

**VERANDAH WEST  
COMMUNITY DEVELOPMENT  
DISTRICT**

**August 10, 2022**

**BOARD OF SUPERVISORS  
PUBLIC HEARING AND  
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**

August 3, 2022

<p><b><u>ATTENDEES:</u></b> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>
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Board of Supervisors  
Verandah West Community Development District

Dear Board Members:

The Board of Supervisors of the Verandah West Community Development District will hold a Public Hearing and Regular Meeting on August 10, 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. Presentation of Audited Financial Report for the Fiscal Year Ended September 30, 2021, Prepared by Grau & Associates
4. Consideration of Resolution 2022-06, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2021
5. Public Hearing on Adoption of Fiscal Year 2022/2023 Budget
  - A. Proof/Affidavit of Publication
  - B. Consideration of Resolution 2022-07, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date
6. Consideration of Resolution 2022-08, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2022/2023; Providing for the Collection and Enforcement of Special Assessments, Including but not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
7. Consideration of SOLitude Lake Management Services Contract for Vegetation Trim Back from Fence/Wall Areas Adjacent to Conservations
8. 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
- 9. Discussion/Consideration: Award of Contract – Lake and Wetland
- 10. Acceptance of Unaudited Financial Statements as of June 30, 2022
- 11. Approval of May 11, 2022 Regular Meeting Minutes
- 12. Staff Reports
  - A. District Counsel: *Kutak Rock LLP*
  - B. District Engineer: *Johnson Engineering, Inc.*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: October 12, 2022 at 2:00 P.M.

- 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

- 13. Supervisors' Requests
- 14. 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**

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**VERANDAH WEST  
COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2021**

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

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# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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## INDEPENDENT AUDITOR'S REPORT

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

### Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Verandah West Community Development District, Lee County, Florida (the "District") as of and for the fiscal year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

### Management's Responsibility for the Financial Statements

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

### Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

### Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2021, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

## **Other Matters**

### *Required Supplementary Information*

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

### *Other Information*

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The information for compliance with FL Statute 218.39 (3) (c) is not a required part of the basic financial statements. The information for compliance with FL Statute 218.39 (3) (c) has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

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

In accordance with *Government Auditing Standards*, we have also issued our report dated June 24, 2022, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.



June 24, 2022



## MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Verandah West Community Development District, Lee County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2021. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets plus deferred outflows of resources at the close of the most recent fiscal year resulting in a deficit net position balance of (\$1,136,017).
- The change in the District's total net position in comparison with the prior fiscal year was \$397,339 an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2021, the District's governmental funds reported combined ending fund balances of \$798,034 a decrease of (\$1,018) in comparison with the prior fiscal year. The total fund balance is non-spendable for prepaid items, restricted for debt service and the remainder is unassigned fund balance which is available for spending at the District's discretion.

### OVERVIEW OF FINANCIAL STATEMENTS

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

#### Government-Wide Financial Statements

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

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

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

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

#### Fund Financial Statements

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

## OVERVIEW OF FINANCIAL STATEMENTS (Continued)

### Governmental Funds

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

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

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

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

### Notes to the Financial Statements

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

### GOVERNMENT-WIDE FINANCIAL ANALYSIS

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

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

	NET POSITION	
	SEPTEMBER 30,	
	2021	2020
Current and other assets	\$ 817,433	\$ 833,003
Capital assets, net of depreciation	8,793,602	9,053,494
Total assets	9,611,035	9,886,497
Deferred outflows of resources	397,010	431,532
Total assets and deferred outflows of resources	10,008,045	10,318,029
Current liabilities	243,857	270,076
Long-term liabilities	10,900,205	11,581,309
Total liabilities	11,144,062	11,851,385
Net position		
Net investment in capital assets	(1,709,593)	(2,096,283)
Restricted	450,100	444,080
Unrestricted	123,476	118,847
Total net position	\$ (1,136,017)	\$ (1,533,356)

## GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

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

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

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

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

CHANGES IN NET POSITION		
FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2021	2020
Revenues:		
Program revenues		
Charges for services	\$ 1,475,111	\$ 1,471,376
Operating grants and contributions	48	6,093
General revenues		
Unrestricted investment earnings	27	94
Total revenues	<u>1,475,186</u>	<u>1,477,563</u>
Expenses:		
General government	125,056	129,673
Maintenance and operations	349,340	350,869
Interest	603,451	632,072
Total expenses	<u>1,077,847</u>	<u>1,112,614</u>
Change in net position	<u>397,339</u>	<u>364,949</u>
Net position - beginning	<u>(1,533,356)</u>	<u>(1,898,305)</u>
Net position - ending	<u>\$ (1,136,017)</u>	<u>\$ (1,533,356)</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2021 was \$1,077,847. The majority of the costs of the District's activities were paid by program revenues; however, the District also received funds from the Developer to fund operations and for the payment of interest on its long term debt. The majority of the change in expenses results from the decrease in interest. Based on the amortization schedule of the Bonds, as the balance outstanding of the Bonds decreases over time, the portion of each debt service payment allocated to principal increases accordingly thereby decreasing the amount allocated to interest.

## GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2021, was amended to increase revenues by \$1,650 and increase appropriations by \$32,000. Actual expenditures were less than appropriations for the fiscal year ended September 30, 2021.

## CAPITAL ASSETS AND DEBT ADMINISTRATION

### Capital Assets

At September 30, 2021, the District had \$14,452,417 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$5,658,815 has been taken, which resulted in a net book value of \$8,793,602. More detailed information about the District's capital assets is presented in the notes of the financial statements.

### Capital Debt

At September 30, 2021, the District had \$11,060,00 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

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

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

## CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

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

**VERANDAH WEST COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2021**

	Governmental Activities
<b>ASSETS</b>	
Cash	\$ 126,543
Due from other governments	8,377
Assessments receivable	504
Prepays	7,521
Restricted assets:	
Investments	674,488
Capital assets:	
Nondepreciable	5,587,688
Depreciable, net	3,205,914
Total assets	9,611,035
 <b>DEFERRED OUTFLOWS OF RESOURCES</b>	
Deferred charge on refunding	397,010
Total deferred outflows of resources	397,010
 <b>LIABILITIES</b>	
Accounts payable	6,785
Due to other government	12,614
Accrued interest payable	224,458
Non-current liabilities:	
Due within one year	700,000
Due in more than one year	10,200,205
Total liabilities	11,144,062
 <b>NET POSITION</b>	
Net investment in capital assets	(1,709,593)
Restricted for debt service	450,100
Unrestricted	123,476
Total net position	\$ (1,136,017)

