

VERANDAH WEST

COMMUNITY DEVELOPMENT

DISTRICT

May 10, 2023

BOARD OF SUPERVISORS

REGULAR

MEETING AGENDA

VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

Verandah West Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Fax: (561) 571-0013•Toll-free: (877) 276-0889

May 3, 2023

<p><u>ATTENDEES:</u> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>

Board of Supervisors
Verandah West Community Development District

Dear Board Members:

The Board of Supervisors of the Verandah West Community Development District will hold a Regular Meeting on May 10, 2023 at 2:00 p.m., at 11390 Palm Beach Blvd., First Floor, Fort Myers, Florida 33905. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments [3 minutes per person]
3. Consideration of Award of Contact – Lake and Wetland Maintenance
4. Discussion/Consideration of MRI Inspection, LLC, Proposals
 - A. Estimate #3876 2023 Interconnect Inspection
 - B. Estimate #3890 ROV Control Structure Inspection
5. Consideration of Resolution 2023-03, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2021 and Ending September 30, 2022; and Providing for an Effective Date
6. Consideration of Resolution 2023-04, Approving Proposed Budgets for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
7. Consideration of Resolution 2023-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date
8. Acceptance of Unaudited Financial Statements as of March 31, 2023
9. Approval of January 11, 2023 Regular Meeting Minutes
10. Staff Reports

- A. District Counsel: *Kutak Rock LLP*
- B. District Engineer: *Johnson Engineering, Inc.*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - 977 Registered Voters in District as of April 15, 2023
 - NEXT MEETING DATE: August 9, 2023 at 2:00 PM

○ QUORUM CHECK

SEAT 1	JEFFREY JORDAN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	SUSIE MCINTYRE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	LORIE ST. LAWRENCE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	PAUL ZAMPICENI	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	GERALD BALDWIN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

- 11. Supervisors' Requests
- 12. Adjournment

Should you have any questions, please do not hesitate to contact me directly at (239) 989-2939.

Sincerely,



Cleo Adams
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL IN NUMBER: 1-888-354-0094

PARTICIPANT CODE: 709 724 7992

VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT

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MEMORANDUM

Date: May 10, 2023

To: Verandah East & West Board of Supervisors

From: Cleo Adams – District Manager

Subject: Consideration of Award of Contract – Lake & Wetland Maintenance

Cc: File

Your current lake and wetland contract is set to expire 5/31/23. Staff recently solicited a Request for Proposals (RFP) with three submitting bids, based on the contract specifications provided by the District.

A total of four lake & wetlands maintenance companies were contacted with the three below providing proposals. As is typical with the district’s contracts, this is a one-year contract with a second-year option to renew, at the sole discretion of the districts. The financial tabulation is as follows:

Company:	1st Year Price:	2nd Year Price:	VE Wall:	Totals:
• Solitude Lake Management	\$120,202.00	\$120,202.00	\$2,000.00	\$122,202.00
• Crosscreek Environmental	\$122,264.00	\$122,264.00	\$1,800.00	\$124,064.00
• Superior Waterways	\$148,831.64		\$7,500.00	\$156,331.64
• Superior Waterways		\$153,307.09	\$7,725.00	\$161,032.09

Solitude Lake Management has been managing the lakes and wetlands since June 2018 at which time they acquired Lake Masters, your previous contractor who had been maintaining the contract for the prior 14 years.

Crosscreek Environmental has been in business for just under two years with an office located in Cape Coral, Fl and provide a wide range of aquatic and wetland services. Their confirmed references include Isles of Collier Preserve, Gateway CDD and Fiddlesticks Country Club. All of which, are satisfied with their services.



Wrathell, Hunt and Associates, LLC

Superior Waterway Services, Inc. was founded in 1999 out of Riviera Beach, Fl with a SW Florida office located in North Port and provide a wide range of aquatic and wetlands services. Their confirmed references are Cedar Hammock, Hideaway Beach Club, & Pelican Preserve.

The current contract is \$123,209.00, which does not include the Verandah East Wall Maintenance, and is not a shared cost with Verandah West.

The District's current combined budget is \$123,050.00 for this service in Fiscal Year 2023. Verandah East has budgeted \$5,300.00 specific to the wall maintenance.

VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT

4A



M.R.I. Inspection LLC

5570 Zip Dr.
Fort Myers Fl. 33905
239-984-5241 Office
239-236-1234 Fax



CGC 1507963

Name

Verandah East & West CDD
Cleo Adams
9220 Bonita Beach Road Suite
#214
Bonita Springs, FL 34135

Proposal

Project

Verandah East & West
2023 Interconnect
Inspection

Date

Estimate #

1/27/2023

3876

Description	Total
<p>Total proposed cost to physically inspect specified storm structures. We will utilize a diver to enter each structure to inspect the condition to determine the amount of sand, debris, and blockage within the system. We will provide a detailed inspection report of our findings and a proposal to clean all structures found to contain 25% or more sand, debris, and blockage. This price includes all labor, material, and equipment needed to complete this job.</p> <p>Any work completed outside the scope of this proposal will result in additional charges.</p>	6,000.00

Please know that we cannot hold pricing according to our normal terms, as our vendors are not holding pricing to us. All quotes will need to be reviewed at the time of contract.

Total \$6,000.00

M.R.I. Underwater Specialist utilizes the federal E-Verify program in contracts with public employers. All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Additional charges may occur if any changes are made during scope of work and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. All contractors are fully covered under general liability insurance. We will not be responsible for any unforeseen incidents, when we dewater any wet well system. Due to sink holes crevasses or breeches etc. in and around wet well. This proposal does not include replacing any landscaping(Grass,trees, shrubs,etc.) all Jobsites will be left clean,

Authorized Signature

Michael Radford
Michael Radford President

Acceptance of Proposal The Above price, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made within 30 days after invoiced. If not we will agree to pay a 10% late fee. This proposal may be withdrawn if not accepted within thirty (30) days.

Signature _____

Date of acceptance _____

VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT

4B



M.R.I. Inspection LLC

5570 Zip Dr.
Fort Myers Fl. 33905
239-984-5241 Office
239-236-1234 Fax



CGC 1507963

Name

Verandah East & West CDD
Cleo Adams
9220 Bonita Beach Road Suite
#214
Bonita Springs, FL 34135

Proposal

Project

ROV Control Structure

Date

Estimate #

2/2/2023

3890

Description	Total
Total cost to ROV inspect Control Structures, We will give you a copy of the Video inspection, and a detail report on each Control Structure. This price includes all labor and equipment need to complete this job.	5,925.00
Total cost per Control Structure \$175.00	
Veranda West 23 Control Structures @ \$175.00 = \$4,025.00	
Veranda East 11 Control Structures @\$175.00 = \$1,925.00	

Please know that we cannot hold pricing according to our normal terms, as our vendors are not holding pricing to us. All quotes will need to be reviewed at the time of contract.

Total \$5,925.00

M.R.I. Underwater Specialist utilizes the federal E-Verify program in contracts with public employers
All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Additional charges may occur if any changes are made during scope of work and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. All contractors are fully covered under general liability insurance. We will not be responsible for any unforeseen incidents, when we dewater any wet well system. Due to sink holes crevases or breeches etc. in and around wet well. This proposal does not include replacing any landscaping(Grass,trees, shrubs,etc.) all Jobsites will be left clean,

Authorized Signature

Michael Radford
Michael Radford President

Acceptance of Proposal The Above price, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made within 30 days after invoiced. If not we will agree to pay a 10% late fee. This proposal may be withdrawn if not accepted within thirty (30) days.

