

**VERANDAH EAST  
COMMUNITY DEVELOPMENT  
DISTRICT**

**January 14, 2026**

**BOARD OF SUPERVISORS  
REGULAR MEETING  
AGENDA**

**VERANDAH EAST  
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA  
LETTER**

**Verandah East 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**  
**<https://verandahcds.net/>**

January 7, 2026

Board of Supervisors  
Verandah East Community Development District

**ATTENDEES:**  
Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Dear Board Members:

The Board of Supervisors of the Verandah East Community Development District will hold a Regular Meeting on January 14, 2026 at 1:00 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. Update: Premier Lakes, Inc.
4. Continued Discussion/Update: Response from Crosscreek Environmental, Inc. Regarding Demand Letter for Lake and Wall Maintenance
5. Consideration of Resolution 2026-01, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Lee County Supervisor of Elections Conduct the District's General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date
6. Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form
  - A. October 1, 2024 - September 30, 2025 [Posted]
  - B. October 1, 2025 - September 30, 2026
7. Consideration of Resolution 2026-02, Relating to the Amendment of the Budget for the Fiscal Year Beginning October 1, 2024 and Ending September 30, 2025; and Providing for an Effective Date
8. Acceptance of Unaudited Financial Statements as of November 30, 2025
  - Financial Highlights Report
9. Approval of October 8, 2025 Regular Meeting Minutes

10. Staff Reports

- A. District Counsel: *Kutak Rock LLP*
- B. District Engineer: *Johnson Engineering, Inc.*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*
  - Operations Report
  - NEXT MEETING DATE: May 13, 2026 at 1:00 PM
    - QUORUM CHECK

|        |                            |                                    |                                |                             |
|--------|----------------------------|------------------------------------|--------------------------------|-----------------------------|
| SEAT 1 | RICHARD DENIS SHIELDS, JR. | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> No |
| SEAT 2 | JOHN SAMPLE                | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> No |
| SEAT 3 | JACQUELINE VOILES          | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> No |
| SEAT 4 | STU AXELROD                | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> No |
| SEAT 5 | DAVID MOORE                | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> No |

11. Supervisors' Requests

12. Adjournment

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

Sincerely,



Cleo Adams  
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE:  
CALL-IN NUMBER: 1-888-354-0094  
PARTICIPANT CODE: 709 724 7992

**VERANDAH EAST  
COMMUNITY DEVELOPMENT DISTRICT**

**3**

# Work Order



1936 Bruce B Downs Blvd Suite 308  
Wesley Chapel FL 33543  
(844) 525-3735,  
CustomerSupport@PremierLakesFL.com

|         |                             |
|---------|-----------------------------|
| DATE    | 11/06/2025 -                |
| TECH(S) | Bill Kurth, Kevin Klukowski |
| JOB #   | 1077967743                  |

| CUSTOMER   |
|--|
| Verandah East & West C.D.D.<br>Cleo Adams<br>12201 River Village Way<br>Fort Myers, Florida, 33905-6273<br>(239) 989-2939<br><br>crismondc@whhassociates.com |

| SERVICE LOCATION   |
|--|
| Verandah East & West C.D.D.<br>12201 River Village Way<br>Fort Myers, Florida, 33905-6273<br>(239) 989-2939<br><br>crismondc@whhassociates.com |

| JOB DETAILS | Annual Lake Maintenance |
|-------------|-------------------------|
|-------------|-------------------------|

| JOB CATEGORY | Annual Lake Maintenance |
|--------------|-------------------------|
|--------------|-------------------------|

| COMPLETION NOTES | Today KK and RL inspected all lakes on Verandah E. We treated lakes LW1, LQ2A, LR1B, and LR2A for algae. We also treated lake LX for signal grass. No illicit discharge noted.<br>BK inspected most lakes in Verandah W. Treated lakes LG1A, LK2, LH5, LQ1A, LH9, LH10, LH11, LH13, and part of LH3 for grasses and other shoreline weeds. |
|------------------|--|
|------------------|--|

# Work Order



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|         |                             |
|---------|-----------------------------|
| DATE    | 11/14/2025 -                |
| TECH(S) | Kevin Klukowski, Ryan Proud |
| JOB #   | 1077967745                  |

| CUSTOMER   |
|--|
| Verandah East & West C.D.D.<br>Cleo Adams<br>12201 River Village Way<br>Fort Myers, Florida, 33905-6273<br>(239) 989-2939<br><br>crismondc@whhassociates.com |

| SERVICE LOCATION   |
|--|
| Verandah East & West C.D.D.<br>12201 River Village Way<br>Fort Myers, Florida, 33905-6273<br>(239) 989-2939<br><br>crismondc@whhassociates.com |

| JOB DETAILS | Annual Lake Maintenance |
|-------------|-------------------------|
|-------------|-------------------------|

| JOB CATEGORY | Annual Lake Maintenance |
|--------------|-------------------------|
|--------------|-------------------------|

| COMPLETION NOTES | Today KK and RL treated lakes LW4, LY1, LX, LW3, LW1, LW2, LS4, and LS5 for shoreline grasses. We also treated LW4 for submersed weeds. No illicit discharge noted. R.P VW Grasses treated on lakes Ig3 lh4 lh5a lg5 lh14 lh2 lh1 la5 la4 la6 la3b la3a la2 la1 lb. No illicit discharge noticed at this time. |
|------------------|--|
|------------------|--|

# Work Order



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|         |                             |
|---------|-----------------------------|
| DATE    | 11/21/2025 -                |
| TECH(S) | Kevin Klukowski, Ryan Proud |
| JOB #   | 1077967746                  |

| CUSTOMER   |  |
|--|--|
| Verandah East & West C.D.D.<br>Cleo Adams<br>12201 River Village Way<br>Fort Myers, Florida, 33905-6273<br>(239) 989-2939<br><br>crismondc@whhassociates.com |  |

| SERVICE LOCATION   |  |
|--|--|
| Verandah East & West C.D.D.<br>12201 River Village Way<br>Fort Myers, Florida, 33905-6273<br>(239) 989-2939<br><br>crismondc@whhassociates.com |  |

| JOB DETAILS | Annual Lake Maintenance |
|-------------|-------------------------|
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| JOB CATEGORY | Annual Lake Maintenance |
|--------------|-------------------------|
|--------------|-------------------------|

| COMPLETION NOTES | KK 11/20 today I treated lakes ls2,ls4,ls1,ls3,lq1b,lq2a,lq2b,lr1b,lr2a,lb1 for shoreline grasses and broadleaf weeds. No illicit discharge noticed at this time.<br>R.P 11/21 VW Grasses and weeds treated on lakes lb le1 le1a le2 lh8b lh10 lh9 lp5 lf1 lf1a Lloyd lt3 ln and lp3. No illicit discharge noticed at this time.<br>i also treated lake lq1b for algae.<br>no illicit discharge noticed. |
|------------------|--|
|------------------|--|

