

VERANDAH WEST

COMMUNITY DEVELOPMENT

DISTRICT

August 14, 2024

BOARD OF SUPERVISORS

PUBLIC HEARINGS

AND REGULAR

MEETING AGENDA

VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

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

August 7, 2024

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

Board of Supervisors
Verandah West Community Development District

Dear Board Members:

The Board of Supervisors of the Verandah West Community Development District will hold Public Hearings and a Regular Meeting on August 14, 2024 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, 2023, Prepared by Grau & Associates
4. Consideration of Resolution 2024-06, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2023
5. Presentation: Johnson Engineering, Inc., History of Rate Increases
6. Public Hearing on Adoption of Fiscal Year 2024/2025 Budget
 - A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2024-07, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date
7. Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2024/2025, Pursuant to Florida Law
 - A. Proof/Affidavit of Publication
 - B. Mailed Notice(s) to Property Owners

- C. Consideration of Resolution 2024-08, Providing for Funding for the FY 2025 Adopted Budget(s); 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
- 8. Consideration of Goals and Objectives Reporting [HB7013 - Special Districts Performance Measures and Standards Reporting]
- 9. Discussion: Maintenance of VCA Owned Paths, Boardwalks and Bridges
- 10. Acceptance of Unaudited Financial Statements as of June 30, 2024
- 11. Approval of May 8, 2024 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*
 - District Manager’s Report
 - NEXT MEETING DATE: October 9, 2024 at 2:00 PM
 - QUORUM CHECK
- 13. Supervisors’ Requests
- 14. Adjournment

SEAT 1	JEFFREY JORDAN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	SUSIE MCINTYRE	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	EDWARD A FAYNOR	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	PAUL ZAMPICENI	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	GERALD BALDWIN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

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

Sincerely,



Cleo Adams
 District Manager

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

VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT

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**VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2023**

**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 Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Verandah West Community Development District, Lee County, Florida (the "District") as of and for the fiscal year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2023, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS, we:

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

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

Required Supplementary Information

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

Other Information Included in the Financial Report

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

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 21, 2024, 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 21, 2024

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, 2023. 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 net position deficit balance of (\$160,703).
- The change in the District's total net position in comparison with the prior fiscal year was \$542,765, 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, 2023, the District's governmental funds reported combined ending fund balances of \$851,968, an increase of \$94,741 in comparison with the prior fiscal year. The total fund balance is non-spendable for deposits, 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,	
	2023	2022
Current and other assets	\$ 899,303	\$ 779,616
Capital assets, net of depreciation	8,273,818	8,533,710
Total assets	9,173,121	9,313,326
Deferred outflows of resources	327,966	362,488
Total assets and deferred outflows of resources	9,501,087	9,675,814
Current liabilities	233,793	235,181
Long-term liabilities	9,427,997	10,144,101
Total liabilities	9,661,790	10,379,282
Net position		
Net investment in capital assets	(826,213)	(1,247,903)
Restricted	571,808	454,913
Unrestricted	93,702	89,522
Total net position	\$ (160,703)	\$ (703,468)

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,	
	2023	2022
Revenues:		
Program revenues		
Charges for services	\$ 1,109,125	\$ 1,516,240
Operating grants and contributions	448,112	2,087
General revenues		
Unrestricted investment earnings	18	24
Miscellaneous	12,709	-
Total revenues	<u>1,569,964</u>	<u>1,518,351</u>
Expenses:		
General government	153,281	137,676
Maintenance and operations	332,075	372,799
Interest	541,843	575,327
Total expenses	<u>1,027,199</u>	<u>1,085,802</u>
Change in net position	<u>542,765</u>	<u>432,549</u>
Net position - beginning	<u>(703,468)</u>	<u>(1,136,017)</u>
Net position - ending	<u>\$ (160,703)</u>	<u>\$ (703,468)</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2023, was \$1,027,199. The costs of the District's activities were primarily funded by program revenues. Program revenues are comprised primarily of assessments for the current fiscal year. The decrease in current fiscal year expenses is primarily the result of decrease in interest, and maintenance and operations expenses.

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. Actual general fund expenditures for the fiscal year ended September 30, 2023, exceeded appropriations by \$3,587. The over expenditures were not considered material by management and no budget amendment was deemed necessary.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2023, the District had \$14,452,417 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$6,178,599 has been taken, which resulted in a net book value of \$8,273,818. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2023, the District had \$9,560,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

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

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, landowners, 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, 2023**

	Governmental Activities
ASSETS	
Cash	\$ 109,973
Due from other	12,709
Assessments receivable	8,181
Due from Developer	64,726
Prepays	57
Restricted assets:	
Investments	703,657
Capital assets:	
Nondepreciable	5,587,688
Depreciable, net	2,686,130
Total assets	9,173,121
 DEFERRED OUTFLOWS OF RESOURCES	
Deferred charge on refunding	327,966
Total deferred outflows of resources	327,966
 LIABILITIES	
Accounts payable	33,166
Due to other government	1,460
Accrued interest payable	199,167
Non-current liabilities:	
Due within one year	760,000
Due in more than one year	8,667,997
Total liabilities	9,661,790
 NET POSITION	
Net investment in capital assets	(826,213)
Restricted for debt service	571,808
Unrestricted	93,702
Total net position	\$ (160,703)

See notes to the financial statements

**VERANDAH WEST COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023**

<u>Functions/Programs</u>	Program Revenues			Net (Expense) Revenue and Changes in Net Position
Expenses	Charges for Services	Operating Grants and Contributions	Governmental Activities	
Primary government:				
Governmental activities:				
General government	\$ 153,281	\$ 153,281	\$ -	\$ -
Maintenance and operations	332,075	44,637	18,999	(268,439)
Interest on long-term debt	541,843	911,207	429,113	798,477
Total governmental activities	1,027,199	1,109,125	448,112	530,038
General revenues:				
Investment earnings				18
Miscellaneous				12,709
Total general revenues				12,727
Change in net position				542,765
Net position - beginning				(703,468)
Net position - ending				\$ (160,703)

See notes to the financial statements

**VERANDAH WEST COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2023**

	Major Funds		Total Governmental Funds
	General	Debt Service	
ASSETS			
Cash	\$ 109,973	\$ -	\$ 109,973
Investments	-	703,657	703,657
Due from other	12,709	-	12,709
Due from Developer	-	64,726	64,726
Assessments receivable	5,589	2,592	8,181
Deposits	57	-	57
Total assets	<u>\$ 128,328</u>	<u>\$ 770,975</u>	<u>\$ 899,303</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES			
Liabilities:			
Accounts payable	\$ 33,166	\$ -	\$ 33,166
Due to other government	1,460	-	1,460
Total liabilities	<u>34,626</u>	<u>-</u>	<u>34,626</u>
DEFERRED INFLOWS OF RESOURCES			
Unavailable revenue	12,709	-	12,709
Total deferred inflows of resources	<u>12,709</u>	<u>-</u>	<u>12,709</u>
FUND BALANCES			
Nonspendable:			
Deposits	57	-	57
Restricted for:			
Debt service	-	770,975	770,975
Capital projects	-	-	-
Unassigned	80,936	-	80,936
Total fund balances	<u>80,993</u>	<u>770,975</u>	<u>851,968</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 128,328</u>	<u>\$ 770,975</u>	<u>\$ 899,303</u>

See notes to the financial statements

**VERANDAH WEST COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2023**

Fund balance - governmental funds		\$ 851,968
Amounts reported for governmental activities in the statement of net position are different because:		
<p>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.</p>		
Cost of capital assets	14,452,417	
Accumulated depreciation	<u>(6,178,599)</u>	8,273,818
<p>Assets recorded in the governmental fund financial statements that are not available to pay for current-period expenditures are unavailable revenue in the governmental funds.</p>		
		12,709
<p>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.</p>		
		327,966
<p>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.</p>		
Accrued interest payable	(199,167)	
Bond discounts	132,003	
Bonds payable	<u>(9,560,000)</u>	<u>(9,627,164)</u>
Net position of governmental activities		<u>\$ (160,703)</u>

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, 2023**

	Major Funds		Total Governmental Funds
	General	Debt Service	
REVENUES			
Assessments	\$ 197,918	\$ 911,207	\$ 1,109,125
Developer assessments	18,999	397,426	416,425
Interest	18	31,687	31,705
Total revenues	<u>216,935</u>	<u>1,340,320</u>	<u>1,557,255</u>
EXPENDITURES			
Current:			
General government	153,281	-	153,281
Maintenance and operations	72,183	-	72,183
Debt service:			
Principal	-	730,000	730,000
Interest	-	507,050	507,050
Total expenditures	<u>225,464</u>	<u>1,237,050</u>	<u>1,462,514</u>
Excess (deficiency) of revenues over (under) expenditures	(8,529)	103,270	94,741
Fund balances - beginning	<u>89,522</u>	<u>667,705</u>	<u>757,227</u>
Fund balances - ending	<u>\$ 80,993</u>	<u>\$ 770,975</u>	<u>\$ 851,968</u>

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, 2023**

Net change in fund balances - total governmental funds	\$	94,741
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)
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the governmental fund financial statements.		12,709
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.		730,000
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.		<u>13,625</u>
Change in net position of governmental activities	\$	<u><u>542,765</u></u>

See notes to the financial statements

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

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

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

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

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by registered voters living within the boundaries of the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2023 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, 2023:

	Amortized Cost	Credit Risk	Maturities
First American Government Obligations Class Y	\$ 703,657	S&P AAAm	Weighted average of the fund portfolio: 24 days
	<u>\$ 703,657</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, 2023, 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	5,580,289	259,892	-	5,840,181
Total accumulated depreciation	5,918,707	259,892	-	6,178,599
Total capital assets, being depreciated, net	2,946,022	(259,892)	-	2,686,130
Governmental activities capital assets, net	\$ 8,533,710	\$ (259,892)	\$ -	\$ 8,273,818

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 \$10,000 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, 2023.

Changes in long-term liability activity for the fiscal year ended September 30, 2023, were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2013	\$ 10,290,000	\$ -	\$ 730,000	\$ 9,560,000	\$ 760,000
Less: bond discount	145,899	-	13,896	132,003	-
Total	\$ 10,144,101	\$ -	\$ 716,104	\$ 9,427,997	\$ 760,000

NOTE 6 – LONG-TERM LIABILITIES (Continued)

At September 30, 2023, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2024	\$ 760,000	\$ 478,000	\$ 1,238,000
2025	800,000	400,250	1,200,250
2026	840,000	400,500	1,240,500
2027	885,000	358,750	1,243,750
2028	930,000	314,750	1,244,750
2029-2033	5,345,000	832,250	6,177,250
Total	<u>\$ 9,560,000</u>	<u>\$ 2,784,500</u>	<u>\$ 12,344,500</u>

NOTE 7 – DEVELOPER TRANSACTIONS

For the fiscal year ended September 30, 2023, Developer assessments in the general and debt service funds were \$18,999 and \$397,426, 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, 2023**

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 195,556	\$ 197,918	\$ 2,362
Developer assessments	19,154	18,999	(155)
Interest	337	18	(319)
Total revenues	215,047	216,935	1,888
EXPENDITURES			
Current:			
General government	143,706	153,281	(9,575)
Maintenance and operations	78,171	72,183	5,988
Total expenditures	221,877	225,464	(3,587)
Excess (deficiency) of revenues over (under) expenditures	(6,830)	(8,529)	(1,699)
OTHER FINANCING SOURCES			
Carry forward surplus	6,830	-	(6,830)
Total other financing sources	6,830	-	(6,830)
Net change in fund balance	\$ -	(8,529)	\$ (8,529)
Fund balance - beginning		89,522	
Fund balance - ending		\$ 80,993	

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. Actual general fund expenditures for the fiscal year ended September 30, 2023, exceeded appropriations by \$3,587. The over expenditures were not considered material by management and no budget amendment was deemed necessary.

