



Rizzetta & Company

Veranda Community Development District II

Board of Supervisors Meeting February 27, 2024

**District Office:
8529 South Park Circle
Suite 330
Orlando, FL 32819**

VERANDA COMMUNITY DEVELOPMENT DISTRICT II

Board of Supervisors	Grady Miars Austin Burr Robert Nelson James Jahna Ben Meyers	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Brian Mendes	Rizzetta & Company, Inc.
District Counsel	Jonathan Johnson	Kutak Rock LLP.
District Engineer	Roberto Cabrera	Culpepper & Terpening, Inc.

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (407) 472-2471. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

VERANDA COMMUNITY DEVELOPMENT DISTRICT II
District Office · Orlando, Florida · (407) 472-2471
Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.verandacdd2.org

February 20, 2024

Board of Supervisors
**Veranda Community
Development District II**

FINAL AGENDA

Dear Board Members:

The meeting of the Board of Supervisors of the Veranda Community Development District II will be held on **February 27, 2024, at 11:00 a.m.** at the **Office of Greenpointe Communities, LLC** located at **864 S.E. Becker Road, Port St. Lucie Florida 34984**. The following is the final agenda for the meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Meeting from the Board of Supervisors Meeting held on January 4, 2024 Tab 1
 - B. Ratification of Operation and Maintenance Expenditures for December 2023 & January 2024..... Tab 2
 - C. Consideration of Resolution 2024-04, Conducting the General Election Tab 3
 - D. Acceptance of Board Resignation Tab 4
 - E. Appointment of Board Supervisor in Seat 1
 - F. Consideration of Resolution 2024-03, Designating Officers..... Tab 5
- 4. BUSINESS ITEMS**
 - A. Ratification of DTS License Agreement..... Tab 6
 - B. Presentation of Final Supplemental Special Assessment Allocation Report..... Tab 7
 - C. Consideration of Resolution 2024-05, Supplemental Special Assessment Area 3 Tab 8
 - D. Consideration of Resolution 2024-06, Supplemental Special Assessment Area 5 Phase 2 Tab 9
 - E. Consideration of Disclosure of Public Finance Tab 10
 - F. Ratification of Bollards Proposal..... Tab 11
 - G. Ratification of Optional Redemption Letter of Series 2018B Bonds Tab 12
 - H. Consideration of Sail Light Control Box Replacement Tab 13
 - I. Ratification of Shenandoah Pipe Proposal
(Under Separate Cover)
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 1. Superior Waterways Pond Report..... Tab 14
 2. Website Audit Tab 15
 3. FPL Meter Update
- 6. SUPERVISOR REQUESTS AND COMMENTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (407) 472-2471.

Very truly yours,

Brian Mendes

Brian Mendes
District Manager

cc: Johnthan Johnson, Kutak Rock

TAB 1

MINUTES OF MEETING

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

**VERANDA
COMMUNITY DEVELOPMENT DISTRICT II**

The meeting of the Board of Supervisors of the Veranda Community Development District II was held on **January 4, 2024, at 11:00 a.m.** at the Office of Greenpointe Communities located at 864 South East Becker Road, Port St Lucie, FL 34984. Following is the agenda for the meeting.

Austin Burr	Board Supervisor, Vice Chairman
Bo Jahna	Board Supervisor, Assistant Secretary
Ben Meyers	Board Supervisor, Assistant Secretary

Also present were:

Brian Mendes	District Manager, Rizzetta & Company, Inc.
Jonathan Johnson	District Counsel, Kutak Rock
Roberto Cabrera	District Engineer, Culpepper & Terpening
Kinan Husainy	District Engineer, Kimley-Horn

Audience	Not Present
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FIRST ORDER OF BUSINESS**Call to Order/Roll Call**

Mr. Mendes called the meeting to order at 11:00 a.m. and confirmed a quorum.

SECOND ORDER OF BUSINESS**Audience Comments on the Agenda Items**

No audience was present.

THIRD ORDER OF BUSINESS**Consideration of Minutes of the Regular Meeting held on November 16, 2023**

Mr. Mendes presented the minutes from the meeting held on November 16, 2023. No changes were requested.

<p>On a motion by Mr. Burr, seconded by Mr. Jahna, with all in favor, the Board approved the Minutes of the Meeting held on November 16, 2023, for Veranda Community Development District II.</p>

FOURTH ORDER OF BUSINESS

**Consideration of Minutes of the
Regular Meeting held on November
20, 2023**

Mr. Mendes presented the minutes from the meeting held on November 20, 2023. No changes were requested.

On a motion by Mr. Burr, seconded by Mr. Jahna, with all in favor, the Board approved the Minutes of the Meeting held on November 20, 2023, for Veranda Community Development District II.

FIFTH ORDER OF BUSINESS

**Ratification of Operation and
Maintenance Expenditures for
November 2023**

Mr. Mendes presented the operation and maintenance expenditures for November 2023. There were no questions regarding any of the expenditures.

On a motion by Mr. Burr, seconded by Mr. Jahna, with all in favor, the Board ratified Operation and Maintenance Expenditures for November 2023 (\$34,125.11), for Veranda Community Development District II.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

No Report.

B. District Engineer

The board requested district staff table the agenda item. It is stated district staff is to work on this item.

C. District Manager

Mr. Mendes presented the updates on Veranda Sails to the board and asked if there were any questions. There were none.

SEVENTH ORDER OF BUSINESS

**Audience Comments and
Supervisor Requests**

There were no audience comments put forward.

There were no Supervisor requests put forward.

EIGHTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. Burr, seconded by Mr. Jahna, with all in favor, the Board adjourned the Board of Supervisors' Meeting at 11:09 a.m. for Veranda Community Development District II.

Secretary / Assistant Secretary

Chairman / Vice Chairman

TAB 2

VERANDA COMMUNITY DEVELOPMENT DISTRICT II

District Office · St. Augustine, FL 32084

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

WWW.VERANDACDD2.ORG

Operation and Maintenance Expenditures December 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from December 1, 2023 through December 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$38,067.25**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Veranda Community Development District II

Paid Operation & Maintenance Expenditures

December 1, 2023 Through December 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Culpepper & Terpening, Inc.	100145	98354	Engineering Services 12/23	\$ 3,718.76
Impact Landscaping & Irrigation, LLC	100143	INV-62939	Landscape Maintenance 12/23	\$ 4,272.00
Impact Landscaping & Irrigation, LLC	100143	INV-62940	Landscape Maintenance 12/23	\$ 14,878.00
Kutak Rock, LLP	100144	3312307	Legal Services 10/23	\$ 1,619.50
Rizzetta & Company, Inc.	100142	INV0000085708	District Management Fees 12/23	\$ 4,298.99
Shenandoah Pipe Inspections & Restoration	100146	98486	Pre Storm repairs 11/23	\$ 4,015.00
Shenandoah Pipe Inspections & Restoration	100146	98583	Pre-Storm Repairs 11/23	<u>\$ 5,265.00</u>
Report Total				<u>\$ 38,067.25</u>

VERANDA COMMUNITY DEVELOPMENT DISTRICT II

District Office · St. Augustine, FL 32084

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

WWW.VERANDACDD2.ORG

Operation and Maintenance Expenditures January 2024 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2024 through January 31, 2024. This does not include expenditures previously approved by the Board.

The total items being presented: **\$50,785.61**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Veranda Community Development District II

Paid Operation & Maintenance Expenditures

January 1, 2024 Through January 31, 2024

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Benjamin Meyers	100150	BM010424 Veranda II	Board of Supervisors Meeting 01/04/24	\$ 200.00
Bo Jahna	100151	BJ010424 Veranda II	Board of Supervisors Meeting 01/04/24	\$ 200.00
Clean Space Pressure Washing	100164	INV-002598	Monument Cleaning 01/24	\$ 325.00
Culpepper & Terpening, Inc.	100158	98535	Engineering Services 12/23	\$ 465.00
Disclosure Services, LLC	100152	45444	Amortization Schedule Series 2018A A1, 2018 A2, 2021	\$ 400.00
Disclosure Services, LLC	100159	45055	2018A A1, 2018 A2, 2021 AA4, 2021 AA Prepay 11/23	\$ 850.00
EW Consultants, Inc.	100160	28744	Engineering Fees 12/23	\$ 541.60
Gannett Florida LocaliQ	100161	5989350.435	Acct #1137848 Legal Advertising 10/23	\$ 305.20
Gannett Florida LocaliQ	100161	6062637.478	Acct #1137848 Legal Advertising 11/23	\$ 186.20
Gannett Florida LocaliQ	100161	6133221	Acct #1137848 Legal Advertising 12/23	\$ 92.12
Impact Landscaping & Irrigation, LLC	100153	INV-63584	Landscape Maintenance 01/24	\$ 14,878.00
Impact Landscaping & Irrigation, LLC	100153	INV-63585	Landscape Maintenance 01/24	\$ 4,272.00
Impact Landscaping & Irrigation, LLC	100162	INV-62989	Irrigation Repairs 11/23	\$ 1,157.50

Veranda Community Development District II

Paid Operation & Maintenance Expenditures

January 1, 2024 Through January 31, 2024

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Innersync Studio, Ltd	100154	21927	Website & Compliance Services 01/24	\$ 384.38
Kutak Rock, LLP	100149	3327321	Legal Services 11/23	\$ 1,120.00
Kutak Rock, LLP	100165	3312309	Legal Services 10/23	\$ 1,904.00
Kutak Rock, LLP	100165	3327324	Legal Services 11/23	\$ 629.00
Kutak Rock, LLP	100165	3341081	Legal Services 12/23	\$ 539.50
Kutak Rock, LLP	100165	3341082	Legal Services 12/23	\$ 316.00
Rizzetta & Company, Inc.	100147	INV0000086355	Dissemination Services FY 23-24	\$ 7,000.00
Rizzetta & Company, Inc.	100148	INV0000086429	District Management Fees 01/24	\$ 4,298.99
Robert A Burr	100155	RB010424 Veranda II	Board of Supervisors Meeting 01/04/24	\$ 200.00
South East Services of the Treasure Coast, Inc.	100156	010424 South East Services 30%	Storm Water System Repair 01/24	\$ 7,251.90
Superior Waterway Services, Inc.	100157	93179	Lake Maintenance 12/23	\$ 1,253.51
Superior Waterway Services, Inc.	100157	93180	Lake Maintenance 01/24	\$ 200.85
Superior Waterway Services, Inc.	100157	93258	Quarterly Lake Maintenance 01/24	\$ 360.50

Veranda Community Development District II

Paid Operation & Maintenance Expenditures

January 1, 2024 Through January 31, 2024

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Superior Waterway Services, Inc.	100167	91633	Lake Maintenance 12/23	\$ 1,253.51
Superior Waterway Services, Inc.	100167	91634	Lake Maintenance 12/23	<u>\$ 200.85</u>
Report Total				<u>\$ 50,785.61</u>

TAB 3

RESOLUTION 2024-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERANDA COMMUNITY DEVELOPMENT DISTRICT II IMPLEMENTING SECTION 190.006(3), *FLORIDA STATUTES*, AND REQUESTING THAT THE ST. LUCIE COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Veranda Community Development District II ("**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 ("**Board**") seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the St. Lucie County Supervisor of Elections ("**Supervisor**") to conduct the District's elections by the qualified electors of the District at the general election ("**General Election**").

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

1. **GENERAL ELECTION SEATS.** Seat 2, currently held by James Jahna, and Seat 3, currently held by Robert Nelson, are scheduled for the General Election beginning in November 2024. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the St. Lucie County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2024, and for each subsequent General Election unless otherwise directed by the District's Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. **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.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 13th day of February, 2024.

**VERANDA COMMUNITY
DEVELOPMENT DISTRICT II**

CHAIRPERSON / VICE CHAIRPERSON

ATTEST:

SECRETARY / ASSISTANT SECRETARY

EXHIBIT A

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE VERANDA COMMUNITY DEVELOPMENT DISTRICT II

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Veranda Community Development District II (“District”) will commence at noon on Monday, June 10th, 2024 and close at noon on Friday, June 14th, 2024. Candidates must qualify for the office of Supervisor with the St. Lucie County Supervisor of Elections at the Renaissance Business Park located at 4132 Okeechobee Rd Fort Pierce, Florida 34947; Ph: 772-462-1500. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the St. Lucie County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Veranda Community Development District II has two seats up for election, specifically seats 2 and 3. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on Tuesday, November 5th, 2024, and in the manner prescribed by law for general elections.

For additional information, please contact the St. Lucie County Supervisor of Elections.

Publish on or before May 24th, 2024.

TAB 4

From: Grady Miars <gmiars@greenpointellc.com>

Sent: Monday, January 29, 2024 1:11:46 PM

To: Johnson, Jonathan T. <Jonathan.Johnson@KutakRock.com>

Subject: LTC and veranda II CDD

[CAUTION - EXTERNAL SENDER]

Jonathan

Please allow this email to serve as my resignation for LTC West CDD Board and Veranda II CDD Board

Thank you.

Grady Miars | President

GreenPointe Communities

[7807 Baymeadows Road E., Suite 205](#)

[Jacksonville, Florida 32256](#)

O: [904.996.2485](tel:904.996.2485)

C: [239.851.3225](tel:239.851.3225)

gmiars@GreenPointeLLC.com

TAB 5

RESOLUTION 2024-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERANDA COMMUNITY
DEVELOPMENT DISTRICT II DESIGNATING CERTAIN OFFICERS OF THE DISTRICT, AND
PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Veranda Community Development District II ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District desires to designate certain Officers of the District.