See notes to the financial statements

**VERANDAH WEST COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

	Program Revenues			Net (Expense) Revenue and Changes in Net Position
	Charges for Services	Operating Grants and Contributions	Governmental Activities	
<u>Functions/Programs</u>				
Primary government:				
Governmental activities:				
General government	\$ 125,056	\$ -	\$ -	-
Maintenance and operations	349,340	-	(255,290)	(255,290)
Interest on long-term debt	603,451	1,256,005	48	652,602
Total governmental activities	1,077,847	1,475,111	48	397,312

General revenues:	
Investment earnings	27
Total general revenues	27
Change in net position	397,339
Net position - beginning	(1,533,356)
Net position - ending	\$ (1,136,017)

See notes to the financial statements

**VERANDAH WEST COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2021**

	Major Funds		Total Governmental Funds
	General	Debt Service	
<b>ASSETS</b>			
Cash	\$ 126,543	\$ -	\$ 126,543
Investments	-	674,488	674,488
Due from other governments	8,377	-	8,377
Assessments receivable	434	70	504
Prepays	7,521	-	7,521
Total assets	\$ 142,875	\$ 674,558	\$ 817,433
<b>LIABILITIES</b>			
Liabilities:			
Accounts payable	\$ 6,785	\$ -	\$ 6,785
Due to other government	12,614	-	12,614
Total liabilities	19,399	-	19,399
<b>FUND BALANCES</b>			
Nonspendable:			
Prepaid items	7,521	-	7,521
Restricted for:			
Debt service	-	674,558	674,558
Unassigned	115,955	-	115,955
Total fund balances	123,476	674,558	798,034
Total liabilities and fund balances	\$ 142,875	\$ 674,558	\$ 817,433

See notes to the financial statements

**VERANDAH WEST COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS  
TO THE STATEMENT OF NET POSITION  
SEPTEMBER 30, 2021**

Fund balance - governmental funds \$ 798,034

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

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

Cost of capital assets	14,452,417	
Accumulated depreciation	<u>(5,658,815)</u>	8,793,602

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

397,010

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

Accrued interest payable	(224,458)	
Bond discounts	159,795	
Bonds payable	<u>(11,060,000)</u>	<u>(11,124,663)</u>

Net position of governmental activities		<u><u>\$ (1,136,017)</u></u>
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See notes to the financial statements



**VERANDAH WEST COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

	Major Funds		Total Governmental Funds
	General	Debt Service	
<b>REVENUES</b>			
Assessments	\$ 219,106	\$ 1,256,005	\$ 1,475,111
Interest	27	48	75
Total revenues	219,133	1,256,053	1,475,186
<b>EXPENDITURES</b>			
Current:			
General government	125,056	-	125,056
Maintenance and operations	89,448	-	89,448
Debt service:			
Principal	-	695,000	695,000
Interest	-	566,700	566,700
Total expenditures	214,504	1,261,700	1,476,204
Excess (deficiency) of revenues over (under) expenditures	4,629	(5,647)	(1,018)
Fund balances - beginning	118,847	680,205	799,052
Fund balances - ending	\$ 123,476	\$ 674,558	\$ 798,034

See notes to the financial statements

**VERANDAH WEST COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

Net change in fund balances - total governmental funds	\$	(1,018)
Amounts reported for governmental activities in the statement of activities are different because:		
Depreciation of capital assets is not recognized in the governmental fund statements but is reported as an expense in the statement of activities.		(259,892)
Bond discounts and deferred amounts on refunding are amortized over the lives of the bonds in the statement of activities, but are recorded as expenditures in the governmental funds.		(48,418)
Repayments of long-term liabilities are reported as expenditures in the governmental fund statement but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		695,000
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.		11,667
Change in net position of governmental activities	\$	<u>397,339</u>

See notes to the financial statements

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

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

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

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

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by registered voters living within the boundaries of the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2021 all of the Board members are registered voters within the District.

The Board has the responsibility for:

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

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

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

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

**Government-Wide and Fund Financial Statements**

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

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

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

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

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

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

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

### Assessments

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

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

The District reports the following major governmental funds:

### General Fund

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

### Debt Service Fund

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

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

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

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

### Assets, Liabilities and Net Position or Equity

#### Restricted Assets

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

#### Deposits and Investments

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

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

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

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

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

#### Prepaid Items

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

#### Capital Assets

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

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

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

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

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

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

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

#### Refunding of Debt

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

#### Unearned Revenue

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

#### Long-Term Obligations

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

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

#### Deferred Outflows/Inflows of Resources

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

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

#### Fund Equity/Net Position

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

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

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

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

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

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

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

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

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

### **Other Disclosures**

#### Use of Estimates

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

## **NOTE 3 – BUDGETARY INFORMATION**

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

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

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

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

### **Deposits**

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

## NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

### Investments

The District's investments were held as follows at September 30, 2021:

	<u>Amortized Cost</u>	<u>Credit Risk</u>	<u>Maturities</u>
Money Market Mutual Funds - First American Government Obligations Class Y	\$ 674,488	S&P AAAm	Weighted average of the fund portfolio: 44 days
	<u>\$ 674,488</u>		

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

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

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

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

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

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

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

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

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



## NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2021, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land and land improvements	\$ 5,587,688	\$ -	\$ -	\$ 5,587,688
Total capital assets, not being depreciated	5,587,688	-	-	5,587,688
Capital assets, being depreciated				
Improvements other than buildings	338,418	-	-	338,418
Infrastructure	8,526,311	-	-	8,526,311
Total capital assets, being depreciated	8,864,729	-	-	8,864,729
Less accumulated depreciation for:				
Improvements other than buildings	338,418	-	-	338,418
Infrastructure	5,060,505	259,892	-	5,320,397
Total accumulated depreciation	5,398,923	259,892	-	5,658,815
Total capital assets, being depreciated, net	3,465,806	(259,892)	-	3,205,914
Governmental activities capital assets, net	\$ 9,053,494	\$ (259,892)	\$ -	\$ 8,793,602

Depreciation expense was charged to maintenance and operations function.

## NOTE 6 – LONG-TERM LIABILITIES

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

Some or all of the Series 2013 Bonds are subject to optional, mandatory and extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. This occurred during the current fiscal year as the District collected assessments from lot closings and prepaid \$65,000 of the Series 2013 Bonds.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirement. The District was in compliance with the requirements at September 30, 2021.

