

**VERANDAH WEST
COMMUNITY DEVELOPMENT
DISTRICT**

May 11, 2022

**BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA**

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

May 4, 2022

Board of Supervisors
Verandah West Community Development District

Dear Board Members:

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

NOTE: Meeting Time and Location

The Board of Supervisors of the Verandah West Community Development District will hold a Regular Meeting on May 11, 2022 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. Continued Discussion: CDD Ownership and Maintenance of Property
 - A. Discussion/Update: Agreement Between the Verandah West Community Development District and Verandah Community Association, Inc., for Facility Management, Operation and Maintenance Services
 - B. Consideration of Conveyance Documents
 - Release of License Agreement
4. Consideration of FL GIS Solutions, LLC, Professional Services Agreement for Geospatial Services
5. Consideration of Resolution 2022-03, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Lee County Supervisor of Elections Begin Conducting 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. Consideration of Resolution 2022-04, Approving Proposed Budgets for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

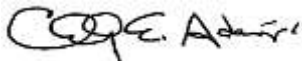
7. Consideration of Resolution 2022-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date
8. Discussion/Consideration: Johnson Engineering, Inc., Stormwater Management Needs Analysis Report
9. Acceptance of Unaudited Financial Statements as of March 31, 2022
10. Approval of January 12, 2022 Regular Meeting Minutes
11. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *Johnson Engineering, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - I. 982 Registered Voters in District as of April 15, 2022
 - II. NEXT MEETING DATE: August 10, 2022 at 2:00 P.M. (*Public Hearing & Regular Meeting*)
 - o QUORUM CHECK

| | | | |
|--------------------|------------------------------------|--------------------------------|-----------------------------|
| Jeffrey Jordan | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| Susie McIntyre | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| Lorie St. Lawrence | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| Paul Zampiceni | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |
| Gerald Baldwin | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> NO |

12. Supervisors' Requests
13. Adjournment

Should you have any questions, please do not hesitate to contact me directly at (239) 464-7114.

Sincerely,



Chesley E. Adams, Jr.
 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

3B

Prepared by and when recorded return to:

Stephanie M. Cua, Esq.
FELDMAN & MAHONEY, P.A.
2240 Belleair Road, Suite 210
Clearwater, Florida 33764

Cross-reference: O.R. Book 4026, Page 2785

RELEASE OF LICENSE AGREEMENT

THIS RELEASE OF LICENSE AGREEMENT (this “**Release**”) is made on _____, 2022 (“**Effective Date**”), by **VERANDAH WEST COMMUNITY DEVELOPMENT DISTRICT**, an independent special district created and established pursuant to Chapter 190, Florida Statutes, whose address is 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the “**District**”).

WHEREAS, the District, is the “District” under that certain License Agreement dated July, 2003 and recorded in Official Records Book 4026, Page 2785, of the Public Records of Lee County, Florida (the “**License**”); and

WHEREAS, construction of the Improvements (as defined in the License) has been completed upon the Lands (as defined in the License) and conveyed to the District along with the interests in the Lands underlying the Improvements.

NOW, THEREFORE, the District does hereby execute and acknowledge this Release, pursuant to Section 2 of the License, for the purpose of evidencing that the Lands are released from the License and that this Release may be relied on by a title insurer in order to insure title to the Lands without exception for the License, as described in Section 2 of the License.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.]

IN WITNESS WHEREOF, the District has caused these presents to be duly executed in its name by the undersigned as of the Effective Date.

Signed, sealed and delivered
in the presence of:

Print Name: _____

Print Name: _____

**VERANDAH WEST COMMUNITY
DEVELOPMENT DISTRICT**, a 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 _____, 2022, by _____, as _____, of 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 a _____ as identification.

NOTARY PUBLIC, State of Florida

Print or Stamp Name: _____

My Commission Expires: _____

NOTARY SEAL:

VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT

4



Mr. Chuck Adams
Verandah West Community Development District
c/o Wrathell, Hunt, and Associates, LLC
9220 Bonita Beach Road, Suite 214
Bonita Springs, Florida 34135

RE: Professional Services Agreement between FL GIS Solutions, LLC and Verandah West Community Development District

Dear Chuck:

We at FL GIS Solutions, LLC are excited to work with Verandah West Community Development District. Pursuant to our conversations, I am providing this professional services agreement.

General Agreements:

- I. **Services** – FL GIS Solutions, LLC will provide Geospatial services which include the following. Services performed by consultant include gathering and manipulating spatial data, inputting data into GIS geodatabase, and maintaining the CDD GIS Web application system.
 - A. For project maintenance Verandah West Community Development District “(VWCDD)” will be billed at a rate of \$110.00 per hour. Updates include revising ownership information, adding/revising website hyperlinks and incorporating any master plan changes.
- II. **Compensation** – “VWCDD” will pay FL GIS Solutions, LLC on a time and materials (T&M) basis for GIS services. FL GIS Solutions, LLC will provide monthly invoices to Verandah West Community Development District “(VWCDD)” per the hourly rate of \$110.00 per hour. FL GIS Solutions, LLC will invoice “VWCDD”, on the 1st of every month with payment expected within 15 days.
- III. **Termination** - This agreement may be terminated by either party with 30 days written notice. FL GIS Solutions, LLC will not assume liability for obligations to other parties caused by termination of this agreement.
- IV. **Data** - All data created for the project described in this agreement is the property of “VWCDD” and will be turned over to “VWCDD” at the completion or termination of this agreement.
- V. **Other** - This agreement is only between FL GIS Solutions, LCC and Verandah West Community Development District “(VWCDD)”. No obligations to third parties are created by this agreement unless mutually agreed upon and amended in writing by both parties.
- VI. **Reimbursables** - Should “VWCDD” request paper prints and or paper plots, the standard rate will be \$4.50 per square foot.



VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT

5

RESOLUTION 2022-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERANDAH WEST COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), FLORIDA STATUTES, AND REQUESTING THAT THE LEE COUNTY SUPERVISOR OF ELECTIONS BEGIN CONDUCTING 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 West 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 West 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 WEST COMMUNITY DEVELOPMENT DISTRICT:

1. **GENERAL ELECTION SEATS.** Seat 2, currently held by Susie McIntyre, and Seat 4, currently held by Paul Zampiceni, are scheduled for the General Election in November 2022. 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 2022, 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 11TH DAY OF MAY, 2022.

DEVELOPMENT

**VERANDAH WEST COMMUNITY
DISTRICT**

CHAIR/VICE CHAIR, BOARD OF SUPERVISORS

ATTEST:

SECRETARY/ASSISTANT SECRETARY

Exhibit A

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

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Verandah West Community Development District will commence at noon on June 13, 2022, and close at noon on June 17, 2022. Candidates must qualify for the office of Supervisor with the Lee County Supervisor of Elections located at 2480 Thompson Street, 3rd 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 West Community Development District has two (2) seats up for election, specifically seats 2 and 4. 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 8, 2022, in the manner prescribed by law for general elections.

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

District Manager
Verandah West Community Development District

VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT

6

RESOLUTION 2022-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERANDAH WEST COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2022/2023 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Verandah West Community Development District (“**District**”) prior to June 15, 2022, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2022/2023 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE: August 10, 2022

HOUR: 2:00 p.m.

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

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

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

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

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

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

PASSED AND ADOPTED THIS 11th DAY OF MAY, 2022.

ATTEST:

**VERANDAH WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2022/2023 Proposed Budget

**VERANDAH EAST & VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICTS
PROPOSED BUDGETS
FISCAL YEAR 2023**

**VERANDAH EAST & VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICTS
TABLE OF CONTENTS**

| Description | Page Number(s) |
|---|-----------------------|
| Combined General Fund Budgets | 1 - 2 |
| Definitions of General Fund Expenditures | 3 - 4 |
| General Fund Budget - Verandah East | 5 - 6 |
| General Fund Budget - Verandah West | 7 - 8 |
| Debt Service Fund Budget - Verandah East - Series 2016 Bonds | 9 |
| Debt Service Fund - Verandah East - Series 2016 Bonds - Debt Service Schedule | 10 |
| Debt Service Fund Budget - Verandah West - Series 2013 Bonds | 11 |
| Debt Service Fund - Verandah West - Series 2013 A Bonds - Debt Service Schedule | 12 |
| Projected Assessments - Verandah East | 13 |
| Projected Assessments - Verandah West | 14 |

**VERANDAH EAST & VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICTS
COMBINED GENERAL FUND BUDGETS
FISCAL YEAR 2023**

| | Fiscal Year 2022 | | | | Proposed Budget FY 2023 |
|----------------------------------|------------------------------|--------------------------------|-----------------------------------|--------------------------------|-------------------------------|
| | Adopted Budget FY 2022 | Actual through 3/31/2022 | Projected through 9/30/2022 | Total Actual & Projected | |
| REVENUES | | | | | |
| Assessment levy: on-roll - gross | \$ 382,644 | | | | \$ 414,231 |
| Allowable discounts (4%) | (15,306) | | | | (16,569) |
| Assessment levy: on-roll - net | 367,338 | \$ 355,935 | \$ 11,403 | \$ 367,338 | 397,662 |
| Assessment levy: off-roll | 19,154 | 7,981 | 11,173 | 19,154 | 20,743 |
| Interest and miscellaneous | 600 | 30 | 570 | 600 | 600 |
| Total revenues | 387,092 | 363,946 | 23,146 | 387,092 | 419,005 |
| EXPENDITURES | | | | | |
| Professional & admin | | | | | |
| Supervisors | 7,000 | 4,000 | 3,000 | 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 | 9,128 | 872 | 10,000 | 10,000 |
| Field management | 21,163 | 10,581 | 10,582 | 21,163 | 21,163 |
| Engineering | 5,000 | 26,114 | 11,500 | 37,614 | 5,000 |
| 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 | 651 | - | 651 | 500 |
| Insurance | 13,300 | 13,539 | - | 13,539 | 15,200 |
| Printing & binding | 1,614 | 807 | 807 | 1,614 | 1,614 |
| Legal advertising | 1,500 | 763 | 737 | 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 | 676 | 824 | 1,500 | 1,500 |
| Annual district filing fee | 350 | 273 | - | 273 | 350 |
| Total professional & admin | 249,902 | 162,915 | 119,914 | 282,829 | 251,802 |
| Water management | | | | | |
| Contractual services | 115,000 | 48,929 | 66,071 | 115,000 | 123,050 |
| Aquascaping/pipe cleanout | 5,000 | 351 | 4,649 | 5,000 | 5,000 |
| Utilities | 3,000 | 458 | 742 | 1,200 | 1,200 |
| Contingencies | 5,000 | - | 5,000 | 5,000 | 5,000 |
| Total water management | 128,000 | 49,738 | 76,462 | 126,200 | 134,250 |

**VERANDAH EAST & VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICTS
COMBINED GENERAL FUND BUDGETS
FISCAL YEAR 2023**

| | Fiscal Year 2022 | | | | Proposed Budget FY 2023 |
|---|------------------------------|--------------------------------|-----------------------------------|--------------------------------|-------------------------------|
| | Adopted Budget FY 2022 | Actual through 3/31/2022 | Projected through 9/30/2022 | Total Actual & Projected | |
| Other fees and charges | | | | | |
| Property appraiser | 1,740 | 1,211 | 529 | 1,740 | 1,740 |
| Tax collector | 5,740 | 2,785 | 2,955 | 5,740 | 6,213 |
| Total other fees and charges | <u>7,480</u> | <u>3,996</u> | <u>3,484</u> | <u>7,480</u> | <u>7,953</u> |
| Total expenditures | <u>385,382</u> | <u>216,649</u> | <u>199,860</u> | <u>416,509</u> | <u>394,005</u> |
| Net increase/(decrease) of fund balance | 1,710 | 147,297 | (176,714) | (29,417) | 25,000 |
| Fund balance - beginning (unaudited) | 147,319 | 162,520 | 309,817 | 162,520 | 133,103 |
| Fund balance - ending (projected) | <u>\$ 149,029</u> | <u>\$ 309,817</u> | <u>\$ 133,103</u> | <u>\$ 133,103</u> | <u>\$ 158,103</u> |

| Combined Assessment Summary | | | | |
|-----------------------------|-----------------|-----------|------------------------|-------------------|
| Description | Units | FY 2022 | Proposed Assessment | Total Revenue |
| On-roll | 1,642.00 | \$ 233.04 | \$ 252.27 | \$ 414,227.34 |
| Off-roll | 87.40 | 219.16 | 237.34 | 20,743.52 |
| Total units: | <u>1,729.40</u> | | Total revenue: | <u>434,970.86</u> |