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

SECTION 1. _____ is appointed Chairman.

SECTION 2. _____ is appointed Vice Chairman.

SECTION 3. Scott Brizendine is appointed Secretary.
_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
Melissa Dobbins is appointed Assistant Secretary.
Brian Mendes is appointed Assistant Secretary.
_____ is appointed Treasurer.
_____ is appointed Assistant Treasurer.

SECTION 4. This Resolution shall become effective immediately upon its adoption.

SECTION 5. All previous resolutions regarding officers are hereby repealed.

PASSED AND ADOPTED this 13th day of February 2024.

ATTEST:

**VERANDA COMMUNITY
DEVELOPMENT DISTRICT II**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson, Board of Supervisors

TAB 6

EMMA® Filing Assistance Software as a Service License Agreement

This EMMA Filing Assistance Software as a Service License Agreement (this "**Agreement**") is entered into by and between the **Veranda Community Development District II** (the "**District**") on behalf of itself, its Dissemination Agent and all other Obligated Persons as defined in the District's outstanding Continuing Disclosure Agreements (collectively, the "**Licensee**"), and Disclosure Technology Services, LLC, a Delaware limited liability company ("**DTS**" or the "**Licensor**"). This Agreement shall be effective as of last day executed below ("**Effective Date**").

NOW, THEREFORE, for good and adequate consideration, the sufficiency of which is hereby acknowledged, the parties have agreed as follows:

The District is, or may in the future be, a party to one or more Continuing Disclosure Agreements (the "**CDAs**") in connection with the issuance of bonds or other debt obligations. Pursuant to the CDAs, the District and the other Obligated Persons named therein are, or will be, obligated to file certain Annual Reports, Quarterly Reports and Listed Event filings (as such terms are defined in the CDAs) electronically through the Municipal Securities Rulemaking Board's Electronic Municipal Market Access ("**EMMA**") system website within the time periods specified in the CDAs.

Subject to the payment of the fees provided for in "Exhibit A: Fee Schedule" attached hereto and the terms and conditions provided for in the "EMMA® Filing Assistance Software End User License Agreement" located at , both of which are hereby incorporated by reference into this Agreement, the Licensor hereby (i) grants to Licensee a non-exclusive, non-transferable, non-sublicensable, limited license and right to access and use the DTS Portal ("**Portal**") for the purposes provided for herein. The Portal is configured to provide annual and quarterly notices of reporting deadlines prior to the applicable Annual Filing Date(s) and Quarterly Filing Date(s) set forth in the CDAs (the "**Services**").

As part of the notices provided by the Portal, links to access to the Portal will be made delivered to the District and other Obligated Persons annually and quarterly, as applicable, via email, which will allow for the District and other Obligated Persons to input the information required for the Annual Reports (excluding the Audited Financial Statements) and the Quarterly Reports under the CDAs, respectively, into a reportable format (collectively, the "**Formatted Information**"). Notwithstanding this provision or failure to provide such Formatted Information or any Services, the District, and its Dissemination Agent, if any, will remain responsible for filing the Formatted Information with EMMA on or before the deadlines provided for in the CDAs. The Portal shall not include any links for Listed Events as defined in the CDAs and all EMMA reporting obligations shall remain the sole obligations of the District and the Obligated Persons as set forth in the CDAs if and when a Listed Events report needs to be filed.

This Agreement shall commence on the Effective Date and continue through September 30 of the year in which this Agreement is executed, and thereafter, shall renew for additional one year terms (based on the District's fiscal year, which ends September 30) so long as the District is obligated under any CDAs. Either party may terminate this Agreement upon thirty days prior written notice to the other party hereto. Any fees paid prior to termination shall be considered earned and non-refundable and the Licensor may adjust the fees hereunder upon thirty days prior written notice to Licensee. Upon the termination of this Agreement, Licensee shall immediately discontinue use of the Portal. Licensee's obligations according to the provisions of this Agreement prior to termination shall survive termination of this Agreement. This Agreement is also subject to the terms set forth in **Exhibit B**.

IN WITNESS WHEREOF, the undersigned have executed this Agreement as of the date below written.

Veranda Community Development District II

By: R. Austin Burr
Print: R. Austin Burr
Title: Vice Chairman
Date: 2/1/2024

Disclosure Technology Services, LLC

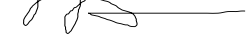
By: 
Print: Michael Klurman
Title: Vice President
Date: 01-02-2024

Exhibit A – Fee Schedule

Annual License Fee:

1. \$1,500 per annum per bond series, not to exceed \$5,000 per annum.

Exhibit B – CDD Addendum

The following terms apply notwithstanding any other provision of the Agreement (including but not limited to any of the terms incorporated therein from other documents):

PUBLIC RECORDS. DTS understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, DTS agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, *Florida Statutes*. DTS acknowledges that the designated public records custodian for the District is the District's Manager ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, DTS shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if DTS does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in DTS's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by DTS, DTS shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE DTS HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE DTS'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS, Scott Brizendine, Rizzetta & Co., Inc. 3434 Colwell Avenue, Ste. 200, Tampa, FL 33614

LIMITATIONS ON LIABILITY. Nothing in the Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, *Florida Statutes*, or other statute or law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

SCRUTINIZED COMPANIES. DTS certifies that it is not in violation of section 287.135, *Florida Statutes*, and is not prohibited from doing business with the District under Florida law, including but not limited to Scrutinized Companies with Activities in Sudan List or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. If DTS is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

E-VERIFY. DTS shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, DTS shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the DTS has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the DTS represents that no public employer has terminated a contract with the DTS under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

TAB 7



Rizzetta & Company

Veranda Community Development District II

Final Supplemental
Special Assessment Allocation Report

Special Assessment Revenue and Refunding Bonds,
Series 2024 (Assessment Area Three – Preserve East Project)
Series 2024 (Assessment Area Five - Phase 2 – Veranda Estates Project)

3434 Colwell Ave
Suite 200
Tampa, FL 33614

rizzetta.com

January 11, 2024

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I. INTRODUCTION

This Final Supplemental Special Assessment Allocation Report is being presented in anticipation of financing a capital infrastructure project by the Veranda Community Development District II (“District”), a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes. The District will issue Special Assessment Revenue and Refunding Bonds, Series 2024 (Assessment Area Three – Preserve East Project) and Series 2024 (Assessment Area Five - Phase 2 – Veranda Estates Project) (together, the “Series 2024 Bonds”), and has retained Rizzetta & Company, Inc. to prepare a methodology for allocating the special assessments to be levied by the District in connection with the transaction.

II. DEFINED TERMS

“Assessment Area Three” – An assessment area within the District, consisting of 464 platted residential units in the Preserve East development.

“Assessment Area Three Bonds” - \$14,500,000 Veranda Community Development District II Special Assessment Revenue and Refunding Bonds, Series 2024 (Assessment Area Three – Preserve East Project).

“Assessment Area Three Project” – A portion of the CIP, expected to be funded by the Assessment Area Three Bonds, specific to the development of the Preserve East development.

“Assessment Area Five - Phase 2” – An assessment area within the District, consisting of 122 planned residential units in Phase 2 of the Veranda Estates development.

“Assessment Area Five - Phase 2 Bonds” - \$6,300,000 Veranda Community Development District II Special Assessment Revenue and Refunding Bonds, Series 2024 (Assessment Area Five - Phase 2 – Veranda Estates Project).

“Assessment Area Five - Phase 2 Project” - A portion of the CIP, to be funded by the Assessment Area Five - Phase 2 Bonds, specific to the development of the Veranda Estates development.

“Capital Improvement Program” or “CIP” – Construction and/or acquisition of public infrastructure planned for the District, as specified in the Supplement No. 3 to the Engineer’s Report dated November 2023 (**“Supplemental Engineer’s Report”**).

“District” – Veranda Community Development District II.

“End User” – The ultimate purchaser of a fully developed residential unit; typically, a resident homeowner.



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“Equivalent Assessment Unit” or “EAU” – Allocation factor which reflects a quantitative measure of the amount of special benefit conferred by the District’s CIP on a particular land use, relative to other land uses.

“Indentures” – The Master Trust Indenture dated as of December 1, 2018, the Sixth Supplemental Trust Indenture dated as of January 1, 2024 and the Seventh Supplemental Trust Indenture dated as of January 1, 2024.

“Landowner” – Veranda St. Lucie Land Holdings, LLC, a Delaware limited liability company.

“Master Report” – The Master Special Assessment Allocation Report dated September 17, 2018.

“Platted Units” – Lands configured into their intended end-use and subject to a recorded plat.

“Series 2024 Assessments” – Collectively, the **“Assessment Area Three Assessments”** and **“Assessment Area Five - Phase 2 Assessments”**, as contemplated by Chapters 190, 170, and 197, Florida Statutes, levied to secure repayment of the District’s Series 2024 Bonds.

“Series 2024 Bonds” – Collectively, the Assessment Area Three Bonds and the Assessment Area Five – Phase 2 Bonds.

“Series 2024 Projects” – Together, the Assessment Area Three Project, the Assessment Area Five – Phase 2 Project.

“True-Up Agreement” – The Agreement to be executed between the Veranda Community Development District II and each Landowner, regarding the True-Up and Payment of Series 2024 Assessments.

“Unplatted Parcels” – Undeveloped lands or parcels not yet subject to a recorded plat in their final end-use configuration.

All capitalized terms not defined herein shall retain the meaning ascribed in the Master Report.

III. DISTRICT INFORMATION

Veranda Community Development District II was established by the City Council of the City of Port St. Lucie on July 9, 2018, pursuant to the City Ordinance No. 18-30.

The District encompasses approximately 754.75 acres and is located within the Veranda Planned Unit Development (the “Veranda PUD”). The current development plan for the District includes approximately 1,577 single-family homes located within 5 separate developments: Veranda Gardens East, Veranda Preserve West, Veranda Preserve East,



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Veranda Oaks and Veranda Estates. On December 24, 2018, the District issued its Special Assessment Revenue Bonds, Series 2018A (Assessment Area One – Gardens East Project), Series 2018A (Assessment Area Two – Preserve West Project) and Series 2018B (Assessment Areas Three, Four and Five) for the development of Veranda Gardens East and Veranda Preserve East and West. Additionally, on March 22, 2021, the District issued its Special Assessment Revenue and Refunding Bonds, Series 2021 (Assessment Area Four – Veranda Oaks Project) and Series 2021 (Assessment Area Five – Phase 1 – Veranda Estates Project).

Table 1 illustrates the District's current development plan for Assessment Area Three and Assessment Area Five - Phase 2.

IV. SERIES 2024 PROJECTS

The Assessment Area Three Project is the portion of the District's total CIP necessary for the development of the Preserve East development. The cost of the Assessment Area Three Project is estimated to be \$14,964,085 and the District will issue Assessment Area Three Bonds to partially fund the Assessment Area Three Project in the amount of \$10,672,052.24. The balance of the Assessment Area Three Project will be funded by the Landowner, future bonds or other funding sources.

The Assessment Area Five – Phase 2 Project is the portion of the District's total CIP necessary for the development of the Veranda Estates development. The cost of the Assessment Area Five – Phase 2 Project is estimated to be \$9,980,944, and the District will issue Assessment Area Five – Phase 2 Bonds to partially fund the Assessment Area Five – Phase 2 Project in the amount of \$4,531,863.56. The balance of the Assessment Area Five – Phase 2 Project will be funded by the Landowner, future bonds or other funding sources.

For more detailed information regarding the Series 2024 Projects, see Table 2 and the Supplemental Engineer's Report.

V. SERIES 2024 BONDS AND ASSESSMENTS

In order to provide for the Series 2024 Projects funding described in Section IV above, the District will issue the Series 2024 Bonds in two separate series: Series 2024 (Assessment Area Three – Preserve East Project) ("**Assessment Area Three Bonds**") and the Series 2024 (Assessment Area Five – Phase 2 – Veranda Estates Project) ("**Assessment Area Five – Phase 2 Bonds**"). These will be completely separate liens over distinct assessment areas.

A. Assessment Area Three Bonds

The Assessment Area Three Bonds will be secured by the pledged revenues from Assessment Area Three Assessments. The Assessment Area Three Assessments will initially be levied in the principal amount of \$14,500,000 and shall be structured in the same manner as the Assessment Area Three Bonds, so that revenues from the Assessment Area Three Assessments are sufficient to fulfill the debt service requirements for the Assessment Area Three Bonds. A portion of the Series 2024



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Assessment Area Three bond proceeds will be used to redeem the 2018B Bonds allocated to Assessment Area Three in the amount of \$3,118,522.78.

The Assessment Area Three Bonds will be structured as amortizing current-interest bonds, with repayment occurring in substantially equal annual installments of principal and interest. Interest payment dates shall occur every May 1 and November 1 from the date of issuance until final maturity on May 1, 2054. The first scheduled payment of coupon interest will be due on May 1, 2024 and the first scheduled payment of principal will be due on May 1, 2025. The annual principal payment will be due each May 1 thereafter until final maturity with the maximum annual debt service to be \$962,537.51. The general financing terms of the Assessment Area Three Bonds are summarized on Table 3.