Changes in long-term liability activity for the fiscal year ended September 30, 2021, were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2013	\$ 11,755,000	\$ -	\$ 695,000	\$ 11,060,000	\$ 700,000
Less: bond discount	173,691	-	13,896	159,795	-
Total	\$ 11,581,309	\$ -	\$ 681,104	\$ 10,900,205	\$ 700,000

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

At September 30, 2021, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2022	\$ 700,000	\$ 538,700	\$ 1,238,700
2023	730,000	510,700	1,240,700
2024	760,000	481,500	1,241,500
2025	800,000	443,500	1,243,500
2026	840,000	403,500	1,243,500
2027-2031	4,900,000	1,342,000	6,242,000
2032-2033	2,330,000	176,250	2,506,250
Total	<u>\$ 11,060,000</u>	<u>\$ 3,896,150</u>	<u>\$ 14,956,150</u>

**NOTE 7 – DEVELOPER TRANSACTIONS**

For the fiscal year ended September 30, 2021, Developer assessments in the general and debt service funds were \$19,155 and \$334,856 respectively.

**NOTE 8 – CONCENTRATION**

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

**NOTE 9 – MANAGEMENT AGREEMENTS**

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

**NOTE 10 – RISK MANAGEMENT**

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

**VERANDAH WEST COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
<b>REVENUES</b>				
Assessments	\$ 197,991	\$ 199,951	\$ 219,106	\$ 19,155
Developer assessments	19,155	19,155	-	(19,155)
Interest	337	27	27	-
Total revenues	217,483	219,133	219,133	-
<b>EXPENDITURES</b>				
Current:				
General government	144,395	154,141	125,056	29,085
Maintenance and operations	72,534	72,610	89,448	(16,838)
Total expenditures	216,929	226,751	214,504	12,247
Excess (deficiency) of revenues over (under) expenditures	\$ 554	\$ (7,618)	4,629	\$ 12,247
Fund balance - beginning			118,847	
Fund balance - ending			\$ 123,476	

See notes to required supplementary information

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

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

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2021 was amended to increase revenues by \$1,650 and increase appropriations by \$9,822.

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

<u>Element</u>	<u>Comments</u>
Number of district employees compensated at 9/30/2021	None
Number of independent contractors compensated in September 2021	None
Employee compensation for FYE 9/30/2021 (paid/accrued)	None
Independent contractor compensation for FYE 9/30/20XX	None
Construction projects to begin on or after October 1; (>\$65K)	None
Budget variance report	See page 21 of annual financial report
Ad Valorem taxes;	Not applicable
Millage rate FYE 9/30/2021	Not applicable
Ad valorem taxes collected FYE 9/30/2021	Not applicable
Outstanding Bonds:	Not applicable
Non ad valorem special assessments;	
Special assessment rate FYE 9/30/2021	Operations and maintenance - \$233.04-\$233.1
	Debt service - \$518.32-\$3,755
Special assessments collected FYE 9/30/2021	\$1,116,161
Outstanding Bonds:	
Series 2013, due May 1, 2033,	See Note 6 page 19 for details



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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Verandah West Community Development District, Lee County, Florida (the "District") as of and for the fiscal year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 24, 2022.

**Internal Control Over Financial Reporting**

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

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

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

**Compliance and Other Matters**

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

**Purpose of this Report**

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

*Gray & Associates*

June 24, 2022



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road ▪ Suite 280  
Boca Raton, Florida 33431  
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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE  
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY  
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

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

We have examined Verandah West Community Development District, Lee County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2021. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

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

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2021.

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

*Grau & Associates*

June 24, 2022





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

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

**Report on the Financial Statements**

We have audited the accompanying basic financial statements of Verandah West Community Development District ("District") as of and for the fiscal year ended September 30, 2021, and have issued our report thereon dated June 24, 2022.

**Auditor's Responsibility**

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

**Other Reporting Requirements**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 24, 2022, should be considered in conjunction with this management letter.

**Purpose of this Letter**

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

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

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

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

*Grau & Associates*

June 24, 2022

## REPORT TO MANAGEMENT

### I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

### II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

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

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

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

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2020.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2021.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2021.

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

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

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2021. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

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

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

**4**

**RESOLUTION 2022-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERANDAH WEST COMMUNITY DEVELOPMENT DISTRICT HEREBY ACCEPTING THE AUDITED FINANCIAL REPORT FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

**WHEREAS**, the District’s Auditor, Grau & Associates, has heretofore prepared and submitted to the Board, for accepting, the District’s Audited Financial Report for Fiscal Year 2021;

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

1. The Audited Financial Report for Fiscal Year 2021 heretofore submitted to the Board is hereby accepted for Fiscal Year 2021, for the period ending September 30, 2021; and
2. A verified copy of said Audited Financial Report for Fiscal Year 2021 shall be attached hereto as an exhibit to this Resolution in the District’s “Official Record of Proceedings”.

**PASSED AND ADOPTED** this 10th day of August, 2022.

**VERANDAH WEST COMMUNITY DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

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

**5A**



## Miscellaneous Notices

Published in The News-Press on July 22, 2022

### Location

Lee County,

### Notice Text

VERANDAH WEST COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING. The Board of Supervisors ("Board") for the Verandah West Community Development District ("District") will hold the a public hearing on August 10, 2022 at 2:00 p.m., at the Verandah Community Association, Inc. 11390 Palm Beach Blvd., First Floor, Fort Myers, Florida 33905 for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained by contacting the offices of the District Manager, Wrathell, Hunt and Associates, LLC, by mail at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 or by phone at (561) 571-0010 ("District Manager's office"), during normal business hours, or by visiting the District's website, <https://www.verandahcdds.net/>. The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. District Manager Pub Date: July 22, 29, 2022 #5342201

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

**5B**

## RESOLUTION 2022-07

### THE ANNUAL APPROPRIATION RESOLUTION OF THE VERANDAH WEST COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2022, submitted to the Board of Supervisors (“**Board**”) of the Verandah West Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

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

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

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



- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes ("Adopted Budget")*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Verandah West Community Development District for the Fiscal Year Ending September 30, 2023."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

**SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2022/2023, the sum of \$1,459,351 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	<u>\$ 219,077</u>
DEBT SERVICE FUND - (SERIES 2013)	<u>\$1,240,274</u>
TOTAL ALL FUNDS	<u>\$1,459,351</u>

**SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2022/2023 or within 60 days following the end of the Fiscal Year 2022/2023 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.

- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

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

**PASSED AND ADOPTED THIS 10TH DAY OF AUGUST, 2022.**

ATTEST:

**VERANDAH WEST COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

## Exhibit A

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

**VERANDAH EAST & VERANDAH WEST  
COMMUNITY DEVELOPMENT DISTRICTS  
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**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	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 382,644				\$ 531,305
Allowable discounts (4%)	(15,306)				(21,252)
Assessment levy: on-roll - net	367,338	\$ 355,935	\$ 11,403	\$ 367,338	510,053
Assessment levy: off-roll	19,154	7,981	11,173	19,154	18,999
Interest and miscellaneous	600	30	570	600	600
Total revenues	387,092	363,946	23,146	387,092	529,652
<b>EXPENDITURES</b>					
<b>Professional &amp; admin</b>					
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
<b>Water management</b>					
Contractual services	115,000	48,929	66,071	115,000	123,050
Aquascaping/pipe cleanout	5,000	351	4,649	5,000	5,000
Perimeter fence/wall repairs Cap Rpl (not shared)	-	-	-	-	100,000
Perimeter Fence /Wall ongoing RM (not shared)	-	-	-	-	20,000
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	254,250

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

	Fiscal Year 2022			Total Actual & Projected	Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022		
<b>Other fees and charges</b>					
Property appraiser	1,740	1,211	529	1,740	1,740
Tax collector	5,740	2,785	2,955	5,740	2,610
Total other fees and charges	<u>7,480</u>	<u>3,996</u>	<u>3,484</u>	<u>7,480</u>	<u>4,350</u>
Total expenditures	<u>385,382</u>	<u>216,649</u>	<u>199,860</u>	<u>416,509</u>	<u>510,402</u>
 Net increase/(decrease) of fund balance	 1,710	 147,297	 (176,714)	 (29,417)	 19,250
 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>\$ 152,353</u>

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

**EXPENDITURES**

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



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

<b>EXPENDITURES (continued)</b>	
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.	
Perimeter fence/wall repairs Cap Rpl (not shared)	100,000
Perimeter Fence /Wall ongoing RM (not shared)	20,000
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.	
Annual Fee paid to Wachovia Bank for the service provided as Trustee, Paying Agent and Registrar.	
Tax collector	2,610
The tax collector's fee is \$1.50 of assessments collected.	
Total expenditures	<u><u>\$510,402</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	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 176,409				\$ 329,231
Allowable discounts (4%)	(7,056)				(13,169)
Assessment levy: on-roll - net	169,353	\$ 166,339	\$ 3,014	\$ 169,353	316,062
Interest and miscellaneous	263	15	248	263	263
Total revenues	169,616	166,354	3,262	169,616	316,325
<b>EXPENDITURES</b>					
<b>Professional &amp; admin</b>					
Supervisors	3,064	1,758	1,306	3,064	3,070
Management and accounting	54,698	27,349	27,349	54,698	54,805
Audit	6,522	-	6,522	6,522	6,535
Legal	4,377	3,614	763	4,377	4,386
Field management	9,264	4,632	4,632	9,264	9,282
Engineering	2,189	11,593	5,000	16,593	2,193
Trustee	4,377	2,372	2,005	4,377	4,386
Dissemination agent	3,624	1,812	1,812	3,624	3,631
Arbitrage rebate calculation	1,313	-	1,313	1,313	1,316
Assessment roll preparation	10,505	10,591	-	10,591	10,526
Telephone	339	170	169	339	340
Postage	219	286	-	286	219
Insurance	5,822	6,018	-	6,018	6,666
Printing & binding	706	353	353	706	708
Legal advertising	657	335	322	657	658
Office expenses & supplies	109	-	109	109	110
Website	617	-	617	617	618
ADA website compliance	175	-	175	175	175
Contingencies	657	352	305	657	658
Annual district filing fee	153	77	-	77	154
Total professional & admin	109,387	71,312	52,752	124,064	110,436
<b>Water management</b>					
Contractual services	50,338	21,653	28,685	50,338	53,967
Aquascaping/Pipe Cleanout	2,189	351	1,838	2,189	2,193
Perimeter fence/wall repairs Cap Rpl (not sharec	-	-	-	-	100,000
Perimeter Fence /Wall ongoing RM (not shar	-	-	-	-	20,000
Utilities	1,313	201	324	525	526
Contingencies	2,189	-	2,189	2,189	2,193
Total water management	56,029	22,205	33,036	55,241	178,879

**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	
<b>Other fees and charges</b>					
Property appraiser	802	720	82	802	804
Tax collector	2,646	1,090	1,556	2,646	1,206
Total other fees and charges	<u>3,448</u>	<u>1,810</u>	<u>1,638</u>	<u>3,448</u>	<u>2,010</u>
Total expenditures	<u>168,864</u>	<u>95,327</u>	<u>87,426</u>	<u>182,753</u>	<u>291,325</u>
Net increase/(decrease) of fund balance	752	71,027	(84,164)	(13,137)	25,000
Fund balance - beginning (unaudited)	<u>32,928</u>	<u>39,044</u>	<u>110,071</u>	<u>39,044</u>	<u>25,907</u>
Fund balance - ending (projected)	<u>\$ 33,680</u>	<u>\$ 110,071</u>	<u>\$ 25,907</u>	<u>\$ 25,907</u>	<u>\$ 50,907</u>

**Assessment Summary**

Description	Units	FY 2022 Assessment	Proposed Assessment	Total Revenue
On-roll	757.00	\$ 233.04	\$ 434.91	\$ 329,226.87
Off-roll	0.00	219.16	414.86	0.00
Total units:	<u>757.00</u>		Total revenue:	<u>\$ 329,226.87</u>

**VERANDAH WEST  
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	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 206,234				\$ 202,074
Allowable discounts (4%)	(8,249)				(8,083)
Assessment levy: on-roll - net	197,985	\$ 189,596	\$ 8,389	\$ 197,985	193,991
Assessment levy: off-roll	19,154	7,981	11,173	19,154	18,999
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>213,327</u>
<b>EXPENDITURES</b>					
<b>Professional &amp; admin</b>					
Supervisors	3,936	2,242	1,694	3,936	3,930
Management and accounting	70,262	35,131	35,131	70,262	70,155
Audit	8,378	-	8,378	8,378	8,365
Legal	5,623	5,514	109	5,623	5,614
Field management	11,899	5,949	5,950	11,899	11,881
Engineering	2,811	14,521	6,500	21,021	2,807
Trustee	5,623	3,003	2,620	5,623	5,614
Dissemination agent	4,656	2,328	2,328	4,656	4,649
Arbitrage rebate calculation	1,687	-	1,687	1,687	1,684
Assessment roll preparation	13,495	13,409	-	13,409	13,474
Telephone	436	218	218	436	435
Postage	281	365	-	365	281
Insurance	7,478	7,521	-	7,521	8,534
Printing & binding	908	454	454	908	906
Legal advertising	843	428	415	843	842
Office expenses & supplies	141	-	141	141	140
Website	793	-	793	793	792
ADA website compliance	225	-	225	225	225
Contingencies	843	324	519	843	842
Annual district filing fee	197	196	-	196	196
Total professional & admin fees	<u>140,515</u>	<u>91,603</u>	<u>67,162</u>	<u>158,765</u>	<u>141,366</u>
<b>Water management</b>					
Contractual services	64,662	27,276	37,386	64,662	69,083
Aquascaping/Pipe Cleanout	2,811	-	2,811	2,811	2,807
Utilities	1,687	257	418	675	674
Contingencies	2,811	-	2,811	2,811	2,807
Total water management	<u>71,971</u>	<u>27,533</u>	<u>43,426</u>	<u>70,959</u>	<u>75,371</u>

