



**VERANDA  
COMMUNITY DEVELOPMENT  
DISTRICT**

**CITY OF PORT ST. LUCIE  
REGULAR BOARD MEETING  
& PUBLIC HEARING  
MAY 13, 2024  
10:30 A.M.**

Special District Services, Inc.  
The Oaks Center  
2501A Burns Road  
Palm Beach Gardens, FL 33410

[www.verandacdd.org](http://www.verandacdd.org)  
561.630.4922 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**VERANDA COMMUNITY DEVELOPMENT DISTRICT**  
Veranda Clubhouse  
238 SE Courances Drive  
Port St. Lucie, Florida 34984  
**REGULAR BOARD MEETING & PUBLIC HEARING**  
May 13, 2024  
10:30 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish a Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda.
- F. Approval of Minutes
  - 1. March 11, 2024 Regular Board Meeting.....Page 2
- G. Public Hearing
  - 1. Proof of Publication.....Page 4
  - 2. Receive Public Comments on Fiscal Year 2024/2025 Final Budget
  - 3. Consider Resolution No. 2024-02 – Adopting a Fiscal Year 2024/2025 Final Budget.....Page 5
  - 4. Consider Resolution No. 2024-03 – Adopting Fiscal Year 2024/2025 Annual Assessment.....Page 14
- H. Old Business
- I. New Business
  - 1. Consider Resolution No. 2024-04 – Adopting a Fiscal Year 2024/2025 Meeting Schedule.....Page 18
- J. Administrative Matters
- K. Board Members Comments
- L. Adjourn



Florida

PO Box 631244 Cincinnati, OH 45263-1244

GANNETT

## **PROOF OF PUBLICATION**

\_\_ Laura Archer  
 Laura Archer  
 Veranda Community Development Dist c/o Special District Services  
 Inc  
 2501 Burns RD # A  
 Palm Beach Gardens FL 33410-5207

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Indian River Press Journal/St Lucie News Tribune/Stuart News, newspapers published in Indian River/St Lucie/Martin Counties, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible websites of Indian River/St Lucie/Martin Counties, Florida, or in a newspaper by print in the issues of, on:

10/06/2023

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 10/06/2023

Legal Clerk

Notary, State of WI County of Brown

My commission expires

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 Notary Public  
 State of Wisconsin

### VERANDA COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2023/2024 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Veranda Community Development District will hold Regular Board Meetings in the Veranda Clubhouse located at 238 SE Courances Drive, Port St. Lucie, Florida 34984 at 10:30 a.m. on the following dates:

October 19, 2023  
 November 13, 2023  
 December 11, 2023  
 January 8, 2024  
 February 12, 2024  
 March 11, 2024  
 April 8, 2024  
 May 13, 2024  
 June 10, 2024  
 July 8, 2024  
 August 12, 2024  
 September 9, 2024

The purpose of the meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any of the meetings may be obtained from the District's website or by contacting the District Manager at 561-630-4922 and/or toll free at 1-877-737-4922 prior to the date of the particular meeting.

From time to time one or two Supervisors may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure 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.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at 561-630-4922 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.

VERANDA COMMUNITY DEVELOPMENT DISTRICT  
 www.verandacdd.org  
 PUBLISH: ST. LUCIE NEWS  
 TRIBUNE 10/06/23  
 TCN9368612

**VERANDA COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
MARCH 11, 2024**

**A. CALL TO ORDER**

The Regular Board Meeting of the Veranda Community Development District for March 11, 2024, was called to order at 10:30 a.m. in the Veranda Clubhouse at 238 SE Courances Drive, Port St. Lucie, Florida 34984.

**B. PROOF OF PUBLICATION**

Proof of publication was presented which showed that notice of the Regular Board Meeting had been published in the *St. Lucie News Tribune* on February 29, 2024, as legally required.

**C. ESTABLISH A QUORUM**

It was determined that the attendance of Supervisors David Kanarek, Eliot Goldstein, and Garrett Dinsmore constituted a quorum, and it was in order to proceed with the meeting.

Also in attendance was District Managers Michael McElligott of Special District Services, Inc,

**D. ADDITIONS OR DELETIONS TO THE AGENDA**

There were no additions or deletions to the agenda.

