



**VERANDA
COMMUNITY DEVELOPMENT
DISTRICT**

**CITY OF PORT ST. LUCIE
REGULAR BOARD MEETING
& PUBLIC HEARING
JUNE 13, 2022
10:30 A.M.**

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

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
June 13, 2022
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 14, 2022 Regular Board Meeting.....Page 2
- G. Public Hearing
 - 1. Proof of Publication.....Page 4
 - 2. Receive Public Comments on Fiscal Year 2022/2023 Final Budget
 - 3. Consider Resolution No. 2022-02 – Adopting a Fiscal Year 2022/2023 Final Budget.....Page 5
 - 4. Consider Resolution No. 2022-03 – Adopting a Fiscal Year 2022/2023 Assessment Roll.....Page 14
- H. Old Business
- I. New Business
 - 1. Consider Resolution No. 2022-04 – Adopting a Fiscal Year 2022/2023 Meeting Schedule.....Page 27
 - 2. Consider Approval of Retention and Fee Agreement with Kutak Rock LLP.....Page 29
- J. Administrative Matters
- K. Board Members Comments
- L. Adjourn

Treasure Coast Newspapers

PART OF THE USA TODAY NETWORK

St Lucie News Tribune
1801 U.S. 1, Vero Beach, FL 32960
AFFIDAVIT OF PUBLICATION

Attn: Special District Services
TRADITION CDD
2501 BURNS RD # A

PALM BEACH GARDENS, FL 33410-5207

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, said legal clerk, who on oath says that he/she is a legal clerk of the St Lucie News Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida: that the attached copy of advertisement was published in the St Lucie News Tribune in the following issues below. Affiant further says that the said St Lucie News Tribune is a newspaper published in Fort Pierce in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The St Lucie News Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.

Issue(s) dated before where the dates are noted: 10/01/2021

Quinn Roberts

Subscribed and sworn to before on October 1, 2021:

Amy Kokott
Notary, State of WI, County of Brown

10/30/2025

My commission expires

Publication Cost: \$208.62
Ad No: 0004931507
Customer No: 1313370
PO #: MEETING SCHEDULE

AMY KOKOTT
Notary Public
State of Wisconsin

VERANDA COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2021/2022 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 11, 2021
- November 8, 2021
- December 13, 2021
- January 10, 2022
- February 14, 2022
- March 14, 2022
- April 11, 2022
- May 9, 2022
- June 13, 2022
- July 11, 2022
- August 8, 2022
- September 12, 2022

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 10/01/21
Pub: October 1, 2021
TCN4931507

of Affidavits: 1

**VERANDA COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MARCH 14, 2022**

A. CALL TO ORDER

The Regular Board Meeting of the Veranda Community Development District for March 14, 2022 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 October 01, 2021, 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 were District Managers Michael McElligott of Special District Services, Inc., and District Attorney Johnathon Johnson from Hopping, Green & Sams, P.A. who attended by phone.

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 9, 2020, Regular Board Meeting and Public Hearing

The October 11, 2021, Regular Board Meeting Minutes were presented for approval.

A **motion** was then made by Mr. Dinsmore, seconded by Mr. Goldstein to approve the October 11, 2021, 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. 2022-01 – Adopting a Fiscal Year 2022/2023 Proposed Budget

**VERANDA COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MARCH 14, 2022**

Mr. McElligott presented Resolution No. 2022-01, entitled:

RESOLUTION NO. 2022-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERANDA
COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED
BUDGET FOR YEAR 2022/2023; AND PROVIDING AN EFFECTIVE DATE.**

After some discussion, a **motion** was made by Mr. Dinsmore, seconded by Mr. Kanarek to adopt Resolution No. 2022-01, as presented, and set the Public Hearing date and time for June 13, 2022 at 10:30 am. The **motion** passed 3-0.

I. ADMINISTRATIVE MATTERS

Mr. McElligott reminded the Board that this year will be the first year that some of the Board seats go to general election. Mr. McElligott informed the Board of the qualifying period in June for those 2 seats. Mr. McElligott also announced the last landowners meeting which will be held this November. There was no action for the Board to take.

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. Dinsmore, seconded by Mr. Maxey and passed unanimously to adjourn the meeting at 10:46 am.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

Miscellaneous Notices



Published in Press Journal on May 24, 2022

Location

Indian River County, Florida

Notice Text

VERANDA COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 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 June 13, 2022, 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 2022/2023. 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 District's website (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 Publish: May 24, 31, 2022 TCN5265884

RESOLUTION 2022-02

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, 2022, AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2022, 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 June 13, 2022, 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 1st 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, 2023,” as adopted by the Board of Supervisors on June 13, 2022.
- 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, 2022, and ending September 30, 2023, the sum of \$387,007 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	\$ <u>86,833</u>
TOTAL DEBT SERVICE FUND	\$ <u>300,174</u>
TOTAL ALL FUNDS	\$ <u>387,007</u>

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 13TH DAY OF JUNE, 2022.

ATTEST:

**VERANDA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By:_____

Its:_____

Exhibit A: Fiscal Year 2022/2023 Budget

Veranda
Community Development District

**Final Budget For
Fiscal Year 2022/2023
October 1, 2022 - September 30, 2023**

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- IV ASSESSMENT COMPARISON

FINAL BUDGET
VERANDA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET
REVENUES	
O & M Assessments	86,833
Debt Assessments	300,174
Other Revenue - Stormwater Fees	0
Interest Income	240
TOTAL REVENUES	\$ 387,247
EXPENDITURES	
Supervisor Fees	0
Payroll Taxes - Employer	0
Engineering/Inspections	1,750
Management	37,680
Legal	12,500
Assessment Roll	5,000
Audit Fees	3,800
Insurance	6,600
Legal Advertisements	1,200
Miscellaneous	1,200
Postage	225
Office Supplies	600
Dues & Subscriptions	175
Trustee Fee	3,500
Continuing Disclosure Fee	500
Water Management/Drainage	0
TOTAL EXPENDITURES	\$ 74,730
REVENUES LESS EXPENDITURES	\$ 312,517
Bond Payments	(282,164)
BALANCE	\$ 30,353
Tax Collector Fee	(7,588)
Property Appraiser Fee	(7,588)
Discounts For Early Payments	(15,177)
EXCESS/ (SHORTFALL)	\$ -
Carryover Funds From Prior Year	0
NET EXCESS/ (SHORTFALL)	\$ -

Note: Stormwater Reserve Balance As Of 6/1/22 Was \$156,375.