**VERANDAH WEST  
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	
<b>Other fees and charges</b>					
Property appraiser	938	491	447	938	936
Tax collector	3,094	1,695	1,399	3,094	1,404
Total other fees and charges	<u>4,032</u>	<u>2,186</u>	<u>1,846</u>	<u>4,032</u>	<u>2,340</u>
Total expenditures	<u>216,518</u>	<u>121,322</u>	<u>112,434</u>	<u>233,756</u>	<u>219,077</u>
 Net Increase/(decrease) of fund balance	 958	 76,270	 (92,550)	 (16,280)	 (5,750)
 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>\$ 101,446</u></u>

**Assessment Summary**

Description	Units	FY 2022 Assessment	Proposed Assessment	Total Revenue
On-roll	881.63	\$ 233.04	\$ 229.20	\$ 202,069.60
Off-roll	87.40	219.16	217.38	18,999.01
Total units:	<u><u>969.03</u></u>		Total revenue:	<u><u>\$ 221,068.61</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	
<b>REVENUES</b>					
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	1,446,901	1,411,582	35,353	1,446,935	1,446,901
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	785,000	-	785,000	785,000	815,000
Interest	684,844	342,422	342,422	684,844	655,406
Total debt service	1,469,844	342,422	1,127,422	1,469,844	1,470,406
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>
<b>Use of fund balance</b>					
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**

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+</b>
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
<b>Total</b>	<b>\$17,020,000.00</b>	<b>-</b>	<b>\$6,519,331.36</b>	<b>\$23,539,331.36</b>

**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	
<b>REVENUES</b>					
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>
<b>EXPENDITURES</b>					
<b>Debt service</b>					
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>
<b>Use of fund balance</b>					
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
<b>Total</b>	<b>\$10,990,000.00</b>	<b>-</b>	<b>\$3,874,500.00</b>	<b>\$14,864,500.00</b>

**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	\$ 434.91	\$ 4,189.91	\$ 38,422.97
Brantley Oaks	117	23	SF 100-2	3,500.00	434.91	3,934.91	35,808.40
Whispering Oaks	118	31	SF-100-2	3,500.00	434.91	3,934.91	35,808.40
Torey Pines	127S	26	SF-85-1	2,963.00	434.91	3,397.91	30,295.62
Cedar Hammock	124	38	SF 85-2	2,600.00	434.91	3,034.91	26,600.52
Edgewater Trace	127N	23	SF 75	2,662.85	434.91	3,097.76	27,226.67
Palmetto Grove	120	34	SF 70-2	2,000.00	434.91	2,434.91	20,447.30
Sabal Point	121	29	SF 70-3	1,400.00	434.91	1,834.91	14,323.36
Otter Bend	123	45	Villa 60-1	1,600.00	434.91	2,034.91	16,369.55
Citrus Creek	122	30	Villa 60-2	1,300.00	434.91	1,734.91	13,300.17
Woodhaven	126	72	Villa 60-3	2,000.00	434.91	2,434.91	20,447.30
Willow Bend	128	26	SF 50	1,616.00	434.91	2,050.91	16,539.22
Ambleswind Cove	132	54	SF 50	1,616.00	434.91	2,050.91	16,539.22
Heritage Preserve	131	108	SF 50	1,616.00	434.91	2,050.91	16,539.22
Magnolia Pointe	129/130	51	SF 50	1,616.00	434.91	2,050.91	16,539.22
Willow Ridge	132	43	SF 50	1,616.00	434.91	2,050.91	16,539.22
Fairway Cove	125	93	SF 50	1,616.00	434.91	2,050.91	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**

<b>Neighborhoods</b>	<b>Bond Designation</b>	<b>Debt Service Assessment</b>	<b>O &amp; M Assessment</b>	<b>Total Assessment</b>	<b>Outstanding Principal after 2022-2023 tax payment</b>
Hammock Creek	River Village	\$ 2,245.81	\$ 229.20	\$ 2,475.01	\$ 16,577.10
Oak Bend	River Village	2,245.81	229.20	2,475.01	16,577.10
Sanctuary Pointe	Custom SF 100	2,245.81	229.20	2,475.01	16,577.10
Shadetree Pointe	Custom SF 100	2,245.81	229.20	2,475.01	16,577.10
Mossy Oak	Custom SF 100	2,245.81	229.20	2,475.01	16,577.10
Cypress Marsh	Custom SF 85	1,641.22	229.20	1,870.42	12,114.42
River Point	Custom SF 85	1,641.22	229.20	1,870.42	12,114.42
Winding River West	Production 70-1 (NO BUYDOWN)	1,628.14	229.20	1,857.34	12,480.10
Shady Bend	Production 70-2	1,122.91	229.20	1,352.11	8,288.55
Royal Palm (Lots 1-11, 22-25)	Single Family 65	1,042.70	229.20	1,271.90	7,696.51
Royal Palm (Lots 12-21)	Single Family 50	777.43	229.20	1,006.63	5,738.44
Orange Tree Bend	SF 60/Villa 55	950.17	229.20	1,179.37	7,013.49
Bramble Cove	Villa 50	777.43	229.20	1,006.63	5,738.44
Lakeview	Villa 50	777.43	229.20	1,006.63	5,738.44
Preserves Edge	Villa 50	777.43	229.20	1,006.63	5,738.44
Idlewild	Coach Home - L	580.46	229.20	809.66	4,284.54
Pebblebrook	Coach Home - L	580.46	229.20	809.66	4,284.54
Cottonwood Bend	Town Homes	518.32	229.20	747.52	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**

**6**

## RESOLUTION 2022-08

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERANDAH WEST COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2022/2023; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

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

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

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

**WHEREAS**, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"), attached hereto as **Exhibit "A;"** and

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

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

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

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

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2022/2023; and

**WHEREAS**, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector

("Uniform Method"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

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

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

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

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

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

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

- A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits "A" and "B."**
- B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits "A" and "B."**

C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

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

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

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

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

**PASSED AND ADOPTED** this 10th day of August, 2022.

ATTEST:

**VERANDAH WEST COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

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

## Exhibit A: Budget



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

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

**7**

**SERVICES CONTRACT**

CUSTOMER NAME: Verandah East & West CDD

SUBMITTED TO: Cleo Adams #561-571-0010 [crisomndc@whhassociates.com](mailto:crisomndc@whhassociates.com)

CONTRACT DATE: June 27, 2022

SUBMITTED BY: Jeff Moding

SERVICES: Vegetation Trim (Map attached)

This agreement (the "Agreement") is made as of the date indicated above, and is by and between SOLitude Lake Management, LLC ("Solitude" or the "Company") and the customer identified above (the "Customer") on the terms and conditions set forth in this Agreement.

