

**V-DANA  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
REGULAR MEETING  
APRIL 20, 2022**

**V-DANA**  
**COMMUNITY DEVELOPMENT DISTRICT AGENDA**  
**WEDNESDAY, APRIL 20, 2022 AT 1:30 P.M.**  
**THE OFFICES OF CAMERATTA COMPANIES**  
**LOCATED AT 21101 DESIGN PARC LN. SUITE #103, ESTERO, FL 33928**

<b>District Board of Supervisors</b>	Chairman Vice-Chairman Supervisor Supervisor Supervisor	Joseph Cameratta Anthony Cameratta Russell Cameratta Cheryl Smith Laura Youmans
<b>District Manager</b>	Meritus	Brian Lamb
<b>District Attorney</b>	Coleman, Yovanovich & Koester, P.A.	Greg Urbancic
<b>District Engineer</b>	Barraco and Associates, Inc.	Carl A. Barraco

The meeting will begin at **1:30 p.m.**

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically, no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the 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 the appeal is to be based.

April 20, 2022  
Board of Supervisors  
**V-Dana Community Development District**

*Dear Board Members:*

The Regular Meeting of the V-Dana Community Development District will be held on **April 20, 2022 at 1:30 p.m. at the office of Cameratta Companies located at 21101 Design Parc Ln., Suite #103, Estero, FL 33928. Please let us know at least 24 hours in advance if you are planning to call into the meeting.** Following is the Agenda for the Meeting:

**Call In Number: 1-866-906-9330**

**Access Code: 4863181**

**1. CALL TO ORDER/ROLL CALL**

**2. PUBLIC COMMENT ON AGENDA ITEMS**

**3. BUSINESS ITEMS**

- A. Consideration of Commercial Property Project Benefit and Cost Sharing Agreement.....Tab 01
- B. General Matters of the District

**4. CONSENT AGENDA**

- A. Consideration of Board of Supervisors Public Hearing & Meeting Minutes August 18, 2021..... Tab 02
- B. Consideration of Operations and Maintenance Expenditures Aug. - Sept 2021 ..... Tab 03
- C. Consideration of Operations and Maintenance Expenditures October 2021 ..... Tab 04
- D. Consideration of Operations and Maintenance Expenditures November 2021 ..... Tab 05
- E. Consideration of Operations and Maintenance Expenditures December 2021 ..... Tab 06
- F. Consideration of Operations and Maintenance Expenditures January 2022 ..... Tab 07
- G. Consideration of Operations and Maintenance Expenditures February 2022 ..... Tab 08
- H. Consideration of Operations and Maintenance Expenditures March 2022 ..... Tab 09
- I. Review of Financial Statements Month Ending March 31, 2022..... Tab 10

**5. STAFF REPORTS**

- A. District Counsel
- B. District Engineer
- C. District Manager

**6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

**7. ADJOURNMENT**

We look forward to speaking with you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,



**VERDANA VILLAGE COMMERCIAL PROPERTY**  
**PROJECT BENEFIT AND COST SHARE AGREEMENT**

This Verdana Village Commercial Property Project Benefit and Cost Share Agreement (this "**Agreement**") is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2022, between **CAM Village Development, LLC**, a Florida limited liability company ("**CAM**"), **V-Dana Community Development District**, an independent special district established pursuant to Chapter 190, Florida Statutes ("**DISTRICT**"), **TPCOM-Land-Sub, LLC**, a Florida limited liability company ("**TPCOM**"), **TP2-Land-Sub, LLC**, a Florida limited liability company ("**TP2**") and **The Shoppes at Verdana Village, LLC**, a Florida limited liability company ("**SHOPPES**"). CAM, District, TPCOM and Shoppes are sometimes collectively referred to herein as the "Parties" or individually as a "Party".

**Recitals**

WHEREAS, CAM is the Developer of the Mixed-Use Planned Development in Sections 29, 30, 31, and 32, Township 46 South, Range 27 East, in unincorporated Lee County, Florida, known as Verdana Village ("**Verdana Village**"), located at approximately 20011 Verdana Village Boulevard; and

WHEREAS, CAM, or its affiliates, has constructed or will construct, amongst other things, roadways, sanitary sewers, potable water mains, irrigation pump station and mains, and landscaping to service the Verdana Village residential and mixed-use development; and

WHEREAS, DISTRICT has acquired or will acquire from CAM, or its affiliates, certain Verdana Village public infrastructure inclusive of the roadways, irrigation mains and pump station, and landscaping along with, operational and maintenance responsibilities; and

WHEREAS, TPCOM is the owner of an approximate 17-acre commercial tract known as strap #29-46-27-L1-0200C.0000 ("**Commercial Tract**") that abuts the roadway known as Verdana Village Boulevard; and

WHEREAS, SHOPPES is the third-party buyer of the currently vacant Commercial Tract and intends to construct up to 100,000 square feet of commercial retail anchored by a grocery store; and

WHEREAS, to market, promote, and enhance the Verdana Village residential development, CAM and the DISTRICT will provide and will allow the use of sewer, potable water, irrigation, a storm water discharge location, and roadway access from Verdana Village Blvd. to the Commercial Tract to allow for the construction of up to 100,000 square foot commercial retail center anchored by a grocery store; and

WHEREAS, the Parties have determined that a commercial retail center anchored by a grocery store is in the best interest of the Verdana Village community, and as such each Party desires to enter into this Agreement to facilitate the development and construction of the Commercial Tract.

NOW THEREFORE, in consideration of the mutual benefits, the adequacy and sufficiency of which are acknowledged by all Parties, do hereby agree as follows:

1. The above recitations are incorporated herein and affirmed by the Parties as if set out further at length.
2. CAM, as part of the Verdana Village development, will construct and will provide to the Commercial Tract sewer, potable water, and irrigation connections, and a roadway with landscaping to be used by SHOPPES for its construction and use by the commercial retail center anchored by a grocery store. Some or all of such improvements will be acquired by DISTRICT from CAM.
3. CAM and DISTRICT have designed the Verdana Village storm water management plan to account for and accept the pre-treated storm water discharge water from the Commercial Tract, with sufficient capacity for SHOPPES intended uses, including up to 100,000 square feet of commercial retail and associated parking.
4. CAM has constructed, and DISTRICT has acquired from CAM, the roadway known as Verdana Village Boulevard. CAM and DISTRICT agree and acknowledge that Verdana Village Boulevard will be owned and operated by DISTRICT as a public roadway. DISTRICT acknowledges that public access to/from Corkscrew Road to/from the Commercial Tract will be over and across the area shown on **Exhibit "A"** and DISTRICT shall not obstruct such access. DISTRICT also acknowledges and agrees that SHOPPES shall have the right to construct or install curb cuts and other related access improvements, without prior DISTRICT approval, consistent with Lee County approved permits or site plans that are necessary for SHOPPES to gain physical access to Verdana Village Boulevard; provided, however, that no material change shall be made without DISTRICTS's prior approval

5. TP2 hereby grants a non-exclusive storm water discharge easement over and through the land described and shown on **Exhibit "B"** allowing SHOPPES to discharge the pre-treated Commercial Tract storm water into and through the master stormwater management system for the Verdana Village property to be owned and operated by the DISTRICT. DISTRICT acknowledges and confirms that the pre-treated stormwater from the Commercial Tract is permitted and authorized to be discharged into the DISTRICT's surface water management system through such easement. SHOPPES acknowledges that it shall comply with all governmental permits and requirements, including but not limited to any pre-treatment obligations, that pertain to its stormwater prior to be discharged from the Commercial Tract.
6. SHOPPES is acquiring, or has acquired, from TPCOM the Commercial Tract to and SHOPPES intends to build up to 100,000 square feet of retail commercial anchored by a grocery store.
7. SHOPPES agrees to utilize the sewer, potable water, and irrigation connections provided by CAM and the DISTRICT, as applicable, along with the ingress/egress and storm water discharge easements.
8. Once the sanitary sewer and potable water main construction are completed, CAM will transfer ownership of the sanitary sewer and potable water mains to Lee County, following which SHOPPES, or its assigns, shall pay any utility fees or usage charges that solely pertain to the Commercial Tract as determined by Lee County and Lee County will thereafter be responsible for operation, maintenance and replacement of any sanitary sewer and potable water improvements serving the Commercial Tract.
9. Once the irrigation main including pump station and Verdana Village Boulevard roadway, landscaping, and storm water management system within the DISTRICT are constructed and completed, CAM will transfer ownership of the infrastructure with responsibility for maintenance to DISTRICT. SHOPPES, or its assigns, shall not be required to pay usage fees or charges but will pay an annual maintenance fee of One Thousand Dollars (\$1,000.00) ("**Maintenance Fee**"), which Maintenance Fee recognizes the benefit the commercial development brings to the Verdana Village residential development. The Maintenance Fee shall be due and payable to the District on or before October 1 of each year commencing upon issuance of the first certificate of occupancy for the Commercial Tract.

The Maintenance Fee shall increase every fifth (5<sup>th</sup>) year by the greater of (i) three percent (3.0%) or (ii) the percentage change in the Consumer Price Index over such five (5) year period calculated as set forth herein. For purposes of this Agreement, the Consumer Price Index shall mean the the Consumer Price Index (revised, using the 1982-84 average as equal to 100), All Urban Consumers All Cities Average, issued by the Bureau of Labor Statistics of the United States (the "**Index**"). The change in the Index on the applicable adjustment date shall be arrived at by determining the percentage based upon the computation of a fraction, the numerator of which shall be the New Index figure and the denominator of which shall be the Basic Standard. The "**New Index**" figure shall be the Index for the month which is three (3) months prior to that in which the adjustment is made. The "**Basic Standard**" shall be the Index for the month that is three (3) months prior to the last adjustment date (or the Effective Date of this Agreement if it is the first adjustment).

The Index is now being published monthly by the Bureau of Labor Statistics of the United States Department of Labor. Should it be published at other intervals, so that the average cannot be determined exactly as above contemplated for the Basic Standard or the New Index, then the Basic Standard or New Index shall be arrived at from the index of Indexes published by the Bureau of Labor Statistics most closely approximating the Index, the Bureau shall be requested to furnish a conversion factor designed to adjust the new index to the one previously in use, and the adjustment shall be made on the basis of such conversion factor. Should the publication of the Index be discontinued by the Bureau of Labor Statistics, then such other index as may be published by such Bureau most nearly approaching the Index shall be used in making the adjustment as herein provided and be substituted as the index to be used, subject to the application of an appropriate conversion factor to be furnished by the governmental agency publishing the adopted index. If such governmental agency will not furnish such conversion factor, then the parties shall agree upon a conversion factor or a new index. Should there be no such publication by a governmental agency, then an index prepared by a private agency, generally approved and accepted as an index reflecting the contemplated fluctuation in the purchasing power of the dollar shall be agreed upon by the parties. If agreement cannot be reached as to a conversion factor or a new Index, a generally accepted and approved index shall be selected by three arbitrators chosen in the usual manner. The selection of an index by such arbitrators, in either of the above events, shall be binding upon the parties. The costs of the arbitrators shall be borne equally by the parties.

If any controversy exists as to the proper adjustment for minimum rent payments, SHOPPES shall continue paying the Maintenance Fee of the preceding year until such time as said controversy has been settled. Upon such settlement, the adjustment will be retroactive to the beginning of the adjustment period in which the controversy arose and SHOPPES will immediately pay all past due and retroactive Maintenance Fee.

If any scheduled payment required is not made by SHOPPES to DISTRICT within thirty (30) days after written notice to SHOPPES that a payment is delinquent, as herein required, then DISTRICT may bring legal action against SHOPPES for the delinquent amount and the costs and reasonable attorney's fees of any such action will be added to the amount owed and shall be recoverable in the event DISTRICT prevails in any such action.

10. This Agreement will be binding upon the Parties hereto, their successors and assigns, and will be construed according to the laws of the State of Florida. Venue for any action arising hereunder shall lie exclusively in Lee County, Florida.
11. This Agreement is not assignable without the prior written consent of the other Parties. Notwithstanding the same, SHOPPES may assign its rights and obligations under this Agreement to any successor in interest to SHOPPES interest in the Commercial Tract, or to a commercial property owners' association formed to represent the owners of the Commercial Tract provided any such assignee affirmatively accepts the rights and obligations of Shoppes by written assignment and acceptance that is provided to the other Parties and recorded in the Public Records of Lee County, Florida.
12. This Agreement constitutes the entire understanding between the Parties and supersedes any and all other prior understandings whether written or oral.
13. Should any portion of this Agreement be deemed invalid or unenforceable, it is the intent of the Parties that the remainder of the Agreement will remain in full force and effect.
14. Until such time as CAM (or its affiliated entities) have sold all residential lots within Verdana Village, this Agreement may not be modified or amended in any respect whatsoever or rescinded, in whole or in part, except by written instrument duly executed by the Parties, acknowledged by the Parties, and recorded in the Public Records of Lee County, Florida. After such time as CAM (or its affiliated entities) have sold all residential lots within Verdana Village, this Agreement may be modified, amended or rescinded by DISTRICT and SHOPPES only, if both such parties agree to modify, amend or rescind such Agreement; provided no such modification or amendment shall by in any respect affect the rights or obligations of CAM, TPCOM or TP2 without their consent.
15. If any Party brings or commences legal action or proceeding to enforce the terms of this Agreement, the prevailing Party shall be entitled to recover the costs and expenses of litigation, including reasonable attorney's fees and costs and attorney's fees of appellate proceedings from the applicable non-prevailing Party or Parties. This obligation to pay attorneys' fees and costs will apply also to settlements of disputes and to collection efforts.