DETAILED FINAL BUDGET
VERANDA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
O & M Assessments	87,078	86,923	86,833	Expenditures Less Interest/Discounts & Fees
Debt Assessments	300,781	300,174	300,174	Bond Payments/Discounts & Fees
Other Revenue - Stormwater Fees	42,582	0	0	
Interest Income	264	240	240	Interest Projected At \$20 Per Month
TOTAL REVENUES	430,705	\$ 387,337	\$ 387,247	
EXPENDITURES				
Supervisor Fees	0	0	0	
Payroll Taxes - Employer	0	0	0	
Engineering/Inspections	0	2,000	1,750	\$250 Decrease From 2021/2022 Budget
Management	36,084	36,588	37,680	CPI Adjustment (Capped At 3%)
Legal	1,208	13,500	12,500	\$1,000 Decrease From 2021/2022 Budget
Assessment Roll	5,000	5,000	5,000	As Per Contract
Audit Fees	3,600	3,700	3,800	Accepted Amount For 2021/2022 Audit
Insurance	6,038	6,600	6,600	FY 2021/2022 Expenditure Was \$6,249
Legal Advertisements	927	1,200	1,200	No Change From 2021/2022 Budget
Miscellaneous	246	1,200	1,200	No Change From 2021/2022 Budget
Postage	78	225	225	No Change From 2021/2022 Budget
Office Supplies	181	625	600	\$25 Decrease From 2021/2022 Budget
Dues & Subscriptions	175	175	175	No Change From 2021/2022 Budget
Trustee Fee	3,500	3,500	3,500	No Change From 2021/2022 Budget
Continuing Disclosure Fee	500	500	500	No Change From 2021/2022 Budget
Water Management/Drainage	16,725	0	0	Fiscal Year 2020/2021 Expenditure
TOTAL EXPENDITURES	74,262	\$ 74,813	\$ 74,730	
REVENUES LESS EXPENDITURES	356,443	\$ 312,524	\$ 312,517	
Bond Payments	(283,550)	(282,164)	(282,164)	2023 P & I Payments Less Earned Interest
BALANCE	72,893	\$ 30,360	\$ 30,353	
Tax Collector Fee	(5,798)	(7,590)	(7,588)	Two Percent Of Total Assessment Roll
Property Appraiser Fee	(7,757)	(7,590)	(7,588)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(14,759)	(15,180)	(15,177)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 44,579	\$ -	\$ -	
Carryover Funds From Prior Year	0	0	0	Carryover Funds From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 44,579	\$ -	\$ -	

Note: Stormwater Reserve Balance As Of 6/1/22 Was \$156,375.

DETAILED FINAL DEBT SERVICE FUND BUDGET
VERANDA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
REVENUES				
Interest Income	34	25	25	Projected Interest For 2022/2023
NAV Tax Collection	283,550	282,164	282,164	Maximum Debt Service Collection
Prepaid Bond Collection	7,617	0	0	
Total Revenues	\$ 291,201	\$ 282,189	\$ 282,189	
EXPENDITURES				
Principal Payments	75,000	85,000	90,000	Principal Payment Due In 2023
Interest Payments	199,363	194,038	189,950	Interest Payments Due In 2023
Bond Redemption	5,000	3,151	2,239	Estimated Excess Debt Collections
Total Expenditures	\$ 279,363	\$ 282,189	\$ 282,189	
Excess/ (Shortfall)	\$ 11,838	\$ -	\$ -	

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 1/1/22 =	\$3,805,000		

**VERANDA COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON**

	Fiscal Year 2018/2019 Assessment*	Fiscal Year 2019/2020 Assessment*	Fiscal Year 2020/2021 Assessment*	Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Projected Assessment*
O & M For Single Family 42' Unit	\$ 234.32	\$ 232.62	\$ 230.34	\$ 229.96	\$ 229.72
<u>Debt For Single Family 42' Unit</u>	<u>\$ 606.00</u>	<u>\$ 606.00</u>	<u>\$ 606.00</u>	<u>\$ 606.00</u>	<u>\$ 606.00</u>
Total For Single Family 42' Unit	\$ 840.32	\$ 838.62	\$ 836.34	\$ 835.96	\$ 835.72
O & M For Single Family 52' Unit	\$ 234.32	\$ 232.62	\$ 230.34	\$ 229.96	\$ 229.72
<u>Debt For Single Family 52' Unit</u>	<u>\$ 779.00</u>	<u>\$ 779.00</u>	<u>\$ 779.00</u>	<u>\$ 779.00</u>	<u>\$ 779.00</u>
Total For Single Family 52' Unit	\$ 1,013.32	\$ 1,011.62	\$ 1,009.34	\$ 1,008.96	\$ 1,008.72
O & M For Single Family 66' Unit	\$ 234.32	\$ 232.62	\$ 230.34	\$ 229.96	\$ 229.72
<u>Debt For Single Family 66' Unit</u>	<u>\$ 987.00</u>	<u>\$ 987.00</u>	<u>\$ 987.00</u>	<u>\$ 987.00</u>	<u>\$ 987.00</u>
Total For Single Family 66' Unit	\$ 1,221.32	\$ 1,219.62	\$ 1,217.34	\$ 1,216.96	\$ 1,216.72

*** 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

RESOLUTION 2022-03

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 2022/2023; 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, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"), 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 2022/2023; 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 13th day of June, 2022.

ATTEST:

**VERANDA COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget
Exhibit B: Assessment Roll

**Veranda Community Development District
Assessment Roll 2022-2023**

Property ID	Parcel ID	Land Use	Lot #	Product Type	Number Of Units	Assessment Per Unit
178316	4434-800-0001-000-8	0900	-----	N/A	0	0.00
178317	4434-800-0002-000-5	0900	-----	N/A	0	0.00
178318	4434-800-0003-000-2	0900	-----	N/A	0	0.00
178320	4434-800-0005-000-6	0900	-----	N/A	0	0.00
178321	4434-800-0006-000-3	0900	-----	N/A	0	0.00
178322	4434-800-0007-000-0	0900	-----	N/A	0	0.00
178323	4434-800-0008-000-7	0900	-----	N/A	0	0.00
178324	4434-800-0009-000-4	0900	-----	N/A	0	0.00
178325	4434-800-0010-000-4	0900	-----	N/A	0	0.00
178326	4434-800-0011-000-1	0000	-----	N/A	0	0.00
178327	4434-800-0012-000-8	0900	-----	N/A	0	0.00
178329	4434-800-0014-000-2	0900	-----	N/A	0	0.00
178330	4434-800-0015-000-9	0000	1	52'	1	1,008.72
178331	4434-800-0016-000-6	0000	2	52'	1	1,008.72
178332	4434-800-0017-000-3	0000	3	52'	1	1,008.72
178333	4434-800-0018-000-0	0100	4	52'	1	1,008.72
178334	4434-800-0019-000-7	0000	5	52'	1	1,008.72
178335	4434-800-0020-000-7	0000	6	52'	1	1,008.72
178336	4434-800-0021-000-4	0000	7	52'	1	1,008.72
178337	4434-800-0022-000-1	0000	8	52'	1	1,008.72
178338	4434-800-0023-000-8	0000	9	66'	1	1,216.72
178339	4434-800-0024-000-5	0000	10	66'	1	1,216.72
178340	4434-800-0025-000-2	0000	11	52'	1	1,008.72
178341	4434-800-0026-000-9	0000	12	52'	1	229.72
178342	4434-800-0027-000-6	0000	13	52'	1	1,008.72
178343	4434-800-0028-000-3	0000	14	52'	1	1,008.72
178344	4434-800-0029-000-0	0000	15	52'	1	1,008.72
178345	4434-800-0030-000-0	0000	16	52'	1	1,008.72
178346	4434-800-0031-000-7	0000	17	52'	1	1,008.72
178347	4434-800-0032-000-4	0100	18	52'	1	1,008.72
178348	4434-800-0033-000-1	0100	19	52'	1	1,008.72
178349	4434-800-0034-000-8	0100	20	52'	1	1,008.72
178350	4434-800-0035-000-5	0100	21	52'	1	1,008.72
178351	4434-800-0036-000-2	0100	22	52'	1	1,008.72
178352	4434-800-0037-000-9	0100	23	52'	1	1,008.72
178353	4434-800-0038-000-6	0100	24	52'	1	1,008.72
178354	4434-800-0039-000-3	0100	25	52'	1	1,008.72
178355	4434-800-0040-000-3	0100	26	52'	1	1,008.72
178356	4434-800-0041-000-0	0100	27	52'	1	1,008.72
178357	4434-800-0042-000-7	0100	28	52'	1	1,008.72
178358	4434-800-0043-000-4	0100	29	52'	1	1,008.72
178359	4434-800-0044-000-1	0100	30	52'	1	1,008.72
178360	4434-800-0045-000-8	0000	31	52'	1	1,008.72
178361	4434-800-0046-000-5	0000	32	52'	1	1,008.72

**Veranda Community Development District
Assessment Roll 2022-2023**

Property ID	Parcel ID	Land Use	Lot #	Product Type	Number Of Units	Assessment Per Unit
178362	4434-800-0047-000-2	0100	33	52'	1	1,008.72
178363	4434-800-0048-000-9	0000	34	52'	1	1,008.72
178364	4434-800-0049-000-6	0000	35	52'	1	1,008.72
178365	4434-800-0050-000-6	0000	36	52'	1	1,008.72
178366	4434-800-0051-000-3	0000	37	52'	1	1,008.72
178367	4434-800-0052-000-0	0000	38	52'	1	1,008.72
178368	4434-800-0053-000-7	0100	39	52'	1	1,008.72
178369	4434-800-0054-000-4	0000	40	52'	1	1,008.72
178370	4434-800-0055-000-1	0100	41	52'	1	1,008.72
178371	4434-800-0056-000-8	0000	42	52'	1	1,008.72
178372	4434-800-0057-000-5	0000	43	52'	1	1,008.72
178373	4434-800-0058-000-2	0100	44	52'	1	1,008.72
178374	4434-800-0059-000-9	0100	45	52'	1	1,008.72
178375	4434-800-0060-000-9	0000	46	52'	1	1,008.72
178376	4434-800-0061-000-6	0000	47	52'	1	1,008.72
178377	4434-800-0062-000-3	0000	48	52'	1	1,008.72
178378	4434-800-0063-000-0	0000	49	52'	1	1,008.72
178379	4434-800-0064-000-7	0000	50	52'	1	1,008.72
178380	4434-800-0065-000-4	0000	51	52'	1	1,008.72
178381	4434-800-0066-000-1	0000	52	52'	1	1,008.72
178384	4434-800-0069-000-2	0000	55	52'	1	1,008.72
178385	4434-800-0070-000-2	0000	56	52'	1	1,008.72
178386	4434-800-0071-000-9	0100	57	52'	1	1,008.72
178387	4434-800-0072-000-6	0100	58	52'	1	1,008.72
178388	4434-800-0073-000-3	0100	59	52'	1	1,008.72
178389	4434-800-0074-000-0	0100	60	52'	1	1,008.72
178390	4434-800-0075-000-7	0100	61	52'	1	1,008.72
178391	4434-800-0076-000-4	0100	62	52'	1	1,008.72
178392	4434-800-0077-000-1	0100	63	52'	1	1,008.72
178393	4434-800-0078-000-8	0100	64	52'	1	1,008.72
178394	4434-800-0079-000-5	0100	65	52'	1	1,008.72
178395	4434-800-0080-000-5	0100	66	52'	1	1,008.72
178396	4434-800-0081-000-2	0100	67	52'	1	1,008.72
178397	4434-800-0082-000-9	0100	68	52'	1	1,008.72
178398	4434-800-0083-000-6	0100	69	52'	1	1,008.72
178399	4434-800-0084-000-3	0100	70	52'	1	1,008.72
178400	4434-800-0085-000-0	0100	71	52'	1	1,008.72
178401	4434-800-0086-000-7	0100	72	52'	1	1,008.72
178402	4434-800-0087-000-4	0100	73	52'	1	1,008.72
178403	4434-800-0088-000-1	0100	74	52'	1	1,008.72
178404	4434-800-0089-000-8	0100	75	52'	1	1,008.72
178405	4434-800-0090-000-8	0100	76	52'	1	1,008.72
178406	4434-800-0091-000-5	0100	77	52'	1	1,008.72
178407	4434-800-0092-000-2	0100	78	66'	1	1,216.72