1. The Services. SOLitude will provide services at the Customer's property as described in Schedule A attached hereto:

2. PAYMENT TERMS. The fee for the Services is **\$2,780.00**. The service fee will be invoiced to Customer by SOLitude following completion of the Services.

For any work completed or materials in storage on the customer's behalf at the end of each month, the company will invoice and the customer will be responsible for paying the percent of the total work completed as of that date, less any previous deposit paid. Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, customer will be invoiced and responsible for paying said additional taxes in addition to the fee above. Customer agrees to pay all invoices within thirty (30) days of invoice date. The Customer will be liable for any returned check fees and any collection costs, including reasonable attorney fees and court costs, for any invoices not otherwise timely paid, and interest at the rate of 1% per month may be added to all unpaid invoices. Company shall be reimbursed by the Customer for any non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on the Company by the Customer that are not covered specifically by the written specifications of this contract.

3. TERM AND EXPIRATION. This Agreement is for a one-time service as described in the attached Schedule A. Any additional services will be provided only upon additional terms as agreed to by the parties in writing.

4. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude.

**Competitively Sensitive & Proprietary Materials** – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The customer is responsible for notifying SOLitude in advance of the contract signing and the start of the contract if they utilize any of the water in their lakes or ponds for irrigation purposes. The customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the customer for irrigation without the consent or knowledge of SOLitude.

Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The customer also understands and accepts that similar risks would remain even if no work was performed. The customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of the SOLitude, unless there is willful negligence on the part of SOLitude.

While SOLitude Lake Management LLC makes every effort to thoroughly inspect the site before providing this contract proposal or beginning any work, it is possible, without fault or negligence, that unforeseen circumstances may arise, or that hidden conditions on the site might be found in the course of the performance of the contract work, which would result in additional time or material costs that exceed this contract pricing. Should this occur, the customer will be notified of these unforeseen circumstances or conditions and be responsible for the costs associated with remedying. By signing this agreement, the customer acknowledges that they have informed SOLitude Lake Management® of all known and relevant current site conditions that would be reasonable to expect could affect our ability to successfully complete the contract work.

5. INSURANCE AND LIMITATION OF LIABILITY. Solitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. The Company will be responsible for those damages, claims, causes of action, injuries or legal costs to the extent of its own direct negligence or misconduct, and then only to an amount not to exceed the annual value of this Agreement. In no event will any party to this Agreement be liable to the other for incidental, consequential or purely economic damages.

6. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

**Competitively Sensitive & Proprietary Materials** – The information contained herein is the intellectual property of SOLitude Lake Management. Recipients may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



7. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

8. GOVERNING LAW. This Agreement shall be governed and construed in accordance with the laws of the state in which the Services are performed.

9. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

10. NOTICE. Any written notice provided under this Agreement may be sent via overnight mail, certified mail, hand delivery or electronic mail with delivery confirmation, to the individuals and addresses listed below.

11. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

12. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

13. E-Verify. Solitude Lake Management LLC utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

**Competitively Sensitive & Proprietary Materials** – The information contained herein is the intellectual property of SÖLitude Lake Management. Recipients may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SÖLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

Verandah East & **West** CDD

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

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

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

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

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

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**Please Remit All Payments to:**

**Customer's Address for Notice Purposes:**

**1320 Brookwood Drive Suite H  
Little Rock AR 72202**

**9220 Bonita Beach Road, Suite 214 Bonita Springs, FL 34135**

**Please Mail All Contracts to:**

**2844 Crusader Circle, Suite 450  
Virginia Beach, VA 23453**

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## **SCHEDULE A - SERVICES**

### **FENCE TREATMENT SERVICES: (Attached Map)**

#### **Fence Vegetation trimming:**

1. Solitude lake Management will conduct a one time trimming on three areas outlined on the attached map at **Verandah West**.
2. Solitude will cut back vegetation on the preserve side of the fence, within 3' of the fence.
3. This trimming will not include cutting out trees or large palms, only their branches that may interfere with the fence. This trimming does not include trimming vegetation originating from outside the preserve area.
4. Solitude will dispose of the cut material.

#### **Permitting (when applicable):**

1. SOLitude staff will NOT be responsible for the following:
  - a. Obtaining any Federal, state, or local permits required to perform any work specified in this contract where applicable.
  - b. Attending any public hearings or meetings with regulators as required in support of the permitting process.
  - c. Filing of any notices or year-end reports with the appropriate agency as required by any related permit.
  - d. Notifying the Customer of any restrictions or special conditions put on the site with respect to any permit received, where applicable.

#### **Customer Responsibilities (when applicable):**

1. Customer will be responsible for the following:
  - a. Providing information required for the permit application process upon request.
  - b. Providing Certified Abutters List for abutter notification where required.
  - c. Perform any public filings or recordings with any agency or commission associated with the permitting process, if required.

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- d. Compliance with any other special requirements or conditions required by the local municipality.
- e. Compliance and enforcement of temporary water-use restrictions where applicable.

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this contract will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense.

**Competitively Sensitive & Proprietary Materials** – The information contained herein is the intellectual property of SOLitude Lake Management. Recipients may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



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

**9**



**MEMORANDUM**

Date: August 10, 2022

To: Verandah East & Verandah West Board of Supervisors

From: Shane Willis – Operations Manager  
Cleo Adams – District Manager

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

Cc: File

---

Your current lake and wetland contract expired on 5/31/22, District Staff negotiated with Solitude to continue service on a month-to-month basis. Staff recently solicited a Request for Proposals (RFP) with three submitting bids, based on the contract specifications provided by the District.

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

<b><u>Company:</u></b>	<b><u>1<sup>st</sup> Year Price:</u></b>	<b><u>2<sup>nd</sup> Year Price:</u></b>
• Crosscreek Environmental	\$242,833.00	\$242,833.00
• Solitude Lake Management	\$123,209.00	\$123,209.00
• Superior Waterways	\$134,169.77	\$134,169.77

Solitude Lake Management has been in the industry for numerous years and have the capability of maintaining the contract. Solitude, has been maintaining your Lakes and Wetlands for 16 years with minimal concerns and provide a wide range of aquatic and wetland services.

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



**Wrathell, Hunt and Associates, LLC**

Crosscreek Environmental has been in business for 15 years with an office located in Cape Coral, Florida and provide a wide range of aquatic services. Their confirmed references are Naples Bath & Tennis Club and Fiddlesticks.