16. Any notice, request, demand, instruction, or other communication to be given to any party hereunder shall be in writing and either hand delivered, delivered by next business day commercial courier (such as FedEx or UPS), sent by first class mail, postage prepaid, or sent electronically via email. Any notice demand, request, or other communication shall be deemed to be given upon actual receipt in the case of hand delivery, delivery by next business day commercial courier or email transmittal, or three (3) business days after depositing the same in a letter box or by other means placed within the possession of the United States Postal Service, properly addressed to the party in accordance with the foregoing and with the proper amount of postage affixed thereto. Notices shall be addressed to the following:

If to CAM: Raymond Blacksmith, Manager  
CAM Village Development, LLC  
21101 Design Parc Lane, Suite 103  
Estero, Florida 33928  
Telephone: 239-425-8662  
Email: [rblacksmith@camprop.com](mailto:rblacksmith@camprop.com)

With copy to: Coleman, Yovanovich & Koester  
Attn: Gregory L. Urbancic  
4001 Tamiami Trail North, Suite 300  
Naples, Florida 34103  
Telephone: 239-435-3535  
Email: [gurbancic@cyklawfirm.com](mailto:gurbancic@cyklawfirm.com)

If to DISTRICT: c/o Meritus Corp.  
Attn: Brian Lamb  
2005 Pan Am Circle, Suite 300  
Tampa, Florida 33607  
Email: [brian.lamb@merituscorp.com](mailto:brian.lamb@merituscorp.com)

With copy to: Coleman, Yovanovich & Koester  
Attn: Gregory L. Urbancic  
4001 Tamiami Trail North, Suite 300  
Telephone: 239-435-3535  
Email: [gurbancic@cyklawfirm.com](mailto:gurbancic@cyklawfirm.com)

If to TPCOM: Mr. Nicholas Cameratta, Manager  
TPCOM-Land-Sub, LLC  
21101 Design Parc Lane, Suite 103  
Estero, Florida 33928  
Email: [ncameratta@camprop.com](mailto:ncameratta@camprop.com)

With copy to: Coleman, Yovanovich & Koester  
Attn: Gregory L. Urbancic  
4001 Tamiami Trail North, Suite 300  
Naples, Florida 34103  
Telephone: 239-435-3535  
Email: [gurbancic@cyklawfirm.com](mailto:gurbancic@cyklawfirm.com)

If to WMG: Mr. Craig Kopko  
The Shoppes at Verdana Village, LLC  
1200 Network Centre Drive, Suite 2  
Effingham, Illinois 62401  
Telephone: 217-540-2191  
Email: [ckopko@wmgdevelopment.com](mailto:ckopko@wmgdevelopment.com)

With copy to: Pavese Law Firm  
Attn: Charles Mann, Esq.  
1833 Hendry Street  
Fort Myers, Florida 33902  
Telephone: 239-336-6242  
Email: [Charlesmann@paveselaw.com](mailto:Charlesmann@paveselaw.com)

(End of provisions – Signature pages follow.)

IN WITNESS WHEREOF, the Parties herein has executed this Agreement intending to be bound as of the date and year first above written.

TWO SEPARATE WITNESSES: **CAM Village Development, LLC**  
A Florida Limited Liability Company

_____ 1 <sup>st</sup> Witness' Signature	_____ [Signature]
_____ Type or print witness' name	_____ [Type or print name]
_____ 2 <sup>nd</sup> Witness' Signature	_____ [Title]
_____ Type or print witness' name	

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2022, by Raymond Blacksmith as Manager of CAM Village Development, LLC, a Florida Limited Liability Company, on behalf of the Company. He is personally known to me or he has produced the following as identification: \_\_\_\_\_.

SEAL

\_\_\_\_\_  
Signature of Notary Public

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

TWO SEPARATE WITNESSES:

**V-Dana Community Development District**

\_\_\_\_\_  
1<sup>st</sup> Witness' Signature

\_\_\_\_\_  
Type or print witness' name

\_\_\_\_\_  
2<sup>nd</sup> Witness' Signature

\_\_\_\_\_  
Type or print witness' name

\_\_\_\_\_  
[Signature]

\_\_\_\_\_  
[Type or print name]

\_\_\_\_\_  
[Title]

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2022, by Joseph Cameratta as the Chairman of V-Dana Community Development District, an independent special district established pursuant to Chapter 190, Florida Statutes. He is personally known to me or he has produced the following as identification: \_\_\_\_\_.

SEAL

\_\_\_\_\_  
Signature of Notary Public

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

TWO SEPARATE WITNESSES:

**TPCOM-Land-Sub, LLC**  
A Florida Limited Liability Company

\_\_\_\_\_  
1<sup>st</sup> Witness' Signature

\_\_\_\_\_  
[Signature]

\_\_\_\_\_  
Type or print witness' name

\_\_\_\_\_  
[Type or print name]

\_\_\_\_\_  
2<sup>nd</sup> Witness' Signature

\_\_\_\_\_  
[Title]

\_\_\_\_\_  
Type or print witness' name

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2022, by Nicholas Cameratta, as the Manager of TPCOM-Land-Sub, LLC, a Florida Limited Liability Company, on behalf of the Company. He is personally known to me or he has produced the following as identification: \_\_\_\_\_.

SEAL

\_\_\_\_\_  
Signature of Notary Public

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

TWO SEPARATE WITNESSES:

**TP2- Land-Sub, LLC**  
A Florida Limited Liability Company

\_\_\_\_\_  
1<sup>st</sup> Witness' Signature

\_\_\_\_\_  
[Signature]

\_\_\_\_\_  
Type or print witness' name

\_\_\_\_\_  
[Type or print name]

\_\_\_\_\_  
2<sup>nd</sup> Witness' Signature

\_\_\_\_\_  
[Title]

\_\_\_\_\_  
Type or print witness' name

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2022, by Joseph Cameratta, as the Manager of TP2-Land-Sub, LLC, a Florida Limited Liability Company, on behalf of the Company. He is personally known to me or he has produced the following as identification: \_\_\_\_\_.

SEAL

\_\_\_\_\_  
Signature of Notary Public

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

TWO SEPARATE WITNESSES:

**The Shoppes at Verdana Village, LLC**  
A Florida Limited Liability Company

\_\_\_\_\_  
1<sup>st</sup> Witness' Signature

\_\_\_\_\_  
[Signature]

\_\_\_\_\_  
Type or print witness' name

\_\_\_\_\_  
[Type or print name]

\_\_\_\_\_  
2<sup>nd</sup> Witness' Signature

\_\_\_\_\_  
[Title]

\_\_\_\_\_  
Type or print witness' name

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2022, by \_\_\_\_\_ as the \_\_\_\_\_ of The Shoppes at Verdana Village, LLC, a Florida Limited Liability Company, on behalf of the Company. He is personally known to me or he has produced the following as identification: \_\_\_\_\_  
\_\_\_\_\_.

SEAL

\_\_\_\_\_  
Signature of Notary Public

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

Attachments: Exhibit "A" – Ingress/Egress Area  
Exhibit "B" – Storm Water Discharge Easement

## Exhibit "A" – Ingress/Egress Area

**Barraco**  
and Associates, Inc.

[www.barraco.net](http://www.barraco.net)  
Civil Engineers, Land Surveyors and Planners

### DESCRIPTION

Parcel in  
Sections 29 and 30,  
Township 46 South, Range 27 East,  
Lee County, Florida

A tract or parcel of land being a portion of Tract "F-1" of the record plat of "VERDANA VILLAGE", recorded in Instrument No. 2020000113688, of the Public Records of Lee County, Florida, lying in Sections 19 and 20, Township 46 South, Range 27 East, Lee County, Florida, said tract or parcel of land being more particularly described as follows:

BEGINNING at the Northwest corner of Tract "C" of said record plat run along the Westerly line of said Tract "C" the following four (4) courses:  $S00^{\circ}55'29"E$  for 642.38 feet to a point of curvature; Southerly along an arc of a curve to the left of radius 265.00 feet (delta  $10^{\circ}44'05"$ ) (chord bearing  $S06^{\circ}17'32"E$ ) (chord 49.58 feet) for 49.65 feet to a point of reverse curvature; Southerly along an arc of a curve to the right of radius 535.00 feet (delta  $10^{\circ}44'05"$ ) (chord bearing  $S06^{\circ}17'32"E$ ) (chord 100.09 feet) for 100.24 feet to a point of tangency and  $S00^{\circ}55'29"E$  for 22.47 feet to the Southwest corner of said Tract "C"; thence run  $S89^{\circ}04'31"W$  for 179.92 feet to a point on a non-tangent curve and an intersection with the Westerly line of said Tract "F-1"; thence run along said Westerly line the following three (3) courses: Northerly along an arc of a curve to the right of radius 535.00 feet (delta  $11^{\circ}19'40"$ ) (chord bearing  $N05^{\circ}43'25"E$ ) (chord 105.60 feet) for 105.77 feet to a point of reverse curvature; Northerly along an arc of a curve to the left of radius 465.00 feet (delta  $12^{\circ}18'44"$ ) (chord bearing  $N05^{\circ}13'53"E$ ) (chord 99.73 feet) for 99.92 feet to a point of tangency and  $N00^{\circ}55'29"W$  for 610.75 feet to an intersection with the South right of way line of Corkscrew Road (100' wide right of way); thence run along said South right of way line the following two (2) courses:  $N89^{\circ}32'32"E$  for 79.68 feet and  $N89^{\circ}20'15"E$  for 63.32 feet to the POINT OF BEGINNING.  
Containing 2.76 acres, more or less.

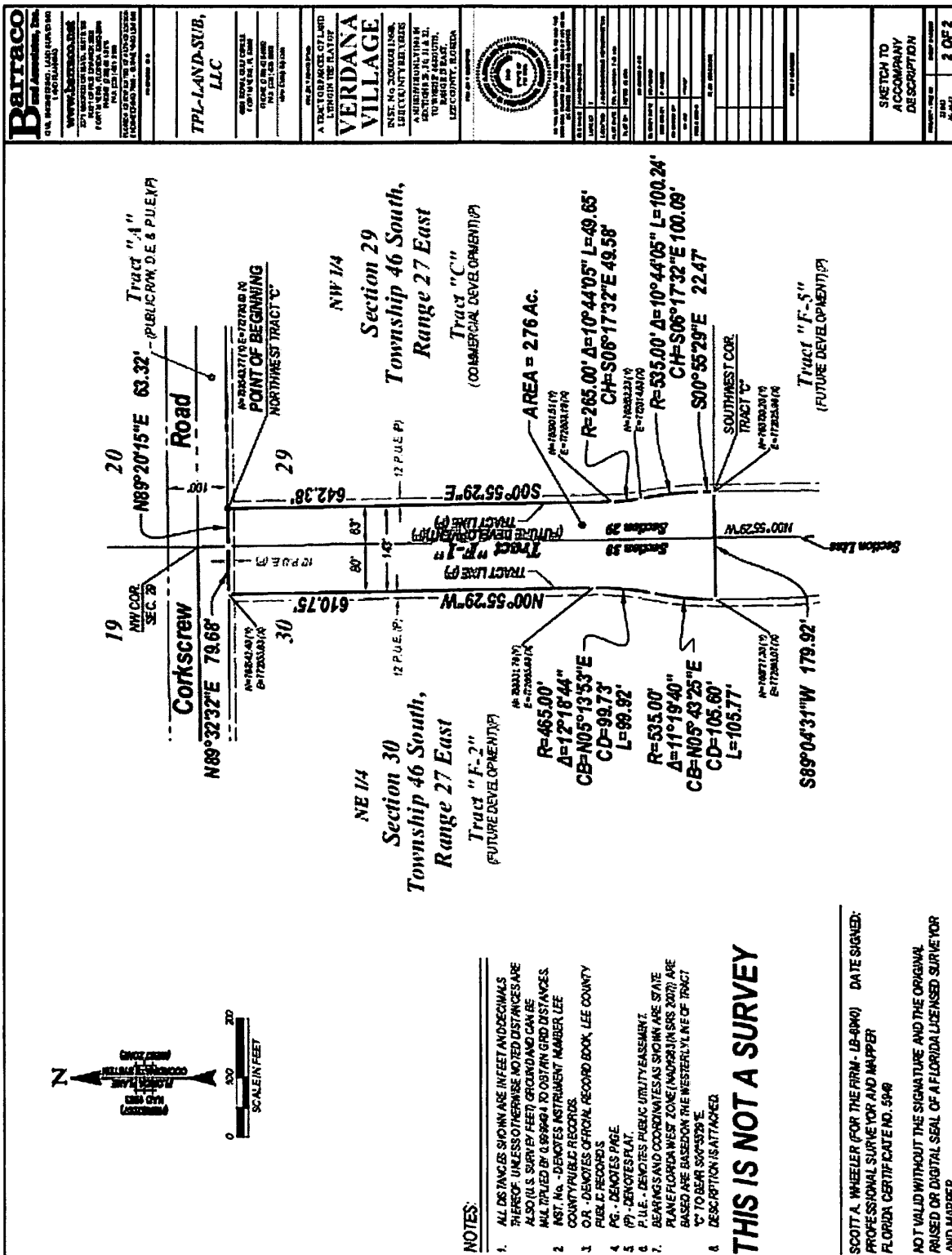
Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/NSRS 2007) and are based on the Westerly line of said Tract "C" to bear  $S00^{\circ}55'29"E$ .