B. Assessment Area Five – Phase 2 Bonds

The Assessment Area Five - Phase 2 Bonds will be secured by the pledged revenues from Assessment Area Five - Phase 2 Assessments. The Assessment Area Five - Phase 2 Assessments will initially be levied in the principal amount of \$6,300,000 and shall be structured in the same manner as the Assessment Area Five - Phase 2 Bonds, so that revenues from the Assessment Area Five - Phase 2 Assessments are sufficient to fulfill the debt service requirements for the Assessment Area Five - Phase 2 Bonds. A portion of the Series 2024 Assessment Area Five – Phase 2 bond proceeds will be used to redeem the 2018B Bonds allocated to Assessment Area Five – Phase 2 in the amount of \$877,084.53.

The Assessment Area Five - Phase 2 Bonds will be structured as amortizing current-interest bonds, with repayment occurring in annual installments of principal and interest. Interest payment dates shall occur every May 1 and November 1 from the date of issuance until final maturity on May 1, 2054. The first scheduled payment of coupon interest will be due on May 1, 2024, although interest will be capitalized through November 1, 2024, with the first installment of principal due on May 1, 2025. The annual principal payment will be due each May 1 thereafter until final maturity with the maximum annual debt service to be \$431,378.13. The general financing terms of the Assessment Area Five - Phase 2 Bonds are summarized on Table 5.

It is expected that the Series 2024 Assessment installments assigned to Platted Units will be collected via the St. Lucie County property tax bill process (Uniform Method)¹. Accordingly, the Series 2024 Assessments have been adjusted to allow for current County collection costs and the possibility that landowners will avail themselves of early payment discounts. Currently, the aggregate rate for costs and discounts is 6.0%, but this may fluctuate as provided by law.

¹ The ultimate collection procedure is subject to District approval. Nothing herein should be construed as mandating collections that conflict with the terms, privileges, and remedies provided in the Indentures, Florida law, assessment resolutions, and/or other applicable agreements.



VI. SERIES 2024 ASSESSMENT ALLOCATION

The District's Master Report contains specific special benefit findings relative to the Maximum Assessments and the District's Capital Improvement Program. As stated therein, the CIP costs per unit and Maximum Assessments were allocated pursuant to an EAU-based methodology.

Per Section IV above, the Series 2024 Bonds will fund a portion of the District's Series 2024 Projects, which is expected to be constructed in a manner generally proportionate to the construction of improvements for the CIP. Accordingly, it is expected that the improvements funded by the Series 2024 Bonds will confer benefit on the District's developable parcels in a manner generally proportionate to and consistent with the allocation of benefit found in the Master Report. Therefore, it is proper to impose Series 2024 Assessments on the units specified in Tables 7 and 8, as well as the District's Series 2024 Assessment Roll.

A. Assessment Allocation

The Assessment Area Three Assessments will be allocated to the 464 Platted Units within the Preserve East development and have been sized based on target annual assessments provided by the Landowner. As allocated, the Assessment Area Four Assessments fall within the cost/benefit thresholds, as well as the Maximum Assessment levels, established by the Master Report. However, because the allocation of assessments differs from the assessments specified in the Master Report, the District will recognize an in-kind contribution of infrastructure from the Landowner in the form of an assessment credit representing the difference between the target Assessment Area Three Assessments and a baseline allocation of assessments. The total amount of this minimum contribution to ensure that all debt assessments are fairly and reasonably allocated has been calculated to be \$1,066,673.32, as shown in Table 9.

The Assessment Area Five - Phase 2 Assessments, are expected to ultimately be allocated to the 122 Platted Units within Phase 2 of the Veranda Estates development and have been sized based on EAU. As allocated, the Assessment Area Five - Phase 2 Assessments fall within the cost/benefit thresholds, as well as the Maximum Assessment levels, established by the Master Report.

The Series 2024 Assessment Roll is located at page A-7.

B. Assignment of Assessments

The Assessment Area Three Bonds have been sized based on the expectation that the Assessment Area Three Assessments will be fully absorbed by the 464 Platted Units in Preserve East and the Assessment Area Five - Phase 2 Bonds have been sized based on the expectation that the Assessment Area Five - Phase 2 Assessments will be fully absorbed by the 122 Platted Units planned for development in Veranda Estates – Phase 2.



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The lands within Veranda Estates – Phase 2 currently consist of Unplatted Parcels. Assessments will be initially levied on these parcels on an equal assessment per acre basis. At the time parcels are platted or otherwise subdivided into Platted Units, individual Assessment Area Five – Phase 2 Assessments will be assigned to those Platted Units at the per-unit amounts described in Tables 7 and 8, thereby reducing the Assessment Area Five – Phase 2 Assessments encumbering the Unplatted Parcels by a corresponding amount. Any unassigned amount of Assessment Area Five – Phase 2 Assessments encumbering the remaining Unplatted Parcels will continue to be calculated and levied on an equal assessment per acre basis.

In the event an Unplatted Parcel is sold to a third party not affiliated with the Landowner, Assessment Area Five – Phase 2 Assessments will be assigned to that Unplatted Parcel based on the maximum total number of Platted Units assigned by the Landowner to that Unplatted Parcel. The owner of that Unplatted Parcel will be responsible for the total assessments applicable to the Unplatted Parcel, regardless of the total number of Platted Units ultimately platted. These total assessments are fixed to the Unplatted Parcel at the time of the sale. If the Unplatted Parcel is subsequently sub-divided into smaller parcels, the total assessments initially allocated to the Unplatted Parcel will be re-allocated to the smaller parcels pursuant to the methodology as described herein (i.e. equal assessment per acre until platting).

In the event that developable lands that derive benefit from the Series 2024 Projects are added to the District boundaries, whether by boundary amendment or increase in density Series 2024 Assessments will be allocated to such lands, pursuant to the methodology described herein.

VII. PREPAYMENT AND TRUE-UP OF SERIES 2024 ASSESSMENTS

The Series 2024 Assessments encumbering a parcel may be prepaid in full at any time, without penalty, together with interest at the rate on the corresponding Series 2024 Bonds to the bond interest payment date that is more than forty-five (45) days next succeeding the date of prepayment. Notwithstanding the preceding provisions, the District does not waive the right to assess penalties which would otherwise be permissible if the parcel being prepaid is subject to an assessment delinquency.

Because this methodology assigns defined, fixed assessments to Platted Units, the District's Series 2024 Assessment program is predicated on the development of lots in the manner described in Table 1. However, if a change in development results in net decrease in the overall principal amount of assessments able to be assigned to the units described in Table 1, then a true-up, or principal reduction payment, will be required to cure the deficiency. As the acreage within the assessment areas is developed, it will be platted. At such time as a plat is presented to the District that involves the earliest of at least 25% of residential units or developable acres within any assessment area and continuing at each time when a subsequent plat is presented to the District (each such date being a "True-Up Date"), the District shall determine if the debt per acre remaining on the unplatted developable land is greater than the debt per developable acre of such land at the time of



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imposition of the initial assessment and, if it is, a True-Up Payment in the amount of such excess shall become due and payable by Landowner in that tax year in accordance with this Series 2024 Assessment Report in addition to the regular assessment installment payable for lands owned by the Landowner. The District will ensure collection of such amounts in a timely manner in order to meet its debt service obligations and, in all cases, Landowner agrees that such payments shall be made in order to ensure the District's timely payments of the debt services obligations on the Series 2024 Bonds. The District shall record all True-Up Payments in its Improvement Lien book. For further detail and definitions related to the true-up process, please refer to the True-Up Agreement.

Similarly, if a reconfiguration of lands would result in the collection of substantial excess assessment revenue in the aggregate, then the District shall undertake a pro rata reduction of assessments for all assessed properties.

VIII. ADDITIONAL STIPULATIONS

Certain financing, development, and engineering data was provided by members of District staff, District Underwriter, and/or the Landowner. The allocation methodology described herein was based on information provided by those professionals. Rizzetta & Company, Inc. makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report.

Rizzetta & Company, Inc., does not represent the District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide the District with financial advisory services or offer investment advice in any form.



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EXHIBIT A:

ALLOCATION METHODOLOGY



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VERANDA
COMMUNITY DEVELOPMENT DISTRICT II
SPECIAL ASSESSMENT REVENUE AND REFUNDING BONDS
SERIES 2024 (ASSESSMENT AREA THREE - PRESERVE EAST PROJECT)
SERIES 2024 (ASSESSMENT AREA FIVE - PHASE 2 - VERANDA ESTATES PROJECT)

TABLE 1: CURRENT DEVELOPMENT PLAN

	Assessment Areas		
	Three All Phases	Five Phase 2	
PRODUCT	<i>Preserve East</i>	<i>Veranda Estates</i>	TOTAL
Twin Villa 36'	182	0	182
Single Family 50'	135	0	135
Single Family 52'	0	60	60
Single Family 62'	147	62	209
TOTAL:	464	122	586

VERANDA
COMMUNITY DEVELOPMENT DISTRICT II
SPECIAL ASSESSMENT REVENUE AND REFUNDING BONDS
SERIES 2024 (ASSESSMENT AREA THREE - PRESERVE EAST PROJECT)
SERIES 2024 (ASSESSMENT AREA FIVE - PHASE 2 - VERANDA ESTATES PROJECT)

TABLE 2: TOTAL CIP COST DETAIL			
Description	Preserve East	Veranda Estates Phase 2	TOTAL
Water	\$1,643,734	\$1,375,774	\$3,019,508
Wastewater	\$4,322,491	\$1,985,374	\$6,307,865
Drainage	\$8,997,860	\$6,619,796	\$15,617,656
St. Lucie Land SAD	Not Included	Not Included	\$0
Total CIP Construction Costs	\$14,964,085	\$9,980,944	\$24,945,029
Assessment Area Three Project Funded by Assessment Area Three Bonds			\$10,672,052
Recognized contribution of infrastructure to reach target assessment levels (AA3)			\$1,066,673
Assessment Area Five Project Funded by Assessment Area Five Bonds			\$4,531,864
Remaining CIP to be Funded by the Landowner			\$8,674,440
Total Construction Costs			\$24,945,029
NOTE: Infrastructure cost estimates provided by District Engineer.			

VERANDA
COMMUNITY DEVELOPMENT DISTRICT II
SPECIAL ASSESSMENT REVENUE AND REFUNDING BONDS
SERIES 2024 (ASSESSMENT AREA THREE - PRESERVE EAST PROJECT)
SERIES 2024 (ASSESSMENT AREA FIVE - PHASE 2 - VERANDA ESTATES PROJECT)

TABLE 3: FINANCING INFORMATION - ASSESSMENT AREA THREE BONDS

Issue Date	January 25, 2024
Final Maturity	May 1, 2054
Principal Installments	30
Average Coupon Rate	5.27%
Maximum Annual Debt Service ("MADS")	\$962,537.51

SOURCES:

Bond Proceeds:

PAR AMOUNT	\$14,500,000.00
Original Issue Discount	(\$82,788.75)
	<u>\$14,417,211.25</u>

Other Sources of Funds:

Transfer of 2018B Reserve Account	\$178,600.00
Transfer of 2018B Revenue Account	\$142,525.22
Transfer of 2018B Construction Account	\$6,903.07
Transfer of 2018B Prepayment Account	\$429.24
	<u>\$328,457.53</u>

\$14,745,668.78

USES:

Construction Fund	(\$10,672,052.24)
2018B Refunding Escrow Deposit	(\$3,118,522.78)
Debt Service Reserve Fund	(\$481,268.76) ⁽¹⁾
Underwriter's Discount	(\$290,000.00)
Capitalized Interest	(\$51,875.00)
Costs of Issuance	(\$131,950.00)
	<u>(\$14,745,668.78)</u>

⁽¹⁾ 50% of MADS.

Source: District Underwriter.

TABLE 4: FINANCING INFORMATION - ASSESSMENT AREA THREE ASSESSMENTS ⁽¹⁾

Interest Rate	5.27%
Initial Principal Amount	\$14,500,000
Aggregate Annual Installment	\$962,537.51
Estimated County Collection Costs	2.00% \$20,479.52 ⁽²⁾
Estimated Maximum Early Payment Discounts	4.00% \$40,959.04 ⁽²⁾
Total Annual Installment	<u>\$1,023,976.07</u>

⁽¹⁾ Ultimate collection schedule at the District's discretion.

⁽²⁾ May vary as provided by law.



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VERANDA
COMMUNITY DEVELOPMENT DISTRICT II
SPECIAL ASSESSMENT REVENUE AND REFUNDING BONDS
SERIES 2024 (ASSESSMENT AREA THREE - PRESERVE EAST PROJECT)
SERIES 2024 (ASSESSMENT AREA FIVE - PHASE 2 - VERANDA ESTATES PROJECT)

TABLE 5: FINANCING INFORMATION - ASSESSMENT AREA FIVE - PHASE 2 BONDS

Issue Date	January 25, 2024
Final Maturity	May 1, 2054
Principal Installments	30
Average Coupon Rate	5.53%
Maximum Annual Debt Service ("MADS")	\$431,378.13

SOURCES:

Bond Proceeds:

PAR AMOUNT	\$6,300,000.00
Original Issue Discount	(\$35,566.50)
	<u>\$6,264,433.50</u>

Other Sources of Funds:

Transfer of 2018B Reserve Account	\$50,231.25
Transfer of 2018B Revenue Account	\$40,085.22
Transfer of 2018B Construction Account	\$1,941.49
Transfer of 2018B Prepayment Account	\$120.72
	<u>\$92,378.68</u>

\$6,356,812.18

USES:

Construction Fund	(\$4,531,863.56)
2018B Refunding Escrow Deposit	(\$877,084.53)
Debt Service Reserve Fund	(\$431,378.13) ⁽¹⁾
Underwriter's Discount	(\$126,000.00)
Capitalized Interest	(\$260,958.96)
Costs of Issuance	(\$129,527.00)
	<u>(\$6,356,812.18)</u>

⁽¹⁾ 100% of MADS.