# Work Order



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CustomerSupport@PremierLakesFL.com

|         |                 |
|---------|-----------------|
| DATE    | 11/26/2025 -    |
| TECH(S) | Kevin Klukowski |
| JOB #   | 1077967747      |

| CUSTOMER   |  |
|--|--|
| Verandah East & West C.D.D.<br>Cleo Adams<br>12201 River Village Way<br>Fort Myers, Florida, 33905-6273<br>(239) 989-2939<br><br>crismondc@whhassociates.com |  |

| SERVICE LOCATION   |  |
|--|--|
| Verandah East & West C.D.D.<br>12201 River Village Way<br>Fort Myers, Florida, 33905-6273<br>(239) 989-2939<br><br>crismondc@whhassociates.com |  |

| JOB DETAILS | Annual Lake Maintenance |
|-------------|-------------------------|
|-------------|-------------------------|

| JOB CATEGORY | Annual Lake Maintenance |
|--------------|-------------------------|
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| COMPLETION NOTES | Today RL treated lakes LU2, LU1, LU3, LU3A, LU4, LU5, LZ2A, LZ2C, LZ2B, LZ3, and LO for shoreline grasses and broadleaf weeds. No illicit discharge noted. |
|------------------|--|
|------------------|--|

# Work Order



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Wesley Chapel FL 33543  
(844) 525-3735,  
CustomerSupport@PremierLakesFL.com

|         |                             |
|---------|-----------------------------|
| DATE    | 12/04/2025 -                |
| TECH(S) | Kevin Klukowski, Ryan Proud |
| JOB #   | 1077967748                  |

## CUSTOMER

Verandah East & West C.D.D.  
Cleo Adams  
12201 River Village Way  
Fort Myers, Florida, 33905-6273  
(239) 989-2939

crismondc@whhassociates.com

## SERVICE LOCATION

Verandah East & West C.D.D.  
12201 River Village Way  
Fort Myers, Florida, 33905-6273  
(239) 989-2939

crismondc@whhassociates.com

## JOB DETAILS

Annual Lake Maintenance

## JOB CATEGORY

Annual Lake Maintenance

## COMPLETION NOTES

12/5 R.P VW grasses and weeds treated on lakes o lt1 lp3 lp2 lp1 lp4 lh8a lh7 lh6 lb lq1b. No illicit discharge noticed at this time.  
12/4 KK VE Today I spot sprayed alligator weed, vines, and cattails on lakes LU2, LU1, LU3, LU3A, LU5, LZ1, LZ4, LZ2A, LZ2B, LZ3, AA2, BB2, AA1, BB4, BB3, W1, and W2. No illicit discharge noted.

# Work Order



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CustomerSupport@PremierLakesFL.com

|         |                             |
|---------|-----------------------------|
| DATE    | 12/10/2025 -                |
| TECH(S) | Kevin Klukowski, Ryan Proud |
| JOB #   | 1077967749                  |

| CUSTOMER   |  |
|--|--|
| Verandah East & West C.D.D.<br>Cleo Adams<br>12201 River Village Way<br>Fort Myers, Florida, 33905-6273<br>(239) 989-2939<br><br>crismondc@whhassociates.com |  |

| SERVICE LOCATION   |  |
|--|--|
| Verandah East & West C.D.D.<br>12201 River Village Way<br>Fort Myers, Florida, 33905-6273<br>(239) 989-2939<br><br>crismondc@whhassociates.com |  |

| JOB DETAILS | Annual Lake Maintenance |
|-------------|-------------------------|
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| JOB CATEGORY | Annual Lake Maintenance |
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| COMPLETION NOTES | 12/12 RP treated grasses on lakes lg1 lg1a lk1 lk2 lh4 lh5a lh5 lq1a lh14 and lh13. Algae treated on lakes k2 lh5 and le1a. No illicit discharge noticed at this time.<br><br>12/10 KK and RL treated lakes LY1, LX, LW4, LW3, LT2, LW1, LW2, LBB3, LZ1, LZ4, LAA2, LAA1, and LBB4 for shoreline grasses and broadleaf weeds. No illicit discharge noted. |
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# Work Order



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|         |                             |
|---------|-----------------------------|
| DATE    | 12/19/2025 -                |
| TECH(S) | Kevin Klukowski, Ryan Proud |
| JOB #   | 1077967751                  |

| CUSTOMER   |  |
|--|--|
| Verandah East & West C.D.D.<br>Cleo Adams<br>12201 River Village Way<br>Fort Myers, Florida, 33905-6273<br>(239) 989-2939<br><br>crismondc@whhassociates.com |  |

| SERVICE LOCATION   |  |
|--|--|
| Verandah East & West C.D.D.<br>12201 River Village Way<br>Fort Myers, Florida, 33905-6273<br>(239) 989-2939<br><br>crismondc@whhassociates.com |  |

| JOB DETAILS | Annual Lake Maintenance |
|-------------|-------------------------|
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| JOB CATEGORY | Annual Lake Maintenance |
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| COMPLETION NOTES | 12/18 KK treated lakes T2, BB2, BB4, AS2, AA1, S3, S1, S2, S4, S5, BB1 and R1A. for shoreline grasses and broadleaf weeds. No illicit discharge noted.<br><br>12/19 R.P VW grasses and veins treated on lakes lh3 lh2 lh1 la6 la5 la4 la3b lb and la1. No illicit discharge noticed at this time. |
|------------------|---|
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# Work Order

|         |              |
|---------|--------------|
| DATE    | 12/23/2025 - |
| TECH(S) | Robert Luce  |
| JOB #   | 1077967752   |

1936 Bruce B Downs Blvd Suite 308  
Wesley Chapel FL 33543  
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| CUSTOMER   |
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| JOB DETAILS | Annual Lake Maintenance |
|-------------|-------------------------|
|-------------|-------------------------|

| JOB CATEGORY | Annual Lake Maintenance |
|--------------|-------------------------|
|--------------|-------------------------|

| COMPLETION NOTES | Inspection<br><br>Did notice an illicit discharge into lake L-U3, from address 13429 heritage preserve dr. Had water discharging 7ft from lake edge, along with erosion going into the lake from pool project |
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**VERANDAH EAST  
COMMUNITY DEVELOPMENT DISTRICT**

**5**

## RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERANDAH EAST COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), FLORIDA STATUTES, AND REQUESTING THAT THE LEE COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

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

**WHEREAS**, the Board of Supervisors ("Board") of Verandah East Community Development District seeks to implement section 190.006(3), Florida Statutes, and to instruct the Lee County Supervisor of Elections ("Supervisor") to conduct the District's General Election ("General Election").

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

1. **GENERAL ELECTION SEATS.** Seat 1, currently held by Richard Denis Shields, Jr., and Seat 2, currently held John Sample, are scheduled for the General Election in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Lee County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2026, and for each subsequent General Election unless otherwise directed by the District's Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. **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.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED THIS 14TH DAY OF JANUARY, 2026.**

**VERANDAH EAST COMMUNITY DEVELOPMENT  
DISTRICT**

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**CHAIR/VICE CHAIR, BOARD OF SUPERVISORS**

**ATTEST:**

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**SECRETARY/ASSISTANT SECRETARY**

## **Exhibit A**

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE  
VERANDAH EAST COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Verandah East Community Development District will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Lee County Supervisor of Elections located at 2480 Thompson Street, 3<sup>rd</sup> Floor, Fort Myers, Florida 33901, (239) 533-8683. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Lee County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Verandah East Community Development District has two (2) seats up for election, specifically seats 1 and 2. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, in the manner prescribed by law for general elections.

For additional information please contact the Lee County Supervisor of Elections.