Signature _____

Date of acceptance _____

VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2023-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERANDAH WEST COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE AMENDMENT OF THE ANNUAL BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, on August 11, 2021, pursuant to Resolution 2021-09, the Board of Supervisors (hereinafter referred to as the “Board”) of the Verandah West Community Development District (hereinafter referred to as the “District”), adopted a Budget for Fiscal Year 2021/2022; and

WHEREAS, the Board desires to amend the previously adopted Fiscal Year 2021/2022 budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VERANDAH WEST COMMUNITY DEVELOPMENT DISTRICT:

Section 1. The Fiscal Year 2021/2022 Budget is hereby amended in accordance with Exhibit “A” attached hereto; and

Section 2. This resolution shall become effective immediately upon its adoption, and be reflected in the monthly and Fiscal Year End September 30, 2023 Financial Statements and Audit Report of the District.

PASSED AND ADOPTED this 10th day of May, 2023.

Attest:

**VERANDAH WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

**VERANDAH EAST & VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICTS
AMENDED BUDGETS
FISCAL YEAR 2022
EFFECTIVE NOVEMBER 1, 2022**

**VERANDAH EAST & VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICTS
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**VERANDAH EAST & VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICTS
COMBINED GENERAL FUND BUDGETS
FISCAL YEAR 2022**

	Fiscal Year 2022				
	Adopted FY 2022 Budget	Actual through 9/30/2022	Budget to Actual Variance	Proposed Amendment Increase/ (Decrease)	Amended FY 2022 Budget
REVENUES					
Assessment levy: on-roll - net	\$ 367,338	\$ 369,840	\$ (2,502)	\$ 2,502	\$ 369,840
Assessment levy: off-roll	19,154	17,559	1,595	-	19,154
Interest and miscellaneous	600	43	557	(557)	43
Total revenues	<u>387,092</u>	<u>387,442</u>	<u>(350)</u>	<u>1,945</u>	<u>389,037</u>
EXPENDITURES					
Professional & admin					
Supervisors	7,000	8,800	(1,800)	1,800	8,800
Management and accounting	124,960	124,960	-	-	124,960
Audit	14,900	14,900	-	-	14,900
Legal	10,000	19,363	(9,363)	9,363	19,363
Field management	21,163	21,163	-	-	21,163
Engineering	5,000	40,126	(35,126)	35,126	40,126
Trustee	10,000	10,303	(303)	303	10,303
Dissemination agent	8,280	8,280	-	-	8,280
Arbitrage rebate calculation	3,000	1,000	2,000	(2,000)	1,000
Assessment roll preparation	24,000	24,000	-	-	24,000
Telephone	775	775	-	-	775
Postage	500	1,380	(880)	880	1,380
Insurance	13,300	20,775	(7,475)	7,475	20,775
Printing & binding	1,614	1,614	-	-	1,614
Legal advertising	1,500	5,562	(4,062)	4,062	5,562
Office expenses & supplies	250	357	(107)	107	357
Website	1,410	705	705	(705)	705
ADA website compliance	400	210	190	(190)	210
Contingencies	1,500	1,256	244	(244)	1,256
Annual district filing fee	350	272	78	(78)	272
Total professional & admin	<u>249,902</u>	<u>305,801</u>	<u>(55,899)</u>	<u>55,899</u>	<u>305,801</u>
Water management					
Contractual services	115,000	118,711	(3,711)	3,711	118,711
Aquascaping/pipe cleanout	5,000	-	5,000	(5,000)	-
Utilities	3,000	-	3,000	(3,000)	-
Contingencies	5,000	1,575	3,425	(3,425)	1,575
Total water management	<u>128,000</u>	<u>120,286</u>	<u>7,714</u>	<u>(7,714)</u>	<u>120,286</u>

**VERANDAH EAST & VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICTS
COMBINED GENERAL FUND BUDGETS
FISCAL YEAR 2022**

	Fiscal Year 2022				
	Adopted FY 2022 Budget	Actual through 9/30/2022	Budget to Actual Variance	Proposed Amendment Increase/ (Decrease)	Amended FY 2022 Budget
Other fees and charges					
Property appraiser	1,740	1,211	529	(529)	1,211
Tax collector	5,740	2,165	3,575	(3,575)	2,165
Total other fees and charges	<u>7,480</u>	<u>3,376</u>	<u>4,104</u>	<u>(4,104)</u>	<u>3,376</u>
Total expenditures	<u>385,382</u>	<u>429,463</u>	<u>(44,081)</u>	<u>44,081</u>	<u>429,463</u>
Net increase/(decrease) of fund balance	1,710	(42,021)	43,731	(42,136)	(40,426)
Fund balance - beginning (unaudited)	147,319	162,770	(15,451)	15,451	162,770
Fund balance - ending (projected)	<u>\$ 149,029</u>	<u>\$ 120,749</u>	<u>\$ 28,280</u>	<u>\$ (26,685)</u>	<u>\$ 122,344</u>

**VERANDAH EAST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2022**

	Fiscal Year 2022				Amended FY 2022 Budget
	Adopted FY 2022 Budget	Actual through 9/30/2022	Budget to Actual Variance	Proposed Amendment Increase/	
REVENUES					
Assessment levy: on-roll - net	\$ 169,353	\$ 170,794	\$ (1,441)	\$ 1,441	\$ 170,794
Interest and miscellaneous	263	19	244	(244)	19
Total revenues	<u>169,616</u>	<u>170,813</u>	<u>(1,197)</u>	<u>1,197</u>	<u>170,813</u>
EXPENDITURES					
Professional & admin					
Supervisors	3,064	4,421	(1,357)	1,357	4,421
Management and accounting	54,698	54,698	-	-	54,698
Audit	6,522	6,522	-	-	6,522
Legal	4,377	9,313	(4,936)	4,936	9,313
Field management	9,264	9,264	-	-	9,264
Engineering	2,189	15,491	(13,302)	13,302	15,491
Trustee	4,377	4,529	(152)	152	4,529
Dissemination agent	3,624	3,624	-	-	3,624
Arbitrage rebate calculation	1,313	438	875	(875)	438
Assessment roll preparation	10,505	10,591	(86)	86	10,591
Telephone	339	339	-	-	339
Postage	219	598	(379)	379	598
Insurance	5,822	9,185	(3,363)	3,363	9,185
Printing & binding	706	706	-	-	706
Legal advertising	657	2,436	(1,779)	1,779	2,436
Office expenses & supplies	109	156	(47)	47	156
Website	617	309	308	(308)	309
ADA website compliance	175	92	83	(83)	92
Contingencies	657	656	1	(1)	656
Annual district filing fee	153	77	76	(76)	77
Total professional & admin	<u>109,387</u>	<u>133,445</u>	<u>(24,058)</u>	<u>24,058</u>	<u>133,445</u>
Water management					
Engineering stormwater analysis	-	6,955	(6,955)	6,955	6,955
Contractual services	50,338	53,529	(3,191)	3,191	53,529
Aquascaping/Pipe Cleanout	2,189	-	2,189	(2,189)	-
Utilities	1,313	385	928	(928)	385
Contingencies	2,189	689	1,500	12,080	14,269
Total water management	<u>56,029</u>	<u>61,558</u>	<u>(5,529)</u>	<u>19,109</u>	<u>75,138</u>