**VERANDAH WEST COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2023
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	0
Employee compensation	0
Independent contractor compensation	\$93,258.40
Construction projects to begin on or after October 1; (>\$65K)	None
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance: \$231.06 Debt service: \$ 518.32 - \$ 2,245.81
Special assessments collected	\$1,525,550
Outstanding Bonds:	see Note 6 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, 2023, 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 21, 2024.

Report on Internal Control Over Financial Reporting

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

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

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

Report on Compliance and Other Matters

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

Purpose of this Report

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

Bhav & Associates

June 21, 2024



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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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, 2023. 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.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2023.

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 21, 2024



**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, Lee County, Florida ("District") as of and for the fiscal year ended September 30, 2023, and have issued our report thereon dated June 21, 2024.

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 21, 2024 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 21, 2024

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, 2022.

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, 2023.

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, 2023.

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, 2023. 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 2024-06

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, 2023

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 2023;

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 2023 heretofore submitted to the Board is hereby accepted for Fiscal Year 2023, for the period ending September 30, 2023; and
2. A verified copy of said Audited Financial Report for Fiscal Year 2023 shall be attached hereto as an exhibit to this Resolution in the District’s “Official Record of Proceedings”.

PASSED AND ADOPTED this 14th day of August, 2024.

ATTEST:

VERANDAH WEST COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT

5

Verandah West CDD
Johnson Engineering, Inc. Rate Schedule Comparison

Notes to consider:
Rate comparison is based on the rate schedule applicable during a specific timeframe. The timeframe may be more or less than 1 year.
Professionals 3, 2, and 1 previously categorized as Engineer Intern 3, 2, and 1 (these categories are shaded in grey below)
Administratives 3, 2, and 1 previously categorized as Technician 3, 2, and 1 (these categories are shaded in grey below)
Some categories were non-existent in earlier rates sheets. Other categories were removed/added to later rate sheets; therefore, rates sheets may have been revised/updated (these categories are shaded in grey below).
Work is on a time & materials basis; as needed and upon request.
Field Equipment Rates are on a separate schedule.

Categories	2004 Revised (Rev) Rate Schedule Rates applied from Jan 2006 to Oct 2006	2006 Revised (Rev) Rate Schedule Rates applied from Nov 2006 to Oct 2021	2021 Rate Schedule Applied from Nov 2021 to Sep 2022	2022 Rate Schedule Applied from Oct 2022 to date	2023 Rate Schedule Proposed	Dollar Amount Increase 2006 to Rev 2006 Rate Schedule	Percentage Increase* 2006 to Rev 2006 Rate Schedule	Dollar Amount Increase Rev 2006 to 2021 Rate Schedule	Percentage Increase* Rev 2006 to 2021 Rate Schedule	Dollar Amount Increase 2021 to 2022 Rate Schedule	Percentage Increase* 2021 to 2022 Rate Schedule	Proposed Dollar Amount Increase 2022 to 2023 Rate Schedule	Proposed Percentage Increase* 2022 to 2023 Rate Schedule
Professional 9	154	190	250	300	330	\$ 36.00	23%	\$ 60.00	32%	\$ 50.00	20%	\$ 30.00	10%
Professional 8	144	170	230	245	270	\$ 26.00	18%	\$ 60.00	35%	\$ 15.00	7%	\$ 25.00	10%
Professional 7	134	160	210	225	248	\$ 26.00	19%	\$ 50.00	31%	\$ 15.00	7%	\$ 23.00	10%
Professional 6	124	150	190	200	220	\$ 26.00	21%	\$ 40.00	27%	\$ 10.00	5%	\$ 20.00	10%
Professional 5	114	135	165	175	193	\$ 21.00	18%	\$ 30.00	22%	\$ 10.00	6%	\$ 18.00	10%
Professional 4	104	125	150	160	176	\$ 21.00	20%	\$ 25.00	20%	\$ 10.00	7%	\$ 16.00	10%
Professional 3	94	115	140	150	165	\$ 21.00	22%	\$ 25.00	22%	\$ 10.00	7%	\$ 15.00	10%
Professional 2	84	105	120	125	138	\$ 21.00	25%	\$ 15.00	14%	\$ 5.00	4%	\$ 13.00	10%
Professional 1	74	95	110	115	127	\$ 21.00	28%	\$ 15.00	16%	\$ 5.00	5%	\$ 12.00	10%
Technician 6	0	135	155	165	182	\$ 135.00	N/A	\$ 20.00	15%	\$ 10.00	6%	\$ 17.00	10%
Technician 5	0	115	130	140	154	\$ 115.00	N/A	\$ 15.00	13%	\$ 10.00	8%	\$ 14.00	10%
Technician 4	84	100	110	120	132	\$ 16.00	19%	\$ 10.00	10%	\$ 10.00	9%	\$ 12.00	10%
Technician 3	64	75	95	100	110	\$ 11.00	17%	\$ 20.00	27%	\$ 5.00	5%	\$ 10.00	10%
Technician 2	54	65	75	80	88	\$ 11.00	20%	\$ 10.00	15%	\$ 5.00	7%	\$ 8.00	10%
Technician 1	44	55	65	70	77	\$ 11.00	25%	\$ 10.00	18%	\$ 5.00	8%	\$ 7.00	10%
Administrative 3	0	75	90	95	105	\$ 75.00	N/A	\$ 15.00	20%	\$ 5.00	6%	\$ 10.00	11%
Administrative 2	0	65	80	85	94	\$ 65.00	N/A	\$ 15.00	23%	\$ 5.00	6%	\$ 9.00	11%
Administrative 1	0	55	65	70	77	\$ 55.00	N/A	\$ 10.00	18%	\$ 5.00	8%		
Field Crew (4 person)	144	170	220	245	270	\$ 26.00	18%	\$ 50.00	29%	\$ 25.00	11%	\$ 25.00	10%
Field Crew (3 person)	124	160	190	210	231	\$ 36.00	29%	\$ 30.00	19%	\$ 20.00	11%	\$ 21.00	10%
Field Crew (2 person)	104	135	150	165	182	\$ 31.00	30%	\$ 15.00	11%	\$ 15.00	10%	\$ 17.00	10%
Construction Engineering & Inspection (CEI) Services													
CEI Services Manager	124	150	175	185	204	\$ 26.00	21%	\$ 25.00	17%	\$ 10.00	6%	\$ 19.00	10%
CEI Senior Project Administrator	0	0	155	165	182	\$ -	N/A	\$ 155.00	N/A	\$ 10.00	6%	\$ 17.00	10%
CEI Project Administrator	0	125	140	150	165	\$ 125.00	N/A	\$ 15.00	12%	\$ 10.00	7%	\$ 15.00	10%
Contract Support Specialist	0	110	120	125	138	\$ 110.00	N/A	\$ 10.00	9%	\$ 5.00	4%	\$ 13.00	10%
Senior Inspector	74	100	110	115	127	\$ 26.00	35%	\$ 10.00	10%	\$ 5.00	5%	\$ 12.00	10%
CEI Inspector III	64	75	100	105	116	\$ 11.00	17%	\$ 25.00	33%	\$ 5.00	5%	\$ 11.00	10%
CEI Inspector II	54	65	90	95	105	\$ 11.00	20%	\$ 25.00	38%	\$ 5.00	6%	\$ 10.00	11%
CEI Inspector I	43	55	80	85	94	\$ 12.00	28%	\$ 25.00	45%	\$ 5.00	6%	\$ 9.00	11%
Compliance Specialist	0	65	90	95	105	\$ 65.00	N/A	\$ 25.00	38%	\$ 5.00	6%	\$ 10.00	11%
CEI Inspector's Aide	0	0	65	70	77	\$ -	N/A	\$ 65.00	N/A	\$ 5.00	8%	\$ 7.00	10%
Expert Witness	210	250	300	400	440	\$ 40.00	19%	\$ 50.00	20%	\$ 100.00	33%	\$ 40.00	10%
Reimbursable Expenses and Sub-Consultants	Cost + 10%	Cost + 10%	Cost + 10%	Cost + 10%	Cost + 10%	no change	no change	no change	no change	no change	no change	no change	no change

*Approximate percentage increase
Project: 20023311-010

VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT

6A

AFFIDAVIT OF PUBLICATION

Daphne Gillyard
Accounts Payable
Verandah West Cdd
2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556

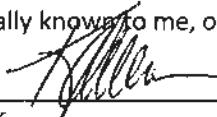
STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Classified Legal CLEGL, was published on the publicly accessible website of Lee County, Florida, or in a newspaper by print in the issues of, on:

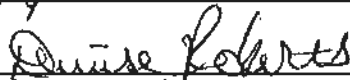
07/23/2024, 07/30/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/30/2024



Legal Clerk



Notary, State of WI, County of Brown

4-6-27

My commission expires

Publication Cost:	\$2703.30	
Tax Amount:	\$0.00	
Payment Cost:	\$2703.30	
Order No:	10398389	# of Copies:
Customer No:	1124394	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

DENISE ROBERTS
Notary Public
State of Wisconsin

VERANDAH WEST COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2025 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") for the Verandah West Community Development District ("District") will hold the following public hearings and regular meeting:

DATE: August 14, 2024
HOUR: 2:00 PM
LOCATION: 11300 Palm Beach Boulevard, First Floor
Fort Myers, Florida 33905

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("FY 2025").

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget.

Table with 4 columns: Land Use, Total # of Units / Acres, EAU /ERU Factor, Proposed O&M Assessment*. Rows include Single Family, Commercial, and Golf Course.

*includes collection costs and early payment discounts

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT ("EAU/ERU") FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARINGS, WITHOUT FURTHER NOTICE.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Lee County ("County") Tax Collector on the tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments.

For FY 2025, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefitted property, if any, by sending out a bill no later than November of this year.

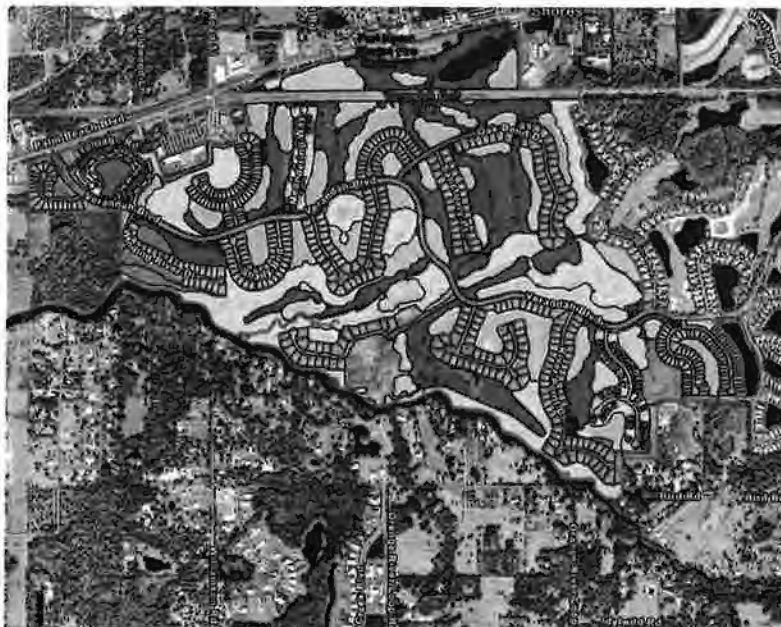
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

Any person requiring special accommodations at the public hearings or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings and meeting.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice.