**District Manager**  
**Verandah East Community Development District**

**VERANDAH EAST  
COMMUNITY DEVELOPMENT DISTRICT**

**6**

**VERANDAH EAST  
COMMUNITY DEVELOPMENT DISTRICT**

**6A**

**VERANDAH EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Performance Measures/Standards & Annual Reporting Form**  
**October 1, 2024 – September 30, 2025**

**1. COMMUNITY COMMUNICATION AND ENGAGEMENT**

**Goal 1.1      Public Meetings Compliance**

**Objective:** Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

**Measurement:** Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

**Standard:** A minimum of two (2) regular board meetings was held during the fiscal year.

**Achieved:** Yes  No

**Goal 1.2      Notice of Meetings Compliance**

**Objective:** Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

**Measurement:** Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

**Standard:** 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

**Achieved:** Yes  No

**Goal 1.3      Access to Records Compliance**

**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

**Measurement:** Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

**Standard:** 100% of monthly website checks were completed by District Management.

**Achieved:** Yes  No

## 2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

### **Goal 2.1      District Infrastructure and Facilities Inspections**

**Objective:** District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

**Measurement:** A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

**Standard:** Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

**Achieved:** Yes  No

## 3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

### **Goal 3.1      Annual Budget Preparation**

**Objective:** Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

**Measurement:** Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

**Standard:** 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

**Achieved:** Yes  No

## **Goal 3.2      Financial Reports**

**Objective:** Publish to the CDD website the most recent versions of the following documents: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

**Measurement:** Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

**Standard:** CDD website contains 100% of the following information: most recent link to annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

**Achieved:** Yes  No

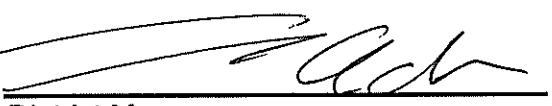
## **Goal 3.3      Annual Financial Audit**

**Objective:** Conduct an annual independent financial audit per statutory requirements, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

**Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

**Achieved:** Yes  No



District Manager

Ches Adams  
Print Name

8/14/24  
Date



Chair/Vice Chair, Board of Supervisors

David Moore  
Print Name

08/14/24  
Date

**VERANDAH EAST  
COMMUNITY DEVELOPMENT DISTRICT**

**6B**

**VERANDAH EAST COMMUNITY DEVELOPMENT DISTRICT**  
**Performance Measures/Standards & Annual Reporting Form**  
**October 1, 2025 – September 30, 2026**

**1. COMMUNITY COMMUNICATION AND ENGAGEMENT**

**Goal 1.1      Public Meetings Compliance**

**Objective:** Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

**Measurement:** Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

**Standard:** A minimum of two (2) regular board meetings was held during the fiscal year.

**Achieved:** Yes  No

**Goal 1.2      Notice of Meetings Compliance**

**Objective:** Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

**Measurement:** Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

**Standard:** 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

**Achieved:** Yes  No

**Goal 1.3      Access to Records Compliance**

**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

**Measurement:** Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

**Standard:** 100% of monthly website checks were completed by District Management.

**Achieved:** Yes  No

## **2. INFRASTRUCTURE AND FACILITIES MAINTENANCE**

### **Goal 2.1 District Infrastructure and Facilities Inspections**

**Objective:** District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

**Measurement:** A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

**Standard:** Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

**Achieved:** Yes  No

## **3. FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

### **Goal 3.1 Annual Budget Preparation**

**Objective:** Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

**Measurement:** Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

**Standard:** 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

**Achieved:** Yes  No

## **Goal 3.2      Financial Reports**

**Objective:** Publish to the CDD website the most recent versions of the following documents: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

**Measurement:** Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

**Standard:** CDD website contains 100% of the following information: most recent link to annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

**Achieved:** Yes  No

## **Goal 3.3      Annual Financial Audit**

**Objective:** Conduct an annual independent financial audit per statutory requirements, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

**Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

**Achieved:** Yes  No

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District Manager

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Print Name

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Date

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Chair/Vice Chair, Board of Supervisors

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Print Name

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Date

**VERANDAH EAST  
COMMUNITY DEVELOPMENT DISTRICT**

**7**

**RESOLUTION 2026-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
VERANDAH EAST COMMUNITY DEVELOPMENT DISTRICT  
RELATING TO THE AMENDMENT OF THE BUDGET FOR THE  
FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING  
SEPTEMBER 30, 2025; AND PROVIDING FOR AN EFFECTIVE  
DATE**

**WHEREAS**, on August 14, 2024, the Board of Supervisors (“Board”) of the Verandah East Community Development District (“District”), adopted a Budget for Fiscal Year 2024/2025; and

**WHEREAS**, the Board desires to amend the previously adopted budget for Fiscal Year 2024/2025.

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

Section 1. The Fiscal Year 2024/2025 Budget is hereby amended in accordance with Exhibit “A” attached hereto; and

Section 2. This resolution shall become effective immediately upon its adoption, and be reflected in the monthly and Fiscal Year End September 30, 2025 Financial Statements and Audit Report of the District.

**PASSED AND ADOPTED** this 14th day of January, 2026.

ATTEST:

**VERANDAH EAST COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

**EXHIBIT "A"**

**VERANDAH EAST & VERANDAH WEST  
COMMUNITY DEVELOPMENT DISTRICTS  
AMENDED BUDGETS  
FISCAL YEAR 2025  
EFFECTIVE NOVEMBER 30, 2025**