**Veranda Community Development District
Assessment Roll 2022-2023**

Property ID	Parcel ID	Land Use	Lot #	Product Type	Number Of Units	Assessment Per Unit
178408	4434-800-0093-000-9	0100	79	52'	1	1,008.72
178409	4434-800-0094-000-6	0100	80	52'	1	1,008.72
178410	4434-800-0095-000-3	0100	81	52'	1	1,008.72
178411	4434-800-0096-000-0	0100	82	52'	1	1,008.72
178412	4434-800-0097-000-7	0100	83	52'	1	1,008.72
178413	4434-800-0098-000-4	0100	84	52'	1	1,008.72
178414	4434-800-0099-000-1	0100	85	52'	1	1,008.72
178415	4434-800-0100-000-2	0100	86	52'	1	1,008.72
178416	4434-800-0101-000-9	0100	87	66'	1	1,216.72
178417	4434-800-0102-000-6	0100	88	66'	1	1,216.72
178418	4434-800-0103-000-3	0100	89	66'	1	1,216.72
178419	4434-800-0104-000-0	0100	90	66'	1	1,216.72
178420	4434-800-0105-000-7	0100	91	66'	1	1,216.72
178421	4434-800-0106-000-4	0100	92	66'	1	1,216.72
178422	4434-800-0107-000-1	0100	93	66'	1	1,216.72
178423	4434-800-0108-000-8	0100	94	66'	1	1,216.72
178424	4434-800-0109-000-5	0100	95	66'	1	1,216.72
178425	4434-800-0110-000-5	0100	96	66'	1	1,216.72
178426	4434-800-0111-000-2	0100	97	66'	1	1,216.72
178427	4434-800-0112-000-9	0100	98	66'	1	1,216.72
178428	4434-800-0113-000-6	0100	99	66'	1	1,216.72
178429	4434-800-0114-000-3	0100	100	66'	1	1,216.72
178430	4434-800-0115-000-0	0100	101	66'	1	1,216.72
178431	4434-800-0116-000-7	0100	102	66'	1	1,216.72
178432	4434-800-0117-000-4	0100	103	66'	1	1,216.72
178433	4434-800-0118-000-1	0100	104	66'	1	1,216.72
178434	4434-800-0119-000-8	0100	105	66'	1	1,216.72
178435	4434-800-0120-000-8	0100	106	66'	1	1,216.72
178436	4434-800-0121-000-5	0100	107	66'	1	1,216.72
178437	4434-800-0122-000-2	0000	108	52'	1	1,008.72
178438	4434-800-0123-000-9	0100	109	52'	1	1,008.72
178439	4434-800-0124-000-6	0100	110	52'	1	1,008.72
178440	4434-800-0125-000-3	0100	111	52'	1	1,008.72
178441	4434-800-0126-000-0	0100	112	52'	1	1,008.72
178442	4434-800-0127-000-7	0100	113	52'	1	1,008.72
178443	4434-800-0128-000-4	0100	114	52'	1	1,008.72
178444	4434-800-0129-000-1	0100	115	52'	1	1,008.72
178445	4434-800-0130-000-1	0100	116	52'	1	1,008.72
178446	4434-800-0131-000-8	0100	117	52'	1	1,008.72
178447	4434-800-0132-000-5	0100	118	52'	1	1,008.72
178448	4434-800-0133-000-2	0100	119	52'	1	1,008.72
178449	4434-800-0134-000-9	0100	120	52'	1	1,008.72
178450	4434-800-0135-000-6	0100	121	52'	1	1,008.72
178451	4434-800-0136-000-3	0100	122	52'	1	1,008.72

**Veranda Community Development District
Assessment Roll 2022-2023**

Property ID	Parcel ID	Land Use	Lot #	Product Type	Number Of Units	Assessment Per Unit
178452	4434-800-0137-000-0	0100	123	52'	1	1,008.72
178453	4434-800-0138-000-7	0100	124	52'	1	1,008.72
178454	4434-800-0139-000-4	0000	125	52'	1	1,008.72
178455	4434-800-0140-000-4	0100	126	66'	1	1,216.72
178456	4434-800-0141-000-1	0000	127	52'	1	1,008.72
178457	4434-800-0142-000-8	0000	128	52'	1	1,008.72
178458	4434-800-0143-000-5	0100	129	66'	1	1,216.72
178459	4434-800-0144-000-2	0100	130	52'	1	1,008.72
178460	4434-800-0145-000-9	0100	131	52'	1	1,008.72
178461	4434-800-0146-000-6	0100	132	66'	1	1,216.72
178462	4434-800-0147-000-3	0100	133	52'	1	1,008.72
178463	4434-800-0148-000-0	0000	134	52'	1	1,008.72
178464	4434-800-0149-000-7	0000	135	52'	1	1,008.72
178465	4434-800-0150-000-7	0100	136	52'	1	1,008.72
178466	4434-800-0151-000-4	0100	137	52'	1	1,008.72
178467	4434-800-0152-000-1	0100	138	52'	1	1,008.72
178468	4434-800-0153-000-8	0100	139	52'	1	1,008.72
178469	4434-800-0154-000-5	0100	140	52'	1	1,008.72
178470	4434-800-0155-000-2	0100	141	52'	1	1,008.72
178471	4434-800-0156-000-9	0000	142	52'	1	1,008.72
178472	4434-800-0157-000-6	0000	143	52'	1	1,008.72
178473	4434-800-0158-000-3	0000	144	52'	1	1,008.72
178474	4434-800-0159-000-0	0100	145	52'	1	1,008.72
178475	4434-800-0160-000-0	0100	146	52'	1	1,008.72
178476	4434-800-0161-000-7	9400	-----	N/A	0	0.00
180779	4434-801-0001-000-1	9500	-----	N/A	0	0.00
180780	4434-801-0002-000-8	9500	-----	N/A	0	0.00
180781	4434-801-0003-000-5	9500	-----	N/A	0	0.00
180782	4434-801-0004-000-2	0900	-----	N/A	0	0.00
180783	4434-801-0005-000-9	0900	-----	N/A	0	0.00
180784	4434-801-0006-000-6	0900	-----	N/A	0	0.00
180786	4434-801-0008-000-0	0100	147	52'	1	1,008.72
180787	4434-801-0009-000-7	0100	148	52'	1	1,008.72
180788	4434-801-0010-000-7	0100	149	52'	1	1,008.72
180789	4434-801-0011-000-4	0100	150	42'	1	835.72
180790	4434-801-0012-000-1	0100	151	52'	1	1,008.72
180791	4434-801-0013-000-8	0000	152	52'	1	1,008.72
180792	4434-801-0014-000-5	0100	153	52'	1	1,008.72
180793	4434-801-0015-000-2	0100	154	52'	1	1,008.72
180794	4434-801-0016-000-9	0100	155	52'	1	1,008.72
180795	4434-801-0017-000-6	0100	156	52'	1	1,008.72
180796	4434-801-0018-000-3	0100	157	52'	1	1,008.72
180797	4434-801-0019-000-0	0100	158	52'	1	1,008.72
180798	4434-801-0020-000-0	0100	159	52'	1	1,008.72