District Manager



VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT

6B

RESOLUTION 2024-07
[FY 2025 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE VERANDAH WEST COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**FY 2025**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Verandah West Community Development District (“**District**”) prior to June 15, 2024, proposed budget(s) (“**Proposed Budget**”) 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 general-purpose government(s) 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 on the Proposed Budget 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 in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st 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.

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

SECTION 1. BUDGET

- a. 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.

- b. 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, 2025."
- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2025, the sum(s) set forth in **Exhibit A** 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 as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2025 or within 60 days following the end of the FY 2025 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

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

PASSED AND ADOPTED THIS 14TH DAY OF AUGUST, 2024.

ATTEST:

**VERANDAH WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2025 Budget

Exhibit A

FY 2025 Budget

**VERANDAH EAST & VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICTS
PROPOSED BUDGETS
FISCAL YEAR 2025**

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

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 410,543				\$ 629,565
Allowable discounts (4%)	(16,422)				(25,183)
Assessment levy: on-roll - net	394,121	\$ 388,683	\$ 5,438	\$ 394,121	604,382
Assessment levy: off-roll	19,123	9,562	9,561	19,123	35,930
Interest and miscellaneous	600	32	568	600	600
Total revenues	<u>413,844</u>	<u>398,277</u>	<u>15,567</u>	<u>413,844</u>	<u>640,912</u>
EXPENDITURES					
Professional & admin					
Supervisors	7,000	3,600	3,600	7,200	7,200
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	7,593	4,000	11,593	10,000
Field management	21,163	10,581	10,582	21,163	21,163
Engineering	10,000	8,916	2,500	11,416	10,000
Trustee	10,000	5,375	4,625	10,000	10,000
Dissemination agent	8,280	4,141	4,139	8,280	8,280
Arbitrage rebate calculation	3,000	-	3,000	3,000	3,000
Assessment roll preparation	24,000	12,000	12,000	24,000	24,000
Telephone	775	384	391	775	775
Postage	500	448	52	500	500
Insurance	15,200	15,052	148	15,200	16,558
Printing & binding	1,614	807	807	1,614	1,614
Legal advertising	1,500	-	1,500	1,500	1,500
Office expenses & supplies	250	-	250	250	250
Website	1,410	706	704	1,410	1,410
ADA website compliance	400	-	400	400	400
Contingencies	1,500	650	850	1,500	1,500
Annual district filing fee	350	350	-	350	350
Total professional & admin	<u>256,802</u>	<u>133,083</u>	<u>126,928</u>	<u>260,011</u>	<u>258,360</u>
Water management					
Contractual services	123,000	31,711	91,289	123,000	123,000
Aquascaping/pipe cleanout	5,000	-	5,000	5,000	96,300
Perimeter fence/wall ongoing RM not shared	1,800	-	1,800	1,800	1,800
Utilities	1,300	450	850	1,300	1,300
Lake bank restoration not shared	-	-	-	-	127,000
Contingencies	5,000	-	5,000	5,000	5,000
Total water management	<u>136,100</u>	<u>32,161</u>	<u>103,939</u>	<u>136,100</u>	<u>354,400</u>

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

	Fiscal Year 2024			Total Actual & Projected	Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024		
Other fees and charges					
Property appraiser	1,740	-	1,740	1,740	1,740
Tax collector	3,202	3,001	201	3,202	3,202
Total other fees and charges	4,942	3,001	1,941	4,942	4,942
Total expenditures	397,844	168,245	232,808	401,053	617,702
Net increase/(decrease) of fund balance	16,000	230,032	(217,241)	12,791	23,210
Fund balance - beginning (unaudited)	102,337	122,866	352,898	122,866	135,657
Fund balance - ending (projected)	<u>\$ 118,337</u>	<u>\$ 352,898</u>	<u>\$ 135,657</u>	<u>\$ 135,657</u>	<u>\$ 158,867</u>

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

EXPENDITURES

Supervisors	\$ 7,200
<p>Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year. The District anticipates four (4) meetings and all five (5) Board Members receiving fees.</p>	
Management and accounting	124,960
<p>Wrathell, Hunt and Associates, LLC specializes in managing Community Development Districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the Districts, develop financing programs, oversee the issuance of tax exempt bonds, and operate and maintain the assets of the community.</p>	
Audit Fees	14,900
<p>The Districts are required to complete annual, independent examinations of their accounting records and procedures. These audits are conducted pursuant to Florida law and the rules of the Florida Auditor General.</p>	
Legal	10,000
<p>The District's attorney provides on-going general counsel and legal representation. He handles issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.</p>	
Field management	21,163
<p>Wrathell, Hunt & Associates, LLC is responsible for day-to-day field operations. These responsibilities include, but are not limited to, preparing and bidding services, contract administration, hiring and maintaining qualified personnel, preparing operating schedules and policies, ensuring compliance with operating permits, preparing and implementing field operating budgets, providing District-related information to the public and attending board meetings.</p>	
Engineering	10,000
<p>Johnson Engineering provides an array of engineering and consulting services to the Districts, assisting in developing infrastructure and improvement-related solutions for them in addition to advising the Districts on facility maintenance.</p>	
Trustee	10,000
<p>Annual fees paid to U.S. Bank for acting as trustee, paying agent and registrar.</p>	
Dissemination agent	8,280
<p>The Districts must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities & Exchange Act of 1934.</p>	
Arbitrage rebate calculation	3,000
<p>To ensure the Districts' compliance with all tax regulations, annual computations are necessary to calculate arbitrage rebate liability.</p>	
Assessment roll preparation	24,000
<p>The Districts have contracts with AJC Associates, Inc., to prepare the annual assessment rolls.</p>	
Telephone	775
<p>Telephone and fax machine services.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Insurance	16,558
<p>The Districts carry public officials liability and general liability insurance. Each District has a general liability insurance limit of \$1,000,000 (\$2,000,000 general aggregate) and a public officials liability limit of \$1,000,000.</p>	

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

EXPENDITURES (continued)	
Printing & binding	1,614
Letterhead, envelopes, copies, etc.	
Legal advertising	1,500
Required advertisements for monthly meetings, special meetings, public hearings, bidding, etc.	
Office expenses & supplies	250
Administrative and accounting supplies.	
Website	1,410
ADA website compliance	400
Contingencies	1,500
Bank charges and miscellaneous expenses incurred throughout the year.	
Annual district filing fee	350
Annual fee paid to the Department of Economic Opportunity.	
Contractual services	123,000
Contracts entered into by the Districts for water management related professional services.	
Aquascaping/pipe cleanout	96,300
Expenses incurred relating to supplemental lake littoral plantings and lake interconnect pipe cleanout.	
Perimeter fence/wall ongoing RM not shared	1,800
Covers the costs of once a year clearing of vegetation on the Verandah East perimeter wall that runs adjacent to the conservation areas.	
Utilities	1,300
Covers the costs of Electricity for CDD aerators.	
Lake bank restoration not shared	127,000
Covers the cost of restoration of lake banks in West lakes H-12 and H8A, the costs of which will be borne by the West CDD only.	
Contingencies	5,000
Miscellaneous water management expenses incurred throughout the year.	
Property appraiser	1,740
The property appraiser's fee is \$1.00 per parcel.	
Annual Fee paid to Wachovia Bank for the service provided as Trustee, Paying Agent and Registrar.	
Tax collector	3,202
The tax collector's fee is \$1.50 of assessments collected.	
Total expenditures	<u><u>\$617,702</u></u>

**VERANDAH EAST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 206,833				\$ 249,256
Allowable discounts (4%)	(8,273)				(9,970)
Assessment levy: on-roll - net	198,560	\$ 195,721	\$ 2,175	\$ 197,896	239,286
Interest and miscellaneous	263	17	246	263	263
Total revenues	198,823	195,738	2,421	198,159	239,549
EXPENDITURES					
Professional & admin					
Supervisors	3,070	1,584	1,584	3,168	3,158
Management and accounting	54,805	27,402	27,404	54,806	54,805
Audit	6,535	-	6,556	6,556	6,535
Legal	4,386	3,341	1,760	5,101	4,386
Field management	9,282	4,641	4,656	9,297	9,282
Engineering	4,386	3,923	1,100	5,023	4,386
Trustee	4,386	2,365	2,035	4,400	4,386
Dissemination agent	3,631	1,816	1,821	3,637	3,631
Arbitrage rebate calculation	1,316	-	1,320	1,320	1,316
Assessment roll preparation	10,526	5,263	5,280	10,543	10,526
Telephone	340	167	172	339	340
Postage	219	197	23	220	219
Insurance	6,666	6,623	65	6,688	7,262
Printing & binding	708	354	355	709	708
Legal advertising	658	-	660	660	658
Office expenses & supplies	110	-	110	110	110
Website	618	310	310	620	618
ADA website compliance	175	-	176	176	175
Contingencies	658	341	374	715	658
Annual district filing fee	154	154	-	154	154
Total professional & admin	112,629	58,481	55,761	114,242	113,313
Water management					
Contractual services	53,945	14,271	40,167	54,438	53,945
Aquascaping/pipe cleanout	2,193	-	2,200	2,200	42,235
Perimeter fence/wall ongoing RM not shared	1,800	-	1,800	1,800	1,800
Utilities	570	198	374	572	570
Lake bank restoration not shared	-	-	-	-	-
Contingencies	2,193	-	2,200	2,200	2,193
Total water management	60,701	14,469	46,741	61,210	100,743

**VERANDAH EAST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
Other fees and charges					
Property appraiser	804	-	800	800	804
Tax collector	1,479	1,384	92	1,476	1,479
Total other fees and charges	<u>2,283</u>	<u>1,384</u>	<u>892</u>	<u>2,276</u>	<u>2,283</u>
Total expenditures	<u>175,613</u>	<u>74,334</u>	<u>103,394</u>	<u>177,728</u>	<u>216,339</u>
Net increase/(decrease) of fund balance	23,210	121,404	(100,973)	20,431	23,210
Fund balance - beginning (unaudited)	28,480	41,873	163,277	41,873	62,304
Fund balance - ending (projected)	<u>\$ 51,690</u>	<u>\$ 163,277</u>	<u>\$ 62,304</u>	<u>\$ 62,304</u>	<u>\$ 85,514</u>

Assessment Summary

Description	Units	FY 2024 Assessment	Proposed Assessment	Total Revenue
On-roll	757.00	\$ 273.22	\$ 329.27	\$ 249,257.39
Total units:	<u>757.00</u>		Total revenue:	<u>\$ 249,257.39</u>

**VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 203,709				\$ 380,308
Allowable discounts (4%)	(8,148)				(15,212)
Assessment levy: on-roll - net	195,561	\$ 192,962	\$ 3,263	\$ 196,225	365,096
Assessment levy: off-roll	19,123	9,562	9,561	19,123	35,930
Interest and miscellaneous	337	15	318	333	337
Total revenues	215,021	202,539	13,142	215,681	401,363
EXPENDITURES					
Professional & admin					
Supervisors	3,930	2,016	2,016	4,032	4,042
Management and accounting	70,155	35,078	35,076	70,154	70,155
Audit	8,365	-	8,344	8,344	8,365
Legal	5,614	4,252	2,240	6,492	5,614
Field management	11,881	5,940	5,926	11,866	11,881
Engineering	5,614	4,993	1,400	6,393	5,614
Trustee	5,614	3,010	2,590	5,600	5,614
Dissemination agent	4,649	2,325	2,318	4,643	4,649
Arbitrage rebate calculation	1,684	-	1,680	1,680	1,684
Assessment roll preparation	13,474	6,737	6,720	13,457	13,474
Telephone	435	217	219	436	435
Postage	281	251	29	280	281
Insurance	8,534	8,429	83	8,512	9,296
Printing & binding	906	453	452	905	906
Legal advertising	842	-	840	840	842
Office expenses & supplies	140	-	140	140	140
Website	792	396	394	790	792
ADA website compliance	225	-	224	224	225
Contingencies	842	309	476	785	842
Annual district filing fee	196	196	-	196	196
Total professional & admin fees	144,173	74,602	71,167	145,769	145,047
Water management					
Contractual services	69,055	17,440	51,122	68,562	69,055
Aquascaping/pipe cleanout	2,807	-	2,800	2,800	54,065
Perimeter fence/wall ongoing RM not shared	-	-	-	-	-
Utilities	730	252	476	728	730
Lake bank restoration not shared	-	-	-	-	127,000
Contingencies	2,807	-	2,800	2,800	2,807
Total water management	75,399	17,692	57,198	74,890	253,657

**VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
Other fees and charges					
Property appraiser	936	-	940	940	936
Tax collector	1,723	1,617	109	1,726	1,723
Total other fees and charges	<u>2,659</u>	<u>1,617</u>	<u>1,049</u>	<u>2,666</u>	<u>2,659</u>
Total expenditures	<u>222,231</u>	<u>93,911</u>	<u>129,414</u>	<u>223,325</u>	<u>401,363</u>
 Net Increase/(decrease) of fund balance	 (7,210)	 108,628	 (116,272)	 (7,644)	 -
 Fund balance - beginning (unaudited)	 73,857	 80,993	 189,621	 80,993	 73,349
Fund balance - ending (projected)	<u>\$ 66,647</u>	<u>\$ 189,621</u>	<u>\$ 73,349</u>	<u>\$ 73,349</u>	<u>\$ 73,349</u>

Assessment Summary

Description	Units	FY 2023 Assessment	Proposed Assessment	Total Revenue
On-roll	881.63	\$ 231.06	\$ 431.37	\$ 380,308.73
Off-roll	87.40	219.16	411.10	35,930.14
Total units:	<u>969.03</u>		Total revenue:	<u>\$416,238.87</u>

**VERANDAH EAST
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2016 BONDS
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 1,505,789				\$ 1,505,789
Allowable discounts (4%)	(60,232)				(60,232)
Assessment levy: on-roll - net	1,445,557	\$ 1,414,417	\$ 31,140	\$ 1,445,557	1,445,557
Interest	-	25,999	-	25,999	-
Total revenues	<u>1,445,557</u>	<u>1,440,416</u>	<u>31,140</u>	<u>1,471,556</u>	<u>1,445,557</u>
EXPENDITURES					
Debt service					
Principal	845,000	-	845,000	845,000	875,000
Interest	624,456	312,228	312,228	624,456	592,769
Prepayment	-	5,000	-	5,000	-
Total debt service	<u>1,469,456</u>	<u>317,228</u>	<u>1,157,228</u>	<u>1,474,456</u>	<u>1,467,769</u>
Excess/(deficiency) of revenues over/(under) expenditures	(23,899)	1,123,188	(1,126,088)	(2,900)	(22,212)
Beginning fund balance (unaudited)	857,100	890,478	2,013,666	890,478	887,578
Ending fund balance (projected)	<u>\$ 833,201</u>	<u>\$ 2,013,666</u>	<u>\$ 887,578</u>	<u>\$ 887,578</u>	<u>865,366</u>
Use of fund balance					
Debt service reserve account balance (Required)					(375,000)
Interest expense - November 1, 2025					(279,978)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 210,388</u>

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

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2024	-	-	296,384.38	296,384.38
05/01/2025	875,000.00	3.750%	296,384.38	1,171,384.38
11/01/2025	-	-	279,978.13	279,978.13
05/01/2026	910,000.00	3.750%	279,978.13	1,189,978.13
11/01/2026	-	-	262,915.63	262,915.63
05/01/2027	945,000.00	4.000%	262,915.63	1,207,915.63
11/01/2027	-	-	244,015.63	244,015.63
05/01/2028	985,000.00	4.000%	244,015.63	1,229,015.63
11/01/2028	-	-	224,315.63	224,315.63
05/01/2029	1,025,000.00	4.000%	224,315.63	1,249,315.63
11/01/2029	-	-	203,815.63	203,815.63
05/01/2030	1,065,000.00	4.000%	203,815.63	1,268,815.63
11/01/2030	-	-	182,515.63	182,515.63
05/01/2031	1,105,000.00	4.000%	182,515.63	1,287,515.63
11/01/2031	-	-	160,415.63	160,415.63
05/01/2032	1,155,000.00	4.125%	160,415.63	1,315,415.63
11/01/2032	-	-	136,593.75	136,593.75
05/01/2033	1,200,000.00	4.125%	136,593.75	1,336,593.75
11/01/2033	-	-	111,843.75	111,843.75
05/01/2034	1,250,000.00	4.125%	111,843.75	1,361,843.75
11/01/2034	-	-	86,062.50	86,062.50
05/01/2035	1,305,000.00	4.250%	86,062.50	1,391,062.50
11/01/2035	-	-	58,331.25	58,331.25
05/01/2036	1,355,000.00	4.250%	58,331.25	1,413,331.25
11/01/2036	-	-	29,537.50	29,537.50
05/01/2037	1,390,000.00	4.250%	29,537.50	1,419,537.50
Total	\$14,565,000.00		\$4,553,450.08	\$19,118,450.08

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

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 943,991				\$ 943,991
Allowable discounts (4%)	(37,760)				(37,760)
Assessment levy: on-roll - net	906,231	\$ 885,439	\$ 20,792	\$ 906,231	906,231
Assessment levy: off-roll	332,699	-	332,699	332,699	332,699
Interest	-	20,407	-	20,407	-
Total revenues	<u>1,238,930</u>	<u>905,846</u>	<u>353,491</u>	<u>1,259,337</u>	<u>1,238,930</u>
EXPENDITURES					
Debt service					
Principal	755,000	-	755,000	755,000	795,000
Interest	478,000	239,000	239,000	478,000	440,000
Prepayment	-	5,000	-	5,000	-
Total expenditures	<u>1,233,000</u>	<u>244,000</u>	<u>994,000</u>	<u>1,238,000</u>	<u>1,235,000</u>
Excess/(deficiency) of revenues over/(under) expenditures	5,930	661,846	(640,509)	21,337	3,930
Fund balance:					
Beginning fund balance (unaudited)	682,094	770,975	1,432,821	770,975	792,312
Ending fund balance (projected)	<u>\$ 688,024</u>	<u>\$ 1,432,821</u>	<u>\$ 792,312</u>	<u>\$ 792,312</u>	<u>796,242</u>
Use of fund balance					
Debt service reserve account balance (required)					(448,350)
Interest expense - November 1, 2025					(200,125)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 147,767</u>

Verandah West

Community Development District

Series 2013

\$15,920,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2024	-	-	220,000.00	220,000.00
05/01/2025	795,000.00	5.000%	220,000.00	1,015,000.00
11/01/2025	-	-	200,125.00	200,125.00
05/01/2026	835,000.00	5.000%	200,125.00	1,035,125.00
11/01/2026	-	-	179,250.00	179,250.00
05/01/2027	875,000.00	5.000%	179,250.00	1,054,250.00
11/01/2027	-	-	157,375.00	157,375.00
05/01/2028	925,000.00	5.000%	157,375.00	1,082,375.00
11/01/2028	-	-	134,250.00	134,250.00
05/01/2029	970,000.00	5.000%	134,250.00	1,104,250.00
11/01/2029	-	-	110,000.00	110,000.00
05/01/2030	1,020,000.00	5.000%	110,000.00	1,130,000.00
11/01/2030	-	-	84,500.00	84,500.00
05/01/2031	1,070,000.00	5.000%	84,500.00	1,154,500.00
11/01/2031	-	-	57,750.00	57,750.00
05/01/2032	1,125,000.00	5.000%	57,750.00	1,182,750.00
11/01/2032	-	-	29,625.00	29,625.00
05/01/2033	1,185,000.00	5.000%	29,625.00	1,214,625.00
Total	\$8,800,000.00		\$2,345,750.00	\$11,145,750.00

**Verandah East
Community Development District
Projected Assessments
Fiscal Year 2024-2025
2016 Series Bonds**

*****PRELIMINARY*****

**Lee County
12 years remaining**

Neighborhoods	Parcel #	# Units	Bond Designation	Debt Service Assessment	O & M Assessment	Total Assessment	Outstanding Principal after 2024-2025 tax payment
Arlington Oaks	119	31	SF 100-1	\$ 3,755.00	\$ 329.27	\$ 4,084.27	\$ 34,134.35
Brantley Oaks	117	23	SF 100-2	3,500.00	329.27	3,829.27	31,811.61
Whispering Oaks	118	31	SF-100-2	3,500.00	329.27	3,829.27	31,811.61
Torey Pines	127S	26	SF-85-1	2,963.00	329.27	3,292.27	26,914.15
Cedar Hammock	124	38	SF 85-2	2,600.00	329.27	2,929.27	23,631.48
Edgewater Trace	127N	23	SF 75	2,662.85	329.27	2,992.12	24,187.74
Palmetto Grove	120	34	SF 70-2	2,000.00	329.27	2,329.27	18,165.06
Sabal Point	121	29	SF 70-3	1,400.00	329.27	1,729.27	12,724.65
Otter Bend	123	45	Villa 60-1	1,600.00	329.27	1,929.27	14,542.45
Citrus Creek	122	30	Villa 60-2	1,300.00	329.27	1,629.27	11,815.66
Woodhaven	126	72	Villa 60-3	2,000.00	329.27	2,329.27	18,165.06
Willow Bend	128	26	SF 50	1,616.00	329.27	1,945.27	14,693.18
Ambleswind Cove	132	54	SF 50	1,616.00	329.27	1,945.27	14,693.18
Heritage Preserve	131	108	SF 50	1,616.00	329.27	1,945.27	14,693.18
Magnolia Pointe	129/130	51	SF 50	1,616.00	329.27	1,945.27	14,693.18
Willow Ridge	132	43	SF 50	1,616.00	329.27	1,945.27	14,693.18
Fairway Cove	125	93	SF 50	1,616.00	329.27	1,945.27	14,693.18

757

Fiscal Year 2023 - 2024 assessments:							
			SF 100-1	\$ 3,755.00	\$ 273.22	\$ 4,028.22	\$ 36,316.06
			SF 100-2	3,500.00	273.22	3,773.22	33,844.86
			SF 85-1	2,963.00	273.22	3,236.22	28,634.37
			SF 85-2	2,600.00	273.22	2,873.22	25,141.89
			SF 75	2,662.85	273.22	2,936.07	25,733.71
			SF 70-2	2,000.00	273.22	2,273.22	19,326.08
			SF 70-3	1,400.00	273.22	1,673.22	13,537.95
			Villa 60-1	1,600.00	273.22	1,873.22	15,471.93
			Villa 60-2	1,300.00	273.22	1,573.22	12,570.86
			Villa 60-3	2,000.00	273.22	2,273.22	19,326.08
			SF 50	1,616.00	273.22	1,889.22	15,632.30

