

VERANDAH EAST

COMMUNITY DEVELOPMENT

DISTRICT

August 13, 2025

BOARD OF SUPERVISORS

PUBLIC HEARING AND

REGULAR MEETING

AGENDA

**VERANDAH EAST
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

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

August 6, 2025

Board of Supervisors
Verandah East Community Development District

ATTENDEES:

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

Dear Board Members:

The Board of Supervisors of the Verandah East Community Development District will hold a Public Hearing and Regular Meeting on August 13, 2025 at 1:00 p.m., at 11390 Palm Beach Blvd., First Floor, Fort Myers, Florida 33905. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments (3 minutes per person)
3. Public Hearing on Adoption of Fiscal Year 2025/2026 Budget
 - A. Affidavit of Publication
 - B. Consideration of Resolution 2025-08, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date
4. Consideration of Resolution 2025-09, Providing for Funding for the FY 2026 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
5. Consideration of Resolution 2025-10, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; and Providing for an Effective Date
6. Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]
 - Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting

7. Acceptance of Unaudited Financial Statements as of June 30, 2025
 - Discussion/Update: Trustee/Bank Mutual Fund Alternative Sources
 - Financial Highlights Report
8. Approval of Minutes
 - A. January 8, 2025 Regular Meeting
 - B. May 14, 2025 Regular Meeting
9. 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
 - Operations Report
 - 1,032 Registered Voters as of April 15, 2025
 - NEXT MEETING DATE: October 8, 2026 at 1:00 PM

○ QUORUM CHECK

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

10. Supervisors' Requests
11. Adjournment

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

Sincerely,



Cleo Adams
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE:

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT CODE: 709 724 7992

**VERANDAH EAST
COMMUNITY DEVELOPMENT DISTRICT**

3A

Serial Number
25-02741L

Business Observer

Published Weekly
Fort Myers, Lee County, Florida

COUNTY OF LEE

STATE OF FLORIDA

Before the undersigned authority personally appeared Holly Botkin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Fort Myers, Lee County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearings to Consider the Adoption of Policies

in the matter of Verandah East CDD Notice of Public Hearing

in the Court, was published in said newspaper by print in the

issues of 7/25/2025, 8/1/2025

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

**VERANDAH EAST COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE
FISCAL YEAR 2026 PROPOSED BUDGET(S) AND NOTICE OF REGULAR
BOARD OF SUPERVISORS' MEETING.**

The Board of Supervisors ("Board") of the Verandah East Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE: August 12, 2025
TIME: 1:00 p.m.
LOCATION: 16390 Palm Beach Boulevard, First Floor
Fort Myers, Florida 33905

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Proposed Budget"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o Wrothell, Hunt and Associates, LLC, 2100 Glades Road, Suite 410W, Boca Raton, Florida 33421, (561) 371-0010 ("District Manager's Office"), during normal business hours, or by visiting the District's website at www.verandahcdd.net.

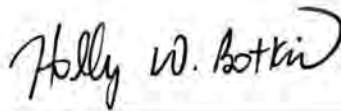
The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District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

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

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

Cleo Adams
District Manager
July 25; August 1, 2025

25-02741L



Holly Botkin

Sworn to and subscribed, and personally appeared by physical presence before me,

1st day of August, 2025 A.D.

by Holly Botkin who is personally known to me.



Notary Public, State of Florida
(SEAL)



Andrew Pagnotta
Comm.: HH 627562
Expires: Jan. 12, 2029
Notary Public - State of Florida

**VERANDAH EAST
COMMUNITY DEVELOPMENT DISTRICT**

3B

RESOLUTION 2025-08
[FY 2026 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE VERANDAH EAST COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the Verandah East Community Development District ("**District**") prior to June 15, 2025, 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 EAST 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 East Community Development District for the Fiscal Year Ending September 30, 2026."

- 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 2026, 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 2026 or within 60 days following the end of the FY 2026 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 13th day of August, 2025.

ATTEST:

**VERANDAH EAST
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2026 Budget

Exhibit A

FY 2026 Budget

**VERANDAH EAST & VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICTS
PROPOSED BUDGET
FISCAL YEAR 2026**

**VERANDAH EAST & VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICTS
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**VERANDAH EAST & VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICTS
COMBINED GENERAL FUND BUDGETS
FISCAL YEAR 2026**

Fiscal Year 2025

REVENUES

	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Proposed Budget FY 2026
Assessment levy: on-roll - gross	\$ 629,564				\$ 629,564
Allowable discounts (4%)	(25,182)				(25,183)
Assessment levy: on-roll - net	604,382	\$ 582,456	\$ 21,926	\$ 604,382	604,381
Assessment levy: off-roll	35,930	17,965	17,965	35,930	35,930
Interest and miscellaneous	600	37	563	600	600
Total revenues	640,912	600,458	40,454	640,912	640,911

EXPENDITURES

Professional & admin

Supervisors	7,200	1,800	3,600	5,400	7,200
Management and accounting	124,960	62,480	62,480	124,960	124,960
Audit	14,900	8,365	6,535	14,900	14,900
Legal	10,000	3,106	4,000	7,106	10,000
Field management	21,163	10,581	10,582	21,163	21,163
Engineering	10,000	4,207	2,500	6,707	10,000
Trustee	10,000	5,375	4,625	10,000	10,000
Dissemination agent	8,280	4,139	4,141	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	388	387	775	775
Postage	500	298	202	500	500
Insurance	16,558	15,654	904	16,558	18,612
Printing & binding	1,614	807	807	1,614	1,614
Legal advertising	1,500	57	1,443	1,500	1,500
Office expenses & supplies	250	-	250	250	250
Website	1,410	705	705	1,410	1,410
ADA website compliance	400	-	400	400	400
Contingencies	1,500	939	561	1,500	1,500
Annual district filing fee	350	350	-	350	350
Total professional & admin	258,360	131,251	119,122	250,373	260,414

Water management

Contractual services	123,000	64,466	58,534	123,000	123,000
Aquascaping/pipe cleanout	96,300	87,500	8,800	96,300	96,300
Perimeter fence/wall ongoing RM not shared*	1,800	750	1,050	1,800	1,800
Utilities	1,300	449	851	1,300	1,300
Lake bank restoration not shared*	127,000	-	-	-	132,000
Contingencies	5,000	-	5,000	5,000	5,000
Total water management	354,400	153,165	74,235	227,400	359,400

**VERANDAH EAST & VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICTS
COMBINED GENERAL FUND BUDGETS
FISCAL YEAR 2026**

	Fiscal Year 2025			
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Proposed Budget FY 2026
Other fees and charges				
Property appraiser	1,740	1,631	109	1,740
Tax collector	3,202	3,001	201	3,202
Total other fees and charges	4,942	4,632	310	4,942
Total expenditures	617,702	289,048	193,667	624,756
Net increase/(decrease) of fund balance	23,210	311,410	(153,213)	16,155
Fund balance - beginning (unaudited)	135,653	139,450	450,860	297,647
Fund balance - ending (projected)	<u>\$ 158,863</u>	<u>\$ 450,860</u>	<u>\$ 297,647</u>	<u>\$ 313,802</u>

* Items not shared are fully paid for by either the East or the West CDD only.