Scott A. Wheeler (For The Firm)  
Professional Surveyor and Mapper  
Florida Certificate No. 5949

L:\23846 - Verdana Village Plan\Survey\Descriptions\Sketch\23846SK08.doc

Post Office Drawer 2800 • Fort Myers, FL 33902  
Phone (239) 461-3170 • Fax (239) 461-3169





## **Exhibit "B" – Storm Water Discharge Easement**



Professional Engineers, Planners & Land Surveyors

DESCRIPTION  
OF  
A TRACT OR PARCEL OF LAND LYING IN  
SECTION 29, TOWNSHIP 46 SOUTH, RANGE 27 EAST,  
LEE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 29, TOWNSHIP 46 SOUTH, RANGE 27 EAST, BEING A PORTION TRACT "F-5", VERDANA VILLAGE, RECORDED IN INSTRUMENT NUMBER 2020000113688, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF TRACT "C", VERDANA VILLAGE PHASE 1A, RECORDED IN INSTRUMENT NUMBER 2021000064089, OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE S 00°55'29" E ALONG THE EAST LINE OF SAID FOR 616.76 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY LINE OF SAID; THENCE S 45°00'00" W ALONG SAID SOUTHEASTERLY LINE FOR 112.06 FEET TO THE **POINT OF BEGINNING** OF A PARCEL OF LAND HEREIN DESCRIBED; THENCE S 45°00'00" E FOR 30.00 FEET; THENCE S 45°00'00" W FOR 20.00 FEET; THENCE N 45°00'00" W FOR 30.00 FEET TO AN INTERSECTION WITH SAID SOUTHEASTERLY LINE; THENCE N 45°00'00" E ALONG SAID SOUTH EASTERLY LINE FOR 20.00 FEET TO THE **POINT OF BEGINNING**.

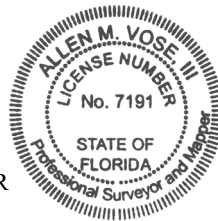
SAID PARCEL CONTAINS: 600 SQUARE FEET, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

BEARINGS AND DISTANCES ARE BASED ON THE RECORD PLAT OF VERDANA VILLAGE PHASE 1A AT RECORDED IN INSTRUMENT NUMBER 2021000064089, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, WHEREIN THE EAST LINE OF TRACT "C" BEARS S 00°55'29 E.

DESCRIPTION PREPARED: 03-31-2022

\_\_\_\_\_  
ALLEN M. VOSE III, P.S.M.  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATION NO. 7191  
DATE SIGNED 03-31-2022



S:\Jobs\86xx\8600\Surveying\Descriptions\8600 SHOPPES AT VERDANA VILLAGE - DE LGL.doc  
S:\Jobs\86xx\8600\Surveying\Descriptions\8600 SHOPPES AT VERDANA VILLAGE - DE SKT.dwg

SHEET 1 OF 2

• **SERVING THE STATE OF FLORIDA** •  
10511 Six Mile Cypress Parkway • Suite 101 • Fort Myers, Florida 33966  
Phone 239-939-5490 • [www.bankseng.com](http://www.bankseng.com) • Fax 239-939-2523  
Engineering License No. EB 6469 • Surveying License No. LB 6690



**V-DANA  
COMMUNITY DEVELOPMENT DISTRICT**

**August 18, 2021 Minutes of Public Hearing and Regular Meeting**

**Minutes of the Public Hearing and Regular Meeting**

The Public Hearing and Regular Meeting of the Board of Supervisors for the V-Dana Community Development District was held on **Wednesday, August 18, 2021 at 1:30 p.m.** at the Offices of Cameratta Companies located at 21101 Design Parc Ln., Suite #103, Estero, FL 33928.

**1. CALL TO ORDER**

Brian Lamb called the Public Hearing and Regular Meeting of the Board of Supervisors of the V-Dana Community Development District to order on **Wednesday, August 18, 2021 at 1:30 p.m.**

**Board Members Present and Constituting a Quorum:**

Anthony Cameratta	Vice-Chair
Cheryl Smith	Supervisor
Laura Youmans	Supervisor

**Staff Members Present:**

Brian Lamb	District Manager, Meritus	
Greg Urbancic	District Counsel, Coleman Yovanovich & Koester	<i>via conference call</i>
Carl Barraco	District Engineer, Barraco & Associates	
Dominic Cameratta	Cameratta Companies	

There were some members of the development team present.

There were no other members of the general public in attendance.

**2. PUBLIC COMMENT ON AGENDA ITEMS**

There were no public comments.

**3. RECESS TO PUBLIC HEARING**

Mr. Lamb directed the Board to recess to the Public Hearing.

**4. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2022 BUDGET**

**A. Open the Public Hearing on Adopting Proposed Fiscal Year 2022 Budget**

MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Smith
SECONDED BY:	Supervisor Youmans
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

**B. Staff Presentation**

Mr. Lamb went over the budget with the Board. It is the same budget the Board previously reviewed in May with no changes and no increase from the previous year.

**C. Public Comment**

There were no public comments.

**D. Consideration of Resolution 2021-05; Adopting Proposed Fiscal Year 2022 Budget**

The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2021-05.
MADE BY:	Supervisor A. Cameratta
SECONDED BY:	Supervisor Smith
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

**E. Close the Public Hearing on Adopting Proposed Fiscal Year 2022 Budget**

MOTION TO:	Close the public hearing.
MADE BY:	Supervisor Smith
SECONDED BY:	Supervisor A. Cameratta
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

**5. RETURN AND PROCEED TO REGULAR MEETING**

Mr. Lamb directed the Board to return and proceed to the regular meeting.

**6. BUSINESS ITEMS**

**A. Consideration of Resolution 2021-06; Setting FY 2022 Meeting Schedule**

The Board reviewed the resolution and meeting schedule. The Board would like to keep the consistency of the third Wednesday of each month and schedule the meetings for 1:15 p.m.

MOTION TO:	Approve Resolution 2021-06 with the change to Exhibit A to the third Wednesday of each month at 1:15 p.m.
MADE BY:	Supervisor Smith
SECONDED BY:	Supervisor Youmans
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

**B. Consideration of the CDD Facilities Operation and Maintenance Agreement**

Mr. Urbancic went over the CDD Facilities Operation and Maintenance Agreement with the Board. There was a brief discussion about doing ownership/easement and maintenance maps.

MOTION TO:	Approve the CDD Facilities Operation and Maintenance Agreement in substantial form subject to further clarification to Exhibit B which would go from a written description of the District facilities to a map or graphical description.
MADE BY:	Supervisor A. Cameratta
SECONDED BY:	Supervisor Smith
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

**C. General Matters of the District**

**7. CONSENT AGENDA**

- A. Consideration of Minutes of the Regular Meeting April 21, 2021**
- B. Consideration of the Operation and Maintenance Expenditures April 2021**
- C. Consideration of the Operation and Maintenance Expenditures May 2021**
- D. Consideration of the Operation and Maintenance Expenditures June 2021**
- E. Consideration of the Operation and Maintenance Expenditures July 2021**
- F. Review of Financial Statements for Month Ending July 31, 2021**
  - i. Discussion on Deferred Obligations**

The Board reviewed the Consent Agenda items.

MOTION TO:	Approve the Consent Agenda.
MADE BY:	Supervisor Youmans
SECONDED BY:	Supervisor Smith
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

**8. VENDOR AND STAFF REPORTS**

**A. District Engineer**

Mr. Barraco provided a brief construction update.

**B. District Counsel**

There was nothing additional from Counsel.

**C. District Manager**

Mr. Lamb went over that the timeline for any lands to be transferred is prior to December 31, 2021. It may or may not require a meeting before the end of the year for acceptance.

**9. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

There were no supervisor requests or audience comments.



**10. ADJOURNMENT**

MOTION TO:	Adjourn.
MADE BY:	Supervisor A. Cameratta
SECONDED BY:	Supervisor Youmans
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

*\*Please note the entire meeting is available on disc.*

*\*These minutes were done in summary format.*

*\*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.*

**Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on \_\_\_\_\_.**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

**Title:**

- ☐ **Secretary**  
☐ **Assistant Secretary**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

**Title:**

- ☐ **Chairman**  
☐ **Vice Chairman**

Official District Seal

*Recorded by Records Administrator*

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Date*

## VDana Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Meritus Districts	10788	\$ 1,004.71		District Management Services - August 2021
<b>Monthly Contract Sub-Total</b>		<b>\$ 1,004.71</b>		
<b>Variable Contract</b>				
<b>Variable Contract Sub-Total</b>		<b>\$ 0.00</b>		
<b>Utilities</b>				
<b>Utilities Sub-Total</b>		<b>\$ 0.00</b>		
<b>Regular Services</b>				
Coleman, Yovanonich & Koester, P.A.	9	\$ 3,770.00		Professional Services - 07/26/2021
Coleman, Yovanovich & Koester, P.A.	11	770.00		Professional Service thru 08/27/2021
<b>Regular Services Sub-Total</b>		<b>\$ 4,540.00</b>		
<b>Additional Services</b>				
<b>Additional Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>TOTAL:</b>		<b>\$ 5,544.71</b>		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

**VDana Community Development District  
Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
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[ ] Chairman [ ] Vice Chairman [ ] Assistant Secretary

## Meritus Districts

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

Voice: 813-397-5121  
Fax: 813-873-7070

# INVOICE

INVOICE NO.: 10788

DATE: 08/01/2021

DUE DATE: 08/01/2021

### BILLING ADDRESS

V-Dana CDD  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
	District Management Services August		1,000.00
	Postage June		3.06
11	Copies BW June	0.15	1.65
SUBTOTAL			1,004.71
NEW CHARGES			
TOTAL			1,004.71



Coleman, Yovanovich & Koester, P.A.  
Northern Trust Bank Building  
4001 Tamiami Trail North, Suite 300  
Naples, Florida 34103-3556  
Telephone: (239) 435-3535  
Fax: (239) 435-1218

V-Dana CDD  
c/o Meritus Corp.  
Brian Lamb, District Manager  
2005 Pan Am Circle, Suite 120  
Tampa FL 33607

Attn: Teresa Farlow

Requisition

Page: 1

July 26, 2021

File No: 16510-004M  
Statement No: 9

SENT VIA EMAIL TO: [teresa.farlow@merituscorp.com](mailto:teresa.farlow@merituscorp.com)

BSH  
3107  
5141

Previous Balance

\$2,795.00

Fees

06/27/2021	GLU	Review email correspondence from Neill Mathes regarding 2020 Requisition #10 and 2021 Requisition #2; Review requisition back-up; Draft requisition documents for 2020 Requisition #10	487.50
06/29/2021	GLU	Review requisition 2021-02; Draft requisition legal documents; Draft email correspondence to Barraco & Associates and Dominic Cameratta on questions on requisition; Exchange multiple email correspondence on requisition matters; Telephone conference with Ray Blacksmith; Finalize draft requisition documents	487.50
		Professional Fees through 07/26/2021	975.00
		Total Current Work	975.00
		Balance Due (includes previous balance, if any)	<u>\$3,770.00</u>

Coleman, Yovanovich & Koester, P.A.  
Northern Trust Bank Building  
4001 Tamiami Trail North, Suite 300  
Naples, Florida 34103-3556  
Telephone: (239) 435-3535  
Fax: (239) 435-1218

V-Dana CDD  
c/o Meritus Corp.  
Brian Lamb, District Manager  
2005 Pan Am Circle, Suite 120  
Tampa FL 33607

Attn: Teresa Farlow

Gen Rep

Page: 1  
August 27, 2021  
File No: 16510-001M  
Statement No: 11

SENT VIA EMAIL TO: [teresa.farlow@merituscorp.com](mailto:teresa.farlow@merituscorp.com)

BS  
300  
310  
514

Previous Balance \$2,347.50

Fees

06/23/2021	GLU	Review email correspondence from Dominic Cameratta on plat recording	70.00
07/16/2021	GLU	Review and respond to email correspondence from Brittany Crutchfield regarding meeting date; Review email correspondence from Dominic Cameratta and Brian Lamb	105.00
07/23/2021	GLU	Review and respond to email correspondence from Ray Blacksmith on maintenance agreement; Update HOA-CDD maintenance agreement form	525.00
07/24/2021	GLU	Review and respond to email correspondence from Brian Lamb on maintenance agreement	35.00
07/26/2021	GLU	Review email correspondence from Ray Blacksmith on CDD-HOA Agreement	35.00
		Professional Fees through 08/27/2021	770.00
		Total Current Work	770.00

Payments

Total Payments Through 08/27/2021	-2,347.50
Balance Due (includes previous balance, if any)	\$770.00

## VDana Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Meritus Districts	10918	\$ 1,001.77		District Management Service - September 2021
<b>Monthly Contract Sub-Total</b>		<b>\$ 1,001.77</b>		
<b>Variable Contract</b>				
<b>Variable Contract Sub-Total</b>		<b>\$ 0.00</b>		
<b>Utilities</b>				
<b>Utilities Sub-Total</b>		<b>\$ 0.00</b>		
<b>Regular Services</b>				
Barraco & Associates	22790	\$ 2,740.00		Professional Service - 09/14/2021
Coleman, Yovanovich & Koester, P.A.	12	1,405.36		Professional Service thru 09/17/2021
Coleman, Yovanovich * Koester, P.A.	16510 004M	3,271.25		Professional Service thru 09/17/2021
Greenberg Traurig	GT083021	187.25		Post Closing - 08/30/2021
<b>Regular Services Sub-Total</b>		<b>\$ 7,603.86</b>		
<b>Additional Services</b>				
<b>Additional Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>TOTAL:</b>		<b>\$ 8,605.63</b>		

