

# **VERANDAH WEST**

**COMMUNITY DEVELOPMENT**

**DISTRICT**

**August 13, 2025**

**BOARD OF SUPERVISORS**

**PUBLIC HEARING**

**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 6, 2025

Board of Supervisors  
Verandah West Community Development District

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

The Board of Supervisors of the Verandah West Community Development District will hold a Public Hearing and Regular Meeting on August 13, 2025 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, 2024, Prepared by Grau & Associates
  - A. Consideration of Resolution 2025-06, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2024
4. Public Hearing on Adoption of Fiscal Year 2025/2026 Budget
  - A. Affidavit of Publication
  - B. Consideration of Resolution 2025-07, 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
5. Consideration of Resolution 2025-08, 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
6. Consideration of Resolution 2025-09, 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
7. Continued Discussion: Memorandum Regarding Boardwalks and Trails
  - A. Consideration of Disclaimer of Property Interest [Cross Reference Official Records Instrument No. 6006411]


8. 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
9. Update: Conservation C-1 (Hole 9 Planting)
10. Update: Lake Bank Restoration [Lake H-12 and Lake H-8A]
11. Acceptance of Unaudited Financial Statements as of June 30, 2025
  - Financial Highlights Report
12. Approval of May 14, 2025 Regular Meeting Minutes
13. 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
    - 957 Registered Voters as of April 15, 2025
    - NEXT MEETING DATE: October 8, 2025 at 2:00 PM
    - QUORUM CHECK

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 FAYNOR	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
SEAT 4	NORMAN TOBACK	<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

14. Supervisors’ Requests
15. 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 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, 2024**

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

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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, 2024, 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, 2024, 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 May 6, 2025, 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.

*B. Ray & Associates*

May 6, 2025

## 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, 2024. 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 District's assets plus deferred outflows of resources exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$279,320.
- The change in the District's total net position in comparison with the prior fiscal year was \$440,023, 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, 2024, the District's governmental funds reported combined ending fund balances of \$831,825, a decrease of (\$20,143) 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, assets plus deferred outflows of resources exceeded liabilities 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,	
	2024	2023
Current and other assets	\$ 847,056	\$ 899,303
Capital assets, net of depreciation	8,013,926	8,273,818
Total assets	<u>8,860,982</u>	<u>9,173,121</u>
Deferred outflows of resources	293,444	327,966
Total assets and deferred outflows of resources	<u>9,154,426</u>	<u>9,501,087</u>
Current liabilities	193,213	233,793
Long-term liabilities	8,681,893	9,427,997
Total liabilities	<u>8,875,106</u>	<u>9,661,790</u>
Net position		
Net investment in capital assets	(374,523)	(826,213)
Restricted	572,568	571,808
Unrestricted	81,275	93,702
Total net position	<u>\$ 279,320</u>	<u>\$ (160,703)</u>

## 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,	
	2024	2023
Revenues:		
Program revenues		
Charges for services	\$ 1,105,822	\$ 1,109,125
Operating grants and contributions	338,332	448,112
General revenues		
Unrestricted investment earnings	20	18
Miscellaneous	198	12,709
Total revenues	<u>1,444,372</u>	<u>1,569,964</u>
Expenses:		
General government	155,741	153,281
Maintenance and operations	338,149	332,075
Interest	510,459	541,843
Total expenses	<u>1,004,349</u>	<u>1,027,199</u>
Change in net position	<u>440,023</u>	<u>542,765</u>
Net position - beginning	(160,703)	(703,468)
Net position - ending	<u>\$ 279,320</u>	<u>\$ (160,703)</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2024, was \$1,004,349. 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 expense.

## 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, 2024, exceeded appropriations by \$11,767. 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, 2024, the District had \$14,452,417 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$6,438,491 has been taken, which resulted in a net book value of \$8,013,926. More detailed information about the District's capital assets is presented in the notes of the financial statements.

### Capital Debt

At September 30, 2024, the District had \$8,800,000 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

For the subsequent fiscal year the District anticipates an increase in assessments in order to fund certain lake bank restoration expenditures.

## 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, 2024**

	Governmental Activities
<b>ASSETS</b>	
Cash	\$ 84,876
Assessments receivable	3,372
Due from Developer	5,351
Prepays	57
Restricted assets:	
Investments	753,400
Capital assets:	
Nondepreciable	5,587,688
Depreciable, net	2,426,238
Total assets	8,860,982
 <b>DEFERRED OUTFLOWS OF RESOURCES</b>	
Deferred charge on refunding	293,444
Total deferred outflows of resources	293,444
 <b>LIABILITIES</b>	
Accounts payable	9,676
Due to other government	204
Accrued interest payable	183,333
Non-current liabilities:	
Due within one year	795,000
Due in more than one year	7,886,893
Total liabilities	8,875,106
 <b>NET POSITION</b>	
Net investment in capital assets	(374,523)
Restricted for debt service	572,568
Unrestricted	81,275
Total net position	\$ 279,320

See notes to the financial statements

**VERANDAH WEST COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

<u>Functions/Programs</u>	Program Revenues			Net (Expense)
	Expenses	Charges for Services	Operating Grants and Contributions	Revenue and Changes in Net Position
<u>Primary government:</u>				
Governmental activities:				
General government	\$ 155,741	\$ 155,741	\$ -	\$ -
Maintenance and operations	338,149	41,138	19,123	(277,888)
Interest on long-term debt	510,459	908,943	319,209	717,693
Total governmental activities	1,004,349	1,105,822	338,332	439,805
General revenues:				
Investment earnings				20
Miscellaneous				198
Total general revenues				218
Change in net position				440,023
Net position - beginning				(160,703)
Net position - ending				\$ 279,320

See notes to the financial statements

**VERANDAH WEST COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2024**

	Major Funds		Total Governmental Funds
	General	Debt Service	
<b>ASSETS</b>			
Cash	\$ 84,876	\$ -	\$ 84,876
Investments	-	753,400	753,400
Due from Developer	-	5,351	5,351
Assessments receivable	871	2,501	3,372
Deposits	57	-	57
Total assets	<u>\$ 85,804</u>	<u>\$ 761,252</u>	<u>\$ 847,056</u>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>			
Liabilities:			
Accounts payable	\$ 9,676	\$ -	\$ 9,676
Due to other government	204	-	204
Total liabilities	<u>9,880</u>	<u>-</u>	<u>9,880</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Unavailable revenue	-	5,351	5,351
Total deferred inflows of resources	<u>-</u>	<u>5,351</u>	<u>5,351</u>
<b>FUND BALANCES</b>			
Nonspendable:			
Deposits	57	-	57
Restricted for:			
Debt service	-	755,901	755,901
Unassigned	75,867	-	75,867
Total fund balances	<u>75,924</u>	<u>755,901</u>	<u>831,825</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 85,804</u>	<u>\$ 761,252</u>	<u>\$ 847,056</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, 2024**

Fund balance - governmental funds		\$ 831,825
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>(6,438,491)</u>	8,013,926
<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>		
		5,351
<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>		
		293,444
<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	(183,333)	
Bond discounts	118,107	
Bonds payable	<u>(8,800,000)</u>	<u>(8,865,226)</u>
Net position of governmental activities		<u>\$ 279,320</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, 2024**

	Major Funds		Total Governmental Funds
	General	Debt Service	
<b>REVENUES</b>			
Assessments	\$ 196,879	\$ 908,943	\$ 1,105,822
Developer assessments	19,123	269,196	288,319
Interest	20	44,662	44,682
Miscellaneous income	12,907	-	12,907
Total revenues	228,929	1,222,801	1,451,730
<b>EXPENDITURES</b>			
Current:			
General government	155,741	-	155,741
Maintenance and operations	78,257	-	78,257
Debt service:			
Principal	-	760,000	760,000
Interest	-	477,875	477,875
Total expenditures	233,998	1,237,875	1,471,873
Excess (deficiency) of revenues over (under) expenditures	(5,069)	(15,074)	(20,143)
Fund balances - beginning	80,993	770,975	851,968
Fund balances - ending	\$ 75,924	\$ 755,901	\$ 831,825

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, 2024**

Net change in fund balances - total governmental funds	\$	(20,143)
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.		5,351
Certain revenues were unavailable for the governmental fund financial statements in the prior fiscal year. In the current fiscal year, these revenues were recorded 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.		760,000
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.		15,834
Change in net position of governmental activities	\$	440,023

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.

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, 2024:

	Amortized Cost	Credit Risk	Maturities
First American Government Obligations Class Y	\$ 753,400	S&P AAAm	Weighted average of the fund portfolio: 31 days
	<u>\$ 753,400</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, 2024, 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	5,840,181	259,892	-	6,100,073
Total accumulated depreciation	6,178,599	259,892	-	6,438,491
Total capital assets, being depreciated, net	2,686,130	(259,892)	-	2,426,238
Governmental activities capital assets, net	\$ 8,273,818	\$ (259,892)	\$ -	\$ 8,013,926

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 \$5,000 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, 2024.

Changes in long-term liability activity for the fiscal year ended September 30, 2024, were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2013	\$ 9,560,000	\$ -	\$ 760,000	\$ 8,800,000	\$ 795,000
Less: bond discount	132,003	-	13,896	118,107	-
Total	\$ 9,427,997	\$ -	\$ 746,104	\$ 8,681,893	\$ 795,000

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

At September 30, 2024, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2025	\$ 795,000	\$ 440,000	\$ 1,235,000
2026	835,000	400,250	1,235,250
2027	875,000	358,500	1,233,500
2028	925,000	314,750	1,239,750
2029	970,000	268,500	1,238,500
2030-2033	4,400,000	563,750	4,963,750
Total	<u>\$ 8,800,000</u>	<u>\$ 2,345,750</u>	<u>\$ 11,145,750</u>

**NOTE 7 – DEVELOPER TRANSACTIONS**

For the fiscal year ended September 30, 2024, Developer assessments in the general and debt service funds were \$19,123 and \$269,196, 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.

**NOTE 11 – CLAIMS AND CONTINGENCIES**

Subsequent to fiscal year end, an individual provided information to the District regarding a fall that allegedly occurred on a nature trail located within the District. The matter has been turned into the District's insurance carrier. The District does not anticipate any material effect on its financial position as a result of these matters.

**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, 2024**

	Budgeted Amounts <u>Original &amp; Final</u>	Actual Amounts	Variance with Final Budget - Positive (Negative)
<b>REVENUES</b>			
Assessments	\$ 195,561	\$ 196,879	\$ 1,318
Developer assessments	19,123	19,123	-
Interest	337	20	(317)
Miscellaneous revenue	-	12,907	12,907
Total revenues	215,021	228,929	13,908
<b>EXPENDITURES</b>			
Current:			
General government	146,832	155,741	(8,909)
Maintenance and operations	75,399	78,257	(2,858)
Total expenditures	222,231	233,998	(11,767)
Excess (deficiency) of revenues over (under) expenditures	(7,210)	(5,069)	2,141
<b>OTHER FINANCING SOURCES</b>			
Carry forward surplus	7,210	-	(7,210)
Total other financing sources	7,210	-	(7,210)
Net change in fund balance	\$ -	(5,069)	\$ (5,069)
Fund balance - beginning		80,993	
Fund balance - ending		\$ 75,924	

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, 2024, exceeded appropriations by \$11,767. 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, 2024  
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.	3
Employee compensation	\$0
Independent contractor compensation	\$123,857
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	\$1,105,822
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, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated May 6, 2025.

**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.

*B* *han & Associates*

May 6, 2025





**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, 2024. 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, 2024.

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*

May 6, 2025



**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, 2024, and have issued our report thereon dated May 6, 2025.

**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 May 6, 2025 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*

May 6, 2025

## 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, 2023.

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, 2024.

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, 2024.

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, 2024. 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**

**3A**

**RESOLUTION 2025-06**

**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, 2024**

**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 2024;

**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 2024 heretofore submitted to the Board is hereby accepted for Fiscal Year 2024, for the period ending September 30, 2024; and
2. A verified copy of said Audited Financial Report for Fiscal Year 2024 shall be attached hereto as an exhibit to this Resolution in the District’s “Official Record of Proceedings”.

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

ATTEST:

**VERANDAH WEST  
COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

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

**4A**

Serial Number  
25-02740L

# 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

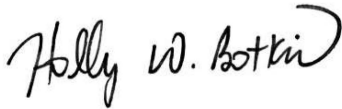
in the matter of Verandah West CDD Notice of Public Hearing

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.



Holly Botkin

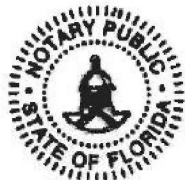
Sworn to and subscribed, and personally appeared by physical presence before me,

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 WEST 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 West Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE: August 13, 2025  
TIME: 2:00 p.m.  
LOCATION: 11390 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 Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office"), during normal business hours, or by visiting the District's website at [www.verandahcdds.net](http://www.verandahcdds.net).

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

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

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

Cleo Adams  
District Manager  
July 25; August 1, 2025

25-02740L

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

**4B**



**RESOLUTION 2025-07**  
**[FY 2026 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, 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 West 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 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

**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, 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 WEST 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				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
<b>REVENUES</b>					
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
<b>EXPENDITURES</b>					
<b>Professional &amp; admin</b>					
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
<b>Water management</b>					
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 <b>not shared*</b>	1,800	750	1,050	1,800	1,800
Utilities	1,300	449	851	1,300	1,300
Lake bank restoration <b>not shared*</b>	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			Total Actual & Projected	Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025		
<b>Other fees and charges</b>					
Property appraiser	1,740	1,631	109	1,740	1,740
Tax collector	3,202	3,001	201	3,202	3,202
Total other fees and charges	4,942	4,632	310	4,942	4,942
Total expenditures	617,702	289,048	193,667	482,715	624,756
 Net increase/(decrease) of fund balance	 23,210	 311,410	 (153,213)	 158,197	 16,155
 Fund balance - beginning (unaudited)	 135,653	 139,450	 450,860	 139,450	 297,647
Fund balance - ending (projected)	<u>\$ 158,863</u>	<u>\$ 450,860</u>	<u>\$ 297,647</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**

<b>EXPENDITURES</b>	
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><b>Wrathell, Hunt and Associates, LLC</b> specializes in managing Community Development Districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the Districts, develop financing programs, oversee the issuance of tax exempt bonds, and operate and maintain the assets of the community.</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><b>Wrathell, Hunt &amp; Associates, LLC</b> is responsible for day-to-day field operations. These responsibilities include, but are not limited to, preparing and bidding services, contract administration, hiring and maintaining qualified personnel, preparing operating schedules and policies, ensuring compliance with operating permits, preparing and implementing field operating budgets, providing District-related information to the public and attending board meetings.</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. Additionally, the District utilize FL GIS for their GIS annual mapping updates.</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 &amp; 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 Wrathell, Hunt and Associates, LLC, to prepare the annual</p>	
Telephone	775
<p>Telephone and fax machine services.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Insurance	18,612
<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*	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	
<b>REVENUES</b>					
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
<b>EXPENDITURES</b>					
<b>Professional &amp; admin</b>					
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
<b>Water management</b>					
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 <b>not shared</b>	1,800	750	1,050	1,800	1,800
Utilities	570	200	374	574	570
Lake bank restoration <b>not shared</b>	-	-	-	-	-
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			Total Actual & Projected	Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025		
<b>Other fees and charges</b>					
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	FY 2026	Total
		Assessment	Assessment	Revenue
On-roll	757.00	\$ 329.27	\$ 329.27	\$ 249,257.39
	<u>Total units: 757.00</u>		<u>Total revenue:</u>	<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	
<b>REVENUES</b>					
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
<b>EXPENDITURES</b>					
<b>Professional &amp; admin</b>					
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
<b>Water management</b>					
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 <b>not shared</b>	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	
<b>Other fees and charges</b>				
Property appraiser	936	913	59	972
Tax collector	1,723	1,617	109	1,726
Total other fees and charges	<u>2,659</u>	<u>2,530</u>	<u>168</u>	<u>2,698</u>
Total expenditures	<u>401,363</u>	<u>160,275</u>	<u>107,807</u>	<u>268,082</u>
Net Increase/(decrease) of fund balance	-	209,183	(76,371)	132,812
Fund balance - beginning (unaudited)	73,349	75,925	285,108	208,737
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	FY 2026	Total
		Assessment	Assessment	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				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
<b>REVENUES</b>					
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
<b>EXPENDITURES</b>					
<b>Debt service</b>					
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)	<u>\$ 865,366</u>	<u>\$ 2,046,055</u>	<u>\$ 933,106</u>	<u>\$ 933,106</u>	<u>908,707</u>
<b>Use of fund balance</b>					
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
<b>Total</b>	<b>\$13,690,000.00</b>		<b>\$3,960,681.32</b>	<b>\$17,650,681.32</b>

**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	
<b>REVENUES</b>					
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
<b>EXPENDITURES</b>					
<b>Debt service</b>					
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
<b>Use of fund balance</b>					
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
<b>Total</b>	<b>\$8,005,000.00</b>		<b>\$1,905,750.00</b>	<b>\$9,910,750.00</b>

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
Shadtree 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:	Debt Service Assessment	O & M Assessment	Total Assessment	Outstanding Principal after 2025-2026 tax payment
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 WEST**  
**COMMUNITY DEVELOPMENT DISTRICT**

**5**

**RESOLUTION 2025-08  
[FY 2026 ASSESSMENT RESOLUTION]**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERANDAH WEST 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 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, 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 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.



- 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 WEST COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Budget  
**Exhibit B:** Assessment Roll



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

**6**

**RESOLUTION 2025-09**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERANDAH WEST 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 West 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 WEST 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 WEST COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**EXHIBIT "A"**

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

**VERANDAH WEST  
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
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 198,041	\$ 203,709			
Allowable discounts (4%)	-	(8,148)			
Assessment levy: on-roll - net	198,041	\$ 195,561	\$ (2,480)	\$ 2,480	\$ 198,041
Assessment levy: off-roll	19,123	19,123	-	-	19,123
Interest and miscellaneous	12,930	337	(12,593)	12,593	12,930
Total revenues	230,094	215,021	(15,073)	15,073	230,094
<b>EXPENDITURES</b>					
<b>Professional &amp; admin</b>					
Supervisors	4,256	3,930	(326)	326	4,256
Management and accounting	70,155	70,155	-	-	70,155
Audit	8,344	8,365	21	(21)	8,344
Legal	7,387	5,614	(1,773)	1,773	7,387
Field management	11,881	11,881	-	-	11,881
Engineering	10,355	5,614	(4,741)	4,741	10,355
Trustee	5,770	5,614	(156)	156	5,770
Dissemination agent	4,649	4,649	-	-	4,649
Arbitrage rebate calculation	560	1,684	1,124	(1,124)	560
Assessment roll preparation	13,474	13,474	-	-	13,474
Telephone	435	435	-	-	435
Postage	523	281	(242)	242	523
Insurance	8,429	8,534	105	(105)	8,429
Printing & binding	906	906	-	-	906
Legal advertising	3,270	842	(2,428)	2,428	3,270
Office expenses & supplies	-	140	140	(140)	-
Website	395	792	397	(397)	395
ADA website compliance	118	225	107	(107)	118
Contingencies	2,185	842	(1,343)	4,158	5,000
Annual district filing fee	196	196	-	-	196
Total professional & admin fees	153,288	144,173	(9,115)	11,930	156,103
<b>Water management</b>					
Contractual services	63,235	69,055	5,820	(5,820)	63,235
Aquascaping/Pipe Cleanout	10,807	2,807	(8,000)	8,000	10,807
Utilities	575	730	155	(155)	575
Contingencies	3,640	2,807	(833)	833	3,640
Total water management	78,257	75,399	(2,858)	2,858	78,257
<b>Other fees and charges</b>					
Property appraiser	913	936	23	(23)	913
Tax collector	1,542	1,723	181	(181)	1,542
Total other fees and charges	2,455	2,659	204	(204)	2,455
Total expenditures	234,000	222,231	(11,769)	14,584	236,815
Net Increase/(decrease) of fund balance	(3,906)	(7,210)	(3,304)	489	(6,721)
Fund balance - beginning (unaudited)	80,993	73,857	7,136	(7,136)	80,993
Fund balance - ending (projected)	\$ 77,087	\$ 66,647	\$ 3,832	\$ (6,647)	\$ 74,272

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

**7**

**MEMORANDUM**

**To:** Board of Supervisors, Verandah West Community Development District

**From:** Alyssa Willson

**Date:** May 7, 2025

**Subject:** Boardwalks and Trails

---

As discussed at prior District Board meetings District staff has reviewed items regarding the boardwalks and trails located on District property (the “Boardwalks and Trails”). From review of the District records it appears the boardwalks, trails and cart paths located on District property were constructed by Verandah Development, LLC, pursuant to rights granted in an easement which was executed in October 2003 (the “Easement”). Also, from review of the District records, inclusive of meeting minutes, the District Board took no action to accept conveyance of the Boardwalks and Trails or terminate the Easement.<sup>1</sup>

The Verandah Community Association (the “Association”) provided for the maintenance of the Boardwalks and Trails and routinely funded reserves related to the Boardwalks and Trails until it provided notice to the District and Verandah Development, LLC, that it would cease providing such maintenance services and funding as of September 30, 2024.

District staff have engaged with the Association and Verandah Development, LLC, to discuss options available for the Boardwalks and Trails as well as to review current status of such improvements. The District Engineer has prepared a map noting location of all Boardwalks and Trails a copy of which is enclosed.

Association representatives have advised it would be interested in pursuing a maintenance agreement with the District for Association to provide maintenance of the noted Boardwalks and Trails with the exception of Boardwalk 1 and Boardwalk 2 noted on the map. To accomplish this, District staff could prepare an agreement outlining responsibilities. Either the District or Association could accept the Boardwalk and Trail Improvements (except for Boardwalk 1 and Boardwalk 2) (the “Remaining Boardwalk and Trail Improvements”) via quit claim bill of sale from Verandah Development, LLC. Should District accept the Boardwalk and Trail Improvements, making it public property, it would have to adopt a non-resident user fee providing for public access to the Remaining Boardwalk and Trail Improvements. If the

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<sup>1</sup> However, all of the water management district permits, one of which pertains to the boardwalks, list the District as the entity with ownership and maintenance responsibilities.

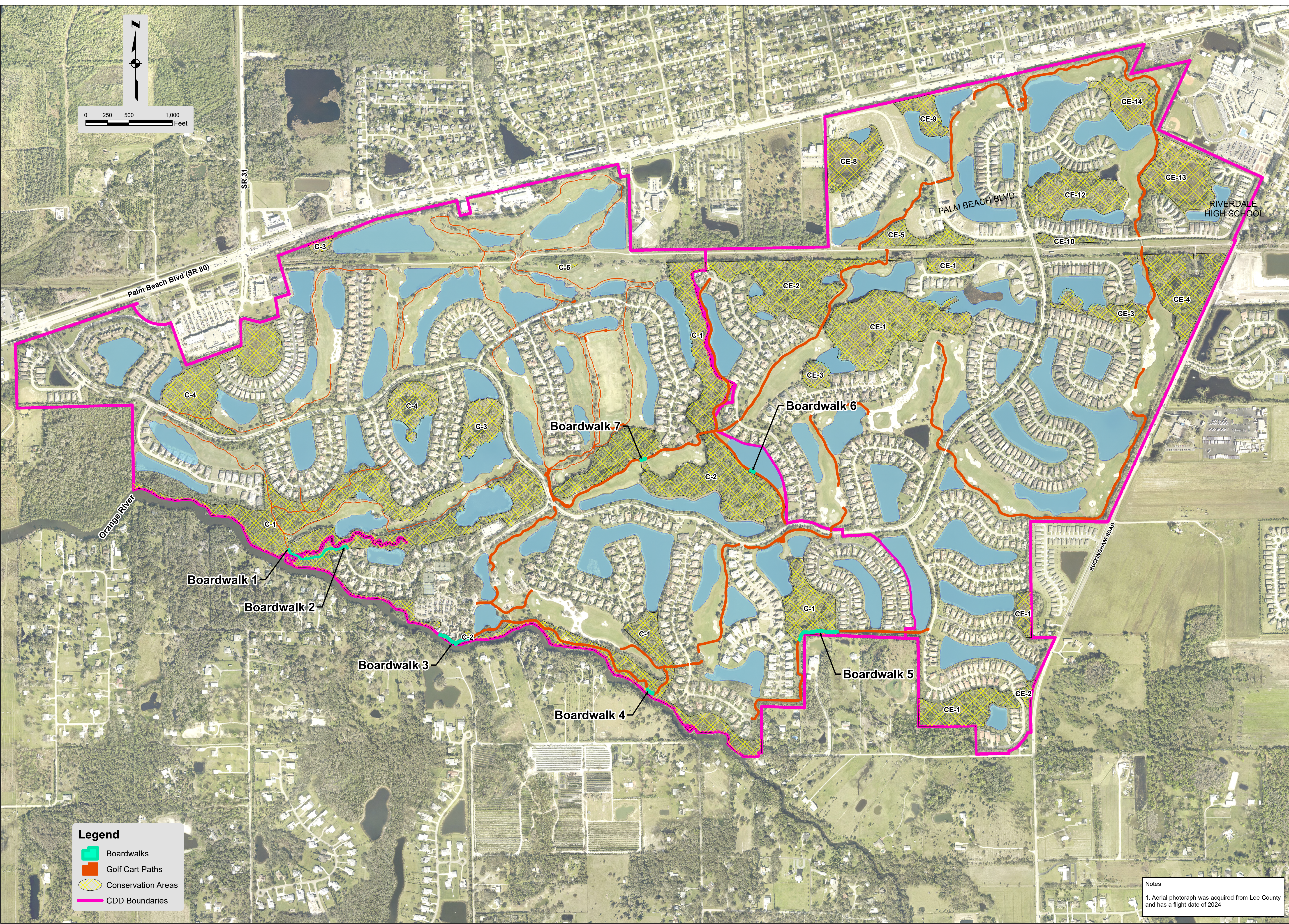
Association accepted the Remaining Boardwalk and Trail Improvements it would need an easement from the District.

Regarding Boardwalk 1 and Boardwalk 2, District Field Staff has reviewed the current status of Boardwalk 1 and Boardwalk 2 noted on the map. See attached findings. Given the state of Boardwalk 1 and Boardwalk 2, District may provide notice to Verandah Development, LLC, of a disclaimer of property interest in Boardwalks 1 and 2, request action to repair such improvements within a certain amount of time, or alternatively should maintenance efforts not be undertaken, the District can remove the improvements from its property (consistent with requirements of the District's water management district permits).

Alternatively, the District could provide intent to disclaim all Remaining Board and Trail Improvements and should Verandah Development, LLC, or an assignee not acknowledge maintenance responsibilities the District may provide notice of intent to remove the Remaining Boardwalk and Trail Improvements.

We look forward to discussion of the District's available options.





**Legend**

- █ Boardwalks
- █ Golf Cart Paths
- Conservation Areas
- CDD Boundaries

Notes  
 1. Aerial photograph was acquired from Lee County and has a flight date of 2024

NO.	DESCRIPTION	DATE

DATE: April 2025  
 PROJECT NO. 20066024-010  
 FILE NO. 30-43-26  
 SCALE: As Shown

Boardwalk Location Exhibit

SHEET NUMBER

Path: \\fms01\archived\arch-drawings\2006\20066024-010\Environmental\Exhibits\Verandah Boardwalks.mxd Name: Verandah Boardwalks Date: 4/22/2025 Time: 8:57:14 AM User: Brian Mainio



## FIELD REPORT - Boardwalk Review

28 Apr 2025

Complete

District

Verandah West

Site conducted

Fort Myers FL 33905  
United States  
(26.692923547779095, -  
81.75901360596004)

Prepared by

Shane Willis

### FINDINGS

REASON FOR VISIT:

Boardwalk Review

DESCRIPTION OF FINDINGS:

Hand rails loose in numerous locations. Mold Present. Wood splitting/separating. Possible trip hazards present on concrete apron.

### Media summary



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5

Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



## FIELD REPORT - Boardwalk #2 Review

28 Apr 2025

Complete

District	Verandah West
Site conducted	12201 Hammock Creek Way Fort Myers FL 33905 United States (26.692160128042474, - 81.75652022637247)
Conducted on	28.04.2025
Prepared by	Shane Willis

### FINDINGS

#### REASON FOR VISIT:

Current Conditions of Boardwalk

#### DESCRIPTION OF FINDINGS:

Numerous portions of the hand rail are loose/unstable. Mold present, possible terminates in numerous locations. Broken/split rails. Possible trip hazards on the concrete apron.