**VERANDAH EAST & VERANDAH WEST  
COMMUNITY DEVELOPMENT DISTRICTS  
COMBINED GENERAL FUND BUDGETS  
FISCAL YEAR 2025**

|  | Fiscal Year 2025  |                              |                                 |  |                              |
|--|-------------------|------------------------------|---------------------------------|--|------------------------------|
|  | FY 2025<br>Actual | FY 2025<br>Adopted<br>Budget | Budget to<br>Actual<br>Variance | Proposed<br>Amendment<br>Increase/<br>(Decrease) | FY 2025<br>Amended<br>Budget |
|  |                   |                              |                                 |  |                              |
| <b>REVENUES</b>  |                   |                              |                                 |  |                              |
| Assessment levy: on-roll - gross<br>Allowable discounts (4%) |                   |                              |                                 |  |                              |
| Assessment levy: on-roll - net                               | 610,594           | \$ 604,382                   | \$ (6,212)                      | \$ 6,212   | \$ 610,594                   |
| Assessment levy: off-roll                                    | 35,930            | 35,930                       | -                               | -  | 35,930                       |
| Interest and miscellaneous                                   | 57                | 600                          | 543                             | (543)  | 57                           |
| Total revenues   | <u>646,581</u>    | <u>640,912</u>               | <u>(5,669)</u>                  | <u>5,669</u>                                     | <u>646,581</u>               |
| <b>EXPENDITURES</b>  |                   |                              |                                 |  |                              |
| <b>Professional &amp; admin</b>                              |                   |                              |                                 |  |                              |
| Supervisors  | 5,600             | 7,200                        | 1,600                           | (1,600)  | 5,600                        |
| Management and accounting                                    | 124,960           | 124,960                      | -                               | -  | 124,960                      |
| Audit  | 14,900            | 14,900                       | -                               | -  | 14,900                       |
| Legal  | 14,939            | 10,000                       | (4,939)                         | 4,939  | 14,939                       |
| Field management   | 21,163            | 21,163                       | -                               | -  | 21,163                       |
| Engineering  | 33,601            | 10,000                       | (23,601)                        | 23,601   | 33,601                       |
| Trustee  | 10,303            | 10,000                       | (303)                           | 303  | 10,303                       |
| Dissemination agent  | 8,280             | 8,280                        | -                               | -  | 8,280                        |
| Arbitrage rebate calculation                                 | 1,000             | 3,000                        | 2,000                           | (2,000)  | 1,000                        |
| Assessment roll preparation                                  | 24,000            | 24,000                       | -                               | -  | 24,000                       |
| Telephone  | 775               | 775                          | -                               | -  | 775                          |
| Insurance  | 15,654            | 16,558                       | 904                             | (904)  | 15,654                       |
| Printing & binding   | 1,614             | 1,614                        | -                               | -  | 1,614                        |
| Legal advertising  | 407               | 1,500                        | 1,093                           | (1,093)  | 407                          |
| Office expenses & supplies                                   | -                 | 250                          | 250                             | (250)  | -                            |
| Website  | 705               | 1,410                        | 705                             | (705)  | 705                          |
| ADA website compliance                                       | -                 | 400                          | 400                             | (400)  | -                            |
| Contingencies  | 2,018             | 1,500                        | (518)                           | 518  | 2,018                        |
| Annual district filing fee                                   | 350               | 350                          | -                               | -  | 350                          |
| Total professional & admin                                   | <u>281,489</u>    | <u>258,360</u>               | <u>(23,129)</u>                 | <u>23,129</u>                                    | <u>281,489</u>               |
| <b>Water management</b>                                      |                   |                              |                                 |  |                              |
| Contractual services   | 207,368           | 123,000                      | (84,368)                        | 84,368   | 207,368                      |
| Aquascaping/pipe cleanout                                    | 92,066            | 96,300                       | 4,234                           | (4,234)  | 92,066                       |
| Perimeter fence/wall ongoing RM <b>not shared</b>            | 1,350             | 1,800                        | 450                             | (450)  | 1,350                        |
| Utilities  | 1,293             | 1,300                        | 7                               | (7)  | 1,293                        |
| Lake bank restoration <b>not shared</b>                      | 50,069            | 127,000                      | 76,931                          | (76,931)   | 50,069                       |
| Contingencies  | -                 | 5,000                        | 5,000                           | 28,000   | 33,000                       |
| Total water management                                       | <u>352,146</u>    | <u>354,400</u>               | <u>2,254</u>                    | <u>30,746</u>                                    | <u>385,146</u>               |

**VERANDAH EAST & VERANDAH WEST  
COMMUNITY DEVELOPMENT DISTRICTS  
COMBINED GENERAL FUND BUDGETS  
FISCAL YEAR 2025**

|   | Fiscal Year 2025  |                              |                                 |  |                              |
|---|-------------------|------------------------------|---------------------------------|--|------------------------------|
|   | FY 2025<br>Actual | FY 2025<br>Adopted<br>Budget | Budget to<br>Actual<br>Variance | Proposed<br>Amendment<br>Increase/<br>(Decrease) | FY 2025<br>Amended<br>Budget |
| <b>Other fees and charges</b>           |                   |                              |                                 |  |                              |
| Property appraiser                      | 1,631             | 1,740                        | 109                             | (109)  | 1,631                        |
| Tax collector                           | 2,346             | 3,202                        | 856                             | (856)  | 2,346                        |
| Total other fees and charges            | <u>3,977</u>      | <u>4,942</u>                 | <u>965</u>                      | <u>(965)</u>                                     | <u>3,977</u>                 |
| Total expenditures                      | <u>637,612</u>    | <u>617,702</u>               | <u>(19,910)</u>                 | <u>52,910</u>                                    | <u>670,612</u>               |
| Net increase/(decrease) of fund balance | 8,969             | 23,210                       | 14,241                          | (47,241)   | (24,031)                     |
| Fund balance - beginning (unaudited)    | <u>139,450</u>    | <u>135,657</u>               | <u>(3,793)</u>                  | <u>3,793</u>                                     | <u>139,450</u>               |
| Fund balance - ending (projected)       | <u>\$ 148,419</u> | <u>\$ 158,867</u>            | <u>\$ 10,448</u>                | <u>\$ (43,448)</u>                               | <u>\$ 115,419</u>            |

**VERANDAH EAST  
COMMUNITY DEVELOPMENT DISTRICT  
AMENDED BUDGET  
FISCAL YEAR 2025**

|  | FY 2025<br>Actual | FY 2025<br>Adopted<br>Budget | Budget to<br>Actual<br>Variance | Proposed<br>Amendment<br>Increase/<br>(Decrease) | FY 2025<br>Amended<br>Budget |
|--|-------------------|------------------------------|---------------------------------|--|------------------------------|
| <b>REVENUE</b>                               |                   |                              |                                 |  |                              |
| Special assessment: on-roll                  | \$ 242,015        | \$ 239,286                   | \$ (2,729)                      | \$ 2,729   | \$ 242,015                   |
| Interest & miscellaneous                     | 26                | 263                          | 237                             | (237)  | 26                           |
| Total revenue                                | <u>242,041</u>    | <u>239,549</u>               | <u>(2,492)</u>                  | <u>2,492</u>                                     | <u>242,041</u>               |
| <b>EXPENDITURE</b>                           |                   |                              |                                 |  |                              |
| <b>Professional and administrative</b>       |                   |                              |                                 |  |                              |
| Supervisors                                  | 2,464             | 3,158                        | 694                             | (694)  | 2,464                        |
| Management and accounting                    | 54,805            | 54,805                       | -                               | -  | 54,805                       |
| Audit  | 6,556             | 6,535                        | (21)                            | 21   | 6,556                        |
| Legal  | 7,251             | 4,386                        | (2,865)                         | 2,865  | 7,251                        |
| Field management                             | 9,282             | 9,282                        | -                               | -  | 9,282                        |
| Engineering                                  | 17,517            | 4,386                        | (13,131)                        | 13,131   | 17,517                       |
| Trustee                                      | 4,533             | 4,386                        | (147)                           | 147  | 4,533                        |
| Dissemination agent                          | 3,631             | 3,631                        | -                               | -  | 3,631                        |
| Arbitrage                                    | 440               | 1,316                        | 876                             | (876)  | 440                          |
| Assessment roll preparation                  | 10,526            | 10,526                       | -                               | -  | 10,526                       |
| Telephone                                    | 340               | 340                          | -                               | -  | 340                          |
| Postage                                      | 540               | 219                          | (321)                           | 321  | 540                          |
| Insurance                                    | 6,888             | 7,262                        | 374                             | (374)  | 6,888                        |
| Printing & binding                           | 708               | 708                          | -                               | -  | 708                          |
| Legal advertising                            | 200               | 658                          | 458                             | (458)  | 200                          |
| Office expenses and supplies                 | -                 | 110                          | 110                             | (110)  | -                            |
| Website                                      | 310               | 618                          | 308                             | (308)  | 310                          |
| Contingencies                                | 1,042             | 658                          | (384)                           | 384  | 1,042                        |
| ADA website compliance                       | -                 | 175                          | 175                             | (175)  | -                            |
| Annual district filing fee                   | 154               | 154                          | -                               | -  | 154                          |
| Total professional & admin expenses          | <u>127,187</u>    | <u>113,313</u>               | <u>(13,874)</u>                 | <u>13,874</u>                                    | <u>127,187</u>               |
| <b>Water management</b>                      |                   |                              |                                 |  |                              |
| Contractual services                         | 51,787            | 53,945                       | 2,158                           | (2,158)  | 51,787                       |
| Aquascaping - pipe cleanout                  | 39,967            | 42,235                       | 2,268                           | (2,268)  | 39,967                       |
| Perimeter fence - wall ongoing RM not shared | 1,350             | 1,800                        | 450                             | (450)  | 1,350                        |
| Utilities                                    | 572               | 570                          | (2)                             | 2  | 572                          |
| Contingencies                                | -                 | 2,193                        | 2,193                           | 9,807  | 12,000                       |
| Total water management                       | <u>93,676</u>     | <u>100,743</u>               | <u>7,067</u>                    | <u>4,933</u>                                     | <u>105,676</u>               |