**Verandah West
Community Development District
Projected Assessments
Fiscal Year 2024-2025
2013 Series**

*****PRELIMINARY*****

**Lee County
8 years remaining**

Neighborhoods	Bond Designation	Debt Service Assessment	O & M Assessment	Total Assessment	Outstanding Principal after 2024-2025 tax payment
Hammock Creek	River Village	\$ 2,245.81	\$ 431.37	\$ 2,677.18	\$ 13,888.61
Oak Bend	River Village	2,245.81	431.37	2,677.18	13,888.61
Sanctuary Pointe	Custom SF 100	2,245.81	431.37	2,677.18	13,888.61
Shadetree Pointe	Custom SF 100	2,245.81	431.37	2,677.18	13,888.61
Mossy Oak	Custom SF 100	2,245.81	431.37	2,677.18	13,888.61
Cypress Marsh	Custom SF 85	1,641.22	431.37	2,072.59	10,149.69
River Point	Custom SF 85	1,641.22	431.37	2,072.59	10,149.69
Winding River West	Production 70-1 (NO BUYDOWN)	1,628.14	431.37	2,059.51	10,456.07
Shady Bend	Production 70-2	1,122.91	431.37	1,554.28	6,944.30
Royal Palm (Lots 1-11, 22-25)	Single Family 65	1,042.70	431.37	1,474.07	6,448.28
Royal Palm (Lots 12-21)	Single Family 50	777.43	431.37	1,208.80	4,807.78
Orange Tree Bend	SF 60/Villa 55	950.17	431.37	1,381.54	5,876.03
Bramble Cove	Villa 50	777.43	431.37	1,208.80	4,807.78
Lakeview	Villa 50	777.43	431.37	1,208.80	4,807.78
Preserves Edge	Villa 50	777.43	431.37	1,208.80	4,807.78
Idlewild	Coach Home - L	580.46	431.37	1,011.83	3,589.67
Pebblebrook	Coach Home - L	580.46	431.37	1,011.83	3,589.67
Cottonwood Bend	Town Homes	518.32	431.37	949.69	3,205.37

Fiscal year 2023 - 2024 assessments:	River Village	\$ 2,245.81	\$ 231.06	\$ 2,476.87	\$ 15,267.93
	Custom SF 100	2,245.81	231.06	2,476.87	15,267.93
	Custom SF 85	1,641.22	231.06	1,872.28	11,157.68
	Production 70-1	1,628.14	231.06	1,859.20	11,494.49
	Production 70-2	1,122.91	231.06	1,353.97	7,633.96
	Single Family 65	1,042.70	231.06	1,273.76	7,088.68
	Single Family 50	777.43	231.06	1,008.49	5,285.25
	SF 60/Villa 55	950.17	231.06	1,181.23	6,459.60
	Villa 50	777.43	231.06	1,008.49	5,285.25
	Coach Home - L	580.46	231.06	811.52	3,946.17
	Town Homes	518.32	231.06	749.38	3,523.71

VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT

7A

AFFIDAVIT OF PUBLICATION

Daphne Gillyard
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BOCA RATON FL 33431-8556

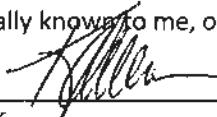
STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Classified Legal CLEGL, was published on the publicly accessible website of Lee County, Florida, or in a newspaper by print in the issues of, on:

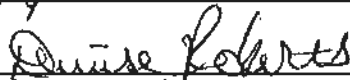
07/23/2024, 07/30/2024

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Legal Clerk



Notary, State of WI, County of Brown

4-6-27

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State of Wisconsin

VERANDAH WEST COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2025 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") for the Verandah West Community Development District ("District") will hold the following public hearings and regular meeting:

DATE: August 14, 2024
HOUR: 2:00 PM
LOCATION: 11300 Palm Beach Boulevard, First Floor
Fort Myers, Florida 33905

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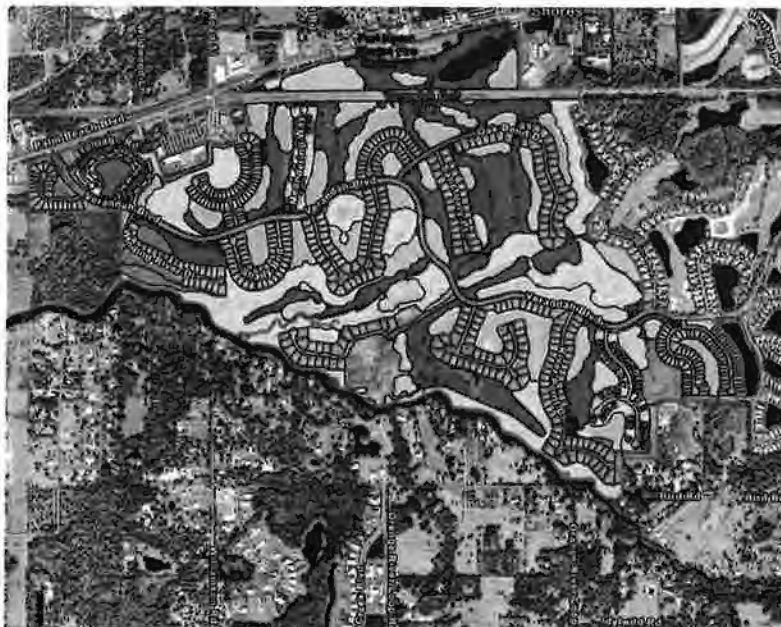
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District Manager



VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT

7B

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

AFFIDAVIT OF MAILING

BEFORE ME, the undersigned authority, this day personally appeared Curtis Marcoux, who by me first being duly sworn and deposed says:

1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Curtis Marcoux, am employed by Wrathell, Hunt and Associates, LLC, and, in the course of that employment, serve as and/or assist the Financial Analyst for the Verandah West Community Development District (“**District**”). Among other things, my duties include preparing and transmitting correspondence relating to the District.
3. I do hereby certify that on July 24, 2024, and in the regular course of business, I caused letters, in the forms attached hereto as **Exhibit A**, to be sent notifying affected landowner(s) in the District of their rights under Florida law, and with respect to the District’s anticipated imposition of operations and maintenance assessments. I further certify that the letters were sent to the addressees identified in the letters or list, if any, included in **Exhibit A** and in the manner identified in **Exhibit A**.
4. I do hereby certify that the attached document(s) were made at or near the time of the occurrence of the matters set forth by, or from information transmitted by, a person having knowledge of those matters; were and are being kept in the course of the regularly conducted activity of the District; and were made as a regular practice in the course of the regularly conducted activity of the District.

FURTHER AFFIANT SAYETH NOT.


By: Curtis Marcoux

SWORN AND SUBSCRIBED before me by means of physical presence or online notarization this 24 day of July 2024, by Curtis Marcoux, for Wrathell, Hunt and Associates, LLC, who is personally known to me or has provided _____ as identification, and who did or did not take an oath.



DAPHNE GILLYARD
Notary Public
State of Florida
Comm# HH390392
Expires 8/20/2027

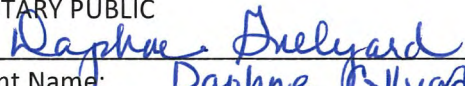
NOTARY PUBLIC

Print Name: Daphne Gillyard
Notary Public, State of Florida
Commission No.: HH 390392
My Commission Expires: 8/20/2027

EXHIBIT A: Copies of Forms of Mailed Notices, including Addresses

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

July 24, 2024

THIS IS NOT A BILL - DO NOT PAY

NAPLES SURGERY CENTER INC
PO BOX 100181
CAPE CORAL, FL 33910

By US Mail, First Class Delivery

Strap #: 36-43-25-L2-1000A.0000
Unit Type: 2.63 ERUs Commercial

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2025 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

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Chesley E. Adams, Jr.
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July 24, 2024

THIS IS NOT A BILL - DO NOT PAY

VERANDAH DEVELOPMENT LLC
105 NE 1ST ST
DELRAY BEACH, FL 33444

By US Mail, First Class Delivery

Strap #: 36-43-25-04-00GC1.0000
Unit Type: 87.40 ERUs Golf Course

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2025 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

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Phone: (561) 571-0010•Fax: (561) 571-0013•Toll-free: (877) 276-0889

July 24, 2024

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NEAL COMMUNITIES OF SOUTHWEST
5800 LAKEWOOD RANCH BLVD N
SARASOTA, FL 34240

By US Mail, First Class Delivery

Strap #: please see “Exhibit B”
Unit Type: 16 Single Family units

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Exhibit B

31-43-26-L1-09000.1360
36-43-25-L2-08000.0010
36-43-25-L2-08000.0020
36-43-25-L2-08000.0030
36-43-25-L2-08000.0040
36-43-25-L2-08000.0050
36-43-25-L2-08000.0060
36-43-25-L2-08000.0070
36-43-25-L2-08000.0080
36-43-25-L2-08000.0090
36-43-25-L2-08000.0100
36-43-25-L2-08000.0110
36-43-25-L2-09000.1170
36-43-25-L2-09000.1280
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36-43-25-L2-09000.1400

Verandah West Community Development District
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July 19, 2024

THIS IS NOT A BILL - DO NOT PAY

XX
XX
XXX

By US Mail, First Class Delivery

Strap #: XX

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For FY 2025, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefitted property, if any, by sending out a bill no later than November of this year. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District’s decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Phone (561) 571-0010 (“District Manager’s Office”), during normal business hours, or by visiting the District’s website at <https://www.verandahcdds.net/>. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the public hearings or meeting because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the public hearings and 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.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager’s Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings 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.