### Media summary



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8





Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20

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

**7A**

Prepared by and return to:

Alyssa C. Willson, Esq.  
Kutak Rock LLP  
107 West College Avenue  
Tallahassee, Florida 32301

## **DISCLAIMER OF PROPERTY INTEREST**

### **Cross Reference Official Records Instrument No. 6006411**

**THIS DISCLAIMER OF PROPERTY INTEREST** (“Disclaimer”) is effective this \_\_\_\_\_ day of August, 2025 (“Effective Date”), by **Verandah West Community Development District**, a local unit of special-purpose government created pursuant to Chapter 190, *Florida Statutes* (“District”), whose address is 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

### **BACKGROUND**

- A. The District makes this Disclaimer pursuant to Chapter 739, *Florida Statutes*, the Florida Uniform Disclaimer of Property Interests Act.
- B. **Verandah Development LLC**, a Florida limited liability company (“Developer”), whose mailing address is 105 NE 1<sup>st</sup> Street, Delray Beach, Florida 33444, constructed improvements within real property owned by the District (“Improvements”), as more particularly described in that certain Amended and Restated Grant of Easement (“Easement”) from the District to the Developer dated October 7, 2003, and recorded on October 13, 2003 in Official Records Instrument No. 6006411, Public Records of Lee County, Florida, as such easement is attached hereto as **Exhibit A**.
- C. The District did not accept title to the Improvements.
- D. The District desires to disclaim any interest in the Improvements.

**NOW THEREFORE**, in light of the foregoing premises, and pursuant to Chapter 739, *Florida Statutes*, the District, for itself and on behalf of its successors and assigns does hereby unconditionally disclaim, remise, and release any interest in Improvements. Provided, however, nothing herein is intended or shall be construed as an admission or an acknowledgment on the part of the District that it in fact possesses or, at any time prior to the Effective Date, possessed any interest in the Improvements or any responsibility, liability or obligation arising on account thereof.

**IN WITNESS WHEREOF**, the District has caused this Disclaimer to be executed and irrevocable as of the Effective Date.

Signed, sealed and delivered  
in the presence of:

**Witnesses:**

**VERANDAH WEST COMMUNITY  
DEVELOPMENT DISTRICT**, a local unit  
of special purpose government organized  
pursuant to Chapter 190, *Florida Statutes*

\_\_\_\_\_  
Witness #1 Signature

\_\_\_\_\_  
Witness #1 Printed Name

\_\_\_\_\_  
Witness #1 Address

\_\_\_\_\_  
Witness #1 Address (second line)

\_\_\_\_\_  
Witness #2 Signature

\_\_\_\_\_  
Witness #2 Printed Name

\_\_\_\_\_  
Witness #2 Address

\_\_\_\_\_  
Witness #2 Address (second line)

By: \_\_\_\_\_

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

Its: \_\_\_\_\_

**STATE OF FLORIDA  
COUNTY OF LEE**

The foregoing instrument was acknowledged before me, by means of physical presence,  
this \_\_\_\_\_ day of August, 2025 by \_\_\_\_\_ as  
\_\_\_\_\_ of the Verandah West Community Development District, a local  
unit of special purpose government organized pursuant to Chapter 190, *Florida Statutes*, on behalf  
of the District, who is [ ] personally known to me or [ ] who produced  
\_\_\_\_\_ as identification.

[NOTARY SEAL]

\_\_\_\_\_  
Notary Public, State of Florida  
Print Name: \_\_\_\_\_  
Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**EXHIBIT A**

*Amended and Restated Grant of Easement, dated October 7, 2003*



Prepared by and return to:  
 David L. Cook, Esq.  
 WINDELS MARX LANE & MITTENDORF LLP  
 9990 Coconut Road, 101  
 Bonita Springs, FL 34135

INSTR # 6006411  
 Official Records BK 04090 PG 1564  
 RECORDED 10/13/2003 10:39:17 AM  
 CHARLIE GREEN, CLERK OF COURT  
 LEE COUNTY  
 RECORDING FEE 244.50  
 DEED DOC 0.70  
 DEPUTY CLERK L Parent

Property Appraiser's Strap No.:

**AMENDED AND RESTATED GRANT OF EASEMENT**

54

This Amended and Restated Grant of Easement is given this 7<sup>th</sup> day of October, 2003, from VERANDAH WEST COMMUNITY DEVELOPMENT DISTRICT, a political subdivision of the State of Florida, hereinafter referred to as the "Grantor", to VERANDAH DEVELOPMENT LLC, its successors and assigns, hereinafter referred to as the "Grantee". This Easement is intended to Amend and Restate, and therefore replace, that certain Grant of Easement from Grantor to Grantee recorded in Official Records Book 4026, Page 2921, Public Records of Lee County Florida. The Grantor hereby grants, sells, transfers, conveys and delivers to Grantee the following easements;

**BOARDWALK AND OBSERVATION PLATFORM EASEMENTS**

An easement over and across the property described in attached Composite Exhibit "A" and Exhibit "B", for purposes of construction, maintenance and use boardwalks and observation platforms. Provided, however, (a) the boardwalks and observation platforms shall be constructed in strict compliance with all applicable terms of Permit No. 36-04314-P dated October 18, 2002, (the "SFWMD Permit"), issued by the South Florida Water Management District, the Staff Report dated September 26, 2002, (the "SFWMD Staff Report"), issued prior to the SFWMD Permit, and the Army Corps of Engineers Permit No. 20000157(IP-DY) (the "COE Permit"), including (i) special condition 16 of the SFWMD Permit, (ii) paragraphs 3.a. and 3.b (i)-(v) of the SFWMD Staff Report, (iii) the second full paragraph of page 13 of the SFWMD Staff Report, (iv) the last paragraph of page 19 of the SFWMD Staff Report, extending over to page 20, and (v) Attachment H: Special Conditions of the COE Permit, and (b) the boardwalks and observation platforms shall be constructed in the general locations and the dimensions depicted in Attachment B, pages 1-11, 18-19, and 27 of the COE Permit. Those pages of the Permit, SFWMD Staff Report and COE Permit referenced herein are attached hereto as Composite Exhibit "C".

As to the easement descriptions in Composite Exhibit "A" herein, this Grant of Easement is intended to Grant easements which are appurtenant to and for the benefit of the adjacent platted lots described at the top of each separate legal description (the "Benefited Lots"). As to the easement description in Exhibit "B" herein, this Grant of Easement is intended to Grant an easement which is appurtenant to and for the benefit of the un-platted parcel of property which is adjacent to the property described in Exhibit "B" (the "Benefited Property"). The Benefited Property is not described in any exhibit, and such Benefited Property may later be platted by Grantee into lots. The easements granted herein may not be conveyed or assigned separately from the Benefited Lots or the Benefited Property, provided, however, as to Benefited Lots, Grantee may convey or assign separate easements to each Lot owner over those portions of the property described in each separate legal description in Composite Exhibit "A" which is located adjacent to each Lot, and as to the Benefited Property, when it is subsequently platted into lots, Grantee may convey or assign separate easements to each Lot owner over those portions of the property described in Exhibit "B" which are located adjacent to each Lot.

**GOLF CART AND BIKE PATH EASEMENTS**

An easement over and across the property described in attached Exhibit "D", for purposes of construction, maintenance and use of a golf cart crossing and bike path.

The Grantor, however, reserves the right and privilege to use the above-described lands for any and all other purposes, except as would interfere with the Grantee's use, occupation or enjoyment thereof.

This Grant of Easement shall run with the land and be binding on and inure to the benefit of the parties, their heirs,



successors and assigns.

Executed this 6<sup>TH</sup> day of October, 2003.

Signed, sealed and delivered

VERANDAH WEST COMMUNITY DEVELOPMENT DISTRICT

in the presence of:

[Signature]  
(Signature) **CAROL D. MOERMAN**  
Printed Name: \_\_\_\_\_

By: [Signature]  
Printed Name: William Wier

Its: Chairperson of the Board of Supervisors  
Address:  
c/o James P. Ward  
210 N. University Drive, Suite 301  
Coral Springs, FL 33071

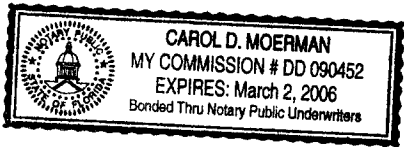
[Signature]  
(Signature) **Kim Gratton**  
Printed Name: Kim GRATTON

STATE OF FLORIDA  
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 6<sup>TH</sup> day of October, 2003, by William Wier

[Signature]  
Notary Public **CAROL D. MOERMAN**  
Printed Name: \_\_\_\_\_

(Seal)



My Commission Expires: 3/2/2006

ACKNOWLEDGMENT AND CONSENT

Verandah Development, LLC, as the Grantee of the Grant of Easement recorded in Official Records Book 4026, Page 2921, Public Records of Lee County Florida, hereby acknowledges and consents to this Amended and Restated Grant of Easement, and acknowledges that this Amended and Restated Grant of Easement replaces the Grant of Easement recorded in Official Records Book 4026, Page 2921, Public Records of Lee County Florida.

Signed, sealed and delivered  
in the presence of:

VERANDAH DEVELOPMENT LLC

By: Resource Conservation Properties, Inc.  
Its: Managing Member

[Signature]  
(Signature) **CAROL D. MOERMAN**  
Printed Name: \_\_\_\_\_

By: [Signature]  
Printed Name: Katherine C. Green

Its: vice president  
Address: \_\_\_\_\_

9990 Coconut Road, Suite 200  
Bonita Springs, FL 34135

[Signature]  
(Signature) **Kim GRATTON**  
Printed Name: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of October, 2003, by KATHERINE L'S GREEN

Carol D. Moerman  
Notary Public

(Seal)

Printed Name: CAROL D. MOERMAN

My Commission Expires: 3/2/06

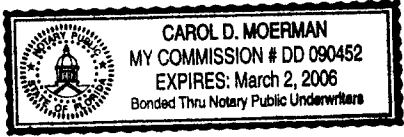


EXHIBIT A

May 28, 2003

DESCRIPTION

**EASEMENT FOR LOT 16, BLOCK F,  
BEING PART OF TRACT C-1,  
VERANDAH UNIT ONE, PLAT BOOK 74, PAGES 31 - 50,  
SECTION 31, TOWNSHIP 43 SOUTH, RANGE 26 EAST,  
LEE COUNTY, FLORIDA**

An easement for Lot 16, Block F, over and across Tract C-1, Verandah Unit One, Plat Book 74, pages 31 through 50, Public Records of Lee County, Florida and lying in Section 31, Township 43 South, Range 26 East, Lee County, Florida, being more particularly described as follows:

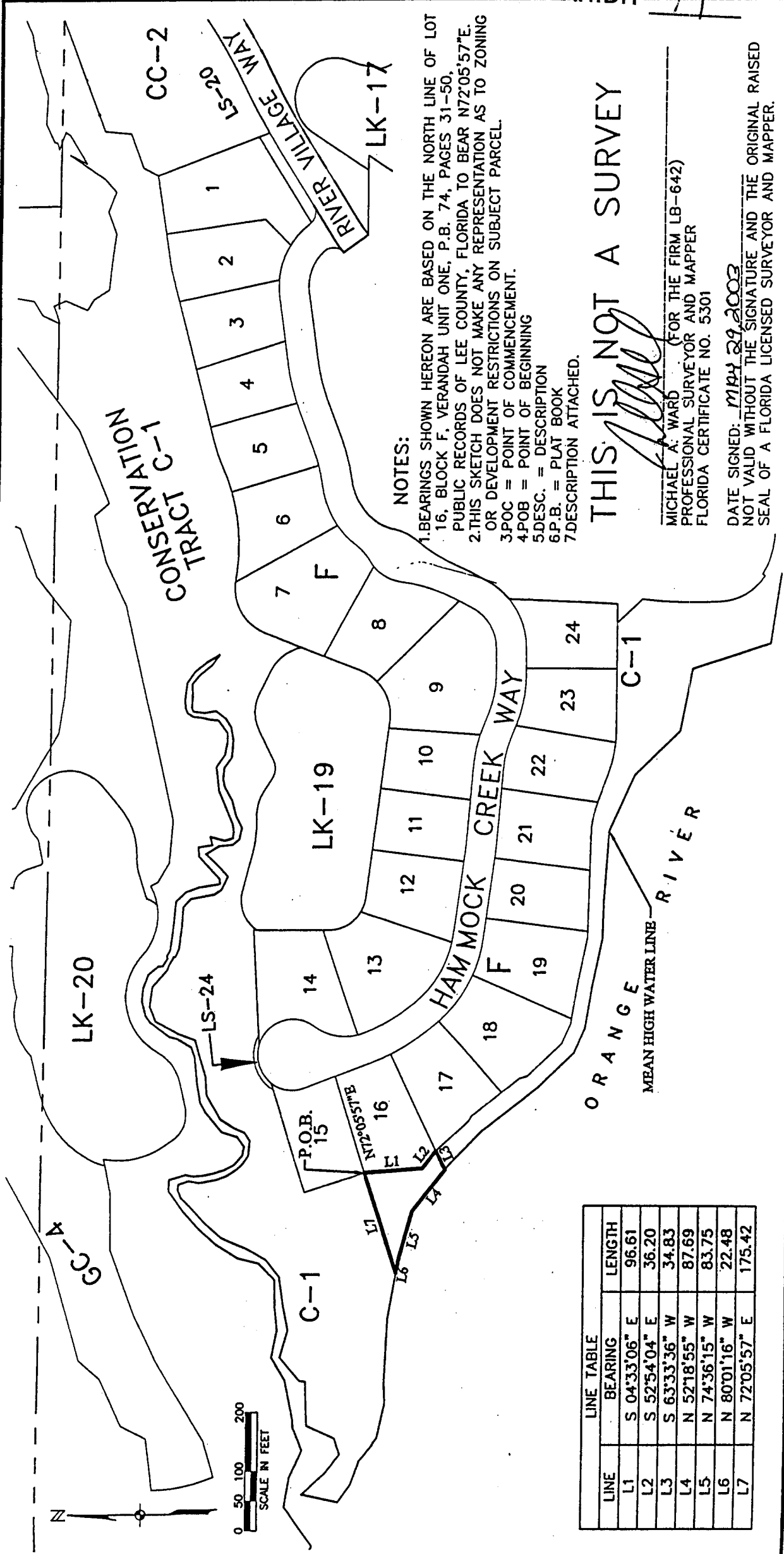
Beginning at the northwest corner of said Lot 16, Block F, thence run the following courses and distances along the westerly line of said lot: South 04° 33' 06" East for 96.61 feet; thence run South 52° 54' 04" East for 36.20 feet; thence departing said lot line run South 63° 33' 36" West for 34.83 feet to an intersection with the Mean High Water Line of Orange River; thence run the following courses and distances along said Mean High Water Line: North 52° 18' 55" West for 87.69 feet; thence run North 74° 36' 15" West for 83.75 feet; thence run North 80° 01' 16" West for 22.48 feet; thence departing said Mean High Water Line, run North 72° 05' 57" East for 175.42 feet to the Point of Beginning.

Containing 10,179 square feet or 0.2 acres, more or less.

Bearings hereinabove mentioned are based on the north line of Lot 16, Block F, to bear North 72° 05' 57" East.

20033886/Dock 16 052803

EXHIBIT



NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF LOT 16, BLOCK F, VERANDAH UNIT ONE, P.B. 74, PAGES 31-50, PUBLIC RECORDS OF LEE COUNTY, FLORIDA TO BEAR N72°05'57"E.
2. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON SUBJECT PARCEL.
3. POC = POINT OF COMMENCEMENT.
4. POB = POINT OF BEGINNING
5. DESC. = DESCRIPTION
6. P.B. = PLAT BOOK
7. DESCRIPTION ATTACHED.

THIS IS NOT A SURVEY

*Michael A. Ward*

MICHAEL A. WARD (FOR THE FIRM LB-642)  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA CERTIFICATE NO. 5301

DATE SIGNED: MAY 29, 2003  
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

LINE	BEARING	LENGTH
L1	S 04°33'06" E	96.61
L2	S 52°54'04" E	36.20
L3	S 63°33'36" W	34.83
L4	N 52°18'55" W	87.69
L5	N 74°36'15" W	83.75
L6	N 80°01'16" W	22.48
L7	N 72°05'57" E	175.42

S:\002118\pld12\verandah\DOCK EASEMENTS1.dwg (SHEET4) Iws May 29, 2003 - 10:58am

**JOHNSON**  
**ENGINEERING**

EASEMENT FOR LOT 16, BLOCK F

2158 JOHNSON STREET  
 P.O. BOX 1550  
 FORT MYERS, FLORIDA 33902-1550  
 PHONE (239) 334-0046  
 FAX (239) 334-3661  
 E.B. #642 & L.B. #642

SKETCH AND DESCRIPTION

DATE	5/27/03	PROJECT NO.	20033886	FILE NO.	36-43-25	SCALE	1" = 200'	SHEET	2 OF 2
------	---------	-------------	----------	----------	----------	-------	-----------	-------	--------

EXHIBIT A

May 28, 2003

**DESCRIPTION**

**EASEMENT FOR LOT 17, BLOCK F,  
BEING PART OF TRACT C-1,  
VERANDAH UNIT ONE, PLAT BOOK 74, PAGES 31 - 50,  
SECTION 31, TOWNSHIP 43 SOUTH, RANGE 26 EAST,  
LEE COUNTY, FLORIDA**

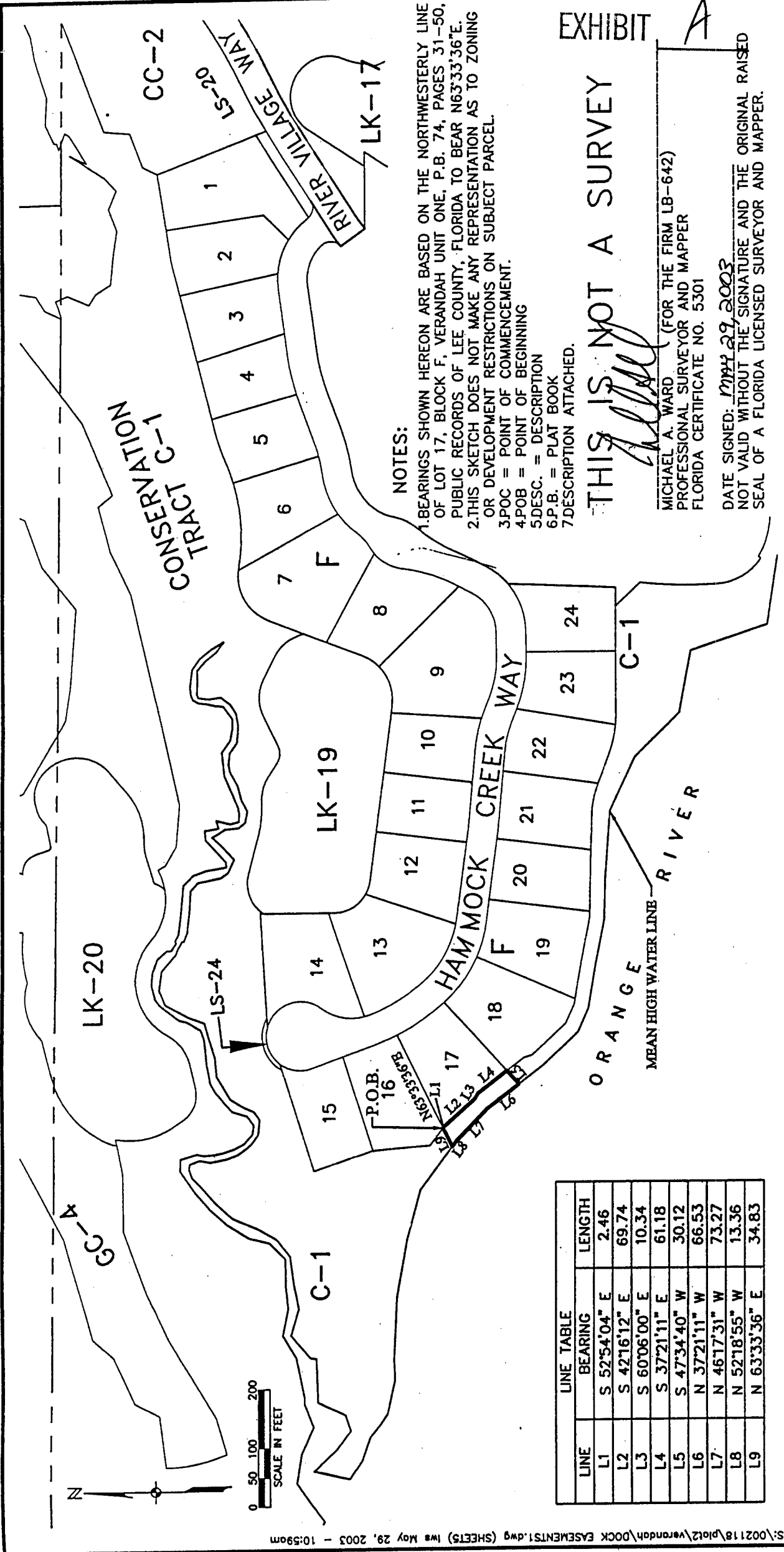
An easement for Lot 17, Block F, over and across part of Tract "C-1", Verandah Unit One, Plat Book 74, pages 31 through 50, Public Records of Lee County, Florida and lying in Section 31, Township 43 South, Range 26 East, Lee County, Florida, being more particularly described as follows:

Beginning at the northwest corner of said Lot 17, Block F, thence run the following courses and distances along the westerly line of said lot: South 52° 54' 04" East for 2.46 feet; thence run South 42° 16' 12" East for 69.74 feet; thence run South 60° 06' 00" East for 10.34 feet; thence run South 37° 21' 11" East for 61.18 feet; thence departing said lot line run South 47° 34' 40" West for 30.12 feet to an intersection with the Mean High Water Line of Orange River; thence run the following courses and distances along said Mean High Water Line: North 37° 21' 11" West for 66.53 feet; thence run North 46° 17' 31" West for 73.27 feet; thence run North 52° 18' 55" West for 13.36 feet; thence departing said Mean High Water Line, run North 63° 33' 36" East for 34.83 feet to the Point of Beginning.

Containing 4,384 square feet or 0.1 acres, more or less.

Bearings hereinabove mentioned are based on the northerly line of Lot 17, Block F, to bear North 63° 33' 36" East.

20033886/Dock 17 052803



**NOTES:**  
 1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHWESTERLY LINE OF LOT 17, BLOCK F, VERANDAH UNIT ONE, P.B. 74, PAGES 31-50, PUBLIC RECORDS OF LEE COUNTY, FLORIDA TO BEAR N63°33'36"E.  
 2. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON SUBJECT PARCEL.  
 3. POC = POINT OF COMMENCEMENT.  
 4. POB = POINT OF BEGINNING  
 5. DESC. = DESCRIPTION  
 6. P.B. = PLAT BOOK  
 7. DESCRIPTION ATTACHED.

LINE	BEARING	LENGTH
L1	S 52°54'04" E	2.46
L2	S 42°16'12" E	69.74
L3	S 60°06'00" E	10.34
L4	S 37°21'11" E	61.18
L5	S 47°34'40" W	30.12
L6	N 37°21'11" W	66.53
L7	N 46°17'31" W	73.27
L8	N 52°18'55" W	13.36
L9	N 63°33'36" E	34.83

**THIS IS NOT A SURVEY**  
*Michael A. Ward*  
 MICHAEL A. WARD (FOR THE FIRM LB-642)  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA CERTIFICATE NO. 5301  
 DATE SIGNED: MAY 29, 2003  
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

2158 JOHNSON STREET  
 P.O. BOX 1550  
 FORT MYERS, FLORIDA 33902-1550  
 PHONE (239) 334-0046  
 FAX (239) 334-3661  
 E.B. #642 & L.B. #642

**JOHNSON ENGINEERING**

EASEMENT FOR LOT 17, BLOCK F

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
5/27/03	20033886	36-43-25	1" = 200'	2 OF 2

SKETCH AND DESCRIPTION

EXHIBIT

A

May 28, 2003

**DESCRIPTION**

**EASEMENT FOR LOT 18, BLOCK F,  
BEING PART OF TRACT C-1,  
VERANDAH UNIT ONE, PLAT BOOK 74, PAGES 31 - 50,  
SECTION 31, TOWNSHIP 43 SOUTH, RANGE 26 EAST,  
LEE COUNTY, FLORIDA**

An easement for Lot 18, Block F, over and across part of Tract "C-1", Verandah Unit One, Plat Book 74, pages 31 through 50, Public Records of Lee County, Florida and lying in Section 31, Township 43 South, Range 26 East, Lee County, Florida, being more particularly described as follows:

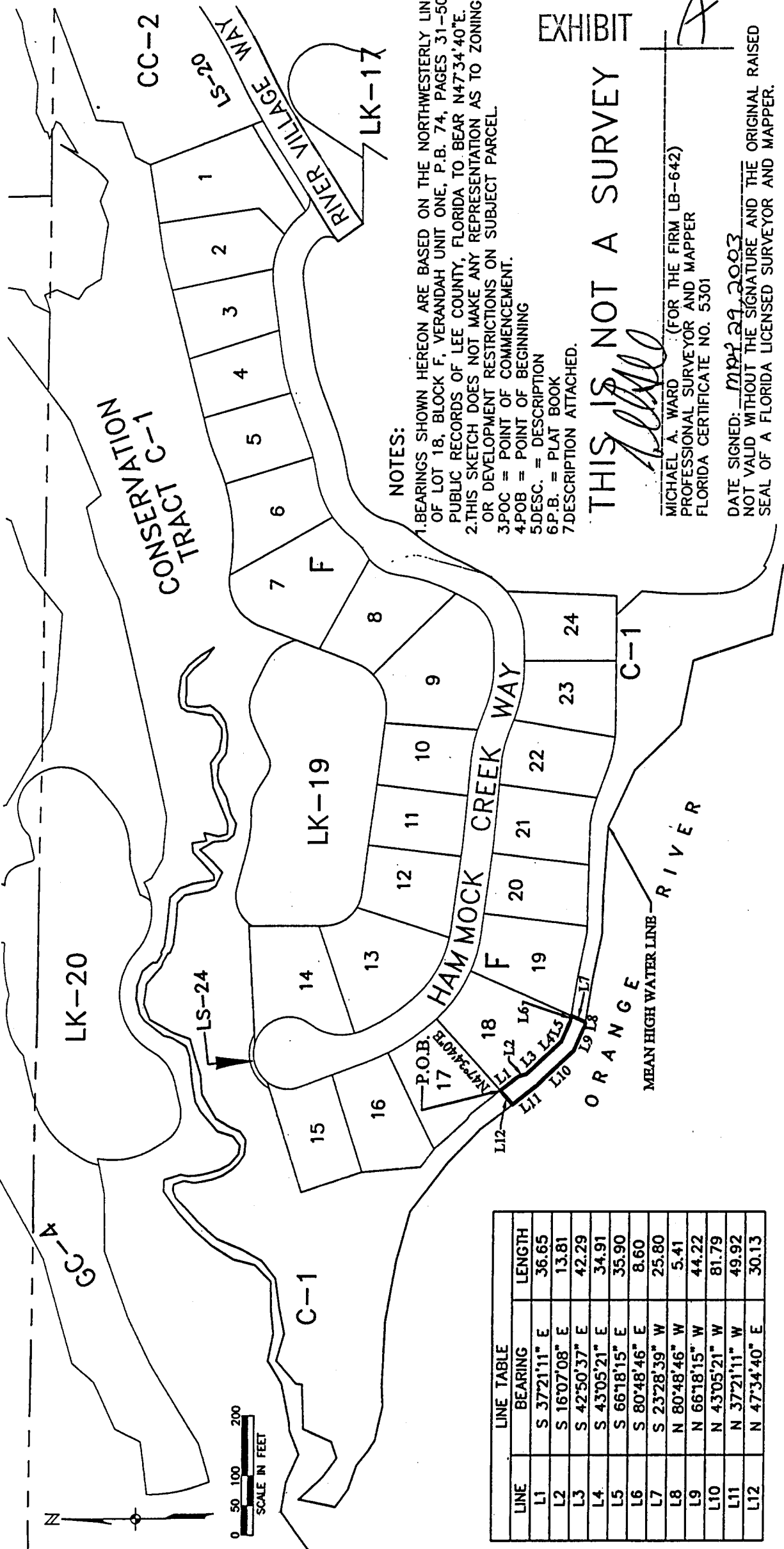
Beginning at the most westerly corner of said Lot 18, Block F, thence run along the southwesterly line of said lot the following courses and distances: South 37° 21' 11" East for 36.65 feet; thence run South 16° 07' 08" East for 13.81 feet; thence run South 42° 50' 37" East for 42.29 feet; thence run South 43° 05' 21" East for 34.91 feet; thence run South 66° 18' 15" East for 35.90 feet; thence run South 80° 48' 46" East for 8.60 feet; thence departing said lot line run South 23° 28' 39" West for 25.80 feet to an intersection with the Mean High Water Line of Orange River; thence run the following courses and distances along said Mean High Water Line: North 80° 48' 46" West for 5.41 feet; thence run North 66° 18' 15" West for 44.22 feet; thence run North 43° 05' 21" West for 81.79 feet; thence run North 37° 21' 11" West for 49.92 feet; thence departing said Mean High Water Line run North 47° 34' 40" East for 30.12 feet to the Point of Beginning.