Approved (with any necessary revisions noted):

# **VDana Community Development District Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
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Signature

Printed Name

**Title (check one):**

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



Meritus Districts

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

Voice: 813-397-5121  
Fax: 813-873-7070

INVOICE

INVOICE NO.: 10918  
DATE: 09/01/2021  
DUE DATE: 09/01/2021

**BILLING ADDRESS**  
V-Dana CDD  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
56200/3113	District Management Services September		1,000.00
4101	Postage July		1.02
5 4101	Copies BW July	0.15	0.75
SUBTOTAL			1,001.77
NEW CHARGES			
TOTAL			1,001.77

**Barraco & Associates, Inc.**  
 2271 McGregor Boulevard, Suite 100  
 Fort Myers, FL 33901

Meritus Corp  
 2005 Pan Am Circle, Suite 120  
 Tampa, FL 33607

Invoice number 22790  
 Date 09/14/2021

Project 23889 V Dana CDD

3103  
 5130  
 V DANA

Description	Contract Amount	Percent Complete	Billed To Date	Less Previous Billing	Amount Due This Billing
01 Miscellaneous Professional Services	0.00	0.00	14,160.00	11,420.00	2,740.00
02 Board of Supervisors Meetings	0.00	0.00	860.00	860.00	0.00
03 Legal Description AA3	0.00	0.00	1,305.00	1,305.00	0.00
04 Engineer's Report Supplement 1	0.00	0.00	10,592.50	10,592.50	0.00
05 Reimbursables	0.00	0.00	0.00	0.00	0.00
06 Cost of Issuance	6,500.00	6.62	430.00	430.00	0.00
07 Engineer's Report Supplement 2	0.00	0.00	7,080.00	7,080.00	0.00
Total	6,500.00	529.65	34,427.50	31,687.50	2,740.00

#### 01 Miscellaneous Professional Services

	Hours	Rate	Billed Amount
Project Manager	14.50	120.00	1,740.00
<i>V-DANA CDD BOS Meeting.</i> <i>Preperation and review of V-Dana CDD Pay Req. AA1-2021-03</i> <i>Processing of V-Dana Pay Requests AA1-2021-3 &amp; AA1-2020-11 for Cameratta Companies.</i> <i>Preparation of Pay Reqs AA1-2020-11 &amp; AA1-2021-3 for Cameratta Companies</i>			
Principal Professional Engineer	4.00	250.00	1,000.00
<i>Process PR AA1 2020-011 and AA1 2021-003.</i> <i>Coorinate lake sonar.</i>			
subtotal	18.50		2,740.00
Phase subtotal			2,740.00
Invoice total			2,740.00

#### Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
22790	09/14/2021	2,740.00	2,740.00				
Total		2,740.00	2,740.00	0.00	0.00	0.00	0.00

Coleman, Yovanovich & Koester, P.A.  
 Northern Trust Bank Building  
 4001 Tamiami Trail North, Suite 300  
 Naples, Florida 34103-3556  
 Telephone: (239) 435-3535  
 Fax: (239) 435-1218

V-Dana CDD  
 c/o Meritus Corp.  
 Brian Lamb, District Manager  
 2005 Pan Am Circle, Suite 120  
 Tampa FL 33607

Page: 1  
 September 17, 2021  
 File No: 16510-001M  
 Statement No: 12

Attn: Teresa Farlow

Gen Rep

*YSA*  
*3107 8140*

SENT VIA EMAIL TO: [teresa.farlow@merituscorp.com](mailto:teresa.farlow@merituscorp.com)

Previous Balance	\$770.00
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Fees

08/06/2021	GLU	Exchange email correspondence with Brian Lamb and Ray Blacksmith regarding maintenance agreement	140.00
08/11/2021	GLU	Review email correspondence from Brittany Crutchfield on draft agenda; Exchange email correspondence regarding agenda items	105.00
08/14/2021	GLU	Review and respond to email correspondence from Ray Blacksmith on HOA agreement; Review revisions	87.50
08/18/2021	GLU	Review agenda for Board of Supervisors meeting; Participation in Board of Supervisors meeting	245.00
08/19/2021	GLU	Review email correspondence from Carl Baracco and Ray Blacksmith regarding agreement	35.00
		Professional Fees through 09/17/2021	612.50

Expenses

08/25/2021		FedEx (7063) from 34103/glu to 33607/Meritus (Attn. Brittany Crutchfield)	22.86
		Total Expenses	22.86
		Total Current Work	635.36

Balance Due (includes previous balance, if any)	\$1,405.36
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Coleman, Yovanovich & Koester, P.A.  
Northern Trust Bank Building  
4001 Tamiami Trail North, Suite 300  
Naples, Florida 34103-3556  
Telephone: (239) 435-3535  
Fax: (239) 435-1218

V-Dana CDD  
c/o Meritus Corp.  
Brian Lamb, District Manager  
2005 Pan Am Circle, Suite 120  
Tampa FL 33607

Page: 1  
September 17, 2021  
File No: 16510-004M  
Statement No: 10

Attn: Teresa Farlow

Requisition

*RU  
3107 5144*

SENT VIA EMAIL TO: [teresa.farlow@merituscorp.com](mailto:teresa.farlow@merituscorp.com)

Previous Balance \$3,770.00

Fees

08/20/2021	GLU	Review requisition back-up for Series 2020, Requisition 11; Work on requisition legal documents for Series 2020, Requisition 11; Commence work on Series 2021, Requisition 3; Telephone conference with Neill Mathes on requisitions; Draft email correspondence on requisition questions	525.00
08/21/2021	GLU	Continue work on the requisition 3 legal documents	525.00
08/23/2021	GLU	Review and respond to email correspondence from Neill Matthes regarding exhibit	35.00
08/24/2021	GLU	Review email correspondence and back-up from Neill Mathes on revised back-up documentation for requisitions; Update and finalize draft requisition documents; Draft email correspondence to circulating requisition documents	350.00
		Professional Fees through 09/17/2021	1,435.00
		Total Current Work	1,435.00

Payments

Total Payments Through 09/17/2021	-1,933.75
Balance Due (includes previous balance, if any)	<u>\$3,271.25</u>



STEPHEN D. SANFORD, ESQ.  
WEST PALM BEACH OFFICE  
DIRECT DIAL: 561-248-5303  
E-MAIL: sanfords@gtlaw.com

August 30, 2021

V-Dana Community Development District  
c/o District Management Services, LLC d/b/a Meritus Corp.  
2005 Pan Am Circle, Suite #300  
Tampa, FL 33607  
Attn: Brian Lamb

Re:

**\$16,645,000**  
**V-DANA COMMUNITY DEVELOPMENT DISTRICT**  
**SPECIAL ASSESSMENT BONDS, SERIES 2021**  
**(ASSESSMENT AREA ONE - 2021 PROJECT AREA)**

---

**FOR POST-CLOSING COSTS**, including the duplication and distribution of the transcript of closing documents, incurred by Greenberg Traurig, P.A., as Bond Counsel to V-Dana Community Development District, in connection with the issuance of the above-referenced Bonds.

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**TOTAL POST-CLOSING COSTS** **\$187.25**

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**Wire Instructions**

Operating Account (For Payment of Legal Fees and Costs)  
Wells Fargo Bank, N.A.

**Domestic**

Bank Name: Wells Fargo Bank, N.A.  
333 SE 2<sup>nd</sup> Avenue, 23<sup>rd</sup> Floor  
Miami, Florida USA 33131  
Ph: (305) 789-4984  
Fax: (305) 789-4944

ABA Number: 121000248  
Account Name: Greenberg Traurig Depository Account  
Account Number: 2000014648663  
Reference: V-Dana CDD  
Client Matter #: 190591.010200 (SDS)  
Invoice #: 5753639

59733526v1/190591.010200

## VDana Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Meritus Districts	10962	\$ 1,007.41		District Management Services - October 2021
<b>Monthly Contract Sub-Total</b>		<b>\$ 1,007.41</b>		
<b>Variable Contract</b>				
<b>Variable Contract Sub-Total</b>		<b>\$ 0.00</b>		
<b>Utilities</b>				
<b>Utilities Sub-Total</b>		<b>\$ 0.00</b>		
<b>Regular Services</b>				
Barraco & Associates	22979	\$ 4,410.00		Misc Professional Services - 10/15/2021
Coleman, Yovanovich & Koester, P.A.	16510 004M 6	861.25		Professional Services thru 04/20/2021
Coleman, Yovanovich & Koester, P.A.	16510 004M 11	127.50	<b>\$ 988.75</b>	Professional Services thru 10/21/2021
DEO	85538	175.00		Application - 10/01/2021
<b>Regular Services Sub-Total</b>		<b>\$ 5,573.75</b>		
<b>Additional Services</b>				
US Bank	6271593	\$ 4,040.63		Admin Fees & Incidental Expenses - 09/24/2021
<b>Additional Services Sub-Total</b>		<b>\$ 4,040.63</b>		
<b>TOTAL:</b>		<b>\$ 10,621.79</b>		

Approved (with any necessary revisions noted):

**VDana Community Development District  
Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
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Signature

Printed Name

**Title (check one):**☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

## Meritus Districts

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

Voice: 813-397-5121  
Fax: 813-873-7070

# INVOICE

INVOICE NO.: 10962

DATE: 10/01/2021

DUE DATE: 10/01/2021

### BILLING ADDRESS

V-Dana CDD  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
	District Management Services October		1,000.00
	Postage August		0.51
46	Copies BW August	0.15	6.90
SUBTOTAL			1,007.41
NEW CHARGES			
TOTAL			1,007.41





**Barraco & Associates, Inc.**  
 2271 McGregor Boulevard, Suite 100  
 Fort Myers, FL 33901

Received

OCT 20 2021

Meritus Corp  
 2005 Pan Am Circle, Suite 120  
 Tampa, FL 33607

Invoice number 22979  
 Date 10/15/2021

Project 23889 V Dana CDD

Handwritten notes: 5730, 3103, and a checkmark.

Description	Contract Amount	Percent Complete	Billed To Date	Less Previous Billing	Amount Due This Billing
01 Miscellaneous Professional Services	0.00	0.00	18,570.00	14,160.00	4,410.00
02 Board of Supervisors Meetings	0.00	0.00	860.00	860.00	0.00
03 Legal Description AA3	0.00	0.00	1,305.00	1,305.00	0.00
04 Engineer's Report Supplement 1	0.00	0.00	10,592.50	10,592.50	0.00
05 Reimbursables	0.00	0.00	0.00	0.00	0.00
06 Cost of Issuance	6,500.00	6.62	430.00	430.00	0.00
07 Engineer's Report Supplement 2	0.00	0.00	7,080.00	7,080.00	0.00
<b>Total</b>	<b>6,500.00</b>	<b>597.50</b>	<b>38,837.50</b>	<b>34,427.50</b>	<b>4,410.00</b>

**01 Miscellaneous Professional Services**

	Hours	Rate	Billed Amount
<b>Project Manager</b>	18.00	120.00	2,160.00
<i>Organizing maps and misc. materials to assist technician to create V-Dana CDD O&amp;M exhibit of stormwater management system</i>			
<i>Prepare and review V-Dana CDD Pay Requisitions AA1-2020-12 &amp; AA1-2021-04 for Developer-Cameratta Companies</i>			
<b>Project Technician</b>	12.50	110.00	1,375.00
<i>Created maintenance map, ownership exhibit and phasing plan for Verdana.</i>			
<b>Principal Professional Engineer</b>	3.50	250.00	875.00
<i>Prepare for and attend BOS.</i>			
<i>Processing PR AA1-2020-11 and AA1-2021-13</i>			
<b>subtotal</b>	<b>34.00</b>		<b>4,410.00</b>
<b>Phase subtotal</b>			<b>4,410.00</b>
<b>Invoice total</b>			<b>4,410.00</b>

**Aging Summary**

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
22790	09/14/2021	2,740.00		2,740.00			
22979	10/15/2021	4,410.00	4,410.00				
<b>Total</b>		<b>7,150.00</b>	<b>4,410.00</b>	<b>2,740.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

Coleman, Yovanovich & Koester, P.A.  
Northern Trust Bank Building  
4001 Tamiami Trail North, Suite 300  
Naples, Florida 34103-3556  
Telephone: (239) 435-3535  
Fax: (239) 435-1218

V-Dana CDD  
c/o Meritus Corp.  
Brian Lamb, District Manager  
2005 Pan Am Circle, Suite 120  
Tampa FL 33607

Attn: Teresa Farlow

Requisition

Page: 1  
April 20, 2021  
File No: 16510-004M  
Statement No: 6

SENT VIA EMAIL TO: [teresa.farlow@merituscorp.com](mailto:teresa.farlow@merituscorp.com)  
[anna.lyalina@merituscorp.com](mailto:anna.lyalina@merituscorp.com)

Previous Balance	\$162.50
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Fees

03/04/2021	GLU	Initial review of requisition document	65.00
03/07/2021	GLU	Draft requisition 2020-05 legal documents; Draft email correspondence circulating drafts for review.	731.25
03/12/2021	GLU	Review and respond to email correspondence from Carl Barraco on turnover of offsite utilities	65.00
		Professional Fees through 04/20/2021	861.25
		Total Current Work	861.25

Payments

Total Payments Through 04/20/2021	-162.50
Balance Due (includes previous balance, if any)	<u>\$861.25</u>