**Veranda Community Development District
Assessment Roll 2022-2023**

Property ID	Parcel ID	Land Use	Lot #	Product Type	Number Of Units	Assessment Per Unit
180799	4434-801-0021-000-7	0100	160	52'	1	1,008.72
180800	4434-801-0022-000-4	0100	161	52'	1	1,008.72
180801	4434-801-0023-000-1	0100	162	52'	1	1,008.72
180802	4434-801-0024-000-8	0100	163	52'	1	1,008.72
180803	4434-801-0025-000-5	0100	164	66'	1	1,216.72
180804	4434-801-0026-000-2	0100	165	66'	1	1,216.72
180805	4434-801-0027-000-9	0100	166	66'	1	1,216.72
180806	4434-801-0028-000-6	0100	167	66'	1	1,216.72
180807	4434-801-0029-000-3	0100	168	66'	1	1,216.72
180808	4434-801-0030-000-3	0100	169	66'	1	1,216.72
180809	4434-801-0031-000-0	0100	170	66'	1	1,216.72
180810	4434-801-0032-000-7	0100	171	66'	1	1,216.72
180811	4434-801-0033-000-4	0100	172	66'	1	1,216.72
180812	4434-801-0034-000-1	0100	173	66'	1	1,216.72
180813	4434-801-0035-000-8	0100	174	52'	1	1,008.72
180814	4434-801-0036-000-5	0100	175	66'	1	1,216.72
180815	4434-801-0037-000-2	0000	176	66'	1	1,216.72
180816	4434-801-0038-000-9	0100	177	66'	1	1,216.72
180817	4434-801-0039-000-6	0100	178	66'	1	1,216.72
180818	4434-801-0040-000-6	0000	179	66'	1	1,216.72
180819	4434-801-0041-000-3	0100	180	66'	1	1,216.72
180820	4434-801-0042-000-0	0100	181	52'	1	1,008.72
180821	4434-801-0043-000-7	0000	182	66'	1	1,216.72
180822	4434-801-0044-000-4	0100	183	66'	1	1,216.72
180823	4434-801-0045-000-1	0000	184	66'	1	1,216.72
180824	4434-801-0046-000-8	0100	185	66'	1	1,216.72
180825	4434-801-0047-000-5	0100	186	66'	1	1,216.72
180826	4434-801-0048-000-2	0100	187	66'	1	1,216.72
180827	4434-801-0049-000-9	0100	188	66'	1	1,216.72
180828	4434-801-0050-000-9	0100	189	66'	1	1,216.72
180829	4434-801-0051-000-6	0100	190	66'	1	1,216.72
180830	4434-801-0052-000-3	0100	191	66'	1	1,216.72
180831	4434-801-0053-000-0	0100	192	52'	1	1,008.72
180832	4434-801-0054-000-7	0100	193	52'	1	1,008.72
180833	4434-801-0055-000-4	0000	194	52'	1	1,008.72
180834	4434-801-0056-000-1	0000	195	52'	1	1,008.72
180835	4434-801-0057-000-8	0000	196	52'	1	1,008.72
180836	4434-801-0058-000-5	0100	197	42'	1	835.72
180837	4434-801-0059-000-2	0000	198	52'	1	1,008.72
180838	4434-801-0060-000-2	0100	199	52'	1	1,008.72
180839	4434-801-0061-000-9	0000	200	52'	1	1,008.72
180840	4434-801-0062-000-6	0100	201	42'	1	835.72
180841	4434-801-0063-000-3	0100	202	52'	1	1,008.72
180842	4434-801-0064-000-0	0000	203	52'	1	1,008.72

**Veranda Community Development District
Assessment Roll 2022-2023**

Property ID	Parcel ID	Land Use	Lot #	Product Type	Number Of Units	Assessment Per Unit
180843	4434-801-0065-000-7	0000	204	52'	1	1,008.72
180844	4434-801-0066-000-4	0000	205	52'	1	1,008.72
180845	4434-801-0067-000-1	0000	206	42'	1	835.72
180846	4434-801-0068-000-8	0100	207	42'	1	835.72
180847	4434-801-0069-000-5	0100	208	52'	1	1,008.72
180848	4434-801-0070-000-5	0100	209	42'	1	835.72
180849	4434-801-0071-000-2	0000	210	52'	1	1,008.72
180850	4434-801-0072-000-9	0100	211	42'	1	835.72
180851	4434-801-0073-000-6	0100	212	66'	1	1,216.72
180852	4434-801-0074-000-3	0100	213	66'	1	1,216.72
180853	4434-801-0075-000-0	0100	214	52'	1	1,008.72
180854	4434-801-0076-000-7	0000	215	52'	1	1,008.72
180855	4434-801-0077-000-4	0100	216	52'	1	1,008.72
180856	4434-801-0078-000-1	0100	217	42'	1	835.72
180857	4434-801-0079-000-8	0100	218	42'	1	835.72
180858	4434-801-0080-000-8	0100	219	52'	1	1,008.72
180859	4434-801-0081-000-5	0100	220	52'	1	1,008.72
180860	4434-801-0082-000-2	0100	221	52'	1	1,008.72
180861	4434-801-0083-000-9	0100	222	42'	1	835.72
180862	4434-801-0084-000-6	0100	223	42'	1	835.72
180863	4434-801-0085-000-3	0100	224	42'	1	835.72
180864	4434-801-0086-000-0	0100	225	42'	1	835.72
180865	4434-801-0087-000-7	0000	226	42'	1	835.72
180866	4434-801-0088-000-4	0000	227	42'	1	835.72
180867	4434-801-0089-000-1	0000	228	42'	1	835.72
180868	4434-801-0090-000-1	0000	229	42'	1	835.72
180869	4434-801-0091-000-8	0000	230	42'	1	835.72
180870	4434-801-0092-000-5	0000	231	42'	1	835.72
180871	4434-801-0093-000-2	0000	232	42'	1	835.72
180872	4434-801-0094-000-9	0000	233	42'	1	835.72
180873	4434-801-0095-000-6	0000	234	42'	1	835.72
180874	4434-801-0096-000-3	0000	235	42'	1	835.72
180875	4434-801-0097-000-0	0000	236	42'	1	835.72
180876	4434-801-0098-000-7	0100	237	42'	1	835.72
180877	4434-801-0099-000-4	0000	238	42'	1	835.72
180878	4434-801-0100-000-5	0000	239	42'	1	835.72
180879	4434-801-0101-000-2	0100	240	52'	1	1,008.72
180880	4434-801-0102-000-9	0100	241	52'	1	1,008.72
180881	4434-801-0103-000-6	0100	242	42'	1	835.72
180882	4434-801-0104-000-3	0100	243	42'	1	835.72
180883	4434-801-0105-000-0	0100	244	42'	1	229.72
180884	4434-801-0106-000-7	0100	245	42'	1	835.72
180885	4434-801-0107-000-4	0100	246	52'	1	1,008.72
180886	4434-801-0108-000-4	0100	247	52'	1	1,008.72