**VERANDAH EAST  
COMMUNITY DEVELOPMENT DISTRICT  
AMENDED BUDGET  
FISCAL YEAR 2025**

|  | FY 2025<br>Actual | FY 2025<br>Adopted<br>Budget | Budget to<br>Actual<br>Variance | Proposed<br>Amendment<br>Increase/<br>(Decrease) | FY 2025<br>Amended<br>Budget |
|--|-------------------|------------------------------|---------------------------------|--|------------------------------|
| <b>Other fees and charges</b>                                |                   |                              |                                 |  |                              |
| Property appraiser   | 718               | 804                          | 86                              | (86)   | 718                          |
| Tax collector  | 1,075             | 1,479                        | 404                             | (404)  | 1,075                        |
| Total other fees & charges                                   | <u>1,793</u>      | <u>2,283</u>                 | <u>490</u>                      | <u>(490)</u>                                     | <u>1,793</u>                 |
| Total expenditures   | <u>222,656</u>    | <u>216,339</u>               | <u>(6,317)</u>                  | <u>18,317</u>                                    | <u>234,656</u>               |
| Excess/(deficiency) of revenues<br>over/(under) expenditures | 19,385            | 23,210                       | 3,825                           | (15,825)   | 7,385                        |
| Fund balances - beginning                                    | 63,525            | 62,304                       | (1,221)                         | 1,221  | 63,525                       |
| Fund balances - ending                                       | <u>\$ 82,910</u>  | <u>\$ 85,514</u>             | <u>\$ 2,604</u>                 | <u>\$ (14,604)</u>                               | <u>\$ 70,910</u>             |

**VERANDAH WEST  
COMMUNITY DEVELOPMENT DISTRICT  
AMENDED BUDGET  
FISCAL YEAR 2025**

|  | <u>FY 2025<br/>Actual</u> | <u>FY 2025<br/>Adopted<br/>Budget</u> | <u>Budget to<br/>Actual<br/>Variance</u> | <u>Proposed<br/>Amendment<br/>Increase/<br/>Decrease</u> | <u>FY 2025<br/>Amended<br/>Budget</u> |
|--|---------------------------|---------------------------------------|--|--|---------------------------------------|
| <b>REVENUE</b>                           |                           |                                       |  |  |                                       |
| Special assessment: on-roll              | \$ 368,579                | \$ 365,096                            | \$ (3,483)                               | \$ 3,483   | \$ 368,579                            |
| Special assessment: off-roll             | 35,930                    | 35,930                                | -  | -  | 35,930                                |
| Interest & miscellaneous                 | 31                        | 337                                   | 306                                      | (306)  | 31                                    |
| Total revenue                            | <u>404,540</u>            | <u>401,363</u>                        | <u>(3,177)</u>                           | <u>3,177</u>   | <u>404,540</u>                        |
| <b>EXPENDITURE</b>                       |                           |                                       |  |  |                                       |
| <b>Professional &amp; administrative</b> |                           |                                       |  |  |                                       |
| Supervisor fees                          | 3,136                     | 4,042                                 | 906                                      | (906)  | 3,136                                 |
| Management and accounting                | 70,155                    | 70,155                                | -  | -  | 70,155                                |
| Audit                                    | 8,344                     | 8,365                                 | 21                                       | (21)   | 8,344                                 |
| Legal                                    | 7,688                     | 5,614                                 | (2,074)                                  | 2,074  | 7,688                                 |
| Field management                         | 11,881                    | 11,881                                | -  | -  | 11,881                                |
| Engineering                              | 16,084                    | 5,614                                 | (10,470)                                 | 10,470   | 16,084                                |
| Trustee                                  | 5,770                     | 5,614                                 | (156)                                    | 156  | 5,770                                 |
| Dissemination agent                      | 4,649                     | 4,649                                 | -  | -  | 4,649                                 |
| Arbitrage                                | 560                       | 1,684                                 | 1,124                                    | (1,124)  | 560                                   |
| Assessment roll preparation              | 13,474                    | 13,474                                | -  | -  | 13,474                                |
| Telephone                                | 435                       | 435                                   | -  | -  | 435                                   |
| Postage                                  | 680                       | 281                                   | (399)                                    | 399  | 680                                   |
| Insurance                                | 8,766                     | 9,296                                 | 530                                      | (530)  | 8,766                                 |
| Printing & binding                       | 906                       | 906                                   | -  | -  | 906                                   |
| Legal advertising                        | 207                       | 842                                   | 635                                      | (635)  | 207                                   |
| Office expenses and supplies             | -                         | 140                                   | 140                                      | (140)  | -                                     |
| Website                                  | 395                       | 792                                   | 397                                      | (397)  | 395                                   |
| Contingencies                            | 976                       | 842                                   | (134)                                    | 134  | 976                                   |
| ADA website compliance                   | -                         | 225                                   | 225                                      | (225)  | -                                     |
| Annual district filing fee               | 196                       | 196                                   | -  | -  | 196                                   |
| Total professional & admin               | <u>154,302</u>            | <u>145,047</u>                        | <u>(9,255)</u>                           | <u>9,255</u>   | <u>154,302</u>                        |
| <b>Water management</b>                  |                           |                                       |  |  |                                       |
| Contractual services                     | 155,581                   | 69,055                                | (86,526)                                 | 86,526   | 155,581                               |
| Aquascaping                              | 52,099                    | 54,065                                | 1,966                                    | (1,966)  | 52,099                                |
| Utilities                                | 721                       | 730                                   | 9  | (9)  | 721                                   |
| Contingencies                            | -                         | 2,807                                 | 2,807                                    | 18,193   | 21,000                                |
| Capital outlay - lake bank erosion       | 50,069                    | 127,000                               | 76,931                                   | (76,931)   | 50,069                                |
| Total water management                   | <u>258,470</u>            | <u>253,657</u>                        | <u>(4,813)</u>                           | <u>25,813</u>  | <u>279,470</u>                        |