Containing 4,620 square feet or 0.1 acres, more or less.

Bearings hereinabove mentioned are based on the northwesterly line of Lot 18, Block F, to bear North 47° 34' 40" East.

20033886/Dock 18 052803

S:\002118\plot2\verandah\DOCK EASEMENTS1.dwg (SHEET8) IWS May 29, 2003 - 10:59am



LINE	BEARING	LENGTH
L1	S 37°21'11" E	36.65
L2	S 16°07'08" E	13.81
L3	S 42°50'37" E	42.29
L4	S 43°05'21" E	34.91
L5	S 66°18'15" E	35.90
L6	S 80°48'46" E	8.60
L7	S 23°28'39" W	25.80
L8	N 80°48'46" W	5.41
L9	N 66°18'15" W	44.22
L10	N 43°05'21" W	81.79
L11	N 37°21'11" W	49.92
L12	N 47°34'40" E	30.13

**NOTES:**

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHWESTERLY LINE OF LOT 18, BLOCK F, VERANDAH UNIT ONE, P.B. 74, PAGES 31-50, PUBLIC RECORDS OF LEE COUNTY, FLORIDA TO BEAR N47°34'40"E.
2. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON SUBJECT PARCEL.
3. P.O.C. = POINT OF COMMENCEMENT.
4. P.O.B. = POINT OF BEGINNING
5. DESC. = DESCRIPTION
6. P.B. = PLAT BOOK
7. DESCRIPTION ATTACHED.

**THIS IS NOT A SURVEY**

*Michael A. Ward*

MICHAEL A. WARD (FOR THE FIRM LB-642)  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA CERTIFICATE NO. 5301

DATE SIGNED: MAY 29, 2003  
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

EXHIBIT **A**

2158 JOHNSON STREET  
 P.O. BOX 1550  
 FORT MYERS, FLORIDA 33902-1550  
 PHONE (239) 334-0046  
 FAX (239) 334-3661  
 E.B. #642 & L.B. #642

**JOHNSON**  
**ENGINEERING**

EASEMENT FOR LOT 18, BLOCK F

**SKETCH AND DESCRIPTION**

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
5/27/03	20033886	36-43-25	1" = 200'	2 OF 2



EXHIBIT A

May 28, 2003

**DESCRIPTION****EASEMENT FOR LOT 19, BLOCK F,  
BEING PART OF TRACT C-1,  
VERANDAH UNIT ONE, PLAT BOOK 74, PAGES 31 - 50,  
SECTION 31, TOWNSHIP 43 SOUTH, RANGE 26 EAST,  
LEE COUNTY, FLORIDA**

An easement for Lot 19, Block F, over and across part of Tract "C-1", Verandah Unit One, Plat Book 74, pages 31 through 50, Public Records of Lee County, Florida and lying in Section 31, Township 43 South, Range 26 East, Lee County, Florida, being more particularly described as follows:

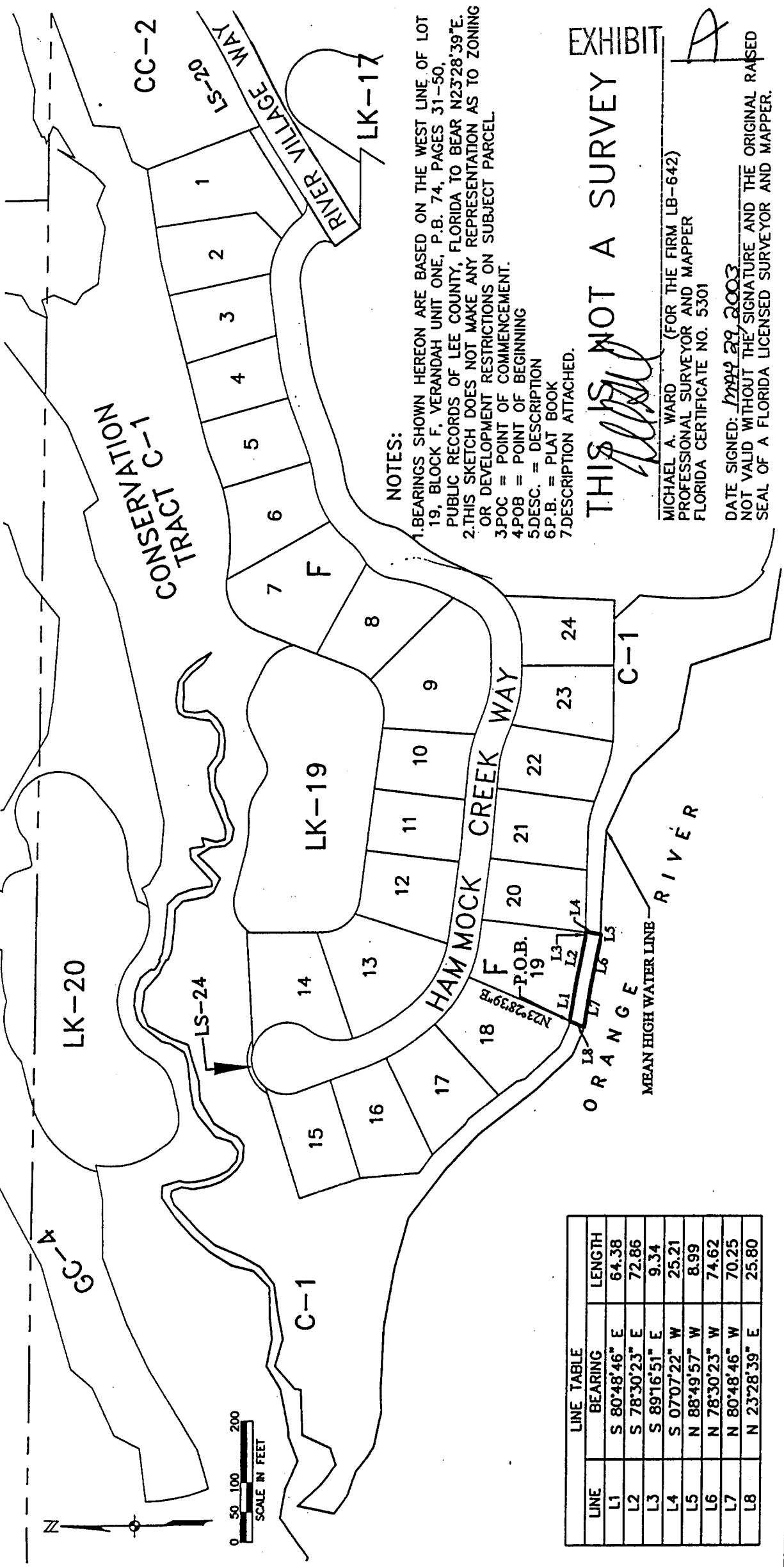
Beginning at the southwesterly corner of said Lot 19, Block F, thence run the following courses and distances along the southerly line of said lot: South 80° 48' 46" East for 64.38 feet; thence run South 78° 30' 23" East for 72.86 feet; thence run South 89° 16' 51" East for 9.34 feet; thence departing said lot line run South 07° 07' 22" West for 25.21 feet to an intersection with the Mean High Water Line of Orange River; thence run the following courses and distances along said Mean High Water Line: North 88° 49' 57" West for 8.99 feet; thence run North 78° 30' 23" West for 74.62 feet; thence run North 80° 48' 46" West for 70.25 feet; thence departing said Mean High Water Line, run North 23° 28' 39" East for 25.80 feet to the Point of Beginning.

Containing 3,756 square feet or 0.09 acres, more or less.

Bearings hereinabove mentioned are based on the westerly line of Lot 19, Block F, to bear North 23° 28' 39" East.

20033886/Dock 19 052803

S:\002118\plot\verandah\DOCK EASEMENTS1.dwg (SHEET) Irs May 29, 2003 - 10:59am



**NOTES:**  
 1. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF LOT 19, BLOCK F, VERANDAH UNIT ONE, P.B. 74, PAGES 31-50, PUBLIC RECORDS OF LEE COUNTY, FLORIDA TO BEAR N23°28'39"E.  
 2. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON SUBJECT PARCEL.  
 3. P.O.C. = POINT OF COMMENCEMENT.  
 4. P.O.B. = POINT OF BEGINNING  
 5. DESC. = DESCRIPTION  
 6. P.B. = PLAT BOOK  
 7. DESCRIPTION ATTACHED.

EXHIBIT

**THIS IS NOT A SURVEY**

MICHAEL A. WARD (FOR THE FIRM LB-642)  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA CERTIFICATE NO. 5301

DATE SIGNED: MAY 29, 2003  
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

LINE	BEARING	LENGTH
L1	S 80°48'46" E	64.38
L2	S 78°30'23" E	72.86
L3	S 89°16'51" E	9.34
L4	S 07°07'22" W	25.21
L5	N 88°49'57" W	8.99
L6	N 78°30'23" W	74.62
L7	N 80°48'46" W	70.25
L8	N 23°28'39" E	25.80

2158 JOHNSON STREET  
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 FORT MYERS, FLORIDA 33902-1550  
 PHONE (239) 334-0046  
 FAX (239) 334-3661  
 E.B. #642 & L.B. #642

**JOHNSON**  
**ENGINEERING**

EASEMENT FOR LOT 19, BLOCK F

SKETCH AND DESCRIPTION

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
5/27/03	20033886	36-43-25	1" = 200'	2 OF 2

EXHIBIT A

May 28, 2003

**DESCRIPTION**

**EASEMENT FOR LOT 20, BLOCK F,  
BEING PART OF TRACT C-1,  
VERANDAH UNIT ONE, PLAT BOOK 74, PAGES 31 – 50,  
SECTION 31, TOWNSHIP 43 SOUTH, RANGE 26 EAST,  
LEE COUNTY, FLORIDA**

An easement for Lot 20, Block F, over and across part of Tract "C-1", Verandah Unit One, Plat Book 74, pages 31 through 50, Public Records of Lee County, Florida and lying in Section 31, Township 43 South, Range 26 East, Lee County, Florida, being more particularly described as follows:

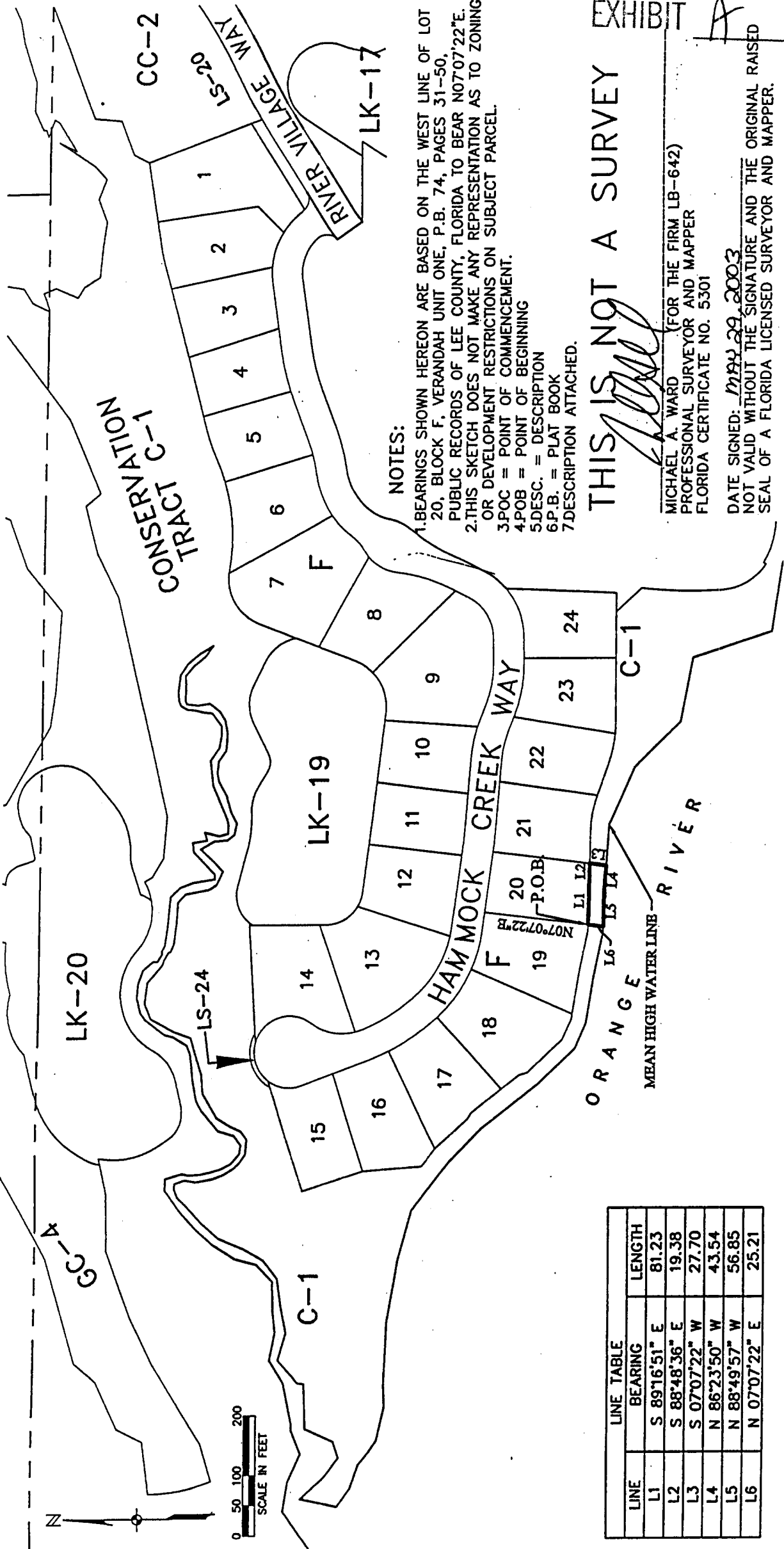
Beginning at the southwest corner of said Lot 20, Block F, thence run the following courses and distances along the south line of said lot: South 89° 16' 51" East for 81.23 feet; thence run South 88° 48' 36" East for 19.38 feet; thence departing said lot line run South 07° 07' 22" West for 27.70 feet to an intersection with the Mean High Water Line of Orange River; thence run the following courses and distances along said Mean High Water Line: North 86° 23' 50" West for 43.54 feet; thence run North 88° 49' 57" West for 56.85 feet; thence departing said Mean High Water Line, run North 07° 07' 22" East for 25.21 feet to the Point of Beginning.

Containing 2,599 square feet or 0.06 acres, more or less.

Bearings hereinabove mentioned are based on the west line of Lot 20, Block F, to bear North 07° 07' 22" East.

20033886/Dock 20 052803

S:\002118\p12\verandah\DOCK EASEMENTS1.dwg (SHEET) IWS May 29, 2003 - 10:59am



**NOTES:**  
 1. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF LOT 20, BLOCK F, VERANDAH UNIT ONE, P.B. 74, PAGES 31-50. PUBLIC RECORDS OF LEE COUNTY, FLORIDA TO BEAR N07°07'22"E.  
 2. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON SUBJECT PARCEL.  
 3. P.O.C. = POINT OF COMMENCEMENT.  
 4. P.O.B. = POINT OF BEGINNING  
 5. DESC. = DESCRIPTION  
 6. P.B. = PLAT BOOK  
 7. DESCRIPTION ATTACHED.

**THIS IS NOT A SURVEY**  
 EXHIBIT A

MICHAEL A. WARD (FOR THE FIRM LB-642)  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA CERTIFICATE NO. 5301

DATE SIGNED: May 29, 2003  
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

LINE	BEARING	LENGTH
L1	S 89°16'51" E	81.23
L2	S 88°48'36" E	19.38
L3	S 07°07'22" W	27.70
L4	N 86°23'50" W	43.54
L5	N 88°49'57" W	56.85
L6	N 07°07'22" E	25.21

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 E.B. #642 & L.B. #642

**JOHNSON**  
**ENGINEERING**

EASEMENT FOR LOT 20, BLOCK F

SKETCH AND DESCRIPTION

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
5/27/03	20033886	36-43-25	1" = 200'	2 OF 2

EXHIBIT A

May 28, 2003

DESCRIPTION

**EASEMENT FOR LOT 21, BLOCK F,  
BEING PART OF TRACT C-1,  
VERANDAH UNIT ONE, PLAT BOOK 74, PAGES 31 - 50,  
SECTION 31, TOWNSHIP 43 SOUTH, RANGE 26 EAST,  
LEE COUNTY, FLORIDA**

An easement for Lot 21, Block F, over and across part of Tract "C-1", Verandah Unit One, Plat Book 74, pages 31 through 50, Public Records of Lee County, Florida and lying in Section 31, Township 43 South, Range 26 East, Lee County, Florida, being more particularly described as follows:

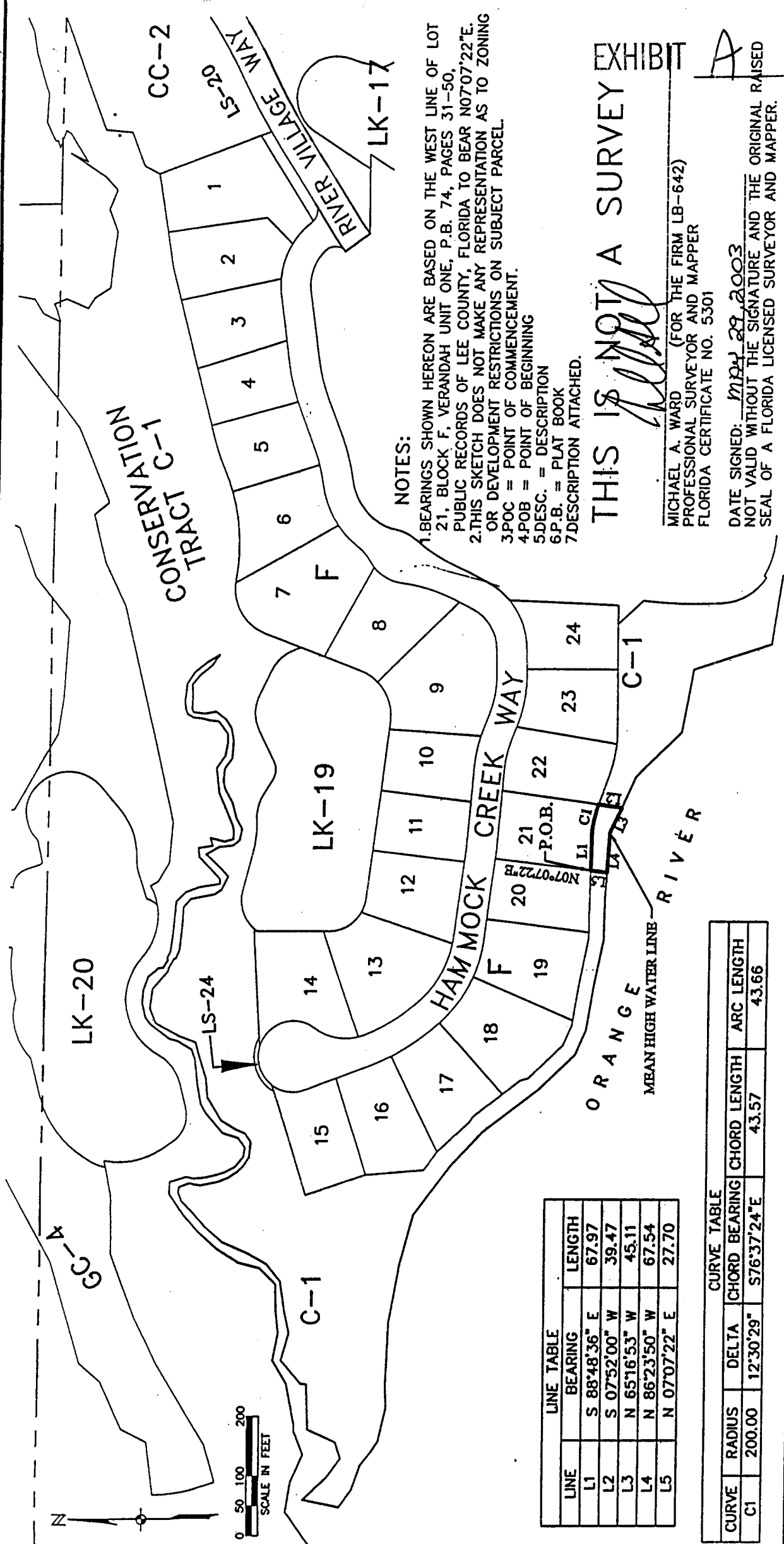
Beginning at the southwest corner of said Lot 21, Block F, thence run the following courses and distances along the south line of said lot: South 88° 48' 36" East for 67.97 feet to a point on a non-tangent curve; thence run easterly along an arc of said curve to the right of radius 200.00 feet (delta 12° 30' 29") (chord bearing South 76° 37' 24" East) (chord 43.57 feet) for 43.66 feet; thence departing said lot line run South 07° 52' 00" West for 39.47 feet to an intersection with the Mean High Water Line of Orange River; thence run the following courses and distances along said Mean High Water Line: North 65° 16' 53" West for 45.11 feet; thence run North 86° 23' 50" West for 67.54 feet; thence departing said Mean High Water Line, run North 07° 07' 22" East for 27.70 feet to the Point of Beginning.

Containing 3,516 square feet or 0.08 acres, more or less.

Bearings hereinabove mentioned are based on the west line of Lot 21, Block F, to bear North 07° 07' 22" East.

20033886/Dock 21 052803

S:\002118\p12\verandah\DOCK EASEMENTS1.dwg (SHEETS) lws May 29, 2003 - 10:59am



**NOTES:**  
 1. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF LOT 21, BLOCK F, VERANDAH UNIT ONE, P.B. 74, PAGES 31-50, PUBLIC RECORDS OF LEE COUNTY, FLORIDA TO BEAR N07°07'22"E.  
 2. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON SUBJECT PARCEL.  
 3. P.O.C. = POINT OF COMMENCEMENT.  
 4. P.O.B. = POINT OF BEGINNING  
 5. DESC. = DESCRIPTION  
 6. P.B. = PLAT BOOK  
 7. DESCRIPTION ATTACHED.

**THIS IS NOT A SURVEY EXHIBIT**

MICHAEL A. WARD (FOR THE FIRM LB-642)  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA CERTIFICATE NO. 5301

DATE SIGNED: MAY 29, 2003  
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

LINE	BEARING	LENGTH
L1	S 88°48'36" E	67.97
L2	S 07°52'00" W	39.47
L3	N 65°16'53" W	45.11
L4	N 86°23'50" W	67.54
L5	N 07°07'22" E	27.70

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	200.00	12°30'29"	S76°37'24"E	43.57	43.66

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 E.B. #642 & L.B. #642

**JOHNSON**  
**ENGINEERING**

BASEMENT FOR LOT 21, BLOCK F

SKETCH AND DESCRIPTION

DATE	5/27/03	PROJECT NO.	20033886	FILE NO.	36-43-25	SCALE	1" = 200'
SHEET							2 OF 2

EXHIBIT A

May 28, 2003

DESCRIPTION

**EASEMENT FOR LOT 22, BLOCK F,  
BEING PART OF TRACT C-1,  
VERANDAH UNIT ONE, PLAT BOOK 74, PAGES 31 - 50,  
SECTION 31, TOWNSHIP 43 SOUTH, RANGE 26 EAST,  
LEE COUNTY, FLORIDA**

An easement for Lot 22, Block F, over and across part of Tract "C-1", Verandah Unit One, Plat Book 74, pages 31 through 50, Public Records of Lee County, Florida and lying in Section 31, Township 43 South, Range 26 East, Lee County, Florida, being more particularly described as follows:

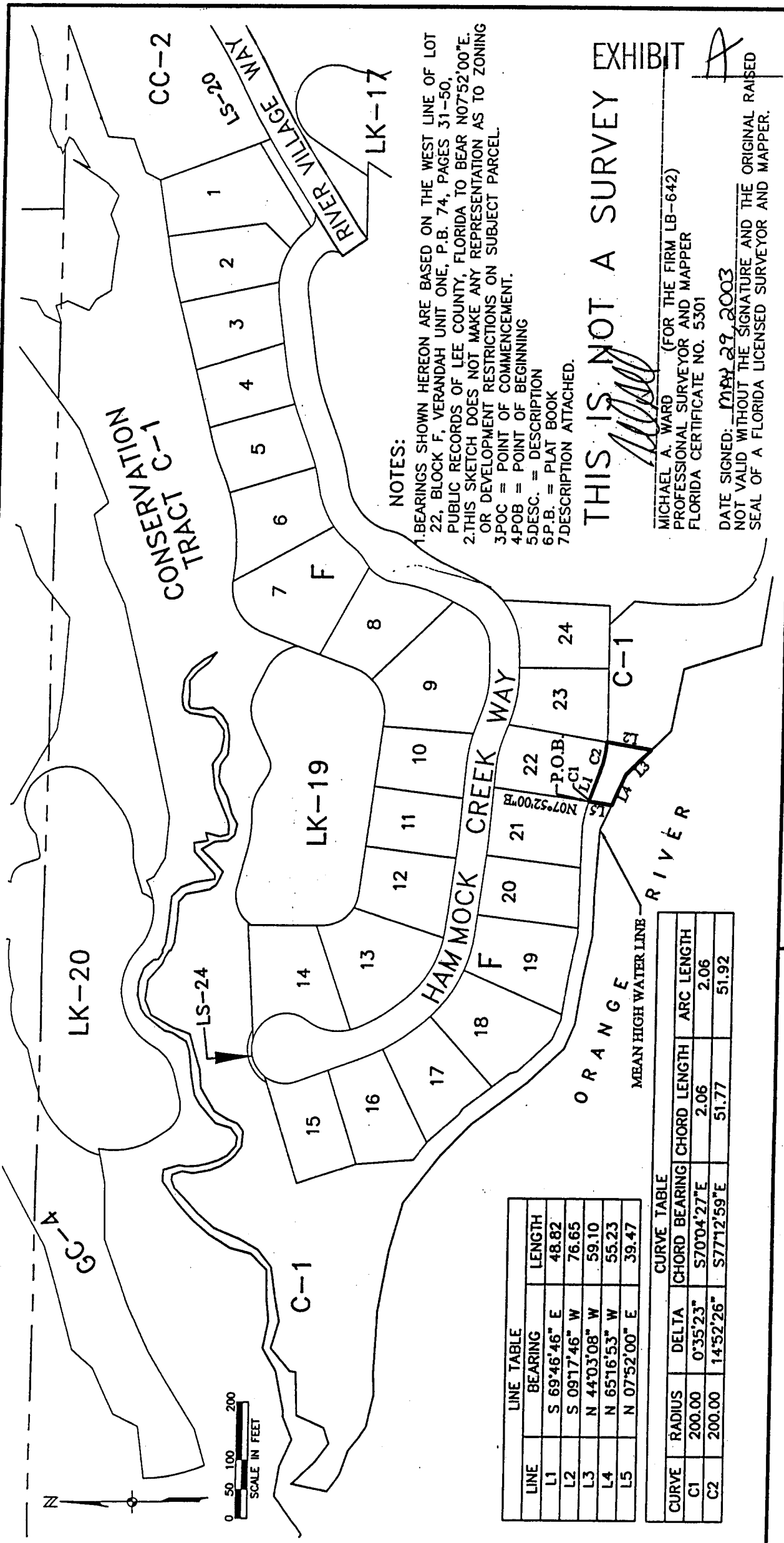
Beginning at the southwest corner of said Lot 22, Block F, thence run the following courses and distances along the south line of said lot: easterly along an arc of a curve to the right of radius 200.00 feet (delta 00° 35' 23") (chord bearing South 70° 04' 27" East) (chord 2.06 feet) for 2.06 feet; thence run South 69° 46' 46" East for 48.82 feet to a point of curvature; thence run easterly along an arc of said curve to the left of radius 200.00 feet (delta 14° 52' 26") (chord bearing South 77° 12' 59" East) (chord 51.77 feet) for 51.92 feet; thence departing said lot line run South 09° 17' 46" West for 76.65 feet to an intersection with the Mean High Water Line of Orange River; thence run the following courses and distances along said Mean High Water Line: North 44° 03' 08" West for 59.10 feet; thence run North 65° 16' 53" West for 55.23 feet; thence departing said Mean High Water Line, run North 07° 52' 00" East for 39.47 feet to the Point of Beginning.