Coleman, Yovanovich & Koester, P.A.  
Northern Trust Bank Building  
4001 Tamiami Trail North, Suite 300  
Naples, Florida 34103-3556  
Telephone: (239) 435-3535  
Fax: (239) 435-1218

Page: 1  
October 21, 2021  
File No: 16510-004M  
Statement No: 11

V-Dana CDD  
c/o Meritus Corp.  
Brian Lamb, District Manager  
2005 Pan Am Circle, Suite 120  
Tampa FL 33607

Attn: Teresa Farlow

Requisition

3107  
234  
0140

SENT VIA EMAIL TO: [teresa.farlow@merituscorp.com](mailto:teresa.farlow@merituscorp.com)

Previous Balance \$3,271.25

Fees

09/20/2021	GLU	Review email correspondence from Neil Mathes regarding Requisition AA1-2020-12; Review back-up; Commence work on legal documents and finalize drafts	315.00
	GLU	Review email correspondence from Neil Mathes regarding Requisition AA1-2021-04; Review back-up; Commence work on draft legal documents	175.00
09/22/2021	GLU	Review and respond to email correspondence from Dominic Cameratta on requisition	35.00
09/23/2021	GLU	Continue work on requisition 4 legal documents	175.00
09/24/2021	GLU	Continue review of requisition and work on draft legal documents; Draft multiple email correspondence to Neill Matthes; Telephone conference with Ray Blacksmith; Finalize draft requisitions 4 documents; Draft email correspondence circulating draft requisition legal documents	787.50
		Professional Fees through 10/21/2021	1,487.50
		Total Current Work	1,487.50

Payments

Total Payments Through 10/21/2021	-4,631.25
Balance Due (includes previous balance, if any)	<u>\$127.50</u>

**Florida Department of Economic Opportunity, Special District Accountability Program**  
**FY 2021/2022 Special District Fee Invoice and Update Form**  
 Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 85538			Date Invoiced: 10/01/2021
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2021: \$175.00

**STEP 1:** Review the following information, make changes directly on the form, and sign and date:

**1. Special District's Name, Registered Agent's Name, and Registered Office Address:**



**V-Dana Community Development District**

Mr. Brian Lamb  
 Meritus Districts  
 2005 Pan Am Circle, Suite 300  
 Tampa, FL 33607

- 2. Telephone: (813) 873-7300
- 3. Fax: (813) 873-7070
- 4. Email: brian.lamb@merituscorp.com
- 5. Status: Independent
- 6. Governing Body: Elected
- 7. Website Address: vdanacdd.com
- 8. County(ies): Lee
- 9. Function(s): Community Development
- 10. Boundary Map on File: 10/27/2020
- 11. Creation Document on File: 10/27/2020
- 12. Date Established: 03/05/2020
- 13. Creation Method: Local Ordinance
- 14. Local Governing Authority: Lee County
- 15. Creation Document(s): County Ordinance 20-03
- 16. Statutory Authority: Chapter 190, Florida Statutes
- 17. Authority to Issue Bonds: Yes
- 18. Revenue Source(s): Assessments
- 19. Most Recent Update: 10/27/2020

I do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.

Registered Agent's Signature:  Date: 10/5/2021

**STEP 2:** Pay the annual fee or certify eligibility for the zero fee:

- a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at [www.Floridajobs.org/SpecialDistrictFee](http://www.Floridajobs.org/SpecialDistrictFee) or by check payable to the Department of Economic Opportunity.
- b. **Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **ALL** of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.
  - 1. \_\_\_\_\_ This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
  - 2. \_\_\_\_\_ This special district is in compliance with the reporting requirements of the Department of Financial Services.
  - 3. \_\_\_\_\_ This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2019/2020 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved: \_\_\_\_\_ Denied: \_\_\_\_\_ Reason: \_\_\_\_\_

**STEP 3:** Make a copy of this form for your records.

**STEP 4:** Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management,

107 E. Madison Street, MSC 120 Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.



Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
St. Paul, MN 55107

Invoice Number: 6271593  
Account Number: 249112000  
Invoice Date: 09/24/2021  
Direct Inquiries To: STACEY JOHNSON  
Phone: 407-835-3805

V-DANA COMMUNITY DEVELOPMENT  
DISTRICT  
ATTN DISTRICT MANAGER  
2005 PAN AM CIRCLE, SUITE 300  
TAMPA FL 33607

V-DANA COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS SERIES 2020  
(ASSESSMENT AREA ONE 2020 PROJECT AREA) REVENUE ACCOUNT

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

### STATEMENT SUMMARY

**PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.**

**TOTAL AMOUNT DUE \$4,040.63**

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

V-DANA COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT BONDS SERIES 2020  
(ASSESSMENT AREA ONE 2020 PROJECT AREA)  
REVENUE ACCOUNT

Invoice Number:	6271593
Account Number:	249112000
Current Due:	\$4,040.63
Direct Inquiries To:	STACEY JOHNSON
Phone:	407-835-3805

**Wire Instructions:**

U.S. Bank  
ABA # 091000022  
Acct # 1-801-5013-5135  
Trust Acct # 249112000  
Invoice # 6271593  
Attn: Fee Dept St. Paul

**Please mail payments to:**

U.S. Bank  
CM-9690  
PO BOX 70870  
St. Paul, MN 55170-9690





Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
St. Paul, MN 55107

Invoice Number: 6271593  
Invoice Date: 09/24/2021  
Account Number: 249112000  
Direct Inquiries To: STACEY JOHNSON  
Phone: 407-835-3805

V-DANA COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT BONDS SERIES 2020  
(ASSESSMENT AREA ONE 2020 PROJECT AREA)  
REVENUE ACCOUNT

Accounts Included 249112000 249112001 249112002 249112003 249112004 249112005

In This Relationship:

**CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP**

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00
<b>Subtotal Administration Fees - In Advance 09/01/2021 - 08/31/2022</b>				<b>\$3,750.00</b>
Incidental Expenses	3,750.00	0.0775		\$290.63
<b>Subtotal Incidental Expenses</b>				<b>\$290.63</b>
<b>TOTAL AMOUNT DUE</b>				<b>\$4,040.63</b>

The fees shown on this invoice are reflective of the most recent fee schedule or notice of fee adjustment provided by U.S. Bank.

Page 2 of 2



## VDana Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Meritus Districts	11077	\$ 1,852.18		District Management Service - November 2021
Meritus Districts	11077	1,852.18	<b>\$ 3,704.36</b>	District Management Service - November 2021
<b>Monthly Contract Sub-Total</b>		<b>\$ 3,704.36</b>		
<b>Variable Contract</b>				
<b>Variable Contract Sub-Total</b>		<b>\$ 0.00</b>		
<b>Utilities</b>				
<b>Utilities Sub-Total</b>		<b>\$ 0.00</b>		
<b>Regular Services</b>				
Coleman, Yovanovich & Koester, P.A.	16510 001M 12	\$ 1,405.36		Professional Services - 09/17/2021
Grau & Associates	GA 110121	58.00		Audit FYE 09/30/2021
Lee County Property Appraiser	010332	600.00		Non Ad Valorem Roll - 11/04/2021
The News-Press	4195869	282.44		Balance Forward - 11/01/2021
<b>Regular Services Sub-Total</b>		<b>\$ 2,345.80</b>		
<b>Additional Services</b>				
<b>Additional Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>TOTAL:</b>		<b>\$ 6,050.16</b>		

Approved (with any necessary revisions noted):

**VDana Community Development District  
Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
--------	---------------------------	--------	-----------------	----------------------

Signature

Printed Name

**Title (check one):**☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



## Meritus Districts

2005 Pan Am Circle-  
Suite 300  
Tampa, FL 33607

Voice: 813-397-5121  
Fax: 813-873-7070

## INVOICE

INVOICE NO.: 11077

DATE: 11/01/2021

DUE DATE: 11/01/2021

### BILLING ADDRESS

V-Dana CDD  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
	District Management Services November		1,000.00
	District Management Services Balance from October		300.00
	Website Administration		125.00
	Website Administration October		125.00
	Postage September		0.53
11	Copies BW September	0.15	1.65

SUBTOTAL	1,552.18
NEW CHARGES	
TOTAL	1,552.18

*Dissemination  
300*

*300.00  
1,852.18*

*R*

## Meritus Districts

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

Voice: 813-397-5121  
Fax: 813-873-7070

## INVOICE

INVOICE NO.: 11077  
DATE: 11/01/2021  
DUE DATE: 11/01/2021

### BILLING ADDRESS

V-Dana CDD  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
	District Management Services November		1,000.00
	District Management Services Balance from October		300.00
	Website Administration		125.00
	Website Administration October		125.00
	Postage September		0.50
11	Copies BW September	0.15	1.65
	Disclosure Report		300.00
SUBTOTAL			1,852.15
NEW CHARGES			
TOTAL			1,852.15

Coleman, Yovanovich & Koester, P.A.  
Northern Trust Bank Building  
4001 Tamiami Trail North, Suite 300  
Naples, Florida 34103-3556  
Telephone: (239) 435-3535  
Fax: (239) 435-1218

V-Dana CDD  
c/o Meritus Corp.  
Brian Lamb, District Manager  
2005 Pan Am Circle, Suite 120  
Tampa FL 33607

Attn: Teresa Farlow

Gen Rep

YSA 3107 5140

SENT VIA EMAIL TO: [teresa.farlow@merituscorp.com](mailto:teresa.farlow@merituscorp.com)

Page: 1  
September 17, 2021  
File No: 16510-001M  
Statement No: 12

Previous Balance \$770.00

Fees

08/06/2021	GLU	Exchange email correspondence with Brian Lamb and Ray Blacksmith regarding maintenance agreement	140.00
08/11/2021	GLU	Review email correspondence from Brittany Crutchfield on draft agenda; Exchange email correspondence regarding agenda items	105.00
08/14/2021	GLU	Review and respond to email correspondence from Ray Blacksmith on HOA agreement; Review revisions	87.50
08/18/2021	GLU	Review agenda for Board of Supervisors meeting; Participation in Board of Supervisors meeting	245.00
08/19/2021	GLU	Review email correspondence from Carl Baracco and Ray Blacksmith regarding agreement	35.00
		Professional Fees through 09/17/2021	612.50

Expenses

08/25/2021		FedEx (7063) from 34103/glu to 33607/Meritus (Attn. Brittany Crutchfield)	22.86
		Total Expenses	22.86
		Total Current Work	635.36
		Balance Due (includes previous balance, if any)	<u>\$1,405.36</u>

Invoice Month	Request Date	Client Name	PR#	Responder	Qty	Price	Amount
October	09/30/2021	Avelar Creek CDD	X53043176V40	U.S. Bank	1	29	29
October	09/30/2021	Belmond Reserve	I5304318M054	U.S. Bank	1	29	29
October	09/30/2021	Berry Bay	X53043195S56	U.S. Bank	1	29	29
October	09/30/2021	Corkscrew Farms	M53043217X72	U.S. Bank	2	29	58
October	09/30/2021	Carlton Lakes	T5304328M027	U.S. Bank	3	29	87
October	09/30/2021	Cypress Mill	Q5304330G395	U.S. Bank	1	29	29
October	09/30/2021	Cypress Mill	Q5304330G395	U.S. Bank	1	29	29
October	09/30/2021	Cypress Preserve CDD	J5304336P477	U.S. Bank	1	29	29
October	09/30/2021	Cypress Preserve CDD	J5304336P477	U.S. Bank	1	29	29
October	09/30/2021	Cypress Shadows	L53043376V97	U.S. Bank	2	29	58
October	09/30/2021	Grand Oaks	X5304344A254	U.S. Bank	2	29	58
October	09/30/2021	Champions Reserve	E53043476V75	U.S. Bank	1	29	29
October	09/30/2021	La Collina	X53043517X44	U.S. Bank	1	29	29
October	09/30/2021	Longleaf	T53043576V87	U.S. Bank	2	29	58
October	09/30/2021	North Park Isle	A5304360G320	U.S. Bank	1	29	29
October	09/30/2021	Parkway Center	Z5304362I113	U.S. Bank	3	29	87
October	09/30/2021	Rivercrest	Y5304364A273	U.S. Bank	2	29	58
October	09/30/2021	Shell Point	L53043676V82	U.S. Bank	1	29	29
October	09/30/2021	Sherwood Manor CDD	Y5304370G395	U.S. Bank	1	29	29
October	09/30/2021	South Fork III	R53043717X10	U.S. Bank	3	29	87
October	09/30/2021	Spencer Creek	L53043739R56	U.S. Bank	1	29	29
October	09/30/2021	Spring Lake	R5304376P498	U.S. Bank	2	29	58
October	09/30/2021	Summit at Fern Hill	H53043817X23	U.S. Bank	2	29	58
October	09/30/2021	The Heights CDD	V53043839R14	U.S. Bank	2	29	58
October	09/30/2021	Timber Creek CDD	J5304384A258	U.S. Bank	1	29	29
October	09/30/2021	Timber Creek CDD	J5304384A258	U.S. Bank	1	29	29
October	09/30/2021	Touchstone CDD	I53043858K24	U.S. Bank	1	29	29
October	09/30/2021	Touchstone CDD	I53043858K24	U.S. Bank	1	29	29
October	09/30/2021	South Creek	L53043876V22	U.S. Bank	1	29	29
October	09/30/2021	Creek Preserve	H53043958K10	U.S. Bank	2	29	58
October	09/30/2021	Parrish Plantation	Q53044058K66	U.S. Bank	1	29	29
October	09/30/2021	V-Dana	S5304412I119	U.S. Bank	1	29	29
October	09/30/2021	V-Dana	S5304412I119	U.S. Bank	1	29	29
October	09/30/2021	Ventana CDD	M5304414A275	U.S. Bank	2	29	58
October	09/30/2021	Bull Frog Creek	W53054258K26	U.S. Bank	2	29	58
						<b>Total</b>	<b>1,508</b>

