

**VERANDAH WEST  
COMMUNITY DEVELOPMENT  
DISTRICT**

**August 9, 2023**

**BOARD OF SUPERVISORS  
PUBLIC HEARING  
AND 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**

August 2, 2023

<p><b><u>ATTENDEES:</u></b> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>
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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 Public Hearing and Regular Meeting on August 9, 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. Presentation of Audited Financial Report for the Fiscal Year Ended September 30, 2022, Prepared by Grau & Associates
4. Consideration of Resolution 2023-06, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2022
5. Public Hearing on Adoption of Fiscal Year 2023/2024 Budget
  - A. Proof/Affidavit of Publication
  - B. Consideration of Resolution 2023-07, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; Authorizing Budget Amendments; and Providing an Effective Date
6. Consideration of Resolution 2023-08, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2023/2024; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
7. Continued Discussion/Update: Notice of Violation – The Verandah Club Reimbursement Request Conservation C-1
8. Discussion: MRI ROV Inspection Report and Proposal

- 9. Consideration of Amendment No. 01 to the District Management Advisory Services Agreement for Lien Roll Services
- 10. Consideration of Bill of Sale
- 11. Consideration of Special Warranty Deed [Verandah Unit 9]
- 12. Acceptance of Unaudited Financial Statements as of June 30, 2023
- 13. Approval of May 10, 2023 Regular Meeting Minutes
- 14. Staff Reports
  - A. District Counsel: *Kutak Rock LLP*
  - B. District Engineer: *Johnson Engineering, Inc.*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: October 11, 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

- 15. Supervisors' Requests
- 16. 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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**VERANDAH WEST  
COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2022**

**VERANDAH WEST COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA**

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# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road ▪ Suite 280  
Boca Raton, Florida 33431  
(561) 994-9299 ▪ (800) 299-4728  
Fax (561) 994-5823  
www.graucpa.com

## INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors  
Verandah West Community Development District  
Lee County, Florida

### Report on the Audit of the Financial Statements

#### **Opinions**

We have audited the accompanying financial statements of the governmental activities and each major fund of Verandah West Community Development District, Lee County, Florida (the "District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2022, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

#### **Basis for Opinions**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### **Responsibilities of Management for the Financial Statements**

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

#### **Auditor's Responsibilities for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.



In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

#### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

#### ***Other Information Included in the Financial Report***

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

#### ***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated May 30, 2023, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

The signature is written in blue ink and appears to read "B. ... & Associates".

May 30, 2023

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Verandah West Community Development District, Lee County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2022. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets plus deferred outflows of resources at the close of the most recent fiscal year resulting in a deficit net position balance of (\$703,468).
- The change in the District's total net position in comparison with the prior fiscal year was \$432,549 an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2022, the District's governmental funds reported combined ending fund balances of \$757,227 a decrease of (\$40,807) in comparison with the prior fiscal year. The total fund balance is non-spendable for prepaid items, restricted for debt service and the remainder is unassigned fund balance which is available for spending at the District's discretion.

### OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

#### Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

#### Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

## OVERVIEW OF FINANCIAL STATEMENTS (Continued)

### Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund and debt service fund, both of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

### Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

### GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets plus deferred outflows of resources at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2022	2021
Current and other assets	\$ 779,616	\$ 817,433
Capital assets, net of depreciation	8,533,710	8,793,602
Total assets	9,313,326	9,611,035
Deferred outflows of resources	362,488	397,010
Total assets and deferred outflows of resources	9,675,814	10,008,045
Current liabilities	235,181	243,857
Long-term liabilities	10,144,101	10,900,205
Total liabilities	10,379,282	11,144,062
Net position		
Net investment in capital assets	(1,247,903)	(1,709,593)
Restricted	454,913	450,100
Unrestricted	89,522	123,476
Total net position	\$ (703,468)	\$ (1,136,017)

## GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which the ongoing program revenues exceeded cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION		
FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2022	2021
Revenues:		
Program revenues		
Charges for services	\$ 1,516,240	\$ 1,475,111
Operating grants and contributions	2,087	48
General revenues		
Unrestricted investment earnings	24	27
Total revenues	<u>1,518,351</u>	<u>1,475,186</u>
Expenses:		
General government	137,676	125,056
Maintenance and operations	372,799	349,340
Interest	575,327	603,451
Total expenses	<u>1,085,802</u>	<u>1,077,847</u>
Change in net position	<u>432,549</u>	<u>397,339</u>
Net position - beginning	<u>(1,136,017)</u>	<u>(1,533,356)</u>
Net position - ending	<u>\$ (703,468)</u>	<u>\$ (1,136,017)</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2022 was \$1,085,802. The majority of the costs of the District's activities were paid by program revenues.

## GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2022, was amended to increase revenues by \$748 and increase appropriations by \$51,350. Actual expenditures were less than appropriations for the fiscal year ended September 30, 2022.

## CAPITAL ASSETS AND DEBT ADMINISTRATION

### Capital Assets

At September 30, 2022, the District had \$14,452,417 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$5,918,707 has been taken, which resulted in a net book value of \$8,533,710. More detailed information about the District's capital assets is presented in the notes of the financial statements.

### Capital Debt

At September 30, 2022, the District had \$10,290,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

## ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any major infrastructure projects for the subsequent fiscal year. It is anticipated that the general operations and maintenance of the District will remain fairly constant.

## CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Verandah West Community Development District's Finance Department at 2300 Glades Road, Suite 410W, Boca Raton, Florida, 33431.

**VERANDAH WEST COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2022**

	Governmental Activities
<b>ASSETS</b>	
Cash	\$ 99,609
Due from other governments	6,228
Assessments receivable	2,031
Prepays	4,126
Restricted assets:	
Investments	667,622
Capital assets:	
Nondepreciable	5,587,688
Depreciable, net	<u>2,946,022</u>
Total assets	<u>9,313,326</u>
 <b>DEFERRED OUTFLOWS OF RESOURCES</b>	
Deferred charge on refunding	<u>362,488</u>
Total deferred outflows of resources	<u>362,488</u>
 <b>LIABILITIES</b>	
Accounts payable	14,433
Due to other government	7,956
Accrued interest payable	212,792
Non-current liabilities:	
Due within one year	730,000
Due in more than one year	<u>9,414,101</u>
Total liabilities	<u>10,379,282</u>
 <b>NET POSITION</b>	
Net investment in capital assets	(1,247,903)
Restricted for debt service	454,913
Unrestricted	<u>89,522</u>
Total net position	<u>\$ (703,468)</u>

See notes to the financial statements

**VERANDAH WEST COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

<u>Functions/Programs</u>	Program Revenues			Net (Expense) Revenue and Changes in Net Position
	Expenses	Charges for Services	Operating Grants and Contributions	Governmental Activities
Primary government:				
Governmental activities:				
General government	\$ 137,676	\$ 137,676	\$ -	\$ -
Maintenance and operations	372,799	78,929	-	(293,870)
Interest on long-term debt	575,327	1,299,635	2,087	726,395
Total governmental activities	1,085,802	1,516,240	2,087	432,525

General revenues:	
Investment earnings	24
Total general revenues	24
Change in net position	432,549
Net position - beginning	(1,136,017)
Net position - ending	\$ (703,468)

See notes to the financial statements

**VERANDAH WEST COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2022**

	Major Funds		Total Governmental Funds
	General	Debt Service	
<b>ASSETS</b>			
Cash	\$ 99,609	\$ -	\$ 99,609
Investments	-	667,622	667,622
Due from other governments	6,228	-	6,228
Assessments receivable	1,948	83	2,031
Prepays	4,126	-	4,126
Total assets	<u>\$ 111,911</u>	<u>\$ 667,705</u>	<u>\$ 779,616</u>
<b>LIABILITIES</b>			
Liabilities:			
Accounts payable	\$ 14,433	\$ -	\$ 14,433
Due to other government	7,956	-	7,956
Total liabilities	<u>22,389</u>	<u>-</u>	<u>22,389</u>
<b>FUND BALANCES</b>			
Nonspendable:			
Prepaid items	4,126	-	4,126
Restricted for:			
Debt service	-	667,705	667,705
Unassigned	85,396	-	85,396
Total fund balances	<u>89,522</u>	<u>667,705</u>	<u>757,227</u>
Total liabilities and fund balances	<u>\$ 111,911</u>	<u>\$ 667,705</u>	<u>\$ 779,616</u>

See notes to the financial statements



**VERANDAH WEST COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS  
TO THE STATEMENT OF NET POSITION  
SEPTEMBER 30, 2022**

Fund balance - governmental funds \$ 757,227

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of accumulated depreciation, in the assets of the government as a whole.