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

EXPENDITURES

Supervisors	\$ 7,200
Statutorily set at \$200 for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year. The District anticipates four (4) meetings and all five (5) Board Members receiving fees.	
Management and accounting	124,960
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.	
Audit Fees	14,900
The Districts are required to complete annual, independent examinations of their accounting records and procedures. These audits are conducted pursuant to Florida law and the rules of the Florida Auditor General.	
Legal	10,000
The District's attorney provides on-going general counsel and legal representation. He handles issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Field management	21,163
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.	
Engineering	10,000
Johnson Engineering provides an array of engineering and consulting services to the Districts, assisting in developing infrastructure and improvement-related solutions for them in addition to advising the Districts on facility maintenance. Additionally, the District utilize FL GIS for their GIS annual mapping updates.	
Trustee	10,000
Annual fees paid to U.S. Bank for acting as trustee, paying agent and registrar.	
Dissemination agent	8,280
The Districts must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities & Exchange Act of 1934.	
Arbitrage rebate calculation	3,000
To ensure the Districts' compliance with all tax regulations, annual computations are necessary to calculate arbitrage rebate liability.	
Assessment roll preparation	24,000
The Districts have contracts with Wrathell, Hunt and Associates, LLC, to prepare the annual	
Telephone	775
Telephone and fax machine services.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Insurance	18,612
The Districts carry public officials liability and general liability insurance. Each District has a general liability insurance limit of \$1,000,000 (\$2,000,000 general aggregate) and a public officials liability limit of \$1,000,000.	

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

EXPENDITURES (continued)

Printing & binding	1,614
Letterhead, envelopes, copies, etc.	
Legal advertising	1,500
Required advertisements for monthly meetings, special meetings, public hearings, bidding, etc.	
Office expenses & supplies	250
Administrative and accounting supplies.	
Website	1,410
ADA website compliance	400
Contingencies	1,500
Bank charges and miscellaneous expenses incurred throughout the year.	
Annual district filing fee	350
Annual fee paid to the Department of Economic Opportunity.	
Contractual services	123,000
Contracts entered into by the Districts for water management related professional services.	
Aquascaping/pipe cleanout	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*	132,000
Covers the cost of restoration of lake banks in West lakes, 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>\$624,756</u></u>

**VERANDAH EAST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 249,256				\$ 249,255
Allowable discounts (4%)	(9,970)				(9,970)
Assessment levy: on-roll - net	239,286	\$ 230,982	\$ 8,770	\$ 239,752	239,285
Interest and miscellaneous	263	18	248	266	263
Total revenues	239,549	231,000	9,018	240,018	239,548
EXPENDITURES					
Professional & admin					
Supervisors	3,158	792	1,584	2,376	3,158
Management and accounting	54,805	27,402	27,491	54,893	54,805
Audit	6,535	3,681	2,875	6,556	6,535
Legal	4,386	1,502	1,760	3,262	4,386
Field management	9,282	4,641	4,656	9,297	9,282
Engineering	4,386	2,876	1,100	3,976	4,386
Trustee	4,386	2,365	2,035	4,400	4,386
Dissemination agent	3,631	1,815	1,822	3,637	3,631
Arbitrage rebate calculation	1,316	-	1,320	1,320	1,316
Assessment roll preparation	10,526	5,263	5,280	10,543	10,526
Telephone	340	170	170	340	340
Postage	219	131	89	220	219
Insurance	7,262	6,888	452	7,340	9,306
Printing & binding	708	354	355	709	708
Legal advertising	658	25	635	660	658
Office expenses & supplies	110	-	110	110	110
Website	618	310	310	620	618
ADA website compliance	175	-	176	176	175
Contingencies	658	487	247	734	658
Annual district filing fee	154	154	-	154	154
Total professional & admin	113,313	58,856	52,467	111,323	115,357
Water management					
Contractual services	53,945	28,365	25,755	54,120	53,945
Aquascaping/pipe cleanout	42,235	38,500	3,872	42,372	42,235
Perimeter fence/wall ongoing RM not shared	1,800	750	1,050	1,800	1,800
Utilities	570	200	374	574	570
Lake bank restoration not shared	-	-	-	-	-
Contingencies	2,193	-	2,200	2,200	2,193
Total water management	100,743	67,815	33,251	101,066	100,743

**VERANDAH EAST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
Other fees and charges					
Property appraiser	804	718	50	768	804
Tax collector	1,479	1,384	92	1,476	1,479
Total other fees and charges	2,283	2,102	142	2,244	2,283
Total expenditures	216,339	128,773	85,860	214,633	218,383
Net increase/(decrease) of fund balance	23,210	102,227	(76,842)	25,385	21,165
Fund balance - beginning (unaudited)	62,304	63,525	165,752	63,525	88,910
Fund balance - ending (projected)	<u>\$ 85,514</u>	<u>\$ 165,752</u>	<u>\$ 88,910</u>	<u>\$ 88,910</u>	<u>\$ 110,075</u>

* Items not shared are fully paid for by either the East or the West CDD only.

Assessment Summary				
Description	Units	FY 2025 Assessment	FY 2026 Assessment	Total Revenue
On-roll	757.00	\$ 329.27	\$ 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 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 380,308				\$ 380,308
Allowable discounts (4%)	(15,212)				(15,212)
Assessment levy: on-roll - net	365,096	\$ 351,474	\$ 13,156	\$ 364,630	365,096
Assessment levy: off-roll	35,930	17,965	17,965	35,930	35,930
Interest and miscellaneous	337	19	315	334	337
Total revenues	401,363	369,458	31,436	400,894	401,363
EXPENDITURES					
Professional & admin					
Supervisors	4,042	1,008	2,016	3,024	4,042
Management and accounting	70,155	35,078	34,989	70,067	70,155
Audit	8,365	4,684	3,660	8,344	8,365
Legal	5,614	1,604	2,240	3,844	5,614
Field management	11,881	5,940	5,926	11,866	11,881
Engineering	5,614	1,331	1,400	2,731	5,614
Trustee	5,614	3,010	2,590	5,600	5,614
Dissemination agent	4,649	2,324	2,319	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	218	217	435	435
Postage	281	167	113	280	281
Insurance	9,296	8,766	452	9,218	9,306
Printing & binding	906	453	452	905	906
Legal advertising	842	32	808	840	842
Office expenses & supplies	140	-	140	140	140
Website	792	395	395	790	792
ADA website compliance	225	-	224	224	225
Contingencies	842	452	314	766	842
Annual district filing fee	196	196	-	196	196
Total professional & admin fees	145,047	72,395	66,655	139,050	145,057
Water management					
Contractual services	69,055	36,101	32,779	68,880	69,055
Aquascaping/pipe cleanout	54,065	49,000	4,928	53,928	54,065
Utilities	730	249	477	726	730
Lake bank restoration not shared	127,000	-	-	-	132,000
Contingencies	2,807	-	2,800	2,800	2,807
Total water management	253,657	85,350	40,984	126,334	258,657

**VERANDAH WEST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025			Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected
Other fees and charges				
Property appraiser	936	913	59	972
Tax collector	1,723	1,617	109	1,726
Total other fees and charges	2,659	2,530	168	2,698
Total expenditures	401,363	160,275	107,807	268,082
Net Increase/(decrease) of fund balance	-	209,183	(76,371)	132,812
Fund balance - beginning (unaudited)	73,349	75,925	285,108	75,925
Fund balance - ending (projected)	<u>\$ 73,349</u>	<u>\$ 285,108</u>	<u>\$ 208,737</u>	<u>\$ 208,737</u>
				<u>\$ 203,727</u>

* Items not shared are fully paid for by either the East or the West CDD only.