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

EXPENDITURES

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

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

| | |
|---|-----------------------|
| EXPENDITURES (continued) | |
| Printing & binding | 1,614 |
| Letterhead, envelopes, copies, etc. | |
| Legal advertising | 1,500 |
| Required advertisements for monthly meetings, special meetings, public hearings, bidding, etc. | |
| Office expenses & supplies | 250 |
| Administrative and accounting supplies. | |
| Website | 1,410 |
| ADA website compliance | 400 |
| Contingencies | 1,500 |
| Bank charges and miscellaneous expenses incurred throughout the year. | |
| Annual district filing fee | 350 |
| Annual fee paid to the Department of Economic Opportunity. | |
| Contractual services | 123,050 |
| 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. | |
| Utilities | 1,200 |
| 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. | |
| Tax collector | 6,213 |
| The tax collector's fee is 1.5% of assessments collected. | |
| Total expenditures | <u><u>394,005</u></u> |

**VERANDAH EAST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

| | Fiscal Year 2022 | | | | Proposed Budget FY 2023 |
|----------------------------------|------------------------------|--------------------------------|-----------------------------------|--|-------------------------------|
| | Adopted Budget FY 2022 | Actual through 3/31/2022 | Projected through 9/30/2022 | Total Actual & Projected Revenue & Expenditures | |
| REVENUES | | | | | |
| Assessment levy: on-roll - gross | \$ 176,409 | | | | \$ 191,027 |
| Allowable discounts (4%) | (7,056) | | | | (7,641) |
| Assessment levy: on-roll - net | 169,353 | \$ 166,339 | \$ 3,014 | \$ 169,353 | 183,386 |
| Interest and miscellaneous | 263 | 15 | 248 | 263 | 263 |
| Total revenues | 169,616 | 166,354 | 3,262 | 169,616 | 183,649 |
| EXPENDITURES | | | | | |
| Professional & admin | | | | | |
| Supervisors | 3,064 | 1,758 | 1,306 | 3,064 | 3,064 |
| Management and accounting | 54,698 | 27,349 | 27,349 | 54,698 | 54,698 |
| Audit | 6,522 | - | 6,522 | 6,522 | 6,522 |
| Legal | 4,377 | 3,614 | 763 | 4,377 | 4,377 |
| Field management | 9,264 | 4,632 | 4,632 | 9,264 | 9,264 |
| Engineering | 2,189 | 11,593 | 5,000 | 16,593 | 2,189 |
| Trustee | 4,377 | 2,372 | 2,005 | 4,377 | 4,377 |
| Dissemination agent | 3,624 | 1,812 | 1,812 | 3,624 | 3,624 |
| Arbitrage rebate calculation | 1,313 | - | 1,313 | 1,313 | 1,313 |
| Assessment roll preparation | 10,505 | 10,591 | - | 10,591 | 10,505 |
| Telephone | 339 | 170 | 169 | 339 | 339 |
| Postage | 219 | 286 | - | 286 | 219 |
| Insurance | 5,822 | 6,018 | - | 6,018 | 6,653 |
| Printing & binding | 706 | 353 | 353 | 706 | 706 |
| Legal advertising | 657 | 335 | 322 | 657 | 657 |
| Office expenses & supplies | 109 | - | 109 | 109 | 109 |
| Website | 617 | - | 617 | 617 | 617 |
| ADA website compliance | 175 | - | 175 | 175 | 175 |
| Contingencies | 657 | 352 | 305 | 657 | 657 |
| Annual district filing fee | 153 | 77 | - | 77 | 153 |
| Total professional & admin | 109,387 | 71,312 | 52,752 | 124,064 | 110,218 |
| Water management | | | | | |
| Contractual services | 50,338 | 21,653 | 28,685 | 50,338 | 53,862 |
| Aquascaping/Pipe Cleanout | 2,189 | 351 | 1,838 | 2,189 | 2,189 |
| Utilities | 1,313 | 201 | 324 | 525 | 525 |
| Contingencies | 2,189 | - | 2,189 | 2,189 | 2,189 |
| Total water management | 56,029 | 22,205 | 33,036 | 55,241 | 58,765 |

**VERANDAH EAST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

| | Fiscal Year 2022 | | | | Proposed Budget FY 2023 |
|---|------------------------------|--------------------------------|-----------------------------------|--|-------------------------------|
| | Adopted Budget FY 2022 | Actual through 3/31/2022 | Projected through 9/30/2022 | Total Actual & Projected Revenue & Expenditures | |
| Other fees and charges | | | | | |
| Property appraiser | 802 | 720 | 82 | 802 | 802 |
| Tax collector | 2,646 | 1,090 | 1,556 | 2,646 | 2,864 |
| Total other fees and charges | <u>3,448</u> | <u>1,810</u> | <u>1,638</u> | <u>3,448</u> | <u>3,666</u> |
| Total expenditures | <u>168,864</u> | <u>95,327</u> | <u>87,426</u> | <u>182,753</u> | <u>172,649</u> |
| Net increase/(decrease) of fund balance | 752 | 71,027 | (84,164) | (13,137) | 11,000 |
| Fund balance - beginning (unaudited) | 32,928 | 39,044 | 110,071 | 39,044 | 25,907 |
| Fund balance - ending (projected) | <u>\$ 33,680</u> | <u>\$ 110,071</u> | <u>\$ 25,907</u> | <u>\$ 25,907</u> | <u>\$ 36,907</u> |

Assessment Summary

| Description | FY 2022 | | Proposed Assessment | Total Revenue |
|--------------|---------------|------------|------------------------|----------------------|
| | Units | Assessment | | |
| On-roll | 757.00 | \$ 233.04 | \$ 252.35 | \$ 191,028.95 |
| Off-roll | 0.00 | 219.16 | 237.41 | 0.00 |
| Total units: | <u>757.00</u> | | Total revenue: | <u>\$ 191,028.95</u> |

**VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

| | Fiscal Year 2022 | | | Total Actual & Projected Revenue & Expenditures | Proposed Budget FY 2023 |
|----------------------------------|------------------------------|--------------------------------|-----------------------------------|--|-------------------------------|
| | Adopted Budget FY 2022 | Actual through 3/31/2022 | Projected through 9/30/2022 | | |
| REVENUES | | | | | |
| Assessment levy: on-roll - gross | \$ 206,234 | | | | \$ 223,209 |
| Allowable discounts (4%) | (8,249) | | | | (8,928) |
| Assessment levy: on-roll - net | 197,985 | \$ 189,596 | \$ 8,389 | \$ 197,985 | 214,281 |
| Assessment levy: off-roll | 19,154 | 7,981 | 11,173 | 19,154 | 20,738 |
| Interest and miscellaneous | 337 | 15 | 322 | 337 | 337 |
| Total revenues | <u>217,476</u> | <u>197,592</u> | <u>19,884</u> | <u>217,476</u> | <u>235,356</u> |
| EXPENDITURES | | | | | |
| Professional & admin | | | | | |
| Supervisors | 3,936 | 2,242 | 1,694 | 3,936 | 3,936 |
| Management and accounting | 70,262 | 35,131 | 35,131 | 70,262 | 70,262 |
| Audit | 8,378 | - | 8,378 | 8,378 | 8,378 |
| Legal | 5,623 | 5,514 | 109 | 5,623 | 5,623 |
| Field management | 11,899 | 5,949 | 5,950 | 11,899 | 11,899 |
| Engineering | 2,811 | 14,521 | 6,500 | 21,021 | 2,811 |
| Trustee | 5,623 | 3,003 | 2,620 | 5,623 | 5,623 |
| Dissemination agent | 4,656 | 2,328 | 2,328 | 4,656 | 4,656 |
| Arbitrage rebate calculation | 1,687 | - | 1,687 | 1,687 | 1,687 |
| Assessment roll preparation | 13,495 | 13,409 | - | 13,409 | 13,495 |
| Telephone | 436 | 218 | 218 | 436 | 436 |
| Postage | 281 | 365 | - | 365 | 281 |
| Insurance | 7,478 | 7,521 | - | 7,521 | 8,547 |
| Printing & binding | 908 | 454 | 454 | 908 | 908 |
| Legal advertising | 843 | 428 | 415 | 843 | 843 |
| Office expenses & supplies | 141 | - | 141 | 141 | 141 |
| Website | 793 | - | 793 | 793 | 793 |
| ADA website compliance | 225 | - | 225 | 225 | 225 |
| Contingencies | 843 | 324 | 519 | 843 | 843 |
| Annual district filing fee | 197 | 196 | - | 196 | 197 |
| Total professional & admin fees | <u>140,515</u> | <u>91,603</u> | <u>67,162</u> | <u>158,765</u> | <u>141,584</u> |
| Water management | | | | | |
| Contractual services | 64,662 | 27,276 | 37,386 | 64,662 | 69,188 |
| Aquascaping/Pipe Cleanout | 2,811 | - | 2,811 | 2,811 | 2,811 |
| Utilities | 1,687 | 257 | 418 | 675 | 675 |
| Contingencies | 2,811 | - | 2,811 | 2,811 | 2,811 |
| Total water management | <u>71,971</u> | <u>27,533</u> | <u>43,426</u> | <u>70,959</u> | <u>75,485</u> |

**VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

| | Fiscal Year 2022 | | | Total Actual & Projected Revenue & Expenditures | Proposed Budget FY 2023 |
|---|------------------------------|--------------------------------|-----------------------------------|--|-------------------------------|
| | Adopted Budget FY 2022 | Actual through 3/31/2022 | Projected through 9/30/2022 | | |
| Other fees and charges | | | | | |
| Property appraiser | 938 | 491 | 447 | 938 | 938 |
| Tax collector | 3,094 | 1,695 | 1,399 | 3,094 | 3,349 |
| Total other fees and charges | <u>4,032</u> | <u>2,186</u> | <u>1,846</u> | <u>4,032</u> | <u>4,287</u> |
| Total expenditures | <u>216,518</u> | <u>121,322</u> | <u>112,434</u> | <u>233,756</u> | <u>221,356</u> |
| Net Increase/(decrease) of fund balance | 958 | 76,270 | (92,550) | (16,280) | 14,000 |
| Fund balance - beginning (unaudited) | 114,391 | 123,476 | 199,746 | 123,476 | 107,196 |
| Fund balance - ending (projected) | <u><u>\$ 115,349</u></u> | <u><u>\$ 199,746</u></u> | <u><u>\$ 107,196</u></u> | <u><u>\$ 107,196</u></u> | <u><u>\$ 121,196</u></u> |

| Assessment Summary | | | | |
|--------------------|----------------------|-----------------------|------------------------|-----------------------------|
| Description | Units | FY 2022 Assessment | Proposed Assessment | Total Revenue |
| On-roll | 885.00 | \$ 233.04 | \$ 252.21 | \$ 223,205.85 |
| Off-roll | 87.40 | 219.16 | 237.28 | 20,738.27 |
| Total units: | <u><u>972.40</u></u> | | Total revenue: | <u><u>\$ 243,944.12</u></u> |