Cost of capital assets	14,452,417	
Accumulated depreciation	<u>(5,918,707)</u>	8,533,710

Deferred outflows of resources resulting from current or advance refundings are reported in the government-wide financial statements but not on the fund financial statements. 362,488

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(212,792)	
Bond discounts	145,899	
Bonds payable	<u>(10,290,000)</u>	<u>(10,356,893)</u>

Net position of governmental activities		<u><u>\$ (703,468)</u></u>
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See notes to the financial statements

**VERANDAH WEST COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Major Funds		Total Governmental Funds
	General	Debt Service	
<b>REVENUES</b>			
Assessments	\$ 216,605	\$ 1,299,635	\$ 1,516,240
Interest	24	2,087	2,111
Total revenues	216,629	1,301,722	1,518,351
<b>EXPENDITURES</b>			
Current:			
General government	137,676	-	137,676
Maintenance and operations	112,907	-	112,907
Debt service:			
Principal	-	770,000	770,000
Interest	-	538,575	538,575
Total expenditures	250,583	1,308,575	1,559,158
Excess (deficiency) of revenues over (under) expenditures	(33,954)	(6,853)	(40,807)
Fund balances - beginning	123,476	674,558	798,034
Fund balances - ending	\$ 89,522	\$ 667,705	\$ 757,227

See notes to the financial statements

**VERANDAH WEST COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

Net change in fund balances - total governmental funds	\$	(40,807)
Amounts reported for governmental activities in the statement of activities are different because:		
Depreciation of capital assets is not recognized in the governmental fund statements but is reported as an expense in the statement of activities.		(259,892)
Bond discounts and deferred amounts on refunding are amortized over the lives of the bonds in the statement of activities, but are recorded as expenditures in the governmental funds.		(48,418)
Repayments of long-term liabilities are reported as expenditures in the governmental fund statement but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		770,000
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.		<u>11,666</u>
Change in net position of governmental activities	\$	<u><u>432,549</u></u>

See notes to the financial statements

**VERANDAH WEST COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
NOTES TO FINANCIAL STATEMENTS**

**NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY**

Verandah West Community Development District ("District") was created on April 2, 2002 by Ordinance 02-13 of Lee County, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by registered voters living within the boundaries of the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2022 all of the Board members are registered voters within the District.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The District is related to Verandah East Community Development District and shares the same Developer.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Government-Wide and Fund Financial Statements**

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services; and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

### Assessments

Assessments are non-ad valorem assessments on certain land and all platted lots within the District. Assessments are levied each November 1 on property of record as of the previous January. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

### General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

### Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Assets, Liabilities and Net Position or Equity

#### Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

#### Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Inter-local Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, unspent Bond proceeds are required to be held in investments as specified in the Bond Indentures.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

#### Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

#### Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Infrastructure	20 - 30
Improvements	10 - 20

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Assets, Liabilities and Net Position or Equity (Continued)

#### Refunding of Debt

For current refunding and advance refunding resulting in the defeasance of debt, the difference between the reacquisition price and the net carrying amount of the old debt is reported as a deferred outflow of resources/deferred inflow of resources and recognized ratably as a component of interest expense over the remaining life of the old debt or the life of the new debt, whichever is shorter. In connection with the refunding, \$34,522 was recognized as a component of interest expense in the current fiscal year.

#### Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

#### Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are reported as an expense in the year incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

#### Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

#### Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity (Continued)**

#### Fund Equity/Net Position (Continued)

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

### **Other Disclosures**

#### Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

## **NOTE 3 – BUDGETARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

## **NOTE 4 – DEPOSITS AND INVESTMENTS**

### **Deposits**

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.



## NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

### Investments

The District's investments were held as follows at September 30, 2022:

	<u>Amortized Cost</u>	<u>Credit Risk</u>	<u>Maturities</u>
Money Market Mutual Funds - First American Government Obligations Class Y	\$ 667,622	S&P AAAm	Weighted average of the fund portfolio: 18 days
	<u>\$ 667,622</u>		

*Credit risk* – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

*Concentration risk* – The District places no limit on the amount the District may invest in any one issuer.

*Interest rate risk* – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indentures limit the type of investments held using unspent proceeds.

*Fair Value Measurement* – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

## NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2022, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land and land improvements	\$ 5,587,688	\$ -	\$ -	\$ 5,587,688
Total capital assets, not being depreciated	5,587,688	-	-	5,587,688
Capital assets, being depreciated				
Improvements other than buildings	338,418	-	-	338,418
Infrastructure	8,526,311	-	-	8,526,311
Total capital assets, being depreciated	8,864,729	-	-	8,864,729
Less accumulated depreciation for:				
Improvements other than buildings	338,418	-	-	338,418
Infrastructure	5,320,397	259,892	-	5,580,289
Total accumulated depreciation	5,658,815	259,892	-	5,918,707
Total capital assets, being depreciated, net	3,205,914	(259,892)	-	2,946,022
Governmental activities capital assets, net	\$ 8,793,602	\$ (259,892)	\$ -	\$ 8,533,710

Depreciation expense was charged to maintenance and operations function.

## NOTE 6 – LONG-TERM LIABILITIES

On March 6, 2013, the District issued \$15,920,000 of Capital Improvement Revenue Refunding Bonds, Series 2013. The Series 2013 Bonds were applied together with other legally available funds to currently refund the Series 2003 Capital Improvement Revenue Bonds. The Series 2013 consists of \$6,130,000 Term Bond due May 1, 2023 with a fixed interest rate of 4%, and \$9,790,000 Term Bond due May 1, 2033 with a fixed interest rate of 5.0%. Interest is paid semiannually on each May 1 and November 1, commencing November 1, 2013. Principal on the Series 2013 Bonds is paid serially and commences on May 1, 2014. The Bonds mature at various dates through May 1, 2033.

Some or all of the Series 2013 Bonds are subject to optional, mandatory and extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. This occurred during the current fiscal year as the District collected assessments from lot closings and prepaid \$70,000 of the Series 2013 Bonds.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirement. The District was in compliance with the requirements at September 30, 2022.

Changes in long-term liability activity for the fiscal year ended September 30, 2022, were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2013	\$ 11,060,000	\$ -	\$ 770,000	\$ 10,290,000	\$ 730,000
Less: bond discount	159,795	-	13,896	145,899	-
Total	\$ 10,900,205	\$ -	\$ 756,104	\$ 10,144,101	\$ 730,000

## NOTE 6 – LONG-TERM LIABILITIES (Continued)

At September 30, 2022, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2023	\$ 730,000	\$ 510,700	\$ 1,240,700
2024	760,000	481,500	1,241,500
2025	800,000	443,500	1,243,500
2026	840,000	403,500	1,243,500
2027	885,000	361,500	1,246,500
2028-2032	5,150,000	1,097,000	6,247,000
2033	1,125,000	59,750	1,184,750
Total	<u>\$ 10,290,000</u>	<u>\$ 3,357,450</u>	<u>\$ 13,647,450</u>

## NOTE 7 – DEVELOPER TRANSACTIONS

For the fiscal year ended September 30, 2022, Developer assessments in the general and debt service funds were \$17,155 and \$334,047, respectively.

## NOTE 8 – CONCENTRATION

A significant portion of the District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

## NOTE 9 – MANAGEMENT AGREEMENTS

The District has contracted with Wrathell, Hunt and Associates to perform management advisory services, which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

## NOTE 10 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations.

## NOTE 11 – CONTINGENCY

Subsequent to fiscal year end, the District was named in a lawsuit. The personal representative of the estate of Anne Johanna Reeves alleges she tripped and fell on a sidewalk. An amended lawsuit was filed on February 13, 2023, adding the District as a defendant. The claim was turned over to the District's insurance carrier and is currently being handled by April Rembis of Roper, P.A. At this time, we cannot express a judgment as to the likelihood of an unfavorable outcome, nor can we estimate the amount of potential loss. As of the report date, the outcome cannot be determined and, therefore, no amounts related to this matter have been reflected in the financial statements

**VERANDAH WEST COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
<b>REVENUES</b>				
Assessments	\$ 197,985	\$ 199,046	\$ 216,605	\$ 17,559
Developer assessments	19,154	19,154	-	(19,154)
Interest	337	24	24	-
Total revenues	217,476	218,224	216,629	(1,595)
<b>EXPENDITURES</b>				
Current:				
General government	144,547	174,208	137,676	36,532
Maintenance and operations	71,971	93,660	112,907	(19,247)
Total expenditures	216,518	267,868	250,583	17,285
Excess (deficiency) of revenues over (under) expenditures	\$ 958	\$ (49,644)	(33,954)	\$ 15,690
Fund balance - beginning			123,476	
Fund balance - ending			\$ 89,522	

See notes to required supplementary information

**VERANDAH WEST COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2022 was amended to increase revenues by \$748 and increase appropriations by \$51,350.

**VERANDAH WEST COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
OTHER INFORMATION – DATA ELEMENTS  
REQUIRED BY FL STATUTE 218.39(3)(C)  
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of district employees compensated at 9/30/2022	None
Number of independent contractors compensated in September 2022	None
Employee compensation for FYE 9/30/2022 (paid/accrued)	None
Independent contractor compensation for FYE 9/30/2022	None
Construction projects to begin on or after October 1; (>\$65K)	None
Budget variance report	See page 21 of annual financial report
Ad Valorem taxes;	Not applicable
Millage rate FYE 9/30/2022	Not applicable
Ad valorem taxes collected FYE 9/30/2022	Not applicable
Outstanding Bonds:	Not applicable
Non ad valorem special assessments;	
Special assessment rate FYE 9/30/2022	Operations and maintenance - \$233.04-\$233.1
	Debt service - \$518.32-\$3,755
Special assessments collected FYE 9/30/2022	\$1,460,846
Outstanding Bonds:	
Series 2013, due May 1, 2033,	See Note 6 page 19 for details



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
Verandah West Community Development District  
Lee County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Verandah West Community Development District, Lee County, Florida (the "District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated May 30, 2023.

