



**VERANDA  
COMMUNITY DEVELOPMENT  
DISTRICT**

**CITY OF PORT ST. LUCIE  
REGULAR BOARD MEETING  
& PUBLIC HEARING  
APRIL 13, 2026  
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**  
April 13, 2026  
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. February 9, 2026 Regular Board Meeting Minutes.....Page 2
- G. Public Hearing
  - 1. Proof of Publication.....Page 4
  - 2. Receive Public Comments on Fiscal Year 2026/2027 Final Budget
  - 3. Consider Resolution No. 2026-02 – Adopting a Fiscal Year 2026/2027 Final Budget.....Page 5
  - 4. Consider Resolution No. 2026-03 – Adopting Fiscal Year 2026/2027 Annual Assessment.....Page 13
- H. Old Business
- I. New Business
  - 1. Consider Resolution No. 2026-04 – Adopting a Fiscal Year 2026/2027 Meeting Schedule.....Page 18
  - 2. Consider Resolution No. 2026-05 – Setting a Public Hearing on Rules of Procedure.....Page 20
- J. Administrative Matters
- K. Board Member Comments
- L. Adjourn

Publication Date  
2026-03-31

Subcategory  
Miscellaneous Notices

VERANDA COMMUNITY  
DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026/2027 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 April 13, 2026, 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 2026/2027. 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 03/24/26 & 03/31/26#12179834

**VERANDA COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
FEBRUARY 9, 2026**

**A. CALL TO ORDER**

The Regular Board Meeting of the Veranda Community Development District for February 9, 2026, 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 January 30, 2026, as legally required.

**C. ESTABLISH A QUORUM**

It was determined that the attendance of Supervisors Eliot Goldstein, Garrett Dinsmore, and Andrew Maxey 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.,

**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. October 20, 2025, Regular Board Meeting**

The October 20, 2025, Regular Board Meeting Minutes were presented for approval.

A **motion** was then made by Mr. Maxey, seconded by Mr. Goldstein to approve the October 20, 2025, 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. 2026-01 – Adopting a Fiscal Year 2026/2027 Proposed Budget**

**VERANDA COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
FEBRUARY 9, 2026**

Mr. McElligott presented Resolution No. 2026-01, entitled:

**RESOLUTION NO. 2026-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERANDA  
COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED  
BUDGET FOR FISCAL YEAR 2026/2027; AND PROVIDING AN EFFECTIVE  
DATE.**

After some discussion, a **motion** was made by Mr. Dinsmore, seconded by Mr. Goldstein to adopt Resolution No. 2026-01, as presented, and set the Public Hearing date and time for April 13, 2026, at 10:30 am. The **motion** passed **3-0**.

**I. ADMINISTRATIVE MATTERS**

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

**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. Goldstein, seconded by Mr. Dinsmore and **passed** unanimously to adjourn the meeting at 10:41 am.

**ATTESTED BY:**

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Secretary/Assistant Secretary

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Chairperson/Vice-Chair

Publication Date  
2026-03-31

Subcategory  
Miscellaneous Notices

VERANDA COMMUNITY  
DEVELOPMENT DISTRICT

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Michael McElligott

District Manager

VERANDA COMMUNITY DEVELOPMENT DISTRICT

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

PUBLISH: ST. LUCIE NEWS TRIBUNE 03/24/26 & 03/31/26#12179834

**RESOLUTION 2026-02**  
**[FY 2026/2027 APPROPRIATION RESOLUTION]**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE VERANDA COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**FY 2026/2027**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Veranda Community Development District (“**District**”) prior to June 15, 2026, proposed budget(s) (“**Proposed Budget**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website in accordance with Section 189.016, *Florida Statutes*; and

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

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

**SECTION 1. BUDGET**

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Veranda Community Development District for the Fiscal Year Ending September 30, 2027.”

- c. The Adopted Budget shall be posted by the District Manager on the District’s official website in accordance with Chapter 189, *Florida Statutes*, and shall remain on the website for at least two (2) years.

**SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for FY 2026/2027, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

**SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026/2027 or within 60 days following the end of the FY 2026/2027 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District’s website in accordance with Chapter 189, *Florida Statutes*, and remain on the website for at least two (2) years.