Containing 5,038 square feet or 0.1 acres, more or less.

Bearings hereinabove mentioned are based on the west line of Lot 22, Block F, to bear North 07° 52' 00" East.

20033886/Dock 22 052803

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**NOTES:**

1. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF LOT 22, BLOCK F, VERANDAH UNIT ONE, P.B. 74, PAGES 31-50, PUBLIC RECORDS OF LEE COUNTY, FLORIDA TO BEAR N07°52'00"E.
2. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON SUBJECT PARCEL.
3. P.O.B. = POINT OF BEGINNING
4. J.P.O.B. = POINT OF COMMENCEMENT.
5. DESC. = DESCRIPTION
6. P.B. = PLAT BOOK
7. DESCRIPTION ATTACHED.

THIS IS NOT A SURVEY EXHIBIT

MICHAEL A. WARD  
 (FOR THE FIRM LB-642)  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA CERTIFICATE NO. 5301

DATE SIGNED: May 29, 2003  
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

LINE	BEARING	LENGTH
L1	S 69°46'46" E	48.82
L2	S 09°17'46" W	76.65
L3	N 44°03'08" W	59.10
L4	N 65°16'53" W	55.23
L5	N 07°52'00" E	39.47

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	200.00	0°35'23"	S70°04'27"E	2.06	2.06
C2	200.00	14°52'26"	S77°12'59"E	51.77	51.92

EASEMENT FOR LOT 22, BLOCK F

JOHNSON  
ENGINEERING

2158 JOHNSON STREET  
 P.O. BOX 1550  
 FORT MYERS, FLORIDA 33902-1550  
 PHONE (239) 334-0046  
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 E.B. #642 & L.B. #642

**SKETCH AND DESCRIPTION**

DATE	5/27/03	PROJECT NO.	20033886	SCALE	1" = 200'	SHEET	2 OF 2
FILE NO.	36-43-25						



EXHIBIT A

May 28, 2003

**DESCRIPTION**

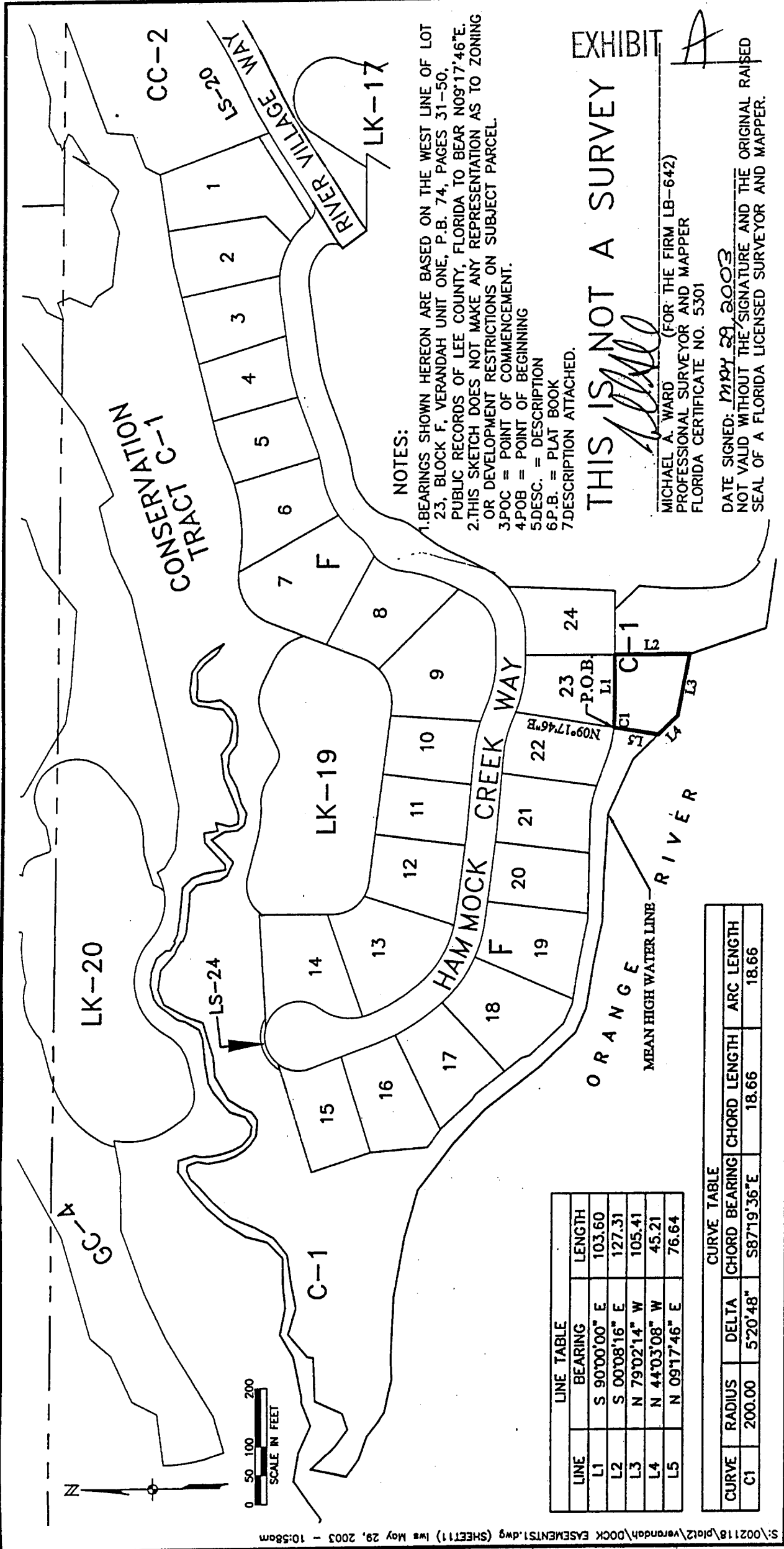
**EASEMENT FOR LOT 23, BLOCK F,  
BEING PART OF TRACT C-1,  
VERANDAH UNIT ONE, PLAT BOOK 74, PAGES 31 - 50,  
SECTION 31, TOWNSHIP 43 SOUTH, RANGE 26 EAST,  
LEE COUNTY, FLORIDA**

An easement for Lot 23, Block F, over and across part of Tract "C-1", Verandah Unit One, Plat Book 74, pages 31 through 50, Public Records of Lee County, Florida and lying in Section 31, Township 43 South, Range 26 East, Lee County, Florida, being more particularly described as follows:

Beginning at the southwest corner of said Lot 23, Block F, thence run the following courses and distances along the south line of said lot: easterly along an arc of a curve to the left of radius 200.00 feet (delta 05° 20' 48") (chord bearing South 87° 19' 36" East) (chord 18.66 feet) for 18.66 feet; thence run east for 103.60 feet; thence departing said lot line run South 00° 08' 16" East for 127.31 feet to an intersection with the Mean High Water Line of Orange River; thence run the following courses and distances along said Mean High Water Line: North 79° 02' 14" West for 105.41 feet; thence run North 44° 03' 08" West for 45.21 feet; thence departing said Mean High Water Line, run North 09° 17' 46" East for 76.64 feet to the Point of Beginning.  
Containing 14,527 square feet or 0.3 acres, more or less.

Bearings hereinabove mentioned are based on the west line of Lot 23, Block F, to bear North 09° 17' 46" East.

20033886/Dock 23 052803



**NOTES:**

- 1. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF LOT 23, BLOCK F, VERANDAH UNIT ONE, P.B. 74, PAGES 31-50, PUBLIC RECORDS OF LEE COUNTY, FLORIDA TO BEAR N09°17'46"E.
- 2. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON SUBJECT PARCEL.
- 3. POC = POINT OF COMMENCEMENT.
- 4. POB = POINT OF BEGINNING
- 5. DESC. = DESCRIPTION
- 6. P.B. = PLAT BOOK
- 7. DESCRIPTION ATTACHED.

LINE	BEARING	LENGTH
L1	S 90°00'00" E	103.60
L2	S 00°08'16" E	127.31
L3	N 79°02'14" W	105.41
L4	N 44°03'08" W	45.21
L5	N 09°17'46" E	76.64

CURVE TABLE			
CURVE	RADIUS	DELTA	CHORD BEARING
C1	200.00	5°20'48"	S87°19'36"E
		18.66	18.66

**THIS IS NOT A SURVEY**

*Michael A. Ward*

**EXHIBIT A**

MICHAEL A. WARD (FOR THE FIRM LB-642)  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA CERTIFICATE NO. 5301

DATE SIGNED: MAY 29, 2003  
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

2158 JOHNSON STREET  
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 PHONE (239) 334-0046  
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EASEMENT FOR LOT 23, BLOCK F

**SKETCH AND DESCRIPTION**

DATE	5/27/03	PROJECT NO.	20033886	FILE NO.	36-43-25	SCALE	1" = 200'	SHEET	2 OF 2
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May 28, 2003

EXHIBIT B**DESCRIPTION****A BLANKET EASEMENT LYING IN  
PART OF TRACT C-1  
VERANDAH UNIT ONE  
PLAT BOOK 74, PAGES 31 - 50  
SECTION 36, TOWNSHIP 43 SOUTH, RANGE 25 EAST, AND  
SECTION 31, TOWNSHIP 43 SOUTH, RANGE 26 EAST,  
LEE COUNTY, FLORIDA**

A blanket easement over and across part of Tract "C-1", Verandah Unit One, Plat Book 74 at Pages 31 through 50, Public Records of Lee County, Florida and lying in Section 36, Township 43 South, Range 25 East, and Section 31, Township 43 South, Range 26 East, Lee County, Florida, being more particularly described as follows:

Commencing at the northwest corner of the Southwest Quarter (SW ¼) of Section 31, Township 43 South, Range 26 East, Lee County, Florida thence run South 89° 32' 42" East along the north line of said Southwest Quarter for 196.25 feet to the Point of Beginning.

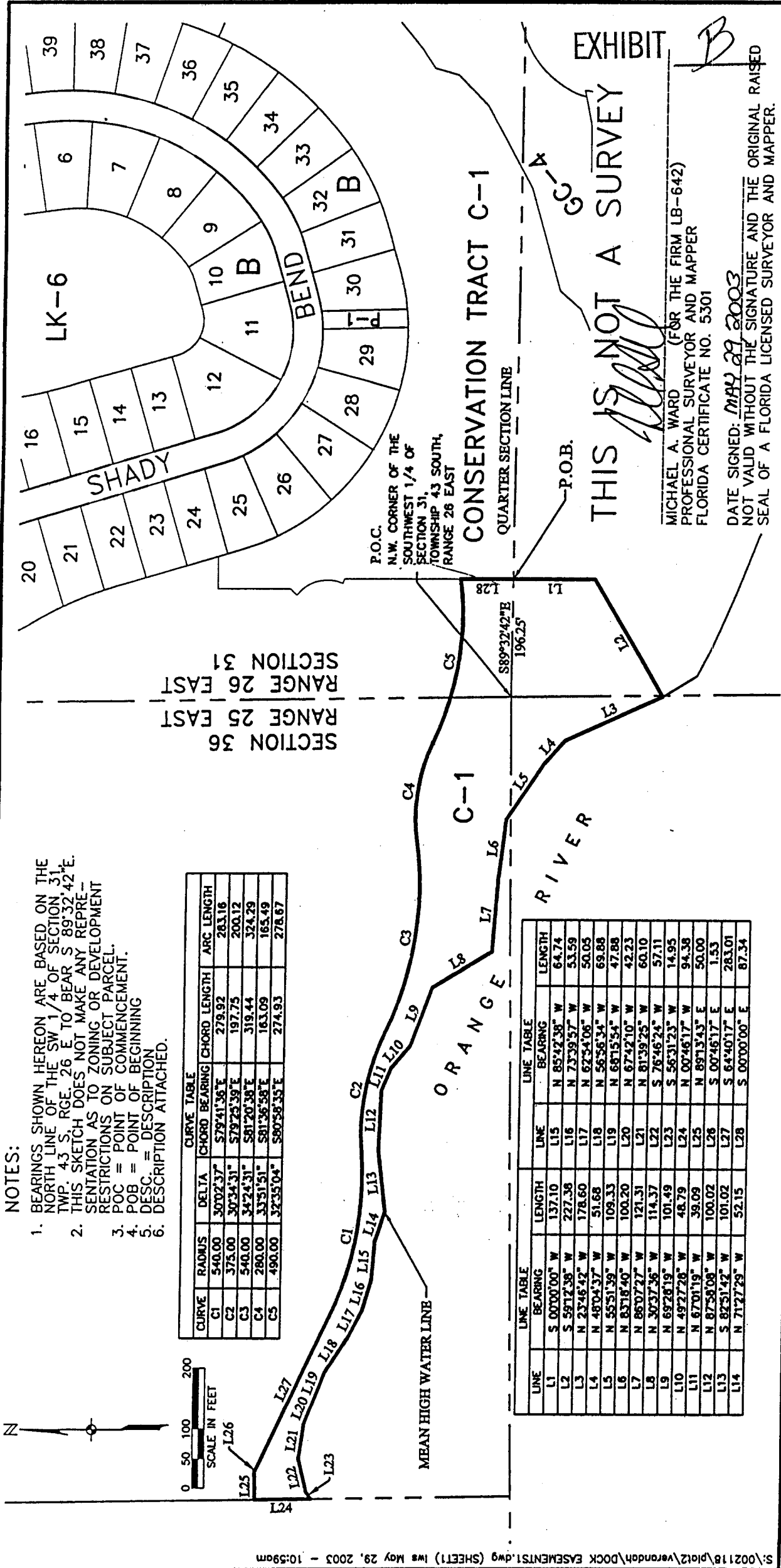
From said Point of Beginning thence run south for 137.10 feet; thence run South 59° 12' 38" West for 227.38 feet to an intersection with the Mean High Water Line of Orange River; thence run along said Mean High Water Line the following courses and distances; thence run North 23° 46' 42" West for 178.60 feet; thence run North 48° 04' 37" West for 51.68 feet; thence run North 55° 51' 39" West for 109.33 feet; thence run North 83° 18' 40" West for 100.20 feet; thence run North 86° 07' 27" West for 121.31 feet; thence run North 30° 37' 36" West for 114.37 feet; thence run North 69° 28' 19" West for 101.49 feet; thence run North 49° 27' 28" West for 48.79 feet; thence run North 67° 01' 19" West for 39.09 feet; thence run North 87° 58' 08" West for 100.02 feet; thence run South 82° 51' 42" West for 101.02 feet; thence run North 71° 27' 29" West for 52.15 feet; thence run North 85° 42' 38" West for 64.74 feet; thence run North 73° 39' 57" West for 53.59 feet; thence run North 62° 54' 06" West for 50.05 feet; thence run North 56° 56' 34" West for 69.88 feet; thence run North 68° 15' 54" West for 47.88 feet; thence run North 67° 42' 10" West for 42.23 feet; thence run North 81° 39' 25" West for 60.10 feet; thence run South 76° 46' 24" West for 57.11 feet; thence run South 56° 31' 23" West for 14.95 feet to an intersection with the west line of Southeast Quarter (SE-1/4) of Northeast Quarter (NE-1/4) of said Section 36; thence departing said Mean High Water Line run North 00° 46' 17" West along said west line for 94.38 feet; thence departing said west line run North 89° 13' 43" East for 50.00 feet; thence run South 00° 46' 17" East for 1.53 feet; thence run South 64° 40' 17" East for 283.01 feet to a point of curvature; thence run easterly along an arc of said curve to the left of radius 540.00 feet (delta 30° 02' 37") (chord bearing South 79° 41' 36" East) (chord 279.92 feet) for

EXHIBIT B

283.16 feet to a point of reverse curvature; thence run easterly along an arc of said curve to the right of radius 375.00 feet (delta 30° 34' 31") (chord bearing South 79° 25' 39" East) (chord 197.75 feet) for 200.12 feet to a point of reverse curvature; thence run easterly along an arc of said curve to the left of radius 540.00 feet (delta 34° 24' 31") (chord bearing South 81° 20' 38" East) (chord 319.44 feet) for 324.29 feet to a point of reverse curvature; thence run easterly along an arc of said curve to the right of radius 280.00 feet (delta 33° 51' 51") (chord bearing South 81° 36' 58" East) (chord 163.09 feet) for 165.49 feet to a point of reverse curvature; thence run easterly along an arc of said curve to the left of radius 490.00 feet (delta 32° 35' 04") (chord bearing South 80° 58' 35" East) (chord 274.93 feet) for 278.67 feet; thence run south for 87.34 feet to the Point of Beginning.

Containing 172,351 square feet or 4.0 acres, more or less.

Bearings hereinabove mentioned are based on the north line of the Southwest Quarter (SW ¼) of Section 31, Township 43 South, Range 26 East, to bear South 89° 32' 42" East.



**NOTES:**

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE SW 1/4 OF SECTION 31, TWP. 43 S. RGE. 26 E. TO BEAR S 89°32'42"E.
2. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON SUBJECT PARCEL.
3. P.O.C. = POINT OF COMMENCEMENT.
4. P.O.B. = POINT OF BEGINNING
5. DESC. = DESCRIPTION
6. DESCRIPTION ATTACHED.

CURVE TABLE			
CURVE	RADIUS	DELTA	CHORD BEARING
C1	540.00	30°02'37"	S79°41'36"E
C2	375.00	30°34'31"	S79°23'39"E
C3	540.00	34°24'31"	S81°20'38"E
C4	280.00	33°31'51"	S81°36'58"E
C5	490.00	37°35'04"	S80°58'35"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 00°00'00" W	137.10
L2	S 59°12'38" W	227.38
L3	N 2°46'42" W	178.60
L4	N 48°04'37" W	51.68
L5	N 55°31'39" W	109.33
L6	N 83°18'40" W	100.20
L7	N 86°07'27" W	121.31
L8	N 30°37'36" W	114.37
L9	N 69°28'19" W	101.49
L10	N 49°27'28" W	48.79
L11	N 87°01'19" W	39.09
L12	N 87°58'08" W	100.02
L13	S 82°51'42" W	101.02
L14	N 71°27'29" W	52.15
L15	N 85°42'38" W	64.74
L16	N 73°39'57" W	53.59
L17	N 62°54'06" W	50.05
L18	N 56°56'34" W	69.88
L19	N 68°15'34" W	47.88
L20	N 67°42'10" W	42.23
L21	N 81°39'25" W	60.10
L22	S 76°46'24" W	57.11
L23	S 56°31'23" W	14.95
L24	N 00°46'17" W	94.38
L25	N 89°13'43" E	50.00
L26	S 00°46'17" E	1.53
L27	S 64°40'17" E	283.01
L28	S 00°00'00" E	87.34

**THIS IS NOT A SURVEY**

MICHAEL A. WARD (FOR THE FIRM LB-642)  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 5301

DATE SIGNED: MAY 29 2003  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**JOHNSON ENGINEERING**

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PHONE (239) 334-0046  
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E.B. #642 & L.B. #642

SKETCH AND DESCRIPTION  
BLANKET EASEMENT

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
5/27/03	20033886	36-43-25	1" = 200'	2 OF 2

EXHIBIT

C

PERMIT NO: 36-04314-P

PAGE 10 OF 16

fencing if District staff determines that it is insufficient or is not in conformance with the intent of this permit. Fencing shall remain in place until all adjacent construction activities are complete.

16. The observation pier and walkway pilings shall be constructed of plastic, concrete or greenheart, non-CCA treated wood or wood wrapped in 30 to 60 mil pvc.
17. Any docking facility proposed in the future shall require approval by the District through a modification to the existing Environmental Resource Permit. The permittee is hereby notified that due to very shallow water depths at the site, and based on current District environmental permitting criteria, any proposed docking facility may only be permitted in limited scope or may not be permissible. The permittee is also advised to notify potential unit owners that purchase of a unit does not imply that any onsite docking facilities will be available in the future.
18. Endangered species, threatened species and/or species of special concern have been observed onsite and/or the project contains suitable habitat for these species. It shall be the permittee's responsibility to coordinate with the Florida Fish and Wildlife Conservation Commission and/or the U.S. Fish and Wildlife Service for appropriate guidance, recommendations and/or necessary permits to avoid impacts to listed species.
19. No later than January 10, 2003, the permittee shall provide to the District the fully executed and recorded Conservation Easement documents depicted in Exhibits 34, 54A-54F and 56A-56G, to this staff report.
20. Facilities other than those stated herein shall not be constructed without an approved modification of this permit.
21. A stable, permanent and accessible elevation reference shall be established on or within one hundred (100) feet of all permitted discharge structures no later than the submission of the certification report. The location of the elevation reference must be noted on or with the certification report.
22. The permittee shall provide routine maintenance of all of the components of the surface water management system in order to remove all trapped sediments/debris. All materials shall be properly disposed of as required by law. Failure to properly maintain the system may result in adverse flooding conditions.
23. Minimum building floor elevation:
 

BASIN: A/CM -	8.30 feet NGVD.
BASIN: B -	8.00 feet NGVD.
BASIN: F -	9.00 feet NGVD.
BASIN: F1 -	9.00 feet NGVD.
BASIN: G -	9.60 feet NGVD.
BASIN: H -	9.50 feet NGVD.
BASIN: M Conceptual -	10.00 feet NGVD.
BASIN: O Conceptual -	10.00 feet NGVD.
BASIN: P Conceptual -	10.00 feet NGVD.
BASIN: Q Conceptual -	10.00 feet NGVD.
BASIN: R Conceptual -	11.40 feet NGVD.
BASIN: S Conceptual -	11.00 feet NGVD.
BASIN: T Conceptual -	10.10 feet NGVD.
BASIN: U Conceptual -	13.00 feet NGVD.
BASIN: W Conceptual -	12.20 feet NGVD.
BASIN: X Conceptual -	12.10 feet NGVD.
BASIN: Y Conceptual -	12.10 feet NGVD.
BASIN: Z Conceptual -	13.40 feet NGVD.
BASIN: AA Conceptual -	12.50 feet NGVD.
BASIN: BB Conceptual -	12.60 feet NGVD.
24. Minimum road crown elevation:
 

Basin: A/CM -	6.30 feet NGVD.
Basin: B -	5.60 feet NGVD.

**EXHIBIT**

C

e. Surface use except for purposes that permit the land or water area to remain in its natural condition;

f. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation including, but not limited to, ditching, diking and fencing;

g. Acts or uses detrimental to such aforementioned retention of land or water areas;

h. Acts or uses which are detrimental to the preservation of any features or aspects of the Property having historical or archaeological significance.

3. **Passive Recreational Facilities.** Grantor reserves all rights as owner of the Property, including the right to engage in uses of the Property that are not prohibited herein and that are not inconsistent with any District rule, criteria, the Permit and the intent and purposes of this Conservation Easement. Passive recreational uses that are not contrary to the purpose of this conservation easement may be permitted upon written approval by the District.

a. The Grantor may conduct limited land clearing for the purpose of constructing such pervious facilities as docks, boardwalks, or mulched walking trails. Grantor shall submit plans for the construction of the proposed facilities to the District for review and written approval prior to construction.

b. The construction and use of the approved passive recreational facilities shall be subject to the following conditions:

i. Grantor shall minimize and avoid, to the fullest extent possible, impact to any wetland or upland buffer areas within the Conservation Easement Area and shall avoid materially diverting the direction of the natural surface water flow in such area;

ii. Such facilities and improvements shall be constructed and maintained utilizing Best Management Practices;

iii. Adequate containers for litter disposal shall be situated adjacent to such facilities and improvements and periodic inspections shall be instituted by the maintenance entity, to clean any litter from the area surrounding the facilities and improvements;

APPLICATION NUMBER

001027-4

ADD/REVISED SUBMITTAL

JUN 06 2002

**SCANNER'S MEMO**  
Best Image Available

Third Party Bene Passive form - June 1988

**EXHIBIT** C

iv. This conservation easement shall not constitute permit authorization for the construction and operation of the passive recreational facilities. Any such work shall be subject to all applicable federal, state, District or local permitting requirements.

v. The construction and use of single-family docks and any community docks will only be permitted in or on the Property if the Verandah Development, LLC, or its successors and assigns, receives modifications to the South Florida Water Management District Environmental Resource Permit and the Army Corps of Engineers Permit authorizing the construction and use of such docks.

4. No right of access by the general public to any portion of the Property is conveyed by this conservation easement.

5. Neither Grantee nor the District shall be responsible for any costs or liabilities related to the operation, upkeep, or maintenance of the Property.

6. Grantor shall pay any and all real property taxes and assessments levied by competent authority on the Property.

7. Any costs incurred in enforcing, judicially or otherwise, the terms, provisions and restrictions of this conservation easement shall be borne by and recoverable against the nonprevailing party in such proceedings.

8. The District shall have third party enforcement rights of the terms, provisions and restrictions of this conservation easement. Enforcement of the terms, provisions and restrictions of this conservation easement shall be at the reasonable discretion of Grantee, or the District, and any forbearance on behalf of Grantee to exercise its rights hereunder in the event of any breach hereof by Grantor, shall not be deemed or construed to be a waiver of Grantee's rights hereunder.

9. Grantee will hold this conservation easement exclusively for conservation purposes. Grantee will not assign its rights and obligations under this conservation easement except to another organization qualified to hold such interests under the applicable state laws. No assignment or conveyance of the conservation easement shall be made unless prior written approval is given by the District, to the Grantee.

10. If any provision of this conservation easement or the application thereof to any person or circumstances is found to be invalid, the remainder of the provisions of this conservation easement shall not be affected thereby, as long as the purpose of the conservation easement is preserved.

**SCANNER'S MEMO**  
Best Image Available



EXHIBIT C

which includes 12.63 acres of wetland impact. During the review of this project, the site plan was modified to reduce wetland impacts and maintain existing connections between wetlands. As a result, the Phase 1 impacts are located on the western half of the project site. The largest extent of wetland impacts occurs to wetland 2 which includes 8.27 acres of impacts associated with the residential and commercial development however the majority of these wetland impacts will occur in wetlands which contain greater than 75% coverage of exotic vegetation. The remainder of Phase 1 impacts will occur to the fringe of larger wetlands and within a few small, isolated wetlands including 0.62 acres of impacts to isolated wetlands less than one half acres in size.

The project also includes 7.02 acres of conceptual wetland impacts located within Phase 2 of the development. This phase of the development includes 0.26 acres of impacts associated with a golf hole which protrudes into the wetland preserve. Although this impact is small, it was reviewed in great detail. The applicant has shortened the length of this hole as much as possible so a connection between the preserved wetlands will remain. The wetland impacts that remain in this location are within a disturbed, hydric agricultural area. The location of both the Phase 1 and Phase 2 wetland impacts is shown on the wetland impact maps attached as Exhibit(s) 42-46.

Additionally, the project includes 29 observation piers and a canoe launch along the Orange River to be constructed in Phase 1. The observation piers will consist of 8" butt diameter piles, CCA treated and wrapped with a deck elevation 5' above mean high water. Handrails will also be incorporated around the perimeter of all observation piers along with signage indicating "Manatee Area". The canoe launch will consist of stacked 1' square railroad ties varying in length from 10' to 12'. The piers represent approximately 0.06 acres of structures over water. The project also includes 0.10 acres of fill along the Orange River at the canoe livery. This fill is located landward of the mean high water line and therefore does not require sovereign submerged lands authorization (See Exhibits 55A-55E Pier Details).