**Report on Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

*A deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

**Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*B* *han & Associates*

May 30, 2023





**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road ▪ Suite 280  
Boca Raton, Florida 33431  
(561) 994-9299 ▪ (800) 299-4728  
Fax (561) 994-5823  
www.graucpa.com

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE  
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY  
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors  
Verandah West Community Development District  
Lee County, Florida

We have examined Verandah West Community Development District, Lee County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2022. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2022.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Verandah West Community Development District, Lee County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

*Grau & Associates*

May 30, 2023



**MANAGEMENT LETTER PURSUANT TO THE RULES OF  
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors  
Verandah West Community Development District  
Lee County, Florida

**Report on the Financial Statements**

We have audited the accompanying basic financial statements of Verandah West Community Development District ("District") as of and for the fiscal year ended September 30, 2022, and have issued our report thereon dated May 30, 2023.

**Auditor's Responsibility**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

**Other Reporting Requirements**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated May 30, 2023, should be considered in conjunction with this management letter.

**Purpose of this Letter**

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Verandah West Community Development District, Lee County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Verandah West Community Development District, Lee County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

*Grau & Associates*

May 30, 2023

## REPORT TO MANAGEMENT

### I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

### II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

### III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2021.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2022.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2022.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2022. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.

**VERANDAH WEST**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4**

**RESOLUTION 2023-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERANDAH WEST COMMUNITY DEVELOPMENT DISTRICT HEREBY ACCEPTING THE AUDITED FINANCIAL REPORT FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

**WHEREAS**, the District’s Auditor, Grau & Associates, has heretofore prepared and submitted to the Board, for accepting, the District’s Audited Financial Report for Fiscal Year 2022;

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

1. The Audited Financial Report for Fiscal Year 2022 heretofore submitted to the Board is hereby accepted for Fiscal Year 2022, for the period ending September 30, 2022; and
2. A verified copy of said Audited Financial Report for Fiscal Year 2022 shall be attached hereto as an exhibit to this Resolution in the District’s “Official Record of Proceedings”.

**PASSED AND ADOPTED** this 9th day of August, 2023.

ATTEST:

**VERANDAH WEST COMMUNITY DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

**VERANDAH WEST**  
**COMMUNITY DEVELOPMENT DISTRICT**

**5A**

# The News-Press media group

news-press.com | A GANNETT COMPANY

Attn:

**VERANDAH WEST CDD  
2300 GLADES RD STE 410W  
BOCA RATON, FL 33431**

State of Wisconsin, County of Brown:

Before the undersigned authority personally appeared \_\_\_\_\_, who on oath says that he or she is a Legal Assistant of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of

Legal Notices

In the Twentieth Judicial Circuit Court was published in said newspaper editions dated or by publication on the newspaper's website, if authorized, on:

07/20/2023, 07/27/2023

Affiant further says that the said News-Press is a paper of general circulation daily in Lee County and published at Fort Myers, in said Lee County, Florida, and that the said newspaper has heretofore been continuously published in said Lee County, Florida each day and has been entered as periodicals matter at the post office in Fort Myers, in said Lee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has never paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and Subscribed before me this 4th of August 2023, by legal clerk who is personally known to me.

Affiant

Notary State of Wisconsin, County of Brown

8-21-24

My commission expires

# of Affidavits: 1

This is not an invoice

NICOLE JACOBS  
Notary Public  
State of Wisconsin

**VERANDAH WEST COMMUNITY  
DEVELOPMENT DISTRICT  
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.**

The Board of Supervisors ("Board") of the Verandah West Community Development District ("District") will hold a public hearing on August 9, 2023 at 2:00 p.m., at 11390 Palm Beach Boulevard, First Floor, Fort Myers, Florida 33905, for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("Fiscal Year 2023/2024"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office"), during normal business hours, or by visiting the District's website at www.verandahcdds.net.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Cleo Adams  
District Manager  
No. 5773276 July 20, 27, 2023

**VERANDAH WEST**  
**COMMUNITY DEVELOPMENT DISTRICT**

**5B**



## RESOLUTION 2023-07

### THE ANNUAL APPROPRIATION RESOLUTION OF THE VERANDAH WEST COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June 2023, submitted to the Board of Supervisors (“**Board**”) of the Verandah West Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

#### **SECTION 1. BUDGET**

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes (“Adopted Budget”)*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Verandah West Community Development District for the Fiscal Year Ending September 30, 2024.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

**SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2023/2024, the sum of \$1,461,161 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ 222,231
DEBT SERVICE FUND – SERIES 2013	\$1,238,930
TOTAL ALL FUNDS	\$1,461,161

**SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023/2024 or within 60 days following the end of the Fiscal Year 2023/2024 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000

or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 9TH DAY OF AUGUST, 2023.**

ATTEST:

**VERANDAH WEST COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Fiscal Year 2023/2024 Budget

**Exhibit A**

Fiscal Year 2023/2024 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	
<b>REVENUES</b>					
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
<b>EXPENDITURES</b>					
<b>Professional &amp; admin</b>					
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
<b>Water management</b>					
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 <span style="color: red;">not shared</span>	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		
<b>Other fees and charges</b>					
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>\$ 151,273</u>	<u>\$ 261,804</u>	<u>\$ 102,337</u>	<u>\$ 102,337</u>	<u>\$ 118,337</u>



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

**EXPENDITURES**

Supervisors	\$ 7,000
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.	
Management and accounting	124,960
<b>Wrathell, Hunt and Associates, LLC</b> 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.	
Audit Fees	14,900
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.	
Legal	10,000
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.	
<b>Field management</b>	21,163
<b>Wrathell, Hunt &amp; Associates, LLC</b> 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.	
Engineering	10,000
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.	
Trustee	10,000
Annual fees paid to U.S. Bank for acting as trustee, paying agent and registrar.	
Dissemination agent	8,280
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.	
Arbitrage rebate calculation	3,000
To ensure the Districts' compliance with all tax regulations, annual computations are necessary to calculate arbitrage rebate liability.	
Assessment roll preparation	24,000
The Districts have contracts with AJC Associates, Inc., to prepare the annual assessment rolls.	
Telephone	775
Telephone and fax machine services.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Insurance	15,200
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.	

**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	
<b>REVENUES</b>					
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
<b>EXPENDITURES</b>					
<b>Professional &amp; admin</b>					
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
<b>Water management</b>					
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	
<b>Other fees and charges</b>					
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	
<b>REVENUES</b>					
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>
<b>EXPENDITURES</b>					
<b>Professional &amp; admin</b>					
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>
<b>Water management</b>					
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	
<b>Other fees and charges</b>					
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	
<b>REVENUES</b>					
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
<b>EXPENDITURES</b>					
<b>Debt service</b>					
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
<b>Use of fund balance</b>					
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**

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+</b>
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
<b>Total</b>	<b>\$15,410,000.00</b>	<b>-</b>	<b>\$5,177,906.34</b>	<b>\$20,587,906.34</b>



**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	
<b>REVENUES</b>					
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>
<b>EXPENDITURES</b>					
<b>Debt service</b>					
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>
<b>Use of fund balance</b>					
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
<b>Total</b>	<b>\$9,560,000.00</b>	<b>-</b>	<b>\$2,824,500.00</b>	<b>\$12,384,500.00</b>

**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**

<b>Neighborhoods</b>	<b>Bond Designation</b>	<b>Debt Service Assessment</b>	<b>O &amp; M Assessment</b>	<b>Total Assessment</b>	<b>Outstanding Principal after 2023-2024 tax payment</b>			
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**

**6**

## RESOLUTION 2023-08

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERANDAH WEST COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Verandah West Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located in Lee County, Florida ("**County**"); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

**WHEREAS**, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2023, and ending September 30, 2024 ("**Fiscal Year 2023/2024**"), attached hereto as **Exhibit "A;"** and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2023/2024; and

**WHEREAS**, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

**WHEREAS**, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B,”** and to certify the portion of the Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property (“**Direct Collect Property**”), all as set forth in **Exhibit “B;”** and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

**SECTION 1. BENEFIT & ALLOCATION FINDINGS.** The provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits “A” and “B,”** and is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapter 190, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

**SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**

A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits “A” and “B.”**

- B. Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits “A” and “B”**. Assessments directly collected by the District are due in full on December 1, 2023; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2023, 25% due no later than February 1, 2024 and 25% due no later than May 1, 2024. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2023/2024, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.
- C. Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4. ASSESSMENT ROLL.** The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

**SECTION 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.



**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED** this 9th day of August, 2023.

ATTEST:

**VERANDAH WEST COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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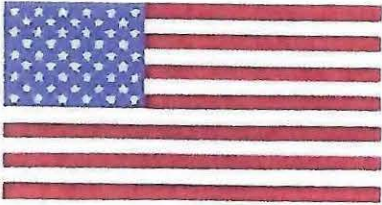
Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Budget

**Exhibit B:** Assessment Roll (Uniform Method)  
Assessment Roll (Direct Collect)

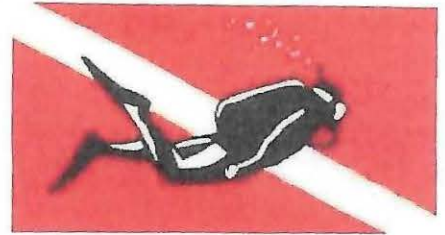
**VERANDAH WEST**  
**COMMUNITY DEVELOPMENT DISTRICT**

**8**



# 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 CDD  
C/o Wrathell, Hunt, & Associates,  
LLC  
9220 Bonita Beach Road Suite  
#214  
Bonita Springs, FL 34135

# Proposal

## Date

5/24/2023

## Estimate #

4188

## Project

Cleaning Of Pipes  
East

Description	Total
<p>This proposal is for the total cost to clean all structures inspected and found to contain 25% or more sediment and debris as per our ROV inspection. We will utilize Vac Truck , set plugs and dewater pipes and remove sand &amp; debris. For Structure # L-BB2 to L-BB3 located off Fairway Cove Ct.</p> <p>We will utilize the Divers to clean and remove sand and debris from Structure # A-1 A-2 A-3 A-4 This price includes all labor and material needed to complete this job. This price does not include off site dumping If we off site dump the Fee is \$350.00 Per load</p> <p>If there is any way possible to utilize the Vac truck for the Structure # A-1 A-2 A-3 A-4 the price for the Cleaning will be \$12,500.00</p> <p>Any work completed outside the scope of this proposal may result in additional charges.</p>	3,500.00

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 \$3,500.00**

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

We Utilize E-Verify for all workers

Arreptaurr 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 \_\_\_\_\_



# M.R.I. Underwater Specialists, Inc.



5570 Zip Dr.

Fort Myers, Fl. 33905

239-984-5241 Office | 239-707-5034 Cell | 239-236-1234 fax

Certified General Contractors- CGC 1507963

## REPORT

Re: Veranda East

May 17, 2023

MRI conducted an ROV inspection on Storm drains at Verandah. ROV was launched from Head wall in lake LU3 (Line A-1) Heritage Preserve ROV entered pipe, and began inspecting walls, seams, and floor. The pipe was in good condition. This is a 24' Pipe. Pipe has 40% of debris and sand.

