



**VERANDA  
COMMUNITY DEVELOPMENT  
DISTRICT**

**CITY OF PORT ST. LUCIE  
REGULAR BOARD MEETING  
& PUBLIC HEARING  
JULY 14, 2025  
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**  
July 14, 2025  
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 10, 2025 Regular Board Meeting Minutes.....Page 2
- G. Old Business
- H. New Business
  - 1. Consider Resolution No. 2025-02 – Resetting the Public Hearing Date to Adopt Fiscal Year 2025/2026 Final Budget.....Page 5
  - 2. Consider Resolution No. 2025-03 – Adopting a Fiscal Year 2025/2026 Meeting Schedule.....Page 6
  - 3. Consider Appointment of Audit Committee & Approval of Evaluation Criteria.....Page 8
  - 4. Consider Engineering RFQ Response
- I. **Public Hearing**
  - 1. Proof of Publication.....Page 12
  - 2. Receive Public Comments on Fiscal Year 2025/2026 Final Budget
  - 3. Consider Resolution No. 2025-04 – Adopting a Fiscal Year 2025/2026 Final Budget.....Page 13
  - 4. Consider Resolution No. 2025-05 – Adopting Fiscal Year 2025/2026 Annual Assessment.....Page 22
- J. Administrative Matters
- K. Board Member Comments
- L. Adjourn



Florida  
GANNETT

PO Box 631244 Cincinnati, OH 45263-1244

# AFFIDAVIT 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:

10/10/2024

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 10/10/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$149.00

Tax Amount: \$0.00

Payment Cost: \$149.00

Order No: 10646044

Customer No: 1126138

PO #:

# of Copies:

1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KAITLYN FELTY  
Notary Public  
State of Wisconsin

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 ensure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

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  
Pub: October 10, 2024  
TCN10646044

**VERANDA COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
MARCH 10, 2025**

**A. CALL TO ORDER**

The Regular Board Meeting of the Veranda Community Development District for March 10, 2025, 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 28, 2025, as legally required.

**C. ESTABLISH A QUORUM**

It was determined that the attendance of Supervisors Eliot Goldstein, Garrett Dinsmore, and Jemaine Lemon 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 Council Kyle Magee from Kutack Rock LLP, via phone.

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

There was consensus from the Board to add to the agenda a discussion regarding going out for RFQ for District Engineer under New Business, just after the discussion about performing an annual engineer's report.

**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. October 21, 2024, Regular Board Meeting**

The October 21, 2024, Regular Board Meeting Minutes were presented for approval.

A **motion** was then made by Mr. Lemon, seconded by Mr. Goldstein to approve the October 21, 2024, Regular Board Meeting Minutes, as presented. That **motion** passed **3-0**.

**G. OLD BUSINESS**

There was no old business.

**VERANDA COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
MARCH 10, 2025**

**H. NEW BUSINESS**

**1. Consider Resolution No. 2025-01 – Adopting a Fiscal Year 2025/2026 Proposed Budget**

Mr. McElligott presented Resolution No. 2025-01, entitled:

**RESOLUTION NO. 2025-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERANDA  
COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED  
BUDGET FOR FISCAL YEAR 2025/2026; AND PROVIDING AN EFFECTIVE  
DATE.**

After some discussion, a **motion** was made by Mr. Lemon, seconded by Mr. Goldstein to adopt Resolution No. 2025-01, as presented, and set the Public Hearing date and time for May 12, 2025, at 10:30 am. The **motion** passed **3-0**.

**2. Discussion Regarding Performing Annual Engineer's Report**

Mr. McElligott explained that after a call with the Veranda HOA where they asked why the CDD does not have annual engineer's reports done, and Mr. McElligott explained that while most bonds require an annual engineer's report, the Veranda CDD bonds did not, Mr. McElligott thought it might not be a bad idea to bring before the Board. It was pointed out in discussion among the Board that there have been some drainage issues over the last few years in Veranda CDD and neighboring CDDs, therefore it might be good to have annual reports done to catch problems before they become bigger issues. Mr. McElligott stated that the Proposed Budget the Board just approved does have some additional funds in the Engineering expense line if the Board does wish to start having the report done. After some discussion, a **motion** was made by Mr. Dinsmore, with a second by Mr. Lemon, to begin having an annual engineer's report done. The **motion** passed **3-0**.

**3. Discussion Regarding Going out to RFQ for District Engineer**

In a conjunction with the conversation on requiring an annual engineer's report, there was discussion among the Board about possibly getting a new district engineer so that there could be a fresh set of eyes inspecting the stormwater system. After some discussion, a **motion** was made by Mr. Dinsmore, with a second by Mr. Lemon, to authorize staff to advertise an RFQ for District Engineer, with the proposals coming to the Board at the May 12, 2025, Board Meeting. The **motion** passed **3-0**.