Pursuant to Section 4.2.7 of the Basis of Review, protective measures have been incorporated into the project design to prevent secondary and cumulative impacts to the water resources. Specifically, the site plan incorporates a minimum 15 foot, average 25 foot upland buffer around the majority of preserved wetlands. In locations where the upland buffer is void of native vegetation, such as pasture areas, the buffer will be planted with appropriate upland vegetation such as saw palmetto, coco plum, sand cordgrass and Fakahatchee grass. The golf course adjacent to the preserve areas has been designed so the runoff will be directed into the water management system prior to entering the wetlands. In locations where a minimum 15 foot upland buffer is present, the backslope of the golf course may be directed to the preserve in locations where the preserve is incorporated into the water management system.

In order to minimize secondary impacts to listed species, the applicant has coordinated with the Florida Fish and Wildlife Conservation Commission (FWC) and the U.S. Fish and Wildlife Service. The FWC initially reviewed the project with the anticipated 29 single family docks. However objections to this proposal by Save the Manatee Club and the Districts concerns regarding adverse secondary and cumulative impacts to manatees has resulted in the docks being eliminated from the plan. In addition to the manatee issue, the applicant has coordinated with the wildlife agencies regarding the potential use of the site by large ranging mammals such as the Florida panther and black bear. In order to offset any potential impacts this project may have on such species, 320 acres of land within Hendry County has been purchased and will be enhanced and maintained in order to provide viable panther habitat and wildlife corridors (See Exhibit 53G, Labelle Ranch Location Map).

In addition to the potential secondary impacts to listed species, the applicant has coordinated with the Florida Division of Historical Resources regarding potential archaeological and historical sites identified on the property. A historical survey was performed on the site and two sites were identified which may be eligible for listing on the National Register. Both of these sites are located within the conceptual phase of development however the applicant has provided the Division of Historical Resources with a mitigation plan regarding these sites and they have agreed with the plan. Final details regarding the historical resources will be resolved at the time a construction and operation application is submitted for Phase 2.

Based upon the proposed project design, the District has determined that the project will not cause

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**RELATED CONCERNS:**

**Water Use Permit Status:**

Water Use Application No. 010110-15 for irrigation and Application No. 010131-9 for dewatering are scheduled for the October 2002 Board with a recommendation for approval.

**Potable Water Supplier:**

Lee County Utilities

**Waste Water System/Supplier:**

Lee County Utilities

**Right-Of-Way Permit Status:**

A Right-of-Way Permit is not required for this project.

**DRI Status:**

This project is not a DRI.

**Historical/Archeological Resources:**

Upon completion of an archaeological and historical survey by the applicant, the District received correspondence from the Florida Department of State, Division of Historical Resources indicating that their agency had no objections to the issuance of this permit.

**DCA/CZM Consistency Review:**

The District has not received a finding of inconsistency from the Florida Department of Community Affairs or other commenting agencies regarding the provisions of the federal Coastal Zone Management Plan.

**Third Party Interest:**

The District received correspondence from several residents on the south side of the Orange River expressing concerns that the project would increase the flooding on the river. The District requested that the applicant address the concerns as part of the review process and the analysis of the 100 yr. flood elevation on the Orange River. Exhibit 2 shows no change in the pre-development and post-development flood stage line on the south side of the Orange River.

Another letter was received from a resident expressing concern about a bridge crossing over the Orange River. Original plans submitted by the applicant showed a crossing of a tributary of the river which is wholly within the development. This issue was clarified with the resident and due to other site plan changes, the applicant eliminated the crossing.

A letter of objection to the project was received from Mr. Steve Lang a owner of property between the project and Bird Road. Mr. Lang's property contains the portion of the slough where it divides and travels southwest to the Orange River and northwest to the project site. Mr. Lang's original concern was that the applicant proposed to use this portion of the slough to compensate for the reduction of the conveyance in the Orange River, thus restricting his use of his property. The applicant demonstrated that in the proposed condition, the 100 yr. flowway limits across Mr. Lang's property would be reduced, which will allow Mr. Lang to use his property as he intended(see Exhibit 3). Subsequently, Mr. Lang submitted a letter withdrawing his objection.

The District also received objections from Save the Manatee Club. Their concerns centered around the proposed 29 docks and the impacts on manatees in the Orange River. The applicant withdrew the

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EXHIBIT

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proposal to construct the docks and instead proposed observation decks. The decks contain railing on all sides to prevent the mooring of boats. As a result, the Save the Manatee Club has withdrawn its objection to the project as proposed.

All parties expressing concerns about this project have been added to the distribution list.

**Enforcement:**

There has been no enforcement activity associated with this application.

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Best Image Available

EXHIBIT C

200001574(IP-DY)  
Verandah

**ATTACHMENT H:**  
**SPECIAL CONDITIONS**  
Standard Manatee Construction Conditions  
(5 Pages)

EXHIBIT C**STANDARD MANATEE CONSTRUCTION CONDITIONS**

June 2001

The permittee shall comply with the following manatee protection construction conditions:

- a. The permittee shall instruct all personnel associated with the project of the potential presence of manatees and the need to avoid collisions with manatees. All construction personnel are responsible for observing water-related activities for the presence of manatee(s).
- b. The permittee shall advise all construction personnel that there are civil and criminal penalties for harming, harassing, or killing manatees which are protected under the Marine Mammal Protection Act of 1972, The Endangered Species Act of 1973, and the Florida Manatee Sanctuary Act.
- c. Siltation barriers shall be made of material in which manatees cannot become entangled, are properly secured, and are regularly monitored to avoid manatee entrapment. Barriers must not block manatee entry to or exist from essential habitat.
- d. All vessels associated with the construction project shall operate at "no wake/idle" speeds at all times while in the construction area and while in water where the draft of the vessel provides less than a four-foot clearance from the bottom. All vessels will follow routes of deep water whenever possible.
- e. If manatee(s) are seen within 100 yards of the active daily construction/dredging operation or vessel movement, all appropriate precautions shall be implemented to ensure protection of the manatee. These precautions shall include the operation of all moving equipment no closer than 50 feet of a manatee. Operation of any equipment closer than 50 feet to a manatee shall necessitate immediate shutdown of that equipment. Activities will not resume until the manatee(s) has departed the project area of its own volition.
- f. Any collision with and/or injury to a manatee shall be reported immediately to the FWC Hotline at 1-888-404-FWCC. Collision and/or injury should also be reported to the U.S. Fish and Wildlife Service in Jacksonville (1-904-232-2580) for north Florida or Vero Beach (1-561-562-3909) in south Florida.
- g. Temporary signs concerning manatees shall be posted prior to and during all construction/dredging activities. All signs are to be removed by the permittee upon completion of the project. A sign measuring at least 3 ft. by 4 ft. which reads *Caution: Manatee Area* will be posted in a location prominently visible to water related construction crews. A second sign should be posted if vessels are associated with the construction, and should be placed visible to the vessel operator. The second sign should be at least 8 1/2" by 11" which reads *Caution: Manatee Habitat. Idle speed is required if operating a vessel in the construction area. All equipment must be shutdown if a manatee comes within 50 feet of operation. Any collision with and/or injury to a manatee shall be reported immediately to the FWC Hotline at 1-888-404-FWCC. The U.S. Fish and Wildlife Service should also be contacted in Jacksonville (1-904-232-2580) for north Florida or in Vero Beach (1-561-562-3909) for south Florida.*

EXHIBIT

2

# CAUTION

## MANATEE HABITAT

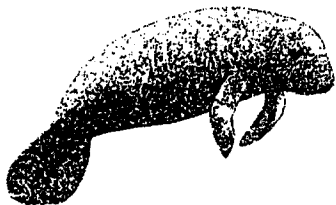
**IDLE SPEED** is required if operating a vessel in the construction area.  
**All Equipment must be SHUT DOWN** if a manatee comes within 50 feet of operation.

Any collision with and/or injury to a manatee shall be reported immediately

to the **FWC** at:

**1-888-404-FWCC**

(1-888-404-3922)



# Permanent Manatee Sign Information

(Revised June 2001)

There are two types of approved permanent manatee signs that may be required by permit or lease: educational signs and awareness signs (see page 2 for detailed descriptions). These educational signs are non-regulatory in nature.

The permit/lease holder should forward a project site plan to the Bureau of Protected Species Management (620 South Meridian Street, OES-BPS, Tallahassee, FL 32399-1600) with the type, number, and location of signs indicated on the site plan. The applicant should also include a location map of the facility in relation to waterways, a county location map, and the permit and/or lease number associated with the project. BPSM will review the sign placement proposed for the project and notify the applicant within 30 days of receiving the plan if the signs and locations are unacceptable. Correspondence may be sent to offer suggestions on the type, number, and location of the signs. If the applicant has not received a response within 30 days, the proposed signs and their locations should be considered approved. Letters indicating approval of a sign site plan are available upon request.

The educational signs must be placed in a prominent location for maximum visibility, such as near walkways, dockmaster offices, restrooms, or foot traffic access points to piers/docks. The awareness signs should be placed facing land on walkways or docks. Permanent manatee signs should not be installed on pilings in the water nor be attached to navigational markers. If a facility has multiple docks with separate walkways, signs should be installed near each walkway or dock. These signs should be oriented so that boaters using the facility will be reminded of the presence of manatees. The signs are not required to be in view of the general boating public. If approved signs and their locations are found to be out of accordance with these guidelines, the permit/lease holder will have to relocate or install additional signs.

The following specifications should only be considered guidelines for typical projects. Project locations near manatee important habitat, or involving other special circumstances may warrant additional signs.

Facility (wet, dry, temporary, or permanent)	Recommended Signs
Residential with less than 10 slips	<ul style="list-style-type: none"> <li>• Site by site determination required</li> </ul>
Boat ramps, charters or cruises, boat rental or restaurant facilities	<ul style="list-style-type: none"> <li>• Educational Signs</li> <li>• Awareness Signs (may require multiple signs - site by site determination for quantity)</li> </ul>
Facilities with greater than 10 slips	<ul style="list-style-type: none"> <li>• Educational Signs (may require multiple signs - site by site determination for quantity)</li> <li>• Awareness Signs (may require multiple signs - site by site determination for quantity)</li> </ul>

EXHIBIT C

# Manatee Awareness Sign

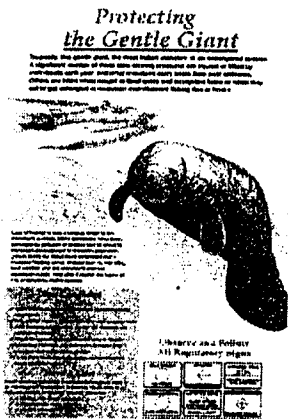
**CAUTION**



**MANATEE  
AREA**

The "Caution: Manatee Area" sign is 3' by 4' and is available from all of the companies listed on the sign supplier list. These caution signs are intended to remind boaters using the facility of the presence of manatees while on the water. This sign will meet the manatee awareness display condition required by lease/permit.

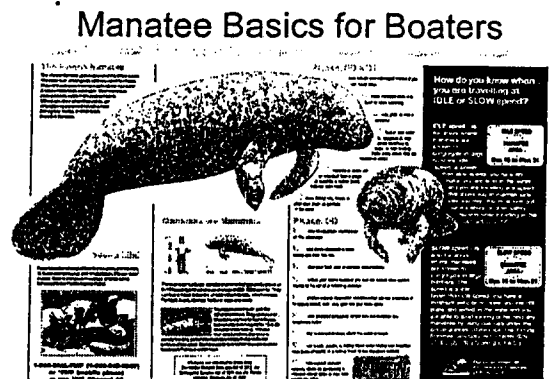
# Manatee Educational Signs



These signs are 2' by 3' and are available only through Wilderness Graphics. "Protecting the Gentle Giant" lists the potential threats to manatees and what the public can do to help protect them. "The Florida Manatee" provides a general description of manatees and their behavior. These two signs must be displayed as a pair to meet the manatee educational display condition required by lease/permit.



The "Manatee Basics for Boaters" sign is 3' by 4' and is available from all of the companies listed on the sign supplier list. This educational sign provides information on the characteristics of manatees and the potential threat to this endangered species from boat operation. This sign will meet the manatee educational display required by lease/permit.



An 8 1/2x11 copy of each of the signs is available upon request



EXHIBIT     C    

# ***Approved Sign Suppliers for Manatee Signs***

Revised June 2001

Permanent manatee educational and awareness signs are available through the companies listed below or from other local suppliers throughout the state. Permit/lease holders, marinas, and boat docking/launching facilities should contact the sign companies directly to arrange for shipping and billing of the signs.

- 
- **ASAP Signs & Designs**  
624-B Pinellas Street  
Clearwater, FL 33756  
Phone: (727) 443-4878  
Fax: (727) 442-7573
  - **Wilderness Graphics, Inc.**  
P. O. Box 1635  
Tallahassee, FL 32302  
Phone: (850) 224-6414  
Fax: (850) 561-3943  
[www.wildernessgraphics.com](http://www.wildernessgraphics.com)
  - **Municipal Supply & Sign Co.**  
1095 Fifth Avenue, North  
P. O. Box 1765  
Naples, FL 33939-1765  
Phone: (800) 329-5366 or  
(941) 262-4639  
Fax: (941) 262-4645  
[www.municipalsigns.com](http://www.municipalsigns.com)
  - **Universal Signs & Accessories**  
2912 Orange Avenue  
Ft. Pierce, FL 34947  
Phone: (800) 432-0331 or  
(561) 461-0665  
Fax: (561) 461-0669
  - **Cape Coral Signs & Designs**  
1311 Del Prado Boulevard  
Cape Coral, FL 33990  
Phone: (941) 772-9992  
Fax: (941) 772-3848
  - **United Rentals Highway Technologies**  
309 Angle Road  
Ft. Pierce, FL 34947  
Phone: (561) 489-8772  
or (800) 489-8758 (FL only)  
Fax: (561) 489-8757
  - **New City Signs**  
1829 28<sup>th</sup> Street North  
St. Petersburg, FL 33713  
Phone: (727) 323-7897  
Fax: (727) 323-1897

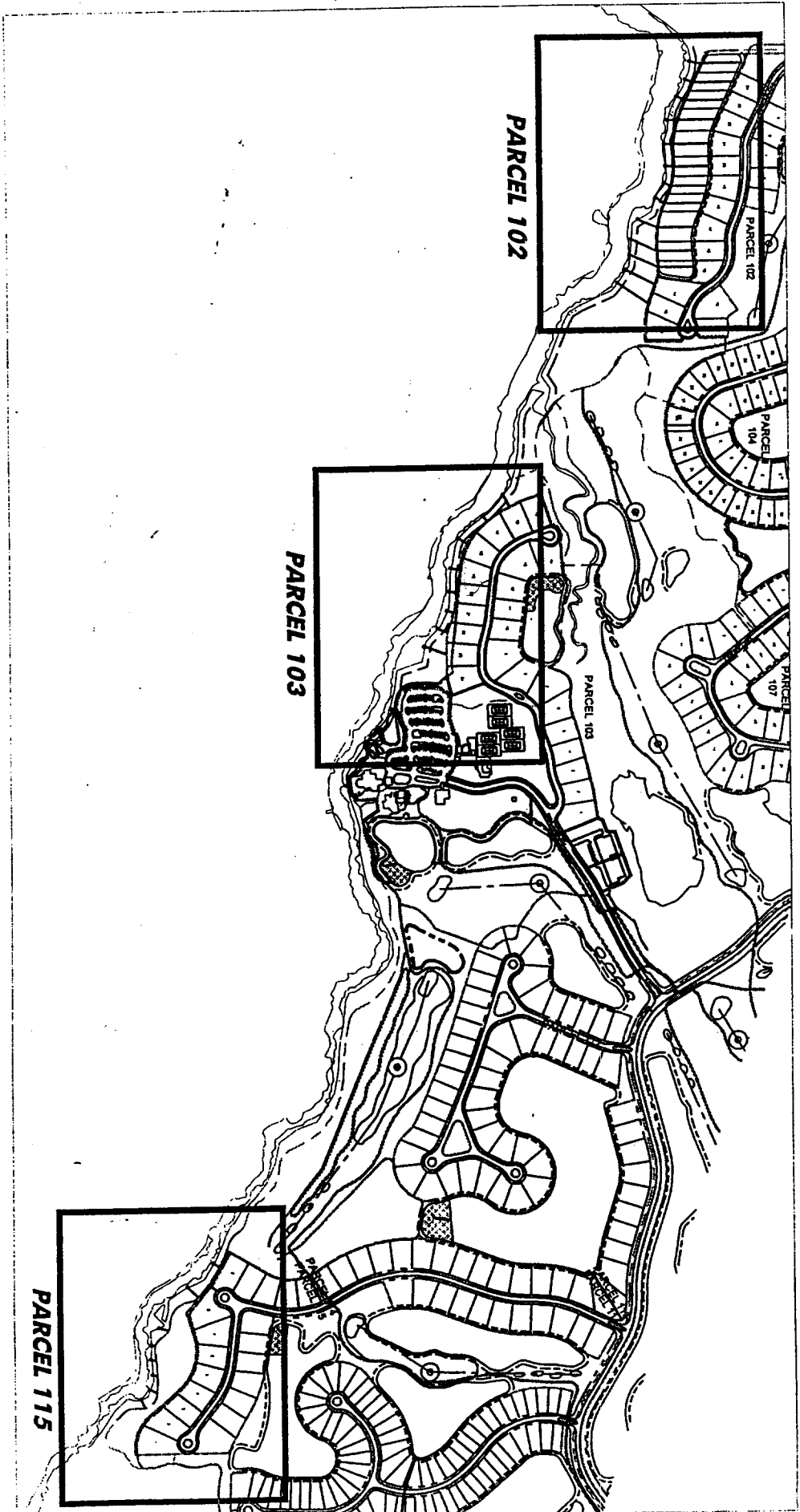
**SCANNER'S MEMO**  
Best Image Available

200001574(IP-DY)  
Verandah

EXHIBIT C

**ATTACHMENT B:  
PERMIT DRAWINGS FOR STRUCTURES  
AND WORK ALONG THE ORANGE RIVER**

27 pages dated November 14, 2002



*Verandah*

0 400 800  
 SCALE FEET

PERMIT USE ONLY, NOT FOR CONSTRUCTION

**Overall Site Plan**

SCALE: 1" = 800'

HANS J.M. WILSON  
 REGISTERED PROFESSIONAL ENGINEER  
 LICENSE NO. 39660  
 DATED FEBRUARY 15, 2002 11:38:48  
 DRAWING 11-15-02/VERANDAH COE PLANS/010



200001574(P-DY)  
 Verandah

Attachment B  
 Nov 14, 2002

Sheet 1 of 27

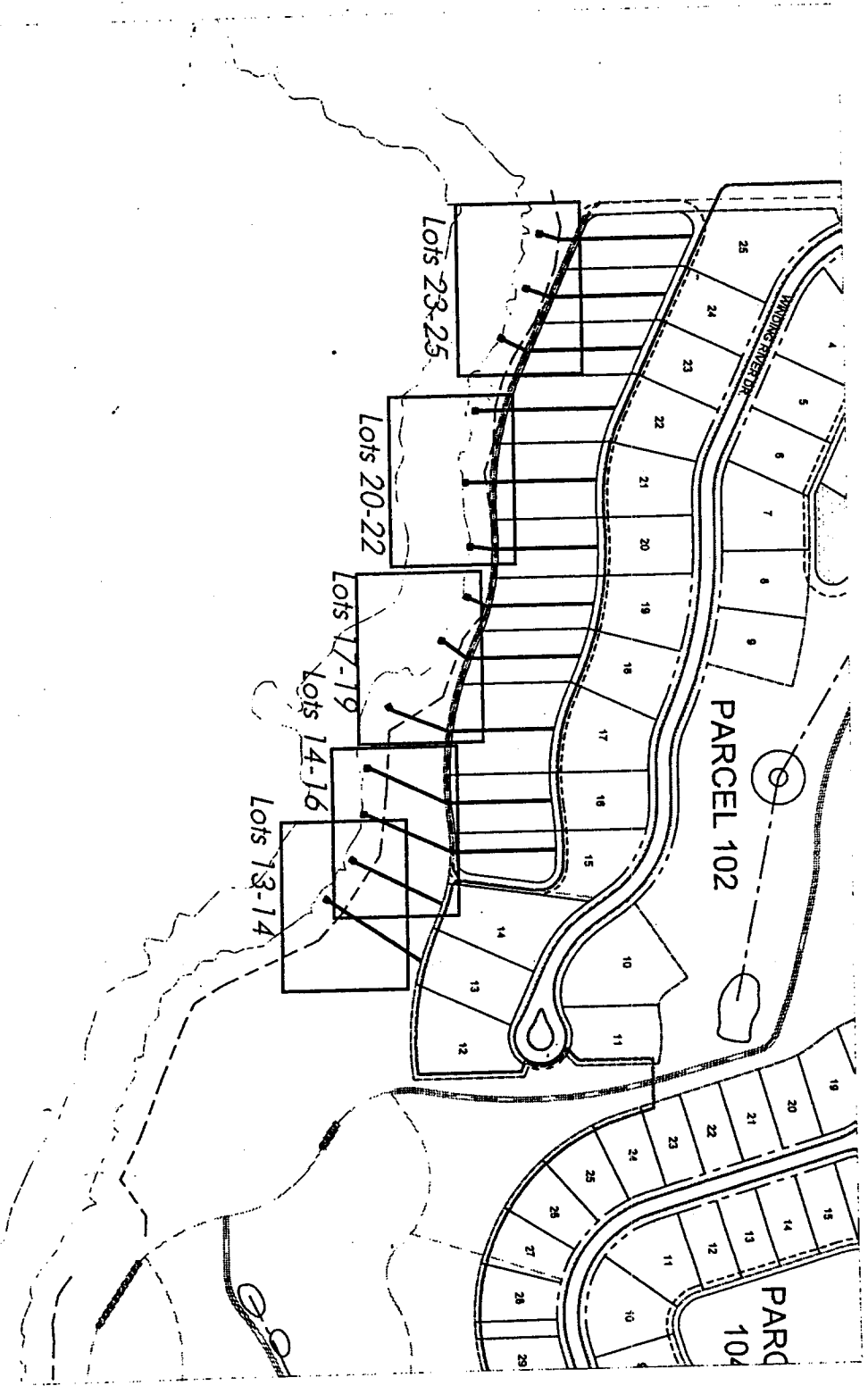
INC.  
 1901  
 2  
 4NTS

11/14/02

**STATE ROAD 80 LLC**

SHEET  
**1**

EXHIBIT



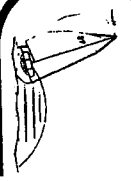
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 SCALE FEET

# Parcel 102 - Location Map

SCALE: 1" = 300'

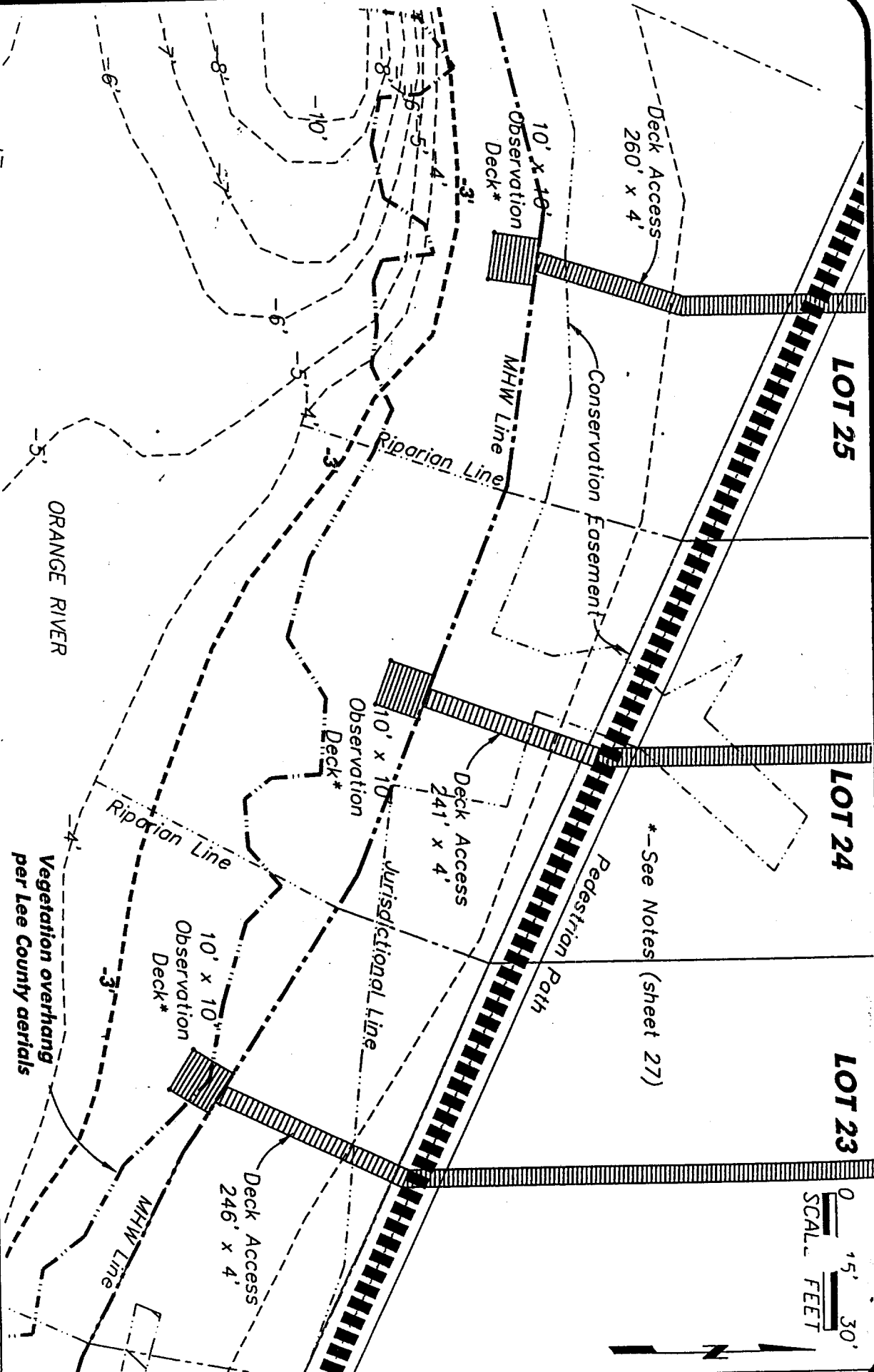
PERMIT USE ONLY, NOT FOR CONSTRUCTION

HANS J.M. WILSON  
 REGISTERED PROFESSIONAL ENGINEER  
 FLORIDA REGISTRATION NO. 359  
 DATE REBORN: 02-28-2010  
 DRAWING: 11-13-02 (KAWAUSHI) 02-28-2010



200001574(IP-DY) Attachment B  
 Verandah  
 Nov. 14, 2002  
 Sheet 2 of 27

INC.	11/14/02	STATE ROAD 80 LLC	SHE.
			2



\*-See Notes (sheet 27)

Vegetation overhang  
per Lee County aeriels

PERMIT USE ONLY, NOT FOR CONSTRUCTION

**Detail Lots 23-25**

SCALE: 1" = 30'

HANS J.M. WILSON  
REGISTERED PROFESSIONAL ENGINEER  
FLORIDA REGISTRATION NO. 39680  
DATE REGISTERED: 12, 2002 11:38:48  
DRAWING: 11-13-02-VERANDAH COC PLANS.DWG

**STATE ROAD 80 LLC**

**3**

2000001574(IP-DY) Attachment B  
Verandah Nov. 14, 2002

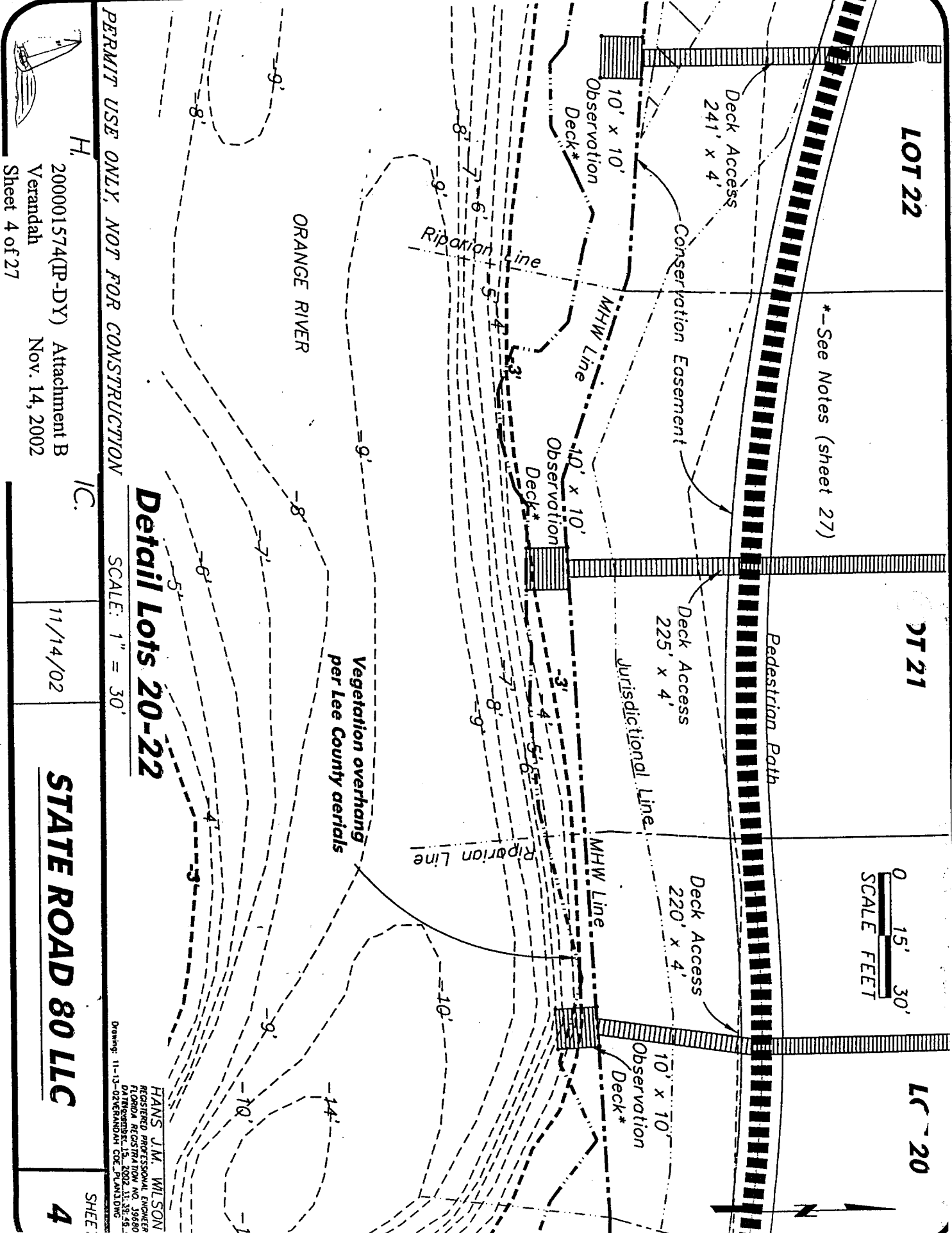
Sheet 3 of 27



INC.