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

**PASSED AND ADOPTED THIS 13<sup>th</sup> DAY OF APRIL, 2026.**

ATTEST:

**VERANDA COMMUNITY DEVELOPMENT  
DISTRICT**

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

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

**Exhibit A:** FY 2026/2027 Budget

Veranda  
Community Development District

**Final Budget For  
Fiscal Year 2026/2027  
October 1, 2026 - September 30, 2027**

# 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 2026/2027**  
**OCTOBER 1, 2026 - SEPTEMBER 30, 2027**

| <b>REVENUES</b>                   | <b>FISCAL YEAR<br/>2026/2027<br/>BUDGET</b> |
|-----------------------------------|---|
| O & M Assessments                 | 86,638                                      |
| Debt Assessments                  | 296,223                                     |
| Other Revenue - Stormwater Fees   | 0   |
| Interest Income                   | 1,320                                       |
| <b>TOTAL REVENUES</b>             | <b>\$ 384,181</b>                           |
| <b>EXPENDITURES</b>               |   |
| Supervisor Fees                   | 0   |
| Payroll Taxes - Employer          | 0   |
| Engineering/Inspections           | 10,000                                      |
| Management                        | 42,228                                      |
| Legal                             | 9,500                                       |
| Assessment Roll                   | 5,000                                       |
| Audit Fees                        | 3,900                                       |
| Insurance                         | 8,000                                       |
| Legal Advertisements              | 1,500                                       |
| Miscellaneous                     | 700   |
| Postage                           | 225   |
| Office Supplies                   | 475   |
| Dues & Subscriptions              | 175   |
| Trustee Fee                       | 3,500                                       |
| Continuing Disclosure Fee         | 500   |
| Miscellaneous Maintenance         | 2,000                                       |
| <b>TOTAL EXPENDITURES</b>         | <b>\$ 87,703</b>                            |
| <b>REVENUES LESS EXPENDITURES</b> | <b>\$ 296,478</b>                           |
| Bond Payments                     | (278,450)                                   |
| <b>BALANCE</b>                    | <b>\$ 18,028</b>                            |
| Tax Collector Fee                 | (7,507)                                     |
| Property Appraiser Fee            | (7,507)                                     |
| Discounts For Early Payments      | (15,014)                                    |
| <b>EXCESS/ (SHORTFALL)</b>        | <b>\$ (12,000)</b>                          |
| Carryover Funds From Prior Year   | 12,000                                      |
| <b>NET EXCESS/ (SHORTFALL)</b>    | <b>\$ -</b>                                 |

Note: Stormwater Reserve Balance As Of 1/31/26 Was \$283,428.

**DETAILED FINAL BUDGET**  
**VERANDA COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2026/2027**  
**OCTOBER 1, 2026 - SEPTEMBER 30, 2027**