**E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

There were no comments from the public for items not on the agenda.

**F. APPROVAL OF MINUTES**

**1. November 13, 2023, Regular Board Meeting**

The November 13, 2023, Regular Board Meeting Minutes were presented for approval.

A **motion** was then made by Mr. Goldstein, seconded by Mr. Kanarek to approve the November 13, 2023, Regular Board Meeting Minutes, as presented. That **motion** passed 3-0.

**G. OLD BUSINESS**

There was no old business.

**H. NEW BUSINESS**

**1. Consider Resolution No. 2024-01 – Adopting a Fiscal Year 2024/2025 Proposed Budget**

**VERANDA COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
MARCH 11, 2024**

Mr. McElligott presented Resolution No. 2024-01, entitled:

**RESOLUTION NO. 2024-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERANDA  
COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED  
BUDGET FOR YEAR 2024/2025; AND PROVIDING AN EFFECTIVE DATE.**

After some discussion, a **motion** was made by Mr. Goldstein, seconded by Mr. Kanarek to adopt Resolution No. 2024-01, as presented, and set the Public Hearing date and time for May 13, 2024, at 10:30 am. The **motion** passed 3-0.

**2. Discussion Regarding New Required Ethics Training**

Mr. McElligott reminded updated the Board on the new required ethics training of 4 hours for CDD Board members. Mr. McElligott explained there were links to 2 free videos on the Special District Services, Inc website that would qualify.

**I. ADMINISTRATIVE MATTERS**

Mr. McElligott reminded the Board that the next meeting will be the Public Hearing for the budget in May.

**J. BOARD MEMBER COMMENTS**

There were no comments from the Board Members.

**K. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Mr. Kanarek, seconded by Mr. Dinsmore and passed unanimously to adjourn the meeting at 10:36 am.

**ATTESTED BY:**

---

Secretary/Assistant Secretary

---

Chairperson/Vice-Chair

VERANDA COMMUNITY  
DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2024/2025 BUDGET AND  
NOTICE OF REGULAR BOARD OF  
SUPERVISORS MEETING.

The Board of Supervisors of the Veranda Community Development District will hold a public hearing on May 13, 2024, at 10:30 a.m. at the Veranda Clubhouse located at 238 SE Courances Drive, Port St. Lucie, Florida 34984 for the purpose of hearing comments and objections on the adoption of the budget of the District for Fiscal Year 2024/2025. A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it.

A copy of the agenda and budget may be obtained from the Districts website ([www.verandacdd.org](http://www.verandacdd.org)) or at the offices of the District Manager, 2501A Burns Road, Palm Beach Gardens, Florida 33410, Telephone: (561) 630-4922 and/or toll free at 1-877-737-4922, during normal business hours.

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

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (561) 630-4922 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

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

Meetings may be cancelled from time to time without advertised notice.

Michael McElligott

District Manager

VERANDA COMMUNITY  
DEVELOPMENT DISTRICT

[www.verandacdd.org](http://www.verandacdd.org)

PUBLISH: ST. LUCIE NEWS TRIBUNE 04/23/24 & 04/30/24

TCN10088034

## **RESOLUTION 2024-02**

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

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2024, submitted to the Board of Supervisors (“**Board**”) proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

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

**WHEREAS**, the Board set May 13, 2024, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing (or if the District does not yet have its own website, the District Manager timely transmitted the Proposed Budget to the managers or administrators of St. Lucie County for posting on their websites); and

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

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

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

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

- a. The Board of Supervisors has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the office of the District Manager and at the

District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The District Manager's Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Budget for the Veranda Community Development District for the Fiscal Year Ending September 30, 2025," as adopted by the Board of Supervisors on May 13, 2024.
- d. The final adopted budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption. If the District does not yet have its own website, the District Manager is directed to transmit the final adopted budget to the managers or administrators of St. Lucie County for posting on their websites.