Sincerely,



Chesley E. Adams, Jr.
District Manager



10552308 32-43-26-23-0000N.0202 TENETY VINCENT C & MARY P55 WYANDANCH AVEBABYLON, NY 11702
10508355 31-43-26-12-0000B.0210 TERENCE BARRY J3791 RIVER POINT DRFORT MYERS, FL 33905
10486013 31-43-26-08-0000C.0300 TERRY DONALD W & PATRICIA E L/3521 CYPRESS MARSH DRFORT MYERS, FL 33905
10508401 31-43-26-12-0000B.0080 TERRY F SKYRMS TRUST +CATHY W SKYRMS TRUST12471 VERANDAH BLVDFORT MYERS, FL 33905
10586445 36-43-25-L2-08000.0250 TERRY MICHAEL A & TERRY MARGARET M + LEIBY DEAN MARSHALL & LEIBY MAUREEN P11529 VERANDAH PALM CTFORT MYERS, FL 33905
10508362 31-43-26-12-0000B.0280 THOMAS DAVID3841 RIVER POINT DRFORT MYERS, FL 33905
10553140 32-43-26-23-0000C.0102 THOMAS H BELL TRUST +DARLENE L BELL TRUST13020 PEBBLEBROOK POINT CIR#102FORT MYERS, FL 33905
10552318 32-43-26-23-0000M.0102 THOMPSON MATTHEW M & THOMPSON PAULA M13000 PEBBLEBROOK POINT CIR#102FORT MYERS, FL 33905
10590629 36-43-25-L2-09000.1300 THOMPSON RICHARD JOHN & THOMPSON BELINDA LANE11636 WINDING RIVER DRFORT MYERS, FL 33905
10516860 31-43-26-07-0000C.0202 THOMPSON ROBERT E & THOMPSON PAMELA S1632 CLIFTON DOWNS CT # 202KENNESAW, GA 30144
10552319 32-43-26-23-0000M.0201 TIMMENY JOHN P & PATRICIA B TRFOR TIMMENY TRUST13000 PEBBLEBROOK POINT CIR#201FORT MYERS, FL 33905
10492685 32-43-26-09-0000B.0210 TJL PROPERTIES LLCN7168 WINNEBAGO DRFOND DU LAC, WI 54935
10485176 31-43-26-07-0000Q.0202 TLBHI HOLDINGS LLC6893 OLD CHAPEL RDCINCINNATI, OH 45244
10477961 31-43-26-04-0000B.0150 TOBACK NORMAN P & ILONA A3431 SHADY BEND WAYFORT MYERS, FL 33905
10516858 31-43-26-07-0000C.0102 TOM AND KELLIE SCHROEDERPROPERTIES LLC3721 MOSSY OAK DRFORT MYERS, FL 33905
10478087 36-43-25-04-0000A.0190 TOOL MARK E & MARGARET R13310 ARLINGTON HAMMOCK CTFORT MYERS, FL 33905
10518820 36-43-25-07-0000Z.0205 TOPPI SAM N & ELIZABETH A3240 COTTONWOOD BND #205FORT MYERS, FL 33905
10478057 31-43-26-04-0000F.0070 TORO ELMER F & AMANDA TRFOR TORO FAMILY TRUST12320 HAMMOCK CREEK WAYFORT MYERS, FL 33905
10562949 32-43-26-23-0000E.0201 TOWE VERONICA HELENPO BOX 61368FORT MYERS, FL 33906
10493482 31-43-26-10-0000O.0090 TOWER PAUL S TRFOR TOWER 2017 TRUST227 LOWELL STANDOVER, MA 01810
10477968 31-43-26-04-0000B.0220 TREBEL JOHN M & DONNA M3430 SHADY BEND WAYFORT MYERS, FL 33905
10518910 36-43-25-07-00019.1901 TRUDELL BETH3100 COTTONWOOD BND #1901FORT MYERS, FL 33905
10508398 31-43-26-12-0000B.0050 TRUTA STEVEN TRFOR STEVEN TRUTA TRUST12441 VERANDAH BLVDFORT MYERS, FL 33905
10494977 31-43-26-07-0000A.0201 TSIPIS EVANGELOS G2800 NADEAU RDMONROE, MI 48162
10493502 31-43-26-10-0000O.0290 TURPIE GEORGE & RITA1465 SHORE RDLONDON, ON N6K 4Z8CANADA
10562933 32-43-26-23-0000I.0201 UNDERWOOD JEFFREY S TRFOR UNDERWOOD FAMILY TRUST730 MASON LNLAKE IN THE HILLS, IL 60156
10492636 31-43-26-09-0000A.0060 V SHOWCASE LLC7702 SANTA MARGHERITA WAYNAPLES, FL 34109
10477927 31-43-26-04-0000A.0450 VAN NOSTRAN DOUGLAS C TRFOR DOUGLAS C VAN NOSTRAN TRUST930 KNOLL ST SENORTH CANTON, OH 44709
10524054 32-43-26-18-0000O.0350 VANDERSANDEN SCOTT T557 FARGO TRLMIDDLETON, WI 53562
10508458 32-43-26-12-0000B.0360 VANOS THEODORE & SANDRA8143 HILLSBORO RDLYMPION, ON N0N 1J6CANADA
10477996 31-43-26-04-0000C.0060 VEMULAPALLI KUTUMBARAO & VEMULAPALLI LAKSHMI R TRFOR VEMULAPALLI FAMILY TRUST3251 CYPRESS MARSH DRFORT MYERS, FL 33905
10477992 31-43-26-04-0000C.0020 VERANDAH FLORIDA LLCTERESA B ANDERS 2051 JAMES EVELYN LNROCKINGHAM, VA 22802
10524041 32-43-26-18-0000O.0220 VICKOWSKI CAROL D3431 LAKEVIEW ISLE CTFORT MYERS, FL 33905
10485174 31-43-26-07-0000Q.0102 VICTOR WILLIAM H & BONNIE3010 MEANDERING WAY #102FORT MYERS, FL 33905
10562930 32-43-26-23-0000H.0202 VICTOR WILLIAM H & BONNIE3791 PEBBLEBROOK RIDGE CT #202FORT MYERS, FL 33905
10508474 32-43-26-12-0000B.0450 VIEIRA PEDRO12991 RIVER BLUFF CTFORT MYERS, FL 33905
10518836 36-43-25-07-0000S.0503 WAGNER WILLIAM ROBERT & WAGNER KATHLEEN ANN3221 COTTONWOOD BEND#503FORT MYERS, FL 33905
10518817 36-43-25-07-0000Z.0202 WAITE KRISTEN3240 COTTONWOOD BND #202FORT MYERS, FL 33905
10542501 32-43-26-23-0000Z.0201 WALDRON JERRY D & SANDRA J2001 CIRCLE CTBEDFORD, IN 47421
10518877 36-43-25-07-00012.1204 WALKER WENDY L3161 COTTONWOOD BND # 1204FORT MYERS, FL 33905
10509008 32-43-26-13-0000O.0690 WALLER JEFFREY M TRFOR JEFFREY M WALLER TRUST11791 TAWAS CTBOKEELIA, FL 33922
10518889 36-43-25-07-00014.1406 WALLERS FREDERICK LEE & WALTERS KELLY LEE3141 COTTONWOOD BND #1406FORT MYERS, FL 33905
10477896 31-43-26-04-0000A.0020 WALTERS TIMOTHY J3181 BRAMBLE COVE CTFORT MYERS, FL 33905
10518883 36-43-25-07-00013.1306 WAN YUNTA03151 COTTONWOOD BND #1306FORT MYERS, FL 33905
10503727 31-43-26-07-0000H.0202 WASHINGTON DERRICK L & WASHINGTON STACY A3351 COTTAGE HILL DRGREEN BAY, WI 54311
10492648 31-43-26-09-0000B.0100 WATKINS RICHARD W & WATKINS DARLENE T TRFOR RICHARD W + DARLENE T WATKINS TRUST12641 OAK BEND DRFORT MYERS, FL 33905
10508981 32-43-26-13-0000O.0420 WATSON PERRY & DEBORAH R + WATSON PARIS3721 LAKEVIEW ISLE CTFORT MYERS, FL 33905
10503722 31-43-26-07-0000X.0201 WEBSTER MICHAEL & LISAL116 REMBRANDT CTANCASTER , ON L9G 3N5CANADA
10562938 32-43-26-23-0000F.0202 WEDELES BETTY J13040 PEBBLEBROOK POINT CIR#202FORT MYERS, FL 33905
10478006 31-43-26-04-0000C.0160 WEEKS JEFFREY MARTIN & WEEKS ALETTA ELIZABETH L/E3381 CYPRESS MARSH DRFORT MYERS, FL 33905
10508384 31-43-26-12-0000A.0320 WEINHART JOHN M & PELZ NANCY K3790 MOSSY OAK DRFORT MYERS, FL 33905
10477969 31-43-26-04-0000B.0230 WELLS DENNIS W TRFOR DENNIS W WELLS TRUST3420 SHADY BEND WAYFORT MYERS, FL 33905
10492652 31-43-26-09-0000B.0230 WENGER WILLIAM D & WENGER CECILIA ANN12610 OAK BEND DRFORT MYERS, FL 33905
10518869 36-43-25-07-00011.1102 WEST MICHAEL D & MELISSA M3171 COTTONWOOD BND # 1102FORT MYERS, FL 33905
10562947 32-43-26-23-0000E.0101 WESTON WILLIAM C TRFOR WILLIAM C WESTON TRUST3780 PEBBLEBROOK RIDGE CT #101FORT MYERS, FL 33905
10508425 31-43-26-12-0000A.0140 WHITAKER ILKA JORDAN & WHITAKER DAVID3761 MOSSY OAK DR FORT MYERS, FL 33905
10553160 32-43-26-23-0000A.0201 WHITFIELD GARY161-295 WATER STGUELPH, ON N1G 2X5CANADA
10524046 32-43-26-18-0000O.0270 WHITING KATHLEEN ANN TRFOR KATHLEEN ANN WHITING TRUST3491 LAKEVIEW ISLE CTFORT MYERS, FL 33905
10518828 36-43-25-07-0000A.0401 WHITLOW KRISTYN3230 COTTONWOOD BND #401FORT MYERS, FL 33905
10489475 31-43-26-07-0000A.0101 WICKS EDWARD S TRFOR EDWARD S WICKS TRUST3110 MEANDERING WAY #101FORT MYERS, FL 33905
10590623 36-43-25-L2-09000.1240 WICKS JOEL D TRFOR JOEL AND TAMARA WICKS TRUST11612 WINDING RIVER DRFORT MYERS, FL 33905
10543429 32-43-26-23-0000R.0201 WILEY KATHERINE13090 PEBBLEBROOK POINT CIR#201FORT MYERS, FL 33905
10509015 32-43-26-13-0000O.0760 WILLIAMS ARTHUR J JR & WILLIAMS HELEN M TRFOR ARTHUR J + HELEN M WILLIAMS JR TRUST9 CABOT RDMERRMACK, NH 03054
10509001 32-43-26-13-0000O.0620 WILLIAMS KENNETH RICHARD & WILLIAMS BRENDA JEANPO BOX 537HAVELOCK , ON K0L 1Z0CANADA
10508470 32-43-26-12-0000B.0410 WILLIAMS MITCHELL W & WILLIAMS PATRICIA13031 RIVER BLUFF CTFORT MYERS, FL 33905
10492639 31-43-26-09-0000B.0010 WILLIAMS ROBERT A & MARY A12501 OAK BEND DRFORT MYERS, FL 33905
10478038 31-43-26-04-0000E.0170 WINCHESTER CHARLES & JOYCE3320 SANCTUARY POINTFORT MYERS, FL 33905
10477943 31-43-26-04-0000A.0610 WINTER JAMES BRUCE & WINTER SUSAN LYNN130 4TH ST WOMEN SOUND, ON N4K 3J9CANADA
10498405 31-43-26-07-0000J.0101 WISHART ERIC J & COSTA DOREEN M100 SAW MILL DR #102NORTH KINGSTOWN, RI 02852
10485163 31-43-26-07-0000B.0201 WOBBLETON JEFFREY & BOWEN KAREN311 MEANDERING WAY #201FORT MYERS, FL 33905
10493496 31-43-26-10-0000O.0230 WOLF KENT A3191 ORANGETREE BDNFORT MYERS, FL 33905
10518849 36-43-25-07-00007.0704 WOLF LESLIE R TRFOR LESLIE R WOLF TRUST3619 SHAKESPEARE LNNAPERVILLE, IL 60564
10562953 32-43-26-23-0000F.0201 WOLKIN JAMES A & CHERYL L3770 PEBBLEBROOK RIDGE CT#201FORT MYERS, FL 33905
10590617 36-43-25-L2-09000.1180 WULLSCHLEGER KURT E TRFOR KURT + JANE WULLSCHLEGER TRUST11588 WINDING RIVER DRFORT MYERS, FL 33905
10541393 32-43-26-23-0000X.0102 WYAND CHARLES C & MARY ANN6 CARRIAGE LNNEW FAIRFIELD, CT 06812
10477930 31-43-26-04-0000A.0480 WYAND CLIFFORD L & CATHY L32 STAFFORD DRPLATTSBURGH, NY 12901
10492641 31-43-26-09-0000B.0030 WYAND MARY K TRFOR MARY KATHERINE WYAND TRUSTPO BOX 775NEW LONDON, NH 03257
10477953 31-43-26-04-0000B.0070 YODER VERANDAH LLC2466 OAK RIDGE RDHARRISONBURG, VA 22801
10552671 32-43-26-23-0000B.0102 YOUNG BRUCE D & DIANE L1100 HAYDONBRIDGE CTRMISSISSAUGA, ON L5V 1Y4CANADA
10508703 31-43-26-07-0000G.0201 ZAMPICINI PAUL J & DENISE C3081 MEANDERING WAY #201FORT MYERS, FL 33905
10562926 32-43-26-23-0000G.0202 ZAPATA DAVID A TRFOR ZAPATA COPPO TRUST41 ACADEMY STSKANEATELES, NY 13152
10478074 31-43-26-04-0000F.0240 ZAPISEK MARK JOSEPH & ZAPISEK VIRGINIA ANN429 N FRANKLIN ST #400SYRACUSE, NY 13204
10509004 32-43-26-13-0000O.0650 ZAREMA JAMES VERNON & ZAREMA WENDY21083 N COLUMBUS DRBARRINGTON, IL 60010
10541340 32-43-26-23-0000K.0202 ZHANG TINA10731 CHASE CTFISHERS, IN 46037
10477981 31-43-26-04-0000B.0350 ZIMMERMAN AUDIE & CYNTHIA3290 SHADY BEND WAYFORT MYERS, FL 33905
10492633 31-43-26-09-0000A.0030 ZUHLKE JAMES R & DEBORAH A12421 OAK BEND DRFORT MYERS, FL 33905

VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT

7C

**RESOLUTION 2024-08
[FY 2025 ASSESSMENT RESOLUTION]**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERANDAH WEST COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2025 ADOPTED BUDGET(S); 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, 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, for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**FY 2025**”), the Board of Supervisors (“**Board**”) of the District has determined to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District’s Adopted Budget, the District’s Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District’s Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B (“Assessment Roll”)**.

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

- a. **Benefit 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 **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.
 - b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance ("**O&M Assessment(s)**") is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
 - c. **Maximum Rate.** 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.
3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby certifies for collection the FY 2025 installment of the District's previously levied debt service special assessments ("**Debt Assessments**," and together with the O&M Assessments, the "**Assessments**") in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.
4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.
- a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the "**Tax Roll Property**" identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* ("**Uniform Method**"). 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 property taxes. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
 - b. **Direct Bill Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on "**Direct Collect Property**" identified in **Exhibit B** shall be

collected directly by the District in accordance with Florida law, as set forth in **Exhibit A** and **Exhibit B**. The District's Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.

- i. *Due Date (O&M Assessments)*. O&M Assessments directly collected by the District shall be due and payable in full on December 1, 2024; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2024, 25% due no later than February 1, 2025 and 25% due no later than May 1, 2025.
 - ii. *Due Date (Debt Assessments)*. Debt Assessments directly collected by the District shall be due and payable in full on **December 1, 2024**; provided, however, that, to the extent permitted by law, the Debt Assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2024, 25% due no later than February 1, 2025 and 25% due no later than May 1, 2025.
 - iii. In the event that an Assessment payment is not made in accordance with the schedule(s) stated above, the whole of such Assessment, including any remaining partial, deferred payments for the Fiscal Year: shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent Assessments shall accrue at the rate of any bonds secured by the Assessments, or at the statutory prejudgment interest rate, as applicable. In the event an Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole Assessment, as set forth herein.
- c. **Future Collection Methods**. The District's decision to collect 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.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. 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.

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

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

PASSED AND ADOPTED this 14th day of August, 2024.

ATTEST:

**VERANDAH WEST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget

Exhibit B: Assessment Roll

VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT

8

Memorandum

To: Board of Supervisors

From: District Management

Date: August 14, 2024

RE: HB7013 - Special Districts Performance Measures and Standards Reporting

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A: Goals, Objectives and Annual Reporting Form

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

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

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

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

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

Achieved: Yes No

Goal 1.2 Notice of Meetings Compliance

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

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

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

Achieved: Yes No

Goal 1.3 Access to Records Compliance

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

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

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

Achieved: Yes No

2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

Goal 2.1 District Infrastructure and Facilities Inspections

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

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

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

Achieved: Yes No

3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

Goal 3.1 Annual Budget Preparation

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

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

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

Achieved: Yes No

Goal 3.2 Financial Reports

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

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD website.

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

Achieved: Yes No

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit said results to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes No

District Manager

Chair/Vice Chair, Board of Supervisors

Print Name

Print Name

Date

Date

VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT

9

Ruta Viola

From: Paul Martin <pmartin@kolter.com>
Sent: Friday, August 9, 2024 9:30 AM
To: Cleo Adams
Subject: RE: Request from VCA board

Cleo,

There are many concrete paths and boardwalks that go through the CDD owned preserve property at Verandah. Unless there is some agreement that was previously in place that deeds ownership of the boardwalks or walking paths to the HOA or Verandah Development, it only seems logical that the CDD would own anything in there. The HOA has always maintained the paths and the boardwalks but I believe they are just looking for an official maintenance agreement between the CDD and the HOA that would dictate that.

We need to do the same thing for a bridge between Whispering Oaks golf holes 1 & 2 where the golf carts cross over a preserve and also between holes 6 & 7 on Old Orange where a cart path runs through the preserve and holes 7 & 8 where there is a wooden bridge that carts cross over. We want to make sure these areas are maintained safely and Verandah Development will continue to maintain these areas but we should have some sort of maintenance agreement in place to cover both entities for liability purposes.

BBG may have created something like this with the CDD in the early years of Verandah but if not we need to do so. I do have Johnson Engineering working on the legal descriptions for the areas the golf course maintains and our Land Development attorney will be drafting agreements that we can share with the CDD for review and approval.

In light of recent lawsuits from injury on a sidewalk we all need to make sure that maintenance of these paths, boardwalks and bridges is assigned properly and therefore maintained properly.

On another note, I may be wrong but having boardwalks, walking paths etc. owned by the CDD would not require a change in the gate procedures since the roadways are all owned by the HOA.

Paul Martin
Vice President of Land Development
Kolter Land Partners LLC
Mobile: 239.273.4675

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From: Cleo Adams <crismond@whhassociates.com>
Sent: Friday, August 9, 2024 8:30 AM
To: Michele Boose <MicheleB@vcalife.com>
Cc: jeff.jordan@kw.com; 'dmoore@verandahcdds.net' <dmoore@verandahcdds.net>; shane willis <willis@whhassociates.com>; Willson, Alyssa C. <Alyssa.Willson@KutakRock.com>; Paul Martin <pmartin@kolter.com>
Subject: RE: Request from VCA board

[External Email]

Good Morning Michele,

There are no agreements between the HOA and VE or VW surrounding the attached. The District does not own any bridges/boardwalks, etc. as it would cause a general public access issue if the CDD did own any of them. You would have to change how you operate your gates from a "hard gate" to a "soft gate" operation, not being able to ultimately deny access to a member of the general public.

SW Florida Strong –

Cleo Adams
District Manager
Wrathell, Hunt & Associates, LLC
9220 Bonita Beach Road
Suite #214
Bonita Springs, FL 34135
(239) 989-2939 (M)

**FRAUD ALERT ---- DUE TO INCREASED INCIDENTS OF WIRE
FRAUD, IF YOU RECEIVE WIRE INSTRUCTIONS FROM OUR OFFICE
DO NOT SEND A WIRE.**

From: Michele Boose <MicheleB@vcalife.com>
Sent: Wednesday, August 7, 2024 10:13 AM
To: Cleo Adams <crismondc@whhassociates.com>
Subject: Request from VCA board

Good morning,

Please see attached request from the VCA board. Let me know if you have any questions.

Thank you

Michele Boose, MBA, LCAM, CMCA, AMS
General Manager|Verandah Community Association
REALMANAGE FAMILY OF BRANDS

Community Association Onsite Address: 11390 Palm Beach Blvd. First Floor, Fort Myers, FL 33905,
Office– 239-694-6358

Corporate Address: 270 W Plant Street, Suite 340, Winter Garden, FL 34787
877-221-6919 | RealManage | Verandah Community Website | CiraConnect

VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JUNE 30, 2024**

**VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2024**

	Major Funds		Total Governmental Funds
	General	Debt Service Series 2013	
ASSETS			
Cash (SunTrust)	\$166,117	\$ -	\$ 166,117
Investments			
Revenue account	-	274,961	274,961
Reserve account	-	448,350	448,350
Due from general fund	-	21,003	21,003
Off-roll Assessments receivable	-	5,351	5,351
Due from Verandah East	1,078		1,078
Due from other	12,709	-	12,709
Deposits	57	-	57
Total assets	<u>\$ 179,961</u>	<u>\$ 749,665</u>	<u>\$ 929,626</u>
LIABILITIES			
Liabilities:			
Accounts payable	\$ 18,113	\$ -	\$ 18,113
Due to debt service fund	21,003	-	21,003
Due to other governments	1,063	-	1,063
Total liabilities	<u>40,179</u>	<u>-</u>	<u>40,179</u>
DEFERRED INFLOWS OF RESOURCES			
Unearned revenue	4,781	-	4,781
Deferred revenue	12,709	5,351	18,060
Total deferred inflows of resources	<u>17,490</u>	<u>5,351</u>	<u>22,841</u>
Fund balances:			
Restricted for:			
Debt service	-	744,314	744,314
Unassigned	122,292	-	122,292
Total fund balances	<u>122,292</u>	<u>744,314</u>	<u>866,606</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$179,961</u>	<u>\$ 749,665</u>	<u>\$ 929,626</u>

**VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 001
FOR THE PERIOD JUNE 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUE				
Special assessment: on-roll	\$ 2,620	\$ 197,501	\$ 195,561	101%
Special assessment: off-roll	1,594	14,342	19,123	75%
Interest & miscellaneous	1	20	337	6%
Total revenue	<u>4,215</u>	<u>211,863</u>	<u>215,021</u>	99%
EXPENDITURE				
Professional & administrative				
Supervisor fees	-	3,136	3,930	80%
Management and accounting	5,846	52,616	70,155	75%
Audit	-	8,344	8,365	100%
Legal	31	4,846	5,614	86%
Field management	990	8,911	11,881	75%
Engineering	964	7,483	5,614	133%
Trustee	-	5,770	5,614	103%
Dissemination agent	387	3,487	4,649	75%
Arbitrage	280	280	1,684	17%
Assessment roll preparation	1,123	10,105	13,474	75%
Telephone	36	326	435	75%
Postage	18	400	281	142%
Insurance	-	8,429	8,534	99%
Printing & binding	76	680	906	75%
Legal advertising	184	184	842	22%
Office expenses and supplies	-	-	140	0%
Website	-	395	792	50%
Contingencies	71	507	842	60%
Annual district filing fee	-	196	196	100%
Total professional & admin	<u>10,006</u>	<u>116,095</u>	<u>144,173</u>	81%
Water management				
Contractual services	5,706	40,413	69,055	59%
Aquascaping	-	10,807	2,807	385%
Utilities	43	439	730	60%
Contingencies	-	280	2,807	10%
Total water management	<u>5,749</u>	<u>51,939</u>	<u>75,399</u>	69%

**VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND 001
FOR THE PERIOD JUNE 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
Other fees and charges				
Property appraiser	913	913	936	98%
Tax collector	-	1,617	1,723	94%
Total other fees & charges	<u>913</u>	<u>2,530</u>	<u>2,659</u>	95%
Total expenditures	<u>16,668</u>	<u>170,564</u>	<u>222,231</u>	77%
Excess/(deficiency) of revenues over/(under) expenditures	(12,453)	41,299	(7,210)	
Fund balances - beginning	<u>134,745</u>	<u>80,993</u>	<u>73,857</u>	
Fund balances - ending	<u><u>\$ 122,292</u></u>	<u><u>\$ 122,292</u></u>	<u><u>\$ 66,647</u></u>	

**VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND 202 - SERIES 2013
FOR THE PERIOD JUNE 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll	\$ 12,126	\$ 906,442	\$ 906,231	100%
Special assessment: off-roll	-	269,196	332,699	81%
Interest income	2,923	35,576	-	N/A
Total revenues	<u>15,049</u>	<u>1,211,214</u>	<u>1,238,930</u>	98%
EXPENDITURES				
Debt service				
Principal	-	755,000	755,000	100%
Prepayment	-	5,000	-	N/A
Interest	-	477,875	478,000	100%
Total debt service	<u>-</u>	<u>1,237,875</u>	<u>1,233,000</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	15,049	(26,661)	5,930	
Fund balances - beginning	729,265	770,975	682,094	
Fund balances - ending	<u>\$ 744,314</u>	<u>\$ 744,314</u>	<u>\$ 688,024</u>	

VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

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

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The Board of Supervisors of the Verandah West Community Development District held a Regular Meeting on May 8, 2024 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
Edward Faynor	Assistant Secretary

Also present:

Chuck Adams (via telephone)	District Manager
Cleo Adams	District Manager
Shane Willis	Operations Manager
Alyssa Willson (via telephone)	District Counsel
Brent Burford (via telephone)	District Engineer
Mark Zordan (via telephone)	Johnson Engineering Inc. (JEI)
Brenda Radford (via telephone)	MRI Inspection, LLC

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mrs. Adams called the meeting to order at 2:08 p.m.

All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments (3 minutes per person)

There were no public comments.

THIRD ORDER OF BUSINESS

**Consideration of Resolution 2024-01,
Electing and Removing Officers of the
District and Providing for an Effective Date**

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Mrs. Adams presented Resolution 2024-01. The following slate was nominated:

- Jeffrey Jordan Chair
- Susie McIntyre Vice Chair
- Paul Zampiceni Assistant Secretary
- Gerald Baldwin Assistant Secretary
- Edward Faynor Assistant Secretary

No other nominations were made.

The Resolution removes the following from the Board:

- Lorie St. Lawrence Assistant Secretary

The following prior appointments by the Board remain unaffected by the Resolution:

- Cleo Adams Assistant Secretary
- Craig Wrathell Assistant Secretary
- Craig Wrathell Treasurer
- Jeff Pinder Assistant Treasurer

On MOTION by Mr. Baldwin and seconded by Mr. Zampiceni, with all in favor, Resolution 2024-01, Electing, as nominated, and Removing Officers of the District, as nominated, and Providing for an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

**Consideration of Johnson Engineering, Inc.
New Rate Schedule**

Mrs. Adams presented the Johnson Engineering, Inc. New Rate Schedule, which went into effect September 6, 2023. There is an approximate 10% increase in the rates.

On MOTION by Mr. Zampiceni and seconded by Mr. Jordan, with all in favor, the Johnson Engineering, Inc. New Rate Schedule, effective September 6, 2023, was approved.

72 **FIFTH ORDER OF BUSINESS** **Consideration of MRI Inspection, LLC**
 73 **Proposals for 2024 Cleaning of Storm**
 74 **Structures**
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76 Mrs. Adams presented the MRI Inspection, LLC Proposals for 2024 Cleaning of Storm
 77 Structures. She recalled previous discussions wherein the Board directed Staff to have the pipes
 78 inspected. She stated that the Verandah East CDD Board approved cleaning pipes and
 79 structures with 25% or more blockage. She advised that a \$200 assessment increase is
 80 necessary in order to maintain the storm structures.

81 Mr. Burford stated it is standard practice to clean out any pipes with 25% or more
 82 blockage, based on the pipe diameter.

83 Discussion ensued regarding the pipes highlighted in yellow on the Inspection Report,
 84 the \$200 assessment increase and the interconnect pipes.

85

86 **On MOTION by Mr. Zampiceni and seconded by Mr. Baldwin, with all in favor,**
 87 **proceeding with cleaning all pipes and structures that have 25% or more**
 88 **fill/debris, per the MRI Inspection, LLC Proposals for 2024 Cleaning of Storm**
 89 **Structures, was approved.**

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92 **SIXTH ORDER OF BUSINESS** **Consideration of MRI Construction, Inc.**
 93 **Proposal #462 for Lake H12 Lake Bank**
 94 **Restoration**
 95

96 Mrs. Adams presented MRI Construction, Inc. Proposal #462 for Lake H-12 Lake Bank
 97 Restoration, in the amount of \$118,683. She discussed the scope of work, the proposed Fiscal
 98 Year 2025 budget, littoral plantings, utilizing unassigned fund balance, the GIS map, the
 99 assessment increase and the need for an explanation memo to property owners.

100

101 **On MOTION by Mr. Baldwin and seconded by Ms. McIntyre, with all in favor,**
 102 **MRI Construction, Inc. Proposal #462 for Lake H-12 Lake Bank Restoration, in**
 103 **the amount of \$118,683, was approved.**

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106 **SEVENTH ORDER OF BUSINESS** **Discussion/Consideration of Crosscreek**
 107 **Environmental, Inc. Second Year Renewal**

Option for Lake and Wetland Maintenance Services

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Mrs. Adams presented the Crosscreek Environmental, Inc. Second Year Renewal Option for Lake and Wetland Maintenance Services. The Verandah West CDD total is \$122,264.

On MOTION by Mr. Jordan and seconded by Mr. Zampiceni, with all in favor, the Crosscreek Environmental, Inc. Second Year Renewal Option for Lake and Wetland Maintenance Services, was approved.

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EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2024-05, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2022 and Ending September 30, 2023; and Providing for an Effective Date

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Mrs. Adams presented Resolution 2024-05 and read the title. She reviewed the amended budget for Fiscal Year 2023 and explained that this is necessary to avoid a finding in the annual audit.

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On MOTION by Mr. Jordan and seconded by Mr. Faynor, with all in favor, Resolution 2024-05, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2022 and Ending September 30, 2023; and Providing for an Effective Date, was adopted.

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NINTH ORDER OF BUSINESS

Consideration of Resolution 2024-03, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

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Mrs. Adams presented Resolution 2024-03. She reviewed the proposed Fiscal Year 2025 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal Year 2024 budget, and explained the reasons for any changes.

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147 Mrs. Adams stated it would be helpful if the Board Chair drafts a brief cover letter for
148 the Mailed Notice explaining the reason for the assessment increase.

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On MOTION by Mr. Baldwin and seconded by Mr. Zampiceni, with all in favor, Resolution 2024-03, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 14, 2024 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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TENTH ORDER OF BUSINESS

Consideration of Resolution 2024-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date

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Mrs. Adams presented Resolution 2024-04.

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On MOTION by Mr. Jordan and seconded by Ms. McIntyre, with all in favor, Resolution 2024-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date, was adopted.

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ELEVENTH ORDER OF BUSINESS

Discussion: Permit Transfer - Legal Access to LaBelle Ranch Mitigation Area in Hendry County

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• Field Inspection Report

178 Mrs. Adams presented a letter from JEI regarding the June 14, 2013 Insufficient
179 Documentation Permit Transfer; Verandah, Permit No. 36-04314, dated March 3, 2014.

180 Ms. Willson stated this item was discussed in the Verandah East CDD meeting earlier
181 today. District Staff researched the files and the off-site mitigation was listed in all the bond
182 documents and the Capital Improvement Plan (CIP) for both CDDs. The permit for that area was
183 transferred from the South Florida Water Management District (SFWMD) to the Verandah West

184 CDD as the long-term operator. Under that permit, the Verandah East CDD shares in that
185 responsibility and there was additional documentation noting that the District has access to the
186 property, via an Access and Maintenance Easement to perform any of the minimal tasks
187 required under the permit. All the initial work was done by the Developer.

188 The Board and Staff discussed the mitigation property and the CDD’s responsibility to
189 maintain the land.

190 Mrs. Adams stated this item will be removed from future agendas.

191

192 **TWELFTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**
193 **Statements as of March 31, 2024**

194
195 Mrs. Adams presented the Unaudited Financial Statements as of March 31, 2024.

196 The financials were accepted.

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198 **THIRTEENTH ORDER OF BUSINESS** **Approval of January 10, 2024 Regular**
199 **Meeting Minutes**

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201 Mrs. Adams presented the January 10, 2024 Regular Meeting Minutes.

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203 **On MOTION by Mr. Jordan and seconded by Mr. Faynor, with all in favor, the**
204 **January 10, 2024 Regular Meeting Minutes, as presented, were approved.**

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207 **FOURTEENTH ORDER OF BUSINESS** **Staff Reports**

208

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

- 210 • **Required Ethics Training**

211 This item was included for informational purposes.

- 212 • **Update: C-1 Wetland Repairs with the Club**

213 Mrs. Adams stated that the SFWMD certified that the conservation area is in
214 compliance; the Club installed plantings and must reimburse the CDD, in the amount of \$6,830.
215 JEI will be asked to produce a revised change order for this.

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

217 Mrs. Adams introduced Mr. Mark Zordan, who will eventually replace Mr. Burford.

218 **C. District Manager: Wrathell, Hunt & Associates, LLC**

219 • **District Manager’s Report**

220 This item was included for informational purposes.

221 • **1,014 Registered Voters in District as of April 15, 2024**

222 • **NEXT MEETING DATE: August 14, 2024 at 2:00 PM**

223 ○ **QUORUM CHECK**

224 All Supervisors confirmed their in-person attendance at the August 14, 2024 meeting.

225

226 **FIFTEENTH ORDER OF BUSINESS**

Supervisors’ Requests

227

228 A Board Member asked about term expirations. Mrs. Adams stated Seats 1, 3 and 5,
229 currently held by Supervisors Jordan, Faynor and Baldwin, will be up for election at the
230 November 2024 General Election. The candidate qualifying period is from noon, June 10, 2024
231 to noon, June 14, 2024.

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233 **SIXTEENTH ORDER OF BUSINESS**

Adjournment

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236 **On MOTION by Mr. Jordan and seconded by Ms. McIntyre, with all in favor, the**
237 **meeting adjourned at 2:42 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

VERANDAH WEST COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE

LOCATION

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

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 9, 2024	Regular Meeting	2:00 PM
January 8, 2025	Regular Meeting	2:00 PM
May 14, 2025	Regular Meeting	2:00 PM
August 13, 2025	Public Hearing & Regular Meeting	2:00 PM