|                                   | FISCAL YEAR<br>2024/2025<br>ACTUAL | FISCAL YEAR<br>2025/2026<br>BUDGET | FISCAL YEAR<br>2026/2027<br>BUDGET | COMMENTS                                    |
|-----------------------------------|------------------------------------|------------------------------------|------------------------------------|---|
| <b>REVENUES</b>                   |                                    |                                    |                                    |   |
| O & M Assessments                 | 87,167                             | 86,690                             | 86,638                             | Expenditures Less Interest/Discounts & Fees |
| Debt Assessments                  | 298,201                            | 297,214                            | 296,223                            | Bond Payments/Discounts & Fees              |
| Other Revenue - Stormwater Fees   | 48,152                             | 0                                  | 0                                  |   |
| Interest Income                   | 17,759                             | 1,200                              | 1,320                              | Interest Projected At \$110 Per Month       |
|                                   |                                    |                                    |                                    |   |
| <b>TOTAL REVENUES</b>             | <b>451,279</b>                     | <b>\$ 385,104</b>                  | <b>\$ 384,181</b>                  |   |
|                                   |                                    |                                    |                                    |   |
| <b>EXPENDITURES</b>               |                                    |                                    |                                    |   |
| Supervisor Fees                   | 0                                  | 0                                  | 0                                  |   |
| Payroll Taxes - Employer          | 0                                  | 0                                  | 0                                  |   |
| Engineering/Inspections           | 22,833                             | 10,000                             | 10,000                             | No Change From 2025/2026 Budget             |
| Management                        | 39,972                             | 41,124                             | 42,228                             | CPI Adjustment                              |
| Legal                             | 1,935                              | 10,000                             | 9,500                              | \$500 Decrease From 2025/2026 Budget        |
| Assessment Roll                   | 5,000                              | 5,000                              | 5,000                              | As Per Contract                             |
| Audit Fees                        | 4,000                              | 4,100                              | 3,900                              | Accepted Amount For 2025/2026 Audit         |
| Insurance                         | 7,511                              | 8,000                              | 8,000                              | FY 2025/2026 Expenditure Was \$7,269        |
| Legal Advertisements              | 1,487                              | 1,300                              | 1,500                              | \$200 Increase From 2025/2026 Budget        |
| Miscellaneous                     | 295                                | 750                                | 700                                | \$50 Decrease From 2025/2026 Budget         |
| Postage                           | 43                                 | 225                                | 225                                | No Change From 2025/2026 Budget             |
| Office Supplies                   | 227                                | 500                                | 475                                | \$25 Decrease From 2025/2026 Budget         |
| Dues & Subscriptions              | 175                                | 175                                | 175                                | No Change From 2025/2026 Budget             |
| Trustee Fee                       | 3,500                              | 3,500                              | 3,500                              | No Change From 2025/2026 Budget             |
| Continuing Disclosure Fee         | 350                                | 500                                | 500                                | No Change From 2025/2026 Budget             |
| Miscellaneous Maintenance         | 4,900                              | 0                                  | 2,000                              | Drainage, Etc.                              |
| <b>TOTAL EXPENDITURES</b>         | <b>92,228</b>                      | <b>\$ 85,174</b>                   | <b>\$ 87,703</b>                   |   |
|                                   |                                    |                                    |                                    |   |
| <b>REVENUES LESS EXPENDITURES</b> | <b>359,051</b>                     | <b>\$ 299,930</b>                  | <b>\$ 296,478</b>                  |   |
|                                   |                                    |                                    |                                    |   |
| Bond Payments                     | (281,168)                          | (279,381)                          | (278,450)                          | 2027 P & I Payments Less Earned Interest    |
|                                   |                                    |                                    |                                    |   |
| <b>BALANCE</b>                    | <b>77,883</b>                      | <b>\$ 20,549</b>                   | <b>\$ 18,028</b>                   |   |
|                                   |                                    |                                    |                                    |   |
| Tax Collector Fee                 | (6,791)                            | (7,527)                            | (7,507)                            | Two Percent Of Total Assessment Roll        |
| Property Appraiser Fee            | (7,699)                            | (7,527)                            | (7,507)                            | Two Percent Of Total Assessment Roll        |
| Discounts For Early Payments      | (14,581)                           | (15,055)                           | (15,014)                           | Four Percent Of Total Assessment Roll       |
|                                   |                                    |                                    |                                    |   |
| <b>EXCESS/ (SHORTFALL)</b>        | <b>\$ 48,812</b>                   | <b>\$ (9,560)</b>                  | <b>\$ (12,000)</b>                 |   |
|                                   |                                    |                                    |                                    |   |
| Carryover Funds From Prior Year   | 0                                  | 9,560                              | 12,000                             | Carryover Funds From Prior Year             |
|                                   |                                    |                                    |                                    |   |
| <b>NET EXCESS/ (SHORTFALL)</b>    | <b>\$ 48,812</b>                   | <b>\$ -</b>                        | <b>\$ -</b>                        |   |

Note: Stormwater Reserve Balance As Of 1/31/26 Was \$283,428.

**DETAILED FINAL DEBT SERVICE FUND BUDGET**  
**VERANDA COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2026/2027**  
**OCTOBER 1, 2026 - SEPTEMBER 30, 2027**

|                            | FISCAL YEAR       | FISCAL YEAR       | FISCAL YEAR       |                                   |
|----------------------------|-------------------|-------------------|-------------------|-----------------------------------|
|                            | 2024/2025         | 2025/2026         | 2026/2027         |                                   |
| REVENUES                   | ACTUAL            | BUDGET            | BUDGET            | COMMENTS                          |
| Interest Income            | 18,000            | 1,500             | 1,750             | Projected Interest For 2026/2027  |
| NAV Tax Collection         | 281,168           | 279,381           | 278,450           | Maximum Debt Service Collection   |
| Prepaid Bond Collection    | 11,152            | 0                 | 0                 |                                   |
| <b>Total Revenues</b>      | <b>\$ 310,320</b> | <b>\$ 280,881</b> | <b>\$ 280,200</b> |                                   |
| <b>EXPENDITURES</b>        |                   |                   |                   |                                   |
| Principal Payments         | 95,000            | 105,000           | 110,000           | Principal Payment Due In 2027     |
| Interest Payments          | 182,731           | 175,565           | 167,813           | Interest Payments Due In 2027     |
| Bond Redemption            | 10,000            | 316               | 2,387             | Estimated Excess Debt Collections |
| <b>Total Expenditures</b>  | <b>\$ 287,731</b> | <b>\$ 280,881</b> | <b>\$ 280,200</b> |                                   |
| <b>Excess/ (Shortfall)</b> | <b>\$ 22,589</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 1/1/26 = | \$3,405,000    |                                 |                        |