**VERANDAH EAST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2022**

	Fiscal Year 2022				Amended FY 2022 Budget
	Adopted FY 2022 Budget	Actual through 9/30/2022	Budget to Actual Variance	Proposed Amendment Increase/	
Other fees and charges					
Property appraiser	802	720	82	(82)	720
Tax collector	2,646	804	1,842	(1,842)	804
Total other fees and charges	<u>3,448</u>	<u>1,524</u>	<u>1,924</u>	<u>(1,924)</u>	<u>1,524</u>
Total expenditures	<u>168,864</u>	<u>196,527</u>	<u>(27,663)</u>	<u>41,243</u>	<u>210,107</u>
 Net increase/(decrease) of fund balance	 752	 (25,714)	 26,466	 (40,046)	 (39,294)
 Fund balance - beginning (unaudited)	 32,928	 39,294	 (6,366)	 6,366	 39,294
Fund balance - ending (projected)	<u><u>\$ 33,680</u></u>	<u><u>\$ 13,580</u></u>	<u><u>\$ 20,100</u></u>	<u><u>\$ (33,680)</u></u>	<u><u>\$ -</u></u>

**VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2022**

	Fiscal Year 2022				
	Adopted FY 2022 Budget	Actual through 9/30/2022	Budget to Actual Variance	Amendment Increase/ (Decrease)	Amended FY 2022 Budget
REVENUES					
Assessment levy: on-roll - net	\$ 197,985	\$ 199,046	\$ (1,061)	\$ 1,061	\$ 199,046
Assessment levy: off-roll	19,154	17,559	1,595	-	19,154
Interest and miscellaneous	337	24	313	(313)	24
Total revenues	<u>217,476</u>	<u>216,629</u>	<u>847</u>	<u>748</u>	<u>218,224</u>
EXPENDITURES					
Professional & admin					
Supervisors	3,936	4,379	(443)	443	4,379
Management and accounting	70,262	70,262	-	-	70,262
Audit	8,378	8,378	-	-	8,378
Legal	5,623	10,050	(4,427)	4,427	10,050
Field management	11,899	11,899	-	-	11,899
Engineering	2,811	24,635	(21,824)	21,824	24,635
Trustee	5,623	5,774	(151)	151	5,774
Dissemination agent	4,656	4,656	-	-	4,656
Arbitrage rebate calculation	1,687	562	1,125	(1,125)	562
Assessment roll preparation	13,495	13,409	86	(86)	13,409
Telephone	436	436	-	-	436
Postage	281	782	(501)	501	782
Insurance	7,478	11,590	(4,112)	4,112	11,590
Printing & binding	908	908	-	-	908
Legal advertising	843	3,126	(2,283)	2,283	3,126
Office expenses & supplies	141	201	(60)	60	201
Website	793	396	397	(397)	396
ADA website compliance	225	118	107	(107)	118
Contingencies	843	600	243	(243)	600
Annual district filing fee	197	195	2	(2)	195
Total professional & admin fees	<u>140,515</u>	<u>172,356</u>	<u>(31,841)</u>	<u>31,841</u>	<u>172,356</u>
Water management					
Engineering stormwater analysis	-	8,819	(8,819)	8,819	8,819
Contractual services	64,662	65,182	(520)	520	65,182
Aquascaping/pipe cleanout	2,811	-	2,811	(2,811)	-
Utilities	1,687	1,489	198	(198)	1,489
Contingencies	2,811	886	1,925	15,359	18,170
Total water management	<u>71,971</u>	<u>76,376</u>	<u>(4,405)</u>	<u>21,689</u>	<u>93,660</u>

**VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2022**

	Fiscal Year 2022				
	Adopted FY 2022 Budget	Actual through 9/30/2022	Budget to Actual Variance	Amendment Increase/ (Decrease)	Amended FY 2022 Budget
Other fees and charges					
Property appraiser	938	491	447	(447)	491
Tax collector	3,094	1,361	1,733	(1,733)	1,361
Total other fees and charges	<u>4,032</u>	<u>1,852</u>	<u>2,180</u>	<u>(2,180)</u>	<u>1,852</u>
Total expenditures	<u>216,518</u>	<u>250,584</u>	<u>(34,066)</u>	<u>51,350</u>	<u>267,868</u>
 Net Increase/(decrease) of fund balance	 958	 (33,955)	 34,913	 (50,602)	 (49,644)
 Fund balance - beginning (unaudited)	 114,391	 123,476	 (9,085)	 9,085	 123,476
Fund balance - ending (projected)	<u><u>\$ 115,349</u></u>	<u><u>\$ 89,521</u></u>	<u><u>\$ 25,828</u></u>	<u><u>\$ (41,517)</u></u>	<u><u>\$ 73,832</u></u>

VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT

6

RESOLUTION 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERANDAH WEST COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Verandah West Community Development District ("**District**") prior to June 15, 2023, proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VERANDAH WEST COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set as follows:

DATE: August 9, 2023

HOUR: 2:00 PM

LOCATION: 11390 Palm Beach Blvd., First Floor
Fort Myers, Florida 33905

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Lee County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 10TH DAY OF MAY, 2023.

ATTEST:

**VERANDAH WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2023/2024 Proposed Budget

Exhibit A: Fiscal Year 2023/2024 Proposed Budget

**VERANDAH EAST & VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICTS
PROPOSED BUDGETS
FISCAL YEAR 2024**

**VERANDAH EAST & VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICTS
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**VERANDAH EAST & VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICTS
COMBINED GENERAL FUND BUDGETS
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 410,540				\$ 410,543
Allowable discounts (4%)	(16,422)				(16,422)
Assessment levy: on-roll - net	394,118	\$ 381,056	\$ 13,062	\$ 394,118	394,121
Assessment levy: off-roll	19,154	3,166	15,988	19,154	19,123
Interest and miscellaneous	600	22	578	600	600
Total revenues	413,872	384,244	29,628	413,872	413,844
EXPENDITURES					
Professional & admin					
Supervisors	7,000	3,600	3,400	7,000	7,000
Management and accounting	124,960	62,480	62,480	124,960	124,960
Audit	14,900	14,900	-	14,900	14,900
Legal	10,000	3,218	6,782	10,000	10,000
Field management	21,163	10,581	10,582	21,163	21,163
Engineering	5,000	15,518	11,500	27,018	10,000
Trustee	10,000	5,375	4,625	10,000	10,000
Dissemination agent	8,280	4,140	4,140	8,280	8,280
Arbitrage rebate calculation	3,000	-	3,000	3,000	3,000
Assessment roll preparation	24,000	24,000	-	24,000	24,000
Telephone	775	388	387	775	775
Postage	500	642	-	642	500
Insurance	15,200	7,236	7,236	14,472	15,200
Printing & binding	1,614	807	807	1,614	1,614
Legal advertising	1,500	402	1,098	1,500	1,500
Office expenses & supplies	250	-	250	250	250
Website	1,410	-	1,410	1,410	1,410
ADA website compliance	400	-	400	400	400
Contingencies	1,500	612	888	1,500	1,500
Annual district filing fee	350	350	-	350	350
Total professional & admin	251,802	154,249	118,985	273,234	256,802
Water management					
Contractual services	123,050	66,634	56,416	123,050	123,000
Aquascaping/pipe cleanout	5,000	-	5,000	5,000	5,000
Perimeter fence /wall ongoing RM not shared	5,300	-	5,300	5,300	1,800
Utilities	1,200	661	539	1,200	1,300
Contingencies	5,000	-	2,500	2,500	5,000
Total water management	139,550	67,295	69,755	137,050	136,100