Source: District Underwriter.

TABLE 6: FINANCING INFORMATION - ASSESSMENT AREA FIVE ASSESSMENTS ⁽¹⁾

Interest Rate	5.53%
Initial Principal Amount	\$6,300,000
Aggregate Annual Installment	\$431,378.13
Estimated County Collection Costs	2.00% \$9,178.26 ⁽²⁾
Estimated Maximum Early Payment Discounts	4.00% <u>\$18,356.52</u> ⁽²⁾
Total Annual Installment	<u>\$458,912.90</u>

⁽¹⁾ Ultimate collection schedule at the District's discretion.

⁽²⁾ May vary as provided by law.



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VERANDA
COMMUNITY DEVELOPMENT DISTRICT II
SPECIAL ASSESSMENT REVENUE AND REFUNDING BONDS
SERIES 2024 (ASSESSMENT AREA THREE - PRESERVE EAST PROJECT)
SERIES 2024 (ASSESSMENT AREA FIVE - PHASE 2 - VERANDA ESTATES PROJECT)

TABLE 7: ASSESSMENT ALLOCATION - ASSESSMENT AREA THREE ASSESSMENTS ⁽¹⁾

PRODUCT	UNITS	PRODUCT TOTAL PRINCIPAL ⁽²⁾	PER UNIT PRINCIPAL	PRODUCT ANNUAL INSTLMT. ⁽²⁾⁽⁴⁾	PER UNIT INSTLMT. ⁽³⁾⁽¹⁾
Twin Villa 36'	182	\$5,687,500.00	\$31,250.00	\$401,645.79	\$2,206.84
Single Family 50'	135	\$4,218,750.00	\$31,250.00	\$297,924.07	\$2,206.84
Single Family 62'	147	\$4,593,750.00	\$31,250.00	\$324,406.21	\$2,206.84
TOTAL	464	\$14,500,000.00		\$1,023,976.07	

(1) Assessment Area Three Assessments to be absorbed by the 464 Platted Units in Assessment Area Three. Allocation of Series 2024-AA3 Assessments to be levied based on target assessment levels. There will be a recognized in-kind contribution of infrastructure by the Developer as an assessment credit to certain unit types in order to reach target assessment levels. See Table 9 for the contribution calculation.

(2) Product total shown for illustrative purposes and are not fixed per product type.

(3) Includes estimated St. Lucie County collection costs/payment discounts, which may fluctuate.

TABLE 8: ASSESSMENT ALLOCATION - ASSESSMENT AREA FIVE ASSESSMENTS ⁽¹⁾

PRODUCT	UNITS	PRODUCT TOTAL PRINCIPAL ⁽²⁾	PER UNIT PRINCIPAL	PRODUCT ANNUAL INSTLMT. ⁽²⁾⁽³⁾	PER UNIT INSTLMT. ⁽³⁾
Single Family 52'	60	\$2,822,515.80	\$47,041.93	\$205,601.42	\$3,426.69
Single Family 62'	62	\$3,477,484.20	\$56,088.45	\$253,311.49	\$4,085.67
TOTAL	122	\$6,300,000.00		\$458,912.90	

(1) Assessment Area Five Assessments expected to be absorbed by the 122 planned units in Phase 2 of Assessment Area Five.

(2) Product total shown for illustrative purposes and are not fixed per product type.

(3) Includes estimated St. Lucie County collection costs/payment discounts, which may fluctuate.

VERANDA
COMMUNITY DEVELOPMENT DISTRICT II
SPECIAL ASSESSMENT REVENUE AND REFUNDING BONDS
SERIES 2024 (ASSESSMENT AREA THREE - PRESERVE EAST PROJECT)
SERIES 2024 (ASSESSMENT AREA FIVE - PHASE 2 - VERANDA ESTATES PROJECT)

TABLE 9: CONTRIBUTION CALCULATION - ASSESSMENT AREA THREE - PRESERVE EAST PROJECT ⁽¹⁾							
PRODUCT	UNITS	EAU	TOTAL COSTS FUNDED	TARGET COSTS PER UNIT ⁽³⁾	COSTS PER UNIT BY EAU	CONTRIBUTION PER UNIT	TOTAL CONTRIBUTION ⁽⁴⁾
Twin Villa 36'	182	0.69	\$4,186,020.49	\$23,000.11	\$23,000.11	\$0.00	\$0.00
Single Family 50'	135	0.96	\$3,105,015.20	\$23,000.11	\$23,804.54	\$804.43	\$108,597.96
Single Family 62'	147	1.19	\$3,381,016.55	\$23,000.11	\$29,517.63	\$6,517.52	\$958,075.35
	464		\$10,672,052.24 ⁽²⁾				\$1,066,673.32

(1) All numbers are based on construction costs and thus are net of financing costs.

(2) Total Assessment Area Three - Preserve East Project costs to be funded with Series 2024-AA3 Bonds. See Table 2.

(3) Per unit costs funded with Series 2024 Bonds.

(4) Total contribution of infrastructure due to the difference between the target and the EAU allocation. See Table 2 for the application of the contribution.

**VERANDA COMMUNITY DEVELOPMENT DISTRICT II
SERIES 2024 ASSESSMENT LIEN ROLL**

PARCEL ID	Series 2024-AA3 Principal	Series 2024-AA5- PH 2 Principal	Series 2024-AA3 Annual Installment	Series 2024-AA5- PH2 Annual Installment
4435-601-0042-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0043-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0044-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0045-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0046-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0047-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0048-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0049-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0050-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0051-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0052-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0053-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0054-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0055-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0056-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0057-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0058-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0059-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0060-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0061-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0062-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0063-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0064-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0065-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0066-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0067-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0068-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0069-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0070-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0071-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0072-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0073-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0074-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0075-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0076-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0077-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0078-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0079-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0080-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0081-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0082-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0083-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0084-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0085-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0086-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0087-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0088-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0089-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0090-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0091-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0092-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0093-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0094-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0095-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0096-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0097-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0098-000-6	\$31,250.00	\$0.00	\$2,206.8	
4435-601-0099-000-3	\$31,250.00	\$0.00	\$2,206.8	



**VERANDA COMMUNITY DEVELOPMENT DISTRICT II
SERIES 2024 ASSESSMENT LIEN ROLL**

PARCEL ID	Series 2024-AA3 Principal	Series 2024-AA5- PH 2 Principal	Series 2024-AA3 Annual Installment	Series 2024-AA5- PH2 Annual Installment
4435-601-0100-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0101-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0102-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0103-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0104-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0105-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0106-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0107-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0108-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0109-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0110-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0111-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0112-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0113-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0114-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0115-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0116-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0117-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0118-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0119-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0120-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0121-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0122-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0123-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0124-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0125-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0126-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0127-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0128-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0129-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0130-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0131-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0132-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0133-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0134-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0135-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0136-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0137-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0138-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0139-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0140-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0141-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0142-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0143-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0144-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0145-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0146-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0147-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0148-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0149-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0150-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0151-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0152-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0153-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0154-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0155-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0156-000-1	\$31,250.00	\$0.00	\$2,206.8	
4435-601-0157-000-8	\$31,250.00	\$0.00	\$2,206.8	



**VERANDA COMMUNITY DEVELOPMENT DISTRICT II
SERIES 2024 ASSESSMENT LIEN ROLL**

PARCEL ID	Series 2024-AA3 Principal	Series 2024-AA5- PH 2 Principal	Series 2024-AA3 Annual Installment	Series 2024-AA5- PH2 Annual Installment
4435-601-0158-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0159-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0160-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0161-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0162-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0163-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0164-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0165-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0166-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0167-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0168-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0169-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0170-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0171-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0172-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0173-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0174-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0175-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0176-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0177-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0178-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0179-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0180-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0181-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0182-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0183-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0184-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0185-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0186-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0187-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0188-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0189-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0190-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0191-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0192-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0193-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0194-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0195-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0196-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0197-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0198-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0199-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0200-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0201-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0202-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0203-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0204-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0205-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0206-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0207-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0208-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0209-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0210-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0211-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0212-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0213-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0214-000-6	\$31,250.00	\$0.00	\$2,206.8	
4435-601-0215-000-3	\$31,250.00	\$0.00	\$2,206.8	



**VERANDA COMMUNITY DEVELOPMENT DISTRICT II
SERIES 2024 ASSESSMENT LIEN ROLL**

PARCEL ID	Series 2024-AA3 Principal	Series 2024-AA5- PH 2 Principal	Series 2024-AA3 Annual Installment	Series 2024-AA5- PH2 Annual Installment
4435-601-0216-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0217-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0218-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0219-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0220-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0221-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0222-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0223-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0224-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0225-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0226-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0227-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0228-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0229-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0230-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0231-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0232-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0233-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0234-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0235-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0236-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0237-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0238-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0239-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0240-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0241-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0242-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0243-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0244-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0245-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0246-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0247-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0248-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0249-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0250-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0251-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0252-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0253-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0254-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0255-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0256-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0257-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0258-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0259-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0260-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0261-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0262-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0263-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0264-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0265-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0266-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0267-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0268-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0269-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0270-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0271-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0272-000-0	\$31,250.00	\$0.00	\$2,206.8	
4435-601-0273-000-7	\$31,250.00	\$0.00	\$2,206.8	



Rizzetta & Company
Professionals in Community Management

**VERANDA COMMUNITY DEVELOPMENT DISTRICT II
SERIES 2024 ASSESSMENT LIEN ROLL**

PARCEL ID	Series 2024-AA3 Principal	Series 2024-AA5- PH 2 Principal	Series 2024-AA3 Annual Installment	Series 2024-AA5- PH2 Annual Installment
4435-601-0274-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0275-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0276-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0277-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0278-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0279-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0280-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0281-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0282-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0283-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0284-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0285-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0286-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0287-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0288-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0289-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0290-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0291-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0292-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0293-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0294-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0295-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0296-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0297-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0298-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0299-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0300-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0301-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0302-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0303-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0304-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0305-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0306-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0307-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0308-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0309-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0310-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0311-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0312-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0313-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0314-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0315-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0316-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0317-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0318-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0319-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0320-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0321-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0322-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0323-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0324-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0325-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0326-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0327-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0328-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0329-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0330-000-5	\$31,250.00	\$0.00	\$2,206.8	
4435-601-0331-000-2	\$31,250.00	\$0.00	\$2,206.8	



**VERANDA COMMUNITY DEVELOPMENT DISTRICT II
SERIES 2024 ASSESSMENT LIEN ROLL**

PARCEL ID	Series 2024-AA3 Principal	Series 2024-AA5- PH 2 Principal	Series 2024-AA3 Annual Installment	Series 2024-AA5- PH2 Annual Installment
4435-601-0332-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0333-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0334-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0335-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0336-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0337-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0338-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0339-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0340-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0341-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0342-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0343-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0344-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0345-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0346-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0347-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0348-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0349-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0350-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0351-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0352-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0353-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0354-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0355-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0356-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0357-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0358-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0359-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0360-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0361-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0362-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0363-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0364-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0365-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0366-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0367-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0368-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0369-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0370-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0371-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0372-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0373-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0374-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0375-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0376-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0377-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0378-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0379-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0380-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0381-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0382-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0383-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0384-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0385-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0386-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0387-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0388-000-6	\$31,250.00	\$0.00	\$2,206.8	
4435-601-0389-000-3	\$31,250.00	\$0.00	\$2,206.8	



Rizzetta & Company
Professionals in Community Management

**VERANDA COMMUNITY DEVELOPMENT DISTRICT II
SERIES 2024 ASSESSMENT LIEN ROLL**

PARCEL ID	Series 2024-AA3 Principal	Series 2024-AA5- PH 2 Principal	Series 2024-AA3 Annual Installment	Series 2024-AA5- PH2 Annual Installment
4435-601-0390-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0391-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0392-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0393-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0394-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0395-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0396-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0397-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0398-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0399-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0400-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0401-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0402-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0403-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0404-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0405-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0406-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0407-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0408-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0409-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0410-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0411-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0412-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0413-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0414-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0415-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0416-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0417-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0418-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0419-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0420-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0421-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0422-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0423-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0424-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0425-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0426-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0427-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0428-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0429-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0430-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0431-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0432-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0433-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0434-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0435-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0436-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0437-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0438-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0439-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0440-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0441-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0442-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0443-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0444-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0445-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0446-000-1	\$31,250.00	\$0.00	\$2,206.8	
4435-601-0447-000-8	\$31,250.00	\$0.00	\$2,206.8	