**VERANDAH WEST  
COMMUNITY DEVELOPMENT DISTRICT  
AMENDED BUDGET  
FISCAL YEAR 2025**

|  | FY 2025<br>Actual | FY 2025<br>Adopted<br>Budget | Budget to<br>Actual<br>Variance | Proposed<br>Amendment<br>Increase/<br>Decrease | FY 2025<br>Amended<br>Budget |
|--|-------------------|------------------------------|---------------------------------|--|------------------------------|
| <b>Other fees and charges</b>                                |                   |                              |                                 |  |                              |
| Property appraiser   | 913               | 936                          | 23                              | (23)   | 913                          |
| Tax collector  | 1,271             | 1,723                        | 452                             | (452)  | 1,271                        |
| Total other fees & charges                                   | <u>2,184</u>      | <u>2,659</u>                 | <u>475</u>                      | <u>(475)</u>                                   | <u>2,184</u>                 |
| Total expenditures   | <u>414,956</u>    | <u>401,363</u>               | <u>(13,593)</u>                 | <u>34,593</u>                                  | <u>435,956</u>               |
| Excess/(deficiency) of revenues<br>over/(under) expenditures | (10,416)          | -                            | 10,416                          | (31,416)                                       | (31,416)                     |
| Fund balances - beginning                                    | 75,925            | 73,349                       | (2,576)                         | 2,576  | 75,925                       |
| Fund balances - ending                                       | <u>\$ 65,509</u>  | <u>\$ 73,349</u>             | <u>\$ 7,840</u>                 | <u>\$ (28,840)</u>                             | <u>\$ 44,509</u>             |

**VERANDAH EAST  
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED  
FINANCIAL  
STATEMENTS**

**VERANDAH EAST  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
NOVEMBER 30, 2025**

**VERANDAH EAST  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
NOVEMBER 30, 2025**

|                                      | Major Funds       |                     |             | Total<br>Governmental<br>Funds |  |
|--------------------------------------|-------------------|---------------------|-------------|--------------------------------|--|
|                                      | General           | Debt<br>Service     | Series 2016 |                                |  |
|                                      |                   |                     |             |                                |  |
| <b>ASSETS</b>                        |                   |                     |             |                                |  |
| Cash (SunTrust)                      | \$ 549,173        | \$ -                | \$ -        | \$ 549,173                     |  |
| Investments                          |                   |                     |             |                                |  |
| Revenue account                      | -                 | 318,015             |             | 318,015                        |  |
| Reserve account                      | -                 | 375,000             |             | 375,000                        |  |
| Prepayment account                   | -                 | 20                  |             | 20                             |  |
| Principal account                    | -                 | 1                   |             | 1                              |  |
| Due from Verandah West               | 26,684            | -                   |             | 26,684                         |  |
| Due from general fund                | -                 | 431,129             |             | 431,129                        |  |
| Deposits                             | 45                | -                   |             | 45                             |  |
| Total assets                         | <u>\$ 575,902</u> | <u>\$ 1,124,165</u> |             | <u>\$ 1,700,067</u>            |  |
| <b>LIABILITIES AND FUND BALANCES</b> |                   |                     |             |                                |  |
| <b>Liabilities:</b>                  |                   |                     |             |                                |  |
| Accounts payable                     | \$ 16,000         | \$ -                | \$ -        | \$ 16,000                      |  |
| Due to debt service fund             | 431,129           | -                   |             | 431,129                        |  |
| Due to Verandah West                 | 6,330             | -                   |             | 6,330                          |  |
| Total liabilities                    | <u>453,459</u>    |                     |             | <u>453,459</u>                 |  |
| <b>Fund balances:</b>                |                   |                     |             |                                |  |
| Restricted for:                      |                   |                     |             |                                |  |
| Debt service                         | -                 | 1,124,165           |             | 1,124,165                      |  |
| Unassigned                           | 122,443           | -                   |             | 122,443                        |  |
| Total fund balances                  | <u>122,443</u>    | <u>1,124,165</u>    |             | <u>1,246,608</u>               |  |
| Total liabilities and fund balances  | <u>\$ 575,902</u> | <u>\$ 1,124,165</u> |             | <u>\$ 1,700,067</u>            |  |

**VERANDAH EAST  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND 001  
FOR THE PERIOD ENDED NOVEMBER 30, 2025**

|  | Current<br>Month | Year to<br>Date | Budget         | % of<br>Budget |
|--|------------------|-----------------|----------------|----------------|
| <b>REVENUE</b>                               |                  |                 |                |                |
| Special assessment: on-roll                  | \$ 72,745        | \$ 72,745       | \$ 239,285     | 30%            |
| Interest & miscellaneous                     | 2                | 3               | 263            | 1%             |
| Total revenue                                | <u>72,747</u>    | <u>72,748</u>   | <u>239,548</u> | 30%            |
| <b>EXPENDITURE</b>                           |                  |                 |                |                |
| <b>Professional and administrative</b>       |                  |                 |                |                |
| Supervisors                                  | -                | 792             | 3,158          | 25%            |
| Management and accounting                    | 4,567            | 9,134           | 54,805         | 17%            |
| Audit  | 440              | 440             | 6,535          | 7%             |
| Legal  | -                | -               | 4,386          | 0%             |
| Field management                             | 773              | 1,547           | 9,282          | 17%            |
| Engineering                                  | 530              | 530             | 4,386          | 12%            |
| Trustee                                      | 2,365            | 2,365           | 4,386          | 54%            |
| Dissemination agent                          | 303              | 605             | 3,631          | 17%            |
| Arbitrage                                    | -                | -               | 1,316          | 0%             |
| Assessment roll preparation                  | 877              | 1,754           | 10,526         | 17%            |
| Telephone                                    | 28               | 57              | 340            | 17%            |
| Postage                                      | 14               | 84              | 219            | 38%            |
| Insurance                                    | -                | 8,296           | 9,306          | 89%            |
| Printing & binding                           | 59               | 118             | 708            | 17%            |
| Legal advertising                            | -                | -               | 658            | 0%             |
| Office expenses and supplies                 | -                | 204             | 110            | 185%           |
| Website                                      | -                | 310             | 618            | 50%            |
| Contingencies                                | 93               | 185             | 658            | 28%            |
| ADA website compliance                       | -                | 64              | 175            | 37%            |
| Annual district filing fee                   | -                | 154             | 154            | 100%           |
| Total professional & admin expenses          | <u>10,049</u>    | <u>26,639</u>   | <u>115,357</u> | 23%            |
| <b>Water management</b>                      |                  |                 |                |                |
| Contractual services                         | 3,322            | 3,723           | 53,945         | 7%             |
| Aquascaping - pipe cleanout                  | -                | 1,408           | 42,235         | 3%             |
| Perimeter fence - wall ongoing RM not shared | -                | -               | 1,800          | 0%             |
| Utilities                                    | -                | 60              | 570            | 11%            |
| Contingencies                                | -                | -               | 2,193          | 0%             |
| Total water management                       | <u>3,322</u>     | <u>5,191</u>    | <u>100,743</u> | 5%             |

**VERANDAH EAST  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND 001  
FOR THE PERIOD ENDED NOVEMBER 30, 2025**

|  | Current<br>Month  | Year to<br>Date   | Budget            | % of<br>Budget |
|--|-------------------|-------------------|-------------------|----------------|
| <b>Other fees and charges</b>                                |                   |                   |                   |                |
| Property appraiser   | -                 | -                 | 804               | 0%             |
| Tax collector  | 1,384             | 1,384             | 1,479             | 94%            |
| Total other fees & charges                                   | <u>1,384</u>      | <u>1,384</u>      | <u>2,283</u>      | N/A            |
| Total expenditures   | <u>14,755</u>     | <u>33,214</u>     | <u>218,383</u>    | 15%            |
| Excess/(deficiency) of revenues<br>over/(under) expenditures | 57,992            | 39,534            | 21,165            |                |
| Fund balances - beginning                                    | 64,451            | 82,909            | 88,910            |                |
| Fund balances - ending                                       | <u>\$ 122,443</u> | <u>\$ 122,443</u> | <u>\$ 110,075</u> |                |