**Veranda Community Development District
Assessment Roll 2022-2023**

Property ID	Parcel ID	Land Use	Lot #	Product Type	Number Of Units	Assessment Per Unit
180887	4434-801-0109-000-8	0100	248	42'	1	835.72
180888	4434-801-0110-000-8	0100	249	42'	1	835.72
180889	4434-801-0111-000-4	0100	250	42'	1	835.72
180890	4434-801-0112-000-2	0100	251	42'	1	835.72
180891	4434-801-0113-000-9	0100	252	42'	1	835.72
180892	4434-801-0114-000-6	0100	253	42'	1	835.72
180893	4434-801-0115-000-3	0100	254	42'	1	835.72
180894	4434-801-0116-000-0	0000	255	42'	1	835.72
180895	4434-801-0117-000-7	0000	256	42'	1	835.72
180896	4434-801-0118-000-4	0000	257	42'	1	835.72
180897	4434-801-0119-000-1	0000	258	42'	1	835.72
180898	4434-801-0120-000-1	0000	259	42'	1	835.72
180899	4434-801-0121-000-8	0900	-----	N/A	0	0.00
181751	4434-802-0001-000-4	9500	-----	N/A	0	0.00
181752	4434-802-0002-000-1	9500	-----	N/A	0	0.00
181753	4434-802-0003-000-8	9500	-----	N/A	0	0.00
181754	4434-802-0004-000-5	0900	-----	N/A	0	0.00
181755	4434-802-0005-000-2	0900	-----	N/A	0	0.00
181756	4434-802-0006-000-9	0900	-----	N/A	0	0.00
181757	4434-802-0007-000-6	0000	260	52'	1	1,008.72
181758	4434-802-0008-000-3	0000	261	52'	1	1,008.72
181759	4434-802-0009-000-0	0000	262	52'	1	1,008.72
181760	4434-802-0010-000-0	0000	263	52'	1	1,008.72
181761	4434-802-0011-000-7	0000	264	42'	1	835.72
181762	4434-802-0012-000-4	0000	265	42'	1	835.72
181763	4434-802-0013-000-1	0000	266	42'	1	835.72
181764	4434-802-0014-000-8	0000	267	42'	1	835.72
181765	4434-802-0015-000-5	0000	268	42'	1	835.72
181766	4434-802-0016-000-2	0000	269	42'	1	835.72
181767	4434-802-0017-000-9	0000	270	42'	1	835.72
181768	4434-802-0018-000-6	0000	271	42'	1	835.72
181769	4434-802-0019-000-3	0000	272	42'	1	835.72
181770	4434-802-0020-000-3	0000	273	42'	1	835.72
181771	4434-802-0021-000-0	0000	274	52'	1	1,008.72
181772	4434-802-0022-000-7	0000	275	52'	1	1,008.72
181773	4434-802-0023-000-4	0000	276	52'	1	1,008.72
181774	4434-802-0024-000-1	0000	277	52'	1	1,008.72
181775	4434-802-0025-000-8	0000	278	52'	1	1,008.72
181776	4434-802-0026-000-5	0000	279	52'	1	1,008.72
181777	4434-802-0027-000-2	0000	280	52'	1	1,008.72
181778	4434-802-0028-000-9	0000	281	52'	1	1,008.72
181779	4434-802-0029-000-6	0000	282	52'	1	1,008.72
181780	4434-802-0030-000-6	0000	283	52'	1	1,008.72
181781	4434-802-0031-000-3	0000	284	52'	1	1,008.72

**Veranda Community Development District
Assessment Roll 2022-2023**

Property ID	Parcel ID	Land Use	Lot #	Product Type	Number Of Units	Assessment Per Unit
181782	4434-802-0032-000-0	0000	285	42'	1	835.72
181783	4434-802-0033-000-7	0000	286	42'	1	835.72
181784	4434-802-0034-000-4	0000	287	42'	1	835.72
181785	4434-802-0035-000-1	0000	288	42'	1	835.72
181786	4434-802-0036-000-8	0000	289	42'	1	835.72
181787	4434-802-0037-000-5	0000	290	42'	1	835.72
181788	4434-802-0038-000-2	0000	291	42'	1	835.72
181789	4434-802-0039-000-9	0000	292	52'	1	1,008.72
181790	4434-802-0040-000-9	0000	293	52'	1	1,008.72
181791	4434-802-0041-000-6	0000	294	52'	1	1,008.72
181794	4434-802-0042-000-3	0000	295	52'	1	1,008.72
181795	4434-802-0043-000-0	0000	296	52'	1	1,008.72
181796	4434-802-0044-000-7	0000	297	52'	1	1,008.72
181797	4434-802-0045-000-4	0000	298	66'	1	1,216.72
181798	4434-802-0046-000-1	0000	299	66'	1	1,216.72
181799	4434-802-0047-000-8	0000	300	66'	1	1,216.72
181800	4434-802-0048-000-5	0000	301	66'	1	1,216.72
181801	4434-802-0049-000-2	0000	302	66'	1	1,216.72
181802	4434-802-0050-000-2	0000	303	66'	1	1,216.72
181803	4434-802-0051-000-9	0000	304	66'	1	1,216.72
181804	4434-802-0052-000-6	0000	305	66'	1	1,216.72
181805	4434-802-0053-000-3	0000	306	66'	1	1,216.72
181806	4434-802-0054-000-0	0000	307	66'	1	1,216.72
181807	4434-802-0055-000-7	0000	308	66'	1	1,216.72
181808	4434-802-0056-000-4	0000	309	66'	1	1,216.72
181809	4434-802-0057-000-1	0000	310	66'	1	1,216.72
181810	4434-802-0058-000-8	0000	311	66'	1	1,216.72
181811	4434-802-0059-000-5	0000	312	66'	1	1,216.72
181812	4434-802-0060-000-5	0000	313	66'	1	1,216.72
181813	4434-802-0061-000-2	0000	314	66'	1	1,216.72
181814	4434-802-0062-000-9	0000	315	66'	1	1,216.72
181815	4434-802-0063-000-6	0000	316	66'	1	1,216.72
181816	4434-802-0064-000-3	0000	317	66'	1	1,216.72
181817	4434-802-0065-000-0	0000	318	66'	1	1,216.72
181818	4434-802-0066-000-7	0000	319	66'	1	1,216.72
181819	4434-802-0067-000-4	0000	320	66'	1	1,216.72
181820	4434-802-0068-000-1	0000	321	66'	1	1,216.72
181821	4434-802-0069-000-8	0000	322	66'	1	1,216.72
181822	4434-802-0070-000-8	0000	323	66'	1	1,216.72
181823	4434-802-0071-000-5	0000	324	66'	1	1,216.72
181824	4434-802-0072-000-2	0000	325	66'	1	1,216.72
181825	4434-802-0073-000-9	0000	326	66'	1	1,216.72
181826	4434-802-0074-000-6	0000	327	66'	1	1,216.72
181827	4434-802-0075-000-3	0000	328	66'	1	1,216.72