Of the three submitting contractors, Solitude Lake Management; your current contractor, is one of the major players throughout the state for Lake and Wetland maintenance and have substantial local presence. They have been in this industry for numerous years and have the stability, knowledge and resources to perform the scope of services under the District's contract. The current contract price \$115,164.00 and Solitude Lake Management has submitted this year's contract \$123,209.00 with a second year option of the same, which is a \$8,045.00 increase (approx. 6.5%)..

It is staff's opinion that Solitude Lake Management has demonstrated the ability to successfully manage the lake and wetland systems at Verandah East & West. Additionally, they continue to successfully contract for the same services at the following CDD's, Bayside, Bay Creek, Fiddler's Creek 1 & 2, Mediterra and The Brooks. These Districts utilize the same scope of service specifications.

The District's have proposed a combined budget of \$123,050.00 for this service in Fiscal Year 2023.

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

**10**

**VERANDAH WEST  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
JUNE 30, 2022**

**VERANDAH WEST  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
JUNE 30, 2022**

	Major Funds		Total Governmental Funds
	General	Debt Service Series 2013	
<b>ASSETS</b>			
Cash (SunTrust)	\$175,525	\$ -	\$ 175,525
Investments			
Revenue account	-	185,318	185,318
Reserve account	-	448,351	448,351
Prepayment	-	1,372	1,372
Due from general fund	-	17,241	17,241
Due from other governments	4,778	-	4,778
Deposits	57	-	57
Total assets	\$ 180,360	\$ 652,282	\$ 832,642
<b>LIABILITIES</b>			
<b>Liabilities:</b>			
Due to debt service fund	\$ 17,241	\$ -	\$ 17,241
Due to other governments	6,298	-	6,298
Total liabilities	23,539	-	23,539
<b>Fund balances:</b>			
Restricted for:			
Debt service	-	652,282	652,282
Unassigned	156,821	-	156,821
Total fund balances	156,821	652,282	809,103
Total liabilities and fund balances	\$180,360	\$ 652,282	\$ 832,642

**VERANDAH WEST  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND 001  
FOR THE PERIOD ENDED JUNE 30, 2022**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUE</b>				
Special assessment: on-roll	\$ 3,746	\$ 199,028	\$ 197,985	101%
Special assessment: off-roll	3,192	12,770	19,154	67%
Interest & miscellaneous	1	20	337	6%
Total revenue	<u>6,939</u>	<u>211,818</u>	<u>217,476</u>	97%
<b>EXPENDITURE</b>				
<b>Professional &amp; administrative</b>				
Supervisor fees	1,687	3,929	3,936	100%
Management and accounting	5,855	52,697	70,262	75%
Audit	2,181	8,378	8,378	100%
Legal	56	5,956	5,623	106%
Field management	992	8,924	11,899	75%
Engineering	1,392	13,452	2,811	479%
Engineering - stormwater reporting	-	6,319	-	N/A
Trustee	-	3,003	5,623	53%
Dissemination agent	388	3,492	4,656	75%
Arbitrage	-	281	1,687	17%
Assessment roll preparation	-	13,409	13,495	99%
Telephone	36	327	436	75%
Postage	54	552	281	196%
Insurance	-	7,521	7,478	101%
Printing & binding	76	681	908	75%
Legal advertising	214	642	843	76%
Office expenses and supplies	-	201	141	143%
Website	-	-	793	0%
Contingencies	45	462	225	205%
ADA website compliance	-	-	843	0%
Annual district filing fee	-	196	197	99%
Total professional & admin	<u>12,976</u>	<u>130,422</u>	<u>140,515</u>	93%
<b>Water management</b>				
Contractual services	5,362	43,675	64,662	68%
Aquascaping	-	-	2,811	0%
Utilities	123	1,304	1,687	77%
Contingencies	-	886	2,811	32%
Total water management	<u>5,485</u>	<u>45,865</u>	<u>71,971</u>	64%

**VERANDAH WEST  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND 001  
FOR THE PERIOD ENDED JUNE 30, 2022**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>Other fees and charges</b>				
Property appraiser	-	491	938	52%
Tax collector	-	1,695	3,094	55%
Total other fees & charges	-	2,186	4,032	54%
Total expenditures	<u>18,461</u>	<u>178,473</u>	<u>216,518</u>	82%
 Excess/(deficiency) of revenues over/(under) expenditures	 (11,522)	 33,345	 958	
 Fund balances - beginning	 <u>168,343</u>	 <u>123,476</u>	 <u>114,391</u>	
Fund balances - ending	<u>\$ 156,821</u>	<u>\$ 156,821</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 JUNE 30, 2022**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Special assessment: on-roll	\$ 17,241	\$ 910,111	\$ 912,866	100%
Special assessment: off-roll	-	334,047	334,046	100%
Assessment prepayments	-	41,944	-	N/A
Interest income	156	197	-	N/A
Total revenues	<u>17,397</u>	<u>1,286,299</u>	<u>1,246,912</u>	103%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	700,000	700,000	100%
Prepayment	-	70,000	-	N/A
Interest	-	538,575	538,700	100%
Total debt service	<u>-</u>	<u>1,308,575</u>	<u>1,238,700</u>	106%
Excess/(deficiency) of revenues over/(under) expenditures	17,397	(22,276)	8,212	
Fund balances - beginning	634,885	674,558	666,248	
Fund balances - ending	<u>\$ 652,282</u>	<u>\$ 652,282</u>	<u>\$ 674,460</u>	

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

**11**

**DRAFT**

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

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The Board of Supervisors of the Verandah West Community Development District held a Regular Meeting on May 11, 2022 at 2:00 p.m., at 11390 Palm Beach Blvd., First Floor, Fort Myers, Florida 33905.

**Present were:**

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

**Also present were:**

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

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mrs. Adams called the meeting to order at 2:25 p.m. All Supervisors were present.

**SECOND ORDER OF BUSINESS**

**Public Comments [3 minutes per person]**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Continued Discussion: CDD Ownership and Maintenance of Property**

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

41 **B. Consideration of Conveyance Documents**

- 42 • **Release of License Agreement**

43 Ms. Willson stated ongoing discussions have been held with the Developer and the VCA  
 44 representative. An update would be provided at the next meeting.

45

46 **FOURTH ORDER OF BUSINESS** **Consideration of FL GIS Solutions, LLC,**  
 47 **Professional Services Agreement for**  
 48 **Geospatial Services**  
 49

50 Mrs. Adams stated the person who has been providing this service, through Passarella  
 51 and Associates (Passarella), started his own company, FL GIS Solutions, LLC (FLGIS). The rate  
 52 previously charged by Passarella was \$140 per hour and the proposed rate from FLGIS was \$110  
 53 per hour but Mr. Adams negotiated a reduced rate of \$100 per hour, for two years.