**VERANDAH EAST
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2016 BONDS
FISCAL YEAR 2023**

| | Fiscal Year 2022 | | | | Proposed Budget FY 2023 |
|---|------------------------------|--------------------------------|-----------------------------------|--|-------------------------------|
| | Adopted Budget FY 2022 | Actual through 3/31/2022 | Projected through 9/30/2022 | Total Actual & Projected Revenue & Expenditures | |
| REVENUES | | | | | |
| Assessment levy: on-roll - gross | \$ 1,507,189 | | | | \$ 1,507,189 |
| Allowable discounts (4%) | (60,288) | | | | (60,288) |
| Assessment levy: on-roll - net | 1,446,901 | \$ 1,411,548 | \$ 35,353 | \$ 1,446,901 | 1,446,901 |
| Interest | - | 34 | - | 34 | - |
| Total revenues | <u>1,446,901</u> | <u>1,411,582</u> | <u>35,353</u> | <u>1,446,935</u> | <u>1,446,901</u> |
| EXPENDITURES | | | | | |
| Debt service | | | | | |
| Principal | 785,000 | - | 785,000 | 785,000 | 815,000 |
| Interest | 684,844 | 342,422 | 342,422 | 684,844 | 655,406 |
| Total debt service | <u>1,469,844</u> | <u>342,422</u> | <u>1,127,422</u> | <u>1,469,844</u> | <u>1,470,406</u> |
| Excess/(deficiency) of revenues over/(under) expenditures | (22,943) | 1,069,160 | (1,092,069) | (22,909) | (23,505) |
| Fund balance: | | | | | |
| Net increase/(decrease) in fund balance | (22,943) | 1,069,160 | (1,092,069) | (22,909) | (23,505) |
| Beginning fund balance (unaudited) | 875,975 | 879,209 | 1,948,369 | 879,209 | 856,300 |
| Ending fund balance (projected) | <u>\$ 853,032</u> | <u>\$ 1,948,369</u> | <u>\$ 856,300</u> | <u>\$ 856,300</u> | <u>832,795</u> |
| Use of fund balance | | | | | |
| Debt service reserve account balance (Required) | | | | | (375,000) |
| Interest expense - November 1, 2023 | | | | | (312,422) |
| Projected fund balance surplus/(deficit) as of September 30, 2023 | | | | | <u>\$ 145,373</u> |

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

Debt Service Schedule

| Date | Principal | Coupon | Interest | Total P+ |
|--------------|------------------------|---------------|-----------------------|------------------------|
| 11/01/2022 | - | - | 327,703.13 | 327,703.13 |
| 05/01/2023 | 815,000.00 | 3.750% | 327,703.13 | 1,142,703.13 |
| 11/01/2023 | - | - | 312,421.88 | 312,421.88 |
| 05/01/2024 | 845,000.00 | 3.750% | 312,421.88 | 1,157,421.88 |
| 11/01/2024 | - | - | 296,578.13 | 296,578.13 |
| 05/01/2025 | 880,000.00 | 3.750% | 296,578.13 | 1,176,578.13 |
| 11/01/2025 | - | - | 280,078.13 | 280,078.13 |
| 05/01/2026 | 910,000.00 | 3.750% | 280,078.13 | 1,190,078.13 |
| 11/01/2026 | - | - | 263,015.63 | 263,015.63 |
| 05/01/2027 | 950,000.00 | 4.000% | 263,015.63 | 1,213,015.63 |
| 11/01/2027 | - | - | 244,015.63 | 244,015.63 |
| 05/01/2028 | 985,000.00 | 4.000% | 244,015.63 | 1,229,015.63 |
| 11/01/2028 | - | - | 224,315.63 | 224,315.63 |
| 05/01/2029 | 1,025,000.00 | 4.000% | 224,315.63 | 1,249,315.63 |
| 11/01/2029 | - | - | 203,815.63 | 203,815.63 |
| 05/01/2030 | 1,065,000.00 | 4.000% | 203,815.63 | 1,268,815.63 |
| 11/01/2030 | - | - | 182,515.63 | 182,515.63 |
| 05/01/2031 | 1,105,000.00 | 4.000% | 182,515.63 | 1,287,515.63 |
| 11/01/2031 | - | - | 160,415.63 | 160,415.63 |
| 05/01/2032 | 1,155,000.00 | 4.125% | 160,415.63 | 1,315,415.63 |
| 11/01/2032 | - | - | 136,593.75 | 136,593.75 |
| 05/01/2033 | 1,200,000.00 | 4.125% | 136,593.75 | 1,336,593.75 |
| 11/1/2033 | - | - | 111,843.75 | 111,843.75 |
| 5/1/2034 | 1,250,000.00 | 4.125% | 111,843.75 | 1,361,843.75 |
| 11/1/2034 | - | - | 86,062.50 | 86,062.50 |
| 5/1/2035 | 1,305,000.00 | 4.250% | 86,062.50 | 1,391,062.50 |
| 11/1/2035 | - | - | 58,331.25 | 58,331.25 |
| 5/1/2036 | 1,355,000.00 | 4.250% | 58,331.25 | 1,413,331.25 |
| 11/1/2036 | - | - | 29,537.50 | 29,537.50 |
| 5/1/2037 | 1,390,000.00 | 4.250% | 29,537.50 | 1,419,537.50 |
| Total | \$17,020,000.00 | - | \$6,519,331.36 | \$23,539,331.36 |

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

| | Fiscal Year 2022 | | | | Proposed Budget FY 2023 |
|---|------------------------------|--------------------------------|-----------------------------------|--|-------------------------------|
| | Adopted Budget FY 2022 | Actual through 3/31/2022 | Projected through 9/30/2022 | Total Actual & Projected Revenue & Expenditures | |
| REVENUES | | | | | |
| Assessment levy: on-roll - gross | \$ 950,902 | | | | \$ 945,391 |
| Allowable discounts (4%) | (38,036) | | | | (37,816) |
| Assessment levy: on-roll - net | 912,866 | \$ 866,702 | \$ 46,164 | \$ 912,866 | 907,575 |
| Assessment levy: off-roll | 334,046 | 72,637 | 261,409 | 334,046 | 332,699 |
| Assessment prepayments | - | 41,944 | - | 41,944 | - |
| Interest | - | 28 | - | 28 | - |
| Total revenues | <u>1,246,912</u> | <u>981,311</u> | <u>307,573</u> | <u>1,288,884</u> | <u>1,240,274</u> |
| EXPENDITURES | | | | | |
| Debt service | | | | | |
| Principal | 700,000 | - | 700,000 | 700,000 | 720,000 |
| Interest | 538,700 | 269,350 | 269,350 | 538,700 | 507,300 |
| Prepayment | - | 5,000 | - | 5,000 | - |
| Total expenditures | <u>1,238,700</u> | <u>274,350</u> | <u>969,350</u> | <u>1,243,700</u> | <u>1,227,300</u> |
| Excess/(deficiency) of revenues over/(under) expenditures | 8,212 | 706,961 | (661,777) | 45,184 | 12,974 |
| Fund balance: | | | | | |
| Net increase/(decrease) in fund balance | 8,212 | 706,961 | (661,777) | 45,184 | 12,974 |
| Beginning fund balance (unaudited) | 666,248 | 674,558 | 1,381,519 | 674,558 | 719,742 |
| Ending fund balance (projected) | <u>\$ 674,460</u> | <u>\$ 1,381,519</u> | <u>\$ 719,742</u> | <u>\$ 719,742</u> | <u>732,716</u> |
| Use of fund balance | | | | | |
| Debt service reserve account balance (required) | | | | | (448,350) |
| Interest expense - November 1, 2023 | | | | | (239,250) |
| Projected fund balance surplus/(deficit) as of September 30, 2023 | | | | | <u>\$ 45,116</u> |

Verandah West

Community Development District

Series 2013

\$15,920,000

Debt Service Schedule

| Date | Principal | Coupon | Interest | Total P+I |
|--------------|------------------------|----------|-----------------------|------------------------|
| 11/01/2022 | - | - | 253,650.00 | 253,650.00 |
| 05/01/2023 | 720,000.00 | 4.000% | 253,650.00 | 973,650.00 |
| 11/01/2023 | - | - | 239,250.00 | 239,250.00 |
| 05/01/2024 | 755,000.00 | 5.000% | 239,250.00 | 994,250.00 |
| 11/01/2024 | - | - | 220,375.00 | 220,375.00 |
| 05/01/2025 | 795,000.00 | 5.000% | 220,375.00 | 1,015,375.00 |
| 11/01/2025 | - | - | 200,500.00 | 200,500.00 |
| 05/01/2026 | 835,000.00 | 5.000% | 200,500.00 | 1,035,500.00 |
| 11/01/2026 | - | - | 179,625.00 | 179,625.00 |
| 05/01/2027 | 880,000.00 | 5.000% | 179,625.00 | 1,059,625.00 |
| 11/01/2027 | - | - | 157,625.00 | 157,625.00 |
| 05/01/2028 | 925,000.00 | 5.000% | 157,625.00 | 1,082,625.00 |
| 11/01/2028 | - | - | 134,500.00 | 134,500.00 |
| 05/01/2029 | 970,000.00 | 5.000% | 134,500.00 | 1,104,500.00 |
| 11/01/2029 | - | - | 110,250.00 | 110,250.00 |
| 05/01/2030 | 1,020,000.00 | 5.000% | 110,250.00 | 1,130,250.00 |
| 11/01/2030 | - | - | 84,750.00 | 84,750.00 |
| 05/01/2031 | 1,075,000.00 | 5.000% | 84,750.00 | 1,159,750.00 |
| 11/01/2031 | - | - | 57,875.00 | 57,875.00 |
| 05/01/2032 | 1,130,000.00 | 5.000% | 57,875.00 | 1,187,875.00 |
| 11/01/2032 | - | - | 29,625.00 | 29,625.00 |
| 05/01/2033 | 1,185,000.00 | 5.000% | 29,625.00 | 1,214,625.00 |
| Total | \$10,990,000.00 | - | \$3,874,500.00 | \$14,864,500.00 |

**Verandah East
Community Development District
Projected Assessments
Fiscal Year 2022-2023
2016 Series Bonds**

*****PRELIMINARY*****

**Lee County
14 years remaining**

| Neighborhoods | Parcel # | # Units | Bond Designation | Debt Service Assessment | O & M Assessment | Total Assessment | Outstanding Principal after 2022-2023 tax payment |
|-------------------|----------|---------|------------------|-------------------------|------------------|------------------|---|
| Arlington Oaks | 119 | 31 | SF 100-1 | \$ 3,755.00 | \$ 252.27 | \$ 4,007.27 | \$ 38,422.97 |
| Brantley Oaks | 117 | 23 | SF 100-2 | 3,500.00 | 252.27 | 3,752.27 | 35,808.40 |
| Whispering Oaks | 118 | 31 | SF-100-2 | 3,500.00 | 252.27 | 3,752.27 | 35,808.40 |
| Torey Pines | 127S | 26 | SF-85-1 | 2,963.00 | 252.27 | 3,215.27 | 30,295.62 |
| Cedar Hammock | 124 | 38 | SF 85-2 | 2,600.00 | 252.27 | 2,852.27 | 26,600.52 |
| Edgewater Trace | 127N | 23 | SF 75 | 2,662.85 | 252.27 | 2,915.12 | 27,226.67 |
| Palmetto Grove | 120 | 34 | SF 70-2 | 2,000.00 | 252.27 | 2,252.27 | 20,447.30 |
| Sabal Point | 121 | 29 | SF 70-3 | 1,400.00 | 252.27 | 1,652.27 | 14,323.36 |
| Otter Bend | 123 | 45 | Villa 60-1 | 1,600.00 | 252.27 | 1,852.27 | 16,369.55 |
| Citrus Creek | 122 | 30 | Villa 60-2 | 1,300.00 | 252.27 | 1,552.27 | 13,300.17 |
| Woodhaven | 126 | 72 | Villa 60-3 | 2,000.00 | 252.27 | 2,252.27 | 20,447.30 |
| Willow Bend | 128 | 26 | SF 50 | 1,616.00 | 252.27 | 1,868.27 | 16,539.22 |
| Ambleswind Cove | 132 | 54 | SF 50 | 1,616.00 | 252.27 | 1,868.27 | 16,539.22 |
| Heritage Preserve | 131 | 108 | SF 50 | 1,616.00 | 252.27 | 1,868.27 | 16,539.22 |
| Magnolia Pointe | 129/130 | 51 | SF 50 | 1,616.00 | 252.27 | 1,868.27 | 16,539.22 |
| Willow Ridge | 132 | 43 | SF 50 | 1,616.00 | 252.27 | 1,868.27 | 16,539.22 |
| Fairway Cove | 125 | 93 | SF 50 | 1,616.00 | 252.27 | 1,868.27 | 16,539.22 |