## Grau and Associates

951 Yamato Road, Suite 280  
Boca Raton, FL 33431  
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Meritus*  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

Date 11/1/2021

### SERVICE

### AMOUNT

Audit FYE 09/30/2021 - Confirmation.com / October

\$ 1,508.00

Current Amount Due

\$ 1,508.00



STATE OF FLORIDA  
**LEE COUNTY PROPERTY APPRAISER**  
MATTHEW H. CALDWELL

**Mailing Address:**  
P.O. Box 1546  
Fort Myers, Florida 33902-1546

**Physical Address:**  
2480 Thompson Street  
Fort Myers, Florida 33901-3074



Telephone: (239) 533-6100 - (866)673-2868 (From anywhere in Continental US except 239 area code)  
Facsimile: (239) 533-6160 Website: [www.leepa.org](http://www.leepa.org)

**INVOICE**

**BILL TO**

**V-Dana CDD**  
MERITUS DISTRICTS  
2005 PAN AM CIRCLE STE120  
TAMPA, FL 33607

**Date:** 11/4/2021  
**Invoice Number:** 010332  
**Customer ID:** 000392  
**Terms:** Due Upon Receipt  
**Tax Roll Mgr:**

**District Authority: V-Dana CDD**

**Pursuant to Resolution:**

**Dated:**

DESCRIPTION	QUANTITY	UNIT DESC	RATE	EXT PRICE
2021 Non Ad Valorem Roll	600.00		1.00	600.00

Please make check payable to Lee County Property Appraiser


**Remit To:**

Lee County Property Appraisers Office  
Attn: Accounts Receivable - 4th Floor  
P.O. Box 1546  
Fort Myers, FL 33902

**TOTAL: 600.00**

# The News-Press media group

PART OF THE USA TODAY NETWORK

<b>ACCOUNT NAME</b>		<b>ACCOUNT #</b>	<b>PAGE #</b>
V-Dana Community Development District		434366	1 of 1
<b>INVOICE #</b>	<b>BILLING PERIOD</b>	<b>PAYMENT DUE DATE</b>	
0004195869	Oct 1- Oct 31, 2021	November 20, 2021	
<b>PREPAY (Memo Info)</b>	<b>UNAPPLIED (included in amt due)</b>	<b>TOTAL AMOUNT DUE</b>	
\$0.00	\$0.00	<b>\$282.44</b>	
<b>BILLING ACCOUNT NAME AND ADDRESS</b>		<b>BILLING INQUIRIES/ADDRESS CHANGES</b>	
V-Dana Community Development District 2005 Pan Am Cir. Ste. 300 Tampa, FL 33607-6008 		1-877-736-7612 or smb@ccc.gannett.com	
		<b>FEDERAL ID</b>	
		47-2493274	
<b>Terms and Conditions:</b> Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. <b>All funds payable in US dollars.</b>			

000043436600000000000000000041958690002824410268

To sign-up for E-mailed invoices and online payments please contact [abgspecial@gannett.com](mailto:abgspecial@gannett.com). Previous account number: 0000002702.

Date	Description	Amount
10/1/21	Balance Forward	\$0.00

## Package Advertising:

Start-End Date	Description	PO Number	Package Cost
10/8/21-10/8/21	0004945619 NOTICE OF REGULAR B		\$282.44

Received  
NOV 12 2021

4861  
5130

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

# The News-Press media group

PART OF THE USA TODAY NETWORK

<b>ACCOUNT NAME</b>		<b>PAYMENT DUE DATE</b>		<b>AMOUNT PAID</b>		
V-Dana Community Development District		November 20, 2021				
<b>ACCOUNT NUMBER</b>		<b>INVOICE NUMBER</b>				
434366		0004195869				
<b>CURRENT DUE</b>	<b>30 DAYS PAST DUE</b>	<b>60 DAYS PAST DUE</b>	<b>90 DAYS PAST DUE</b>	<b>120+ DAYS PAST DUE</b>	<b>UNAPPLIED PAYMENTS</b>	<b>TOTAL AMOUNT DUE</b>
\$282.44	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	<b>\$282.44</b>

**REMITTANCE ADDRESS** (Include Account# & Invoice# on check)

News-Press Media Group  
P O Box 677583  
Dallas, TX 75267-7583

**TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW:**

☐ VISA ☐ MASTERCARD ☐ DISCOVER ☐ AMEX

Card Number

Exp Date

Signature

CVV Code

Date

000043436600000000000000000041958690002824410268

# The News-Press media group

news-press.com A GANNETT COMPANY

Attn:

**V-DANA COMMUNITY DEVELOPMENT D  
2005 PAN AM CIR  
TAMPA, FL 33607**

STATE OF FLORIDA COUNTY OF LEE:

Before the undersigned authority personally appeared Linda Tuttle, who on oath says that he or she is a Legal Assistant of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of

NOTICE OF REGULAR BOARD MEETING SCHEDULE  
FISCAL YEAR 2022 V-DANA COMMUNITY DEVELOPMENT  
DISTRICT NOTICE IS HEREBY GIVEN that the Board of  
Supervisors of the V-

In the Twentieth Judicial Circuit Court was published in said  
newspaper editions dated in the issues of:

10/08/2021

Affiant further says that the said News-Press is a paper of general circulation daily in Lee County and published at Fort Myers, in said Lee County, Florida, and that the said newspaper has heretofore been continuously published in said Lee County, Florida each day and has been entered as periodicals matter at the post office in Fort Myers, in said Lee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has never paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in said newspaper editions dated:

Sworn to and Subscribed before me this 8th of October 2021,  
by legal clerk who is personally known to me.

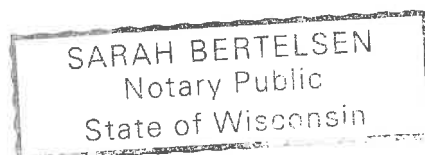
Linda Tuttle  
Affiant

[Signature]  
Notary State of Wisconsin, County of Brown

7/27/25  
My commission expires

# of Affidavits 1

**This is not an invoice**



## NOTICE OF REGULAR BOARD MEETING SCHEDULE FISCAL YEAR 2022 V-DANA COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the V-Dana Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2022 to be held at the offices of Cameratta Companies located at 21101 Design Parc Ln. Suite #103, Estero, FL 33928 on the following dates at 1:30 p.m.:

October	20, 2021
November	17, 2021
December	15, 2021
January	19, 2022
February	16, 2022
March	16, 2022
April	20, 2022
May	18, 2022
June	15, 2022
July	20, 2022
August	17, 2022
September	21, 2022

The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such special meeting.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Brian Lamb  
District Manager

Run Date: 10/08/2021  
#4945619



## VDana Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Meritus Districts	11122	\$ 9,001.51		District Management Services - 12/14/2021
<b>Monthly Contract Sub-Total</b>		<b>\$ 9,001.51</b>		
<b>Variable Contract</b>				
<b>Variable Contract Sub-Total</b>		<b>\$ 0.00</b>		
<b>Utilities</b>				
<b>Utilities Sub-Total</b>		<b>\$ 0.00</b>		
<b>Regular Services</b>				
Barraco & Associates	23221	\$ 930.00		Professional Services - 12/03/2021
Coleman, Yovanovich & Koester, P.A.	16510 001M 13	630.00		Professional Services - 12/22/2021
Coleman, Yovanovich & Koester, P.A.	16510 004M 12	3,010.00	<b>\$ 3,640.00</b>	Professional Services - 12/22/2021
Egis	14410	5,175.00		Policy Renewal - 09/13/2021
<b>Regular Services Sub-Total</b>		<b>\$ 9,745.00</b>		
<b>Additional Services</b>				
<b>Additional Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>TOTAL:</b>		<b>\$ 18,746.51</b>		

Approved (with any necessary revisions noted):

Signature

Printed Name

**VDana Community Development District  
Summary of Operations and Maintenance Invoices**

<b>Vendor</b>	<b>Invoice/Account Number</b>	<b>Amount</b>	<b>Vendor Total</b>	<b>Comments/Description</b>
---------------	-----------------------------------	---------------	-------------------------	-----------------------------

**Title (check one):**

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

## Meritus Districts

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

Voice: 813-397-5121  
Fax: 813-873-7070

## INVOICE

INVOICE NO.: 11122

DATE: 12/14/2021

DUE DATE: 12/14/2021

### BILLING ADDRESS

V-Dana CDD  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
3	District Management Services October, November, December	3,750.00	11,250.00
2	District Management Services October/November Correction Credit	-1,000.00	-2,000.00
2	Website Administration October/November Correction Credit	-125.00	-250.00
	Postage October		1.06
3	Copies BW October	0.15	0.45
SUBTOTAL			9,001.51
NEW CHARGES			
TOTAL			9,001.51



**Barraco & Associates, Inc.**  
 2271 McGregor Boulevard, Suite 100  
 Fort Myers, FL 33901

Meritus Corp  
 2005 Pan Am Circle, Suite 120  
 Tampa, FL 33607

3103 0130

Recd

Invoice number 23221  
 Date 12/03/2021

Project 23889 V Dana CDD

Description	Contract Amount	Percent Complete	Billed To Date	Less Previous Billing	Amount Due This Billing
01 Miscellaneous Professional Services	0.00	0.00	19,500.00	18,570.00	930.00
02 Board of Supervisors Meetings	0.00	0.00	860.00	860.00	0.00
03 Legal Description AA3	0.00	0.00	1,305.00	1,305.00	0.00
04 Engineer's Report Supplement 1	0.00	0.00	10,592.50	10,592.50	0.00
05 Reimbursables	0.00	0.00	0.00	0.00	0.00
06 Cost of Issuance	6,500.00	6.62	430.00	430.00	0.00
07 Engineer's Report Supplement 2	0.00	0.00	7,080.00	7,080.00	0.00
Total	6,500.00	611.81	39,767.50	38,837.50	930.00

**01 Miscellaneous Professional Services**

	Hours	Rate	Billed Amount
Project Manager	2.50	120.00	300.00
<i>Prepare V-Dana Pay requisitions AA1-2020-13 &amp; AA1-2021-5 for Developer, Cameratta Compaines</i>			
Senior Project Services	4.00	95.00	380.00
<i>Preparation of Pay Requisitions AA1-2020-13 and AA1-2021-05. Pay Requisitions AA1-2020-14 and AA1-2021-06</i>			
Principal Professional Engineer	1.00	250.00	250.00
<i>Conference call to discuss CDD purchase of construction materials.</i>			
subtotal	7.50		930.00
Phase subtotal			930.00
Invoice total			930.00

**Aging Summary**

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
22790	09/14/2021	2,740.00			2,740.00		
22979	10/15/2021	4,410.00		4,410.00			
23221	12/03/2021	930.00	930.00				
Total		8,080.00	930.00	4,410.00	2,740.00	0.00	0.00

Coleman, Yovanovich & Koester, P.A.  
Northern Trust Bank Building  
4001 Tamiami Trail North, Suite 300  
Naples, Florida 34103-3556  
Telephone: (239) 435-3535  
Fax: (239) 435-1218

Page: 1  
December 22, 2021  
File No: 16510-001M  
Statement No: 13

V-Dana CDD  
c/o Meritus Corp.  
Brian Lamb, District Manager  
2005 Pan Am Circle, Suite 120  
Tampa FL 33607

Attn: Teresa Farlow

Gen Rep

SENT VIA EMAIL TO: [teresa.farlow@merituscorp.com](mailto:teresa.farlow@merituscorp.com)

Previous Balance

\$1,405.36

Fees

11/09/2021	GLU	Review email correspondence from Ray Blacksmith on property transfers; Review back-up; Draft special warranty deed; Draft email correspondence to Ray Blacksmith; Review and respond to email correspondence from Ray Blacksmith	525.00
	GLU	Review and respond to email correspondence from Brittany Crutchfield on agenda	35.00
11/14/2021	GLU	Review and respond to email correspondence from Dominic Cameratta regarding product and bond offerings	70.00
		Professional Fees through 12/22/2021	630.00
		Total Current Work	630.00

Payments

Total Payments Through 12/22/2021 -1,405.36

Balance Due (includes previous balance, if any)

\$630.00

Coleman, Yovanovich & Koester, P.A.  
Northern Trust Bank Building  
4001 Tamiami Trail North, Suite 300  
Naples, Florida 34103-3556  
Telephone: (239) 435-3535  
Fax: (239) 435-1218

V-Dana CDD  
c/o Meritus Corp.  
Brian Lamb, District Manager  
2005 Pan Am Circle, Suite 120  
Tampa FL 33607

Page: 1  
December 22, 2021  
File No: 16510-004M  
Statement No: 12

Attn: Teresa Farlow

Requisition

SENT VIA EMAIL TO: teresa.farlow@merituscorp.com

NSA  
3103  
54140

Previous Balance \$127.50

Fees

11/01/2021	GLU	Review and respond to email correspondence from Dominic Cameratta on requisitions	35.00
11/05/2021	GLU	Review back-up for requisition AA-2021-05; Prepare legal documents; Draft email correspondence circulating same; Review back-up for requisition AA-2020-13; Prepare legal documents; Draft email correspondence circulating same.	1,050.00
11/24/2021	GLU	Review email correspondence from Amy Hughes on requisition AA1-2020-14; Review requisition back-up; Draft legal documents for the requisition; Draft email correspondence to team with draft legal documents	350.00
	GLU	Review email correspondence from Amy Hughes on requisition AA1-2021-06; Commence review requisition back-up; Commence drafting legal documents for the requisition	700.00
11/26/2021	GLU	Continue review and work on requisition AA1-2021-06; Draft email correspondence to team on questions.	350.00
11/29/2021	GLU	Review email correspondence from Dominic Cameratta on requisition questions; Exchange email correspondence with Amy Hughes; Continue work on requisition AA1-2021-06 documents and finalize same; Draft email correspondence to team with requisition legal documents	525.00
		Professional Fees through 12/22/2021	3,010.00
		Total Current Work	3,010.00