54

55 **On MOTION by Mr. Jordan and seconded by Mr. Zampiceni, with all in favor,**  
 56 **the FL GIS Solutions, LLC, Professional Services Agreement for Geospatial**  
 57 **Services, at the negotiated rate of \$100 per hour, was approved.**

58

59

60 **FIFTH ORDER OF BUSINESS** **Consideration of Resolution 2022-03,**  
 61 **Implementing Section 190.006(3), Florida**  
 62 **Statutes, and Requesting that the Lee**  
 63 **County Supervisor of Elections Begin**  
 64 **Conducting the District’s General Elections;**  
 65 **Providing for Compensation; Setting Forth**  
 66 **the Terms of Office; Authorizing Notice of**  
 67 **the Qualifying Period; and Providing for**  
 68 **Severability and an Effective Date**  
 69

70 Mrs. Adams presented Resolution 2022-03. Seats 2 and 4, currently held by Supervisors  
 71 McIntyre and Zampiceni, respectively, will be up for election at the November 2022 General  
 72 Election.

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

**SIXTH ORDER OF BUSINESS**

**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**

Mrs. Adams presented Resolution 2022-04. She reviewed the proposed Fiscal Year 2023 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2023 budget, and explained the reasons for any adjustments.

Mrs. Adams stated the SOLitude Lake and Wetland Services contract expires at the end of May. SOLitude is willing to work on a month-to-month contract until a proposal is presented at the August meeting and indicated that, while they would increase prices across the board by 7%, the contracted prices are locked in for the next three months. Mrs. Adams stated that during the Verandah East CDD (VECDD) meeting, Mr. Moore suggested setting a benchmark and stipulating inflationary cost increases. Ms. Willson will provide language for consideration at the August meeting.

Mrs. Adams stated the proposed Fiscal Year 2023 budget anticipates on-roll assessments increasing from \$233.04 per unit in Fiscal Year 2022 to \$252.21. While the assessment could be increased, the CDD has adequate fund balance and could use it to keep assessments flat. A slight increase would continue to grow fund balance. If assessments remain at the same level as in Fiscal Year 2022, it will not be necessary to send Mailed Notices to property owners.

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**On MOTION by Mr. Zampiceni and seconded by Mr. Jordan, with all in favor, Resolution 2022-04, Approving Proposed Budgets for Fiscal Year 2022/2023, as amended, subject to utilizing fund balance to keep assessments flat, and Setting a Public Hearing Thereon Pursuant to Florida Law for August 10, 2022 at 2:00 p.m., at 11390 Palm Beach Blvd., First Floor, Fort Myers, Florida 33905; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.**

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**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 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**

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Mrs. Adams presented Resolution 2022-05.

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

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**EIGHTH ORDER OF BUSINESS**

**Discussion/Consideration: Johnson Engineering, Inc., Stormwater Management Needs Analysis Report**

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Mr. Burford presented the Stormwater Management Needs Analysis Report. The Report will be updated to reflect the availability of GIS mapping for the Stormwater Management System.

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**On MOTION by Mr. Jordan and seconded by Mr. Baldwin, with all in favor, the Stormwater Management Needs Analysis Report, as amended, was approved.**

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143

**NINTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of March 31, 2022**

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147 Mrs. Adams presented the Unaudited Financial Statements as of March 31, 2022. The  
148 financials were accepted.

149

150 **TENTH ORDER OF BUSINESS**

**Approval of January 12, 2022 Regular  
151 Meeting Minutes**

151

152

153 Mrs. Adams presented the January 12, 2022 Regular Meeting Minutes.

154

155 **On MOTION by Mr. Zampiceni and seconded by Ms. McIntyre, with all in favor,**  
156 **the January 12, 2022 Regular Meeting Minutes, as presented, were approved.**

157

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159 **ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

160

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

162 There was no report.

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

164 There was no report.

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

166 Mrs. Adams reported that, in an effort to gain a view through the conservation area on  
167 Orange Hole #9, the VCA removed approximately one-half an acre of conservation area that  
168 must now be replaced. The VCA will be responsible for all costs. As a result of The Club's  
169 actions, the CDD is now required to complete a five-year monitoring program with South  
170 Florida Water Management District (SFWMD). The Club asked if the CDD will allow them to  
171 plant the material and the Engineers were asked to advise if that is permissible. Asked why the  
172 VCA did this, Mrs. Adams stated the VCA indicated that it was done because residents  
173 complained about thick foliage.

174 Previous violations and the need to educate property owners about planting, trash  
175 removal and the cost of removing debris were discussed.

176 Asked about the potential costs, Mrs. Adams recalled two recent instances in another  
177 community in which residents were required to pay \$13,000 and \$25,000 to remediate damage  
178 to property that did not belong to them.

179 Ms. McIntyre noted there is a cost to restore the area and this property is now subject  
180 to five years of monitoring. Mrs. Adams stated that is required due to the severity of the  
181 offense. Mr. Willis stated cases such as this generally incur a fine and mitigation costs; there  
182 might also be a monitoring cost. Mrs. Adams stated she will inform the Board and Staff of the  
183 penalty applied. Ms. McIntyre felt that it would be educational to share this with the  
184 community.

185 I. **982 Registered Voters in District as of April 15, 2022**

186 II. **NEXT MEETING DATE: August 10, 2022 at 2:00 P.M. (*Public Hearing & Regular***  
187 ***Meeting*)**

188 ○ **QUORUM CHECK**

189 All Supervisors confirmed their attendance at the August 10, 2022 meeting.

190

191 **TWELFTH ORDER OF BUSINESS**

**Supervisors' Requests**

192

193 A Board Member asked for an update on a Sanctuary Point property with lake erosion.

194 Mrs. Adams stated the cost for that erosion repair will be included in the Fiscal Year  
195 2023 budget; another area requiring erosion repairs will be scheduled for Fiscal Year 2024.

196 Ms. McIntyre asked what erosion is the CDD's responsibility and what is the  
197 homeowners' responsibility. Mrs. Adams stated residents are generally responsible for  
198 washouts and the CDD generally makes repairs to CDD property.

199 The CDD's responsibility for restoring the slope and previously completed repairs were  
200 discussed.

201 Ms. McIntyre recalled discussions about several areas that were not turned over to the  
202 CDD, including a lake in Cottonwood Bend and a nature area in Pebble Brook. Ms. Willson  
203 stated she would research the matter and advise at the next meeting.

204 Ms. McIntyre asked for an update on Winding River and Royal Palm, which the Property  
205 Appraiser lists as owned by KH Veranda. She stated she will email the information she has to  
206 Ms. Willson, who will research this and advise at the next meeting.

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208 **THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

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**On MOTION by Mr. Jordan and seconded by Mr. Zampiceni, with all in favor,  
the meeting adjourned at 2:52 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair

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

**12C**

**VERANDAH WEST COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE**

**LOCATION**

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

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