## **SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the Veranda Community Development District, for the fiscal year beginning October 1, 2024, and ending September 30, 2025, the sum of \$\_\_\_\_\_ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

|                         |         |
|-------------------------|---------|
| TOTAL GENERAL FUND      | \$_____ |
| TOTAL DEBT SERVICE FUND | \$_____ |
| TOTAL ALL FUNDS         | \$_____ |

## **SECTION 3. BUDGET AMENDMENTS**

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

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016 of the Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption. If the District does not yet have its own website, the District's Secretary is directed to transmit such amendments to the managers or administrators of St. Lucie County for posting on their websites.

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

**PASSED AND ADOPTED THIS 13<sup>TH</sup> DAY OF MAY, 2024.**

ATTEST:

**VERANDA COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

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

Exhibit A: Fiscal Year 2024/2025 Budget

Veranda  
Community Development District

**Final Budget For  
Fiscal Year 2024/2025  
October 1, 2024 - September 30, 2025**

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- III      DETAILED FINAL DEBT SERVICE FUND BUDGET**
- IV      ASSESSMENT COMPARISON**

**FINAL BUDGET**  
**VERANDA COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2024/2025**  
**OCTOBER 1, 2024 - SEPTEMBER 30, 2025**

|                                   | FISCAL YEAR<br>2024/2025<br>BUDGET |
|-----------------------------------|------------------------------------|
| <b>REVENUES</b>                   |                                    |
| O & M Assessments                 | 86,745                             |
| Debt Assessments                  | 299,187                            |
| Other Revenue - Stormwater Fees   | 0                                  |
| Interest Income                   | 720                                |
|                                   |                                    |
| <b>TOTAL REVENUES</b>             | <b>\$ 386,652</b>                  |
|                                   |                                    |
| <b>EXPENDITURES</b>               |                                    |
| Supervisor Fees                   | 0                                  |
| Payroll Taxes - Employer          | 0                                  |
| Engineering/Inspections           | 1,750                              |
| Management                        | 39,972                             |
| Legal                             | 10,500                             |
| Assessment Roll                   | 5,000                              |
| Audit Fees                        | 4,000                              |
| Insurance                         | 7,900                              |
| Legal Advertisements              | 1,300                              |
| Miscellaneous                     | 800                                |
| Postage                           | 225                                |
| Office Supplies                   | 525                                |
| Dues & Subscriptions              | 175                                |
| Trustee Fee                       | 3,500                              |
| Continuing Disclosure Fee         | 500                                |
| Water Management/Drainage         | 0                                  |
| <b>TOTAL EXPENDITURES</b>         | <b>\$ 76,147</b>                   |
|                                   |                                    |
| <b>REVENUES LESS EXPENDITURES</b> | <b>\$ 310,505</b>                  |
|                                   |                                    |
| Bond Payments                     | (281,236)                          |
|                                   |                                    |
| <b>BALANCE</b>                    | <b>\$ 29,269</b>                   |
|                                   |                                    |
| Tax Collector Fee                 | (7,567)                            |
| Property Appraiser Fee            | (7,567)                            |
| Discounts For Early Payments      | (15,135)                           |
|                                   |                                    |
| <b>EXCESS/ (SHORTFALL)</b>        | <b>\$ (1,000)</b>                  |
|                                   |                                    |
| Carryover Funds From Prior Year   | 1,000                              |
|                                   |                                    |
| <b>NET EXCESS/ (SHORTFALL)</b>    | <b>\$ -</b>                        |

Note: Stormwater Reserve Balance As Of 5/1/24 Was \$245,461.

**DETAILED FINAL BUDGET**  
**VERANDA COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2024/2025**  
**OCTOBER 1, 2024 - SEPTEMBER 30, 2025**