MRI conducted an ROV inspection on Storm drains at Verandah. ROV was launched from Head wall in lake LZ4 (Line A-2) Amble wood Cove ROV entered pipe, and began inspecting walls, seams, and floor. The pipe was in good condition. This is a 24' Pipe. Pipe has 75% of debris and sand.

MRI conducted an ROV inspection on Storm drains at Verandah. ROV was launched from Head wall in lake LZ20 (Line A-3) Magnolia Point ROV entered pipe, and began inspecting walls, seams, and floor. The pipe was in good condition. This is a 24' Pipe. Pipe has 30% debris and sand. Please know that the structure that are on the golf course is not a regular concrete box it is a 12" Piece of green plastic pipe We ROVed from the lake ends to the structure

MRI conducted an ROV inspection on Storm drains at Verandah. ROV was launched from Head wall in lake LZ2B (Line A-4) Magnolia Point ROV entered pipe, and began inspecting walls, seams, and floor. The pipe was in good condition. This is a 24' Pipe. Pipe has 40% debris and sand. Please know that the structure that are on the golf course is not a regular concrete box it is a 12" Piece of green plastic pipe We ROVed from the Lake End to the structure.

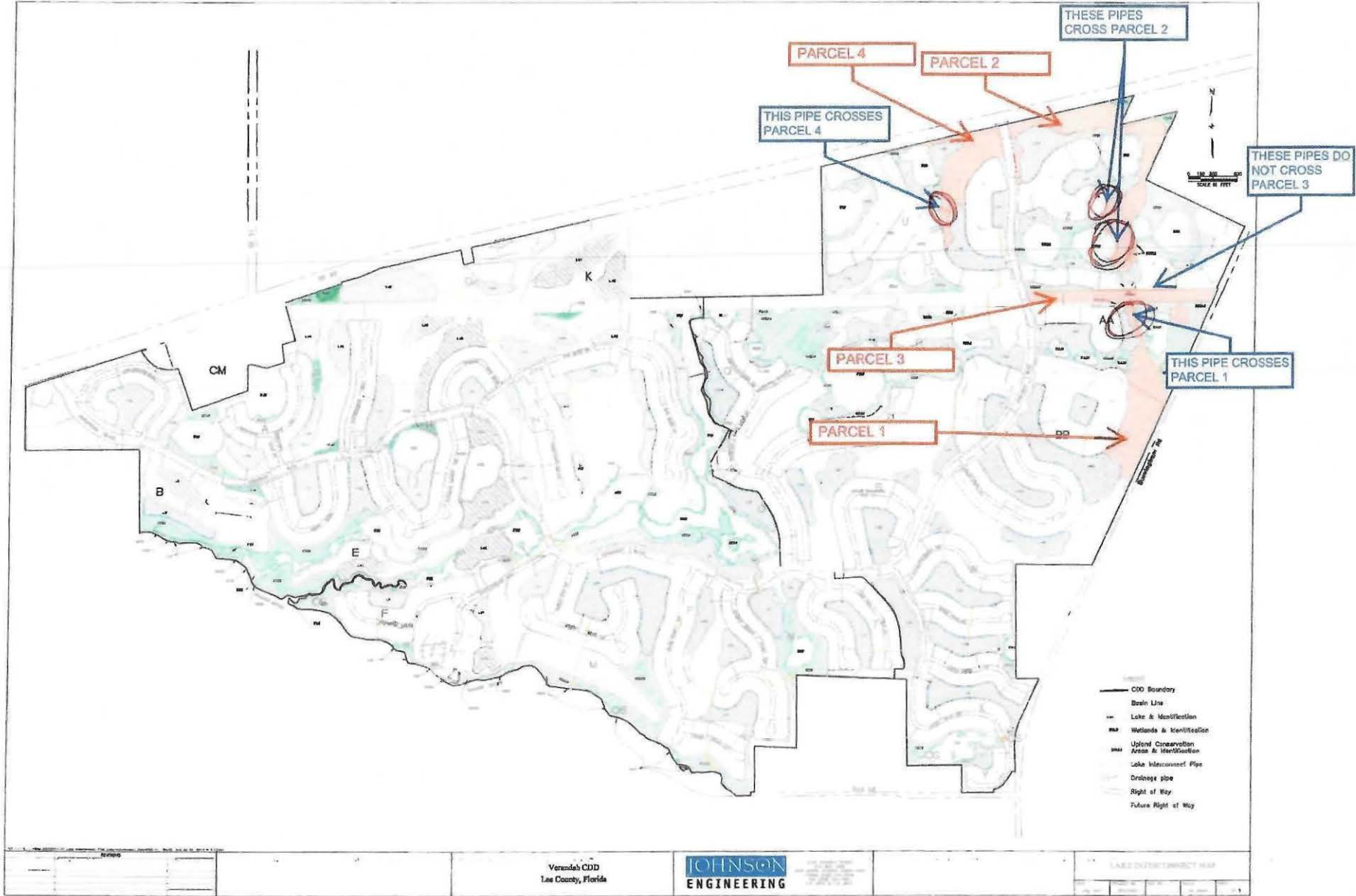
Located the structures on L-A-A2 and CE-4 this is not any type of Storm drain it is a pipe that is like a gutter drain the pipe that has holes in it allowing water to seep into the ground Please See Proposal To clean, If you have any questions please give us a call

Thank you

MRI Inspection







Veranda's CDD  
Lee County, Florida

**JOHNSON**  
ENGINEERING

LAKE DISTRICT MAP

**VERANDAH WEST**  
**COMMUNITY DEVELOPMENT DISTRICT**

**9**

**AMENDMENT NO. 01 TO THE AGREEMENT FOR MANAGEMENT ADVISORY SERVICES  
BETWEEN VERANDAH WEST COMMUNITY DEVELOPMENT DISTRICT  
AND WRATHELL, HUNT AND ASSOCIATES, LLC**

**THIS AMENDMENT NO. 01** (“Amendment 01”) is entered into as of this 9th day of August, 2023, by and between:

**Verandah West Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Lee County, Florida, and having offices at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the “**District**”); and

**Wrathell, Hunt and Associates, LLC**, a Florida limited liability company, with a mailing address of 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“**Manager**” and, together with the District, the “**Parties**”).

**RECITALS**

**WHEREAS**, the District was established pursuant to Chapter 190, Florida Statutes, (the “**Statutes**”), which authorizes the District to issue bonds for the purpose, among others, of planning, financing, constructing, installing, operating, and/or maintaining certain infrastructure within or without the boundaries of the District; and

**WHEREAS**, the District and Manager entered into certain *Agreement for Management Advisory Services*, with Verandah West CDD, dated August 4, 2005, a copy of which is attached hereto and incorporated by reference herein as **Exhibit A** (the “**Agreement**”), to provide district management services for the District; and

**WHEREAS**, each of the parties hereto has the authority to execute Amendment 01 and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this First Amendment so that this First Amendment constitutes a legal and binding obligation of each party hereto.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the District and the Manager agree as follows:

**SECTION 1.** The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the parties. Except as described in Section 2 of Amendment 01, nothing herein shall modify the rights and obligations of the parties under the Agreement. All of the remaining provisions, including, but not limited to, the engagement of services, indemnification and sovereign immunity provisions, remain in full effect and fully enforceable.

**SECTION 2.** The Agreement is hereby amended as follows:

**A.** The Services Agreement is hereby amended to add the provision of Assessment Roll Management Services pursuant to the Assessment Roll Management Proposal and Scope of Services attached hereto as **Exhibit B**. As compensation for the Assessment Roll Services, the District agrees to pay Manager the annual fee of Thirteen Thousand Four Hundred Ninety-Five Dollars (\$14,495).

**SECTION 3.** To the extent that the terms of the Agreement conflict with the terms set forth in Section 2 above, the terms of this First Amendment shall control.

**SECTION 4.** All other terms of the Agreement shall remain in full force and effect and are hereby ratified.

**IN WITNESS WHEREOF,** the parties hereto have signed this First Amendment to the Agreement on the day and year first written above.