Assessment Summary				
Description	Units	FY 2025 Assessment	FY 2026 Assessment	Total Revenue
On-roll	881.63	\$ 431.37	\$ 431.37	\$ 380,308.73
Off-roll	87.40	411.10	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 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Proposed Budget FY 2026
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	\$ 1,387,121	\$ 58,436	\$ 1,445,557	1,445,557
Interest	-	23,301	-	23,301	-
Total revenues	1,445,557	1,410,422	58,436	1,468,858	1,445,557
EXPENDITURES					
Debt service					
Principal	875,000	-	875,000	875,000	910,000
Interest	592,769	296,384	296,385	592,769	559,956
Total debt service	1,467,769	296,384	1,171,385	1,467,769	1,469,956
Excess/(deficiency) of revenues over/(under) expenditures	(22,212)	1,114,038	(1,112,949)	1,089	(24,399)
Beginning fund balance (unaudited)	887,578	932,017	2,046,055	932,017	933,106
Ending fund balance (projected)	\$ 865,366	\$ 2,046,055	\$ 933,106	\$ 933,106	908,707
Use of fund balance					
Debt service reserve account balance (required)					(375,000)
Interest expense - November 1, 2026					(262,916)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 270,791</u>

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

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
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	\$13,690,000.00		\$3,960,681.32	\$17,650,681.32

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

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	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	\$ 868,137	\$ 38,094	\$ 906,231	906,231
Assessment levy: off-roll	332,699	68,854	263,845	332,699	332,699
Interest	-	19,026	-	19,026	-
Total revenues	1,238,930	956,017	301,939	1,257,956	1,238,930
EXPENDITURES					
Debt service					
Principal	795,000	-	795,000	795,000	835,000
Interest	440,000	220,000	220,000	440,000	400,250
Total expenditures	1,235,000	220,000	1,015,000	1,235,000	1,235,250
Excess/(deficiency) of revenues over/(under) expenditures	3,930	736,017	(713,061)	22,956	3,680
Fund balance:					
Beginning fund balance (unaudited)	792,312	755,901	1,491,918	755,901	778,857
Ending fund balance (projected)	\$ 796,242	\$ 1,491,918	\$ 778,857	\$ 778,857	782,537
Use of fund balance					
Debt service reserve account balance (required)					(448,350)
Interest expense - November 1, 2026					(179,250)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 154,937</u>

Verandah West

Community Development District

Series 2013

\$15,920,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
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	\$8,005,000.00		\$1,905,750.00	\$9,910,750.00

Verandah East
Community Development District
Projected Assessments
Fiscal Year 2025-2026
2016 Series Bonds

PRELIMINARY

Lee County
11 years remaining

Neighborhoods	Parcel #	# Units	Bond Designation	Debt Service Assessment	O & M Assessment	Total Assessment	Outstanding Principal after 2025-2026 tax payment
Arlington Oaks	119	31	SF 100-1	\$ 3,755.00	\$ 329.27	\$ 4,084.27	\$ 32,001.69
Brantley Oaks	117	23	SF 100-2	3,500.00	329.27	3,829.27	29,824.07
Whispering Oaks	118	31	SF-100-2	3,500.00	329.27	3,829.27	29,824.07
Torey Pines	127S	26	SF-85-1	2,963.00	329.27	3,292.27	25,232.59
Cedar Hammock	124	38	SF 85-2	2,600.00	329.27	2,929.27	22,155.02
Edgewater Trace	127N	23	SF 75	2,662.85	329.27	2,992.12	22,676.53
Palmetto Grove	120	34	SF 70-2	2,000.00	329.27	2,329.27	17,030.13
Sabal Point	121	29	SF 70-3	1,400.00	329.27	1,729.27	11,929.63
Otter Bend	123	45	Villa 60-1	1,600.00	329.27	1,929.27	13,633.85
Citrus Creek	122	30	Villa 60-2	1,300.00	329.27	1,629.27	11,077.43
Woodhaven	126	72	Villa 60-3	2,000.00	329.27	2,329.27	17,030.13
Willow Bend	128	26	SF 50	1,616.00	329.27	1,945.27	13,775.17
Ambleswind Cove	132	54	SF 50	1,616.00	329.27	1,945.27	13,775.17
Heritage Preserve	131	108	SF 50	1,616.00	329.27	1,945.27	13,775.17
Magnolia Pointe	129/130	51	SF 50	1,616.00	329.27	1,945.27	13,775.17
Willow Ridge	132	43	SF 50	1,616.00	329.27	1,945.27	13,775.17
Fairway Cove	125	93	SF 50	1,616.00	329.27	1,945.27	13,775.17
		757					

Fiscal Year 2024 - 2025 assessments:

SF 100-1	\$ 3,755.00	\$ 329.27	\$ 4,084.27	\$ 34,134.35
SF 100-2	3,500.00	329.27	3,829.27	31,811.61
SF 85-1	2,963.00	329.27	3,292.27	26,914.15
SF 85-2	2,600.00	329.27	2,929.27	23,631.48
SF 75	2,662.85	329.27	2,992.12	24,187.74
SF 70-2	2,000.00	329.27	2,329.27	18,165.06
SF 70-3	1,400.00	329.27	1,729.27	12,724.65
Villa 60-1	1,600.00	329.27	1,929.27	14,542.45
Villa 60-2	1,300.00	329.27	1,629.27	11,815.66
Villa 60-3	2,000.00	329.27	2,329.27	18,165.06
SF 50	1,616.00	329.27	1,945.27	14,693.18

Verandah West
Community Development District
Projected Assessments
Fiscal Year 2025-2026
2013 Series