11/14/02

SHEET:



LOT 22

\*-See Notes (sheet 27)

DT 21

0  
15'  
30'  
SCALE FEET

LC 20

PERMIT USE ONLY, NOT FOR CONSTRUCTION

**Detail Lots 20-22**

SCALE: 1" = 30'

Drawing: 11-13-02/VERMONT CO., FLA. 01010

H.

200001574(P-DY) Attachment B

Verandah

Nov. 14, 2002

Sheet 4 of 27

LC.

11/14/02

**STATE ROAD 80 LLC**

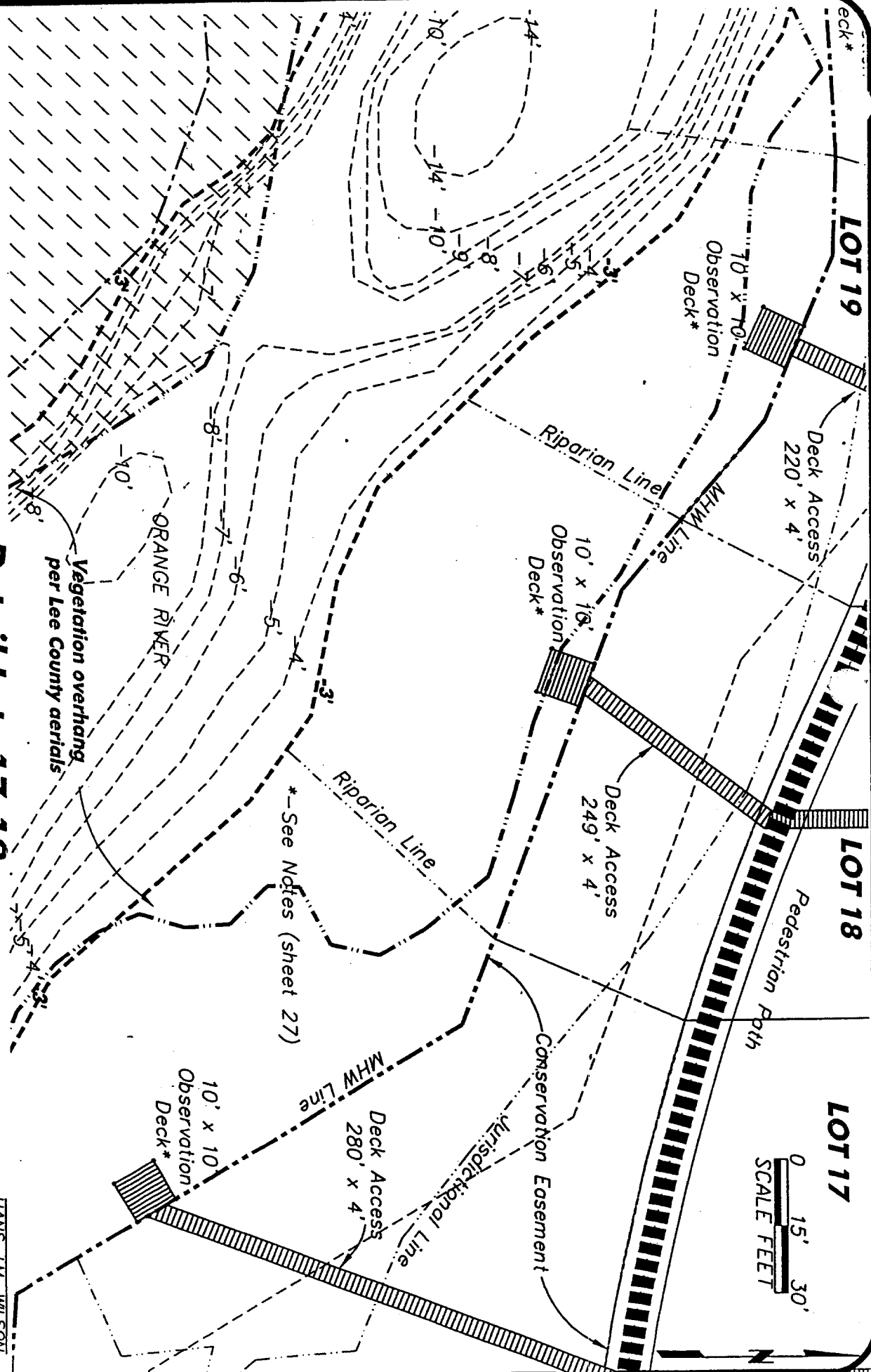
**4**

SHEET

HANS J.M. WILSON

REGISTERED PROFESSIONAL ENGINEER  
FLORIDA REGISTRATION NO. 39680  
DATE OF REGISTRATION: 12/20/01, 12/28/03, 12/28/05, 12/28/07, 12/28/09, 12/28/11, 12/28/13, 12/28/15, 12/28/17, 12/28/19, 12/28/21, 12/28/23, 12/28/25, 12/28/27, 12/28/29, 12/28/31, 12/28/33, 12/28/35, 12/28/37, 12/28/39, 12/28/41, 12/28/43, 12/28/45, 12/28/47, 12/28/49, 12/28/51, 12/28/53, 12/28/55, 12/28/57, 12/28/59, 12/28/61, 12/28/63, 12/28/65, 12/28/67, 12/28/69, 12/28/71, 12/28/73, 12/28/75, 12/28/77, 12/28/79, 12/28/81, 12/28/83, 12/28/85, 12/28/87, 12/28/89, 12/28/91, 12/28/93, 12/28/95, 12/28/97, 12/28/99, 12/28/101, 12/28/103, 12/28/105, 12/28/107, 12/28/109, 12/28/111, 12/28/113, 12/28/115, 12/28/117, 12/28/119, 12/28/121, 12/28/123, 12/28/125, 12/28/127, 12/28/129, 12/28/131, 12/28/133, 12/28/135, 12/28/137, 12/28/139, 12/28/141, 12/28/143, 12/28/145, 12/28/147, 12/28/149, 12/28/151, 12/28/153, 12/28/155, 12/28/157, 12/28/159, 12/28/161, 12/28/163, 12/28/165, 12/28/167, 12/28/169, 12/28/171, 12/28/173, 12/28/175, 12/28/177, 12/28/179, 12/28/181, 12/28/183, 12/28/185, 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EXHIBIT



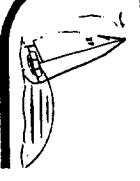
PERMIT USE ONLY, NOT FOR CONSTRUCTION

### Detail Lots 17-19

SCALE: 1" = 30'

Drawing: 11-13-GVERNANDM COE PLANNING (PL)

**HANS J.M. WILSON**  
 REGISTERED PROFESSIONAL ENGINEER  
 No. 11347  
 DATE REISSUED: 15, 2002 11:38:46 a.m.



200001574(IP-DY) Attachment B  
 Verandah Nov. 14, 2002  
 Sheet 5 of 27

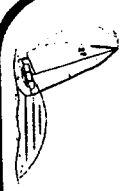
INC.

11/14/02

## STATE ROAD 80 LLC

SHEET

# 5



200001574(IP-DY) Attachment B  
 Verandah Nov. 14, 2002  
 Sheet 6 of 27

PERMIT USE ONLY, NOT FOR CONSTRUCTION

INC.

SCALE: 1" = 30'

11/14/02

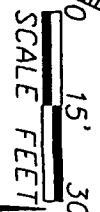
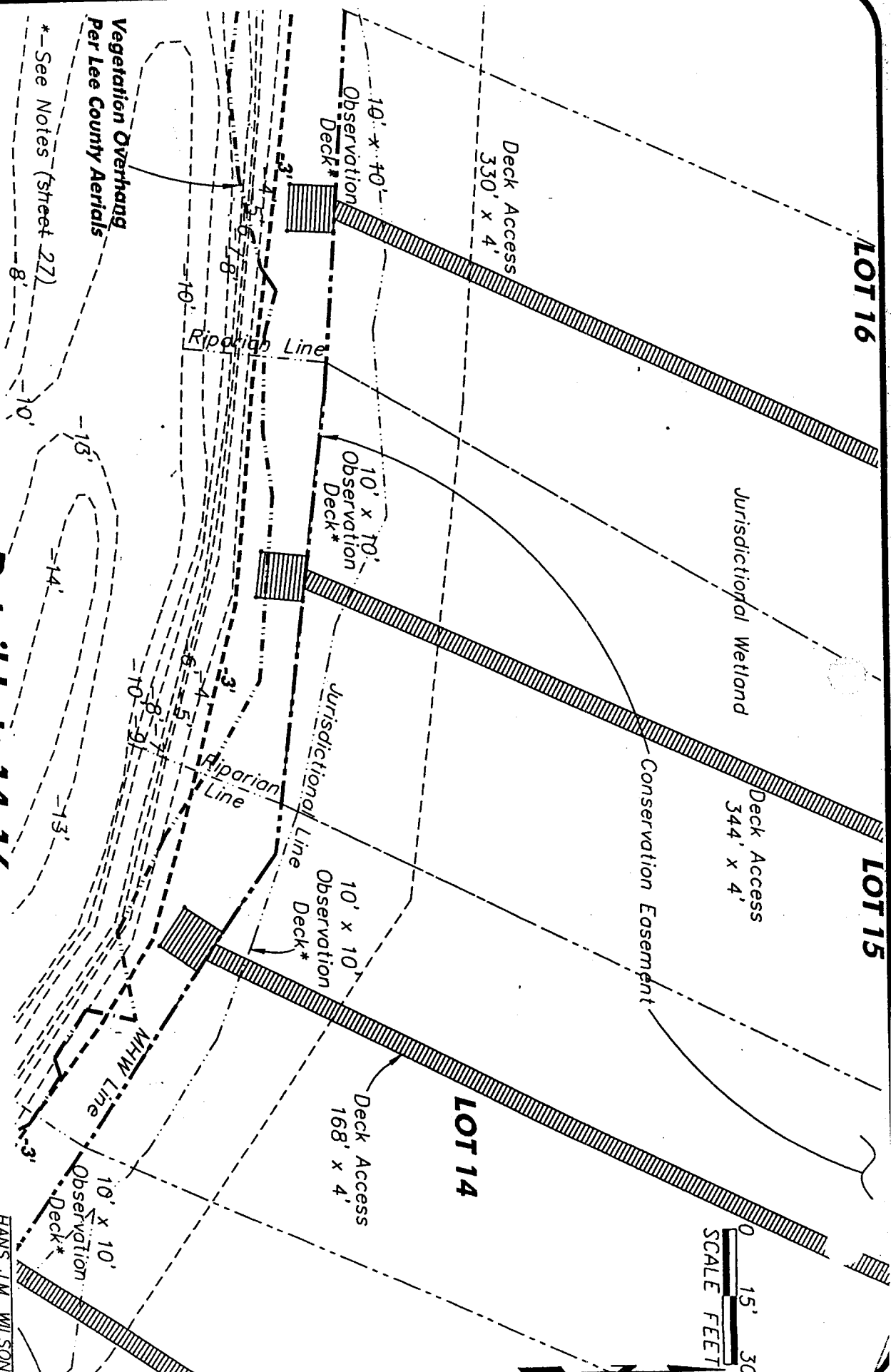
STATE ROAD 80 LLC

6

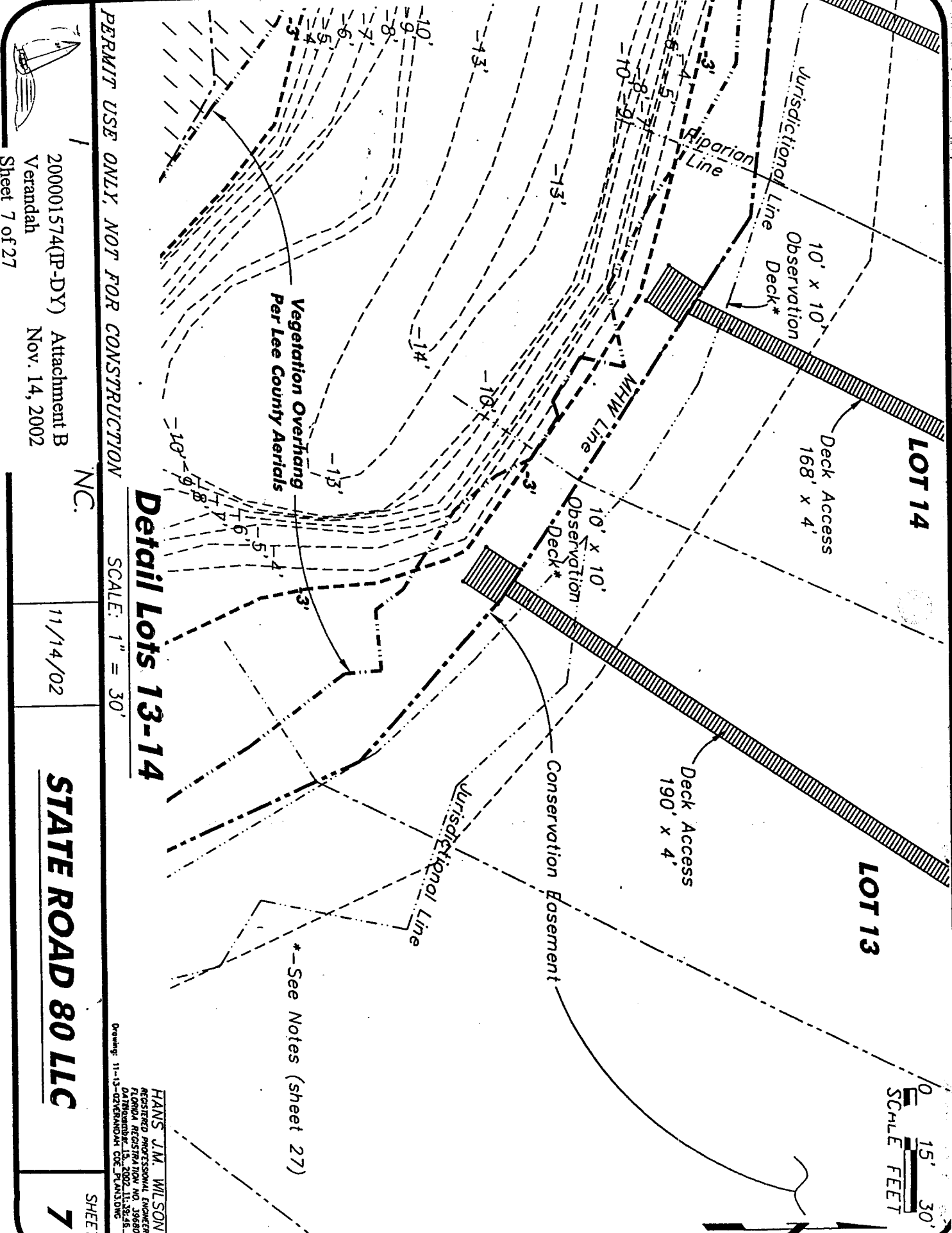
SHEET

HANS J.M. WILSON  
 REGISTERED PROFESSIONAL ENGINEER  
 FLORIDA REGISTRATION NO. 39680  
 DATE REGISTERED: 11-13-2002 11:38:45  
 DAYTON/VERANDAH CO., P.L.M.A.S.D.B.C.

Detail Lots 14-16







### Detail Lots 13-14

PERMIT USE ONLY, NOT FOR CONSTRUCTION

SCALE: 1" = 30'

NC.

200001574(IP-DY) Attachment B  
Verandah Nov. 14, 2002

Sheet 7 of 27

## STATE ROAD 80 LLC

SHEET

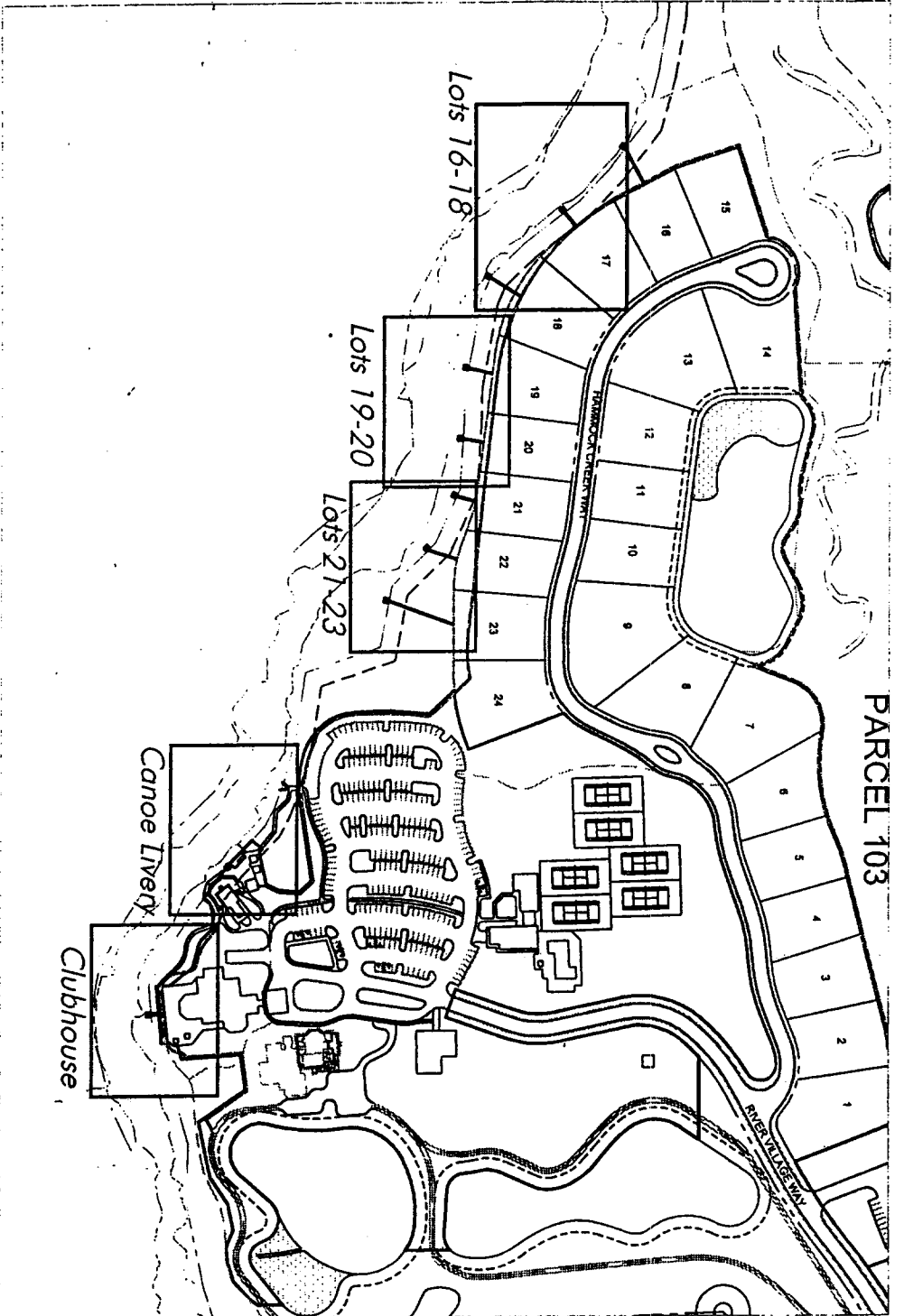
# 7

**HANS J.M. WILSON**  
 REGISTERED PROFESSIONAL ENGINEER  
 FLORIDA REGISTRATION NO. 39680  
 601 W. UNIVERSITY BLVD., SUITE 200  
 GAINESVILLE, FL 32608  
 Drawing: 11-13-02-ERANDAH CO., FLORIDA

\*-See Notes (sheet 27)

0 15' 30'  
 SCALE FEET

0 150 300  
SCALE FEET



# Parcel 103 - Location Map

SCALE: 1" = 300'

PERMIT USE ONLY, NOT FOR CONSTRUCTION

H/

200001574(IP-DY)

Verandah

Sheet 8 of 27

C.

Attachment B

Nov. 14, 2002

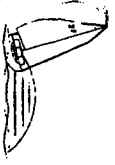
11/14/02

## STATE ROAD 80 LLC

SHEET

8

HANS J.M. WILSON  
 REGISTERED PROFESSIONAL ENGINEER  
 FLORIDA REGISTRATION NO. 39680  
 DATE REISSUED 12, 2002 11:32:48  
 Drawing: 11-13-02/VERANDAH COE\_PLANS.DWG



EXHIBIT

PERMIT USE ONLY, NOT FOR CONSTRUCTION

HAI

200001574(IP-DY)

Verandah

Sheet 9 of 27

Attachment B  
Nov. 14, 2002

### Detail Lots 16-18

SCALE: 1" = 40'

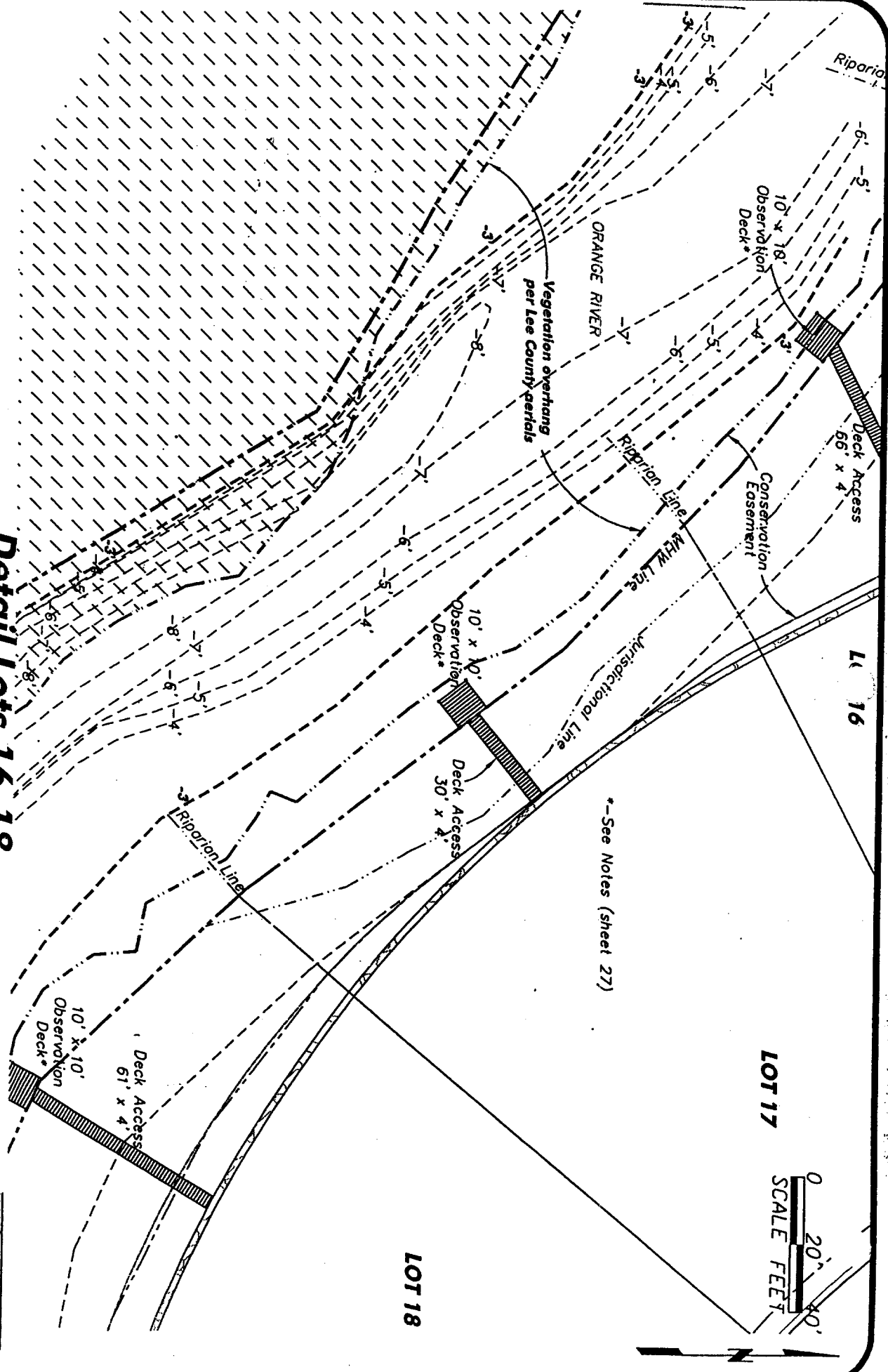
11/14/02

## STATE ROAD 80 LLC

SHEET

9

HANS J.M. WILSON  
REGISTERED PROFESSIONAL ENGINEER  
FLORIDA REGISTRATION NO. 39680  
DATE REISSUED: 11-13-02  
DRAWING FOR PLANNING (PL)



\*-See Notes (sheet 27)

LOT 17

LOT 18

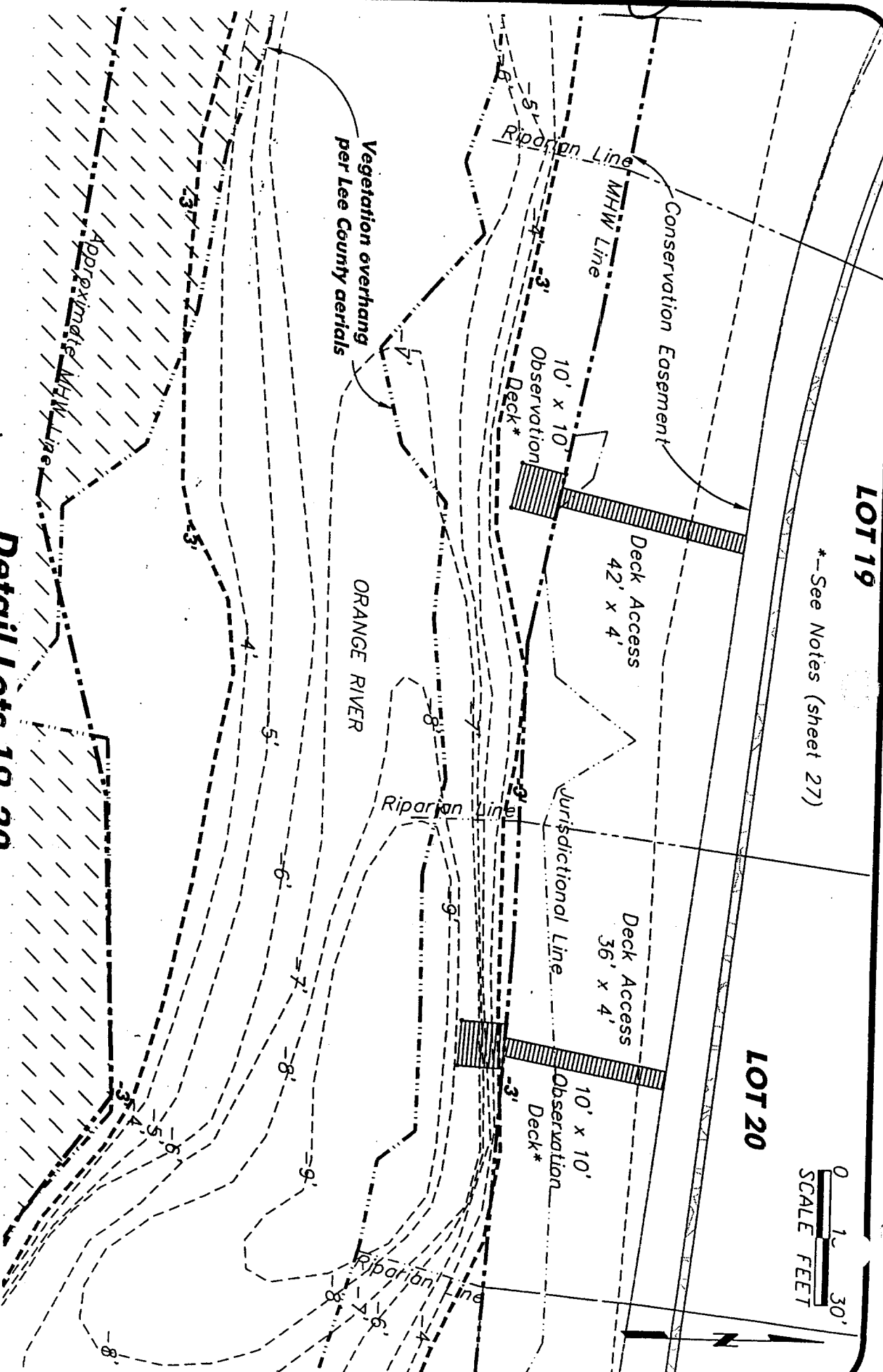
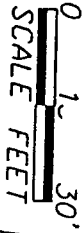
LOT 16

0  
20'  
40'  
SCALE FEET

LOT 19

\*-See Notes (sheet 27)

LOT 20



PERMIT USE ONLY, NOT FOR CONSTRUCTION

# Detail Lots 19-20

SCALE: 1" = 30'

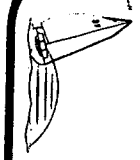
NC.