**Attest:**

**VERANDAH WEST COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Attest:**

**WRATHELL, HUNT AND ASSOCIATES, LLC**

\_\_\_\_\_  
Print Name: \_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_

Title: \_\_\_\_\_

**Exhibit A:** Agreement for Management Advisory Services

**Exhibit B:** Assessment Roll Management Proposal and Scope of Service



**Exhibit A**  
Agreement for Management Advisory Services

**AGREEMENT**

AGREEMENT BETWEEN  
VERANDAH WEST  
COMMUNITY DEVELOPMENT DISTRICT  
AND WRATHELL, HART, HUNT & ASSOCIATES, LLC  
FOR MANAGEMENT ADVISORY SERVICES

THIS AGREEMENT, made and entered into on this 4<sup>TH</sup> day of AUGUST 2005, by and between the Verandah West Community Development District, hereinafter referred to as "DISTRICT", and the firm of Wrathell, Hart, Hunt & Associates, LLC hereinafter referred to as "MANAGER", whose address is 1200 NW 17<sup>th</sup> Avenue, Suite 13, Delray Beach, Florida 33445.

**WITNESSETH:**

WHEREAS, the DISTRICT desires to employ the services of the MANAGER for the purpose of providing non-exclusive management, financial and accounting advisory services for the DISTRICT, as required to meet the needs of the District during the contract period; and

WHEREAS, the MANAGER desires to assist the DISTRICT with such matters,

NOW, THEREFORE, in consideration of the mutual covenants and agreements expressed herein the parties agree as follows:

1. The DISTRICT hereby engages the MANAGER for the services and fees described in Exhibit A, attached hereto and incorporated by reference herein.
2. The DISTRICT agrees to compensate the MANAGER in accordance with the fee schedule set forth in Exhibit A, which amount shall be payable in equal monthly installments at the beginning of each month, and may be amended annually as evidenced by the budget approved by the Board. The total and cumulative amount of this contract shall not exceed the amount of funds annually budgeted for these services. In addition, the DISTRICT agrees to compensate MANAGER for reimbursable expenses incurred during the course of performance of this contract, including, but

not limited to, out-of-pocket expenses for travel, express mail, computerized research, word processing charges, long distance telephone, postage, photocopying, courier and computer services.

3. Subject to the provisions for termination as set forth below, the term of this Agreement shall begin on August 4, 2005. The Agreement may be terminated as follows:
  - a) upon notice by the DISTRICT for "good cause", which shall include misfeasance, malfeasance, nonfeasance or dereliction of duties by MANAGER, unless Paragraph "C" of this section applies.
  - b) upon the dissolution or court-declared invalidity of the DISTRICT; or
  - c) by either party, for any reason, upon 60 days written notice provided; however, should this Agreement be terminated, MANAGER will take all reasonable and necessary actions to transfer all the books and records of the DISTRICT in his possession in an orderly fashion to the DISTRICT or its designee.
4. The MANAGER shall devote such time as is necessary to complete the duties and responsibilities assigned to the MANAGER under this Agreement.
5. The signature on this Agreement by the MANAGER shall act as the execution of a truth-in-negotiation certificate certifying that the wage rates and costs used to determine the compensation provided for in the Agreement are accurate, complete and current as of the date of this Agreement.
6. The MANAGER represents that it presently has no interest and shall acquire no interest, either direct or indirect, which would conflict in any manner with the performance of services required hereunder, as provided for in the standard set forth in Section 112.311, Florida Statutes. The MANAGER further represents that no person having any interest shall be employed for said performance.
7. The MANAGER shall promptly notify the DISTRICT in writing by certified mail of all potential conflicts of interest for any prospective business association, interest or other circumstance which may influence or appear to influence the MANAGER'S judgment or quality of services being provided hereunder. Such written notification shall identify the prospective business association, interest or circumstance, the nature of work that the MANAGER may undertake and request an opinion of the DISTRICT as to whether the association, interest or circumstance would, in the opinion of the DISTRICT, constitute a conflict of interest if entered

into by the MANAGER. The DISTRICT agrees to notify the MANAGER of its opinion by certified mail within thirty (30) days of receipt of notification by the MANAGER. If, in the opinion of the DISTRICT, the prospective business association, interest or circumstance would not constitute a conflict of interest by the MANAGER, the DISTRICT shall so state in its opinion and the association, interest, or circumstance shall not be deemed in conflict of interest with respect to services provided to the DISTRICT by the MANAGER under the terms of this Contract. This Agreement does not prohibit the MANAGER from performing services for any other special purpose taxing DISTRICT, and such assignment shall not constitute a conflict of interest under this Agreement.

8. The MANAGER warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the MANAGER to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm other than a bona fide employee working solely for the MANAGER any fee, commission, percentage, gift or any other consideration contingent upon or resulting from the award or making of this Agreement.
9. The MANAGER warrants and represents that all of its employees are treated equally during employment without regard to race, color, physical handicap, religion, sex, age or national origin.
10. The MANAGER hereby represents and warrants that it has and will continue to conduct its business activities in a professional manner and that all services shall be performed by skilled and competent personnel to the highest professional standards.
11. The DISTRICT acknowledges that the MANAGER is not an attorney and may not render legal advice or opinions. Although the MANAGER may participate in the accumulation of information necessary for use in documents required by the DISTRICT in order to finalize any particular matters, such information shall be verified by the DISTRICT as to its correctness; provided, however, that the DISTRICT shall not be required to verify the correctness of any information originated by the MANAGER or the correctness of any information originated by the MANAGER which the MANAGER has used to formulate its opinions and advice given to the DISTRICT.
12. This Agreement shall be governed by the laws of the State of Florida. Any and all legal action necessary to enforce the Agreement will be held in LEE County. No remedy herein conferred upon any party is

intended to be exclusive of any other remedy and each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at law or in equity or by statute or otherwise. No single or partial exercise by any party of any right, power, or remedy hereunder shall preclude any other or further exercise thereof.

In any action brought by either party for the enforcement of the obligations of the other party, the prevailing party shall be entitled to recover reasonable attorney's fees.

13. All notices required in this Agreement shall be sent by certified mail, return receipt requested, and if sent to the DISTRICT shall be mailed to:

COMMUNITY DEVELOPMENT DISTRICT  
1200 NW 17<sup>th</sup> Avenue, Suite 13  
Delray Beach, Florida 33445

with a copy to:

District's Counsel

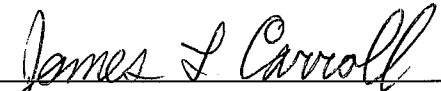
14. The foregoing terms and conditions constitute the entire Agreement between the parties hereto and any representation not contained herein shall be null and void and no force and effect. Further this Agreement may be amended only in writing upon mutual consent of the parties hereto.
15. No amendments and/or modifications of this Agreement shall be valid unless in writing and signed by each of the parties. This agreement shall be automatically renewable each Fiscal Year of the DISTRICT, unless otherwise terminated by either party. The DISTRICT will consider price adjustments each twelve (12) month period to compensate for market conditions and the anticipated type and amount of work to be performed during the next twelve (12) month period. Such evidence of price adjustments will be approved by the DISTRICT in its adopted Fiscal Year Budget.

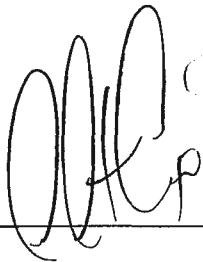
IN WITNESS WHEREOF, the Board of Supervisors of Verandah West Community Development District has made and executed this Contract on behalf of the DISTRICT and the MANAGER have each, respectively, by an authorized person or agent, hereunder set their hands and seals on the date and year first above written.

Signed and Sealed  
in the presence of:

BOARD OF SUPERVISORS  
VERANDAH WEST  
COMMUNITY DEVELOPMENT  
DISTRICT

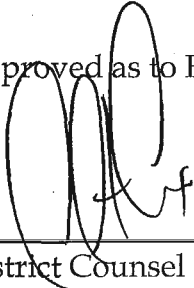
  
\_\_\_\_\_  
Witness

By:   
\_\_\_\_\_  
Chairman



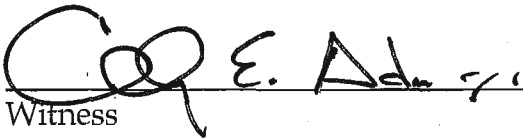
Witness

Approved as to Form and Sufficiency:

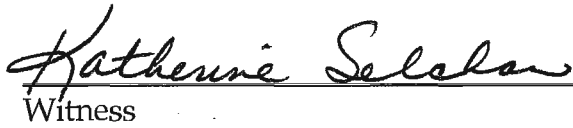


District Counsel

WRATHELL, HART, HUNT &  
ASSOCIATES, LLC



Witness  
Partner

  
Craig A. Wrathell, Managing  
Witness

**EXHIBIT "A"**  
**MANAGEMENT**

1. General Consultation, Meetings and District Representation.

As the District's Manager, consult with the District Board of Supervisors and its designated representative, and when necessary, participate in such meetings, discussions, project site visits, workshops and hearings as may pertain to the administration, accomplishment and fulfillment of the professional services set forth herein with regards to the projects and general interest of the District.

Consultation and representation work with pertinent public agencies and private individuals in connection with the interests of the District.

The service to be provided shall also include, but not be limited to planning, scheduling, production and quality control; coordination and administration of various professional service elements.

2. Meetings of the Board of Supervisors.

The Manager shall attend regular and special meetings of the Board of Supervisors.

3. To prepare and submit to the District's Board of Supervisors a proposed Annual Budget and to administer the Adopted Budget of the District.

4. The Manager shall consult with and advise the District on matters related to the operation and maintenance of the District's works.