**4. Discussion Regarding CDD Merger**

Mr. McElligott explained that on one of his calls with the Veranda HOA, they inquired about merging Veranda CDD with a portion Veranda II CDD that would be removed from the existing Veranda II CDD, so that the Veranda Gardens neighborhood would all be under one CDD and not be in a CDD with the other neighborhoods across the street. Mr. McElligott explained to the HOA that there would be a multitude of legal issues, and that the Veranda CDD attorney would have to spend time to figure out if it was even possible, but that he would check with the Veranda CDD Board if they want to authorize the CDD attorney to investigate it. Mr. McElligott asked District Attorney Jonathan Johnson for an estimate

**VERANDA COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
MARCH 10, 2025**

of cost to investigate the feasibility of the HOA request. Mr. Johnson gave an estimate of \$5,000.00. After some discussion among the Board, there was a consensus to have Mr. McElligott inform the HOA that the HOA would need to provide a deposit of \$5,000.000 before the CDD attorney could proceed to investigate the merger, and that any additional cost above the \$5,000.00 would be the responsibility of the HOA.

**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. Lemon, seconded by Mr. Dinsmore and **passed** unanimously to adjourn the meeting at 10:36 am.

**ATTESTED BY:**

---

Secretary/Assistant Secretary

---

Chairperson/Vice-Chair

**RESOLUTION NO. 2025-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERANDA COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION NO. 2025-01; AMENDING THE DATE AND TIME FOR THE PUBLIC HEARING TO CONSIDER THE FISCAL YEAR 2025/2026 FINAL BUDGET AND ASSESSMENTS AND AUTHORIZING THE SECRETARY AND DISTRICT MANAGER TO TAKE CERTAIN ACTIONS TO ACCOMPLISH THE INTENT OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors (“Board”) of the Veranda Community Development District (the “District”) is required by Chapter 190.008, *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and

**WHEREAS**, the Board previously adopted Resolution 2025-01 approving a proposed budget and setting a public hearing for May 12, 2025; and

**WHEREAS**, due to the unforeseen inability of the Board to secure a quorum for the scheduled public hearing, said public hearing had to be re-advertised and rescheduled; and

**WHEREAS**, the public hearing has been rescheduled for July 14, 2025, and all other requirements and filings associated with the preparation of the fiscal year budget have been completed.

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

1. Resolution No. 2025-01 is hereby amended to change the date and time of the Public Hearing to July 14, 2025 at 10:30 a.m. in the Veranda Clubhouse, 238 SE Courances Drive, Port St. Lucie, Florida 34984, for the purpose of receiving public comments on the Proposed Fiscal Year 2025/2026 Budget.

2. The Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with all applicable notice requirements.

**PASSED, ADOPTED and EFFECTIVE** this 14<sup>th</sup> day of July, 2025.

**ATTEST:**

**VERANDA  
COMMUNITY DEVELOPMENT DISTRICT**

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

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

**RESOLUTION NO. 2025-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERANDA COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2025/2026 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 2025/2026; and

**WHEREAS**, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2025/2026 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 2025/2026 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

**PASSED, ADOPTED and EFFECTIVE** this 14<sup>th</sup> day of July, 2025.

**ATTEST:**

**VERANDA  
COMMUNITY DEVELOPMENT DISTRICT**

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

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

**VERANDA COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2025/2026 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 20, 2025  
November 10, 2025  
December 8, 2025  
January 12, 2026  
February 9, 2026  
March 9, 2026  
April 13, 2026  
May 11, 2026  
June 8, 2026  
July 13, 2026  
August 10, 2026  
September 14, 2026**

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 ensure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

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**

**VERANDA COMMUNITY DEVELOPMENT DISTRICT  
REQUEST FOR PROPOSALS**

**District Auditing Services for Fiscal Years 2024/2025, 2025/2026 and 2026/2027  
With Two Year Option (2027/2028 and 2028/2029)  
St. Lucie County, Florida**

**VERANDA COMMUNITY DEVELOPMENT DISTRICT  
AUDITOR SELECTION INSTRUCTIONS TO PROPOSERS**

**SECTION 1. DUE DATE.** Sealed proposals must be received no later than September 16, 2025 at 4:00 p.m., at the offices of District Manager, located at 2501A Burns Road, Palm Beach Gardens, Florida 33410.

**SECTION 2. FAMILIARITY WITH THE LAW.** By submitting a proposal, the Proposer is affirming its familiarity and understanding with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

**SECTION 3. QUALIFICATIONS OF PROPOSER.** The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

**SECTION 4. REJECTION OF PROPOSAL.** Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

**SECTION 5. SUBMISSION OF PROPOSAL.** Submit one (1) copy of the Proposal Documents and one digital copy, and other requested attachments at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title "Auditing Services – Veranda Community Development District" on the face of it.