757

| Fiscal Year 2021 - 2022 assessments: | | | | | | | |
|--------------------------------------|--|--|------------|-------------|-----------|-------------|--------------|
| | | | SF 100-1 | \$ 3,755.00 | \$ 233.05 | \$ 3,988.05 | \$ 40,453.75 |
| | | | SF 100-2 | 3,500.00 | 233.05 | 3,733.05 | 37,701.00 |
| | | | SF 85-1 | 2,963.00 | 233.05 | 3,196.05 | 31,896.84 |
| | | | SF 85-2 | 2,600.00 | 233.05 | 2,833.05 | 28,006.45 |
| | | | SF 75 | 2,662.85 | 233.05 | 2,895.90 | 28,665.69 |
| | | | SF 70-2 | 2,000.00 | 233.05 | 2,233.05 | 21,528.01 |
| | | | SF 70-3 | 1,400.00 | 233.05 | 1,633.05 | 15,080.40 |
| | | | Villa 60-1 | 1,600.00 | 233.05 | 1,833.05 | 17,234.74 |
| | | | Villa 60-2 | 1,300.00 | 233.05 | 1,533.05 | 14,003.13 |
| | | | Villa 60-3 | 2,000.00 | 233.05 | 2,233.05 | 21,528.01 |
| | | | SF 50 | 1,616.00 | 233.05 | 1,849.05 | 17,413.37 |

**Verandah West
Community Development District
Projected Assessments
Fiscal Year 2022-2023
2013 Series**

*****PRELIMINARY*****

**Lee County
10 years remaining**

| Neighborhoods | Bond Designation | Debt Service Assessment | O & M Assessment | Total Assessment | Outstanding Principal after 2022-2023 tax payment |
|-------------------------------|------------------------------|--------------------------------|-----------------------------|-------------------------|--|
| Hammock Creek | River Village | \$ 2,245.81 | \$ 252.27 | \$ 2,498.08 | \$ 16,577.10 |
| Oak Bend | River Village | 2,245.81 | 252.27 | 2,498.08 | 16,577.10 |
| Sanctuary Pointe | Custom SF 100 | 2,245.81 | 252.27 | 2,498.08 | 16,577.10 |
| Shadetree Pointe | Custom SF 100 | 2,245.81 | 252.27 | 2,498.08 | 16,577.10 |
| Mossy Oak | Custom SF 100 | 2,245.81 | 252.27 | 2,498.08 | 16,577.10 |
| Cypress Marsh | Custom SF 85 | 1,641.22 | 252.27 | 1,893.49 | 12,114.42 |
| River Point | Custom SF 85 | 1,641.22 | 252.27 | 1,893.49 | 12,114.42 |
| Winding River West | Production 70-1 (NO BUYDOWN) | 1,628.14 | 252.27 | 1,880.41 | 12,480.10 |
| Shady Bend | Production 70-2 | 1,122.91 | 252.27 | 1,375.18 | 8,288.55 |
| Royal Palm (Lots 1-11, 22-25) | Single Family 65 | 1,042.70 | 252.27 | 1,294.97 | 7,696.51 |
| Royal Palm (Lots 12-21) | Single Family 50 | 777.43 | 252.27 | 1,029.70 | 5,738.44 |
| Orange Tree Bend | SF 60/Villa 55 | 950.17 | 252.27 | 1,202.44 | 7,013.49 |
| Bramble Cove | Villa 50 | 777.43 | 252.27 | 1,029.70 | 5,738.44 |
| Lakeview | Villa 50 | 777.43 | 252.27 | 1,029.70 | 5,738.44 |
| Preserves Edge | Villa 50 | 777.43 | 252.27 | 1,029.70 | 5,738.44 |
| Idlewild | Coach Home - L | 580.46 | 252.27 | 832.73 | 4,284.54 |
| Pebblebrook | Coach Home - L | 580.46 | 252.27 | 832.73 | 4,284.54 |
| Cottonwood Bend | Town Homes | 518.32 | 252.27 | 770.59 | 3,825.86 |

| | | | | | |
|--------------------------------------|------------------|-------------|-----------|-------------|--------------|
| Fiscal year 2021 - 2022 assessments: | River Village | \$ 2,245.81 | \$ 233.04 | \$ 2,478.85 | \$ 17,865.84 |
| | Custom SF 100 | 2,245.81 | 233.04 | \$ 2,478.85 | \$ 17,865.84 |
| | Custom SF 85 | 1,641.22 | 233.04 | \$ 1,874.26 | \$ 13,056.21 |
| | Production 70-1 | 1,628.14 | 233.04 | \$ 1,861.18 | \$ 13,450.33 |
| | Production 70-2 | 1,122.91 | 233.04 | \$ 1,355.95 | \$ 8,932.92 |
| | Single Family 65 | 1,042.70 | 233.04 | \$ 1,275.74 | \$ 8,294.85 |
| | Single Family 50 | 777.43 | 233.04 | \$ 1,010.47 | \$ 6,184.56 |
| | SF 60/Villa 55 | 950.17 | 233.04 | \$ 1,183.21 | \$ 7,558.74 |
| | Villa 50 | 777.43 | 233.04 | \$ 1,010.47 | \$ 6,184.56 |
| | Coach Home - L | 580.46 | 233.04 | \$ 813.50 | \$ 4,617.63 |
| | Town Homes | 518.32 | 233.04 | \$ 751.36 | \$ 4,123.29 |

VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT

7

RESOLUTION 2022-05

A RESOLUTION OF THE VERANDAH WEST COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2022/2023 AND PROVIDING FOR AN EFFECTIVE DATE

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

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

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

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

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

SECTION 1. ADOPTING REGULAR MEETING SCHEDULE. Regular meetings of the District’s Board shall be held during Fiscal Year 2022/2023 as provided on the schedule attached hereto as **Exhibit A**.

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

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

PASSED AND ADOPTED this 11th day of May, 2022.

Attest:

**VERANDAH WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

| VERANDAH WEST COMMUNITY DEVELOPMENT DISTRICT | | |
|---|---|------------------|
| BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE | | |
| LOCATION | | |
| <i>11390 Palm Beach Blvd., First Floor, Fort Myers, Florida 33905</i> | | |
| DATE | POTENTIAL DISCUSSION/FOCUS | TIME |
| | | |
| October 12, 2022 | Regular Meeting | 2:00 P.M. |
| | | |
| January 11, 2023 | Regular Meeting | 2:00 P.M. |
| | | |
| May 10, 2023 | Regular Meeting | 2:00 P.M. |
| | | |
| August 9, 2023 | Public Hearing & Regular Meeting | 2:00 P.M. |
| | | |

VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT

8



TO: Chuck Adams, District Manager
Verandah West CDD

DATE: May 5, 2022

FROM: Jordan L. Varble, P.E.

RE: 20-Year Stormwater Management
Needs Analysis

House Bill 53 passed by the Florida Legislature and signed into law in 2021 included language that requires counties, municipalities, and special districts with stormwater management systems to develop a 20-year needs analysis. Verandah West Community Development District (CDD) is one of the special districts required by law to perform the analysis every five years, the first of which is due June 30, 2022.

The Office of Economic and Demographic Research (EDR) developed a workbook template in Microsoft Excel for use in completing the report. Johnson Engineering, Inc. (JEI), collected information from own records, CDD records, and/or publicly-available sources to complete the report, attached separately for review by the CDD board and eventual submittal to Lee County. Also attached separately is a shapefile of the approximate CDD boundary (based on the parcel linework from the County property appraiser).

A tabular listing of the stormwater conveyance culverts owned and operated by the CDD is provided in **Table I**. Reinforced concrete pipes (RCP) have an anticipated lifespan of 50 years to 100 years. The anticipated replacement date for the culverts within the district is year 2076, based on a 75-year lifespan for RCP and an installation date of 2003. This is beyond the 20-year replacement budget projection requirement by EDR and a replacement estimate has not been prepared.

Table I. Listing of CDD Stormwater Management Culverts.

| Diameter (inch) | Total Length (foot) | Material | Date Installed | Approx. Remaining Lifespan | Anticipated Replacement Date |
|-----------------|---------------------|----------|----------------|----------------------------|------------------------------|
| Unknown | 513 | - | 2003 | 56 | 2076 |
| 4ft x 6ft | 106 | Concrete | 2003 | 56 | 2076 |
| 24 | 2,259 | Concrete | 2003 | 56 | 2076 |
| 30 | 3,019 | Concrete | 2003 | 56 | 2076 |
| 36 | 2,995 | Concrete | 2003 | 56 | 2076 |
| 42 | 2,898 | Concrete | 2003 | 56 | 2076 |
| 48 | 1,099 | Concrete | 2003 | 56 | 2076 |
| 15 | 132 | Concrete | 2004 | 57 | 2077 |
| 18 | 186 | Concrete | 2004 | 57 | 2077 |
| 24 | 453 | Concrete | 2004 | 57 | 2077 |
| 36 | 1,405 | Concrete | 2004 | 57 | 2077 |
| 8ft x 10ft | 448 | Concrete | 2005 | 58 | 2078 |
| 24 | 403 | Concrete | 2005 | 58 | 2078 |
| 36 | 651 | Concrete | 2005 | 58 | 2078 |
| 42 | 2,820 | Concrete | 2005 | 58 | 2078 |
| 54 | 367 | Concrete | 2005 | 58 | 2078 |
| 24 | 392 | Concrete | 2006 | 59 | 2079 |

| | | | | | |
|----|-----|----------|------|----|------|
| 36 | 254 | Concrete | 2019 | 72 | 2094 |
|----|-----|----------|------|----|------|

Other stormwater management facilities within the district including swales, stormwater ponds, and wetland systems do not have anticipated lifespans if properly maintained, and as such do not have associated lifetime replacement costs. These items will continue to be maintained by the CDD on an annual basis. If maintenance is not provided to keep them functional as intended by one or more permits, then refurbishment, retrofit, and/or reconstruction will be necessary and that may be considered a major expense. These facilities are in adequate condition and do not need to be reconstructed. Therefore, no infrastructure components requiring a major expense (as defined by EDR as a single replacement project greater than 5% of the total operation and maintenance expenditures over the most recent five-year period) are targeted for replacement within the 20-year time horizon. Sometimes there are issues during construction that result in the lifespan being much less than anticipated. The cost to repair, replace and/or rehabilitate the pipe should be in the budget process in the form of a reserve. It is recommended that the CDD have reserves to cover at least two percent of the total cost of pipe replacement throughout the community, which would be approximately \$73,000.

Given that construction within the community is complete, the CDD does not anticipate future expansion. The CDD also does not have anticipated stormwater resiliency projects related to climate change.

cc: 20023311-006

TEMPLATE FOR LOCAL GOVERNMENTS AND SPECIAL DISTRICTS FOR PERFORMING A STORMWATER NEEDS ANALYSIS PURSUANT TO SECTION 5 OF SECTION 403.9302, FLORIDA STATUTES

INTRODUCTION

As part of the 2021 regular session, the Legislature recognized the need for a long-term planning process for stormwater and wastewater. Section 403.9302, Florida Statutes, requires a 20-year needs analysis from the local governments providing stormwater services. Because this planning document is forward-looking, it will necessarily include a large number of assumptions about future actions. These assumptions should be based on any available information coupled with best professional judgment of the individuals completing the document. Completing this template by June 30, 2022, will fulfill the statutory requirements for the first round of 20-year needs analyses for stormwater. The template was generated by EDR in cooperation with local governments, Special Districts, the Florida Department of Environmental Protection (DEP), the Water Management Districts, the Florida Stormwater Association, private consultants, and others. Use of this tool will help ensure that information is compiled consistently for the Office of Economic & Demographic Research's (EDR) report to the Governor. For the purposes of this document, a stormwater management program and a stormwater management system are as defined in statute (s. 403.031(15) and (16), F.S., respectively; language provided here: <https://www.flsenate.gov/Laws/Statutes/2021/403.031>). Plainly speaking, the "program" is the institutional framework whereby stormwater management activities (MS4 NPDES permit activities, and other regulatory activities, construction, operation and maintenance, etc.) are carried out by the public authority. The "system" comprises the physical infrastructure that is owned and/or operated by the local government or special district that specifically is intended to control, convey or store stormwater runoff for treatment and flood protection.