**VERANDA COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COMPARISON**

|  | Fiscal Year<br>2023/2024<br>Assessment* | Fiscal Year<br>2024/2025<br>Assessment* | Fiscal Year<br>2025/2026<br>Assessment* | Fiscal Year<br>2026/2027<br>Projected Assessment* |
|--|---|---|---|---|
| O & M For Single Family 42' Unit       | \$ 229.60                               | \$ 229.49                               | \$ 229.45                               | \$ 229.21   |
| <u>Debt For Single Family 42' Unit</u> | \$ 606.00                               | \$ 606.00                               | \$ 606.00                               | \$ 606.00   |
| Total For Single Family 42' Unit       | \$ 835.60                               | \$ 835.49                               | \$ 835.45                               | \$ 835.21   |
| O & M For Single Family 52' Unit       | \$ 229.60                               | \$ 229.49                               | \$ 229.45                               | \$ 229.21   |
| <u>Debt For Single Family 52' Unit</u> | \$ 779.00                               | \$ 779.00                               | \$ 779.00                               | \$ 779.00   |
| Total For Single Family 52' Unit       | \$ 1,008.60                             | \$ 1,008.49                             | \$ 1,008.45                             | \$ 1,008.21                                       |
| O & M For Single Family 66' Unit       | \$ 229.60                               | \$ 229.49                               | \$ 229.45                               | \$ 229.21   |
| <u>Debt For Single Family 66' Unit</u> | \$ 987.00                               | \$ 987.00                               | \$ 987.00                               | \$ 987.00   |
| Total For Single Family 66' Unit       | \$ 1,216.60                             | \$ 1,216.49                             | \$ 1,216.45                             | \$ 1,216.21                                       |

\* 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: 4  
 Billed For Debt: 95

**RESOLUTION 2026-03**

**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 2026/2027; 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, 2026 and ending September 30, 2027 ("**Fiscal Year 2026/2027**"), 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 2026/2027; and

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

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

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

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

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

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

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

**SECTION 4. ASSESSMENT ROLL.** The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified to the County Tax Collector and shall be collected by the County

Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

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

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

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

**PASSED AND ADOPTED** this 13<sup>th</sup> day of April 2026.

ATTEST:

**VERANDA COMMUNITY DEVELOPMENT  
DISTRICT**

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

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

**Exhibit A:** Budget

**Exhibit B:** Assessment Roll

**Exhibit A**  
**Budget**

**Exhibit B**  
Assessment Roll

**RESOLUTION NO. 2026-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERANDA COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2026/2027 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 2026/2027; and

**WHEREAS**, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2026/2027 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 2026/2027 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

**PASSED, ADOPTED and EFFECTIVE** this 13<sup>th</sup> day of April, 2026.

**ATTEST:**

**VERANDA  
COMMUNITY DEVELOPMENT DISTRICT**

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

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

**VERANDA COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2026/2027 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 12, 2026  
November 9, 2026  
December 14, 2026  
January 11, 2027  
February 8, 2027  
March 8, 2027  
April 12, 2027  
May 10, 2027  
June 14, 2027  
July 12, 2027  
August 9, 2027  
September 13, 2027**

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**

**RESOLUTION 2026-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERANDA COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE DATE, TIME AND PLACE OF PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES OF PROCEDURE; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, Veranda Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within St. Lucie County, Florida; and

**WHEREAS**, the Board of Supervisors of the District (the “Board”) is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, *Florida Statutes*.

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

**SECTION 1.** A Public Hearing will be held to adopt the District’s Rules of Procedure on \_\_\_\_\_, 2026, at 10:30 a.m. at the Veranda Clubhouse, 238 SE Courances Drive, Port St. Lucie, Florida 34984.

**SECTION 2.** The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

**SECTION 3.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 13<sup>th</sup> day of April, 2026.

**ATTEST:**

**VERANDA COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chairperson, Board of Supervisors