****PRELIMINARY****

Lee County
7 years remaining

Neighborhoods	Bond Designation	Debt Service Assessment	O & M Assessment	Total Assessment	Outstanding Principal after 2025-2026 tax payment
Hammock Creek	River Village	\$ 2,245.81	\$ 431.37	\$ 2,677.18	\$ 12,570.77
Oak Bend	River Village	2,245.81	431.37	2,677.18	12,570.77
Sanctuary Pointe	Custom SF 100	2,245.81	431.37	2,677.18	12,570.77
Shadetree Pointe	Custom SF 100	2,245.81	431.37	2,677.18	12,570.77
Mossy Oak	Custom SF 100	2,245.81	431.37	2,677.18	12,570.77
Cypress Marsh	Custom SF 85	1,641.22	431.37	2,072.59	9,186.62
River Point	Custom SF 85	1,641.22	431.37	2,072.59	9,186.62
Winding River West	Production 70-1 (NO BUYDOWN)	1,628.14	431.37	2,059.51	9,463.93
Shady Bend	Production 70-2	1,122.91	431.37	1,554.28	6,285.38
Royal Palm (Lots 1-11, 22-25)	Single Family 65	1,042.70	431.37	1,474.07	5,836.43
Royal Palm (Lots 12-21)	Single Family 50	777.43	431.37	1,208.80	4,351.59
Orange Tree Bend	SF 60/Villa 55	950.17	431.37	1,381.54	5,318.47
Bramble Cove	Villa 50	777.43	431.37	1,208.80	4,351.59
Lakeview	Villa 50	777.43	431.37	1,208.80	4,351.59
Preserves Edge	Villa 50	777.43	431.37	1,208.80	4,351.59
Idlewild	Coach Home - L	580.46	431.37	1,011.83	3,249.06
Pebblebrook	Coach Home - L	580.46	431.37	1,011.83	3,249.06
Cottonwood Bend	Town Homes	518.32	431.37	949.69	2,901.22

Fiscal year 2024 - 2025 assessments:					
River Village		\$ 2,245.81	\$ 431.37	\$ 2,677.18	\$ 13,888.61
Custom SF 100		2,245.81	431.37	2,677.18	13,888.61
Custom SF 85		1,641.22	431.37	2,072.59	10,149.69
Production 70-1		1,628.14	431.37	2,059.51	10,456.07
Production 70-2		1,122.91	431.37	1,554.28	6,944.30
Single Family 65		1,042.70	431.37	1,474.07	6,448.28
Single Family 50		777.43	431.37	1,208.80	4,807.78
SF 60/Villa 55		950.17	431.37	1,381.54	5,876.03
Villa 50		777.43	431.37	1,208.80	4,807.78
Coach Home - L		580.46	431.37	1,011.83	3,589.67
Town Homes		518.32	431.37	949.69	3,205.37

**VERANDAH EAST
COMMUNITY DEVELOPMENT DISTRICT**

4

RESOLUTION 2025-09
[FY 2026 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERANDAH EAST COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026 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 East 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, 2025, and ending September 30, 2026 ("**FY 2026**"), 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 EAST 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 2026 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, 2025; 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, 2025, 25% due no later than February 1, 2026 and 25% due no later than May 1, 2026.

- ii. *Due Date (Debt Assessments).* Debt Assessments directly collected by the District shall be due and payable in full on **December 1, 2025**; 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, 2025, 25% due no later than February 1, 2026 and 25% due no later than May 1, 2026.
- 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 13th day of August, 2025.

ATTEST:

**VERANDAH EAST
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Budget
Exhibit B: Assessment Roll

**VERANDAH EAST
COMMUNITY DEVELOPMENT DISTRICT**

5

RESOLUTION 2025-10

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
VERANDAH EAST COMMUNITY DEVELOPMENT DISTRICT
RELATING TO THE AMENDMENT OF THE ANNUAL BUDGET
FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND
ENDING SEPTEMBER 30, 2024; AND PROVIDING FOR AN
EFFECTIVE DATE**

WHEREAS, on August 9, 2023, the Board of Supervisors (“Board”) of the Verandah East Community Development District (“District”), adopted a Budget for Fiscal Year 2023/2024; and

WHEREAS, the Board desires to amend the previously adopted budget for Fiscal Year 2023/2024.

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

Section 1. The Fiscal Year 2023/2024 Budget is hereby amended in accordance with Exhibit “A” attached hereto; and

Section 2. This resolution shall become effective immediately upon its adoption, and be reflected in the monthly and Fiscal Year End September 30, 2024 Financial Statements and Audit Report of the District.

PASSED AND ADOPTED this 13th day of August, 2025.

ATTEST:

**VERANDAH EAST COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

**VERANDAH EAST
COMMUNITY DEVELOPMENT DISTRICTS
AMENDED BUDGET
FISCAL YEAR 2024**

**VERANDAH EAST
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND AMENDED BUDGET
FISCAL YEAR 2024**

	Actual through 9/30/2024	Adopted Budget FY 2024	Budget to Actual Variance	Proposed Amendment Increase/ (Decrease)	Amended Budget
REVENUES					
Assessment levy: on-roll - gross	\$ 201,204	\$ 206,833			
Allowable discounts (4%)	-	(8,273)			
Assessment levy: on-roll - net	\$ 201,204	\$ 198,560	\$ (2,644)	\$ 2,644	\$ 201,204
Interest and miscellaneous	24	263	239	(239)	24
Total revenues	201,228	198,823	(2,405)	2,405	201,228
EXPENDITURES					
Professional & admin					
Supervisors	3,344	3,070	(274)	274	3,344
Management and accounting	54,805	54,805	-	-	54,805
Audit	6,556	6,535	(21)	21	6,556
Legal	5,669	4,386	(1,283)	1,283	5,669
Field management	9,282	9,282	-	-	9,282
Engineering	7,111	4,386	(2,725)	2,725	7,111
Trustee	4,533	4,386	(147)	147	4,533
Dissemination agent	3,631	3,631	-	-	3,631
Arbitrage rebate calculation	440	1,316	876	(876)	440
Assessment roll preparation	10,526	10,526	-	-	10,526
Telephone	340	340	-	-	340
Postage	411	219	(192)	192	411
Insurance	6,623	6,666	43	(43)	6,623
Printing & binding	708	708	-	-	708
Legal advertising	2,569	658	(1,911)	1,911	2,569
Office expenses & supplies	-	110	110	(110)	-
Website	310	618	308	(308)	310
ADA website compliance	92	175	83	(83)	92
Contingencies	1,935	658	(1,277)	1,277	1,935
Annual district filing fee	154	154	-	-	154
Total professional & admin	119,039	112,629	(6,410)	6,410	119,039
Water management					
Contractual services	49,835	53,945	4,110	(4,110)	49,835
Aquascaping/Pipe Cleanout	6,732	2,193	(4,539)	4,539	6,732
Perimeter fence/wall repairs Cap Rpl (not shared	1,500	1,800	300	(300)	1,500
Utilities	452	570	118	(118)	452
Contingencies	-	2,193	2,193	2,807	5,000
Total water management	58,519	60,701	2,182	2,818	63,519
Other fees and charges					
Property appraiser	718	804	86	(86)	718
Tax collector	1,301	1,479	178	(178)	1,301
Total other fees and charges	2,019	2,283	264	(264)	2,019
Total expenditures	179,577	175,613	(3,964)	8,964	184,577
Net increase/(decrease) of fund balance	21,651	23,210	1,559	(6,559)	16,651
Fund balance - beginning (unaudited)	82,340	28,480	53,860	(53,860)	82,340
Fund balance - ending (projected)	\$ 103,991	\$ 51,690	\$ 55,419	\$ (60,419)	\$ 98,991

**VERANDAH EAST
COMMUNITY DEVELOPMENT DISTRICT**

6

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

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.2 Notice of Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.3 Access to Records Compliance