For the purposes of this document, the following guiding principles have been adopted:

- Stormwater systems or facilities owned and operated by any of the following are excluded from reporting requirements for local governments and special districts:
 - o Private entities or citizens
 - o Federal government
 - o State government, including the Florida Department of Transportation (FDOT)
 - o Water Management Districts
 - o School districts
 - o State universities or Florida colleges
- Local government expenditures associated with routine operation and maintenance are fully funded prior to commencing new projects and initiatives.
- Local government submissions will include the activities of dependent special districts. Only independent special districts report separately. For a list of all special districts in the state and their type (*i.e.*, dependent or independent), please see the Department of Economic Opportunity's Official List of Special Districts at the following link: <http://specialdistrictreports.floridajobs.org/webreports/alphalist.aspx>.
- With respect to federal and state statutes and rulemaking, current law and current administration prevails throughout the 20-year period. In other words, the state's present legal framework (*i.e.*, the status quo) continues throughout the period.

GENERAL INSTRUCTIONS FOR USING THE TEMPLATE

Instructions for submitting the template are still under development. Additional information regarding submission and answers to frequently asked questions will be posted on EDR's website, along with other useful materials, here: <http://edr.state.fl.us/Content/natural-resources/stormwaterwastewater.cfm>

The statutory language forms the titles for each part. This template asks that you group your recent and projected expenditures in prescribed categories. A detailed list of the categories is provided in part 5.0.

The same project should not appear on multiple tables in the jurisdiction's response unless the project's expenditures are allocated between those tables. All expenditures should be reported in \$1,000s (e.g., five hundred thousand dollars should be reported as \$500).

For any jurisdiction that is contracting with another jurisdiction where both could be reporting the same expenditure, please contact EDR for additional guidance. In situations where a reporting jurisdiction contracts with a non-reporting jurisdiction, (i.e., FDOT, the water management districts, the state or federal government), the reporting jurisdiction should include the expenditures.

When reporting cost information, please only include the expenditures that have flowed, are flowing, or will likely flow through your jurisdiction's budget. While necessary to comply with the statute, the concept of "future expenditures" should be viewed as an expression of identified needs.

These projections are necessarily speculative and do not represent a firm commitment to future budget actions by the jurisdiction.

This Excel workbook contains three worksheets for data entry. (Along the bottom of the screen, the three tabs are highlighted green.) Empty cells with visible borders are unlocked for data entry. In the first tab, titled "Background through Part 4," the information requested is either text, a dropdown list (e.g., Yes or No), or a checkbox. The next tab, "Part 5 through Part 8," contains tables for expenditure or revenue data as well as some follow-up questions that may have checkboxes, lists, or space for text.

In Part 5 and Part 6, the expenditure tables have space for up to 5 projects. More projects can be listed in the "Additional Projects" tab. This tab contains a table with space for up to 200 additional projects. In order for these additional projects and expenditures to be correctly classified and included in the final totals, each project must be assigned a Project Type and Funding Source Type from the dropdown lists in columns B and C.

Links to Template Parts:

[Background Information](#)

[Part 1](#)

[Part 2](#)

[Part 3](#)

[Part 4](#)

[Part 5](#)

[Part 6](#)

[Part 7](#)

[Part 8](#)

[Additional Projects - This table contains additional rows for projects that do not fit into the main tables in Parts 5 and 6](#)

Background Information

Please provide your contact and location information, then proceed to the template on the next sheet.

| | |
|--|--|
| Name of Local Government: | Verandah West Community Development District |
| Name of stormwater utility, if applicable: | |
| Contact Person | |
| Name: | Chuck Adams |
| Position/Title: | CDD Manager |
| Email Address: | adamsc@whhassociates.com |
| Phone Number: | 239-498-9020 |

Indicate the Water Management District(s) in which your service area is located.

- Northwest Florida Water Management District (NFWWMD)
- Suwannee River Water Management District (SRWMD)
- St. Johns River Water Management District (SJRWMD)
- Southwest Florida Water Management District (SWFWMD)
- South Florida Water Management District (SFWMD)

Indicate the type of local government:

- Municipality
- County
- Independent Special District

Part 1.0 Detailed description of the stormwater management program (Section 403.9302(3)(a), F.S.)

The stormwater management program, as defined in the Introduction, includes those activities associated with the management, operation and maintenance, and control of stormwater and stormwater management systems, including activities required by state and federal law. The detailed program description is divided into multiple subparts consisting of narrative and data fields.

Part 1.1 Narrative Description:

Please provide a brief description of the current institutional strategy for managing stormwater in your jurisdiction. Please include any mission statement, divisions or departments dedicated solely or partly to managing stormwater, dedicated funding sources, and other information that best describes your approach to stormwater:

Management of the stormwater management is conducted in accordance with the SFWMD Permit 36-04314-P General and Special Conditions. Routine maintenance of the system is performed by experienced stormwater maintenance contractors and is funded by the CDD budget through non-ad valorem assessments.

On a scale of 1 to 5, with 5 being the highest, please indicate the importance of each of the following goals for your program:

| 0 | 1 | 2 | 3 | 4 | 5 | |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Drainage & flood abatement (such as flooding events associated with rainfall and hurricanes) |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Water quality improvement (TMDL Process/BMAPs/other) |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Reduce vulnerability to adverse impacts from flooding related to increases in frequency and duration of rainfall events, storm surge and sea level rise |
| | | | | | | Other: |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |

Part 1.2 Current Stormwater Program Activities:

Please provide answers to the following questions regarding your stormwater management program.

- Does your jurisdiction have an NPDES Municipal Separate Storm Sewer System (MS4) Permit? No

If yes, is your jurisdiction regulated under Phase I or Phase II of the NPDES Program:
- Does your jurisdiction have a dedicated stormwater utility? No

If no, do you have another funding mechanism? Yes

If yes, please describe your funding mechanism.

CDD budget through non-ad valorem assessments.
- Does your jurisdiction have a Stormwater Master Plan or Plans? Yes

If Yes:

How many years does the plan(s) cover? Unlimited

Are there any unique features or limitations that are necessary to understand what the plan does or does not address?

See SFWMD Permit 36-04314-P.

Please provide a link to the most recently adopted version of the document (if it is published online):
- Does your jurisdiction have an asset management (AM) system for stormwater infrastructure? No

If Yes, does it include 100% of your facilities?

If your AM includes less than 100% of your facilities, approximately what percent of your facilities are included?

- Does your stormwater management program implement the following (answer Yes/No):

| | |
|---|-----|
| A construction sediment and erosion control program for new construction (plans review and/or inspection)? | No |
| An illicit discharge inspection and elimination program? | No |
| A public education program? | No |
| A program to involve the public regarding stormwater issues? | Yes |
| A "housekeeping" program for managing stormwater associated with vehicle maintenance yards, chemical storage, fertilizer management, etc. ? | No |
| A stormwater ordinance compliance program (<i>i.e.</i> , for low phosphorus fertilizer)? | No |
| Water quality or stream gage monitoring? | No |
| A geospatial data or other mapping system to locate stormwater infrastructure (GIS, etc.)? | No |
| A system for managing stormwater complaints? | No |
| Other specific activities? | |

Notes or Comments on any of the above:

Even though the CDD does not have a "program" to involve the public regarding stormwater issues or complaints. The CDD Board meetings are open to the public and the public is allowed to address the board on such topics. The Verandah West CDD manager's contact information is provided on the CDD website.

Part 1.3 Current Stormwater Program Operation and Maintenance Activities

Please provide answers to the following questions regarding the operation and maintenance activities undertaken by your stormwater management program.

- Does your jurisdiction typically assume maintenance responsibility for stormwater systems associated with new private development (*i.e.*, systems that are dedicated to public ownership and/or operation upon completion)? Yes

Notes or Comments on the above:

- Does your stormwater operation and maintenance program implement any of the following (answer Yes/No)

| | |
|---|-----|
| Routine mowing of turf associated with stormwater ponds, swales, canal/lake banks, etc. ? | Yes |
| Debris and trash removal from pond skimmers, inlet grates, ditches, etc. ? | Yes |
| Invasive plant management associated with stormwater infrastructure? | Yes |
| Ditch cleaning? | Yes |
| Sediment removal from the stormwater system (vacator trucks, other)? | Yes |
| Muck removal (dredging legacy pollutants from water bodies, canal, etc.)? | No |
| Street sweeping? | No |
| Pump and mechanical maintenance for trash pumps, flood pumps, alum injection, etc. ? | No |
| Non-structural programs like public outreach and education? | No |
| Other specific routine activities? | |
| | |

Part 2. Detailed description of the stormwater management system and its facilities and projects (continued Section 403.9302(3)(a), F.S.)

A stormwater management system, as defined in the Introduction, includes the entire set of site design features and structural infrastructure for collection, conveyance, storage, infiltration, treatment, and disposal of stormwater. It may include drainage improvements and measures to prevent streambank channel erosion and habitat degradation. This section asks for a summary description of your stormwater management system. It is not necessary to provide geospatial asset data or a detailed inventory. For some, it may be possible to gather the required data from your Asset Management (AM) system. For others, data may be gathered from sources such as an MS4 permit application, aerial photos, past or ongoing budget investments, water quality projects, or any other system of data storage/management that is employed by the jurisdiction.

Please provide answers to the following questions regarding your stormwater system inventory. Enter zero (0) if your system does not include the component.

| | Number | Unit of Measurement |
|---|-----------|---------------------|
| Estimated feet or miles of buried culvert: | 20,400.00 | Feet |
| Estimated feet or miles of open ditches/conveyances (lined and unlined) that are maintained by the stormwater program: | | Feet |
| Estimated number of storage or treatment basins (<i>i.e.</i> , wet or dry ponds): | 47 | |
| Estimated number of gross pollutant separators including engineered sediment traps such as baffle boxes, hydrodynamic separators, <i>etc.</i> : | 0 | |
| Number of chemical treatment systems (<i>e.g.</i> , alum or polymer injection): | 0 | |
| Number of stormwater pump stations: | 0 | |
| Number of dynamic water level control structures (<i>e.g.</i> , operable gates and weirs that control canal water levels): | 0 | |
| Number of stormwater treatment wetland systems: | 11 | |
| Other: | | |
| | | |
| | | |
| | | |
| | | |
| | | |

Notes or Comments on any of the above:

Which of the following green infrastructure best management practices do you use to manage water flow and/or improve water quality (answer Yes/No):

| Best Management Practice | Current | Planned |
|--------------------------|---------|---------|
| Tree boxes | No | No |
| Rain gardens | No | No |
| Green roofs | No | No |
| Pervious pavement/pavers | No | No |
| Littoral zone plantings | Yes | No |
| Living shorelines | No | No |

Other Best Management Practices:

| | | |
|--|--|--|
| | | |
| | | |
| | | |
| | | |
| | | |

Please indicate which resources or documents you used when answering these questions (check all that apply).

- Asset management system
- GIS program
- MS4 permit application
- Aerial photos
- Past or ongoing budget investments
- Water quality projects

Other(s):

SFWMD ERP permit.

Part 3. The number of current and projected residents served calculated in 5-year increments (Section 403.9302(3)(b), F.S.)