**VERANDAH EAST  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND 202 - SERIES 2016  
FOR THE PERIOD ENDED NOVEMBER 30, 2025**

|  | Current<br>Month    | Year to<br>Date     | Budget            | % of<br>Budget |
|--|---------------------|---------------------|-------------------|----------------|
| <b>REVENUES</b>  |                     |                     |                   |                |
| Special assessment: on-roll                                  | \$ 431,129          | \$ 431,129          | \$ 1,445,557      | 30%            |
| Interest   | 3,075               | 6,121               | -                 | N/A            |
| Total revenues   | <u>434,204</u>      | <u>437,250</u>      | <u>1,445,557</u>  | 30%            |
| <b>EXPENDITURES</b>  |                     |                     |                   |                |
| <b>Debt service</b>  |                     |                     |                   |                |
| Principal  | -                   | -                   | 910,000           | 0%             |
| Interest   | 279,978             | 279,978             | 559,956           | 50%            |
| Total expenditures   | <u>279,978</u>      | <u>279,978</u>      | <u>1,469,956</u>  | 19%            |
| Excess/(deficiency) of revenues<br>over/(under) expenditures | 154,226             | 157,272             | (24,399)          |                |
| Fund balances - beginning                                    | 969,939             | 966,893             | 933,106           |                |
| Fund balances - ending                                       | <u>\$ 1,124,165</u> | <u>\$ 1,124,165</u> | <u>\$ 908,707</u> |                |

## **Verandah East**

### Financial Highlights Report

11/30/25

### **General Fund**

#### **Revenues**

Special Assessment On-Roll – At 30% Year to Date (YTD) through the month of November, note the majority is typically received in December as a result of payers taking advantage of the early discount (4%).

**Expenditures** (through the end of November at 15% is 3% below straight proration of 17%)

Supervisors: through end of November at 25%. Budget is for four meetings per year.

Audit: through end of November is 7%. Audit will be presented at your August meeting for acceptance.

Legal: At 0% is typical as activities fluctuate year over year.

Engineering: At 12% - Johnson Engineering Fees as well as periodic updating of the GIS Mapping Program (FL GIS Solutions) fluctuate year over year due to required activities.

Trustee: At 54% and is the annual fees paid to U.S. Bank for acting as trustee, paying agent and registrar.

Dissemination Agent: At 17% 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 0% 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 17% and is billed monthly.

Insurance: At 89% is a once-a-year expense typical occurring in October.

Contingencies: At 28% year to date and 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 November is 7% and billed monthly.

Aquascaping/Pipe Cleanout: At 3% and completed during the month of October (\$3,200.00 – District pipes identified while inspecting the HOA's pipes and shared by both Districts).

Property Appraiser: Through the end of November is 0% - Property Appraiser's fee is \$1.00 per parcel.

Tax Collector: At 94%, this expenditure is directly related to the cost of collecting the District's special assessment on roll revenue.

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

**Debt Service Funds**

**2016 Series Bond**

**Expenditures**

Principal: At 0% is paid May 1<sup>st</sup> of each year.

Interest: At 50%, 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 EAST  
COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES**

DRAFT

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

The Board of Supervisors of the Verandah East Community Development District held a  
Meeting on October 8, 2025 at 1:00 p.m., at 11390 Palm Beach Blvd., First Floor, Fort  
, Florida 33905.

## Present:

|                              |                     |
|------------------------------|---------------------|
| David L. Moore               | Chair               |
| Richard (Denny) Shields, Jr. | Vice Chair          |
| John Sample                  | Assistant Secretary |
| Jacqueline Voiles            | Assistant Secretary |
| Stu Axelrod                  | Assistant Secretary |

### Also present:

|                                |                    |
|--------------------------------|--------------------|
| Cleo Adams                     | District Manager   |
| Chuck Adams (via telephone)    | District Manager   |
| Shane Willis                   | Operations Manager |
| Alyssa Willson (via telephone) | District Counsel   |
| Mark Zordan                    | District Engineer  |
| Andy Nott                      | Superior Waterways |
| Bill Kurth                     | Premier Lakes      |

## FIRST ORDER OF BUSINESS

## Call to Order/Roll Call

Mrs. Adams called the meeting to order at 1:00 p.m.

All Supervisors were present.

## **SECOND ORDER OF BUSINESS**

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

No members of the public spoke.

### THIRD ORDER OF BUSINESS

## **Update/Discussion: Letter to Crosscreek Environmental, Inc. Regarding Notice of**

## **Funds Request for Lake and Wall Maintenance**

42 Mrs. Adams recalled previous discussions of terminating the Crosscreek Environmental  
43 Inc. (CEI) contract effective immediately and securing another contractor for lake and wetland  
44 maintenance. Since then, Staff retained another contractor to do an initial required cleanup, on  
45 a month-to-month basis, until a Request for Proposals (RFP) can be presented to the Board.

46 Referencing an email from CEI that was received on September 29, 2025, Mrs. Adams  
47 stated that CEI is agreeable to the \$20,377.34 that the CDD is withholding. She discussed the  
48 total outstanding amount of \$3,172.66, the current contractor, and a \$1,400 change order.

49 Mrs. Adams and Ms. Willson responded to questions regarding how much is left over in  
50 the lake maintenance budget for Fiscal Year 2026, the percentage for maintenance of the lakes  
51 and wetlands for Verandah East CDD and Verandah West CDD, shared costs, the amount owed  
52 by CEI, and how much it would cost to pursue collections from CEI via small claims court or to  
53 send a demand letter.

54 The Board consensus was for Ms. Willson to send a strongly-worded demand letter to  
55 CEI.

On MOTION by Mr. Moore and seconded by Mr. Sample, with all in favor, authorizing District Counsel to draft and mail a demand letter to Crosscreek Environmental, Inc., requesting funds owed for incomplete work in the Verandah East CDD and Verandah West CDD, was approved.

62 Mr. Moore suggested scheduling a special meeting to decide whether to take further  
63 legal action against CEI.

## **FOURTH ORDER OF BUSINESS**

## Consideration of Award of Contract for Lake and Wetland Maintenance

68 Mr. Willis stated Staff requested lake and wetland maintenance proposals from five  
69 companies. Responses were received from Superior Waterways (Superior) and Premier Lakes  
70 (Premier).

71 Mr. Willis asked Andy Nott and Bill Kurth to give their presentations.

72        Mr. Nott, of Superior, stated he has been in this industry for 24 years, his company has  
73    been in business for five years and he has several offices throughout Florida. He discussed his  
74    familiarity with the property, issues that need to be addressed with regard to the littorals, the  
75    number of technicians that will service the property per week, reports and pricing.

76        Mr. Nott responded to questions regarding the \$16,346 price differential from Premier,  
77    a compliance guarantee, whether technicians will have oversight by a Manager, if additional  
78    employees will need to be hired to service the contract, employee turnover and when Sonar®  
79    treatments will commence.

80        Mr. Kurth, of Premier, discussed his professional background, credentials, experience  
81    and familiarity with the Verandah CDDs, and the littoral shelves and number of technicians that  
82    will service the property each week.

83        Mr. Kurth responded to questions regarding the number of employees that Premier has,  
84    the increased cost of labor and Premier's turnover and retention rates.