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

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

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

Achieved: Yes ☐ No ☐

2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

Goal 2.1 District Infrastructure and Facilities Inspections

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

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

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

Achieved: Yes ☐ No ☐

3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

Goal 3.1 Annual Budget Preparation

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: 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 EAST
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

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

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

	Major Funds		Total Governmental Funds
	General	Debt Service Series 2016	
<u>ASSETS</u>			
Cash (SunTrust)	\$ 132,570	\$ -	\$ 132,570
Investments			
Revenue account	-	569,337	569,337
Reserve account	-	375,000	375,000
Prepayment account	-	19	19
Principal account	-	1	1
Deposits	45	-	45
Total assets	<u>\$ 132,615</u>	<u>\$ 944,357</u>	<u>\$ 1,076,972</u>
LIABILITIES AND FUND BALANCES			
Liabilities:			
Due to Verandah West	\$ 63	\$ -	\$ 63
Total liabilities	<u>63</u>	<u>-</u>	<u>63</u>
Fund balances:			
Restricted for:			
Debt service	-	944,357	944,357
Unassigned	<u>132,552</u>	<u>-</u>	<u>132,552</u>
Total fund balances	<u>132,552</u>	<u>944,357</u>	<u>1,076,909</u>
Total liabilities and fund balances	<u>\$ 132,615</u>	<u>\$ 944,357</u>	<u>\$ 1,076,972</u>

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

	Current Month	Year to Date	Budget	% of Budget
REVENUE				
Special assessment: on-roll	\$ 1,117	\$ 239,822	\$ 239,286	100%
Interest & miscellaneous	1	22	263	8%
Total revenue	<u>1,118</u>	<u>239,844</u>	<u>239,549</u>	100%
EXPENDITURE				
Professional and administrative				
Supervisors	-	1,672	3,158	53%
Management and accounting	4,567	41,104	54,805	75%
Audit	-	6,556	6,535	100%
Legal	434	2,906	4,386	66%
Field management	773	6,961	9,282	75%
Engineering	4,052	10,680	4,386	244%
Trustee	-	4,533	4,386	103%
Dissemination agent	302	2,723	3,631	75%
Arbitrage	220	440	1,316	33%
Assessment roll preparation	877	7,895	10,526	75%
Telephone	28	255	340	75%
Postage	288	427	219	195%
Insurance	-	6,888	7,262	95%
Printing & binding	60	531	708	75%
Legal advertising	-	25	658	4%
Office expenses and supplies	-	-	110	0%
Website	-	310	618	50%
Contingencies	92	762	658	116%
ADA website compliance	-	-	175	0%
Annual district filing fee	-	154	154	100%
Total professional & admin expenses	<u>11,693</u>	<u>94,822</u>	<u>113,313</u>	84%
Water management				
Contractual services	4,483	31,381	53,945	58%
Aquascaping - pipe cleanout	968	40,935	42,235	97%
Perimeter fence - wall ongoing RM not shared	150	1,200	1,800	67%
Utilities	125	377	570	66%
Contingencies	-	-	2,193	0%
Total water management	<u>5,726</u>	<u>73,893</u>	<u>100,743</u>	73%

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

	Current Month	Year to Date	Budget	% of Budget
Other fees and charges				
Property appraiser	-	718	804	89%
Tax collector	-	1,384	1,479	94%
Total other fees & charges	-	2,102	2,283	92%
Total expenditures	17,419	170,817	216,339	79%
Excess/(deficiency) of revenues over/(under) expenditures	(16,301)	69,027	23,210	
Fund balances - beginning	148,853	63,525	62,304	
Fund balances - ending	<u>\$ 132,552</u>	<u>\$ 132,552</u>	<u>\$ 85,514</u>	

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll	\$ 6,746	\$ 1,440,523	\$ 1,445,557	100%
Interest	3,018	39,586	-	N/A
Total revenues	<u>9,764</u>	<u>1,480,109</u>	<u>1,445,557</u>	102%
EXPENDITURES				
Debt service				
Principal	-	875,000	875,000	100%
Interest	-	592,769	592,769	100%
Total expenditures	<u>-</u>	<u>1,467,769</u>	<u>1,467,769</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	9,764	12,340	(22,212)	
Fund balances - beginning	934,593	932,017	887,578	
Fund balances - ending	<u>\$ 944,357</u>	<u>\$ 944,357</u>	<u>\$ 865,366</u>	

Verandah East

Financial Highlights Report

6/30/25

General Fund

Revenues

Special Assessment On-Roll – At 100% Year to Date (YTD) through the month of June, note the majority is typically received in December as a result of payers taking advantage of the early discount (4%).

Expenditures (through the end of June at 79% is 4% over straight proration of 75%)

Supervisors: through end of June at 53%. Budget reflects four meetings per year.

Audit: through end of June is 100%. Audit was approved during the May meeting.

Legal: At 66% is typical as activities fluctuate year over year.

Engineering: At 244% - Johnson Engineering Fees as well as periodic updating of the GIS Mapping Program (FL GIS Solutions) fluctuate year over year due to required activities. This also includes research request surrounding Conservations and Littoral requirements, and is posted to the District's website. There is also a \$44.00 reclass required specific to VW surrounding Bank Restoration.

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

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

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

Assessment Roll Preparation: At 75% and is billed monthly.

Postage: At 195% and includes mailing of the agenda packages to Staff, overnight deliveries, etc. Shared items with VW is specific to Staff mailings.

Insurance: At 95% is a once-a-year expense typical occurring in October.

Contingencies: At 116% year to date and is for bank charges and miscellaneous expenses incurred throughout the year.

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

Water Mgt Contract SRV: Through end of March is 53% and billed monthly.

Aquascaping/Pipe Cleanout: At 97% and completed during the month of November (approved \$86,300.00 – required three off site vac dumping service C/O of \$1,200.00 and shared by both Districts). Current month represents removal of plywood from Structure 16 at Lake A1.

Property Appraiser: Through the end of March is 89% - Property Appraiser's fee is \$1.00 per parcel.

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

Split VE 44.13% & VW 55.87%

Debt Service Funds

2016 Series Bond

Expenditures

Principal: At 100% is paid May 1st of each year.

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

**VERANDAH EAST
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

A

DRAFT

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

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

Present:

David Moore	Chair
Richard (Denny) Shields, Jr.	Vice Chair
John Sample	Assistant Secretary
Jacqueline Voiles	Assistant Secretary

Also present:

Cleo Adams	District Manager
Chuck Adams (via telephone)	District Manager
Shane Willis	Operations Manager
Alyssa Willson (via telephone)	District Counsel
Mark Zordan (via telephone)	District Engineer
Susan Shields	Resident
Residents	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mrs. Adams called the meeting to order at 1:00 p.m. Supervisors Shields, Sample, Voiles and Moore were present. One seat is vacant, as no one qualified to run for Seat 4 in the November 2024 General Election.

SECOND ORDER OF BUSINESS

Public Comments (3 minutes per person)

No members of the public spoke.