|                                   | FISCAL YEAR<br>2022/2023<br>ACTUAL | FISCAL YEAR<br>2023/2024<br>BUDGET | FISCAL YEAR<br>2024/2025<br>BUDGET | COMMENTS                                    |
|-----------------------------------|------------------------------------|------------------------------------|------------------------------------|---------------------------------------------|
| <b>REVENUES</b>                   |                                    |                                    |                                    |                                             |
| O & M Assessments                 | 86,995                             | 86,787                             | 86,745                             | Expenditures Less Interest/Discounts & Fees |
| Debt Assessments                  | 300,175                            | 300,174                            | 299,187                            | Bond Payments/Discounts & Fees              |
| Other Revenue - Stormwater Fees   | 44,174                             | 0                                  | 0                                  |                                             |
| Interest Income                   | 12,094                             | 360                                | 720                                | Interest Projected At \$60 Per Month        |
|                                   |                                    |                                    |                                    |                                             |
| <b>TOTAL REVENUES</b>             | <b>443,438</b>                     | <b>\$ 387,321</b>                  | <b>\$ 386,652</b>                  |                                             |
|                                   |                                    |                                    |                                    |                                             |
| <b>EXPENDITURES</b>               |                                    |                                    |                                    |                                             |
| Supervisor Fees                   | 0                                  | 0                                  | 0                                  |                                             |
| Payroll Taxes - Employer          | 0                                  | 0                                  | 0                                  |                                             |
| Engineering/Inspections           | 2,356                              | 1,750                              | 1,750                              | No Change From 2023/2024 Budget             |
| Management                        | 37,680                             | 38,808                             | 39,972                             | CPI Adjustment (Capped At 3%)               |
| Legal                             | 1,943                              | 11,000                             | 10,500                             | \$500 Decrease From 2023/2024 Budget        |
| Assessment Roll                   | 5,000                              | 5,000                              | 5,000                              | As Per Contract                             |
| Audit Fees                        | 3,800                              | 3,900                              | 4,000                              | Accepted Amount For 2023/2024 Audit         |
| Insurance                         | 6,718                              | 7,200                              | 7,900                              | FY 2023/2024 Expenditure Was \$7,222        |
| Legal Advertisements              | 1,086                              | 1,300                              | 1,300                              | No Change From 2023/2024 Budget             |
| Miscellaneous                     | 93                                 | 900                                | 800                                | \$100 Decrease From 2023/2024 Budget        |
| Postage                           | 101                                | 225                                | 225                                | No Change From 2023/2024 Budget             |
| Office Supplies                   | 317                                | 550                                | 525                                | \$25 Decrease From 2023/2024 Budget         |
| Dues & Subscriptions              | 175                                | 175                                | 175                                | No Change From 2023/2024 Budget             |
| Trustee Fee                       | 3,500                              | 3,500                              | 3,500                              | No Change From 2023/2024 Budget             |
| Continuing Disclosure Fee         | 350                                | 500                                | 500                                | No Change From 2023/2024 Budget             |
| Water Management/Drainage         | 1,600                              | 0                                  | 0                                  |                                             |
| <b>TOTAL EXPENDITURES</b>         | <b>64,719</b>                      | <b>\$ 74,808</b>                   | <b>\$ 76,147</b>                   |                                             |
|                                   |                                    |                                    |                                    |                                             |
| <b>REVENUES LESS EXPENDITURES</b> | <b>378,719</b>                     | <b>\$ 312,513</b>                  | <b>\$ 310,505</b>                  |                                             |
|                                   |                                    |                                    |                                    |                                             |
| Bond Payments                     | (282,860)                          | (282,164)                          | (281,236)                          | 2025 P & I Payments Less Earned Interest    |
|                                   |                                    |                                    |                                    |                                             |
| <b>BALANCE</b>                    | <b>95,859</b>                      | <b>\$ 30,349</b>                   | <b>\$ 29,269</b>                   |                                             |
|                                   |                                    |                                    |                                    |                                             |
| Tax Collector Fee                 | (5,927)                            | (7,587)                            | (7,567)                            | Two Percent Of Total Assessment Roll        |
| Property Appraiser Fee            | (7,740)                            | (7,587)                            | (7,567)                            | Two Percent Of Total Assessment Roll        |
| Discounts For Early Payments      | (14,882)                           | (15,175)                           | (15,135)                           | Four Percent Of Total Assessment Roll       |
|                                   |                                    |                                    |                                    |                                             |
| <b>EXCESS/ (SHORTFALL)</b>        | <b>\$ 67,310</b>                   | <b>\$ -</b>                        | <b>\$ (1,000)</b>                  |                                             |
|                                   |                                    |                                    |                                    |                                             |
| Carryover Funds From Prior Year   | 0                                  | 0                                  | 1,000                              | Carryover Funds From Prior Year             |
|                                   |                                    |                                    |                                    |                                             |
| <b>NET EXCESS/ (SHORTFALL)</b>    | <b>\$ 67,310</b>                   | <b>\$ -</b>                        | <b>\$ -</b>                        |                                             |

Note: Stormwater Reserve Balance As Of 5/1/24 Was \$245,461.