**VERANDA COMMUNITY DEVELOPMENT DISTRICT II
SERIES 2024 ASSESSMENT LIEN ROLL**

PARCEL ID	Series 2024-AA3 Principal	Series 2024-AA5- PH 2 Principal	Series 2024-AA3 Annual Installment	Series 2024-AA5- PH2 Annual Installment
4435-601-0448-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0449-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0450-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0451-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0452-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0453-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0454-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0455-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0456-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0457-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0458-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0459-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0460-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0461-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0462-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0463-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0464-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0465-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0466-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0467-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0468-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0469-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0470-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0471-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0472-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0473-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0474-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0475-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0476-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0477-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0478-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0479-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0480-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0481-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0482-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0483-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0484-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0485-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0486-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0487-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0488-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0489-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0490-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0491-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0492-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0493-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0494-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0495-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0496-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0497-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0498-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0499-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0500-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0501-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0502-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0503-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0504-000-6	\$31,250.00	\$0.00	\$2,206.8	
4435-601-0505-000-3	\$31,250.00	\$0.00	\$2,206.8	



**VERANDA COMMUNITY DEVELOPMENT DISTRICT II
SERIES 2024 ASSESSMENT LIEN ROLL**

PARCEL ID	Series 2024-AA3 Principal	Series 2024-AA5- PH 2 Principal	Series 2024-AA3 Annual Installment	Series 2024-AA5- PH2 Annual Installment
Veranda Estates - PH 2 (~ 119 acres)*	\$0.00	\$52,941.18/acre	\$0.00	\$3,856.41/acre
	\$14,500,000.00	\$6,300,000.00	\$1,023,976.07	\$458,912.90

See Legal Descriptions Attached



Assessment Area 5 - Phase 2

PARCEL-2 OF VERANDA PLAT NO. 2 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 68, PAGE 29, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

Less the lands previously platted as Veranda Estates Phase 1 according to the plat thereof, recorded in Plat Book 107, Page 30, of the Public Records of Saint Lucie County, Florida, being more particularly described as follows:

A PARCEL OF LAND LYING IN A PORTION OF VERANDA PLAT NO. 2, PARCEL-2, AS RECORDED IN PLAT BOOK 68, PAGE 29, OF THE PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST 1/4 CORNER OF SECTION 36, TOWNSHIP 37 SOUTH, RANGE 40 EAST; ST. LUCIE COUNTY, FLORIDA, THENCE NORTH 88°45'29" EAST, DEPARTING SAID WEST 1/4 CORNER AND ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 36, A DISTANCE OF 2461.23 FEET, TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF GILSON ROAD; THENCE SOUTH 00°09'15" WEST, DEPARTING SAID NORTH LINE AND ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 649.29 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1540.00 FEET, THE CHORD FOR SAID CURVE BEARS SOUTH 11°57'31" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE, SAID CURVE HAVING A CENTRAL ANGLE OF 24°13'31", A DISTANCE OF 651.13 FEET, TO THE INTERSECTION OF SAID WESTERLY RIGHT OF WAY LINE AND THE NORTHERLY RIGHT OF WAY LINE OF BECKER ROAD; THENCE SOUTH 89°25'16" WEST, DEPARTING SAID WESTERLY RIGHT OF WAY LINE AND ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 2603.44 FEET, TO A POINT ON SAID WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 36; THENCE NORTH 89°57'38" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 625.64 FEET, TO A POINT OF INTERSECTION WITH SAID NORTHERLY RIGHT OF WAY LINE AND THE WEST BOUNDARY LINE OF SAID PARCEL 2; THENCE NORTH 14°03'42" WEST, DEPARTING SAID NORTHERLY RIGHT OF WAY LINE AND ALONG SAID WEST BOUNDARY LINE, A DISTANCE OF 828.36 FEET; THENCE NORTH 73°05'58" EAST, DEPARTING SAID WEST BOUNDARY LINE, A DISTANCE OF 457.39 FEET; THENCE NORTH 16°44'36" EAST, A DISTANCE OF 301.63 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 275.00 FEET, THE CHORD FOR SAID CURVE BEARS SOUTH 62°14'15" EAST, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 22°05'12", A DISTANCE OF 106.00 FEET; THENCE NORTH 64°48'20" EAST, A DISTANCE OF 91.71 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 301.34 FEET, THE CHORD FOR SAID CURVE BEARS NORTH 66°59'08" EAST, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 04°20'27", A DISTANCE OF 22.83 FEET; THENCE SOUTH 89°34'33" EAST, A DISTANCE OF 14.97 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 295.21 FEET, THE CHORD FOR SAID CURVE BEARS NORTH 77°21'54" EAST, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 10°58'16", A DISTANCE OF 56.53 FEET; THENCE NORTH 68°59'12" EAST, A DISTANCE OF 48.97 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING WITHIN SAID BOUNDS 3,921,721 SQUARE FEET (90.03 ACRES) MORE OR LESS.

TAB 8

RESOLUTION 2024-05

[ASSESSMENT AREA THREE – PRESERVE EAST PROJECT]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERANDA COMMUNITY DEVELOPMENT DISTRICT II SETTING FORTH THE SPECIFIC TERMS OF THE DISTRICT’S SPECIAL ASSESSMENT REVENUE AND REFUNDING BONDS, SERIES 2024 (ASSESSMENT AREA THREE – PRESERVE EAST PROJECT); CONFIRMING THE DISTRICT’S PROVISION OF IMPROVEMENTS AND ADOPTING A SUPPLEMENTAL ENGINEER’S REPORT; CONFIRMING AND ADOPTING A SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT; CONFIRMING, ALLOCATING AND AUTHORIZING THE COLLECTION OF SPECIAL ASSESSMENTS SECURING THE SERIES 2024 BONDS; PROVIDING FOR THE APPLICATION OF TRUE-UP PAYMENTS; PROVIDING FOR THE SUPPLEMENTATION OF THE IMPROVEMENT LIEN BOOK; PROVIDING FOR THE RECORDING OF A NOTICE OF SERIES 2024 SPECIAL ASSESSMENTS (ASSESSMENT AREA THREE – PRESERVE EAST PROJECT); PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, the Veranda Community Development District II (“District”) has previously indicated its intention to undertake, install, establish, construct or acquire certain public improvements and to finance such public improvements through the imposition of special assessments on benefited property within the District and the issuance of bonds; and

WHEREAS, the District’s Board of Supervisors (“Board”) has previously adopted, after notice and public hearing, Resolution 2019-03 relating to the imposition, levy, collection and enforcement of such special assessments; and

WHEREAS, pursuant to and consistent with the terms of Resolution 2019-03, this Resolution shall set forth the terms of bonds actually issued by the District, and apply the adopted special assessment methodology to the actual scope of the project to be completed with a series of bonds and the terms of the bond issue; and

WHEREAS, on January 11, 2024, the District entered into a Bond Purchase Contract, whereby it agreed to sell \$14,500,000 of its Special Assessment Revenue and Refunding Bonds, Series 2024 (Assessment Area Three – Preserve East Project) (the “Assessment Area Three Bonds”); and

WHEREAS, pursuant to and consistent with Resolution 2019-03, the District desires to set forth the particular terms of the sale of the Assessment Area Three Bonds and confirm the lien of the special assessments securing the Assessment Area Three Bonds (the “Assessment Area Three Special Assessments”).

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

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to the provisions of Florida law, including Chapters 170, 190 and 197, *Florida Statutes*, and Resolution 2019-03.

SECTION 2. FINDINGS. The Board of Supervisors of the Veranda Community Development District II hereby finds and determines as follows:

(a) On October 23, 2018, the District, after due notice and public hearing, adopted Resolution 2019-03, which, which, among other things, equalized, approved, confirmed and levied special assessments on property benefitting from the infrastructure improvements authorized by the District. That Resolution provided that as each series of bonds was issued to fund all or any portion of the District's infrastructure improvements, a supplemental resolution would be adopted to set forth the specific terms of the bonds and certifying the amount of the lien of the special assessments securing any portion of the bonds, including interest, costs of issuance, the number of payments due, the True-Up amounts and the application of receipt of True-Up proceeds.

(b) The *Engineer's Report*, dated August 27, 2018, as updated by the District's *Supplement No. 3 to Engineer's Report* dated November 2023, the latter of which is attached to this Resolution as **Exhibit A** (collectively the "Engineer's Report"), identifies and describes the presently expected components of the improvements for the Assessment Area Three Project to be financed all or in part with the Assessment Area Three Bonds (the "Improvements"). The District hereby confirms that the Improvements serve a proper, essential and valid public purpose. The Engineer's Report is hereby approved, adopted and confirmed. The District ratifies its use in connection with the sale of the Assessment Area Three Bonds.

(c) The *Final Supplemental Special Assessment Allocation Report*, dated January 11, 2024, attached to this Resolution as **Exhibit B** (the "Supplemental Assessment Report"), applies the adopted *Master Special Assessment Allocation Report*, dated September 17, 2018 (the "Master Assessment Report" collectively, the "Assessment Report") to the Assessment Area Three Project and the actual terms of the Assessment Area Three Bonds. The Assessment Report is hereby approved, adopted and confirmed. The District ratifies its use in connection with the sale of the Assessment Area Three Bonds.

(d) The Assessment Area Three Project will specially benefit certain property within the District known as Assessment Area Three, a legal description of which is attached hereto as **Exhibit C** (the "Assessment Area Three Lands"). It is reasonable, proper, just and right to assess the portion of the costs of the Assessment Area Three Project financed with the Assessment Area Three Bonds to the specially benefited properties within the District as set forth in Resolution 2019-03 and this Resolution.

SECTION 3. CONFIRMATION OF MAXIMUM ASSESSMENT LIEN FOR ASSESSMENT AREA THREE BONDS. As provided in Resolution 2019-03, this Resolution is intended to set forth the terms of the Assessment Area Three Bonds and the final amount of the liens of the special assessments securing those bonds.

(a) The Assessment Area Three Bonds, in a par amount of \$14,500,000, shall bear such rates of interest and maturity as shown on **Exhibit D**, attached hereto. The final payment on the Assessment Area Three Bonds shall be due on May 1, 2054. The estimated sources and uses of funds of the Assessment Area Three Bonds shall be as set forth in **Exhibit E**. The debt service due on the Assessment Area Three Bonds is set forth on **Exhibit F** attached hereto.

(b) The lien of the special assessments securing the Assessment Area Three Bonds on the Assessment Area Three Lands shall be the principal amount due on the Assessment Area Three Bonds, together with accrued but unpaid interest thereon, and together with the amount by which annual assessments are grossed up to include early payment discounts required by law and costs of collection. The Assessment Area Three Bonds are secured solely by the lien against the Assessment Area Three Lands.

SECTION 4. ALLOCATION OF ASSESSMENTS SECURING THE ASSESSMENT AREA THREE BONDS.

(a) The special assessments for the Assessment Area Three Bonds shall be allocated in accordance with Exhibit B, which allocation shall initially be on an acreage basis and further allocated as lands are platted. The Supplemental Assessment Report is consistent with the Master Assessment Report. The Supplemental Assessment Report, considered herein, reflects the actual terms of the issuance of the District's Assessment Area Three Bonds. The estimated costs of collection of the special assessments for the Assessment Area Three Bonds are as set forth in the Supplemental Assessment Report.

(b) The lien of the special assessments securing the Assessment Area Three Bonds includes all property within the Assessment Area Three Lands, and as such land is ultimately defined and set forth in any plats or other designations of developable acreage. To the extent land is added to the District, the District may, by supplemental resolution, determine such land to be benefited by the Improvements and reallocate the special assessments securing the Assessment Area Three Bonds and impose special assessments on the newly added and benefited property.

(c) Taking into account capitalized interest and earnings on certain funds and accounts as set forth in the Master Trust Indenture and the Sixth Supplemental Trust Indenture, the District shall begin annual collection of special assessments for the Assessment Area Three Bonds debt service payments using the methods available to it by law. Debt service payments and semi-annual installments of interest are reflected on Exhibit F.

(g) The District hereby certifies the special assessments for collection and directs staff to take all actions necessary to meet the time and other deadlines imposed by St. Lucie County and Florida law for collection. The District intends, to the extent possible and subject to entering into the appropriate agreements with the St. Lucie County Tax Collector and St. Lucie County Property Appraiser, to collect the Assessment Area Three Special Assessments on platted lands using the Uniform Method in Chapter 197, *Florida Statutes*. The District intends, to the extent possible, to directly bill, collect and enforce the Assessment Area Three Special Assessments on unplatted lands unless in any year, the District determines it to be in its best interest to collect such assessments using the Uniform Method in Chapter 197, *Florida Statutes*. The District Manager shall prepare or cause to be prepared each year an assessment roll for purposes of effecting the collection of the special assessments and present same to the District Board as required by law. The District Manager is further directed and authorized to take all actions necessary to collect any prepayments of debt as and when due and to collect special assessments on unplatted property using methods available to the District authorized by Florida law.

SECTION 5. APPROVAL OF TRUE-UP PROCESS AND APPLICATION OF TRUE-UP PAYMENTS.

(a) Pursuant to Resolution 2019-03, there may be required from time to time certain True-Up payments. As parcels of land are platted or approved for development, the special assessments securing the Assessment Area Three Bonds shall be allocated as set forth in Resolution 2019-03, this Resolution, and the Assessment Report, including, without limitation, the application of the True-Up process set forth in Section 8 of Resolution 2019-03.