THIRD ORDER OF BUSINESS

Administration of Oath of Office to Elected Supervisors [Jacqueline Voiles - Seat 3 and

David Moore - Seat 5] (the following will be provided in a separate package)

Mrs. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Jacqueline Voiles and David Moore. Mrs. Adams and Ms. Willson reviewed the following and explained how to handle public records requests and keeping personal and CDD related documents and communications separate from each other:

A. Required Ethics Training and Disclosure Filing

- **Sample Form 1 2023/Instructions**

B. Membership, Obligations and Responsibilities

C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees

D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-01, Declaring a Vacancy in Seat 4 of the Board of Supervisors Pursuant to Section 190.006(3)(b), Florida Statutes; and Providing an Effective Date

Mrs. Adams presented Resolution 2025-01. As no one qualified to run for Seat 4 in the November 2024 General Election, it is necessary to declare Seat 4 vacant, which will then enable the Board to appoint someone to fill Seat 4.

On MOTION by Mr. Moore and seconded by Mr. Sample, with all in favor, Resolution 2025-01, Declaring a Vacancy in Seat 4 of the Board of Supervisors Pursuant to Section 190.006(3)(b), Florida Statutes; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Appointment of Qualified Elector to Fill Vacant Seat 4; Term Expires November 2028

Mr. Moore recalled that, the last time a seat needed to be filled, the CDD sought interested candidates and suggested doing the same this time.

Discussion ensued regarding sending an e-blast notification of the vacancy and the due date for interested individuals to submit their resume.

Mrs. Adams will have the e-blast sent.

This item was deferred.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-02, Electing and Removing Officers of the District and Providing an Effective Date

Mrs. Adams presented Resolution 2025-02. Mr. Sample nominated the following:

David L. Moore	Chair
Richard Denny Shields, Jr.	Vice Chair
John G. Sample, Jr.	Assistant Secretary
Jacqueline Voiles	Assistant Secretary

No other nominations were made.

This Resolution removes the following from the Board:

Christine Jaross	Assistant Secretary
------------------	---------------------

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

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

On MOTION by Mr. Sample and seconded by Mr. Schields, with all in favor, Resolution 2025-02, Electing, as nominated and Removing Officers of the District and Providing an Effective Date, was adopted.

NINTH ORDER OF BUSINESS**Update/Discussion: General Littoral Plant Growth and Current ERP (Environmental Resource Permit)**

Mr. Sheilds discussed resident concerns about the height and width of littoral plants. He toured the area with Staff and noted that he found out that littoral plants serve a purpose as they help purify water that drains into the lakes and help with lake bank stabilization. The resident concern was that weeds and the littoral plants in Lake R1A are taking over the water, particularly on the east side.

Mr. Sheilds asked Mr. Zordan if the resident concern about the plants taking over the water in Lake R1A is unfounded. Mr. Zordan replied affirmatively. Mr. Moore asked if the lake management vendor knows the limits and actively manages the lakes to that limit. It was noted that the Water Management District sets the limits.

The information in Mr. Zordan's email communication about the littoral plants will be relayed to the concerned resident(s). Mrs. Adams will have the information posted on the website.

EIGHTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of November 30, 2024**

Mrs. Adams stated that she prepared a Financial Highlights Report, which she will email to the Board. She presented the Unaudited Financial Statements as of November 30, 2024, discussing the status of the revenues, expenditures and projects.

Discussion ensued regarding whether pipe inspections should be done and, if so, how frequently; budgeting for inspections; and potential cost of inspections.

The financials were accepted.

NINTH ORDER OF BUSINESS**Approval of August 14, 2024 Public Hearings and Regular Meeting Minutes**

Mrs. Adams presented the August 14, 2024 Public Hearings and Regular Meeting Minutes.

On MOTION by Mr. Sample and seconded by Ms. Voiles, with all in favor, the August 14, 2024 Public Hearings and Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS**Staff Reports**

A. District Counsel: Kutak Rock LLP

B. District Engineer: Johnson Engineering, Inc.

There were no District Counsel or District Engineer reports.

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

- **District Manager's Report**

- **NEXT MEETING DATE: May 14, 2025 at 1:00 PM**

- **QUORUM CHECK**

ELEVENTH ORDER OF BUSINESS**Supervisors' Requests**

Mr. Moore asked for the status of the concrete trucks that were reported to be dumping in Willow Bend. Mr. Willis stated that, when he inspected the area, he did not find any signs of active dumping. He will meet with the concerned resident. If there was dumping, the only thing the CDD can do is remove it.

Mr. Willis reported about plant deterioration at a lake off Amblewind. Mr. Zordan provided a schematic to restore the lake and littoral plants; a proposal will be obtained. Mrs. Adams noted some plantings that were installed by the HOA. She stated that budget funds are available to proceed with the plant restoration in the specified area during the rainy season.

TWELFTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Moore and seconded by Mr. Sample, with all in favor, the meeting adjourned at 1:34 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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173
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177

Secretary/Assistant Secretary

Chair/Vice Chair

**VERANDAH EAST
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

B

DRAFT

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

The Board of Supervisors of the Verandah East Community Development District held a Regular Meeting on May 14, 2025 at 1:00 p.m., at 11390 Palm Beach Blvd., First Floor, Fort Myers, Florida 33905.

Present:

David Moore	Chair
Richard (Denny) Shields, Jr.	Vice Chair
John Sample	Assistant Secretary
Jacqueline Voiles	Assistant Secretary

Also present:

Cleo Adams	District Manager
Chuck Adams (via telephone)	District Manager
Shane Willis	Operations Manager
Alyssa Willson (via telephone)	District Counsel
Mark Zordan (via telephone)	District Engineer
Ben Steets	Grau & Associates
Stu Axelrod	Resident
Robert Intruss	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mrs. Adams called the meeting to order at 1:00 p.m. Supervisors Shields, Sample, Voiles and Moore were present. One seat is vacant.

SECOND ORDER OF BUSINESS

Public Comments (3 minutes per person)

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Presentation of Audited Financial Report
for the Fiscal Year Ended September 30,
2024, Prepared by Grau & Associates**

Mr. Steets presented the Audited Financial Report for the Fiscal Year Ended September 30, 2024 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

In response to a question about the statement in the Audit “The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.”, Mr. Steets stated that although it can be confusing, this statement is a good one, as it means the District is not in a financial emergency.

Mr. Sample referred to “Capital Assets” on Page 15 and stated his belief that the only capital assets the CDD has are fences.

In response to a question about “DEFERRED OUTFLOWS OF RESOURCES” on Page 7 and elsewhere, Mr. Steets stated that it is related to expenses for the bond refunding, similar to a prepaid expense.

Discussion ensued regarding the CDD’s funds being invested in a mutual fund with the Trustee and whether the CDD can invest its funds at other banks or investment accounts that yield a higher return.

Mr. Adams explained that the CDD is limited as to where it can invest the funds as it is written into the Trust Indenture for the bonds. Typically, CDD funds cannot be invested in a higher yield, riskier investment vehicle because they are public funds. He will discuss this with the Trustee to see if there are any options. Ms. Willson added that there are statutory requirements with regard to where the CDD funds can be invested, as it is a governmental entity, and the Trust Indenture has further limitations.