**VERANDAH EAST & VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICTS
COMBINED GENERAL FUND BUDGETS
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Actual & Projected	Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023		
Other fees and charges					
Property appraiser	1,740	1,631	109	1,740	1,740
Tax collector	2,610	2,364	246	2,610	3,202
Total other fees and charges	<u>4,350</u>	<u>3,995</u>	<u>355</u>	<u>4,350</u>	<u>4,942</u>
Total expenditures	<u>395,702</u>	<u>225,539</u>	<u>189,095</u>	<u>414,634</u>	<u>397,844</u>
 Net increase/(decrease) of fund balance	 18,170	 158,705	 (159,467)	 (762)	 16,000
 Fund balance - beginning (unaudited)	 133,103	 103,099	 261,804	 103,099	 102,337
Fund balance - ending (projected)	<u><u>\$ 151,273</u></u>	<u><u>\$ 261,804</u></u>	<u><u>\$ 102,337</u></u>	<u><u>\$ 102,337</u></u>	<u><u>\$ 118,337</u></u>

**VERANDAH EAST & VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICTS
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Supervisors	\$ 7,000
<p>Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year. The District anticipates four (4) meetings and all five (5) Board Members receiving fees.</p>	
Management and accounting	124,960
<p>Wrathell, Hunt and Associates, LLC specializes in managing Community Development Districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the Districts, develop financing programs, oversee the issuance of tax exempt bonds, and operate and maintain the assets of the community.</p>	
Audit Fees	14,900
<p>The Districts are required to complete annual, independent examinations of their accounting records and procedures. These audits are conducted pursuant to Florida law and the rules of the Florida Auditor General.</p>	
Legal	10,000
<p>The District's attorney provides on-going general counsel and legal representation. He handles issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.</p>	
Field management	21,163
<p>Wrathell, Hunt & Associates, LLC is responsible for day-to-day field operations. These responsibilities include, but are not limited to, preparing and bidding services, contract administration, hiring and maintaining qualified personnel, preparing operating schedules and policies, ensuring compliance with operating permits, preparing and implementing field operating budgets, providing District-related information to the public and attending board meetings.</p>	
Engineering	10,000
<p>Johnson Engineering provides an array of engineering and consulting services to the Districts, assisting in developing infrastructure and improvement-related solutions for them in addition to advising the Districts on facility maintenance.</p>	
Trustee	10,000
<p>Annual fees paid to U.S. Bank for acting as trustee, paying agent and registrar.</p>	
Dissemination agent	8,280
<p>The Districts must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities & Exchange Act of 1934.</p>	
Arbitrage rebate calculation	3,000
<p>To ensure the Districts' compliance with all tax regulations, annual computations are necessary to calculate arbitrage rebate liability.</p>	
Assessment roll preparation	24,000
<p>The Districts have contracts with AJC Associates, Inc., to prepare the annual assessment rolls.</p>	
Telephone	775
<p>Telephone and fax machine services.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Insurance	15,200
<p>The Districts carry public officials liability and general liability insurance. Each District has a general liability insurance limit of \$1,000,000 (\$2,000,000 general aggregate) and a public officials liability limit of \$1,000,000.</p>	

**VERANDAH EAST & VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICTS
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES (continued)	
Printing & binding	1,614
Letterhead, envelopes, copies, etc.	
Legal advertising	1,500
Required advertisements for monthly meetings, special meetings, public hearings, bidding, etc.	
Office expenses & supplies	250
Administrative and accounting supplies.	
Website	1,410
ADA website compliance	400
Contingencies	1,500
Bank charges and miscellaneous expenses incurred throughout the year.	
Annual district filing fee	350
Annual fee paid to the Department of Economic Opportunity.	
Contractual services	123,000
Contracts entered into by the Districts for water management related professional services.	
Aquascaping/pipe cleanout	5,000
Expenses incurred relating to supplemental lake littoral plantings and lake interconnect pipe cleanout.	
Perimeter fence /wall ongoing RM not shared	1,800
Covers the costs of once a year clearing of vegetation on the Verandah East perimeter wall that runs adjacent to the conservation areas.	
Utilities	1,300
Covers the costs of Electricity for CDD aerators.	
Contingencies	5,000
Miscellaneous water management expenses incurred throughout the year.	
Property appraiser	1,740
The property appraiser's fee is \$1.00 per parcel.	
Annual Fee paid to Wachovia Bank for the service provided as Trustee, Paying Agent and Registrar.	
Tax collector	3,202
The tax collector's fee is \$1.50 of assessments collected.	
Total expenditures	<u><u>\$397,844</u></u>

**VERANDAH EAST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 206,835				\$ 206,833
Allowable discounts (4%)	(8,273)				(8,273)
Assessment levy: on-roll - net	198,562	\$ 193,023	\$ 6,531	\$ 199,554	198,560
Interest and miscellaneous	263	11	254	265	263
Total revenues	198,825	193,034	6,785	199,819	198,823
EXPENDITURES					
Professional & admin					
Supervisors	3,070	1,580	1,496	3,076	3,070
Management and accounting	54,805	27,402	27,491	54,893	54,805
Audit	6,535	6,556	-	6,556	6,535
Legal	4,386	1,416	2,984	4,400	4,386
Field management	9,282	4,641	4,656	9,297	9,282
Engineering	2,193	6,344	5,060	11,404	4,386
Trustee	4,386	2,365	2,035	4,400	4,386
Dissemination agent	3,631	1,815	1,822	3,637	3,631
Arbitrage rebate calculation	1,316	-	1,320	1,320	1,316
Assessment roll preparation	10,526	10,560	-	10,560	10,526
Telephone	340	170	170	340	340
Postage	219	282	-	282	219
Insurance	6,666	3,167	3,184	6,351	6,666
Printing & binding	708	354	355	709	708
Legal advertising	658	177	483	660	658
Office expenses & supplies	110	-	110	110	110
Website	618	-	620	620	618
ADA website compliance	175	-	176	176	175
Contingencies	658	340	391	731	658
Annual district filing fee	154	154	-	154	154
Total professional & admin	110,436	67,323	52,353	119,676	112,629
Water management					
Contractual services	53,967	29,319	24,823	54,142	53,945
Aquascaping/Pipe Cleanout	2,193	-	2,200	2,200	2,193
Perimeter fence /wall ongoing RM not shared	2,500	-	5,300	5,300	1,800
Utilities	526	291	237	528	570
Contingencies	2,193	-	1,100	1,100	2,193
Total water management	61,379	29,610	33,660	63,270	60,701

**VERANDAH EAST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
Other fees and charges					
Property appraiser	804	718	50	768	804
Tax collector	1,206	1,090	113	1,203	1,479
Total other fees and charges	<u>2,010</u>	<u>1,808</u>	<u>163</u>	<u>1,971</u>	<u>2,283</u>
Total expenditures	<u>173,825</u>	<u>98,741</u>	<u>86,176</u>	<u>184,917</u>	<u>175,613</u>
Net increase/(decrease) of fund balance	25,000	94,293	(79,391)	14,902	23,210
Fund balance - beginning (unaudited)	<u>25,907</u>	<u>13,578</u>	<u>107,871</u>	<u>13,578</u>	<u>28,480</u>
Fund balance - ending (projected)	<u>\$ 50,907</u>	<u>\$ 107,871</u>	<u>\$ 28,480</u>	<u>\$ 28,480</u>	<u>\$ 51,690</u>

Assessment Summary

Description	Units	FY 2023 Assessment	Proposed Assessment	Total Revenue
On-roll	<u>757.00</u>	<u>\$ 273.23</u>	<u>\$ 273.22</u>	<u>\$ 206,827.54</u>
Total units:	<u>757.00</u>		Total revenue:	<u>\$206,827.54</u>

**VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 203,704				\$ 203,709
Allowable discounts (4%)	(8,148)				(8,148)
Assessment levy: on-roll - net	195,556	\$ 188,033	\$ 6,531	\$ 194,564	195,561
Assessment levy: off-roll	19,154	3,166	15,988	19,154	19,123
Interest and miscellaneous	337	11	324	335	337
Total revenues	<u>215,047</u>	<u>191,210</u>	<u>22,843</u>	<u>214,053</u>	<u>215,021</u>
EXPENDITURES					
Professional & admin					
Supervisors	3,930	2,020	1,904	3,924	3,930
Management and accounting	70,155	35,078	34,989	70,067	70,155
Audit	8,365	8,344	-	8,344	8,365
Legal	5,614	1,802	3,798	5,600	5,614
Field management	11,881	5,940	5,926	11,866	11,881
Engineering	2,807	9,174	6,440	15,614	5,614
Trustee	5,614	3,010	2,590	5,600	5,614
Dissemination agent	4,649	2,325	2,318	4,643	4,649
Arbitrage rebate calculation	1,684	-	1,680	1,680	1,684
Assessment roll preparation	13,474	13,440	-	13,440	13,474
Telephone	435	218	217	435	435
Postage	281	360	-	360	281
Insurance	8,534	4,069	4,052	8,121	8,534
Printing & binding	906	453	452	905	906
Legal advertising	842	225	615	840	842
Office expenses & supplies	140	-	140	140	140
Website	792	-	790	790	792
ADA website compliance	225	-	224	224	225
Contingencies	842	272	497	769	842
Annual district filing fee	196	196	-	196	196
Total professional & admin fees	<u>141,366</u>	<u>86,926</u>	<u>66,632</u>	<u>153,558</u>	<u>144,173</u>
Water management					
Contractual services	69,083	37,315	31,593	68,908	69,055
Aquascaping/Pipe Cleanout	2,807	-	2,800	2,800	2,807
Perimeter fence /wall ongoing RM not shared	2,800	-	-	-	-
Utilities	674	370	302	672	730
Contingencies	2,807	-	1,400	1,400	2,807
Total water management	<u>78,171</u>	<u>37,685</u>	<u>36,095</u>	<u>73,780</u>	<u>75,399</u>

**VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
Other fees and charges					
Property appraiser	936	913	59	972	936
Tax collector	1,404	1,274	133	1,407	1,723
Total other fees and charges	<u>2,340</u>	<u>2,187</u>	<u>192</u>	<u>2,379</u>	<u>2,659</u>
Total expenditures	<u>221,877</u>	<u>126,798</u>	<u>102,919</u>	<u>229,717</u>	<u>222,231</u>
		-			
Net Increase/(decrease) of fund balance	(6,830)	64,412	(80,076)	(15,664)	(7,210)
Fund balance - beginning (unaudited)	107,196	89,521	153,933	89,521	73,857
Fund balance - ending (projected)	<u>\$ 100,366</u>	<u>\$ 153,933</u>	<u>\$ 73,857</u>	<u>\$ 73,857</u>	<u>\$ 66,647</u>

Assessment Summary

Description	Units	FY 2023	Proposed	Total
		Assessment	Assessment	Revenue
On-roll	881.63	\$ 231.06	\$ 231.06	\$ 203,709.43
Off-roll	87.40	219.16	218.80	19,123.12
Total units:	<u>969.03</u>		Total revenue:	<u>\$222,832.55</u>

**VERANDAH EAST
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2016 BONDS
FISCAL YEAR 2024**

	Fiscal Year 2022				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 1,507,189				\$ 1,505,789
Allowable discounts (4%)	(60,288)				(60,232)
Assessment levy: on-roll - net	1,446,901	\$ 1,396,917	\$ 49,984	\$ 1,446,901	1,445,557
Interest	-	14,683	-	14,683	-
Total revenues	1,446,901	1,411,600	49,984	1,461,584	1,445,557
EXPENDITURES					
Debt service					
Principal	815,000	-	815,000	815,000	845,000
Interest	655,406	327,703	327,509	655,212	624,456
Prepayment	-	10,000	-	10,000	-
Total debt service	1,470,406	337,703	1,142,509	1,480,212	1,469,456
Excess/(deficiency) of revenues over/(under) expenditures	(23,505)	1,073,897	(1,092,525)	(18,628)	(23,899)
Beginning fund balance (unaudited)	856,300	875,728	1,949,625	875,728	857,100
Ending fund balance (projected)	\$ 832,795	\$ 1,949,625	\$ 857,100	\$ 857,100	833,201
Use of fund balance					
Debt service reserve account balance (Required)					(375,000)
Interest expense - November 1, 2024					(296,384)
Projected fund balance surplus/(deficit) as of September 30, 2024					\$ 161,817

Verandah East
Community Development District
Series 2016
\$20,615,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+
11/01/2023	-	-	312,228.13	312,228.13
05/01/2024	845,000.00	3.750%	312,228.13	1,157,228.13
11/01/2024	-	-	296,384.38	296,384.38
05/01/2025	875,000.00	3.750%	296,384.38	1,171,384.38
11/01/2025	-	-	279,978.13	279,978.13
05/01/2026	910,000.00	3.750%	279,978.13	1,189,978.13
11/01/2026	-	-	262,915.63	262,915.63
05/01/2027	945,000.00	4.000%	262,915.63	1,207,915.63
11/01/2027	-	-	244,015.63	244,015.63
05/01/2028	985,000.00	4.000%	244,015.63	1,229,015.63
11/01/2028	-	-	224,315.63	224,315.63
05/01/2029	1,025,000.00	4.000%	224,315.63	1,249,315.63
11/01/2029	-	-	203,815.63	203,815.63
05/01/2030	1,065,000.00	4.000%	203,815.63	1,268,815.63
11/01/2030	-	-	182,515.63	182,515.63
05/01/2031	1,105,000.00	4.000%	182,515.63	1,287,515.63
11/01/2031	-	-	160,415.63	160,415.63
05/01/2032	1,155,000.00	4.125%	160,415.63	1,315,415.63
11/01/2032	-	-	136,593.75	136,593.75
05/01/2033	1,200,000.00	4.125%	136,593.75	1,336,593.75
11/1/2033	-	-	111,843.75	111,843.75
5/1/2034	1,250,000.00	4.125%	111,843.75	1,361,843.75
11/1/2034	-	-	86,062.50	86,062.50
5/1/2035	1,305,000.00	4.250%	86,062.50	1,391,062.50
11/1/2035	-	-	58,331.25	58,331.25
5/1/2036	1,355,000.00	4.250%	58,331.25	1,413,331.25
11/1/2036	-	-	29,537.50	29,537.50
5/1/2037	1,390,000.00	4.250%	29,537.50	1,419,537.50
Total	\$15,410,000.00	-	\$5,177,906.34	\$20,587,906.34

**VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2013 BONDS**

	Fiscal Year 2022				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 945,391				\$ 943,991
Allowable discounts (4%)	(37,816)				(37,760)
Assessment levy: on-roll - net	907,575	\$ 865,400	\$ 42,175	\$ 907,575	906,231
Assessment levy: off-roll	332,699	68,854	263,845	332,699	332,699
Interest	-	11,166	-	11,166	-
Total revenues	<u>1,240,274</u>	<u>945,420</u>	<u>306,020</u>	<u>1,251,440</u>	<u>1,238,930</u>
EXPENDITURES					
Debt service					
Principal	720,000	-	720,000	720,000	755,000
Interest	507,300	253,650	253,400	507,050	478,000
Prepayment	-	10,000	-	10,000	-
Total expenditures	<u>1,227,300</u>	<u>263,650</u>	<u>973,400</u>	<u>1,237,050</u>	<u>1,233,000</u>
Excess/(deficiency) of revenues over/(under) expenditures	12,974	681,770	(667,380)	14,390	5,930
Fund balance:					
Net increase/(decrease) in fund balance	12,974	681,770	(667,380)	14,390	5,930
Beginning fund balance (unaudited)	719,742	667,704	1,349,474	667,704	682,094
Ending fund balance (projected)	<u>\$ 732,716</u>	<u>\$ 1,349,474</u>	<u>\$ 682,094</u>	<u>\$ 682,094</u>	<u>688,024</u>
Use of fund balance					
Debt service reserve account balance (required)					(448,350)
Interest expense - November 1, 2024					(220,125)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 19,549</u>