(b) Based on the final par amount of \$14,500,000 in Assessment Area Three Bonds, the True-Up calculations will be made in accordance with the process set forth in the Assessment Report. The District shall apply all True-Up payments related to the Assessment Area Three Bonds only to the credit of the Assessment Area Three Bonds. All True-Up payments, as well as all other prepayments of assessments, shall be deposited into the accounts specified in the Sixth Supplemental Trust Indenture, dated as of January 1, 2024, governing the Assessment Area Three Bonds.

SECTION 6. IMPROVEMENT LIEN BOOK. Immediately following the adoption of this Resolution these special assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District's Improvement Lien Book. The special assessment or assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

SECTION 7. OTHER PROVISIONS REMAIN IN EFFECT. This Resolution is intended to supplement Resolution 2019-03, which remains in full force and effect. This Resolution and Resolution 2019-03 shall be construed to the maximum extent possible to give full force and

effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 8. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record a Notice of Series 2024 Special Assessments securing the Assessment Area Three Bonds in the Official Records of St. Lucie County, Florida, or such other instrument evidencing the actions taken by the District.

SECTION 9. SEVERABILITY. If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 10. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

{Signatures Set Forth on the Following Page}

APPROVED AND ADOPTED this 13th day of February, 2024.

ATTEST:

**VERANDA COMMUNITY DEVELOPMENT DISTRICT
II**

Secretary/Assistant Secretary

Chairperson/Vice Chair Board of Supervisors

Exhibit A: *Supplement No. 3 to Engineer's Report* dated November 2023
Exhibit B: *Final Supplemental Special Assessment Allocation Report*, dated January 11, 2024
Exhibit C: Legal Description of Assessment Area Three Lands
Exhibit D: Maturities and Coupons of Assessment Area Three Bonds
Exhibit E: Sources and Uses of Funds for Assessment Area Three Bonds
Exhibit F: Annual Debt Service Payment Due on Assessment Area Three Bonds

Exhibit A

Supplement No. 3 to Engineer's Report dated November 2023

LTC Ranch West Residential Community Development District

Supplement Engineer's Report of Infrastructure Improvements 11/16/2023

PreparedBy:

Kimley»Horn

445 24th Street, Suite 200
Vero Beach, FL 32960
Main: 772-794-4100
Direct: 772-794-4117

Prepared For:

Board of Supervisors
Community Development District
St. Lucie County, Florida
LTC Ranch West Residential

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SECTION 1

INTRODUCTION

The LTC Ranch West Residential Community Development District (the "District") contains 1,572.85+/- acres of land generally located south of Midway Road, west of I-95, north of Glades Cut-Off Road and north by Midway Road., in the City of Port St. Lucie, Florida.

The District proposes revisions to the developments within the LTC Ranch West Residential Community Development to include the following:

- LTC Ranch Pod 6 is being broken into Pod 6a and Pod 6B
- LTC Ranch Pod 9 is being broken in Pod 9A and Pod 9 B

The proposed developments within the LTC Ranch West Residential CDD are depicted in Figure 1 "Proposed Development". The proposed density for each development is shown below in Table No. 1 "Proposed Development Data".

Table No. 1 Proposed Development Data									
Description Lot Sizes	LTC Ranch Pod 1	LTC Ranch Pod 5	LTC Ranch Pod 6A*	LTC Ranch Pod 6B*	LTC Ranch Pod 9A**	LTC Ranch Pod 9B**	LTC Ranch Pod 2 ***	LTC Ranch Pod 4***	Total Numbe r of Units
Duplex (# of Units)	-	-	78	110	38		-	-	226
Townhomes	-	310	-	-	-	32	-	627	969
40' Single Family	122	-	-	-	42	6	172	-	342
50' Single Family	262	-	129	152	175	248	242	-	1208
60' Single Family	82	-	87	80	61	176	106	-	592
Multi-Family	-	-	-	-		-	-	-	0
Condominium s	-	-	-	-		84	-	-	84
TOTAL	466	310	294	342	316	546	520	627	3421

* Phase 6a has 2 phases

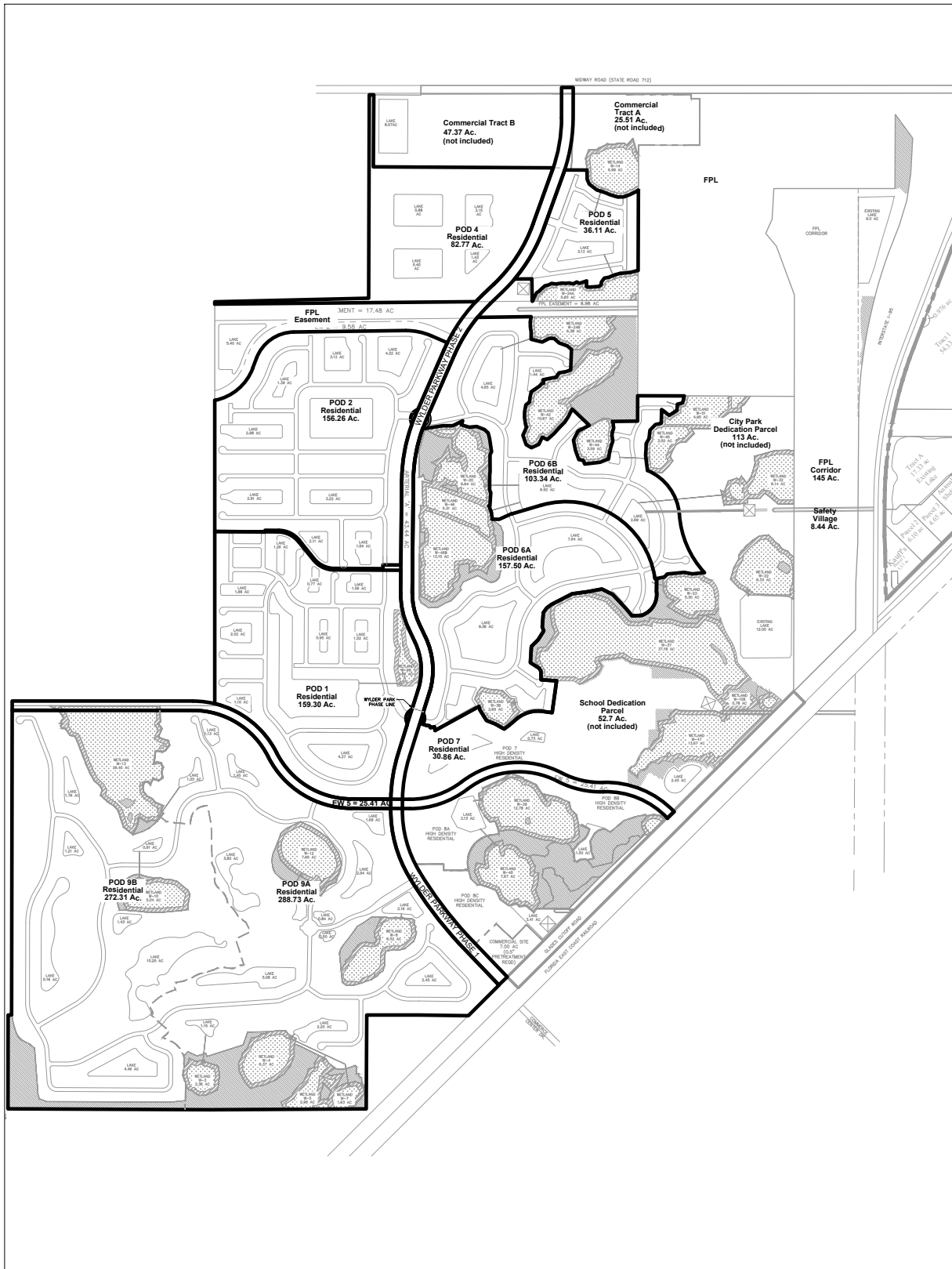
** Pod 9A and B have 2 phases

*** Pod 2 and 4 are currently in design and actual unit count may vary slightly

In addition to the District proposed revisions to the LTC Ranch development, the District is proposing Wylder Parkway which comprises of two phases (Phase 1 & Phase 2). Wylder Parkway Phase 1 is located to the east of Pod 1 and connects the Pod 1 and Pod 6a entrance to Glades Cut off Road to the South. Wylder Parkway Phase 2 is the continuation of Wylder Parkway North to the connection at Midway Road. The utility components of E/W 5 are included within this supplement. E/W 5 starts at Glades Cut Off Road and runs west to the Western property boundary. It is located South of Pod 1 and North of Pod 9 as shown on the development plan included in this supplemental report.



FIGURE 1: PROPOSED
DEVELOPMENT



N.T.S.

SECTION 2

STATUS OF PROJECTS

A. Developments:

LTC Ranch West Pod 1, Phase 1 is fully permitted with homesites being constructed. Phase 1 subdivision improvements have been completed and turned.

LTC Ranch West Pod 1, Phase 2 is fully permitted and under construction. No homes are being constructed at this time. Phase 2 subdivision improvements are currently under construction and completion is anticipated for Spring 2024.

LTC Ranch West Pod 5 has been designed and has been submitted for permits. Pod 5 has been approved for clearing and mass grading and is under construction for that scope of work. Pod 5 subdivision improvements should begin construction toward the end of 2023 and estimated to be completed late 2024.

LTC Ranch West Pod 9 has been designed and has been submitted for permits. Pod 9 has been approved for clearing and mass grading and is under construction for that scope of work. Pod 9 subdivision improvements should begin construction toward the end of 2023 and estimated to be completed late 2024 or early 2025.

Wylder Parkway Phase 1 has been fully permitted and constructed. It is currently in the process of being closed out with the Municipality

Wylder Parkway Phase 2 has been designed and has been submitted for permits. Phase 2 has been approved for clearing and mass grading and is under construction for that scope of work. Phase 2 full roadway improvements should begin construction toward the beginning of 2024 and estimated to be completed early 2025.

LTC Ranch Pod 2 is currently in design. Permit applications will be submitted in late 2023. Permitting is anticipated to be completed in mid-2024 and construction should commence shortly thereafter.

LTC Ranch Pod 6B is in preliminary design. Design should be complete mid-2024, with permitting to be completed late 2024.

LTC Ranch Pod 4 is in preliminary design. Design should be complete mid-2024, with permitting to be completed late 2024.

B. Site Development Permits:

Specific land development permits are required for each of the proposed developments within the District. All Pods finished the process of obtaining development approvals to construct the project and are either in the process or about to start the process of construction.

1. LTC Ranch Pod 1 (Phase 1 and Phase 2), see Figure No. 2 "Site Plan LTC Ranch - Pod 1" was approved by the City Council.

- The Preliminary Plat has received approval by The City of Port St. Lucie;
- The SFWMD Environmental Resource Permit Construction Authorization has been approved;
- The Engineering Permit from the City of Port St. Lucie has been submitted and approved;

- The City of Port St. Lucie Utility Department Permit for the water and sewer system has been submitted and approved; and
- The City of Port St. Lucie Final Plat has been approved.

2. LTC Ranch Pod 5, see Figure No. 3 “Site Plan LTC Ranch - Pod 5” has been submitted to the City of Port St. Lucie and is awaiting scheduling to be heard by the City Council.

- The Preliminary Plat has been submitted for approval by The City of Port St. Lucie;
- The SFWMD Environmental Resource Permit Construction Authorization for Clearing and Mass Grading has been approved;
- The SFWMD Environmental Resource Permit Construction Authorization for subdivision infrastructure has been submitted;
- The Engineering Permit from the City of Port St. Lucie for clearing and mass grading has been submitted and approved;
- The Engineering Permit from the City of Port St. Lucie has been submitted for the subdivision infrastructure;
- The City of Port St. Lucie Utility Department Permit for the water and sewer system has been submitted; and
- The City of Port St. Lucie Final Plat will be submitted to the City for approval in Early 2024.

3. LTC Ranch Pod 6A, see Figure No. 3 “Site Plan LTC Ranch - Pod 6A” was approved by the City Council.

- The Preliminary Plat has received approval by The City of Port St. Lucie;
- The SFWMD Environmental Resource Permit Construction Authorization has been approved;
- The Engineering Permit from the City of Port St. Lucie has been submitted and approved;
- The City of Port St. Lucie Utility Department Permit for the water and sewer system has been submitted and approved; and
- The City of Port St. Lucie Final Plat for Phase 1 has been submitted and is anticipated to be approved in fall 2024.

4. LTC Ranch Pod 9, see Figure No. 3 “Site Plan LTC Ranch - Pod 9” was approved by the City Council.

- The Preliminary Plat has been submitted for approval by The City of Port St. Lucie;
- The SFWMD Environmental Resource Permit Construction Authorization for Clearing and Mass Grading has been approved;
- The SFWMD Environmental Resource Permit Construction Authorization for subdivision infrastructure has been submitted;
- The Engineering Permit from the City of Port St. Lucie for clearing and mass grading has been submitted and approved;
- The Engineering Permit from the City of Port St. Lucie has been submitted for the subdivision infrastructure;
- The City of Port St. Lucie Utility Department Permit for the water and sewer system has been submitted; and
- The City of Port St. Lucie Final Plat will be submitted to the City for approval in Early 2024.