The following change was made:

Page 15 “Capital Assets”, Line 1: Delete “roads, sidewalks”

A. Consideration of Resolution 2025-03, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024

On MOTION by Mr. Moore and seconded by Mr. Sample, with all in favor, Resolution 2025-03, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024, as amended, was adopted.

FOURTH ORDER OF BUSINESS

Consider Appointment of Qualified Elector to Fill Seat 4 Vacancy; Term Expires November 2028

A. Candidates

I. Stu Axelrod

II. Robert Intruss

It was noted that Mr. Intress was not in attendance.

Mr. Axelrod stepped out of the meeting.

The Board Members agreed that both candidates are qualified.

Mr. Moore nominated Stuart "Stu" Axelrod to fill Seat 4.

No other nominations were made.

On MOTION by Mr. Moore and seconded by Ms. Voiles, with all in favor, the appointment of Stuart "Stu" Axelrod to fill Seat 4, was approved.

Mr. Axelrod returned to the meeting.

B. Administration of Oath of Office to Appointed Supervisor (the following will be provided under separate cover)

Mrs. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Stuart "Stu" Axelrod. She reviewed the following and explained the Sunshine Law, avoiding discussion/communication with other Board Members about any matters before or that might come before the Board, how to handle public records requests and keeping personal and CDD related documents and communications separate from each other:

I. Required Ethics Training and Disclosure Filing

- **Sample Form 1 2023/Instructions**

II. Membership, Obligations and Responsibilities

III. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees

IV. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers

Mr. Axelrod opted to accept the allowable Supervisor compensation.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2025-04,
Electing and Removing Officers of the
District and Providing an Effective Date**

Mrs. Adams presented Resolution 2025-04. Mr. Sample nominated the following:

David L. Moore

Chair

109 Richard Denny Shields, Jr. Vice Chair
110 John G. Sample, Jr. Assistant Secretary
111 Jacqueline Voiles Assistant Secretary
112 Stuart "Stu" Axelrod Assistant Secretary

113 No other nominations were made.

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

115 Chuck Adams Secretary
116 Craig Wrathell Assistant Secretary
117 Cleo Adams Assistant Secretary
118 Craig Wrathell Treasurer
119 Jeff Pinder Assistant Treasurer

120

121 **On MOTION by Mr. Sample and seconded by Ms. Voiles, with all in favor,**
122 **Resolution 2025-04, Electing, as nominated, and Removing Officers of the**
123 **District and Providing an Effective Date, was adopted.**

124

125

126 **SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-05,
Approving a Proposed Budget for Fiscal
Year 2025/2026 and Setting a Public
Hearing Thereon Pursuant to Florida Law;
Addressing Transmittal, Posting and
Publication Requirements; Addressing
Severability; and Providing an Effective
Date**

134

135 Mrs. Adams presented Resolution 2025-05. She reviewed the proposed Fiscal Year 2026
136 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025
137 budget, and explained the reasons for any changes.

138 In response to a question about the sovereign immunity limits, Ms. Willson stated that
139 an increase did not pass during the recent legislative session.

140 Mr. Adams stated that the Fiscal Year 2026 assessments are proposed to remain the
141 same as in Fiscal Year 2025.

142

143 **On MOTION by Mr. Sample and seconded by Mr. Shields, with all in favor,**
144 **Resolution 2025-05, Approving a Proposed Budget for Fiscal Year 2025/2026**

and Setting a Public Hearing Thereon Pursuant to Florida Law for August 13, 2025, at 1:00 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.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an effective Date

Mrs. Adams presented Resolution 2025-06.

On MOTION by Ms. Voiles and seconded by Mr. Sample, with all in favor, Resolution 2025-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2025-07, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an effective Date

Ms. Willson presented Resolution 2025-07. Ms. Willson discussed the benefits of the Agreement and noted that the CDD would more likely be the recipient of aid from other governmental entities than a provider of aid. This Agreement was previously approved and is being presented due to some updates to the Agreement.

As to whether this is required, Ms. Willson stated that the CDD is not obligated to participate in this.

Some Board Members expressed concerns about CDD liability if it participates.

Mr. Axelrod asked if any liabilities incurred with participating in the Agreement would be covered by the CDD's liability insurance.

On MOTION by Mr. Moore and seconded by Mr. Sample, with Mr. Moore, Mr. Sample, Ms. Voiles and Mr. Shields in favor of rejecting the Resolution 2025-07 and the Florida Statewide Mutual Aid Agreement and Mr. Axelrod dissenting,

not adopting Resolution 2025-07, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an effective Date, was approved. [Motion passed 4-1]

NINTH ORDER OF BUSINESS

**Discussion: Memorandum Regarding
Maintenance of Conservation Areas**

This Memorandum is to remind residents/property owners that they are prohibited from doing anything in the conservation areas.

Mr. Moore wants the Memorandum to be emailed to residents/property owners. A Board Member voiced their opinion that the builders also need to be reminded to remind their crews not to throw anything into the conservation areas and to clean up after themselves.

TENTH ORDER OF BUSINESS

**Discussion/Consideration: Renewal of
Crosscreek Environmental Inc, Lake &
Wetland Maintenance Contract**

On MOTION by Mr. Moore and seconded by Mr. Sample, with all in favor, renewal of the Crosscreek Environmental Inc, Lake & Wetland Maintenance Contract, was approved.

ELEVENTH ORDER OF BUSINESS

**Memorandum Regarding Boardwalks and
Trails (for informational purposes)**

This item was included for informational purposes.

TWELFTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of March 31, 2025**

Mrs. Adams presented the Unaudited Financial Statements as of March 31, 2025,

The financials were accepted.

THIRTEENTH ORDER OF BUSINESS

**Approval of January 8, 2025 Regular
Meeting Minutes**

This item was not addressed.

FOURTEENTH ORDER OF BUSINESS**Staff Reports****A. District Counsel: Kutak Rock LLP**

District Counsel will monitor the legislative session and provide updates.

B. District Engineer: Johnson Engineering, Inc.

Regarding prior discussion of a preserve fence, Mr. Zordan stated that, in his research he could not find approval of any fence on the conservation area property line. He does not know who installed the fence. Mrs. Adams stated that it was not the CDD; she thinks it was residents or a Developer. The location is 3100/3120 Preserve Edge.

Mrs. Adams stated that the CDD does not own the fence so the CDD will not maintain it. If the fence is on the CDD's property, the CDD can remove it. Mr. Zordan stated the fence appears to be on the property line; the only way to know for sure is to have a survey.

The CDD will take no action on this at this time.

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

- **District Manager's Report**
- **Operations Report**

A question was raised about a stormwater pipe in the Heritage community that does not appear on the GIS map. Mr. Willis stated that the map is not done; once he has all the pipe locations confirmed, they will be added to the GIS map.

- **NEXT MEETING DATE: August 13, 2025 at 1:00 PM [Adoption of FY2026 Budget]**
 - **QUORUM CHECK**

FIFTEENTH ORDER OF BUSINESS**Supervisors' Requests**

Ms. Voiles asked for the agenda packages to be received sooner.