Verandah West

Community Development District

Series 2013

\$15,920,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2023	-	-	239,000.00	239,000.00
05/01/2024	755,000.00	5.000%	239,000.00	994,000.00
11/01/2024	-	-	220,125.00	220,125.00
05/01/2025	795,000.00	5.000%	220,125.00	1,015,125.00
11/01/2025	-	-	200,250.00	200,250.00
05/01/2026	835,000.00	5.000%	200,250.00	1,035,250.00
11/01/2026	-	-	179,375.00	179,375.00
05/01/2027	880,000.00	5.000%	179,375.00	1,059,375.00
11/01/2027	-	-	157,375.00	157,375.00
05/01/2028	925,000.00	5.000%	157,375.00	1,082,375.00
11/01/2028	-	-	134,250.00	134,250.00
05/01/2029	970,000.00	5.000%	134,250.00	1,104,250.00
11/01/2029	-	-	110,000.00	110,000.00
05/01/2030	1,020,000.00	5.000%	110,000.00	1,130,000.00
11/01/2030	-	-	84,500.00	84,500.00
05/01/2031	1,070,000.00	5.000%	84,500.00	1,154,500.00
11/01/2031	-	-	57,750.00	57,750.00
05/01/2032	1,125,000.00	5.000%	57,750.00	1,182,750.00
11/01/2032	-	-	29,625.00	29,625.00
05/01/2033	1,185,000.00	5.000%	29,625.00	1,214,625.00
Total	\$9,560,000.00	-	\$2,824,500.00	\$12,384,500.00

**Verandah East
Community Development District
Projected Assessments
Fiscal Year 2023-2024
2016 Series Bonds**

PRELIMINARY

**Lee County
13 years remaining**

Neighborhoods	Parcel #	# Units	Bond Designation	Debt Service Assessment	O & M Assessment	Total Assessment	Outstanding Principal after 2023-2024 tax payment			
Arlington Oaks	119	31	SF 100-1	\$ 3,755.00	\$ 273.22	\$ 4,028.22	\$ 36,316.06	38422.97	0.945165	36316.06
Brantley Oaks	117	23	SF 100-2	3,500.00	273.22	3,773.22	33,844.86	35808.4	0.945165	33844.86
Whispering Oaks	118	31	SF-100-2	3,500.00	273.22	3,773.22	33,844.86	35808.4	0.945165	33844.86
Torey Pines	127S	26	SF-85-1	2,963.00	273.22	3,236.22	28,634.37	30295.62	0.945165	28634.37
Cedar Hammock	124	38	SF 85-2	2,600.00	273.22	2,873.22	25,141.89	26600.52	0.945165	25141.89
Edgewater Trace	127N	23	SF 75	2,662.85	273.22	2,936.07	25,733.71	27226.67	0.945165	25733.71
Palmetto Grove	120	34	SF 70-2	2,000.00	273.22	2,273.22	19,326.08	20447.3	0.945165	19326.08
Sabal Point	121	29	SF 70-3	1,400.00	273.22	1,673.22	13,537.95	14323.36	0.945165	13537.95
Otter Bend	123	45	Villa 60-1	1,600.00	273.22	1,873.22	15,471.93	16369.55	0.945165	15471.93
Citrus Creek	122	30	Villa 60-2	1,300.00	273.22	1,573.22	12,570.86	13300.17	0.945165	12570.86
Woodhaven	126	72	Villa 60-3	2,000.00	273.22	2,273.22	19,326.08	20447.3	0.945165	19326.08
Willow Bend	128	26	SF 50	1,616.00	273.22	1,889.22	15,632.30	16539.22	0.945165	15632.3
Amblewind Cove	132	54	SF 50	1,616.00	273.22	1,889.22	15,632.30	16539.22	0.945165	15632.3
Heritage Preserve	131	108	SF 50	1,616.00	273.22	1,889.22	15,632.30	16539.22	0.945165	15632.3
Magnolia Pointe	129/130	51	SF 50	1,616.00	273.22	1,889.22	15,632.30	16539.22	0.945165	15632.3
Willow Ridge	132	43	SF 50	1,616.00	273.22	1,889.22	15,632.30	16539.22	0.945165	15632.3
Fairway Cove	125	93	SF 50	1,616.00	273.22	1,889.22	15,632.30	16539.22	0.945165	15632.3

757

Fiscal Year 2022 - 2023 assessments:						
	SF 100-1	\$ 3,755.00	\$ 273.23	\$ 4,028.23	\$ 38,422.97	
	SF 100-2	3,500.00	273.23	3,773.23	35,808.40	
	SF 85-1	2,963.00	273.23	3,236.23	30,295.62	
	SF 85-2	2,600.00	273.23	2,873.23	26,600.52	
	SF 75	2,662.85	273.23	2,936.08	27,226.67	
	SF 70-2	2,000.00	273.23	2,273.23	20,447.30	
	SF 70-3	1,400.00	273.23	1,673.23	14,323.36	
	Villa 60-1	1,600.00	273.23	1,873.23	16,369.55	
	Villa 60-2	1,300.00	273.23	1,573.23	13,300.17	
	Villa 60-3	2,000.00	273.23	2,273.23	20,447.30	
	SF 50	1,616.00	273.23	1,889.23	16,539.22	

**Verandah West
Community Development District
Projected Assessments
Fiscal Year 2023-2024
2013 Series**

PRELIMINARY

**Lee County
9 years remaining**

Neighborhoods	Bond Designation	Debt Service Assessment	O & M Assessment	Total Assessment	Outstanding Principal after 2023-2024 tax payment			
Hammock Creek	River Village	\$ 2,245.81	\$ 231.06	\$ 2,476.87	\$ 15,267.93	16577.10	0.921025	15267.93
Oak Bend	River Village	2,245.81	231.06	2,476.87	15,267.93	16577.10	0.921025	15267.93
Sanctuary Pointe	Custom SF 100	2,245.81	231.06	2,476.87	15,267.93	16577.10	0.921025	15267.93
Shadetree Pointe	Custom SF 100	2,245.81	231.06	2,476.87	15,267.93	16577.10	0.921025	15267.93
Mossy Oak	Custom SF 100	2,245.81	231.06	2,476.87	15,267.93	16577.10	0.921025	15267.93
Cypress Marsh	Custom SF 85	1,641.22	231.06	1,872.28	11,157.68	12114.42	0.921025	11157.68
River Point	Custom SF 85	1,641.22	231.06	1,872.28	11,157.68	12114.42	0.921025	11157.68
Winding River West	Production 70-1 (NO BUYDOWN)	1,628.14	231.06	1,859.20	11,494.49	12480.10	0.921025	11494.49
Shady Bend	Production 70-2	1,122.91	231.06	1,353.97	7,633.96	8288.55	0.921025	7633.963
Royal Palm (Lots 1-11, 22-25)	Single Family 65	1,042.70	231.06	1,273.76	7,088.68	7696.51	0.921025	7088.679
Royal Palm (Lots 12-21)	Single Family 50	777.43	231.06	1,008.49	5,285.25	5738.44	0.921025	5285.247
Orange Tree Bend	SF 60/Villa 55	950.17	231.06	1,181.23	6,459.60	7013.49	0.921025	6459.6
Bramble Cove	Villa 50	777.43	231.06	1,008.49	5,285.25	5738.44	0.921025	5285.247
Lakeview	Villa 50	777.43	231.06	1,008.49	5,285.25	5738.44	0.921025	5285.247
Preserves Edge	Villa 50	777.43	231.06	1,008.49	5,285.25	5738.44	0.921025	5285.247
Idlewild	Coach Home - L	580.46	231.06	811.52	3,946.17	4284.54	0.921025	3946.169
Pebblebrook	Coach Home - L	580.46	231.06	811.52	3,946.17	4284.54	0.921025	3946.169
Cottonwood Bend	Town Homes	518.32	231.06	749.38	3,523.71	3825.86	0.921025	3523.713