5. The Manager shall coordinate the activities and advise any advisory boards of the District.

6. The Manager shall be responsible for the appointment, supervision and removal of all District personnel.

7. The Manager shall implement the policies established by the District, in connection with the operation of the District.

8. The Manager shall provide all other services necessary to effectively manage the operation of the District.



**EXHIBIT "A" - continued**

**MINUTES AND RECORDS**

To define and implement a system of records management for the District, including a concise and accurate record of the official actions of the Board of Supervisors, and any appointed Boards or Committees.

These responsibilities include such items as:

- ⊖ Custody of the District's Seal
- ⊖ Records custodian and records management liason with State of Florida overseeing the storage of inactive files and destruction of obsolete files.
- ⊖ Maintaining and safeguarding the minutes of public meetings, resolutions, contracts and agreements.
- ⊖ Responding to public records requests.

## EXHIBIT "A" - continued

### ACCOUNTING

To define and implement an integrated financial management reporting system which will allow the District to present fairly and with full disclosure the financial position and results of financial operations of the funds and account groups in conformity with generally accepted accounting principals and to determine and demonstrate compliance with finance-related legal and contractual provisions.

#### *Budget Management*

To provide for the accounting, reporting and control of revenues and expenditures in accordance with the District's needs. To prepare and report periodically a budget versus actual statement.

#### *General Ledger*

To prepare and implement a set of self-balancing accounts for all District funds. To ensure that all general ledger accounts and journal entries are recorded in accordance with federal, state, and local requirements. To ensure the payment of all invoices in accordance with District requirements including the preparation of payroll and reports.

#### *Reporting*

To provide information in accordance with legal and District management requirements. Financial information is reported at any level organizationally or functionally.

#### *Cash Management*

This function allows for daily, weekly, monthly, and yearly reporting of cash balances by fund.

#### *Revenue Reporting*

This function accounts for all revenues of the District. Financial information by

organization and project, including revenue sources, is shown in an estimate versus actual format. Revenues are reported in compliance with the requirements and are recorded at the appropriate time for cash, full accrual or modified accrual basis of accounting.

**EXHIBIT "A" - continued**

**FEE SCHEDULE**

**WHA Proposed District Management Fees**

**GF-001**

Management	\$35,000
Accounting	\$12,400
Field Management	\$15,000

**Debt Service (Series 2003)**

Accounting	\$4,500
Dissemination Agent	\$5,000

**TOTAL PROPOSED WHHA ANNUAL FEE \$71,900**

**Exhibit B**

Assessment Roll Management Proposal and Scope of Services

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**Exhibit B - Assessment Roll Management Proposal and Scope of Services**

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Wrathell, Hunt and Associates, LLC, would like to propose the following fees for its services for the Verandah West Community Development District.

The fee, proposed herein, reflects the types of and the levels of services currently provided to the District by its former provider and reflects the proposed fee for Fiscal Year 2023, which would be prorated based on the actual length of service. Fees for subsequent fiscal years would be adjusted by the CPI index but, in no event, would increase by more than \$5 per annum.

**Assessment Roll Management Services**

FEE PROPOSED

**\$13,495**

**VERANDAH WEST**  
**COMMUNITY DEVELOPMENT DISTRICT**

**10**

**BILL OF SALE**

KNOW ALL MEN BY THESE PRESENTS, that **VERANDAH DEVELOPMENT LLC**, a Florida limited liability company, whose address for purposes hereof is 105 NE 1st Street, Delray Beach, Florida 33444 (“**Seller**”), and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, to it paid by the **VERANDAH WEST COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes (“**District**”) whose address is 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, and deliver unto the District, its successors and assigns, the following described property, assets and rights, to-wit:

All infrastructure improvements contemplated in the District’s Improvement Plan, including, without limitation, all components of the Stormwater Management System (collectively, “**Personal Property**”), all located on, under, across and through the portions of the real property described in the legal description attached hereto as Attachment A (“**Real Property**”).

TO HAVE AND TO HOLD all of the Personal Property unto the District, its successors and assigns, for its own use forever, free and clear and discharged of and from any and all obligations, claims or liens.

AND the Seller does hereby covenant to and with the District, its successors and assigns, that they are the lawful owners of the Personal Property; that said Personal Property is free from all liens and encumbrances; that Seller has good right to sell said Personal Property; that all contractors, subcontractors and material men furnishing labor or materials relative to the construction of the Personal Property have been paid in full; and that Seller will warrant and defend the sale of its said Personal Property hereby made, unto the District, its successors and assigns, against the lawful claims and demands of all persons claiming by and through Seller.

Notwithstanding anything to the contrary in Bill of Sale, the parties hereto acknowledge and agree that this Bill of Sale was prepared and delivered without the benefit of a title search or survey of the Real Property. The Personal Property does not include any other improvements, which are not expressly described herein and which may encroach or otherwise be located on the Real Property.

*[Signatures begin on following page.]*

IN WITNESS WHEREOF, the Seller has caused this instrument to be executed in its name this \_\_\_\_ day of \_\_\_\_\_, 2023.

Signed, sealed and delivered  
in the presence of:

**VERANDAH DEVELOPMENT LLC,**  
a Florida limited liability company

\_\_\_\_\_  
Print Name: \_\_\_\_\_

By: \_\_\_\_\_  
Paul Martin, Authorized Signatory

\_\_\_\_\_  
Print Name: \_\_\_\_\_

STATE OF FLORIDA

COUNTY OF LEE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this \_\_\_\_ day of \_\_\_\_\_, 2023, by Paul Martin, as Authorized Signatory of VERANDAH DEVELOPMENT LLC, a Florida limited liability company, on behalf of the company, [CHECK ONE]  who is personally known to me or  who has produced a \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC, State of Florida

\_\_\_\_\_  
Print or Stamp Name \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

NOTARY SEAL:

[Signatures continue on following page.]



**ACCEPTED BY DISTRICT:**

**VERANDAH WEST COMMUNITY  
DEVELOPMENT DISTRICT**

Signed, sealed and delivered  
in the presence of:

\_\_\_\_\_  
Print Name: \_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_

By: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2023, by \_\_\_\_\_, as \_\_\_\_\_ of the Board of Supervisors of the VERANDAH WEST COMMUNITY DEVELOPMENT DISTRICT, a unit of special purpose government created pursuant to Chapter 190, Florida Statutes, on behalf of the District, who  is personally known to me, or  has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC, State of Florida

\_\_\_\_\_  
Print or Stamp Name \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

*NOTARY SEAL:*

ATTACHMENT A

ALL OF TRACT "C-1," according to the plat of VERANDAH UNIT 9, as recorded as Instrument Number 2006000133104, of the Public Records of Lee County, Florida (the "**Plat**"), together with the primary drainage easement (PDE) on the Property, as dedicated to Grantee on the Plat, and which as of the date of this Deed is being maintained by Grantee.

**VERANDAH WEST**  
**COMMUNITY DEVELOPMENT DISTRICT**

**11**

Consideration: \$10.00  
Documentary Stamps: \$.70

Prepared by and after recording  
return to:

Jessica Paz Mahoney, Esq.  
MAHONEY LAW GROUP, P.A.  
2240 Belleair Road, Suite 210  
Clearwater, Florida 33764

Parcel Strap No.: 32-43-26-18-000C1.00CE  
Folio ID: 10524095

**SPECIAL WARRANTY DEED**  
(Verandah Unit 9)

THIS SPECIAL WARRANTY DEED (“**Deed**”) is made this \_\_\_\_ day of \_\_\_\_\_, 2023 by **VERANDAH DEVELOPMENT LLC**, a Florida limited liability company, whose address is 105 NE 1st Street, Delray Beach, Florida 33444, in favor of **VERANDAH WEST COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government organized and existing under Chapter 190, Florida Statutes (“**Grantee**”), whose address is 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other valuable consideration, lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, all of the following described land in Lee County, Florida (“**Property**”):

See **Exhibit “A”** attached hereto and incorporated herein by this reference.

Together with the tenements, hereditaments, and appurtenances thereunto appertaining.

TO HAVE AND TO HOLD the Property, together with the appurtenances, unto Grantee, its successors and assigns, in fee simple forever.

SUBJECT TO the matters set forth on **Exhibit “B”** (the “**Permitted Exceptions**”).

And, subject to the Permitted Exceptions, Grantor does hereby warrant title to the Property, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

**THIS IS A CONVEYANCE OF PROPERTY TO A COMMUNITY DEVELOPMENT DISTRICT. NO CONSIDERATION HAS BEEN DELIVERED FOR THIS TRANSFER, AND ONLY MINIMUM DOCUMENTARY STAMP TAXES ARE DUE.**

IN WITNESS WHEREOF, Grantor has executed this Deed as of the date first above written.

Signed, sealed and delivered  
in the presence of:

**VERANDAH DEVELOPMENT LLC,**  
a Florida limited liability company

\_\_\_\_\_

By: \_\_\_\_\_  
Paul Martin, Authorized Signatory

Print Name: \_\_\_\_\_

\_\_\_\_\_

Print Name: \_\_\_\_\_

STATE OF FLORIDA

COUNTY OF LEE

The foregoing instrument was acknowledged before me  by means of physical presence or  online notarization this \_\_\_\_ day of \_\_\_\_\_, 2023, by Paul Martin, as Authorized Signatory of VERANDAH DEVELOPMENT LLC, a Florida limited liability company, on behalf of the Company. He  is personally known to me or  has produced \_\_\_\_\_ (type of identification) as identification.