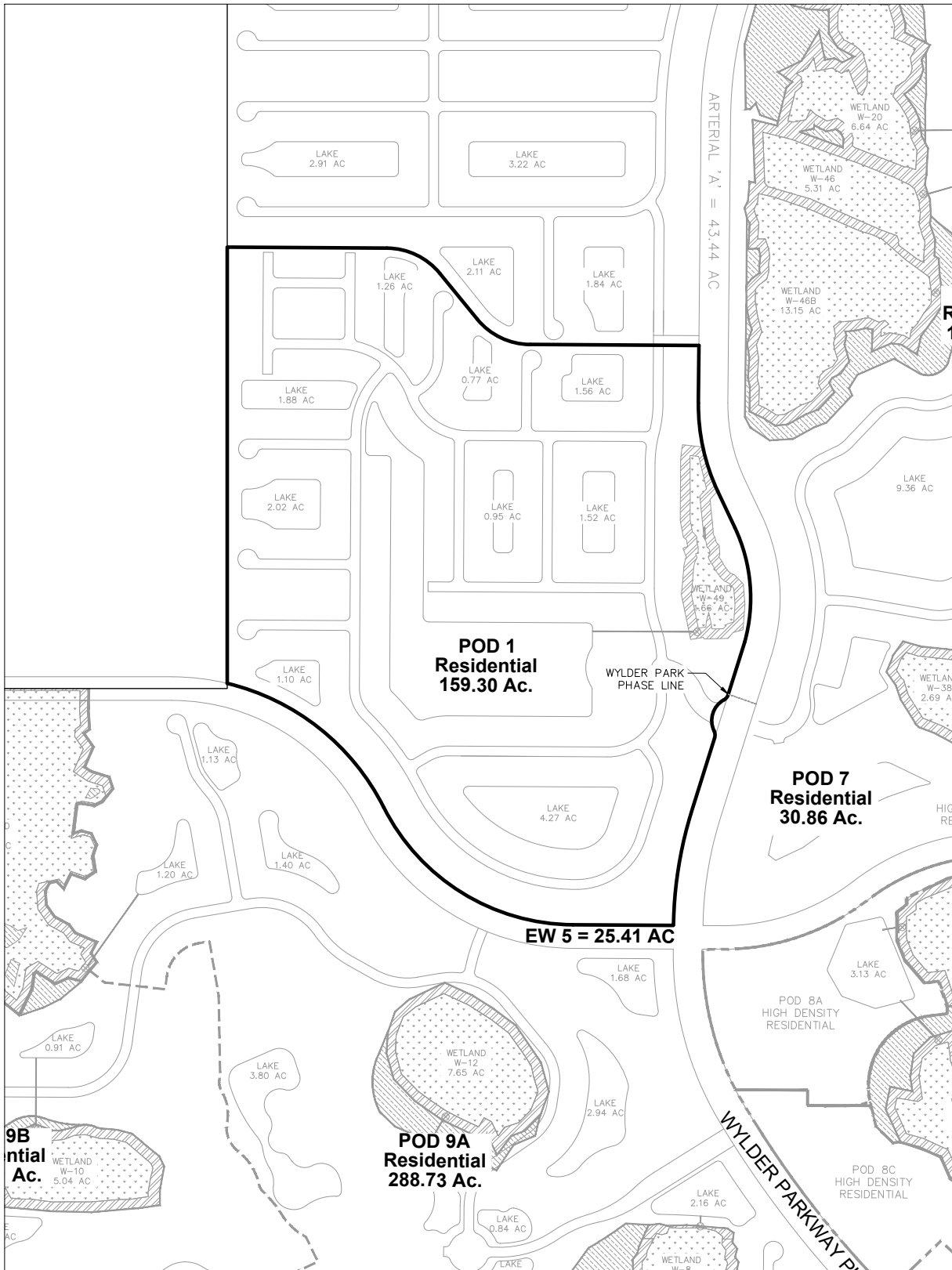
SECTION 3

GENERAL DESCRIPTION OF BOND ISSUES

This Engineer's Report addresses the public infrastructure improvements to be undertaken by the District with respect to the issuance of special assessment bonds (the "Bonds"). The District expects to finance a portion of these infrastructure improvements through the issuance of Bonds.



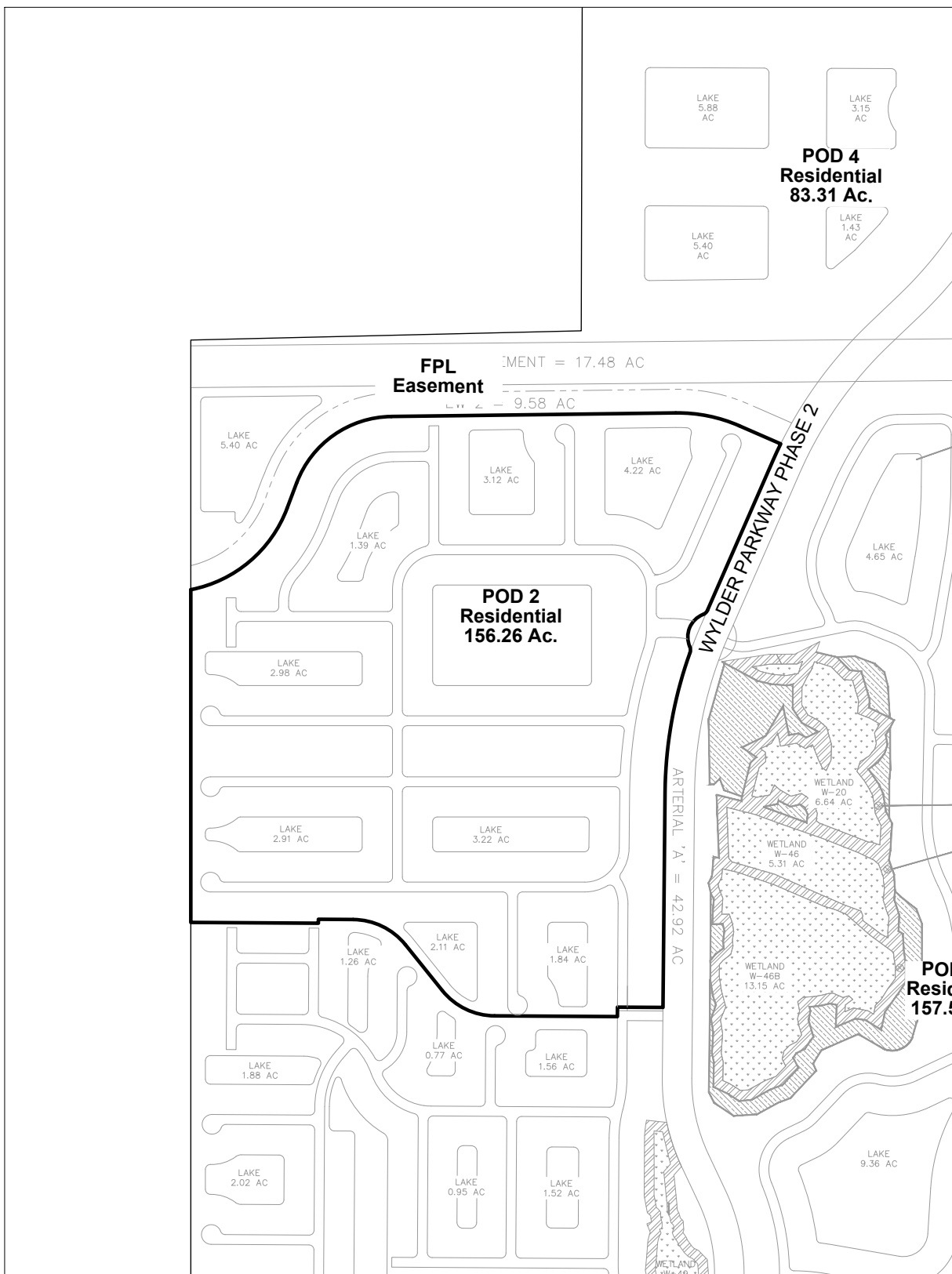
FIGURE 2: SITE PLAN
LTC RANCH – POD 1



N.T.S.



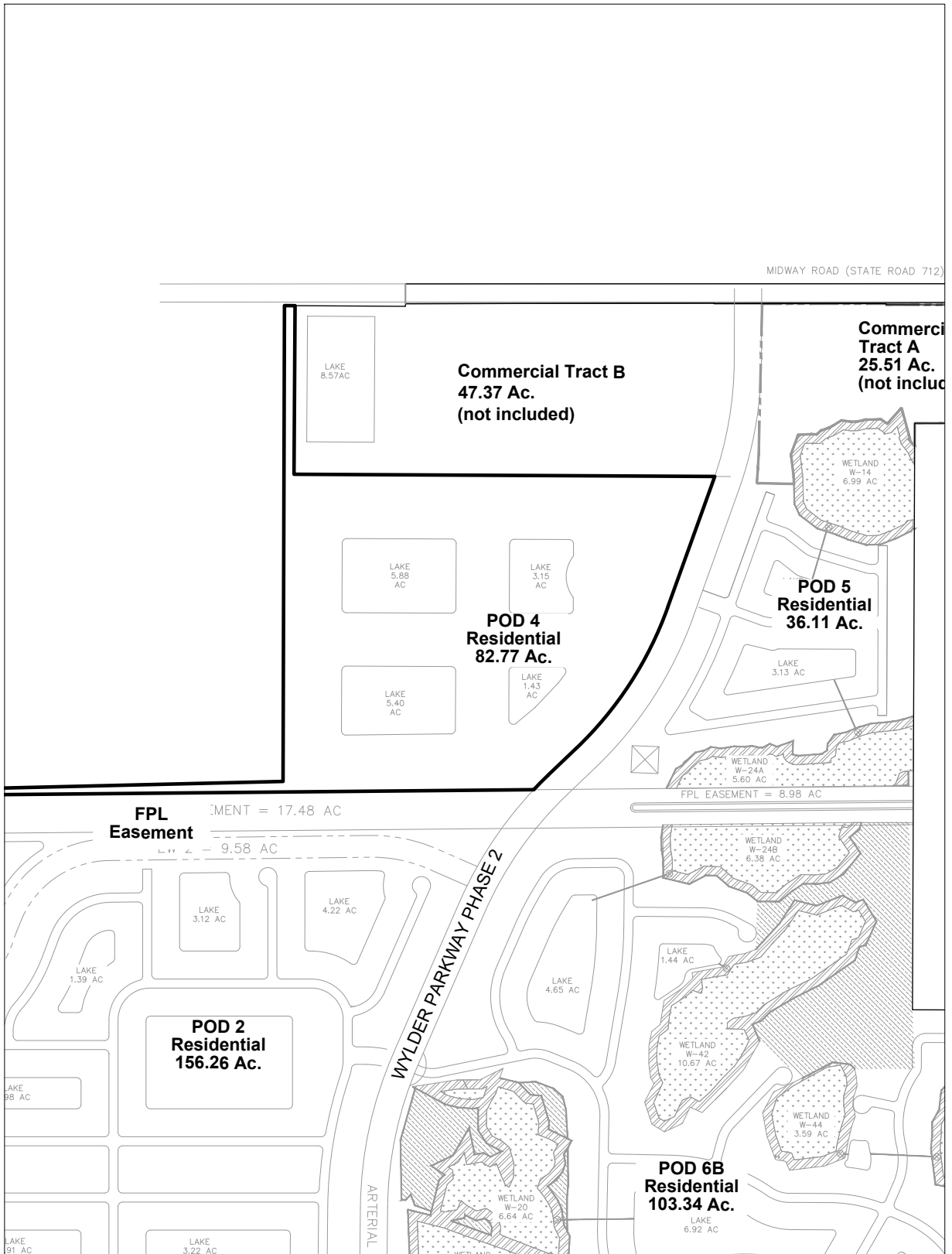
FIGURE 3: SITE PLAN
LTC RANCH – POD 2



N.T.S.



