

VERANDA II COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2025/2026 O&M Budget:		\$583,075.00	2024/2025 O&M Budget:	\$583,073.00
Collection Costs:	2.0%	\$12,405.85	2025/2026 O&M Budget:	\$583,075.00
Early Payment Discounts:	4.0%	\$24,811.70		
2025/2026 Total:		\$620,292.55	Total Difference:	\$2.00

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2024/2025	2025/2026	\$	%
VERANDA GARDEN EAST ⁽¹⁾					
SINGLE FAMILY 52'	Series 2018AA1 Debt Service	\$1,473.21	\$1,473.21	\$0.00	0.00%
	Operations/Maitenance	\$393.34	\$393.34	\$0.00	0.00%
	Total	\$1,866.55	\$1,866.55	\$0.00	0.00%
SINGLE FAMILY 62'	Series 2018AA1 Debt Service	\$1,579.51	\$1,579.51	\$0.00	0.00%
	Operations/Maitenance	\$393.34	\$393.34	\$0.00	0.00%
	Total	\$1,972.85	\$1,972.85	\$0.00	0.00%
VERANDA PRESERVES WEST ⁽¹⁾					
SINGLE FAMILY 47'	Series 2018AA2 Debt Service	\$1,526.36	\$1,526.36	\$0.00	0.00%
	Operations/Maitenance	\$393.34	\$393.34	\$0.00	0.00%
	Total	\$1,919.70	\$1,919.70	\$0.00	0.00%
SINGLE FAMILY 52'	Series 2018AA2 Debt Service	\$1,526.36	\$1,526.36	\$0.00	0.00%
	Operations/Maitenance	\$393.34	\$393.34	\$0.00	0.00%
	Total	\$1,919.70	\$1,919.70	\$0.00	0.00%
SINGLE FAMILY 62'	Series 2018AA2 Debt Service	\$1,526.36	\$1,526.36	\$0.00	0.00%
	Operations/Maitenance	\$393.34	\$393.34	\$0.00	0.00%
	Total	\$1,919.70	\$1,919.70	\$0.00	0.00%
VERANDA OAKS ⁽¹⁾					
SINGLE FAMILY 52' (Partial)	Series 2021AA4 Debt Service	\$1,913.27	\$1,913.27	\$0.00	0.00%
	Operations/Maitenance	\$393.34	\$393.34	\$0.00	0.00%
	Total	\$2,306.61	\$2,306.61	\$0.00	0.00%
VERANDA ESTATES ⁽¹⁾					
SINGLE FAMILY 52' (Partial)	Series 2021AA5 Debt Service	\$1,913.27	\$1,913.27	\$0.00	0.00%
	Operations/Maitenance	\$393.34	\$393.34	\$0.00	0.00%
	Total	\$2,306.61	\$2,306.61	\$0.00	0.00%
SINGLE FAMILY 62' (Partial)	Series 2021AA5 Debt Service	\$1,913.27	\$1,913.27	\$0.00	0.00%
	Operations/Maitenance	\$393.34	\$393.34	\$0.00	0.00%
	Total	\$2,306.61	\$2,306.61	\$0.00	0.00%
VERANDA PRESERVE EAST ⁽¹⁾					
SINGLE FAMILY 36'	Series 2024AA3 Debt Service	\$2,206.84	\$2,206.84	\$0.00	0.00%
	Operations/Maitenance	\$393.34	\$393.34	\$0.00	0.00%
	Total	\$2,600.18	\$2,600.18	\$0.00	0.00%
SINGLE FAMILY 52'	Series 2024AA3 Debt Service	\$2,206.84	\$2,206.84	\$0.00	0.00%
	Operations/Maitenance	\$393.34	\$393.34	\$0.00	0.00%
	Total	\$2,600.18	\$2,600.18	\$0.00	0.00%
SINGLE FAMILY 62'	Series 2024AA3 Debt Service	\$2,206.84	\$2,206.84	\$0.00	0.00%
	Operations/Maitenance	\$393.34	\$393.34	\$0.00	0.00%
	Total	\$2,600.18	\$2,600.18	\$0.00	0.00%
VERANDA ESTATES ⁽¹⁾					
SINGLE FAMILY 52'	Series 2024AA5 Debt Service	\$3,426.69	\$1,914.89	-\$1,511.80	-44.12%
	Operations/Maitenance	\$393.34	\$393.34	\$0.00	0.00%

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2025/2026 Total:		\$620,292.55	Total Difference:	\$2.00

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2024/2025	2025/2026	\$	%
SINGLE FAMILY 62'	Total	\$3,820.03	\$2,308.23	-\$1,511.80	-39.58%
	Series 2024AA5 Debt Service	\$4,085.67	\$1,914.89	-\$2,170.78	-53.13%
	Operations/Maintenance	\$393.34	\$393.34	\$0.00	0.00%
	Total	\$4,479.01	\$2,308.23	-\$2,170.78	-48.47%

⁽¹⁾ Assessment Areas represent the following phases:

Assessment Area 1 - Veranda Gardens East

Assessment Area 2 - Veranda Preserve West

Assessment Area 3 - Veranda Preserve East

- Assessment Area 4 - Veranda Oaks

- Assessment Area 5 - Veranda Estates