**SECTION 6. MODIFICATION AND WITHDRAWAL.** Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. After proposals are opened by the District, no proposal may be withdrawn for a period of ninety (90) days.

**SECTION 7. PROPOSAL DOCUMENTS.** The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the “Proposal Documents”).

**SECTION 8. PROPOSAL.** In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

**SECTION 9. BASIS OF AWARD/RIGHT TO REJECT.** The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

**SECTION 10. CONTRACT AWARD.** Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

**SECTION 11. LIMITATION OF LIABILITY.** Nothing herein shall be construed as or constitute a waiver of District’s limited waiver of liability contained in section 768.28, Florida Statutes, or any other statute or law.

**SECTION 12. MISCELLANEOUS.** All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List position or title of all personnel to perform work on the District audit. Include resumes or each person listed; list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including resumes with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.

**SECTION 13. PROTESTS.** Any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) hours after receipt of the Request for Proposals and Evaluation Criteria or other contract documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to the aforesaid Request for Proposals, Evaluation Criteria, or other contract documents.

**SECTION 14. EVALUATION OF PROPOSALS.** The criteria to be used in the evaluation are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

**SECTION 15. REJECTION OF ALL PROPOSALS.** The District reserves the right to reject any and all bids, with or without cause, and to waive technical errors and informalities, as determined to be in the best interests of the District.

**VERANDA COMMUNITY DEVELOPMENT DISTRICT  
AUDITOR SELECTION  
EVALUATION CRITERIA**

**1.     *Ability of Personnel (10 Points).***

(E.g., geographic locations of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; evaluation of existing work load; proposed staffing levels, etc.)

**2.     *Proposer's Experience (10 Points).***

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character, integrity, reputation of Proposer, etc.)

**3.     *Understanding of Scope of Work (10 Points).***

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

**4.     *Ability to Furnish the Required Services (10 Points).***

Present ability to manage this project and the extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required (E.g. the existence of any natural disaster plan for business operations).

**5.     *Price (10 Points).***

Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to the services.

Publication Date  
2025-06-24

Subcategory  
Miscellaneous Notices

VERANDA COMMUNITY  
DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025/2026 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 July 14, 2025, 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 2025/2026. 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 06/24/25 & 07/01/25

#11416567

## **RESOLUTION 2025-04**

### **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, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2025, 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 July 14, 2025, 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, 2026," as adopted by the Board of Supervisors on July 14, 2025.
- 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, 2025, and ending September 30, 2026, 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 14<sup>TH</sup> DAY OF JULY, 2025.**

ATTEST:

**VERANDA COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

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

Exhibit A: Fiscal Year 2025/2026 Budget

Veranda  
Community Development District

**Final Budget For  
Fiscal Year 2025/2026  
October 1, 2025 - September 30, 2026**

# **CONTENTS**

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

**FINAL BUDGET**  
**VERANDA COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

	<b>FISCAL YEAR 2025/2026 BUDGET</b>
<b>REVENUES</b>	
O & M Assessments	86,690
Debt Assessments	297,214
Other Revenue - Stormwater Fees	0
Interest Income	1,200
<b>TOTAL REVENUES</b>	<b>\$ 385,104</b>
<b>EXPENDITURES</b>	
Supervisor Fees	0
Payroll Taxes - Employer	0
Engineering/Inspections	10,000
Management	41,124
Legal	10,000
Assessment Roll	5,000
Audit Fees	4,100
Insurance	8,000
Legal Advertisements	1,300
Miscellaneous	750
Postage	225
Office Supplies	500
Dues & Subscriptions	175
Trustee Fee	3,500
Continuing Disclosure Fee	500
Water Management/Drainage	0
<b>TOTAL EXPENDITURES</b>	<b>\$ 85,174</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 299,930</b>
Bond Payments	(279,381)
<b>BALANCE</b>	<b>\$ 20,549</b>
Tax Collector Fee	(7,527)
Property Appraiser Fee	(7,527)
Discounts For Early Payments	(15,055)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (9,560)</b>
Carryover Funds From Prior Year	9,560
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

Note: Stormwater Reserve Balance As Of 6/30/25 Was \$282,268.