Counties and municipalities: Instead of requiring separate population projections, EDR will calculate the appropriate population estimates for each municipality or the unincorporated area of the county. If your service area is less than or more than your local government’s population, please describe in the first text box provided below for part 4.0.

Independent Special Districts:

If an independent special district’s boundaries are completely aligned with a county or a municipality, identify that jurisdiction here:

Any independent special district whose boundaries do not coincide with a county or municipality must submit a GIS shapefile with the current and projected service area. EDR will calculate the appropriate population estimates based on that map. Submission of this shapefile also serves to complete Part 4.0 of this template.

Part 4.0 The current and projected service area for the stormwater management program or stormwater management system (Section 403.9302(3)(c), F.S.)

Rather than providing detailed legal descriptions or maps, this part of the template is exception-based. In this regard, if the stormwater service area is less than or extends beyond the geographic limits of your jurisdiction, please explain.

The boundary of the stormwater service area coincides with the CDD boundary.

Similarly, if your service area is expected to change within the 20-year horizon, please describe the changes (e.g., the expiration of an interlocal agreement, introduction of an independent special district, etc.).

No expected changes in the service area within the next 20 years.

[Proceed to Part 5](#)

Part 5.0 The current and projected cost of providing services calculated in 5-year increments (Section 403.9302(3)(d), F.S.)

Given the volume of services, jurisdictions should use the template’s service groupings rather than reporting the current and projected cost of each individual service. Therefore, for the purposes of this document, “services” means:

1. Routine operation and maintenance (inclusive of the items listed in Part 1.3 of this document, ongoing administration, and non-structural programs)
2. Expansion (that is, improvement) of a stormwater management system.

Expansion means new work, new projects, retrofitting, and significant upgrades. Within the template, there are four categories of expansion projects

1. Flood protection, addressed in parts 5.2 and 5.3... this includes capital projects intended for flood protection/flood abatement
2. Water quality, addressed in part 5.2 and 5.3... this includes stormwater projects related to water quality improvement, such as BMAPs; projects to benefit natural systems through restoration or enhancement; and stormwater initiatives that are part of aquifer recharge projects
3. Resiliency, addressed in part 5.4... this includes all major stormwater initiatives that are developed specifically to address the effects of climate change, such as sea level rise and increased flood events
4. End of useful life replacement projects, addressed in part 6.0... this includes major expenses associated with the replacement of aging infrastructure

While numbers 3 and 4 have components that would otherwise fit into the first two categories, they are separately treated given their overall importance to the Legislature and other policymakers.

Expansion projects are further characterized as currently having either a committed funding source or no identified funding source. Examples of a committed funding source include the capacity to absorb the project’s capital cost within current budget levels or forecasted revenue growth; financing that is underway or anticipated (bond or loan); known state or federal funding (appropriation or grant); special assessment; or dedicated cash reserves for future expenditure.

All answers should be based on local fiscal years (LFY, beginning October 1 and running through September 30). Please use nominal dollars for each year, but include any expected cost increases for inflation or population growth. Please check the EDR website for optional growth rate schedules that may be helpful.

If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.

Part 5.1 Routine Operation and Maintenance

Please complete the table below, indicating the cost of operation and maintenance activities for the current year and subsequent five-year increments throughout the 20-year horizon. Your response to this part should exclude future initiatives associated with resiliency or major expenses associated with the replacement of aging infrastructure; these activities are addressed in subparts 5.4 and 6.0. However, do include non-structural programs like public outreach and education in this category.

If specific cost data is not yet available for the current year, the most recent (2020-21) O&M value can be input into the optional growth rate schedules (available on EDR’s website as an Excel workbook). The most recent O&M value can be grown using the provided options for inflation, population growth, or some other metric of your choosing. If the growth in your projected total O&M costs is more than 15% over any five-year increment, please provide a brief explanation of the major drivers.

Routine Operation and Maintenance

Expenditures (in \$thousands)

| | LFY 2021-2022 | 2022-23 to 2026-27 | 2027-28 to 2031-32 | 2032-33 to 2036-37 | 2037-38 to 2041-42 |
|---------------------------------|---------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Operation and Maintenance Costs | 72 | 394 | 456 | 529 | 613 |

Brief description of growth greater than 15% over any 5-year period:

Part 5.2 Future Expansion (Committed Funding Source)

Please list expansion projects and their associated costs for the current year and subsequent five-year increments throughout the 20-year planning horizon. In this section, include stormwater system expansion projects or portions of projects with a committed funding source. If you include a portion of a project that is not fully funded, the project's remaining cost must be included in part 5.3, Expansion Projects with No Identified Funding Source.

Though many, if not most, stormwater projects benefit both flood protection and water quality, please use your best judgment to either allocate costs or simply select the primary purpose from the two categories below.

5.2.1 Flood Protection (Committed Funding Source): Provide a list of all scheduled new work, retrofitting and upgrades related to flood protection/flood abatement. Include infrastructure such as storage basins, piping and other conveyances, land purchases for stormwater projects, etc. Also include major hardware purchases such as vactor/jet trucks.

5.2.2 Water Quality Projects (Committed Funding Source): Please provide a list of scheduled water quality projects in your jurisdiction, such as treatment basins, alum injection systems, green infrastructure, water quality retrofits, etc., that have a direct stormwater component. The projected expenditures should reflect only those costs.

- If you are party to an adopted BMAP, please include the capital projects associated with stormwater in this table. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred. For reference, DEP publishes a complete list of adopted BMAP projects as an appendix in their Annual STAR Report.

Expansion Projects with a Committed Funding Source

5.2.1 Flood Protection

Expenditures (in \$thousands)

| Project Name | LFY 2021-2022 | 2022-23 to 2026-27 | 2027-28 to 2031-32 | 2032-33 to 2036-37 | 2037-38 to 2041-42 |
|--------------|---------------|-----------------------|-----------------------|-----------------------|-----------------------|
| None | 0 | 0 | 0 | 0 | 0 |
| | | | | | |
| | | | | | |
| | | | | | |

5.2.2 Water Quality

Expenditures (in \$thousands)

| Project Name (or, if applicable, BMAP Project Number or ProjID) | LFY 2021-2022 | 2022-23 to 2026-27 | 2027-28 to 2031-32 | 2032-33 to 2036-37 | 2037-38 to 2041-42 |
|---|---------------|-----------------------|-----------------------|-----------------------|-----------------------|
| None | 0 | 0 | 0 | 0 | 0 |
| | | | | | |
| | | | | | |
| | | | | | |

Part 5.3 Future Expansion with No Identified Funding Source

Please provide a list of known expansion projects or anticipated need(s) without formal funding commitments(s), formal pledges, or obligations. If you included a portion of a project that was partially covered by a committed source in part 5.2 above, list the projects and their remaining costs below.

5.3.1 Future Flood Protection with No Identified Funding Source: Please provide a list of future flood protection/flood abatement projects, associated land purchases, or major hardware purchases that are needed in your jurisdiction over the next 20 years. Future needs may be based on Master Plans, Comprehensive Plan Elements, Water Control Plans, areas of frequent flooding, hydrologic and hydraulic modeling, public safety, increased frequency of maintenance, desired level of service, flooding complaints, etc.

5.3.2 Future Water Quality Projects with no Identified Funding Source: Please provide a list of future stormwater projects needed in your jurisdiction over the next 20 years that are primarily related to water quality issues. Future needs may be based on proximity to impaired waters or waters with total maximum daily loads (TMDLs), BMAPs, state adopted Restoration Plans, Alternative Restoration Plans, or other local water quality needs.

- If you are party to an adopted BMAP, please list capital projects associated with stormwater. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred.
- List other future water quality projects, including those in support of local water quality goals as well as those identified in proposed (but not yet adopted) BMAPs.

Expansion Projects with No Identified Funding Source

5.3.1 Flood Protection

Expenditures (in \$thousands)

| Project Name | LFY 2021-2022 | 2022-23 to 2026-27 | 2027-28 to 2031-32 | 2032-33 to 2036-37 | 2037-38 to 2041-42 |
|--------------|---------------|-----------------------|-----------------------|-----------------------|-----------------------|
| None | 0 | 0 | 0 | 0 | 0 |
| | | | | | |
| | | | | | |
| | | | | | |

5.3.2 Water Quality

Expenditures (in \$thousands)

| Project Name (or, if applicable, BMAP Project Number or ProjID) | LFY 2021-2022 | 2022-23 to 2026-27 | 2027-28 to 2031-32 | 2032-33 to 2036-37 | 2037-38 to 2041-42 |
|---|---------------|-----------------------|-----------------------|-----------------------|-----------------------|
| None | 0 | 0 | 0 | 0 | 0 |
| | | | | | |
| | | | | | |
| | | | | | |

Please indicate which resources or documents you used to complete table 5.3 (check all that apply).

| | |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | Stormwater Master Plan |
| <input type="checkbox"/> | Basin Studies or Engineering Reports |
| <input type="checkbox"/> | Adopted BMAP |
| <input type="checkbox"/> | Adopted Total Maximum Daily Load |
| <input type="checkbox"/> | Regional or Basin-specific Water Quality Improvement Plan or Restoration Plan |
| | Specify: |
| <input type="checkbox"/> | Other(s): |

Part 5.4 Stormwater projects that are part of resiliency initiatives related to climate change

Please list any stormwater infrastructure relocation or modification projects and new capital investments specifically needed due to sea level rise, increased flood events, or other adverse effects of climate change. When aggregating, include O&M costs for these future resiliency projects and investments in this table (not in part 5.1). If your jurisdiction participates in a Local Mitigation Strategy (LMS), also include the expenditures associated with your stormwater management system in this category (for example, costs identified on an LMS project list).

Resiliency Projects with a Committed Funding Source Expenditures (in \$thousands)

| Project Name | LFY 2021-2022 | 2022-23 to 2026-27 | 2027-28 to 2031-32 | 2032-33 to 2036-37 | 2037-38 to 2041-42 |
|--------------|---------------|--------------------|--------------------|--------------------|--------------------|
| None | 0 | 0 | 0 | 0 | 0 |
| | | | | | |
| | | | | | |
| | | | | | |

Resiliency Projects with No Identified Funding Source Expenditures (in \$thousands)

| Project Name | LFY 2021-2022 | 2022-23 to 2026-27 | 2027-28 to 2031-32 | 2032-33 to 2036-37 | 2037-38 to 2041-42 |
|--------------|---------------|--------------------|--------------------|--------------------|--------------------|
| None | 0 | 0 | 0 | 0 | 0 |
| | | | | | |
| | | | | | |
| | | | | | |

- Has a vulnerability assessment been completed for your jurisdiction’s storm water system? No
- If no, how many facilities have been assessed? 0
- Does your jurisdiction have a long-range resiliency plan of 20 years or more? No
- If yes, please provide a link if available: _____
- If no, is a planning effort currently underway? No

Part 6.0 The estimated remaining useful life of each facility or its major components (Section 403.9302(3)(e), F.S.)

Rather than reporting the exact number of useful years remaining for individual components, this section is constructed to focus on infrastructure components that are targeted for replacement and will be major expenses within the 20-year time horizon. Major replacements include culverts and pipe networks, control structures, pump stations, physical/biological filter media, etc. Further, the costs of retrofitting when used in lieu of replacement (such as slip lining) should be included in this part. Finally, for the purposes of this document, it is assumed that open storage and conveyance systems are maintained (as opposed to replaced) and have an unlimited service life.

In order to distinguish between routine maintenance projects and the replacement projects to be included in this part, only major expenses are included here. A major expense is defined as any single replacement project greater than 5% of the jurisdiction's total O&M expenditures over the most recent five-year period (such as a project in late 2021 costing more than 5% of the O&M expenditures for fiscal years 2016-2017 to 2020-2021).

If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.