200001574(P-DY) Attachment B  
 Verandah Nov. 14, 2002  
 Sheet 10 of 27

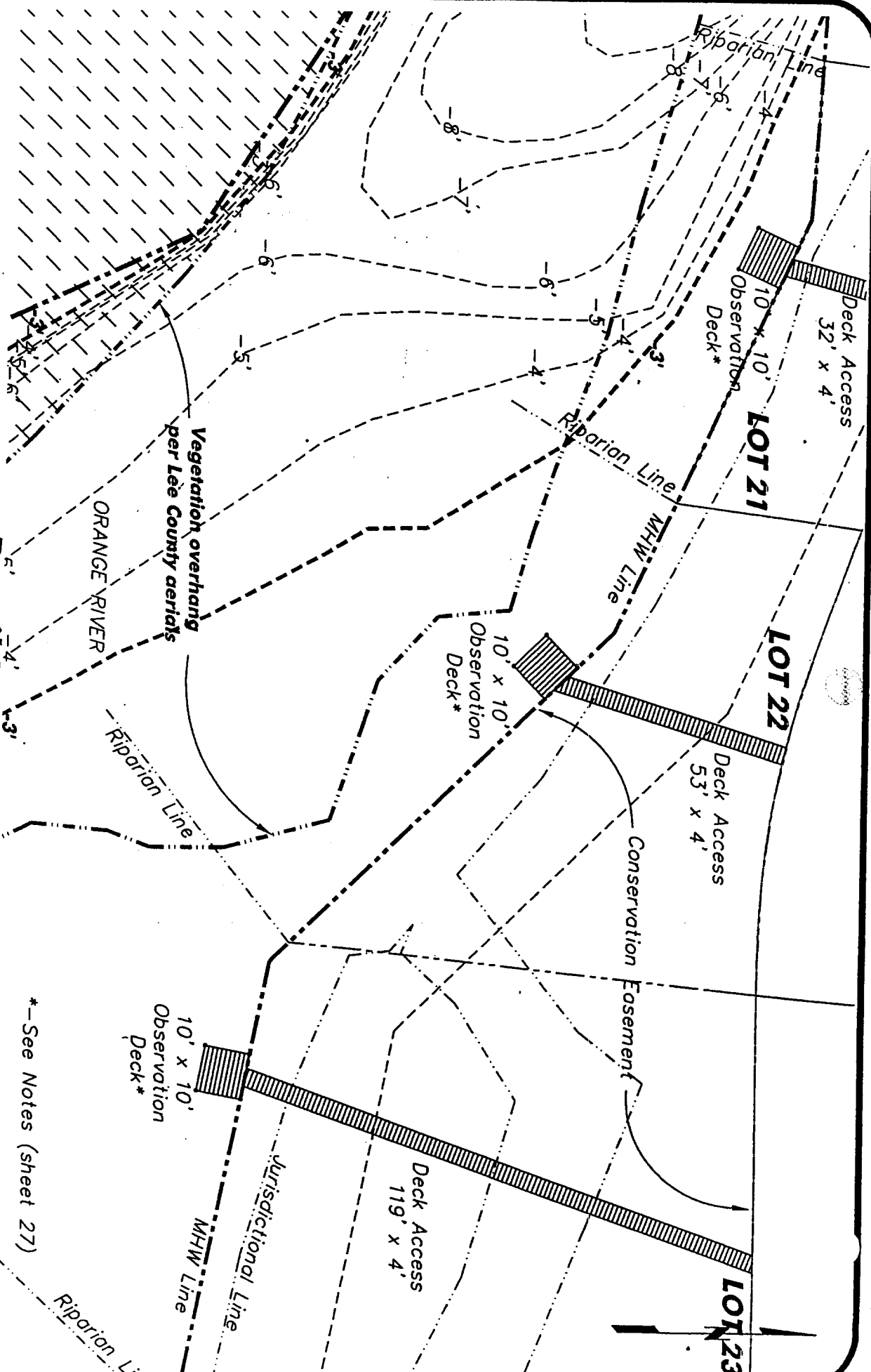
## STATE ROAD 80 LLC

SHEET 10

HANS J.M. WILSON  
 REGISTERED PROFESSIONAL ENGINEER  
 FLORIDA REGISTRATION NO. 5890  
 DATE REBORN: 11-13-2002 11:38:46 (P)  
 Drawing: 11-13-02/VERANDAH COE PLANTING



EXHIBIT



PERMIT USE ONLY, NOT FOR CONSTRUCTION

### Detail Lots 21-23

SCALE: 1" = 30'

H.

200001574(IP-DY) Attachment B  
Verandah Nov. 14, 2002  
Sheet 11 of 27

J.C.

11/14/02

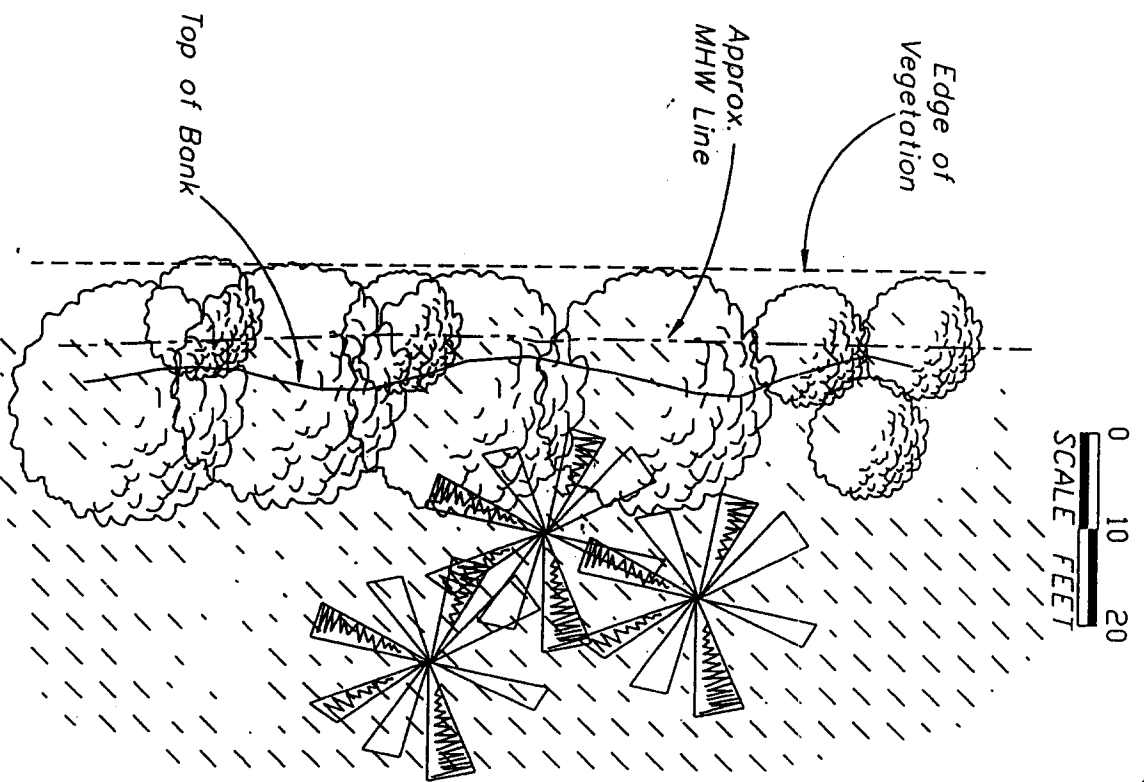
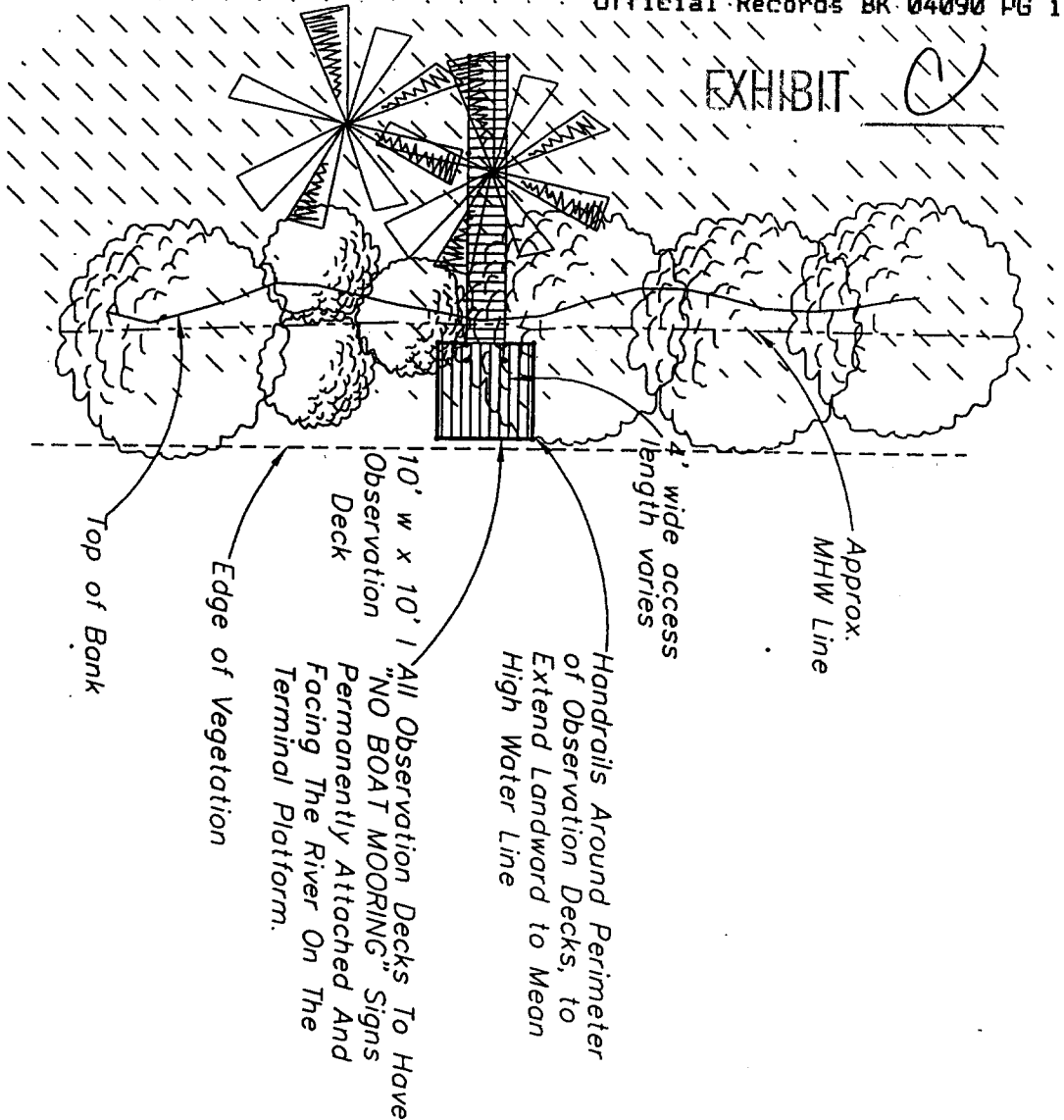
## STATE ROAD 80 LLC

SHEET  
**11**

**HANS J.M. WILSON**  
 REGISTERED PROFESSIONAL ENGINEER  
 FLORIDA REGISTRATION NO. 39560  
 DATE REBORN 12-2002 11:38:48 a.m.  
 DRAWING: 11-13-02/VERANDAH COE PLANNING (P)

\*-See Notes (sheet 27)

EXHIBIT C

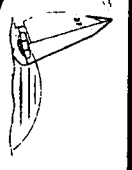


# Typical Observation Deck Plan

SCALE: 1" = 20'

PERMIT USE ONLY, NOT FOR CONSTRUCTION

**HANS J.M. WILSON**  
 REGISTERED PROFESSIONAL ENGINEER  
 FLORIDA REGISTRATION NO. 39680  
 DATE: NOVEMBER 15, 2002, 11:29:05 a.m.  
 Drawing: 11-13-02VERANDAH COE\_XS3.DWG (CV)



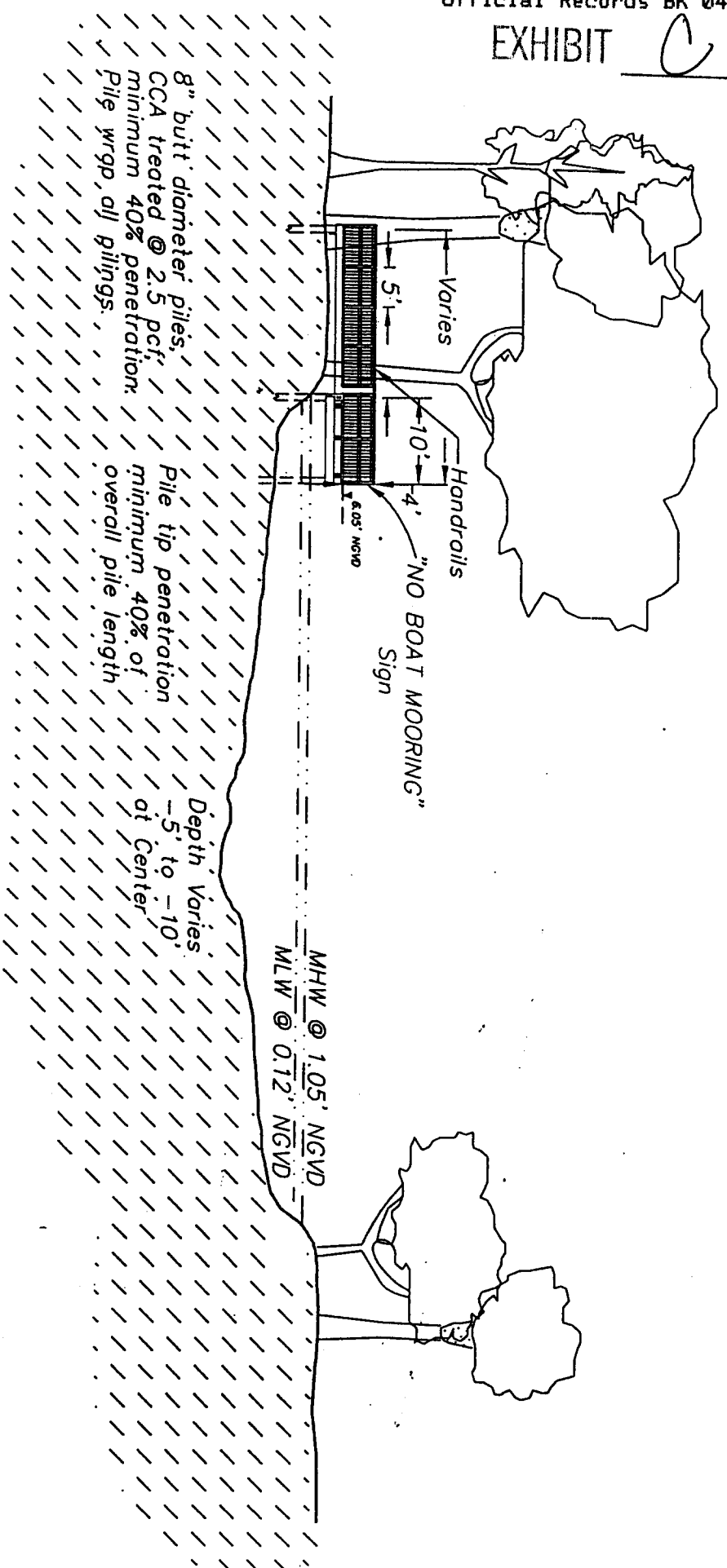
**HAN**  
 2 200001574(P-DY) Attachment B  
 7 Verandah Nov. 14, 2002  
 4 Sheet 18 of 27

11/15/02

## STATE ROAD 80 LLC

SHEET 18

EXHIBIT C

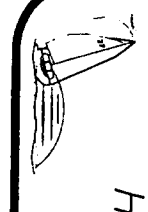


# Typical Observation Deck Section

SCALE: 1" = 20'

PERMIT USE ONLY, NOT FOR CONSTRUCTION

**HANS J.M. WILSON**  
 REGISTERED PROFESSIONAL ENGINEER  
 FLORIDA REGISTRATION NO. 39680  
 DATE: November 15, 2002, 11:19:06 a.m.  
 Drawing: 11-13-02/VERANDAH COE\_XS3.DWG (CV)



H  
 200001574(P-DY) Attachment B  
 Verandah Nov. 14, 2002  
 Sheet 19 of 27

NC.

11/15/02

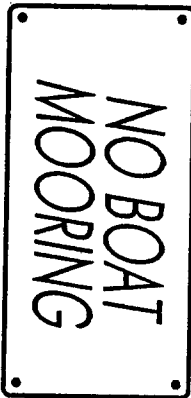
## STATE ROAD 80 LLC

SHEET  
**19**

**Notes**

1. All observation decks to have permanent handrails installed per "typical observation deck plan" (See sheet 18)
2. All observation decks to have "No Boat Mooring" signs permanently attached to the terminal platform and facing the water. (See typical no boat mooring sign detail on this sheet.)
3. All observation decks to be built at 5' above MHW (6.05' NGVD).
4. Applicant agrees to comply with March 15, 1995 Standard Manatee Construction Conditions.
5. All depths reference NGVD.

EXHIBIT C



**Typical No Boat Mooring Sign**

PERMIT USE ONLY, NOT FOR CONSTRUCTION

HA

200001574(IP-DY) Attachment B  
 Verandah Nov. 14, 2002  
 Sheet 27 of 27

**HANS J.M. WILSON**  
 REGISTERED PROFESSIONAL ENGINEER  
 FLORIDA REGISTRATION NO. 39680  
 DATE November 15, 2002 11:39:48 a.m.  
 Drawing: 11-13-02VERANDAH COE\_PLANS.DWG (PL)

**STATE ROAD 80 LLC**

SHEET  
**27**

11/14/02





EXHIBIT D

May 29, 2003

DESCRIPTION

**PEDESTRIAN/CART PATH EASEMENT  
PART OF TRACT C-1,  
VERANDAH UNIT ONE, PLAT BOOK 74, PAGES 31 - 50,  
SECTION 36, TOWNSHIP 43 SOUTH, RANGE 25 EAST, AND  
SECTION 31, TOWNSHIP 43 SOUTH, RANGE 26 EAST,  
LEE COUNTY, FLORIDA**

A pedestrian/cart path easement over and across part of Tract C-1, Verandah Unit One, Plat Book 74, pages 31 through 50, Public Records of Lee County, Florida and lying in Section 36, Township 43 South, Range 25 East and Section 31, Township 43 South, Range 26 East, Lee County, Florida, being more particularly described as follows:

From the northwest corner of the Southwest Quarter (SW 1/4) of Section 31, Township 43 South, Range 26 East, run South 89° 32' 42" East for 298.00 feet to the Point of Beginning.

From said Point of Beginning run North 26° 44' 14" West for 54.76 feet; thence run North 02° 41' 34" West for 62.25 feet; thence run North 87° 18' 26" East for 2.50 feet; thence run North 02° 41' 34" West for 48.29 feet; thence run North 25° 18' 36" West for 35.52 feet; thence run North 35° 55' 02" West for 32.54 feet; thence run North 08° 55' 32" West for 64.29 feet; thence run North 04° 39' 04" West for 90.72 feet; thence run North 09° 50' 26" West for 124.81 feet to an intersection with the north line of said Tract C-1; thence run east along said north line for 20.30 feet; thence departing said line, run South 09° 50' 26" East for 122.25 feet; thence run South 04° 39' 04" East for 90.88 feet; thence run South 08° 55' 32" East for 58.74 feet; thence run South 35° 55' 02" East for 29.60 feet; thence run South 25° 18' 36" East for 41.38 feet; thence run South 02° 41' 34" East for 52.29 feet; thence run North 45° 57' 38" East for 35.40 feet; thence run South 76° 41' 22" East for 39.22 feet; thence run South 60° 58' 43" East for 35.29 feet; thence run South 81° 17' 43" East for 30.06 feet; thence run South 61° 30' 55" East for 63.11 feet; thence run South 45° 02' 10" East for 25.93 feet; thence run North 62° 48' 06" East for 45.33 feet; thence run South 80° 49' 37" East for 28.52 feet; thence run North 87° 12' 24" East for 57.52 feet; thence run North 01° 23' 34" West for 106.39 feet to the point on a non-tangent curve also being the south curved line of Tract P-1 of said plat; thence run easterly along an arc of said curve to the left of radius 368.00 feet (delta 03° 07' 00") (chord bearing North 86° 18' 19" East) (chord 20.02 feet) for 20.02 feet; thence departing said south curved line, run South 01° 23' 34" East for 104.25 feet; thence run North 78° 16' 39" East for 36.71 feet; thence run South 42° 03' 59" East for 26.91 feet; thence run South 79° 53' 18" East for 31.73 feet; thence run North 68° 41' 00" East for 29.71 feet; thence run North 88° 56' 29" East for 41.69 feet; thence run North 49° 51' 25" East for 59.74 feet; thence run North 10° 46' 26" East for 42.05 feet; thence run North 17° 53' 04" East for 80.61 feet; thence run North 60° 36' 53" East for 47.99 feet; thence run North 48° 38' 28" East for 112.83 feet; thence run North 85° 21' 06" East for 80.70 feet; thence run North 68° 34' 53" East for 106.96 feet; thence run North 27° 32' 54" East for 10.59 feet; thence run North 08° 47' 38" West for 24.20 feet; thence run North 00° 52' 27" West for 40.84 feet; thence run North 36° 57' 38" East for 42.63 feet; thence run North 38° 45' 26" East for 43.35 feet; thence run North 72° 08' 48" East for