# DETAILED FINAL DEBT SERVICE FUND BUDGET

VERANDA COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2024/2025

OCTOBER 1, 2024 - SEPTEMBER 30, 2025

|                            | FISCAL YEAR       | FISCAL YEAR       | FISCAL YEAR       |                                   |
|----------------------------|-------------------|-------------------|-------------------|-----------------------------------|
|                            | 2022/2023         | 2023/2024         | 2024/2025         |                                   |
| REVENUES                   | ACTUAL            | BUDGET            | BUDGET            | COMMENTS                          |
| Interest Income            | 15,621            | 100               | 500               | Projected Interest For 2024/2025  |
| NAV Tax Collection         | 282,860           | 282,164           | 281,236           | Maximum Debt Service Collection   |
| Prepaid Bond Collection    | 11,820            | 0                 | 0                 |                                   |
| <b>Total Revenues</b>      | <b>\$ 310,301</b> | <b>\$ 282,264</b> | <b>\$ 281,736</b> |                                   |
|                            |                   |                   |                   |                                   |
| <b>EXPENDITURES</b>        |                   |                   |                   |                                   |
| Principal Payments         | 85,000            | 95,000            | 95,000            | Principal Payment Due In 2025     |
| Interest Payments          | 191,863           | 185,900           | 180,850           | Interest Payments Due In 2025     |
| Bond Redemption            | 0                 | 1,364             | 5,886             | Estimated Excess Debt Collections |
| <b>Total Expenditures</b>  | <b>\$ 276,863</b> | <b>\$ 282,264</b> | <b>\$ 281,736</b> |                                   |
|                            |                   |                   |                   |                                   |
| <b>Excess/ (Shortfall)</b> | <b>\$ 33,438</b>  | <b>\$ -</b>       | <b>\$ -</b>       |                                   |

## Series 2015 Bond Information

|                           |                |                                 |                        |
|---------------------------|----------------|---------------------------------|------------------------|
| Original Par Amount =     | \$4,270,000    | Annual Principal Payments Due = | November 1st           |
| Interest Rate =           | 4.00% - 5.25%  | Annual Interest Payments Due =  | May 1st & November 1st |
| Issue Date =              | September 2015 |                                 |                        |
| Maturity Date =           | November 2045  |                                 |                        |
| Par Amount As Of 1/1/24 = | \$3,615,000    |                                 |                        |

# VERANDA COMMUNITY DEVELOPMENT DISTRICT ASSESSMENT COMPARISON

|                                        | Fiscal Year<br>2021/2022<br>Assessment* | Fiscal Year<br>2022/2023<br>Assessment* | Fiscal Year<br>2023/2024<br>Assessment* | Fiscal Year<br>2024/2025<br>Projected Assessment* |
|----------------------------------------|-----------------------------------------|-----------------------------------------|-----------------------------------------|---------------------------------------------------|
| O & M For Single Family 42' Unit       | \$ 229.96                               | \$ 229.72                               | \$ 229.60                               | \$ 229.49                                         |
| <u>Debt For Single Family 42' Unit</u> | <u>\$ 606.00</u>                        | <u>\$ 606.00</u>                        | <u>\$ 606.00</u>                        | <u>\$ 606.00</u>                                  |
| Total For Single Family 42' Unit       | \$ 835.96                               | \$ 835.72                               | \$ 835.60                               | \$ 835.49                                         |
| O & M For Single Family 52' Unit       | \$ 229.96                               | \$ 229.72                               | \$ 229.60                               | \$ 229.49                                         |
| <u>Debt For Single Family 52' Unit</u> | <u>\$ 779.00</u>                        | <u>\$ 779.00</u>                        | <u>\$ 779.00</u>                        | <u>\$ 779.00</u>                                  |
| Total For Single Family 52' Unit       | \$ 1,008.96                             | \$ 1,008.72                             | \$ 1,008.60                             | \$ 1,008.49                                       |
| O & M For Single Family 66' Unit       | \$ 229.96                               | \$ 229.72                               | \$ 229.60                               | \$ 229.49                                         |
| <u>Debt For Single Family 66' Unit</u> | <u>\$ 987.00</u>                        | <u>\$ 987.00</u>                        | <u>\$ 987.00</u>                        | <u>\$ 987.00</u>                                  |
| Total For Single Family 66' Unit       | \$ 1,216.96                             | \$ 1,216.72                             | \$ 1,216.60                             | \$ 1,216.49                                       |