Fiscal year 2021 - 2022 assessments:	River Village	\$ 2,245.81	\$ 231.06	\$ 2,476.87	\$ 16,577.10
	Custom SF 100	2,245.81	231.06	2,476.87	16,577.10
	Custom SF 85	1,641.22	231.06	1,872.28	12,114.42
	Production 70-1	1,628.14	231.06	1,859.20	12,480.10
	Production 70-2	1,122.91	231.06	1,353.97	8,288.55
	Single Family 65	1,042.70	231.06	1,273.76	7,696.51
	Single Family 50	777.43	231.06	1,008.49	5,738.44
	SF 60/Villa 55	950.17	231.06	1,181.23	7,013.49
	Villa 50	777.43	231.06	1,008.49	5,738.44
	Coach Home - L	580.46	231.06	811.52	4,284.54
	Town Homes	518.32	231.06	749.38	3,825.86

VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT

7

RESOLUTION 2023-05

A RESOLUTION OF THE VERANDAH WEST COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2023/2024 AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Verandah West Community Development District (“District”) is a local unit of special-purpose government created by, and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Lee County, Florida; and

WHEREAS, the Board of Supervisors of the District (“Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VERANDAH WEST COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District’s Board shall be held during Fiscal Year 2023/2024 as provided on the schedule attached hereto as **Exhibit A**.

SECTION 2. FILING REQUIREMENT. In accordance with Section 189.015(1), *Florida Statutes*, the District’s Secretary is hereby directed to file a schedule of the District’s regular meetings annually with Lee County and the Florida Department of Economic Opportunity.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 10th day of May, 2023.

Attest:

**VERANDAH WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

VERANDAH WEST COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE		
LOCATION		
<i>11390 Palm Beach Blvd., First Floor, Fort Myers, Florida 33905</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 11, 2023	Regular Meeting	2:00 PM
January 10, 2024	Regular Meeting	2:00 PM
May 8, 2024	Regular Meeting	2:00 PM
August 14, 2024	Public Hearing & Regular Meeting	2:00 PM

VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MARCH 31, 2023**

**VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MARCH 31, 2023**

	Major Funds		Total Governmental Funds
	General	Debt Service Series 2013	
ASSETS			
Cash (SunTrust)	\$153,876	\$ -	\$ 153,876
Investments			
Revenue account	-	896,301	896,301
Reserve account	-	448,350	448,350
Prepayment	-	4,823	4,823
Deposits	57	-	57
Total assets	<u>\$ 153,933</u>	<u>\$ 1,349,474</u>	<u>\$ 1,503,407</u>
LIABILITIES			
Liabilities:	\$ -	\$ -	\$ -
Total liabilities	<u>-</u>	<u>-</u>	<u>-</u>
Fund balances:			
Restricted for:			
Debt service	-	1,349,474	1,349,474
Unassigned	153,933	-	153,933
Total fund balances	<u>153,933</u>	<u>1,349,474</u>	<u>1,503,407</u>
Total liabilities and fund balances	<u>\$153,933</u>	<u>\$1,349,474</u>	<u>\$ 1,503,407</u>

**VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 001
FOR THE PERIOD MARCH 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUE				
Special assessment: on-roll	\$ 3,021	\$ 188,033	\$ 195,556	96%
Special assessment: off-roll	1,583	3,166	19,154	17%
Interest & miscellaneous	2	11	337	3%
Total revenue	<u>4,606</u>	<u>191,210</u>	<u>215,047</u>	89%
EXPENDITURE				
Professional & administrative				
Supervisor fees	-	2,020	3,930	51%
Management and accounting	5,846	35,078	70,155	50%
Audit	8,344	8,344	8,365	100%
Legal	-	1,802	5,614	32%
Field management	990	5,940	11,881	50%
Engineering	1,942	9,174	2,807	327%
Trustee	-	3,010	5,614	54%
Dissemination agent	387	2,325	4,649	50%
Arbitrage	-	-	1,684	0%
Assessment roll preparation	-	13,440	13,474	100%
Telephone	36	218	435	50%
Postage	19	360	281	128%
Insurance	-	4,069	8,534	48%
Printing & binding	76	453	906	50%
Legal advertising	-	225	842	27%
Office expenses and supplies	-	-	140	0%
Website	-	-	792	0%
Contingencies	46	272	842	32%
ADA website compliance	-	-	225	0%
Annual district filing fee	-	196	196	100%
Total professional & admin	<u>17,686</u>	<u>86,926</u>	<u>141,366</u>	61%
Water management				
Contractual services	5,750	37,315	69,083	54%
Aquascaping	-	-	2,807	0%
Perimeter fence - wall ongoing RM not shared	-	-	2,800	0%
Utilities	62	370	674	55%
Contingencies	-	-	2,807	0%
Total water management	<u>5,812</u>	<u>37,685</u>	<u>78,171</u>	48%

**VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 001
FOR THE PERIOD MARCH 31, 2023**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Other fees and charges				
Property appraiser	-	913	936	98%
Tax collector	-	1,274	1,404	91%
Total other fees & charges	-	2,187	2,340	93%
Total expenditures	<u>23,498</u>	<u>126,798</u>	<u>221,877</u>	57%
Excess/(deficiency) of revenues over/(under) expenditures	(18,892)	64,412	(6,830)	
Fund balances - beginning	<u>172,825</u>	<u>89,521</u>	<u>107,196</u>	
Fund balances - ending	<u>\$ 153,933</u>	<u>\$ 153,933</u>	<u>\$ 100,366</u>	

**VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND 202 - SERIES 2013
FOR THE PERIOD MARCH 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll	\$ 14,001	\$ 865,400	\$ 907,575	95%
Special assessment: off-roll	-	68,854	332,699	21%
Interest income	3,600	11,166	-	N/A
Total revenues	<u>17,601</u>	<u>945,420</u>	<u>1,240,274</u>	76%
EXPENDITURES				
Debt service				
Principal	-	-	720,000	0%
Prepayment	-	10,000	-	N/A
Interest	-	253,650	507,300	50%
Total debt service	<u>-</u>	<u>263,650</u>	<u>1,227,300</u>	21%
Excess/(deficiency) of revenues over/(under) expenditures	17,601	681,770	12,974	
Fund balances - beginning	1,331,873	667,704	719,742	
Fund balances - ending	<u>\$ 1,349,474</u>	<u>\$ 1,349,474</u>	<u>\$ 732,716</u>	

VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**MINUTES OF MEETING
VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT**

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The Board of Supervisors of the Verandah West Community Development District held a Regular Meeting on January 11, 2023 at 2:00 p.m., at 11390 Palm Beach Boulevard, First Floor, Fort Myers, Florida 33905.

Present were:

Jeffrey Jordan	Chair
Susie McIntyre	Vice Chair
Paul Zampiceni	Assistant Secretary
Gerald Baldwin (via telephone)	Assistant Secretary
Lorie St. Lawrence	Assistant Secretary

Also present were:

Cleo Adams	District Manager
Chuck Adams (via telephone)	Wrathell Hunt and Associates
Shane Willis	Operations Manager
Alyssa Willson (via telephone)	District Counsel
Brent Burford	District Engineer
Susan Shields	HOA

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mrs. Adams called the meeting to order at 2:11 p.m.