Payments

Total Payments Through 12/22/2021

-127.50

Balance Due (includes previous balance, if any)

\$3,010.00



# INVOICE

<b>Customer</b>	V-Dana Community Development District
<b>Acct #</b>	1016
<b>Date</b>	09/13/2021
<b>Customer Service</b>	Charisse Bitner
<b>Page</b>	1 of 1

V-Dana Community Development District  
c/o Meritus  
2005 Pan Am Circle, Ste 300  
Tampa, FL 33607

Payment Information	
<b>Invoice Summary</b>	\$ 5,175.00
<b>Payment Amount</b>	
<b>Payment for:</b>	Invoice#14410
100121477	

Thank You

Please detach and return with payment

Customer: V-Dana Community Development District

Invoice	Effective	Transaction	Description	Amount
14410	10/01/2021	Renew policy	Policy #100121477 10/01/2021-10/01/2022 Florida Insurance Alliance  Package - Renew policy Due Date: 9/13/2021  \$2846. gen. liab \$2329. pub. off	5,175.00
				<b>Total</b>
				\$ 5,175.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:  
Egis Insurance Advisors LLC, Fifth Third Wholesale Lockbox, Lockbox #234021, 4900 W. 95th St Oaklawn, IL 60453

<b>Remit Payment To: Egis Insurance Advisors, LLC</b>	(321)233-9939	<b>Date</b>
Lockbox 234021 PO Box 84021 Chicago, IL 60689-4002	sclimer@egisadvisors.com	09/13/2021

## VDana Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
<b>Monthly Contract Sub-Total</b>		<b>\$ 0.00</b>		
<b>Variable Contract</b>				
<b>Variable Contract Sub-Total</b>		<b>\$ 0.00</b>		
<b>Utilities</b>				
<b>Utilities Sub-Total</b>		<b>\$ 0.00</b>		
<b>Regular Services</b>				
Barraco & Associates	23339	\$ 1,008.59		Professional Services - 01/05/2022
<b>Regular Services Sub-Total</b>		<b>\$ 1,008.59</b>		
<b>Additional Services</b>				
<b>Additional Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>TOTAL:</b>		<b>\$ 1,008.59</b>		

**Approved (with any necessary revisions noted):**

Signature

Printed Name

**Title (check one):**

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



**Barraco & Associates, Inc.**  
 2271 McGregor Boulevard, Suite 100  
 Fort Myers, FL 33901

Received  
 JAN 07 2022

Meritus Corp  
 2005 Pan Am Circle, Suite 120  
 Tampa, FL 33607

Invoice number 23339  
 Date 01/05/2022

Project 23889 V Dana CDD

Description	Contract Amount	Percent Complete	Billed To Date	Less Previous Billing	Amount Due This Billing
01 Miscellaneous Professional Services	0.00	0.00	20,500.00	19,500.00	1,000.00
02 Board of Supervisors Meetings	0.00	0.00	860.00	860.00	0.00
03 Legal Description AA3	0.00	0.00	1,305.00	1,305.00	0.00
04 Engineer's Report Supplement 1	0.00	0.00	10,592.50	10,592.50	0.00
05 Reimbursables	0.00	0.00	8.59	0.00	8.59
06 Cost of Issuance	6,500.00	6.62	430.00	430.00	0.00
07 Engineer's Report Supplement 2	0.00	0.00	7,080.00	7,080.00	0.00
Total	6,500.00	627.32	40,776.09	39,767.50	1,008.59

**01 Miscellaneous Professional Services**

	Hours	Rate	Billed Amount
Principal Professional Engineer	4.00	250.00	1,000.00
<i>Review and process Pay Requisitions AA1-2020-14 and AA1- 2021-05.</i>			

**05 Reimbursables**

	Units	Billed Amount
8 1/2 x 11 copies	121.00	8.59

Invoice total **1,008.59**

**Aging Summary**

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
23339	01/05/2022	1,008.59	1,008.59				
	Total	1,008.59	1,008.59	0.00	0.00	0.00	0.00

## VDana Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Meritus Districts	72384	\$ 3,750.00		District Management Services - 01/25/2022
Meritus Districts	74035	3,760.70		District Management Services - February
<b>Monthly Contract Sub-Total</b>		<b>\$ 7,510.70</b>		
<b>Variable Contract</b>				
<b>Variable Contract Sub-Total</b>		<b>\$ 0.00</b>		
<b>Utilities</b>				
<b>Utilities Sub-Total</b>		<b>\$ 0.00</b>		
<b>Regular Services</b>				
Coleman, Yovanovich & Koester, P.A.	16510 001M 14	\$105.00		Professional Services thru 01/26/2022
Coleman, Yovanovich & Koester, P.A.	16510 004M 13	1,085.00	<b>\$ 1,190.00</b>	Professional Services thru 01/26/2022
<b>Regular Services Sub-Total</b>		<b>\$ 1,190.00</b>		
<b>Additional Services</b>				
<b>Additional Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>TOTAL:</b>		<b>\$ 8,700.70</b>		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

**VDana Community Development District  
Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
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[ ] Chairman [ ] Vice Chairman [ ] Assistant Secretary

**Meritus Districts**  
A Division of Inframark, LLC

# INVOICE

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

**INVOICE#**  
#74035

**DATE**  
2/18/2022

**CUSTOMER ID**  
C2318

**NET TERMS**  
Net 30

**PO#**

**DUE DATE**  
3/20/2022

**BILL TO**

V-Dana CDD  
2005 Pan Am Cir Ste 700  
Tampa FL 33607-2380  
United States

Services provided for the Month of: February 2022

DESCRIPTION	QTY	UOM	RATE	AMOUNT
Postage - \$2.65 Postage-November 2021 & \$2.65 Postage-December 2021	1	Ea	5.30	5.30
Copies - 24 Copies B/W-November 2021 & 12 Copies B/W-December 2021	36	Ea	0.15	5.40
District Management Services - District Management	1	Ea	3,750.00	3,750.00
<b>Subtotal</b>				3,760.70

<b>Subtotal</b>	\$3,760.70
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$3,760.70

Remit To :

Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

Please include CUSTOMER ID and the invoice number on the check stub of your payment. Phone: 813-397-5122 | Fax: 813-873-7070

# Meritus Districts

A Division of Inframark, LLC

## INVOICE

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

**INVOICE#**

#72384

**DATE**

1/25/2022

**BILL TO****CUSTOMER ID**

C2318

**NET TERMS**

Net 30

V-Dana CDD  
2005 Pan Am Cir Ste 700  
Tampa FL 33607-2380  
United States

**PO#****DUE DATE**

2/24/2022

Services provided for the Month of: January 2022

DESCRIPTION	QTY	UOM	RATE	AMOUNT
District Management Services - District Management	1	Ea	3,750.00	3,750.00
<b>Subtotal</b>				3,750.00

**Subtotal** \$3,750.00

**Tax** \$0.00

**Total Due** \$3,750.00

Voice: 813-397-5122 | Fax: 813-873-7070

Coleman, Yovanovich & Koester, P.A.  
Northern Trust Bank Building  
4001 Tamiami Trail North, Suite 300  
Naples, Florida 34103-3556  
Telephone: (239) 435-3535  
Fax: (239) 435-1218

V-Dana CDD  
c/o Meritus Corp.  
Brian Lamb, District Manager  
2005 Pan Am Circle, Suite 120  
Tampa FL 33607

Attn: Teresa Farlow

Gen Rep

MS 3107  
5142

Page: 1  
January 26, 2022  
File No: 16510-001M  
Statement No: 14

SENT VIA EMAIL TO: [teresa.farlow@merituscorp.com](mailto:teresa.farlow@merituscorp.com)

Previous Balance \$630.00

Fees

12/06/2021	GLU	Review and respond to email correspondence from Ray Blacksmith on recorded deed	35.00
12/09/2021	GLU	Review and respond to email correspondence from Charles Mann on CDD issues	70.00
		Professional Fees through 01/26/2022	105.00
		Total Current Work	105.00

Payments

Total Payments Through 01/26/2022 -630.00

Balance Due (includes previous balance, if any) \$105.00

Coleman, Yovanovich & Koester, P.A.  
Northern Trust Bank Building  
4001 Tamiami Trail North, Suite 300  
Naples, Florida 34103-3556  
Telephone: (239) 435-3535  
Fax: (239) 435-1218

V-Dana CDD  
c/o Meritus Corp.  
Brian Lamb, District Manager  
2005 Pan Am Circle, Suite 120  
Tampa FL 33607

Page: 1  
January 26, 2022  
File No: 16510-004M  
Statement No: 13

Attn: Teresa Farlow

Requisition

SENT VIA EMAIL TO: [teresa.farlow@merituscorp.com](mailto:teresa.farlow@merituscorp.com)

Previous Balance \$3,010.00

Fees

12/30/2021	GLU	Initial review of email correspondence from Erik Peterson of Barraco & Associates on requisition AA1-2020-15 and requisition AA1-2021-07; Commence review of backup and work on requisition legal documents	525.00
12/31/2021	GLU	Continue work on draft requisition legal documents; Review and respond to email correspondence from Erik Peterson with drafts; Draft email correspondence to Dominic Cameratta	560.00
		Professional Fees through 01/26/2022	1,085.00
		Total Current Work	1,085.00

Payments

Total Payments Through 01/26/2022	-3,010.00
Balance Due (includes previous balance, if any)	<u>\$1,085.00</u>

BSN  
81400  
3107

## VDana Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Meritus Districts	75300	3,750.98		District Management Services – March 2022
<b>Monthly Contract Sub-Total</b>		<b>\$ 3,750.00</b>		
<b>Variable Contract</b>				
<b>Variable Contract Sub-Total</b>		<b>\$ 0.00</b>		
<b>Utilities</b>				
<b>Utilities Sub-Total</b>		<b>\$ 0.00</b>		
<b>Regular Services</b>				
ADA Site Compliance	2180	\$ 1,500.00		Technological Auditing and Consulting Services- 03/20/2022
Coleman, Yovanovich & Koester, P.A.	16510 001M 15	122.50		Professional Services thru 03/21/2022
Coleman, Yovanovich & Koester, P.A.	16510 004M 14	560.00	<b>\$ 682.50</b>	Professional Fees thru 03/21/2022
Grau & Associates	22180	1,500.00		Audit FYE 09/30/2021 - 03/01/2022
<b>Regular Services Sub-Total</b>		<b>\$ 3,682.50</b>		
<b>Additional Services</b>				
<b>Additional Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>TOTAL:</b>		<b>\$ 7,432.50</b>		

Approved (with any necessary revisions noted):



# **VDana Community Development District Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
--------	---------------------------	--------	-----------------	----------------------

Signature

Printed Name

**Title (check one):**

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

## Grau and Associates

951 W. Yamato Road, Suite 280  
Boca Raton, FL 33431-  
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

V-Dana Community Development District  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

Invoice No. 22180  
Date 03/01/2022

---

SERVICE	AMOUNT
Audit FYE 09/30/2021	\$ <u>1,500.00</u>
Current Amount Due	\$ <u>1,500.00</u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
1,500.00	0.00	0.00	0.00	0.00	1,500.00

Payment due upon receipt.