**Veranda Community Development District
Assessment Roll 2022-2023**

Property ID	Parcel ID	Land Use	Lot #	Product Type	Number Of Units	Assessment Per Unit
181828	4434-802-0076-000-0	0000	329	66'	1	1,216.72
181829	4434-802-0077-000-7	0000	330	66'	1	1,216.72
181830	4434-802-0078-000-4	0000	331	66'	1	1,216.72
181831	4434-802-0079-000-1	0000	332	66'	1	1,216.72
181832	4434-802-0080-000-1	0000	333	66'	1	1,216.72
181833	4434-802-0081-000-8	0000	334	66'	1	1,216.72
181834	4434-802-0082-000-5	0000	335	66'	1	1,216.72
181835	4434-802-0083-000-2	0000	336	66'	1	1,216.72
181836	4434-802-0084-000-9	0000	337	66'	1	1,216.72
181837	4434-802-0085-000-6	0000	338	66'	1	1,216.72
181838	4434-802-0086-000-3	0000	339	66'	1	1,216.72
181839	4434-802-0087-000-0	0000	340	66'	1	1,216.72
181840	4434-802-0088-000-7	0000	341	52'	1	229.72
181841	4434-802-0089-000-4	0000	342	66'	1	1,216.72
181842	4434-802-0090-000-4	0000	343	52'	1	1,008.72
181843	4434-802-0091-000-1	0000	344	52'	1	1,008.72
181844	4434-802-0092-000-8	0000	345	52'	1	1,008.72
181845	4434-802-0093-000-5	0000	346	52'	1	1,008.72
181846	4434-802-0094-000-2	0000	347	52'	1	1,008.72
181847	4434-802-0095-000-9	0000	348	52'	1	1,008.72
181848	4434-802-0096-000-6	0000	349	52'	1	1,008.72
181849	4434-802-0097-000-3	0000	350	52'	1	1,008.72
181850	4434-802-0098-000-0	0000	351	52'	1	1,008.72
181851	4434-802-0099-000-7	0000	352	52'	1	1,008.72
181852	4434-802-0100-000-8	0000	353	52'	1	1,008.72
181853	4434-802-0101-000-5	0000	354	52'	1	1,008.72
181854	4434-802-0102-000-2	0000	355	52'	1	1,008.72
181855	4434-802-0103-000-9	0000	356	52'	1	1,008.72
181856	4434-802-0104-000-6	0000	357	42'	1	835.72
181857	4434-802-0105-000-3	0000	358	52'	1	1,008.72
181858	4434-802-0106-000-0	0000	359	52'	1	1,008.72
181859	4434-802-0107-000-7	0000	360	52'	1	1,008.72
181860	4434-802-0108-000-4	0000	361	42'	1	835.72
181861	4434-802-0109-000-1	0000	362	52'	1	1,008.72
181862	4434-802-0110-000-1	0000	363	52'	1	1,008.72
181863	4434-802-0111-000-8	0000	364	42'	1	835.72
181864	4434-802-0112-000-5	0000	365	52'	1	1,008.72
181865	4434-802-0113-000-2	0000	366	52'	1	1,008.72
181866	4434-802-0114-000-9	0000	367	52'	1	1,008.72
181867	4434-802-0115-000-6	0000	368	52'	1	1,008.72
181868	4434-802-0116-000-3	0000	369	42'	1	835.72
181869	4434-802-0117-000-0	0000	370	42'	1	835.72
181870	4434-802-0118-000-7	0000	371	52'	1	229.72
181871	4434-802-0119-000-4	0000	372	42'	1	835.72

**Veranda Community Development District
Assessment Roll 2022-2023**

Property ID	Parcel ID	Land Use	Lot #	Product Type	Number Of Units	Assessment Per Unit
181872	4434-802-0120-000-4	0000	373	52'	1	1,008.72
181873	4434-802-0121-000-1	0000	374	42'	1	835.72
181874	4434-802-0122-000-8	0000	375	52'	1	1,008.72
181875	4434-802-0123-000-5	0000	376	42'	1	835.72
181876	4434-802-0124-000-2	0000	377	52'	1	1,008.72
181877	4434-802-0125-000-9	0000	378	42'	1	835.72
181878	4434-802-0126-000-6	0900	-----	N/A	0	0.00
184412	4435-700-0002-000-1	0000	53	52'	1	1,008.72
184413	4435-700-0003-000-8	0000	54	52'	1	1,008.72
	TOTAL				378	387,008.16

3 bond prepayments are hi-lighted (all single family 52')

4434-800-0026-000-9 Lot 12
4434-802-0088-000-7 Lot 341
4434-802-0118-000-7 Lot 371

1 bond prepayment is hi-lighted (single family 42')

4434-801-0105-000-0 Lot 244

RESOLUTION NO. 2022-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERANDA COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2022/2023 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 2022/2023; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2022/2023 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 2022/2023 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 13th day of June, 2022.

ATTEST:

**VERANDA
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**VERANDA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023 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 10, 2022
November 14, 2022
December 12, 2022
January 9, 2023
February 13, 2023
March 13, 2023
April 10, 2023*
May 8, 2023
June 12, 2023
July 10, 2023
August 14, 2023
September 11, 2023**

***Easter Monday**

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 10/01/22

RETENTION AND FEE AGREEMENT

I. PARTIES

THIS RETENTION AND FEE AGREEMENT (“**Agreement**”) is made and entered into by and between the following parties:

A. Veranda Community Development District (“**Client**”)
c/o Special District Services, Inc
2501A Burns Road
Palm Beach Gardens, Florida 33410

and

B. Kutak Rock LLP (“**Kutak Rock**”)
P.O. Box 10230
Tallahassee, Florida 32302

II. SCOPE OF SERVICES

In consideration of the mutual undertakings and agreements contained herein, the parties agree as follows:

- A. The Client agrees to employ and retain Kutak Rock as its attorney and legal representative for general advice, counseling and representation of Client and its Board of Supervisors.
- B. Kutak Rock accepts such employment and agrees to serve as attorney for and provide legal representation to the Client in connection with those matters referenced above. No other legal representation is contemplated by this Agreement. Any additional legal services to be provided under the terms of this Agreement shall be agreed to by Client and Kutak Rock in writing. Unless set forth in a separate agreement to which Client consents in writing, Kutak Rock does not represent individual members of the Client’s Board of Supervisors.

III. CLIENT FILES

The files and work product materials (“**Client File**”) of the Client generated or received by Kutak Rock will be maintained confidentially to the extent permitted by law and in accordance with the Florida Bar rules. At the conclusion of the representation, the Client File will be stored by Kutak Rock for a minimum of five (5) years. After the five (5) year storage period, the Client hereby acknowledges and consents that Kutak Rock may confidentially destroy or shred the Client File. Notwithstanding the prior sentence, if the Client provides Kutak Rock with a written request for the return of the Client File before the end of the five (5) year storage period, then Kutak Rock will return the Client File to Client at Client’s expense.