Supervisors Jordan, Zampiceni, McIntyre and St. Lawrence were present. Supervisor Baldwin attended via telephone.

SECOND ORDER OF BUSINESS

Public Comments [3 minutes per person]

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Newly Elected Supervisors, Susie McIntyre [SEAT 2] and Paul Zampiceni [SEAT 4] (the

40 following will be provided in a separate
41 package)
42

43 Mrs. Adams stated the Oath of Office was administered to Mr. Zampiceni and Ms.
44 McIntyre prior to the meeting for quorum purposes. She reminded the Board about the
45 Sunshine Law and provided the following items:

46 **A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**

47 **B. Membership, Obligations and Responsibilities**

48 **C. Financial Disclosure Forms**

49 **I. Form 1: Statement of Financial Interests**

50 **II. Form 1X: Amendment to Form 1, Statement of Financial Interests**

51 **III. Form 1F: Final Statement of Financial Interests**

52 **D. Form 8B: Memorandum of Voting Conflict**

53

54 **FOURTH ORDER OF BUSINESS** **Consideration of Resolution 2023-01,**
55 **Designating Certain Officers of the District,**
56 **and Providing for an Effective Date**

57
58 Mrs. Adams presented Resolution 2023-01. Mr. Jordan nominated the following slate:

- | | | |
|----|--------------------|---------------------|
| 59 | Jeffrey Jordan | Chair |
| 60 | Susie McIntyre | Vice Chair |
| 61 | Chuck Adams | Secretary |
| 62 | Lorie St. Lawrence | Assistant Secretary |
| 63 | Paul Zampiceni | Assistant Secretary |
| 64 | Gerald Baldwin | Assistant Secretary |
| 65 | Craig Wrathell | Assistant Secretary |
| 66 | Cleo Adams | Assistant Secretary |

67 No other nominations were made.

68 Prior appointments by the Board for Treasurer and Assistant Treasurer remain
69 unaffected by this Resolution.

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On MOTION by Mr. Zampiceni and seconded by Ms. St. Lawrence, with all in favor, Resolution 2023-01, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Discussion: Memorandum Regarding Public Records Retention

- A. Consideration of Resolution 2023-03, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; Determining the Electronic Record to be the Official**

Ms. Willson stated that Resolution 2023-03 updates the CDD’s best practices and industry-specific items to ensure that the CDD’s records policy matches what is required by the Statutes, while still allowing District Management to delete transitory messages that no longer have value and destroy redundant original documents for which there are electronic copies.

On MOTION by Mr. Jordan and seconded by Mr. Zampiceni, with all in favor, Resolution 2023-03, Providing for the Appointment of a Records Management Liaison Officer; Providing the Duties of the Records Management Liaison Officer; Adopting a Records Retention Policy; Determining the Electronic Record to be the Official, was adopted.

SIXTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of November 30, 2022

Mrs. Adams presented the Unaudited Financial Statements as of November 30, 2022.
The financials were accepted.

SEVENTH ORDER OF BUSINESS

Approval of October 12, 2022 Regular Meeting Minutes

Mrs. Adams presented the October 12, 2022 Regular Meeting Minutes.
The following change was made:
Line 74: Insert “Old” before “Orange”

On MOTION by Mr. Jordan and seconded by Ms. McIntyre, with all in favor, the October 12, 2022 Regular Meeting Minutes, as amended, were approved.

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EIGHTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: *Kutak Rock LLP***

There was no report.

Asked about the fences, HOA Representative Susan Shields stated a bid received from Carter Fence will be reviewed on Monday. Any corrections that need to be made will be brought before the Board.

B. District Engineer: *Johnson Engineering, Inc.*

Mr. Burford reported that, at its meeting earlier, the following:

➤ At its meeting this morning, the Verandah East CDD (VECDD) Board considered having the pipes and control structures inspected.

➤ A map will be prepared for both VECDD and Verandah West CDD (VWCDD) showing the locations of all the pipes, control structures, etc.

➤ The VECDD Board is trying to plan over a five-year period and thinks the VWCDD Board should consider doing the same, since all VECDD water flows through VWCDD.

Mrs. Adams stated that line item is a shared expense, as it impacts both VECDD and VWCDD. As Staff goes through the process, the associated costs can be budgeted each year. The previous Board thought it would be a good idea to phase the drainage project be phased, to spread the costs.

C. District Manager: *Wrathell, Hunt and Associates, LLC*

- **NEXT MEETING DATE: May 10, 2023 at 2:00 P.M.**

- **QUORUM CHECK**

All Board Members confirmed their attendance at the May 10, 2023 meeting.

Mrs. Adams reported the following:

➤ Regarding Conservation Area C-1, adjacent to Old Orange Hole #9, where the Verandah Club had half an acre cleared, a restoration plan was received from Gary, of Johnson Engineering.

- 138 ➤ The LDO application is in progress.
- 139 ➤ Staff is seeking reimbursement of \$20,160 from the Verandah Club and is currently
140 awaiting an invoice to be generated from District Management’s office.
- 141 ➤ The lake bank restoration project that was approved for 2023 has yet to be scheduled
142 because Staff is awaiting the LDO from the County.
- 143 ➤ Lake H-8A, Cypress Marsh Drive for \$3,800 will be placed in the FY’24 budget to
144 complete.
- 145 ➤ The lake and wetland contract expires at the end of August. It is necessary to go through
146 the Request for Proposals (RFP) process. Staff will publicize the RFP and include it on the next
147 agenda to discuss and consider.

148

NINTH ORDER OF BUSINESS

Supervisors’ Requests

149

A Board Member reported that a tree fell into the lake behind the Idlewild Clubhouse
152 after Hurricane Ian. Staff will look into having it removed, if allowed.

153

TENTH ORDER OF BUSINESS

Adjournment

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**On MOTION by Mr. Zampiceni and seconded by Mr. Jordan, with all in favor,
158 the meeting adjourned at 2:24 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

WRATHELL, HUNT & ASSOCIATES LLC.

2300 GLADES RD, #410W
BOCA RATON FL 33431

Lee County FL – Community Development Districts

04/15/2023

NAME OF COMMUNITY DEVELOPMENT DISTRICT	NUMBER OF REGISTERED VOTERS AS OF 04/15/2023
Babcock Ranch	0
Bay Creek	790
Bayside Improvement	3,043
Beach Road Golf Estates	1,302
Brooks I of Bonita Springs	2,240
Brooks II of Bonita Springs	1,516
Coral Bay	0
East Bonita Beach	485
Mediterra	451
Parklands Lee	565
Parklands West	599
River Hall	2,433
River Ridge	1,482
Savanna Lakes	0
Stonewater	76
Stoneybrook	1,776
University Square	0
University Village	0
Verandah East	917
Verandah West	977
Waterford Landing	1,529
WildBlue	721

Send to: Daphne Gillyard gillyardd@whhassociates.com Phone: 561-571-0010

Tammy Lipa – Voice: 239-533-6329
Email: tlipa@lee.vote

VERANDAH WEST COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE

LOCATION

11390 Palm Beach Blvd., First Floor, Fort Myers, Florida 33905

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 12, 2022	Regular Meeting	2:00 P.M.
January 11, 2023	Regular Meeting	2:00 P.M.
May 10, 2023	Regular Meeting	2:00 P.M.
August 9, 2023	Public Hearing & Regular Meeting	2:00 P.M.