**ADA Site Compliance**  
6400 Boynton Beach Blvd 742721  
Boynton Beach, FL 33474  
accounting@adasitecompliance.com



## Invoice

**BILL TO**

V-Dana CDD

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
2180	03/20/2022	\$1,500.00	04/03/2022	14	

DESCRIPTION	QTY	RATE	AMOUNT
Technological Auditing, Compliance Shield, Customized Accessibility Policy, and Consulting with Accessibility and Compliance Experts	1	1,500.00	1,500.00

**BALANCE DUE**

**\$1,500.00**

BB 5130  
5105

Coleman, Yovanovich & Koester, P.A.  
Northern Trust Bank Building  
4001 Tamiami Trail North, Suite 300  
Naples, Florida 34103-3556  
Telephone: (239) 435-3535  
Fax: (239) 435-1218

V-Dana CDD  
c/o Meritus Corp.  
Brian Lamb, District Manager  
2005 Pan Am Circle, Suite 120  
Tampa FL 33607

Attn: Teresa Farlow

Gen Rep

Page: 1  
March 21, 2022  
File No: 16510-001M  
Statement No: 15

SENT VIA EMAIL TO: [teresa.farlow@merituscorp.com](mailto:teresa.farlow@merituscorp.com) and  
[Alexandra.wolfe@merituscorp.com](mailto:Alexandra.wolfe@merituscorp.com)

Previous Balance \$105.00

Fees

02/08/2022	GLU	Review and respond to email correspondence from Brittany Crutchfield on meeting and agenda	35.00
02/12/2022	GLU	Review and respond to email correspondence from Carl Barraco on stormwater needs analysis; Review questions on same.	87.50
		Professional Fees through 03/21/2022	122.50
		Total Current Work	122.50

Payments

Total Payments Through 03/21/2022	-105.00
Balance Due (includes previous balance, if any)	<u>\$122.50</u>

Coleman, Yovanovich & Koester, P.A.  
Northern Trust Bank Building  
4001 Tamiami Trail North, Suite 300  
Naples, Florida 34103-3556  
Telephone: (239) 435-3535  
Fax: (239) 435-1218

V-Dana CDD  
c/o Meritus Corp.  
Brian Lamb, District Manager  
2005 Pan Am Circle, Suite 120  
Tampa FL 33607

Attn: Teresa Farlow

Requisition

Page: 1  
March 21, 2022  
File No: 16510-004M  
Statement No: 14

SENT VIA EMAIL TO: [teresa.farlow@merituscorp.com](mailto:teresa.farlow@merituscorp.com) and  
[Alexandra.wolfe@merituscorp.com](mailto:Alexandra.wolfe@merituscorp.com)

Previous Balance	\$1,085.00
------------------	------------

Fees

02/15/2022	GLU	Review and respond to email correspondence from Dominic Cameratta	35.00
02/20/2022	GLU	review requisition AA1-2021-8 back-up; Draft legal documents; Draft email correspondence circulating draft legal documents for review.	525.00
		Professional Fees through 03/21/2022	560.00
		Total Current Work	560.00

Payments

Total Payments Through 03/21/2022	-1,085.00
Balance Due (includes previous balance, if any)	<u>\$560.00</u>

# Meritus Districts

A Division of Inframark, LLC

## INVOICE

2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

**INVOICE#**

#75300

**DATE**

3/23/2022

**BILL TO**

V-Dana CDD  
2005 Pan Am Cir Ste 700  
Tampa FL 33607-2380  
United States

**CUSTOMER ID**

C2318

**NET TERMS**

Net 30

**PO#****DUE DATE**

4/22/2022

Services provided for the Month of: March 2022

DESCRIPTION	QTY	UOM	RATE	AMOUNT
Copies - B/W Copies- January	3	Ea	0.15	0.45
District Management Services - District Management	1	Ea	3,750.00	3,750.00
Postage - Postage- January	1	Ea	0.53	0.53
<b>Subtotal</b>				3,750.98

**Subtotal** \$3,750.98

**Tax** \$0.00

**Total Due** \$3,750.98

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

Please include CUSTOMER ID and the invoice number on the check stub of your payment.  
Phone: 813-397-5122 | Fax: 813-873-7070

# V-Dana Community Development District

Financial Statements  
(Unaudited)

Period Ending  
March 31, 2022



District Management Services, LLC  
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607  
Phone (813) 873-7300 ~ Fax (813) 873-7070

**V-Dana CDD**  
Balance Sheet  
As of 3/31/2022  
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2020	Debt Service Fund - Series 2021	Capital Projects Fund - Series 2020	Capital Projects Fund - Series 2021	General Fixed Assets	General Long-Term Debt	Total
<b>Assets</b>								
Cash-Operating Account	0	0	0	0	0	0	0	0
Cash-Busey Operating Account	1,139	0	0	0	0	0	0	1,139
Investment - Revenue 2020 (2000)	0	980,730	0	0	0	0	0	980,730
Investment - Interest 2020 (2001)	0	2,533	0	0	0	0	0	2,533
Investment - Reserve 2020 (2003)	0	480,880	0	0	0	0	0	480,880
Investment - Acquisition & Construction 2020 (2005)	0	0	0	25	0	0	0	25
Investment - Cost of Issuance 2020 (2006)	0	0	0	0	0	0	0	0
Investment - Revenue 2021 (1000)	0	0	0	0	0	0	0	0
Investment - Interest 2021 (1001)	0	0	612,595	0	0	0	0	612,595
Investment - Reserve 2021 (1003)	0	0	468,073	0	0	0	0	468,073
Investment - Acq & Const 2021 (1005)	0	0	0	0	7,826,151	0	0	7,826,151
Investment - Cost of Issuance 2021 (1006)	0	0	0	0	0	0	0	0
Due From Developer	3,145	0	0	0	0	0	0	3,145
Equipment & Furniture	0	0	0	0	0	3,610	0	3,610
Construction Work in Progress	0	0	0	0	0	22,018,602	0	22,018,602
Amount To Be Provided-Debt Service	0	0	0	0	0	0	50,345,000	50,345,000
<b>Total Assets</b>	<b>4,284</b>	<b>1,464,144</b>	<b>1,080,668</b>	<b>25</b>	<b>7,826,151</b>	<b>22,022,212</b>	<b>50,345,000</b>	<b>82,742,483</b>
<b>Liabilities</b>								
Accounts Payable	8,194	0	0	0	0	0	0	8,194
Accounts Payable-Other	0	0	0	0	0	0	0	0
Due To Debt Service Fund	0	0	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0	0	0
Revenue Bonds Payable - Series 2020	0	0	0	0	0	0	33,700,000	33,700,000
Revenue Bonds Payable - Series 2021	0	0	0	0	0	0	16,645,000	16,645,000
<b>Total Liabilities</b>	<b>8,194</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>50,345,000</b>	<b>50,353,194</b>
<b>Fund Equity &amp; Other Credits</b>								
Fund Balance - All Other Reserves	0	807,538	1,400,342	1,754,857	10,202,851	0	0	14,165,589
Fund Balance-Unreserved	0	0	0	0	0	0	0	0
Investment in General Fixed Assets	0	0	0	0	0	22,022,212	0	22,022,212
Other	(3,910)	656,605	(319,675)	(1,754,832)	(2,376,700)	0	0	(3,798,512)



**V-Dana CDD**  
Balance Sheet  
As of 3/31/2022  
(In Whole Numbers)

	General Fund	Debt Service Fund - Series 2020	Debt Service Fund - Series 2021	Capital Projects Fund - Series 2020	Capital Projects Fund - Series 2021	General Fixed Assets	General Long-Term Debt	Total
Total Fund Equity & Other Credits	<u>(3,910)</u>	<u>1,464,144</u>	<u>1,080,668</u>	<u>25</u>	<u>7,826,151</u>	<u>22,022,212</u>	<u>0</u>	<u>32,389,289</u>
Total Liabilities & Fund Equity	<u>4,284</u>	<u>1,464,144</u>	<u>1,080,668</u>	<u>25</u>	<u>7,826,151</u>	<u>22,022,212</u>	<u>50,345,000</u>	<u>82,742,483</u>

## V-Dana CDD

### Statement of Revenues & Expenditures

001 - General Fund  
From 10/1/2021 Through 3/31/2022  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
Operations & Maintenance Assmts-Tax Roll	0	42,858	42,858	0 %
Operations & Maintenance Assmts-Off Roll	424,128	910	(423,218)	(100)%
Discounts & Collection Fees	(256,128)	0	256,128	(100)%
Other Miscellaneous Revenues				
Miscellaneous	0	300	300	0 %
Total Revenues	<u>168,000</u>	<u>44,068</u>	<u>(123,932)</u>	<u>(74)%</u>
Expenditures				
Financial & Administrative				
District Manager	45,000	22,800	22,200	49 %
District Engineer	14,000	6,349	7,651	55 %
Disclosure Report	8,400	300	8,100	96 %
Trustee Fees	20,000	3,704	16,296	81 %
Auditing Services	7,500	1,558	5,942	79 %
Postage, Phone, Faxes, Copies	400	23	377	94 %
Public Officials Insurance	2,500	2,329	171	7 %
Legal Advertising	3,500	282	3,218	92 %
Bank Fees	360	0	360	100 %
Dues, Licenses, & Fees	260	775	(515)	(198)%
Web Administration	1,500	0	1,500	100 %
ADA Website Compliance	1,500	1,500	0	0 %
Legal Counsel				
District Counsel	17,000	5,513	11,488	68 %
Other Physical Environment				
Property & Casualty Insurance	44,080	2,846	41,234	94 %
Reserves				
Undesignated Reserve	<u>2,000</u>	<u>0</u>	<u>2,000</u>	<u>100 %</u>
Total Expenditures	<u>168,000</u>	<u>47,978</u>	<u>120,022</u>	<u>71 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(3,910)</u>	<u>(3,910)</u>	<u>0 %</u>
Fund Balance Beginning of Period	0	0	0	0 %
Fund Balance. End of Period	<u>0</u>	<u>(3,910)</u>	<u>(3,910)</u>	<u>0 %</u>
	<u>0</u>	<u>(3,910)</u>	<u>(3,910)</u>	<u>0 %</u>

## V-Dana CDD

### Statement of Revenues & Expenditures

200 - Debt Service Fund - Series 2020

From 10/1/2021 Through 3/31/2022

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assmts-Tax Roll	0	980,715	980,715	0 %
Debt Service Assmts-Off Roll	959,400	0	(959,400)	(100)%
Interest Earnings				
Interest Earnings	0	693	693	0 %
Total Revenues	959,400	981,408	22,008	2 %
Expenditures				
Debt Service Payments				
Interest	644,400	324,563	319,838	50 %
Principal	315,000	0	315,000	100 %
Total Expenditures	959,400	324,563	634,838	66 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	(240)	(240)	0 %
Total Other Financing Sources	0	(240)	(240)	0 %
Excess of Revenues Over (Under) Expenditures	0	656,605	656,605	0 %
Fund Balance Beginning of Period	0	809,289	809,289	0 %
Interfund Transfer	0	(1,751)	(1,751)	0 %
Total Fund Balance Beginning of Period	0	807,538	807,538	0 %
Fund Balance. End of Period	0	1,464,144	1,464,144	0 %
	0	1,464,144	1,464,144	0 %

## V-Dana CDD

### Statement of Revenues & Expenditures

201 - Debt Service Fund - Series 2021

From 10/1/2021 Through 3/31/2022

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assmts-Off Roll	610,929	0	(610,929)	(100)%
Interest Earnings				
Interest Earnings	0	1,296	1,296	0 %
Total Revenues	610,929	1,296	(609,632)	(100)%
Expenditures				
Debt Service Payments				
Interest	610,929	320,738	290,191	48 %
Total Expenditures	610,929	320,738	290,191	48 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	(233)	(233)	0 %
Total Other Financing Sources	0	(233)	(233)	0 %
Excess of Revenues Over (Under) Expenditures	0	(319,675)	(319,675)	0 %
Fund Balance Beginning of Period				
	0	1,400,656	1,400,656	0 %
Interfund Transfer	0	(314)	(314)	0 %
Total Fund Balance Beginning of Period	0	1,400,342	1,400,342	0 %
Fund Balance. End of Period	0	1,080,668	1,080,668	0 %
	0	1,080,668	1,080,668	0 %

## V-Dana CDD

### Statement of Revenues & Expenditures

300 - Capital Projects Fund - Series 2020

From 10/1/2021 Through 3/31/2022

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	1,881	1,881	0 %
Total Revenues	0	1,881	1,881	0 %
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	1,756,954	(1,756,954)	0 %
Total Expenditures	0	1,756,954	(1,756,954)	0 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	240	240	0 %
Total Other Financing Sources	0	240	240	0 %
Excess of Revenues Over (Under) Expenditures	0	(1,754,832)	(1,754,832)	0 %
Fund Balance Beginning of Period				
	0	1,753,106	1,753,106	0 %
Interfund Transfer	0	1,751	1,751	0 %
Total Fund Balance Beginning of Period	0	1,754,857	1,754,857	0 %
Fund Balance, End of Period	0	25	25	0 %
	0	25	25	0 %

## V-Dana CDD

### Statement of Revenues & Expenditures

301 - Capital Projects Fund - Series 2021

From 10/1/2021 Through 3/31/2022

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	10,692	10,692	0 %
Total Revenues	0	10,692	10,692	0 %
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	2,387,625	(2,387,625)	0 %
Total Expenditures	0	2,387,625	(2,387,625)	0 %
Other Financing Sources				
Interfund Transfer				
Interfund Transfer	0	233	233	0 %
Total Other Financing Sources	0	233	233	0 %
Excess of Revenues Over (Under) Expenditures	0	(2,376,700)	(2,376,700)	0 %
Fund Balance Beginning of Period				
	0	10,202,537	10,202,537	0 %
Interfund Transfer	0	314	314	0 %
Total Fund Balance Beginning of Period	0	10,202,851	10,202,851	0 %
Fund Balance, End of Period	0	7,826,151	7,826,151	0 %
	0	7,826,151	7,826,151	0 %

V-Dana CDD  
Reconcile Cash Accounts

Summary

Cash Account: 10102 Cash-Busey Operating Account  
Reconciliation ID: 03/31/2022  
Reconciliation Date: 3/31/2022  
Status: Locked

Bank Balance	4,139.40
Less Outstanding Checks/Vouchers	3,000.00
Plus Deposits in Transit	0.03
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	1,139.43
Balance Per Books	<u>1,139.43</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

V-Dana CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10102 Cash-Busey Operating Account

Reconciliation ID: 03/31/2022

Reconciliation Date: 3/31/2022

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1056	3/3/2022	System Generated Check/Voucher	1,500.00	Grau and Associates
1055	3/24/2022	System Generated Check/Voucher	1,500.00	ADA Site Compliance
Outstanding Checks/Vouchers			3,000.00	



V-Dana CDD  
Reconcile Cash Accounts

Detail

Cash Account: 10102 Cash-Busey Operating Account

Reconciliation ID: 03/31/2022

Reconciliation Date: 3/31/2022

Status: Locked

Outstanding Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
001	12/4/2020	Closing Synovus Account	0.03	
Outstanding Deposits			0.03	