**DETAILED FINAL BUDGET**  
**VERANDA COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
<b>REVENUES</b>				
O & M Assessments	86,967	86,725	86,690	Expenditures Less Interest/Discounts & Fees
Debt Assessments	299,187	298,200	297,214	Bond Payments/Discounts & Fees
Other Revenue - Stormwater Fees	46,836	0	0	
Interest Income	20,209	720	1,200	Interest Projected At \$100 Per Month
<b>TOTAL REVENUES</b>	<b>453,199</b>	<b>\$ 385,645</b>	<b>\$ 385,104</b>	
<b>EXPENDITURES</b>				
Supervisor Fees	0	0	0	
Payroll Taxes - Employer	0	0	0	
Engineering/Inspections	6,628	1,750	10,000	\$8,250 Increase From 2024/2025 Budget
Management	38,808	39,972	41,124	CPI Adjustment
Legal	6,090	10,500	10,000	\$500 Decrease From 2024/2025 Budget
Assessment Roll	5,000	5,000	5,000	As Per Contract
Audit Fees	3,900	4,000	4,100	\$100 Increase From 2024/2025 Budget
Insurance	7,222	7,900	8,000	FY 2023/2024 Expenditure Was \$7,511
Legal Advertisements	1,315	1,300	1,300	No Change From 2024/2025 Budget
Miscellaneous	283	800	750	\$50 Decrease From 2024/2025 Budget
Postage	137	225	225	No Change From 2024/2025 Budget
Office Supplies	234	525	500	\$25 Decrease From 2024/2025 Budget
Dues & Subscriptions	175	175	175	No Change From 2024/2025 Budget
Trustee Fee	3,500	3,500	3,500	No Change From 2024/2025 Budget
Continuing Disclosure Fee	350	500	500	No Change From 2024/2025 Budget
Water Management/Drainage	11,355	0	0	
<b>TOTAL EXPENDITURES</b>	<b>84,997</b>	<b>\$ 76,147</b>	<b>\$ 85,174</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>368,202</b>	<b>\$ 309,498</b>	<b>\$ 299,930</b>	
Bond Payments	(281,301)	(280,308)	(279,381)	2026 P & I Payments Less Earned Interest
<b>BALANCE</b>	<b>86,901</b>	<b>\$ 29,190</b>	<b>\$ 20,549</b>	
Tax Collector Fee	(5,649)	(7,548)	(7,527)	Two Percent Of Total Assessment Roll
Property Appraiser Fee	(7,720)	(7,548)	(7,527)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(14,671)	(15,094)	(15,055)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 58,861</b>	<b>\$ (1,000)</b>	<b>\$ (9,560)</b>	
Carryover Funds From Prior Year	0	1,000	9,560	Carryover Funds From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 58,861</b>	<b>\$ -</b>	<b>\$ -</b>	

Note: Stormwater Reserve Balance As Of 6/30/25 Was \$282,268.

# DETAILED FINAL DEBT SERVICE FUND BUDGET

VERANDA COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2025/2026

OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2023/2024	2024/2025	2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	20,303	500	1,500	Projected Interest For 2025/2026
NAV Tax Collection	281,301	280,308	279,381	Maximum Debt Service Collection
Prepaid Bond Collection	11,511	0	0	
<b>Total Revenues</b>	<b>\$ 313,115</b>	<b>\$ 280,808</b>	<b>\$ 280,881</b>	
<b>EXPENDITURES</b>				
Principal Payments	105,000	95,000	105,000	Principal Payment Due In 2026
Interest Payments	187,538	180,850	175,565	Interest Payments Due In 2026
Bond Redemption	0	4,958	316	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 292,538</b>	<b>\$ 280,808</b>	<b>\$ 280,881</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 20,577</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 1/1/25 =	\$3,510,000		

VERANDA COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COMPARISON

	Fiscal Year 2022/2023 Assessment**	Fiscal Year 2023/2024 Assessment**	Fiscal Year 2024/2025 Assessment**	Fiscal Year 2025/2026 Projected Assessment*
O & M For Single Family 42' Unit	\$ 229.72	\$ 229.60	\$ 229.49	\$ 229.45
Debt For Single Family 42' Unit	\$ 606.00	\$ 606.00	\$ 606.00	\$ 606.00
Total For Single Family 42' Unit	\$ 835.72	\$ 835.60	\$ 835.49	\$ 835.45
O & M For Single Family 52' Unit	\$ 229.72	\$ 229.60	\$ 229.49	\$ 229.45
Debt For Single Family 52' Unit	\$ 779.00	\$ 779.00	\$ 779.00	\$ 779.00
Total For Single Family 52' Unit	\$ 1,008.72	\$ 1,008.60	\$ 1,008.49	\$ 1,008.45
O & M For Single Family 66' Unit	\$ 229.72	\$ 229.60	\$ 229.49	\$ 229.45
Debt For Single Family 66' Unit	\$ 987.00	\$ 987.00	\$ 987.00	\$ 987.00
Total For Single Family 66' Unit	\$ 1,216.72	\$ 1,216.60	\$ 1,216.49	\$ 1,216.45

Note  
One New Prepayer in 24/25 For 25/26  
Single Family 66'

\* 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: 3  
Billed For Debt: 96

## RESOLUTION 2025-05

**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 2025/2026; 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, 2025 and ending September 30, 2026 ("**Fiscal Year 2025/2026**"), 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 2025/2026; 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 14<sup>th</sup> day of July, 2025.

ATTEST:

**VERANDA COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

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

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