\_\_\_\_\_  
NOTARY PUBLIC, State of Florida

\_\_\_\_\_  
Print or Stamp Name \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

NOTARY SEAL:

*[Signatures Continue on Following Page]*

*[Grantee's Signature Page to Special Warranty Deed]*

**ACCEPTED BY GRANTEE:**

Signed, sealed and delivered  
in the presence of:

\_\_\_\_\_

Print Name: \_\_\_\_\_

\_\_\_\_\_

Print Name: \_\_\_\_\_

**VERANDAH WEST COMMUNITY  
DEVELOPMENT DISTRICT**, a local unit of  
special purpose government created pursuant to  
Chapter 190, Florida Statutes

By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this \_\_\_\_ day of \_\_\_\_\_, 2023, by \_\_\_\_\_, as \_\_\_\_\_ of the Board of Supervisors of the VERANDAH WEST COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government, organized and existing under Chapter 190, Florida Statutes, on behalf of the district, [*CHECK ONE*]  who is personally known to me or  who has produced a \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC, State of Florida

\_\_\_\_\_  
Print or Stamp Name \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

*NOTARY SEAL:*

**Exhibit "A"**

ALL OF TRACT "C-1," according to the plat of VERANDAH UNIT 9, as recorded as Instrument Number 2006000133104, of the Public Records of Lee County, Florida (the "**Plat**"), together with the primary drainage easement (PDE) on the Property, as dedicated to Grantee on the Plat, and which as of the date of this Deed is being maintained by Grantee.

### Exhibit "B" - Permitted Exceptions

1. Oil Gas and Mineral Rights as set forth in Deed by Consolidated Naval Stores Company, recorded February 2, 1940, in Deed Book 139, Page 441; as affected by Notice of Interests recorded in Miscellaneous Book 23, Page 317; Official Records Book 1093, Page 484; Official Records Book 1093, Page 485; Official Records Book 1094, Page 2089; and Official Records Book 1856, Page 144, all of the Public Records of Lee County, Florida.
2. Oil, Gas and Mineral Rights as set forth in deed by Raymond H. Parker and Gloria A. Parker recorded April 4, 1951, in Deed Book 208, Page 119; and Deed Book 233, Page 240; as affected by Notices as recorded in Official Records Book 1158, Page 169; and in Official Records Book 1214, Page 1413, all of the Public Records of Lee County, Florida.
3. Lee County Ordinance No. 86-14, Relating to Garbage and Solid Waste Collection, recorded in Official Records Book 2189, Page 3281; as amended by Resolution No. 86-38, recorded in Official Records Book 2189, Page 3334, all of the Public Records of Lee County, Florida.
4. Notice of Establishment on Certain Real Property Within Lee County Owned by Verandah Development LLC of the "Verandah West Community Development District" as Detailed Hereinafter, as recorded in Official Records Book 3645, Page 258; as affected by Final Judgment validating and confirming bonds recorded in Official Records Book 3816, Page 1943; Declaration of Consent to Jurisdiction of Community Development District and to Imposition of Special Assessments recorded in Official Records Book 3905, Page 385; and Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the Verandah West Community Development District recorded August 13, 2014, in Official Records Instrument #2014000168173, all of the Public Records of Lee County, Florida.
5. Covenant of Unified Control, recorded August 28, 2002, in Official Records Book 3715, Page 2123, of the Public Records of Lee County, Florida.
6. Terms, covenants, conditions, restrictions, easements, assessments and possible liens created by and set forth in the Declaration of Covenants, Conditions, and Restrictions for Verandah recorded December 11, 2002, in Official Records Book 3795, Page 2515, as supplemented and amended, all of the Public Records of Lee County, Florida.
7. Notices of Development Order Approvals recorded in Official Records Book 3921, Page 3196; Official Records Book 4065, Page 2915; Official Records Instrument #2005000111450; Official Records Instrument #2008000144496, and any amendments thereto as to the subject property, all of the Public Records of Lee County, Florida.
8. Grant of Easement recorded February 5, 2015, in Official Records Instrument Number 2015000024651, of the Public Records of Lee County, Florida.
9. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of VERANDAH UNIT 9, recorded in Instrument Number 2006000133104, of the Public Records of Lee County, Florida.
10. Deed of Conservation Easement recorded May 5, 2006 in Instrument Number 2006000184110, of the Public Records of Lee County, Florida.



11. Easement(s) granted to Comcast Cable Communications Management, LLC by Grant of Easement recorded January 27, 2020, in Official Records Instrument Number 2020000022045, of the Public Records of Lee County, Florida.

**VERANDAH WEST**  
**COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED**  
**FINANCIAL**  
**STATEMENTS**

**VERANDAH WEST  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
JUNE 30, 2023**

**VERANDAH WEST  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
JUNE 30, 2023**

	Major Funds		Total Governmental Funds
	General	Debt Service Series 2013	
<b>ASSETS</b>			
Cash (SunTrust)	\$127,847	\$ -	\$ 127,847
Investments			
Revenue account	-	492,366	492,366
Reserve account	-	448,350	448,350
Prepayment	-	4,823	4,823
Due from general fund	-	3,084	3,084
Due from Verandah East	1,557	-	1,557
Due from other	19,140	-	19,140
Deposits	57	-	57
Total assets	<u>\$ 148,601</u>	<u>\$ 948,623</u>	<u>\$ 1,097,224</u>
<b>LIABILITIES</b>			
Due to debt service fund	\$ 3,084	\$ -	\$ 3,084
Due to developer	-	263,845	\$ 263,845
Deferred revenues	19,140	-	19,140
Total liabilities	<u>22,224</u>	<u>263,845</u>	<u>286,069</u>
<b>Fund balances:</b>			
Restricted for:			
Debt service	-	684,778	684,778
Unassigned	126,377	-	126,377
Total fund balances	<u>126,377</u>	<u>684,778</u>	<u>811,155</u>
Total liabilities and fund balances	<u>\$148,601</u>	<u>\$ 948,623</u>	<u>\$ 1,097,224</u>

**VERANDAH WEST  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND 001  
FOR THE PERIOD JUNE 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUE</b>				
Special assessment: on-roll	\$ 665	\$ 195,072	\$ 195,556	100%
Special assessment: off-roll	1,583	9,499	19,154	50%
Interest & miscellaneous	1	15	337	4%
Total revenue	<u>2,249</u>	<u>204,586</u>	<u>215,047</u>	95%
<b>EXPENDITURE</b>				
<b>Professional &amp; administrative</b>				
Supervisor fees	1,008	3,028	3,930	77%
Management and accounting	5,846	52,616	70,155	75%
Audit	-	8,344	8,365	100%
Legal	215	2,448	5,614	44%
Field management	990	8,911	11,881	75%
Engineering	-	12,740	2,807	454%
Trustee	-	5,770	5,614	103%
Dissemination agent	387	3,487	4,649	75%
Arbitrage	280	560	1,684	33%
Assessment roll preparation	-	13,440	13,474	100%
Telephone	36	326	435	75%
Postage	-	536	281	191%
Insurance	-	4,069	8,534	48%
Printing & binding	76	680	906	75%
Legal advertising	-	225	842	27%
Office expenses and supplies	-	-	140	0%
Website	-	-	792	0%
Contingencies	44	407	842	48%
ADA website compliance	-	-	225	0%
Annual district filing fee	-	196	196	100%
Total professional & admin	<u>8,882</u>	<u>117,783</u>	<u>141,366</u>	83%
<b>Water management</b>				
Contractual services	(1,557)	47,258	69,083	68%
Aquascaping	-	-	2,807	0%
Utilities	-	502	674	74%
Contingencies	-	-	2,807	0%
Total water management	<u>(1,557)</u>	<u>47,760</u>	<u>75,371</u>	63%

**VERANDAH WEST  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND 001  
FOR THE PERIOD JUNE 30, 2023**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>Other fees and charges</b>				
Property appraiser	-	913	936	98%
Tax collector	-	1,274	1,404	91%
Total other fees & charges	-	2,187	2,340	93%
Total expenditures	<u>7,325</u>	<u>167,730</u>	<u>219,077</u>	77%
 Excess/(deficiency) of revenues over/(under) expenditures	 (5,076)	 36,856	 (4,030)	
 Fund balances - beginning	 131,453	 89,521	 107,196	
Fund balances - ending	<u>\$ 126,377</u>	<u>\$ 126,377</u>	<u>\$ 103,166</u>	

**VERANDAH WEST  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND 202 - SERIES 2013  
FOR THE PERIOD JUNE 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Special assessment: on-roll	\$ 3,084	\$ 898,020	\$ 907,575	99%
Special assessment: off-roll	-	332,699	332,699	100%
Interest income	2,613	23,404	-	N/A
Total revenues	<u>5,697</u>	<u>1,254,123</u>	<u>1,240,274</u>	101%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	720,000	720,000	100%
Prepayment	-	10,000	-	N/A
Interest	-	507,049	507,300	100%
Total debt service	<u>-</u>	<u>1,237,049</u>	<u>1,227,300</u>	101%
Excess/(deficiency) of revenues over/(under) expenditures	5,697	17,074	12,974	
Fund balances - beginning	679,081	667,704	719,742	
Fund balances - ending	<u>\$ 684,778</u>	<u>\$ 684,778</u>	<u>\$ 732,716</u>	

# Verandah West

## Financial Highlights Report

6/30/23

### General Fund

#### Revenues

Special Assessment On-Roll – At 100% Year to Date (YTD) through the month of June, note the majority is typically received in December as a result of payers taking advantage of the early discount (4%). 2023 Property taxes due date has been extended through April 30<sup>th</sup> due to Hurricane Ian.