## EXHIBIT

D

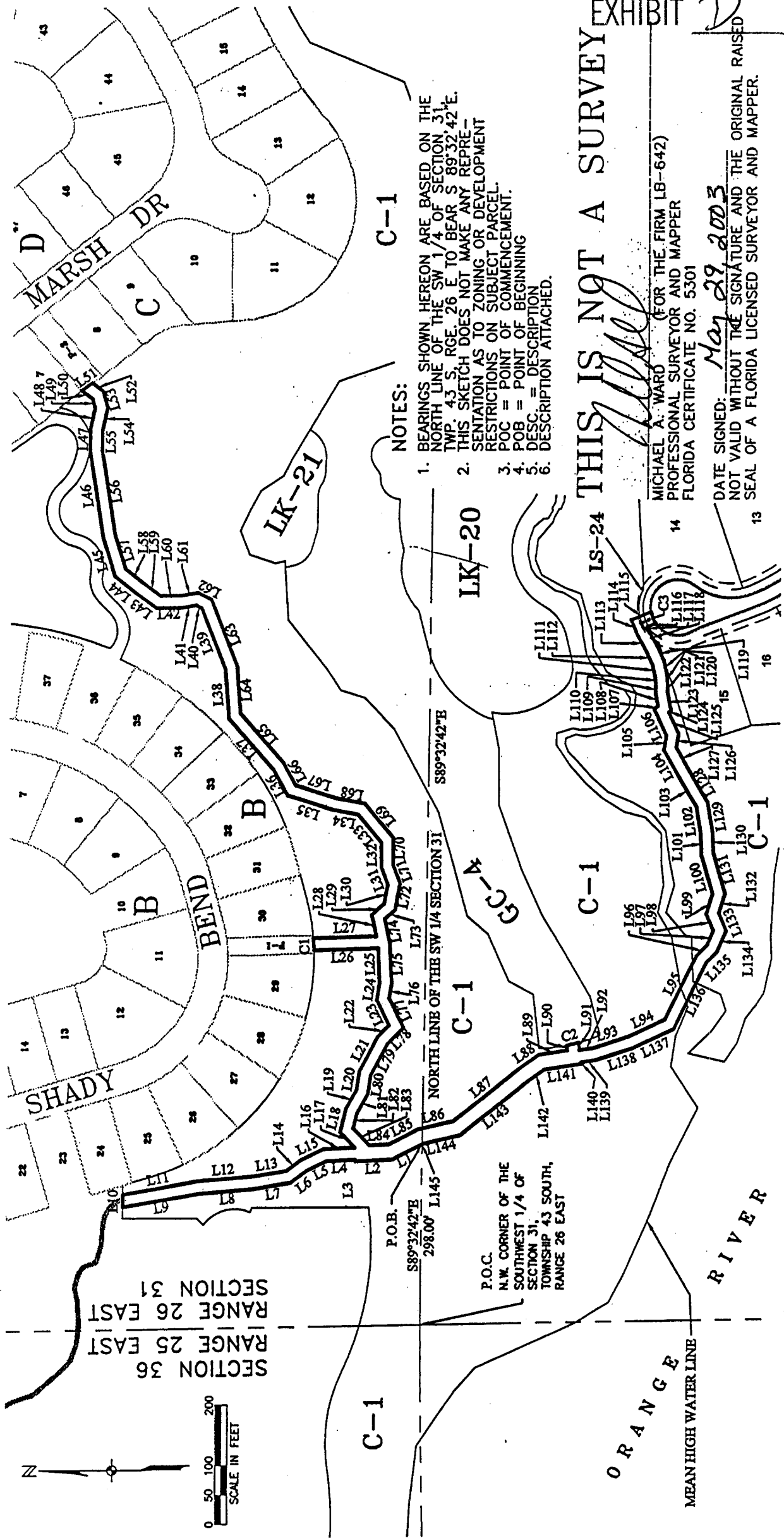
66.01 feet; thence run North 81° 07' 43" East for 143.62 feet; thence run South 88° 53' 31" East for 36.73 feet; thence run South 77° 48' 38" East for 32.99 feet; thence run North 74° 03' 24" East for 15.61 feet; thence run North 37° 19' 40" East for 22.30 feet to an intersection with the southwesterly line of Tract P-2 of said plat; thence run along said southwesterly line, South 35° 30' 57" East for 21.25 feet; thence departing said southwesterly line, run South 37° 19' 52" West for 22.27 feet; thence run South 74° 03' 24" West for 27.76 feet; thence run North 77° 48' 38" West for 36.06 feet; thence run North 88° 53' 31" West for 33.04 feet; thence run South 81° 07' 43" West for 140.30 feet; thence run South 72° 08' 48" West for 58.44 feet; thence run South 38° 45' 26" West for 37.04 feet; thence run South 36° 57' 38" West for 35.46 feet; thence run South 00° 52' 27" East for 32.60 feet; thence run South 08° 47' 38" East for 29.38 feet; thence run South 27° 32' 54" West for 24.64 feet; thence run South 68° 34' 53" West for 117.39 feet; thence run South 85° 21' 06" West for 77.01 feet; thence run South 48° 38' 28" West for 108.29 feet; thence run South 60° 36' 53" West for 42.26 feet; thence run South 17° 53' 04" West for 71.55 feet; thence run South 10° 46' 26" West for 47.91 feet; thence run South 49° 51' 25" West for 73.94 feet; thence run South 88° 56' 29" West for 45.22 feet; thence run South 68° 41' 00" West for 31.76 feet; thence run North 79° 53' 18" West for 44.21 feet; thence run North 42° 03' 59" West for 22.29 feet; thence run South 78° 16' 39" West for 42.62 feet; thence run South 87° 12' 24" West for 65.62 feet; thence run North 80° 49' 37" West for 24.04 feet; thence run South 62° 48' 06" West for 53.33 feet; thence run North 45° 02' 10" West for 37.61 feet; thence run North 61° 30' 55" West for 56.73 feet; thence run North 81° 17' 43" West for 30.15 feet; thence run North 60° 58' 43" West for 36.11 feet; thence run North 76° 41' 22" West for 25.52 feet; thence run South 45° 57' 38" West for 38.74 feet; thence run South 02° 41' 34" East for 32.49 feet; thence run South 26° 44' 14" East for 52.76 feet; thence run South 12° 59' 49" East for 60.65 feet; thence run South 38° 12' 01" East for 138.81 feet; thence run South 33° 57' 32" East for 37.68 feet; thence run South 08° 11' 37" East for 47.57 feet; thence run North 81° 48' 23" East for 7.95 feet to the point on a non-tangent curve, also being the west curved line of Tract GC-4 of said plat; thence run southerly along an arc of said curve to the left of radius 265.00 feet (delta 04° 20' 24") (chord bearing South 12° 54' 22" East) (chord 20.07 feet) for 20.07 feet; thence departing said west curved line, run South 81° 48' 23" West for 12.10 feet; thence run South 08° 11' 37" East for 22.81 feet; thence run South 17° 12' 05" East for 61.05 feet; thence run South 24° 28' 17" East for 67.92 feet; thence run South 63° 40' 25" East for 116.17 feet; thence run South 45° 08' 48" East for 23.99 feet; thence run South 66° 36' 00" East for 25.88 feet; thence run North 67° 09' 25" East for 30.17 feet; thence run South 73° 19' 49" East for 34.21 feet; thence run North 73° 07' 32" East for 65.10 feet; thence run North 87° 02' 22" East for 38.04 feet; thence run North 80° 07' 06" East for 43.52 feet; thence run North 58° 50' 19" East for 61.84 feet; thence run North 60° 30' 12" East for 46.45 feet; thence run South 81° 23' 08" East for 24.24 feet; thence run North 64° 34' 24" East for 47.07 feet; thence run South 40° 44' 45" East for 7.83 feet; thence run North 79° 17' 08" East for 20.19 feet; thence run South 89° 43' 57" East for 14.21 feet; thence run North 84° 02' 07" East for 15.20 feet; thence run North 76° 32' 12" East for 18.35 feet; thence run North 65° 08' 49" East for 25.55 feet; thence run North 60° 28' 55" East for 28.78 feet; thence run North 67° 04' 10" East for 27.64 feet; thence run South 21° 01' 57" East for 35.77 feet to the point on a non-tangent curve, also being the curved right-of-way line of Hammock Creek Way (Tract R-9) of said plat; thence run along said curved right-of-way line, westerly along an arc of said curve to the left of radius 45.00 feet (delta 25° 41' 08") (chord bearing South 67° 41' 20" West) (chord 20.00 feet) for 20.17 feet; thence departing

EXHIBIT D

said curved right-of-way line, run North 21° 01' 57" West for 15.54 feet; thence run South 67° 04' 10" West for 5.82 feet; thence run South 60° 28' 55" West for 28.44 feet; thence run South 65° 08' 49" West for 28.36 feet; thence run South 76° 32' 12" West for 21.65 feet; thence run South 84° 02' 07" West for 17.60 feet; thence run North 89° 43' 57" West for 13.38 feet; thence run South 79° 17' 08" West for 29.81 feet; thence run North 40° 44' 45" West for 4.11 feet; thence run South 64° 34' 24" West for 37.93 feet; thence run North 81° 23' 08" West for 23.46 feet; thence run South 60° 30' 12" West for 39.25 feet; thence run South 58° 50' 19" West for 65.31 feet; thence run South 80° 07' 06" West for 48.49 feet; thence run South 87° 02' 22" West for 36.81 feet; thence run South 73° 07' 32" West for 68.69 feet; thence run North 73° 19' 49" West for 33.05 feet; thence run South 67° 09' 25" West for 31.52 feet; thence run North 66° 36' 00" West for 38.20 feet; thence run North 45° 08' 48" West for 24.52 feet; thence run North 63° 40' 25" West for 120.03 feet; thence run North 24° 28' 17" West for 76.31 feet; thence run North 17° 12' 05" West for 63.89 feet; thence run North 08° 11' 37" West for 24.39 feet; thence run South 81° 48' 23" West for 2.50 feet; thence run North 08° 11' 37" West for 61.85 feet; thence run North 33° 57' 32" West for 31.03 feet; thence run North 38° 12' 01" West for 143.47 feet; thence run North 12° 59' 49" West for 63.23 feet; thence run North 26° 44' 14" West for 0.31 feet to the Point of Beginning.

Containing 69,816 square feet or 1.6 acres, more or less.

Bearings hereinabove mentioned are based on the north line of the Southwest Quarter (SW 1/4) of Section 31, Township 43 South, Range 26 East, to bear South 89° 32' 42" East.



- NOTES:**
1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE SW 1/4 OF SECTION 31 TWP. 43 S. RGE. 26 E TO BEAR S 89°32'42"E.
  2. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON SUBJECT PARCEL.
  3. POC = POINT OF COMMENCEMENT.
  4. POB = POINT OF BEGINNING
  5. DESC. = DESCRIPTION
  6. DESCRIPTION ATTACHED.

**THIS IS NOT A SURVEY**

MICHAEL A. WARD (FOR THE FIRM LB-642)  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 5301

DATE SIGNED: May 29, 2003  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SECTION 36  
RANGE 25 EAST  
SECTION 31  
RANGE 26 EAST

S:\002118\CART-EASE.Dwg (SKETCH) IWS May 30, 2003 - 9:14am

2158 JOHNSON STREET  
P.O. BOX 1550  
FORT MYERS, FLORIDA 33902-1550  
PHONE (239) 334-0046  
FAX (239) 334-3661  
E.B. #642 & L.B. #642



SKETCH AND DESCRIPTION PEDESTRIAN/CART PATH EASEMENT			
DATE	PROJECT NO.	FILE NO.	SCALE
5/28/03	20033886	36-43-25	1" = 200'
			SHEET
			4 of 5

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N 26°44'14" W	54.76	L73	N 42°03'59" W	22.29
L2	N 02°41'34" W	62.25	L74	S 78°16'39" W	42.62
L3	N 87°18'26" E	2.50	L75	S 87°12'24" W	65.62
L4	N 02°41'34" W	48.29	L76	N 80°49'37" W	24.04
L5	N 25°18'36" W	35.52	L77	S 62°48'08" W	53.33
L6	N 35°55'02" W	32.54	L78	N 45°02'10" W	37.61
L7	N 08°55'32" W	64.29	L79	N 61°30'55" W	56.73
L8	N 04°39'04" W	90.72	L80	N 81°17'43" W	30.15
L9	N 09°50'26" W	124.81	L81	N 60°58'43" W	36.11
L10	N 90°00'00" E	20.30	L82	N 76°41'22" W	25.52
L11	S 09°50'26" E	122.25	L83	S 45°57'36" W	38.74
L12	S 04°39'04" E	90.88	L84	S 02°41'34" E	32.49
L13	S 08°55'32" E	58.74	L85	S 26°44'14" E	52.76
L14	S 35°55'02" E	29.60	L86	S 12°59'49" E	60.65
L15	S 25°18'36" E	41.38	L87	S 38°12'01" E	138.81
L16	S 02°41'34" E	52.29	L88	S 33°57'32" E	37.68
L17	N 45°57'38" E	35.40	L89	S 08°11'37" E	47.57
L18	S 76°41'22" E	39.22	L90	N 81°48'23" E	7.95
L19	S 60°58'43" E	35.29	L91	S 81°48'23" W	12.10
L20	S 81°17'43" E	30.06	L92	S 08°11'37" E	22.81
L21	S 61°30'55" E	63.11	L93	S 17°12'05" E	61.05
L22	S 45°02'10" E	25.93	L94	S 24°28'17" E	67.92
L23	N 62°48'06" E	45.33	L95	S 63°40'25" E	116.17
L24	S 80°49'37" E	28.52	L96	S 45°08'48" E	23.99
L25	N 87°12'24" E	57.52	L97	S 66°36'00" E	25.88
L26	N 01°23'34" W	106.39	L98	N 67°09'25" E	30.17
L27	S 01°23'34" E	104.25	L99	S 73°19'49" E	34.21
L28	N 78°16'39" E	36.71	L100	N 73°07'32" E	65.10
L29	S 42°03'59" E	26.91	L101	N 87°02'22" E	38.04
L30	S 79°53'18" E	31.73	L102	N 80°07'06" E	43.52
L31	N 68°41'00" E	29.71	L103	N 58°50'19" E	61.84
L32	N 88°58'29" E	41.69	L104	N 60°30'12" E	46.45
L33	N 49°51'25" E	59.74	L105	S 81°23'08" E	24.24
L34	N 10°46'26" E	42.05	L106	N 64°34'24" E	47.07
L35	N 17°53'04" E	80.61	L107	S 40°44'45" E	7.83
L36	N 60°36'53" E	47.99	L108	N 79°17'08" E	20.19
L37	N 48°38'28" E	112.83	L109	S 89°43'57" E	14.21
L38	N 85°21'06" E	80.70	L110	N 84°02'07" E	15.20
L39	N 68°34'53" E	106.96	L111	N 76°32'12" E	18.35
L40	N 27°32'54" E	10.59	L112	N 65°08'49" E	25.55
L41	N 08°47'38" W	24.20	L113	N 60°28'55" E	28.78
L42	N 00°52'27" W	40.84	L114	N 67°04'10" E	27.64
L43	N 36°57'38" E	42.63	L115	S 21°01'57" E	35.77
L44	N 38°45'26" E	43.35	L116	N 21°01'57" W	15.54
L45	N 72°08'48" E	66.01	L117	S 67°04'10" W	5.82
L46	N 81°07'43" E	143.62	L118	S 60°28'55" W	28.44
L47	S 88°53'31" E	36.73	L119	S 65°08'49" W	28.36
L48	S 77°48'38" E	32.99	L120	S 76°32'12" W	21.65
L49	N 74°03'24" E	15.61	L121	S 84°02'07" W	17.60
L50	N 37°19'40" E	22.30	L122	N 89°43'57" W	13.38
L51	S 35°30'57" E	21.25	L123	S 79°17'08" W	29.81
L52	S 37°19'52" W	22.27	L124	N 40°44'45" W	4.11
L53	S 74°03'24" W	27.76	L125	S 64°34'24" W	37.93
L54	N 77°48'38" W	36.06	L126	N 81°23'08" W	23.46
L55	N 88°53'31" W	33.04	L127	S 60°30'12" W	39.25
L56	S 81°07'43" W	140.30	L128	S 58°50'19" W	65.31
L57	S 72°08'48" W	58.44	L129	S 80°07'06" W	48.49
L58	S 38°45'26" W	37.04	L130	S 87°02'22" W	36.81
L59	S 36°57'38" W	35.46	L131	S 73°07'32" W	68.69
L60	S 00°52'27" E	32.60	L132	N 73°19'49" W	33.05
L61	S 08°47'38" E	29.38	L133	S 67°09'25" W	31.52
L62	S 27°32'54" W	24.64	L134	N 66°36'00" W	38.20
L63	S 68°34'53" W	117.39	L135	N 45°08'48" W	24.52
L64	S 85°21'06" W	77.01	L136	N 63°40'25" W	120.03
L65	S 48°38'28" W	108.29	L137	N 24°28'17" W	76.31
L66	S 60°36'53" W	42.26	L138	N 17°12'05" W	63.89
L67	S 17°53'04" W	71.55	L139	N 08°11'37" W	24.39
L68	S 10°46'26" W	47.91	L140	S 81°48'23" W	2.50
L69	S 49°51'25" W	73.94	L141	N 08°11'37" W	61.85
L70	S 88°36'29" W	45.22	L142	N 33°57'32" W	31.03
L71	S 68°41'00" W	31.76	L143	N 38°12'01" W	143.47
L72	N 79°53'18" W	44.21	L144	N 12°59'49" W	63.23
			L145	N 26°44'14" W	0.31

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	368.00	3°07'00"	N86°18'18"E	20.02	20.02
C2	265.00	4°20'24"	S12°54'23"E	20.07	20.07
C3	45.00	25°41'08"	S67°41'20"W	20.00	20.17

S:\002118\CART-EASE.dwg (TABLES) Ins May 29, 2003 - 4:29pm



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LINE AND CURVE TABLES

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
05/28/03	20033886	36-43-25	N/A	5 of 5

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

**8**

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

**UNAUDITED**  
**FINANCIAL**  
**STATEMENTS**

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

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

	Major Funds		Total Governmental Funds
	General	Debt Service Series 2013	
<b>ASSETS</b>			
Cash (SunTrust)	\$223,721	\$ -	\$ 223,721
Investments			
Revenue account	-	335,656	335,656
Reserve account	-	448,350	448,350
Off-roll Assessments receivable	-	5,351	5,351
Due from Verandah East	63	-	63
Deposits	57	-	57
Total assets	<u>\$ 223,841</u>	<u>\$ 789,357</u>	<u>\$ 1,013,198</u>
<b>LIABILITIES</b>			
<b>Liabilities:</b>			
Accounts payable	\$ -	\$ -	\$ -
Total liabilities	<u>-</u>	<u>-</u>	<u>-</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Unearned revenue	8,982	-	8,982
Deferred revenue	-	5,351	5,351
Total deferred inflows of resources	<u>8,982</u>	<u>5,351</u>	<u>14,333</u>
<b>Fund balances:</b>			
Restricted for:			
Debt service	-	784,006	784,006
Unassigned	214,859	-	214,859
Total fund balances	<u>214,859</u>	<u>784,006</u>	<u>998,865</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$223,841</u>	<u>\$ 789,357</u>	<u>\$ 1,013,198</u>

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

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUE</b>				
Special assessment: on-roll	\$ 708	\$ 363,656	\$ 365,096	100%
Special assessment: off-roll	2,994	26,948	35,930	75%
Interest & miscellaneous	2	26	337	8%
Total revenue	<u>3,704</u>	<u>390,630</u>	<u>401,363</u>	97%
<b>EXPENDITURE</b>				
<b>Professional &amp; administrative</b>				
Supervisor fees	-	2,128	4,042	53%
Management and accounting	5,846	52,616	70,155	75%
Audit	-	8,344	8,365	100%
Legal	553	3,390	5,614	60%
Field management	990	8,911	11,881	75%
Engineering	5,157	11,262	5,614	201%
Trustee	-	5,770	5,614	103%
Dissemination agent	387	3,487	4,649	75%
Arbitrage	280	560	1,684	33%
Assessment roll preparation	1,123	10,105	13,474	75%
Telephone	36	326	435	75%
Postage	366	544	281	194%
Insurance	-	8,766	9,296	94%
Printing & binding	75	680	906	75%
Legal advertising	-	32	842	4%
Office expenses and supplies	-	-	140	0%
Website	-	395	792	50%
Contingencies	88	711	842	84%
ADA website compliance	-	-	225	0%
Annual district filing fee	-	196	196	100%
Total professional & admin	<u>14,901</u>	<u>118,223</u>	<u>145,047</u>	82%
<b>Water management</b>				
Contractual services	5,706	78,370	69,055	113%
Aquascaping	1,232	52,099	54,065	96%
Utilities	158	474	730	65%
Contingencies	-	-	2,807	0%
Capital outlay - lake bank erosion	-	-	127,000	0%
Total water management	<u>7,096</u>	<u>130,943</u>	<u>253,657</u>	52%

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

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>Other fees and charges</b>				
Property appraiser	-	913	936	98%
Tax collector	-	1,617	1,723	94%
Total other fees & charges	-	2,530	2,659	95%
Total expenditures	<u>21,997</u>	<u>251,696</u>	<u>401,363</u>	63%
 Excess/(deficiency) of revenues over/(under) expenditures	 (18,293)	 138,934	 -	
 Fund balances - beginning	 233,152	 75,925	 73,349	
Fund balances - ending	<u>\$ 214,859</u>	<u>\$ 214,859</u>	<u>\$ 73,349</u>	

**VERANDAH WEST  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND 202 - SERIES 2013  
FOR THE PERIOD JUNE 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Special assessment: on-roll	\$ 1,757	\$ 898,366	\$ 906,231	99%
Special assessment: off-roll	-	332,699	332,699	100%
Interest income	2,530	32,040	-	N/A
Total revenues	<u>4,287</u>	<u>1,263,105</u>	<u>1,238,930</u>	102%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	795,000	795,000	100%
Interest	-	440,000	440,000	100%
Total debt service	<u>-</u>	<u>1,235,000</u>	<u>1,235,000</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	4,287	28,105	3,930	
Fund balances - beginning	779,719	755,901	792,312	
Fund balances - ending	<u>\$ 784,006</u>	<u>\$ 784,006</u>	<u>\$ 796,242</u>	



# Verandah West

## 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%).

Special Assessment Off-Roll – through the end of June at 75%. Specific to The Verandah Club and pays monthly.

#### Expenditures (through the end of June at 63% is 12% under straight proration of 75%)

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

Audit: At 100% and will be presented at your August meeting for acceptance.

Legal: At 60% is typical as activities fluctuate year over year.

Engineering: At 201% - 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 Hold 9 Conservation fees, bank restoration of Lake H-12 as well as boardwalk review.

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 194% and includes mailing of the agenda packages, overnight deliveries, etc. Shared items with VE would be specific to Staff mailings.

Insurance: At 94% is a once-a-year expense typical occurring in October.

Contingencies: At 84% year to date and represents 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 June is 113% and billed monthly. There is a required reclass of \$38,430.00 to Lake Bank Erosion. Staff has notified our Accounting Department to make that correction.

Aquascaping/Pipe Cleanout: At 96% 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 98% - 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 Fund 202**

**2013 Series Bond**

**Expenditures**

Principal: At 100% is paid May 1<sup>st</sup> of each year.

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

**VERANDAH 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 14, 2025 at 2:00 p.m., at 11390 Palm Beach Blvd., First Floor, Fort Myers, Florida 33905.

**Present:**

Jeffrey Jordan	Chair
Susie McIntyre	Vice Chair
Paul Zampiceni	Assistant Secretary
Gerald Baldwin	Assistant Secretary
Edward Faynor	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
John Sample	VCA Board Member
Wally Watson	Property Infrastructure Group
Susan Shields	Resident/VCA Board Member
Residents	

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mrs. Adams called the meeting to order at 2:10 p.m. All Supervisors were present.

**SECOND ORDER OF BUSINESS**

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

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2025-03, 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**

44 Mrs. Adams presented Resolution 2025-03. She reviewed the proposed Fiscal Year 2026  
45 budget, noting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget,  
46 and explained the reasons for any changes. The off-roll assessment is specific to the Golf Club.

47 Mrs. Adams discussed moving \$5,000 from "Lake bank restoration" to "Engineering" to  
48 fund the shared \$10,000 expense with the Verandah East CDD (VECDD), for annual monitoring  
49 and initial review related to the conservation area due to issues with the Golf Club. Lake bank  
50 restoration should begin within the next few weeks. Mr. Willis will email project related  
51 information to the VCA for distribution to homeowners.

52 Mrs. Adams suggested assessments remain flat and not be reduced so unassigned fund  
53 balance can be built up for pipe cleanout and lake bank restoration. The \$5,000 Engineering  
54 expenditure will remain budgeted for at least five years, which is the duration of monitoring  
55 required by Lee County. The Fiscal Year 2026 assessments are currently proposed to remain flat  
56 at \$431.37 for on-roll and \$411.10 for off-roll.

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58 **On MOTION by Mr. Jordan and seconded by Mr. Toback, with all in favor,**  
59 **Resolution 2025-03, Approving a Proposed Budget for Fiscal Year 2025/2026**  
60 **and Setting a Public Hearing Thereon Pursuant to Florida Law on August 13,**  
61 **2025 at 2:00 p.m., at 11390 Palm Beach Blvd., First Floor, Fort Myers, Florida**  
62 **33905; Addressing Transmittal, Posting and Publication Requirements;**  
63 **Addressing Severability; and Providing an Effective Date, was adopted.**

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66 **▪ Consideration of Johnson Engineering Proposal**

67 **This item was an addition to the agenda.**

68 Mrs. Adams distributed and presented the Johnson Engineering proposal.

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70 **On MOTION by Mr. Jordan and seconded by Ms. McIntyre, with all in favor, the**  
71 **Johnson Engineering Proposal for Annual Monitoring and Initial Review related**  
72 **to Conservation Area C-1, was approved.**

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75 **FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-04,**  
**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**

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**On MOTION by Mr. Jordan and seconded by Mr. Baldwin, with all in favor, Resolution 2025-04, 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.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-05, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an effective Date**

Ms. Willson presented Resolution 2025-05. She 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. The VECDD tabled this; she suggested doing the same.

**On MOTION by Ms. McIntyre and seconded by Mr. Faynor, with all in favor, tabling consideration of Resolution 2025-05 and the Florida Statewide Mutual Aid Agreement, was approved.**

**SIXTH ORDER OF BUSINESS**

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

Mrs. Adams presented the Memorandum regarding maintenance of Conservation Areas that advises residents/property owners of the prohibition against any activities in the conservation areas. Trespassing warning signs are already present.

**SEVENTH ORDER OF BUSINESS**

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

Mr. Willis stated that Crosscreek Environmental, which has been very responsive and performed well, is willing to hold its contract price for two more years.

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

**EIGHTH ORDER OF BUSINESS**

**Discussion: Memorandum Regarding Boardwalks and Trails**

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Ms. Willson presented the Memorandum regarding the Boardwalks and Trails built on CDD property by Verandah Development, LLC, in accordance with a 2023 Easement.

Discussion ensued regarding the boardwalks and trails; map of Boardwalks 1, 2 and 3; and apparent benefit of the CDD formally disclaiming interest in the property to clarify that the CDD is not the owner or responsible for maintaining the infrastructure, to limit liability.

The consensus was that the golf course needs and should be responsible for maintaining Boardwalk 1. Mrs. Adams noted that, in comparable communities, the golf clubs and Associations budget and maintain all such infrastructure; the CDDs do not.

It was noted that the infrastructure was never explicitly transferred to the Association and that the Developer controlled the VCA until recently.

The Board directed Ms. Willson to draft a Disclaimer of Interest for all infrastructure constructed pursuant to the Easement, to note that the CDD is agreeable to discussion regarding how to facilitate future maintenance by another entity.

This item will be included on the next agenda.

**NINTH ORDER OF BUSINESS**

**Discussion/ Consideration: VCA Request to Move Tree into Lake Maintenance Easement**

Mrs. Adams presented the VCA’s request.

**A. Consideration of License Agreement Regarding Tree Relocation and Maintenance [Bench Site Trees Between Oak Bend Drive and River Village Way]**

**On MOTION by Mr. Toback and seconded by Mr. Baldwin, with all in favor, the License Agreement Regarding Tree Relocation and Maintenance of Bench Site Trees Between Oak Bend Drive and River Village Way, was approved.**

**TENTH 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.

**ELEVENTH ORDER OF BUSINESS**

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

160 On MOTION by Mr. Jordan and seconded by Mr. Baldwin, with all in favor, the  
 161 January 8, 2025 Regular Meeting Minutes, as presented, were approved.

164 **TWELFTH ORDER OF BUSINESS**

**Staff Reports**

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

167 Ms. Willson stated updates of legislative actions affecting CDDs will be provided.

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

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

170 • **District Manager’s Report**

171 There were no District Manager or District Engineer reports.

172 • **Operations Report**

173 Mr. Willis stated Crosscreek confirmed that lake bank restoration for Lake H-12, off  
 174 Sanctuary Point, will begin on June 10, 2025. Mr. Willis and Mr. Zordan will prepare a project e-  
 175 blast to residents about what to expect. The entirety of the lake will be treated; the CDD will  
 176 only use easement accesses by residences. Ms. McIntyre noted that, where VCA sprinklers are  
 177 on private property, the CDD documents require the homeowner to maintain and irrigate to  
 178 the lake’s edge. The CDD has no control over the sprinkler heads. Mr. Willis stated the VCA will  
 179 distribute the email advising homeowners that sprinkler heads should be marked by them or  
 180 their landscaper to avoid damaging them when material is brought into the area. A resident will  
 181 be a community coordinator to disseminate information.

182 • **NEXT MEETING DATE: August 13, 2025 at 2:00 PM**

183 ○ **QUORUM CHECK**

184 All Supervisors confirmed their attendance at the August 13, 2025 meeting.

186 **THIRTEENTH ORDER OF BUSINESS**

**Supervisors’ Requests**

188 There were no Supervisors’ requests.

190 **FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

192 On MOTION by Mr. Baldwin and seconded by Ms. McIntyre, with all in favor,  
 193 the meeting adjourned at 2:41 p.m.



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Secretary/Assistant Secretary

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Chair/Vice Chair

**VERANDAH WEST**  
**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

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**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 4<sup>th</sup> 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 22<sup>nd</sup> 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 29<sup>th</sup> 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

<b>NAME OF COMMUNITY DEVELOPMENT DISTRICT</b>	<b>NUMBER OF REGISTERED VOTERS AS OF 04/15/2025</b>
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](mailto:gillyardd@whhassociates.com) Phone: 561-571-0010

Tammy Lipa – Voice: 239-533-6329  
Email: [tlipa@lee.vote](mailto:tlipa@lee.vote)

**VERANDAH WEST COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE**

**LOCATION**

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

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 8, 2025</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>January 14, 2026</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>May 13, 2026</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>August 12, 2026</b>	<b>Public Hearing &amp; Regular Meeting</b>	<b>1:00 PM</b>