IV. FEES

- A. The Client agrees to compensate Kutak Rock for services rendered in connection with any matters covered by this Agreement on an hourly rate basis plus actual expenses incurred by Kutak Rock in accordance with the attached Expense Reimbursement Policy (Attachment A, incorporated herein by reference). Time will be billed in increments of one-tenth (1/10) of an hour. Certain work related to issuance of bonds and bond anticipation notes may be performed under a flat fee to be separately established prior to or at the time of bond or note issuance.
- B. Attorneys and staff, if applicable, who perform work for Client will be billed at their regular hourly rates, as may be adjusted from time to time. The regular hourly rates of those initially expected to handle the bulk of Client’s work are as follows:

Jonathan T. Johnson	\$415
Associates	\$250 - \$275
Paralegals	\$145

Kutak Rock’s regular hourly billing rates are reevaluated annually and are subject to change not more than once in a calendar year. Client agrees to Kutak Rock’s annual rate increases to the extent hourly rates are not increased beyond \$15/hour.

- C. To the extent practicable and consistent with the requirements of sound legal representation, Kutak Rock will attempt to reduce Client’s bills by assigning each task to the person best able to perform it at the lowest rate, so long as he or she has the requisite knowledge and experience.
- D. Upon consent of Client, Kutak Rock may subcontract for legal services in the event that Client requires legal services for which Kutak Rock does not have adequate capabilities.
- E. Kutak Rock will include costs and expenses (including interest charges on past due statements) on its billing statements for Client reimbursement in accordance with the attached Expense Reimbursement Policy.

V. BILLING AND PAYMENT

The Client agrees to pay Kutak Rock’s monthly billings for fees and expenses incurred within thirty (30) days following receipt of an invoice, or the time permitted by Florida law, whichever is greater. Kutak Rock shall not be obligated to perform further legal services under this Agreement if any such billing statement remains unpaid longer than thirty (30) days after submittal to and receipt by Client. Non-payment of billing statements shall be a basis for Kutak Rock to immediately withdraw from the representation without regard to remaining actions necessitating attention by Kutak Rock as part of the representation.

VI. DEFAULT; VENUE

In any legal proceeding to collect outstanding balances due under this Agreement, the prevailing party shall be entitled to recover reasonable attorneys' fees in addition to costs and outstanding balances due under this Agreement. Venue of any such action shall be exclusive in the state courts of the Second Judicial Circuit in and for Leon County, Florida.

VII. CONFLICTS

It is important to disclose that Kutak Rock represents a number of special districts, trustees ("Trustees"), bondholders, developers, builders, and other entities throughout Florida and the United States of America relating to community development districts, special districts, local governments and land development. Kutak Rock or its attorneys may also have represented the entity which petitioned for the formation of the Client. Kutak Rock understands that Client may enter into an agreement with a Trustee in connection with the issuance of bonds, and that Client may request that Kutak Rock simultaneously represent Client in connection with the issuance of bonds, while Kutak Rock is also representing such Trustee on unrelated matters. By accepting this Agreement Client agrees that (1) Client was provided with an explanation of the implications of the common representation(s) and the advantages and risks involved; (2) Kutak Rock will be able to provide competent and diligent representation of Client, regardless of Kutak Rock's other representations, and (3) there is not a substantial risk that Kutak Rock's representation of Client would be materially limited by Kutak Rock's responsibilities to another client, a former client or a third person or by a personal interest. Acceptance of this Agreement will constitute Client's waiver of any "conflict" with Kutak Rock's representation of various special districts, Trustees, bondholders, developers, builders, and other entities relating to community development districts, special districts, local governments and land development.

VIII. ACKNOWLEDGMENT

Client acknowledges that the Kutak Rock cannot make any promises to Client as to the outcome of any legal dispute or guarantee that Client will prevail in any legal dispute.

IX. TERMINATION

Either party may terminate this Agreement upon providing prior written notice to the other party at its regular place of business. All fees due and payable in accordance with this Agreement shall accrue and become payable pursuant to the terms of this Agreement through the date of termination.

X. EXECUTION OF AGREEMENT

This Agreement shall be deemed fully executed upon its signing by Kutak Rock and the Client. The contract formed between Kutak Rock and the Client shall be the operational contract between the parties.

XI. ENTIRE CONTRACT

This Agreement constitutes the entire agreement between the parties.

Accepted and Agreed to:

**VERANDA COMMUNITY
DEVELOPMENT DISTRICT**

KUTAK ROCK LLP

By: _____

By: _____

Its: _____

Its: _____

Date: _____

Date: _____

ATTACHMENT A

KUTAK ROCK LLP CDD EXPENSE REIMBURSEMENT POLICY

The following is Kutak Rock's expense reimbursement policy for community development district representation. This policy applies unless a different arrangement has been negotiated based on the unique circumstances of a particular client or matter.

All expenses are billed monthly. Billings ordinarily reflect expenses for the most recent month, except where there are delays in receiving bills from third party vendors.

Photocopying and Printing. In-house photocopying and printing are charged at \$0.25 per page (black & white) and \$0.50 per page (color). Outside copying is billed as a pass-through of the outside vendor's charges.

Postage. Postage is billed at actual cost.

Overnight Delivery. Overnight delivery is billed at actual cost.

Local Messenger Service. Local messenger service is billed at 44.5 cents per mile pursuant to Section 112.061, Florida Statutes. Should the State increase the mileage allowance specified in Section 112.061, Florida Statutes, Kutak Rock shall, without further action, be entitled to reimbursement at the increased rate.

Computerized Legal Research. Charges for computerized legal research are billed at an amount approximating actual cost.

Travel. Travel (including air fare, rental cars, taxicabs, hotel, meals, tips, etc.) is billed at actual cost. Where air travel is required, coach class is used wherever feasible. Out-of-town mileage is billed at 44.5 cents per mile pursuant to Section 112.061, Florida Statutes. Should the State increase the mileage allowance specified in Section 112.061, Florida Statutes, Kutak Rock shall, without further action, be entitled to reimbursement at the increased rate. Reasonable travel-related expenses for meals, lodging, gratuities, taxi fares, tolls, and parking fees shall also be reimbursed.

Consultants. Unless prior arrangements are made, consultants are ordinarily employed directly by the client. Where consulting or testifying experts are employed by the firm, their charges are passed through with no mark-up. The client is responsible for notifying the firm of any particular billing arrangements or procedures which the client requires of the consulting or testifying experts.

Other Expenses. Other outside expenses, such as court reporters, agency copies, conference calls, etc. are billed at actual cost.