85        Mr. Kurth and Mr. Nott stepped out of the meeting room so the Board could consider  
86    the two proposals.

87        Discussion ensued regarding maintenance requirements, resident complaints, vendor  
88    responsiveness, prior issues with CEI and Superior's pricing, the budget and which company to  
89    engage.

90

91    **FIFTH ORDER OF BUSINESS**

92    **Acceptance of Unaudited Financial  
93        Statements as of August 31, 2025**

94    •    **Discussion/Update: Trustee/Bank Mutual Fund Alternative Sources**

95        Mr. Adams stated he reviewed what Mr. Sample previously provided with the Trustee  
96    representative in the context of the requirements of the Trust Indenture and Statute 218, as it  
97    is the investment guideline statute. The Vanguard settlement seems to be a qualifying security  
98    that the Board could consider investing in in the future. This would be subject to an arbitrage  
99    rebate calculation; a higher interest rate will be charged after 2026 and the CDD might have an  
100   opportunity to change courses and make sure that it stays as close as possible to the amount  
101   borrowed to the amount earned. It has been ten years since the CDD refinanced.

102 Mr. Adams discussed the changing market conditions.

103       Regarding how to prepare to take action at the appropriate time, Mr. Adams suggested  
104 continuing to watch the market and interest rates, keeping in mind that, generally, these types  
105 of investments do not go in lockstep with what the Treasury Department is doing with the  
106 general borrowing interest rates. There may be a slight reduction over time.

#### ▪ **Consideration of Award of Contract for Lake and Wetland Maintenance**

**108 Consideration of this item, previously the Fourth Order of Business, resumed.**

**On MOTION by Mr. Moore and seconded by Mr. Axelrod, with all in favor, awarding the Lake and Wetland Maintenance Contract to Premier Lakes, based on costs, quality and schedule, and authorizing District Counsel to prepare a form of agreement, was approved.**

113

114

## • **Financial Highlights Report**

## **Approval of August 13, 2025 Public Hearing and Regular Meeting Minutes**

**On MOTION by Mr. Sample and seconded by Mr. Moore, with all in favor, the August 13, 2025 Public Hearing and Regular Meeting Minutes, as presented, were approved.**

124

125

## **SEVENTH ORDER OF BUSINESS**

## Staff Reports

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

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

130 There were no reports from District Counsel or District Engineer.

131 C. District Manager: Wrathell, Hunt & Associates, LLC

- **District Manager's Report**

133 The District Manager's Report was included for informational purposes.

134 • Operations Report

• **NEXT MEETING DATE**

136                           ○                           **QUORUM CHECK**

137                           All supervisors confirmed their attendance at the January 14, 2026 meeting.

138                           Mr. Sample will attend via telephone.

139

140                           **EIGHTH ORDER OF BUSINESS**                           **Supervisors' Requests**

141

142                           There were no Supervisor requests.

143

144                           **NINTH ORDER OF BUSINESS**                           **Adjournment**

145

146                           **On MOTION by Ms. Voiles and seconded by Mr. Sample, with all in favor, the**  
147                           **meeting adjourned at 2:08 p.m.**

148

149

150

151                           [SIGNATURES APPEAR ON THE FOLLOWING PAGE]

152

153

154 Secretary/Assistant Secretary

Chair/Vice Chair

**VERANDAH EAST  
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS**



## Wrathell, Hunt and Associates, LLC

TO: Verandah East & West CDD Board of Supervisors

FROM: Shane Willis – Operations Manager

DATE: January 14, 2026

SUBJECT: Status Report – Field Operations

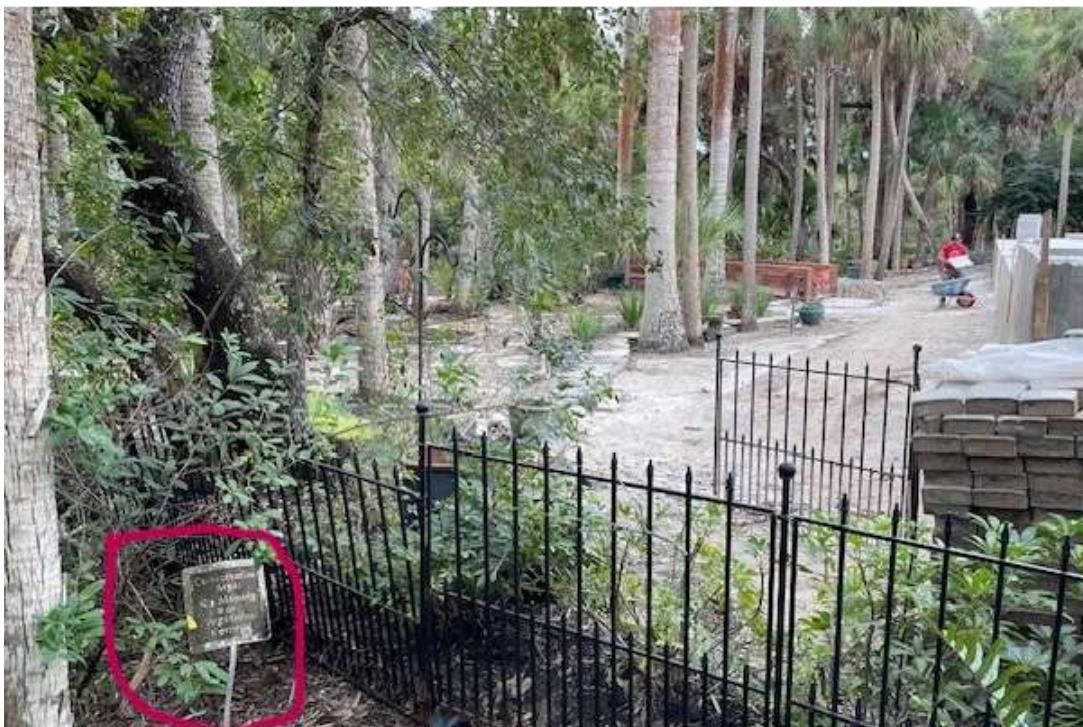
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### **On-Site Field Review:**

- Veranda East
  1. 12/16/25 Reviewed erosion concerns with VCA GM along lakes Z2A (Amblewind) & LZ3 (Magnolia). Will provide community representatives with downspout drainage solutions. Once those are complete, I will source restoration proposals.
- Veranda West

Bank Restoration/Lake H8A: Contract executed with EMC Divers and has been completed for a cost of \$12,100.00.

  2. 12/18/25 Reviewed conservation encroachment behind 12281 Hammock Creek (significant and intentional). Homeowner appears to have increased their encroachment since previous communications with District Manager. District self-reported to SFWMD, waiting for direction & response from them. Note: Staff has requested Engineering to have the conservation staked at this location and will be installing additional conservation signs.



**VERANDAH EAST COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 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 8, 2025</b>  | <b>Regular Meeting</b>                      | <b>1:00 PM</b> |
| <b>January 14, 2026</b> | <b>Regular Meeting</b>                      | <b>1:00 PM</b> |
| <b>May 13, 2026</b>     | <b>Regular Meeting</b>                      | <b>1:00 PM</b> |
| <b>August 12, 2026</b>  | <b>Public Hearing &amp; Regular Meeting</b> | <b>1:00 PM</b> |