SIXTEENTH ORDER OF BUSINESS**Adjournment**

The meeting adjourned at 2:05 p.m.

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Secretary/Assistant Secretary

Chair/Vice Chair

**VERANDAH EAST
COMMUNITY DEVELOPMENT DISTRICT**

STAFF REPORTS



Wrathell, Hunt and Associates, LLC

TO: Verandah East & Verandah West Board of Supervisors
FROM: Cleo Adams – District Manager
DATE: August 13, 2025
SUBJECT: District Manager Report

For 2025/26 Budget Purposes (Combined) Previously Discussed:

Water Management:

- Contract Services: \$122,264.00 Expires 5/31/26
- Aquascaping/Pipe Cleanout: \$86,300.00 + \$10K (littorals) = \$96,300.00

Insurance:

- Renewal 2025/26: V.E.: \$4,976.00 (GL/Auto Liability)
\$3,830.00 (Public Officials)
\$ 500.00 (Crime Coverage)
\$9,306.00

Verandah West Renewal coverage is the same as Verandah East.

Note: Crime Coverage: The minimum premium for Crime coverage is included this year. It is recommended that the District's purchase crime coverage, even if they don't have employees. If money is changing hands, there's an exposure for crime. Board's approved during the May meeting.

Engineering Fees:

- Johnson Eng Fee Increase May 2024: 10%

Note: Proposed budget of \$15K is an error. Engineering Fees remain at \$10K and shared by both Districts.

Verandah East Only:

- Perimeter Fence/Wall: \$1,800.00

Verandah West Only:

- Bank Restoration Projects: Lake H-12: \$120,000.00
Lake H-8A: \$ 7K

2024/25 Budget: for these two projects. Lake H-12 awarded to Crosscreek for \$128,100.00, resulting in a savings to the District. Board had approved a NTE \$138,698.00 previously submitted by MRI Construction. H-8A previously approved \$7,250.00. Total combined: \$135,350.00. Lake H-8A will be schedule to commence in October under the new Fiscal year Budget, as the current budget is \$127K. Board Approved an increase Fiscal Year 2026: \$132K to cover the cost of Engineering Fees specific to the annual monitoring of Conservation C-1 (Golf Hole #9) Planting Project.

Verandah West Only:

- Printing & Binding: Continue to receive agenda books

Aquatic Maintenance:

Bi-Annual Aeration Inspections/Reporting: The bi-annual maintenance event was submitted in March. RE: Lakes BB4 & U5

Note: Next maintenance event will be completed during the month of September.

Culvert Inspections/Cleaning:

As previously discussed, it was recommended/approved that the Board's continue to fund this line item/shared cost of \$96,300.00 and completed under the current fiscal year budget (pipes to be inspected/cleaned on a (3) three-year rotation) and to build up fund balance as well as address items that may occur on an annual basis.

Note: It was brought to Staff's attention by the VCA that during an inspection by the VCA, MRI Underwater Specialists inspected Lake A-1 Structure 16 blocked by plywood. Total cost for removal \$2,200.00. Cleaning of this pipe, as well as others that were identified will be performed during the Sept./October, time frame, and in conjunction with the VCA - under the new fiscal year budget.

Conservation Replant C-1/Verandah West: Continued discussion: Letter received from SFWMD Matt Brosious on February 15, 2024 indicating that C-1 is in compliance. Johnson Engineering Fees of \$6,830.00 + attorney fees can only be recovered.

Note: Planting by EarthBalance of \$5,879.00 can't be recovered as the plantings took place after the notice from SFWMD was sent out.

Update: On April 17, 2025 Gary Nychyk, Ecologist with Johnson Engineering received a phone call from Lee County Code Enforcement regarding the restoration area and indicated that the preserve area may be out of compliance with the NOV (Notice of Violation). Staff has requested that Johnson Engineering provide cost associated with the review and required annual monitoring events (5) years.

Note: Planting was completed by EarthBalance on August 4th for a cost of \$7,650.00

Note: Annual monitoring total cost, and as approved during the May meeting \$20,072.00.

Conservation C-2/Verandah West: On May 22nd it was brought to Staff's attention that the owner of 12281 Hammock Creek Way cleared and installed drainage, a retaining wall, large rocks/stones for a walking path, to the Orange River, as well as other items, which require removal/restoration. Staff has had communications with the owner of the property who wants to work with the District to have these observations/concerns resolved. The owner has agreed to remove all items, and the District will reestablish the conservation, at the owners expense.

Note: The owner has a grant of easement to install a boardwalk and observation deck only.

Verandah East: It was brought to our attention on May 29th that the owner of 3044 Heritage Pines Drive installed a bird feeder, trimmed a Palm and removed a couple of native plants from the conservation in the rear of his home and adjacent to the golf course. Staff sent a letter to the owner however it was returned. An additional letter has been mailed and awaiting a response.

Verandah East & Verandah West:

Ethics Training For Special District Supervisors: Supervisors will be required to complete four (4) hours of training each calendar year. For those seated on or before March 31, 2024, the four hours of training must be completed by December 31, 2024. For new Supervisors seated after March 31, 2024, training must be completed by December 31, 2025. Ethics Training Website: <https://ethics.state.fl.us/Training/Training.aspx>.

Goals and Objectives Reporting (Special Districts Performance Measures and Standards

Reporting: Just a reminder: As approved during your August 14, 2024 Board meeting; There is a new requirement for the CDD's to develop goals and objectives annually and develop performance measures and standards to assess the achievement of the goals and objectives. Community Communication and Engagement, Infrastructure and Facilities Maintenance, and Financial Transparency and Accountability will be the key categories to focus on for Fiscal year 2025. The annual report is due December 1, 2025. Staff will be completing this report in the next few months.

WRATHELL, HUNT & ASSOCIATES LLC.

2300 GLADES RD, #410W
BOCA RATON FL 33431

Lee County FL – Community Development Districts

04/15/2025

NAME OF COMMUNITY DEVELOPMENT DISTRICT	NUMBER OF REGISTERED VOTERS AS OF 04/15/2025
Babcock Ranch	0
Bay Creek	758
Bayside Improvement	2,910
Beach Road Golf Estates	1,307
Brooks I of Bonita Springs	2,167
Brooks II of Bonita Springs	1,483
Coral Bay	264
East Bonita Beach Road	701
Mediterra	431
Parklands Lee	559
Parklands West	585
River Hall	3,093
River Ridge	1,421
Saltleaf CDD	0
Savanna Lakes	239
Stonewater	349
Stoneybrook	1,680
University Square	0
University Village	0
Verandah East	1,032
Verandah West	957
Waterford Landing	1,507
WildBlue	988

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

Tammy Lipa – Voice: 239-533-6329

Email: tlipa@lee.vote

VERANDAH EAST COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>11390 Palm Beach Blvd., First Floor, Fort Myers, Florida 33905</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 8, 2025	Regular Meeting	1:00 PM
January 14, 2026	Regular Meeting	1:00 PM
May 13, 2026	Regular Meeting	1:00 PM
August 12, 2026	Public Hearing & Regular Meeting	1:00 PM