End of Useful Life Replacement Projects with a Committed Funding Source

Expenditures (in \$thousands)

| Project Name | LFY 2021-2022 | 2022-23 to 2026-27 | 2027-28 to 2031-32 | 2032-33 to 2036-37 | 2037-38 to 2041-42 |
|--------------|---------------|-----------------------|-----------------------|-----------------------|-----------------------|
| None | 0 | 0 | 0 | 0 | 0 |
| | | | | | |
| | | | | | |
| | | | | | |

End of Useful Life Replacement Projects with No Identified Funding Source

Expenditures (in \$thousands)

| Project Name | LFY 2021-2022 | 2022-23 to 2026-27 | 2027-28 to 2031-32 | 2032-33 to 2036-37 | 2037-38 to 2041-42 |
|--------------|---------------|-----------------------|-----------------------|-----------------------|-----------------------|
| None | 0 | 0 | 0 | 0 | 0 |
| | | | | | |
| | | | | | |
| | | | | | |

Part 7.0 The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components. (Section 403.9302(3)(f), F.S.)

This part of the template also addresses a portion of s. 403.9302(3)(g), F.S., by including historical expenditures. Many local governments refer to these as "actual" expenditures.

Consistent with expenditure projections, the jurisdiction's actual expenditures are categorized into routine O&M, expansion, resiliency projects, and replacement of aging infrastructure. Additionally, the table includes space for reserve accounts. EDR's interpretation of subparagraph 403.9302(3)(f), F.S., is that "capital account" refers to any reserve account developed specifically to cover future expenditures.

Note that for this table:

- Expenditures for local fiscal year 2020-21 can be estimated based on the most current information if final data is not yet available.
- Current Year Revenues include tax and fee collections budgeted for that fiscal year as well as unexpended balances from the prior year (balance forward or carry-over) unless they are earmarked for the rainy day or a dedicated reserve as explained in the following bullets.
- Bond proceeds should reflect only the amount expended in the given year.
- A reserve is a dedicated account to accumulate funds for a specific future expenditure.
- An all-purpose rainy day fund is a type of working capital fund typically used to address costs associated with emergencies or unplanned events.

The sum of the values reported in the "Funding Sources for Actual Expenditures" columns should equal the total "Actual Expenditures" amount. The cells in the "Funding Sources for Actual Expenditures" section will be highlighted red if their sum does not equal the "Actual Expenditures" total.

If you do not have a formal reserve dedicated to your stormwater system, please enter zero for the final two reserve columns.

Routine O&M

| | Total | Funding Sources for Actual Expenditures | | | | | |
|---------|---------------------|---|---------------------------------|-------------------------------------|--|----------------------------------|----------------------------|
| | Actual Expenditures | Amount Drawn from Current Year Revenues | Amount Drawn from Bond Proceeds | Amount Drawn from Dedicated Reserve | Amount Drawn from All-Purpose Rainy Day Fund | Contributions to Reserve Account | Balance of Reserve Account |
| 2016-17 | 51,163 | 51,163 | 0 | 0 | 0 | 0 | 0 |
| 2017-18 | 59,365 | 59,365 | 0 | 0 | 0 | 0 | 0 |
| 2018-19 | 49,158 | 49,158 | 0 | 0 | 0 | 0 | 0 |
| 2019-20 | 52,617 | 52,617 | 0 | 0 | 0 | 0 | 0 |
| 2020-21 | 65,727 | 65,727 | 0 | 0 | 0 | 0 | 0 |

Expansion

| | Total | Funding Sources for Actual Expenditures | | | | | |
|---------|---------------------|---|---------------------------------|-------------------------------------|--|----------------------------------|----------------------------|
| | Actual Expenditures | Amount Drawn from Current Year Revenues | Amount Drawn from Bond Proceeds | Amount Drawn from Dedicated Reserve | Amount Drawn from All-Purpose Rainy Day Fund | Contributions to Reserve Account | Balance of Reserve Account |
| 2016-17 | 0 | | | | | | |
| 2017-18 | 0 | | | | | | |
| 2018-19 | 0 | | | | | | |
| 2019-20 | 0 | | | | | | |
| 2020-21 | 0 | | | | | | |

Resiliency

| | Total | Funding Sources for Actual Expenditures | | | | | |
|---------|---------------------|---|---------------------------------|-------------------------------------|--|----------------------------------|----------------------------|
| | Actual Expenditures | Amount Drawn from Current Year Revenues | Amount Drawn from Bond Proceeds | Amount Drawn from Dedicated Reserve | Amount Drawn from All-Purpose Rainy Day Fund | Contributions to Reserve Account | Balance of Reserve Account |
| 2016-17 | 0 | | | | | | |
| 2017-18 | 0 | | | | | | |
| 2018-19 | 0 | | | | | | |
| 2019-20 | 0 | | | | | | |
| 2020-21 | 0 | | | | | | |

Replacement of Aging Infrastructure

| | Total | Funding Sources for Actual Expenditures | | | | | |
|---------|---------------------|---|---------------------------------|-------------------------------------|--|----------------------------------|----------------------------|
| | Actual Expenditures | Amount Drawn from Current Year Revenues | Amount Drawn from Bond Proceeds | Amount Drawn from Dedicated Reserve | Amount Drawn from All-Purpose Rainy Day Fund | Contributions to Reserve Account | Balance of Reserve Account |
| 2016-17 | 0 | | | | | | |
| 2017-18 | 0 | | | | | | |
| 2018-19 | 0 | | | | | | |
| 2019-20 | 0 | | | | | | |
| 2020-21 | 0 | | | | | | |

Part 8.0 The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap (Section 403.9302(3)(g), F.S.)

In this template, the historical data deemed necessary to comply with s. 403.9302(3)(g), F.S., was included in part 7.0. This part is forward looking and includes a funding gap calculation. The first two tables will be auto-filled from the data you reported in prior tables. To do this, EDR will rely on this template's working definition of projects with committed funding sources, *i.e.*, EDR assumes that all committed projects have committed revenues. Those projects with no identified funding source are considered to be unfunded. EDR has automated the calculation of projected funding gaps based on these assumptions.

| Committed Funding Source | 2022-23 to 2026-27 | 2027-28 to 2031-32 | 2032-33 to 2036-37 | 2037-38 to 2041-42 |
|---|-------------------------------|-------------------------------|-------------------------------|-------------------------------|
| Maintenance | 394 | 456 | 529 | 613 |
| Expansion | 0 | 0 | 0 | 0 |
| Resiliency | 0 | 0 | 0 | 0 |
| Replacement/Aging Infrastructure | 0 | 0 | 0 | 0 |
| Total Committed Revenues (=Total Committed Projects) | 394 | 456 | 529 | 613 |

| No Identified Funding Source | 2022-23 to 2026-27 | 2027-28 to 2031-32 | 2032-33 to 2036-37 | 2037-38 to 2041-42 |
|---|-------------------------------|-------------------------------|-------------------------------|-------------------------------|
| Maintenance | 0 | 0 | 0 | 0 |
| Expansion | 0 | 0 | 0 | 0 |
| Resiliency | 0 | 0 | 0 | 0 |
| Replacement/Aging Infrastructure | 0 | 0 | 0 | 0 |
| Projected Funding Gap (=Total Non-Committed Needs) | 0 | 0 | 0 | 0 |

For any specific strategies that will close or lessen a projected funding gap, please list them in the table below. For each strategy, also include the expected new revenue within the five-year increments.

| Strategies for New Funding Sources | 2022-23 to 2026-27 | 2027-28 to 2031-32 | 2032-33 to 2036-37 | 2037-38 to 2041-42 |
|---|-------------------------------|-------------------------------|-------------------------------|-------------------------------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| Total | 0 | 0 | 0 | 0 |
| Remaining Unfunded Needs | 0 | 0 | 0 | 0 |

VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT

9

**VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MARCH 31, 2022**

**VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MARCH 31, 2022**

| | Major Funds | | Total Governmental Funds |
|-------------------------------------|------------------|--------------------------------|--------------------------------|
| | General | Debt Service Series 2013 | |
| ASSETS | | | |
| Cash (SunTrust) | \$213,057 | \$ - | \$ 213,057 |
| Investments | | | |
| Revenue account | - | 855,005 | 855,005 |
| Reserve account | - | 448,351 | 448,351 |
| Prepayment | - | 66,372 | 66,372 |
| Due from general fund | - | 11,791 | 11,791 |
| Due from other governments | 4,778 | - | 4,778 |
| Deposits | 57 | - | 57 |
| Total assets | <u>\$217,892</u> | <u>\$1,381,519</u> | <u>\$ 1,599,411</u> |
| LIABILITIES | | | |
| Liabilities: | | | |
| Due to debt service fund | \$ 11,791 | \$ - | \$ 11,791 |
| Due to other governments | 6,355 | - | 6,355 |
| Total liabilities | <u>18,146</u> | <u>-</u> | <u>18,146</u> |
| Fund balances: | | | |
| Restricted for: | | | |
| Debt service | - | 1,381,519 | 1,381,519 |
| Unassigned | 199,746 | - | 199,746 |
| Total fund balances | <u>199,746</u> | <u>1,381,519</u> | <u>1,581,265</u> |
| Total liabilities and fund balances | <u>\$217,892</u> | <u>\$1,381,519</u> | <u>\$ 1,599,411</u> |

**VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 001
FOR THE PERIOD ENDED MARCH 31, 2022**

| | Current Month | Year to Date | Budget | % of Budget |
|--|------------------|-----------------|----------------|----------------|
| REVENUE | | | | |
| Special assessment: on-roll | \$ 2,153 | \$ 189,596 | \$ 197,985 | 96% |
| Special assessment: off-roll | 3,193 | 7,981 | 19,154 | 42% |
| Interest & miscellaneous | 2 | 15 | 337 | 4% |
| Total revenue | <u>5,348</u> | <u>197,592</u> | <u>217,476</u> | 91% |
| EXPENDITURE | | | | |
| Professional & administrative | | | | |
| Supervisor fees | - | 2,242 | 3,936 | 57% |
| Management and accounting | 5,855 | 35,131 | 70,262 | 50% |
| Audit | - | - | 8,378 | 0% |
| Legal | 1,370 | 5,514 | 5,623 | 98% |
| Field management | 992 | 5,949 | 11,899 | 50% |
| Engineering | 8,559 | 14,521 | 2,811 | 517% |
| Trustee | - | 3,003 | 5,623 | 53% |
| Dissemination agent | 388 | 2,328 | 4,656 | 50% |
| Arbitrage | - | - | 1,687 | 0% |
| Assessment roll preparation | - | 13,409 | 13,495 | 99% |
| Telephone | 36 | 218 | 436 | 50% |
| Postage | 23 | 365 | 281 | 130% |
| Insurance | - | 7,521 | 7,478 | 101% |
| Printing & binding | 76 | 454 | 908 | 50% |
| Legal advertising | - | 428 | 843 | 51% |
| Office expenses and supplies | - | - | 141 | 0% |
| Website | - | - | 793 | 0% |
| Contingencies | 45 | 324 | 225 | 144% |
| ADA website compliance | - | - | 843 | 0% |
| Annual district filing fee | - | 196 | 197 | 99% |
| Total professional & admin | <u>17,344</u> | <u>91,603</u> | <u>140,515</u> | 65% |
| Water management | | | | |
| Contractual services | 5,362 | 27,276 | 64,662 | 42% |
| Aquascaping | - | - | 2,811 | 0% |
| Utilities | 34 | 257 | 1,687 | 15% |
| Contingencies | - | - | 2,811 | 0% |
| Total water management | <u>5,396</u> | <u>27,533</u> | <u>71,971</u> | 38% |

**VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 001
FOR THE PERIOD ENDED MARCH 31, 2022**

| | <u>Current Month</u> | <u>Year to Date</u> | <u>Budget</u> | <u>% of Budget</u> |
|--|--------------------------|-------------------------|--------------------|------------------------|
| Other fees and charges | | | | |
| Property appraiser | - | 491 | 938 | 52% |
| Tax collector | - | 1,695 | 3,094 | 55% |
| Total other fees & charges | - | 2,186 | 4,032 | 54% |
| Total expenditures | <u>22,740</u> | <u>121,322</u> | <u>216,518</u> | 56% |
| Excess/(deficiency) of revenues over/(under) expenditures | (17,392) | 76,270 | 958 | |
| Fund balances - beginning | <u>217,138</u> | <u>123,476</u> | <u>114,391</u> | |
| Fund balances - ending | <u>\$ 199,746</u> | <u>\$ 199,746</u> | <u>\$ 115,349</u> | |

**VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND 202 - SERIES 2013
FOR THE PERIOD ENDED MARCH 31, 2022**

| | Current Month | Year to Date | Budget | % of Budget |
|--|---------------------|---------------------|-------------------|----------------|
| REVENUES | | | | |
| Special assessment: on-roll | \$ 9,907 | \$ 866,702 | \$ 912,866 | 95% |
| Special assessment: off-roll | - | 72,637 | 334,046 | 22% |
| Assessment prepayments | - | 41,944 | - | N/A |
| Interest income | 7 | 28 | - | N/A |
| Total revenues | <u>9,914</u> | <u>981,311</u> | <u>1,246,912</u> | 79% |
| EXPENDITURES | | | | |
| Debt service | | | | |
| Principal | - | - | 700,000 | 0% |
| Prepayment | - | 5,000 | - | N/A |
| Interest | - | 269,350 | 538,700 | 50% |
| Total debt service | <u>-</u> | <u>274,350</u> | <u>1,238,700</u> | 22% |
| Excess/(deficiency) of revenues over/(under) expenditures | 9,914 | 706,961 | 8,212 | |
| Fund balances - beginning | 1,371,605 | 674,558 | 666,248 | |
| Fund balances - ending | <u>\$ 1,381,519</u> | <u>\$ 1,381,519</u> | <u>\$ 674,460</u> | |

VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT

10

DRAFT
MINUTES OF MEETING
VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Verandah West Community Development District held a Regular Meeting on January 12, 2022 at 2:00 p.m., at 11390 Palm Beach Blvd., First Floor, Fort Myers, Florida 33905.

Present were:

| | |
|--------------------------------|---------------------|
| Jeffrey Jordan | Chair |
| Susie McIntyre (via telephone) | 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 | Verandah East CDD Resident/VCA Board Member |
| Lynne Pietrzyk | VCA General Manager |

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mrs. Adams called the meeting to order at 2:19 p.m. Supervisors Jordan, Zampiceni, Baldwin and Lawrence were present. Supervisor McIntyre was attending via telephone.

SECOND ORDER OF BUSINESS

Public Comments [3 minutes per person]

No members of the public spoke.

THIRD ORDER OF BUSINESS

Continued Discussion: CDD Ownership and Maintenance of Property

A. Discussion:/Update: Agreement Between the Verandah West Community Development District and Verandah Community Association, Inc., for Facility Management, Operation and Maintenance Services

43 Ms. Willson stated this Agreement would be tabled. Extended discussions occurred with
 44 the Developer and the VCA representative. An updated Agreement reflecting recent discussions
 45 is being prepared. The District Engineer is preparing exhibits to accurately describe the wall,
 46 which primarily affects the Verandah East CDD (VECDD). An Agreement solidifying the various
 47 CDD maintenance responsibilities should be presented at the next meeting. VECDD asked for a
 48 delegate of their Board to attend and participate in meetings with the VCA. The consensus was
 49 that Mr. Baldwin would serve as the delegate for the Verandah West CDD (VWCDD).

50 **B. Consideration of Conveyance Documents**

51 **I. Bill of Sale - Winding River**

52 Ms. Willson presented the Bill of Sale for Tracts C-1, LK-1 and LK-2 of Winding River,
 53 Parcel 102, as described in Exhibit A.

54 Mr. Burford stated C-1 is a conservation tract and the LK tracts are lake tracts.
 55 Discussion ensued and a map depicting the locations of the tracts was consulted.

56

57 **On MOTION by Mr. Jordan and seconded by Mr. Zampiceni, with all in favor,**
 58 **the Winding River Bill of Sale, was approved.**

59

60

61 **II. Release of License Agreement**

62 Ms. Willson recommended tabling this to the next meeting and considering it in
 63 conjunction with Item 3A.

64 **III. Special Warranty Deed to CDD (Royal Palm)**

65 Ms. Willson presented the Special Warranty Deed for Tract L of Royal Palm as described
 66 in Exhibit A. Mr. Burford stated Tract L is a lake tract in the Winding River neighborhood.

67 Discussion ensued and a map depicting the location of the tract was consulted.

68

69 **On MOTION by Mr. Baldwin and seconded by Mr. Jordan, with all in favor, the**
 70 **Special Warranty Deed for Royal Palm, was approved.**

71

72

73 **IV. Special Warranty Deed to CDD (Winding River, Parcel 102)**

74 Ms. Willson presented the Special Warranty Deed for Tracts C-1, LK-1 and LK-2 of
 75 Winding River, Parcel 102 as described in Exhibit A.

76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116

On MOTION by Mr. Jordan and seconded by Mr. Zampiceni, with all in favor, the Special Warranty Deed for Winding River, Parcel 102, was approved.

V. Bill of Sale - Royal Palm

Ms. Willson presented the Bill of Sale for Tract L of Royal Palm, described in Exhibit A.

On MOTION by Mr. Baldwin and seconded by Mr. Jordan, with all in favor, the Bill of Sale for Royal Palm, was approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2022-01, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2020, and Ending September 30, 2021

Mrs. Adams presented Resolution 2022-01. Mr. Adams presented the proposed amended Fiscal Year 2021 budget. As some line items were nearly at budget, amending the Fiscal Year 2021 budget was recommended to avoid the possibility of an audit finding if any journal entry adjustments may cause an issue.

On MOTION by Mr. Zampiceni and seconded by Mr. Jordan, with all in favor, Resolution 2022-01, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2020, and Ending September 30, 2021, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Johnson Engineering, Inc., Stormwater Management Needs Analysis Proposal

Mr. Burford presented the Johnson Engineering, Inc., proposal for preparation and submittal of the Stormwater Management Needs Analysis Report.

On MOTION by Mr. Jordan and seconded by Mr. Zampiceni, with all in favor, the Johnson Engineering, Inc., proposal for preparation of the Stormwater Management Needs Analysis Report, in a not to exceed amount of \$8,450, was approved.

117 **SIXTH ORDER OF BUSINESS**

Ratification of HGS Transition Letter

118

119 • **Kutak Rock LLP Retention and Fee Agreement**

120 Ms. Willson presented the joint letter by Hopping Green & Sams and Kutak Rock, LLP
121 and the Kutak Rock Retention and Fee Agreement, previously executed by the Chair.

122

123 **On MOTION by Mr. Jordan and seconded by Ms. St. Lawrence, with all in favor,**
124 **engagement of Kutak Rock, LLP, for District Counsel Services, and the**
125 **Retention and Fee Agreement, were approved.**

126

127

128 **SEVENTH ORDER OF BUSINESS**

**Discussion: Statutory Changes from 2021
Legislative Session**

129

130

131 **A. Wastewater and Stormwater Needs Analysis**

132 This item was addressed during the Fifth Order of Business.

133 **B. Prompt Payment Policies**

- 134 • **Consideration of Resolution 2022-02 Adopting Prompt Payment Policies and**
- 135 **Procedures Pursuant to Chapter 218, Florida Statutes; Providing a Severability**
- 136 **Clause; and Providing an Effective Date**

137 Ms. Willson presented Resolution 2022-02 and discussed new legislation making it
138 necessary for the CDD to implement prompt payment policies for construction contracts.

139

140 **On MOTION by Mr. Baldwin and seconded by Mr. Zampiceni, with all in favor,**
141 **Resolution 2022-02 Adopting Prompt Payment Policies and Procedures**
142 **Pursuant to Chapter 218, Florida Statutes; Providing a Severability Clause; and**
143 **Providing an Effective Date, was adopted.**

144

145

146 **EIGHTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial
Statements as of November 30, 2021**

147

148

149 Mrs. Adams presented the Unaudited Financial Statements as of November 30, 2021.

150 The financials were accepted.

151

152 **NINTH ORDER OF BUSINESS**

**Approval of October 13, 2021 Regular
Meeting Minutes**

153

154

155 Mrs. Adams presented the October 13, 2021 Regular Meeting Minutes.

156 The following changes were made:

157 Line 23: Insert “/VCA Board Member” after “Resident”

158 Line 24: Change “Dietrich” to “Pietrzyk”

159 Line 24: Change “Board Member” to “General Manager”

160

161 **On MOTION by Mr. Jordan and seconded by Mr. Baldwin, with all in favor, the**
162 **October 13, 2021 Regular Meeting Minutes, as amended, were approved.**

163

164

165 **TENTH ORDER OF BUSINESS**

Staff Reports

166

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

168 There was no report.

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

170 There was no report.

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

172 A Board Member stated it appears that several areas were not turned over to the CDD,
173 including a lake in Cottonwood Bend and a nature area in Pebble Brook. Mr. Burford stated he
174 would research the matter.

175 Mrs. Adams stated that Mr. Moore requested copies of the CDD’s recent Florida Power
176 & Light (FPL) invoices in order to address discrepancies. The invoices, which were
177 approximately \$11 monthly, would be researched and updates would be provided.

- 178 • **NEXT MEETING DATE: May 11, 2022 at 2:00 P.M.**

- 179 ○ **QUORUM CHECK**

180 All Supervisors confirmed their attendance at the May 11, 2022 meeting.

181

182 **ELEVENTH ORDER OF BUSINESS**

Supervisors’ Requests

183

184 There were no Supervisors’ requests.

185

186 **TWELFTH ORDER OF BUSINESS**

Adjournment

187

188

189 **On MOTION by Mr. Jordan and seconded by Mr. Zampiceni, with all in favor,**
190 **the meeting adjourned at 2:39 p.m.**

191
192
193
194
195
196
197

Secretary/Assistant Secretary

Chair/Vice Chair

VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT

11CI

WRATHELL, HUNT & ASSOCIATES LLC.

2300 GLADES RD, #410W
BOCA RATON FL 33431

Lee County FL – Community Development Districts

04/15/2022

| NAME OF COMMUNITY DEVELOPMENT DISTRICT | NUMBER OF REGISTERED VOTERS AS OF 04/15/2022 |
|---|---|
| Babcock Ranch | 0 |
| Bayside Improvement | 3,061 |
| Bay Creek | 756 |
| Beach Road Golf Estates | 1,220 |
| Bonita Landing | 361 |
| Brooks I of Bonita Springs | 2,298 |
| Brooks II of Bonita Springs | 1,523 |
| East Bonita Beach | 315 |
| Mediterra | 447 |
| Parklands Lee | 545 |
| Parklands West | 589 |
| River Hall | 1,888 |
| River Ridge | 1,488 |
| Stonewater | 0 |
| Stoneybrook | 1,770 |
| Verandah East | 840 |
| Verandah West | 982 |
| University Square | 0 |
| University Village | 0 |
| Waterford Landing | 1,490 |
| WildBlue | 503 |
| | |

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

Tammy Lipa – Voice: 239-533-6329

Email: tlipa@lee.vote

VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT

11CII

| | | |
|--|---|-------------------|
| VERANDAH WEST COMMUNITY DEVELOPMENT DISTRICT | | |
| BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE | | |
| LOCATION | | |
| <i>11390 Palm Beach Blvd., First Floor, Fort Myers Florida 33905</i> | | |
| DATE | POTENTIAL DISCUSSION/FOCUS | TIME |
| October 13, 2021 | Regular Meeting | 1:30 P.M.* |
| January 12, 2022 | Regular Meeting | 2:00 PM |
| May 11, 2022 | Regular Meeting | 2:00 PM |
| August 10, 2022 | Public Hearing & Regular Meeting | 2:00 PM |

Exception

**Meeting is expected to commence at 1:30 P.M., or immediately thereafter the adjournment of the meeting of the Verandah East CDD, scheduled to commence at 1:00 P.M.*