Special Assessment Off-Roll – (Golf Club/Verandah West Development, LLC) through the end of June is 50%. Note: Two additional payments were made and received during the month of July.

#### Expenditures (through end of June is 77% and 2% over straight proration of 75%)

Supervisors: through end of June is 77%. Budget is for four meetings per year.

Audit: At 100% and will be presented at your August meeting for acceptance.

Legal: At 44% is typical as activities fluctuate year over year.

Engineering: At 454% - Johnson Engineering Fees as well as periodic updating of the GIS Mapping Program (FL GIS Solutions) fluctuate year over year due to required activities. This also includes \$1,100.00 required permit fees for Lake H-12 Sanctuary Point Bank Restoration Project. Year to date for GIS Program \$3,081.00

Trustee: At 103% and is the annual fees paid to U.S. Bank for acting as trustee, paying agent and registrar.

Dissemination Agent: At 75% is straight proration year to date. The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities & Exchange Act of 1934.

Arbitrage rebate calculation: At 33% year to date. To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate arbitrage rebate liability.

Assessment Roll Preparation: At 100% and is a once per year expense typically occurring in December.

Postage: At 191% and is 116% over straight proration year to date. This is directly related to Fed-ex charges.

Insurance: At 48% is a once-a-year expense typical occurring in October.

Contingencies: At 48% year to date. This is for bank charges and miscellaneous expenses incurred throughout the year.

Annual District Filing Fee: At 100% is a once-a-year active status filing with the State of Florida and typically is occurring in October/November.



Water Mgt Contract SRV: Through end of June is 68% and 5% under straight proration. Also includes \$2,800.00 for vegetation fence clearing completed during the month of September.

**Note:** current month credit represents vegetation fence clearing specific to VE.

Property Appraiser: At 98% - Property Appraiser's fee is \$1.00 per parcel.

Tax Collector: At 91%, this expenditure is directly related to the cost of collecting the District's special assessment on roll revenue.

Unassigned Fund Balance as of September 30, 2022: \$89,521.00

**Note:** Split VE 44.13% & VW 55.87%

### **Debt Service Fund 202**

#### **2013 Series Bond**

#### **Expenditures**

Principal: At 100% is paid May 1<sup>st</sup> of each year.

Interest: At 100%, as 50% of annual interest expense is paid each November 1<sup>st</sup>, with the other 50% plus the annual Principal amount being paid each May 1<sup>st</sup>.

**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 May 10, 2023 at 2:00 p.m., at 11390 Palm Beach Blvd., First Floor, Fort Myers, Florida 33905.

**Present were:**

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

**Also present were:**

Chuck Adams (via telephone)	District Manager
Cleo Adams	District Manager
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 2:09 p.m. All Supervisors were present.

**SECOND ORDER OF BUSINESS**

**Public Comments (3 minutes per person)**

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Consideration of Award of Contract – Lake and Wetland Maintenance**

Mrs. Adams presented the responses to the Lake and Wetland Maintenance Request for Proposals (RFP), in her memorandum May 10, 2023. She discussed the existing vendor, SOLitude Lake Management’s (SOLitude) underwhelming performance and recommended awarding the contract to Crosscreek Environmental, Inc. After inspecting the property and

42 finding deficiencies she issued a Defective Work Notice on May 5, 2023, as there were ongoing  
43 administrative, billing and response time issues. SOLitude advised her that the issues will be  
44 resolved this week.

45 Mrs. Adams discussed knowing Mr. Bowling, of Crosscreek, which opened a local office a  
46 few years ago and advised that the Verandah East CDD awarded the contract to Crosscreek.

47 A Board Member noted that SOLitude has not removed tree limbs from the lakes for a  
48 while.

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**On MOTION by Mr. Jordan and seconded by Mr. Zampiceni, with all in favor,  
awarding the Lake and Wetland Maintenance contract to Crosscreek  
Environmental, was approved.**

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55 **FOURTH ORDER OF BUSINESS**

**Discussion/Consideration of M.R.I.  
Inspection, LLC, Proposals**

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58 **A. Estimate #3876 2023 Interconnect Inspection**

59 **B. Estimate #3890 ROV Control Structure Inspection**

60 Mrs. Adams presented M.R.I. Inspection LLC (MRI) proposals of approximately \$12,000  
61 to inspect specified storm structures and control structures, which was requested by Mr.  
62 Moore of the Verandah East CDD. These costs will be shared cost for each CDD. Similar to  
63 Verandah East, she suggested deferring the project to the fall while both CDDs build up fund  
64 balance. Asked if there was an incident, she recalled having a control structure modified, due to  
65 an isolated flood in 2018.

66

**On MOTION by Mr. Jordan and seconded by Mr. Zampiceni, with all in favor,  
tabling the inspections to the fall, was approved.**

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71 **FIFTH ORDER OF BUSINESS**

**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**

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77 Mrs. Adams presented Resolution 2023-03. Mr. Adams stated that the CDD exceeded  
78 appropriations due to unforeseen expenses and must amend the Fiscal Year 2022 budget to  
79 avoid a finding in the annual audit.

80 The year in Section 2 of the Resolution will be corrected to state "2022".

81

**On MOTION by Mr. Baldwin and seconded by Mr. Jordan, with all in favor, Resolution 2023-03, as amended, 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, was adopted.**

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**SIXTH ORDER OF BUSINESS**

**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**

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**On MOTION by Mr. Zampiceni and seconded by Ms. McIntyre, with all in favor, Resolution 2023-04, Approving Proposed Budgets for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 9, 2023 at 2:00 p.m., at 11390 Palm Beach Blvd., First Floor, Fort Myers, Florida 33905; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.**

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**SEVENTH ORDER OF BUSINESS**

**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**

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**On MOTION by Mr. Jordan and seconded by Mr. Zampiceni, with all in favor, 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, was adopted.**

**EIGHTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial Statements as of March 31, 2023**

The Financial Highlights Report as of March 31, 2023 was emailed to the Board in advance of the meeting.

Mr. Zampiceni asked who owns the perimeter fences. Mrs. Adams stated the Verandah East CDD owns it but the VCA is responsible for maintaining it per a License Agreement. Ms. Willson clarified that the VCA owns a few of the smaller areas, as the Verandah East CDD did not accept those conveyances and has no plans to accept any in the future.

Mr. Zampiceni asked for the debris crushing the plants in the perimeter of Otter Bend to be removed. Ms. Shields stated she will bring this to Lou’s attention, as that is not a CDD matter.

The financials were accepted.

**NINTH ORDER OF BUSINESS** **Approval of January 11, 2023 Regular Meeting Minutes**

**On MOTION by Mr. Baldwin and seconded by Ms. McIntyre, with all in favor, the January 11, 2023 Regular Meeting Minutes, as presented, were approved.**

**TENTH ORDER OF BUSINESS** **Staff Reports**

**A. District Counsel: Kutak Rock LLP**

Ms. Willson stated she sent an email about the House Bill awaiting the Governor’s signature or veto that, if approved, will require Special District Board Members to attend annual four-hour ethics training sessions, effective January 1, 2024. She will provide further updates, once approved.

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

There was no report.

## 154 C. District Manager: Wrathell, Hunt &amp; Associates, LLC

155 • 977 Registered Voters in District as of April 15, 2023

156 • NEXT MEETING DATE: August 9, 2023 at 2:00 PM

157 ○ QUORUM CHECK

158 All Board Members confirmed their attendance at the August 9, 2023 meeting.

159 Mrs. Adams reported the following:

160 ➤ Repair work on Lake H-12/Sanctuary Point was pushed back to Fiscal Year 2024 as the  
161 Limited Development Order (LDO) is still pending. Since they will now have to do the entire  
162 lake, it will be completed in two phases, with the resident side first and the golf course side the  
163 following year. Last year's proposal was \$11,480.

164 Mr. Willis stated that he advised Mr. Winchester of this.

165 ➤ Work on Lake H-8A was pushed back to Fiscal Year 2025.

166 ➤ The project to inspect and ROV specific drainage pipes that are in correlation with the  
167 golf course will commence at the end of May. The Verandah East CDD Board approved this in  
168 January.

169 ➤ The project to inspect and ROV interconnecting drainage pipes from Lake BB-3 to Lake  
170 BB-2 will commence May 17, 2023.

171 ➤ After identifying deficiencies, a Defective Work Notice was issued to SOLitude last week.

172 ➤ Conservation Area C-1: A second letter was sent to The Golf Club last week with an  
173 invoice over \$19,000 and related documents requesting reimbursement to the CDD.

174 ➤ The VCA is preparing documents to convey two parcels to the CDD that are already  
175 being maintained and are included in the wetland contract.

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## 177 ELEVENTH ORDER OF BUSINESS

## Supervisors' Requests

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179 There were no Supervisors requests.

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## 181 TWELFTH ORDER OF BUSINESS

## Adjournment

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184 **On MOTION by Ms. Jaross and seconded by Ms. Voiles, with all in favor, the**  
185 **meeting adjourned at 2:34 p.m.**

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Secretary/Assistant Secretary

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Chair/Vice Chair



**VERANDAH WEST**  
**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF**  
**REPORTS**

**VERANDAH WEST COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE**

**LOCATION**

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

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 11, 2023</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>January 10, 2024</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>May 8, 2024</b>	<b>Regular Meeting</b>	<b>2:00 PM</b>
<b>August 14, 2024</b>	<b>Public Hearing &amp; Regular Meeting</b>	<b>2:00 PM</b>