trustee at US Bank. This represents the trustee annual fee.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-South Florida, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Information Technology

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services – South Florida, LLC.

Website Maintenance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-SF, LLC and updated monthly.

Postage and Delivery

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Insurance General Liability

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Other Current Charges

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

Due, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity Community Affairs for \$175.

Veranda Landing
Community Development District
Adopted Budget
Debt Service Series 2023 Special Assessment Bonds

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Adopted Budget FY 2027
REVENUES:					
Special Assessments-On Roll	\$ 204,076	\$ 190,677	\$ 13,398	\$ 204,076	\$ 204,076
Interest Earnings	5,000	4,420	580	5,000	5,000
Carry Forward Surplus ⁽¹⁾	97,564	90,997	-	90,997	92,801
TOTAL REVENUES	\$ 306,640	\$ 286,094	\$ 13,979	\$ 300,073	\$ 301,876
EXPENDITURES:					
Interest - 12/15	\$ 77,975	\$ 77,975	\$ -	\$ 77,975	\$ 76,850
Interest - 6/15	77,975	-	77,975	77,975	76,850
Principal - 6/15	50,000	-	50,000	50,000	50,000
TOTAL EXPENDITURES	\$ 205,950	\$ 77,975	\$ 127,975	\$ 205,950	\$ 203,700
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ (1,322)	\$ -	\$ (1,322)	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ (1,322)	\$ -	\$ (1,322)	\$ -
TOTAL EXPENDITURES	\$ 205,950	\$ 79,297	\$ 127,975	\$ 207,272	\$ 203,700
EXCESS REVENUES (EXPENDITURES)	\$ 100,690	\$ 206,797	\$ (113,996)	\$ 92,801	\$ 98,176

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 12/15/2027 \$ 75,725

Neighborhood	Assessable Units	Net Assessment	Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase / (Decrease)
Single Family	230	\$ 204,076	\$ 221,821	\$ 964.44	\$ 964.44	-
TOTAL	230	\$ 204,076	\$ 221,821			

Veranda Landing

Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2023 Special Assessment Bonds

Period	Outstanding Balance	Coupon	Principal	Interest	Annual Debt Service
12/15/23	\$ 3,025,000	4.50%	\$ -	\$ 50,222	\$ 50,222
06/15/24	3,025,000	4.50%	45,000	80,000	
12/15/24	2,980,000	4.50%	-	78,988	203,988
06/15/25	2,980,000	4.50%	45,000	78,988	
12/15/25	2,935,000	4.50%	-	77,975	\$ 201,963
06/15/26	2,935,000	4.50%	50,000	77,975	
12/15/26	2,885,000	4.50%	-	\$ 76,850	\$ 204,825
06/15/27	2,885,000	4.50%	50,000	76,850	
12/15/27	2,835,000	4.50%	-	75,725	202,575
06/15/28	2,835,000	4.50%	55,000	75,725	
12/15/28	2,780,000	4.50%	-	74,488	205,213
06/15/29	2,780,000	4.50%	55,000	74,488	
12/15/29	2,725,000	4.50%	-	73,250	202,738
06/15/30	2,725,000	4.50%	60,000	73,250	
12/15/30	2,665,000	5.25%	-	71,900	205,150
06/15/31	2,665,000	5.25%	60,000	71,900	
12/15/31	2,605,000	5.25%	-	70,325	202,225
06/15/32	2,605,000	5.25%	65,000	70,325	
12/15/32	2,540,000	5.25%	-	68,619	203,944
06/15/33	2,540,000	5.25%	65,000	68,619	
12/15/33	2,475,000	5.25%	-	66,913	200,531
06/15/34	2,475,000	5.25%	70,000	66,913	
12/15/34	2,405,000	5.25%	-	65,075	201,988
06/15/35	2,405,000	5.25%	75,000	65,075	
12/15/35	2,330,000	5.25%	-	63,106	203,181
06/15/36	2,330,000	5.25%	80,000	63,106	
12/15/36	2,250,000	5.25%	-	61,006	204,113
06/15/37	2,250,000	5.25%	85,000	61,006	
12/15/37	2,165,000	5.25%	-	58,775	204,781
06/15/38	2,165,000	5.25%	90,000	58,775	
12/15/38	2,075,000	5.25%	-	56,413	205,188
06/15/39	2,075,000	5.25%	95,000	56,413	
12/15/39	1,980,000	5.25%	-	53,919	205,331
06/15/40	1,980,000	5.25%	95,000	53,919	
12/15/40	1,885,000	5.25%	-	51,425	200,344
06/15/41	1,885,000	5.25%	105,000	51,425	
12/15/41	1,780,000	5.25%	-	48,669	205,094
06/15/42	1,780,000	5.25%	110,000	48,669	
12/15/42	1,670,000	5.25%	-	45,781	204,450
06/15/43	1,670,000	5.25%	115,000	45,781	
12/15/43	1,555,000	5.50%	-	42,763	203,544
06/15/44	1,555,000	5.50%	120,000	42,763	
12/15/44	1,435,000	5.50%	-	39,463	202,225
06/15/45	1,435,000	5.50%	125,000	39,463	
12/15/45	1,310,000	5.50%	-	36,025	200,488
06/15/46	1,310,000	5.50%	135,000	36,025	
12/15/46	1,175,000	5.50%	-	32,313	203,338
06/15/47	1,175,000	5.50%	140,000	32,313	
12/15/47	1,035,000	5.50%	-	28,463	200,775
06/15/48	1,035,000	5.50%	150,000	28,463	
12/15/48	885,000	5.50%	-	24,338	202,800
06/15/49	885,000	5.50%	160,000	24,338	
12/15/49	725,000	5.50%	-	19,938	204,275
06/15/50	725,000	5.50%	170,000	19,938	
12/15/50	555,000	5.50%	-	15,263	205,200
06/15/51	555,000	5.50%	175,000	15,263	
12/15/51	380,000	5.50%	-	10,450	200,713
06/15/52	380,000	5.50%	185,000	10,450	
12/15/52	195,000	5.50%	-	5,363	200,813
06/15/53	195,000	5.50%	195,000	5,363	200,363
					-
TOTAL			\$ 3,025,000	\$ 3,117,372	\$ 6,142,372

Veranda Landing
Community Development District
Non-Ad Valorem Assessments Comparison
FY 2026 - FY2027

Neighborhood	O&M Units	Bonds Units Series 2023	Annual Maintenance Assessments			Annual Debt Assessments			Total Assessed Per Unit		
			FY 2027	FY2026	Increase/ (decrease)	FY 2027	FY2026	Increase/ (decrease)	FY 2027	FY2026	Increase/ (decrease)
Single Family	230	230	\$300.76	\$300.76	\$0.00	\$964.44	\$964.44	\$0.00	\$1,265.20	\$1,265.20	\$0.00
Total	230	230									