**\* Assessments Include the Following :**

4% Discount for Early Payments  
County Tax Collector Fee  
County Property Appraiser Fee

**Community Information:**

Single Family 42' Units: 69  
Single Family 52' Units: 210  
Single Family 66' Units: 99  
Total: 378 Units

**Single Family 42' Information:**

Total Units: 69  
Prepayments: 1  
Billed For Debt: 68

**Single Family 52' Information:**

Total Units: 210  
Prepayments: 3  
Billed For Debt: 207

**Single Family 66' Information:**

Total Units: 99  
Prepayments: 1  
Billed For Debt: 98

## RESOLUTION 2024-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERANDA COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2024/2025; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, the District is located in St. Lucie County, Florida ("**County**"); and

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

**WHEREAS**, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("**Fiscal Year 2024/2025**"), attached hereto as **Exhibit "A"** and incorporated by reference herein; and

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

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

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

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

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2024/2025; and

**WHEREAS**, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

**WHEREAS**, it is in the best interests of the District to adopt the Assessment Roll of the Veranda Community Development District ("**Assessment Roll**") attached to this Resolution as **Exhibit "B"** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

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

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

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

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits "A" and "B."** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

**SECTION 3. COLLECTION.** The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits "A" and "B."** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select

collection methods in any given year, regardless of past practices.

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

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

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

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

**PASSED AND ADOPTED** this 13<sup>th</sup> day of May, 2024.

ATTEST:

**VERANDA COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

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

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

**RESOLUTION NO. 2024-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERANDA COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2024/2025 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, it is necessary for the Veranda Community Development District ("District") to establish a regular meeting schedule for fiscal year 2024/2025; and

**WHEREAS**, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2024/2025 which is attached hereto and made a part hereof as Exhibit "A".

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VERANDA COMMUNITY DEVELOPMENT DISTRICT, ST. LUCIE COUNTY, FLORIDA, AS FOLLOWS:**

**Section 1.** The above recitals are hereby adopted.

**Section 2.** The regular meeting schedule, time and location for meetings for fiscal year 2024/2025 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

**PASSED, ADOPTED and EFFECTIVE** this 13<sup>th</sup> day of May, 2024.

**ATTEST:**

**VERANDA  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson

**VERANDA COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2024/2025 REGULAR MEETING SCHEDULE**

**NOTICE IS HEREBY GIVEN** that the Board of Supervisors of the **Veranda Community Development District** will hold Regular Board Meetings in the Veranda Clubhouse located at 238 SE Courances Drive, Port St. Lucie, Florida 34984 at **10:30 a.m.** on the following dates:

**October 21, 2024  
November 18, 2024  
December 9, 2024  
January 13, 2025  
February 10, 2025  
March 10, 2025  
April 14, 2025  
May 12, 2025  
June 9, 2025  
July 14, 2025  
August 11, 2025  
September 8, 2025**

The purpose of the meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any of the meetings may be obtained from the District's website or by contacting the District Manager at 561-630-4922 and/or toll free at 1-877-737-4922 prior to the date of the particular meeting.

From time to time one or two Supervisors may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure 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.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at 561-630-4922 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.

**VERANDA COMMUNITY DEVELOPMENT DISTRICT**

**[www.verandacdd.org](http://www.verandacdd.org)**

**PUBLISH: ST. LUCIE NEWS TRIBUNE**