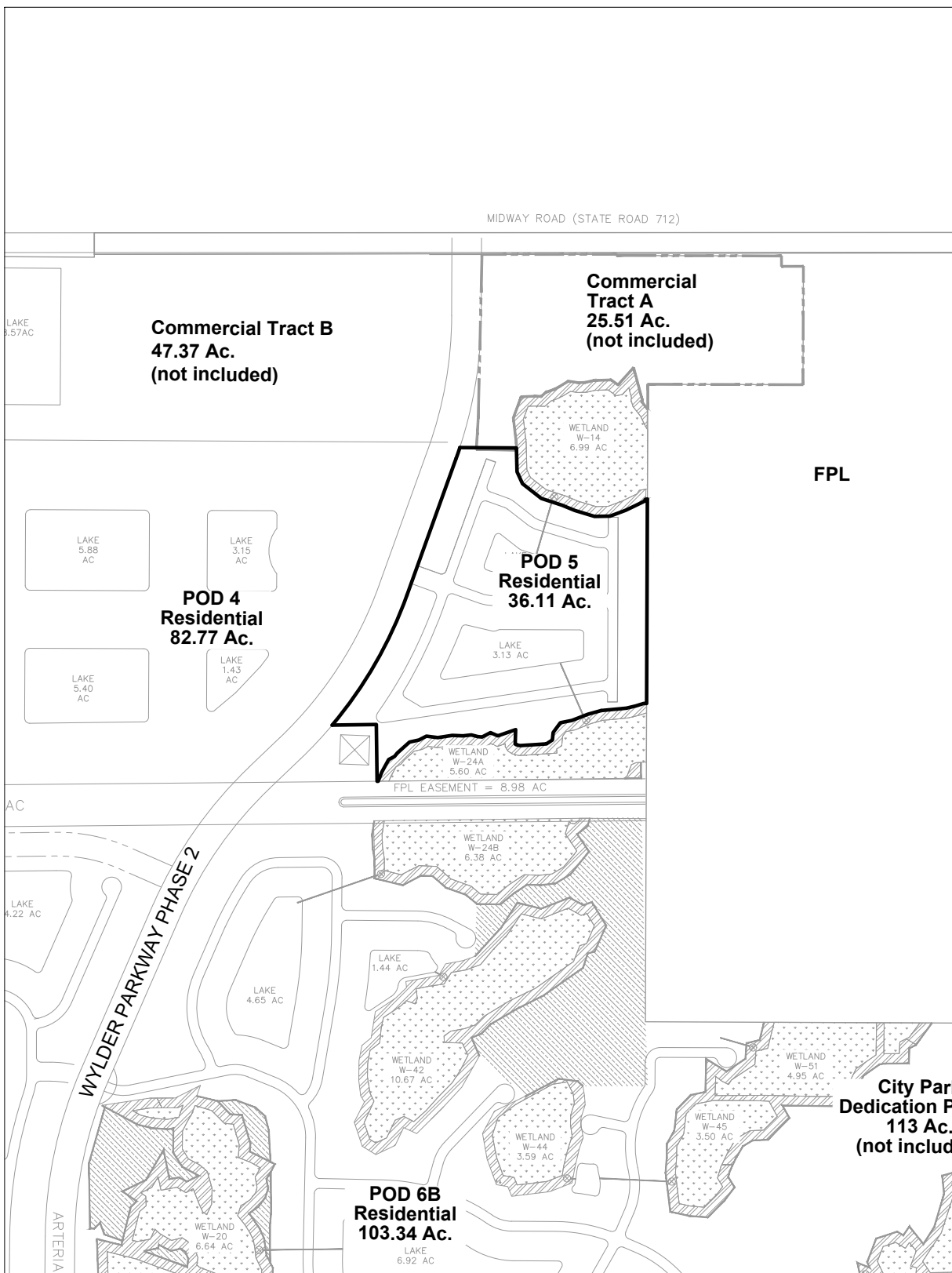
FIGURE 4: SITE PLAN
LTC RANCH – POD 4



N.T.S.



FIGURE 5: SITE PLAN
LTC RANCH – POD 5



N.T.S.



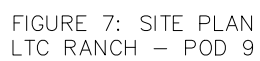
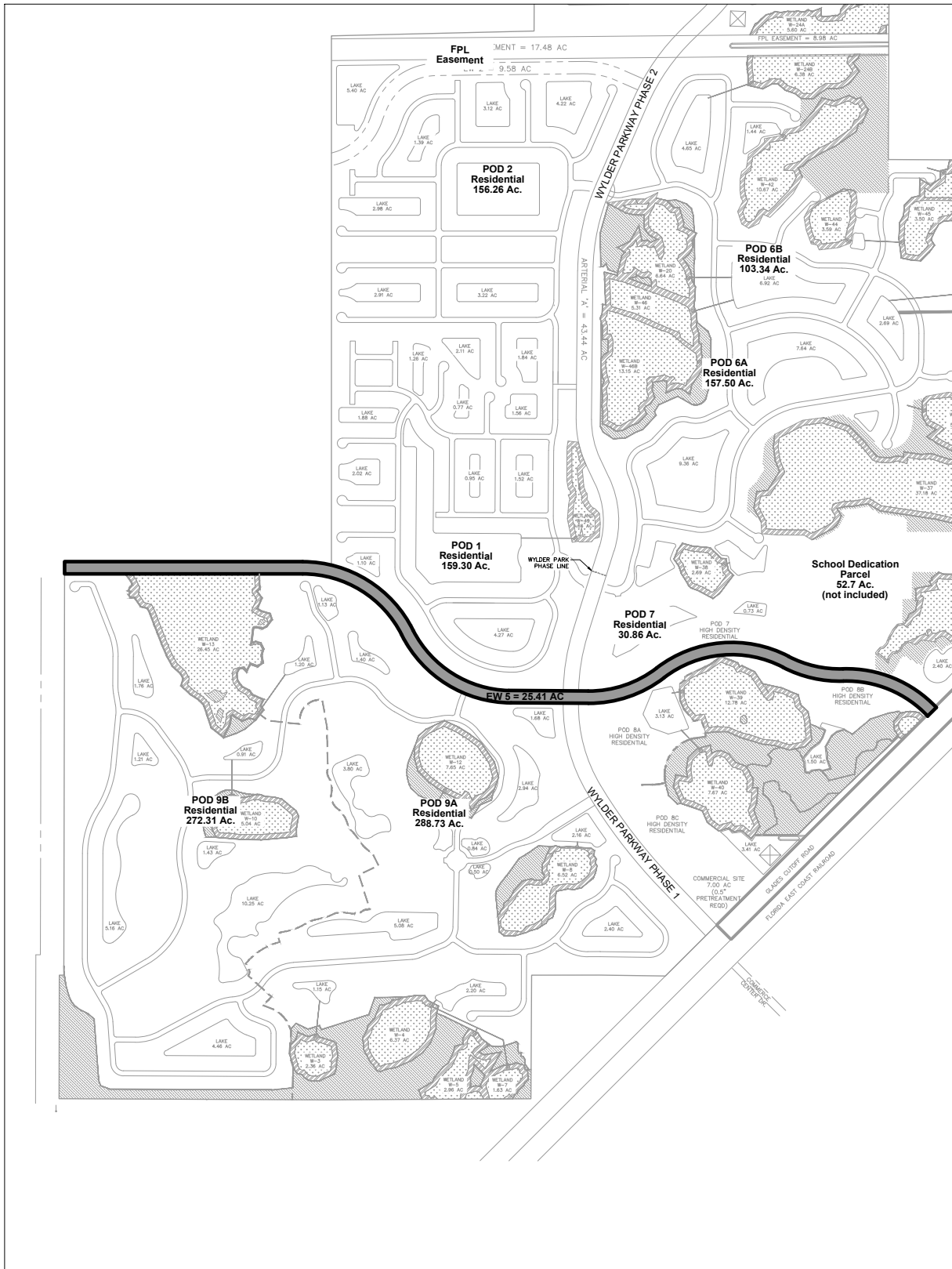
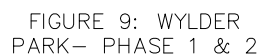




FIGURE 8: SITE PLAN
LTC RANCH – EW-5



N.T.S.



SECTION 4

INFRASTRUCTURE IMPROVEMENTS

Surface Water Management System, Lake Excavation and Roadway

The surface water management system will consist of inlets, manholes, storm pipes, wetland control structures, and water control structures that direct runoff to the on-site lake system for retention. This system will include the discharge canals that lead to the City's maintained canals. The surface water management system will be located in tracts or easement areas granted to the CDD, the City or the County.

The lake excavation for the Development will consist of the contractor's mobilization, supervision, clearing and grubbing, demolition, dewatering, lake excavation to a minimum of 12 feet and a maximum of 40 feet below design water level, and stockpiling the material adjacent to the lake for construction of the infrastructure. These activities will also include storm water pollution prevention measures. The excavated material will be used on-site to construct the roads and used to backfill utility trenches.

"Arterial A" will be a four-lane urban roadway section and "E/W 5" will be a two-lane urban roadway section constructed with concrete curb and gutter and concrete valley gutter which will be integral parts of the surface water management system. All other non-gated roadways within the CDD boundaries will be two-lane roads with valley gutter curb and will be funded by the CDD. Gated roads not able to be accessed by the public will not be funded by the CDD.

Note: Arterial A is also known as Wylder Parkway, but for the purposes of this document it is referred to as "Arterial A".

The following offsite improvements, will be funded by the CDD:

- Widening of Midway Road from I-95 to "Arterial A".
- Signalization of Midway Road and "Arterial A" intersection.
- Widening of Glades Cut Off Road from I-95 to "Arterial A".
- Signalization of Glades Cut Off Road and "Arterial A" intersection.
- Construction of "Arterial A" from Midway Road to Glades Cut Off Road.
- Construction of "E/W 5" from Glades Cut Off Road to "Arterial A".

Potable Water Distribution System

The on-site potable water distribution system will consist of 8" diameter and 12" diameter C-900 PVC mains, fire hydrants, and water services to all of the lots for potable service and fire protection. All proposed water main runs will tie into the proposed 16" diameter C-900 PVC water main to be constructed along Arterial "A" and a 12" water main along the E/W 5 Roadway. The proposed water main will tie into the existing public water main in three locations throughout the Development, at the intersection of "E/W 5" and Glades Cutoff Road, "Arterial A" and Glades Cutoff Road, and "Arterial A" and Midway Road.

There will be one offsite water main extension and three water main connection points for the Development:

- An extension to the existing 24" water main along Midway Road, east of I-95 to "Arterial A".
- A connection to the proposed 24" water main at the intersection of Midway Road and "Arterial A".
- A connection to the proposed 36" water main at the intersection of Glades Cut Off Road and "E/W 5".
- A connection to the proposed 36" water main at the intersection of Glades Cut Off Road and "Arterial A".

Sanitary Sewer Collection and Transmission System

The sewage collection and transmission system will consist of numerous lift stations, 8" on-site force main, 8" polyvinyl chloride (PVC) gravity pipe, manholes, and 6" service laterals. The proposed "Arterial A" Roadway will contain a 12" polyvinyl chloride (PVC) force main, 30" polyvinyl chloride (PVC) force main, 24" polyvinyl chloride (PVC) force main, and will tie into the existing 24" force main to the south along Glades Cut Off Road. A 36" force main will be constructed within the "E/W 5" right of way.

Reclaimed Water Distribution System (Irrigation)

The reclaim water distribution system will be supplied by Port St. Lucie Utility Services Department via the Glades Cutoff Wastewater Treatment Plant. The reclaim water distribution system will be comprised on-site of an 8" diameter C-900 main, reclaim metering stations and reclaim pump stations. "Arterial A" Roadway and "E/W 5" irrigation systems are also included within the costs component of this Engineer's Report as they are necessary to operate the roadways.

Environmental Improvements

The environmental improvements will consist of wetland mitigation and permitting, wetland protection, gopher tortoise relocation and permitting, and additional environmental reports and permitting.

SECTION 5

COST ESTIMATES FOR THE DEVELOPMENT IMPROVEMENTS

Kimley-Horn & Associates, as the District Engineer working with the Developer, have updated the estimates of probable construction cost for each of the proposed developments within the District. These estimates are based on the Site Plans for each development and similar projects located in the City of Port St. Lucie.

The Engineering Opinion of Probable Construction Cost is approximately \$133,617,194. The Engineer's Estimates of Probable Cost for the components of the District is shown below in the table titled "LTC Ranch West Residential CDD – Opinions of Probable Costs".

Kimley-Horn and Associates, Inc. has no control over the cost of labor, materials, equipment, or services furnished by others, or over methods of determining price, or over competitive bidding or market conditions. Any and all professional opinions as to costs reflected herein, including but not limited to professional opinions as to the costs of construction materials, are made on the basis of professional experience and available data. Kimley-Horn and Associates, Inc. cannot and does not guarantee or warrant that proposals, bids, or actual costs will not vary from the professional opinions of costs shown herein.

LTC Ranch West Residential CDD - Opinion of Probable Costs												
Item	<u>LTC Pod 1</u>	<u>LTC Pod 6A</u>	<u>LTC Pod 6B</u>	<u>LTC Pod 5</u>	<u>LTC Pod 9A</u>	LTC Pod 9B	<u>Wylder Parkway Phase 1 (Glades to Pod 1)*</u>	<u>Wylder Parkway Phase 2 (Pod 1 to Midway)*</u>	<u>E/W S. Watermain</u>	<u>LTC Pod 2</u>	<u>LTC Pod 4</u>	<u>TOTAL</u>
							-	-	-			
Lake Excavation and	\$7,684,823.00	\$4,231,581.00	\$9,040,500.00	\$1,838,809.00	\$9,890,000.00	\$10,310,000.00	-	-	-	\$12,500,000.00	\$6,500,000.00	
Water, Sewer, and	\$5,540,537.00	\$3,585,005.00	\$6,356,000.00	\$2,382,987.00	\$5,120,000.00	\$5,275,000.00	-	-	-	\$7,500,000.00	\$5,500,000.00	
Roadway	\$2,592,478.00	-	-	\$1,605,882.00	-	-	-	-	-	\$4,250,000.00	\$3,000,000.00	
Environmental							-	-	-			
Recreation Tract							-	-	-			
Offsite Improvements							\$6,568,634.00	\$11,951,314.00	\$393,644.00			
TOTAL	\$15,817,838.00	\$7,816,586.00	\$15,396,500.00	\$5,827,678.00	\$15,010,000.00	\$15,585,000.00	\$6,568,634.00	\$11,951,314.00	\$393,644.00	\$24,250,000.00	\$15,000,000.00	\$133,617,194.00
* 2 Lane Costs												

*Pod 2, Pod 6B, and Pod 4 have been estimated based on density, linear footage of roadways, size and depth of ponds and similar construction projects in the area as no design has been completed for these pods to date.

SECTION 6

CONCLUSIONS

Based on the document prepared by Kimley-Horn & Associates, similar developments within the area, historical knowledge and with the reliance of information provided by the City and the Developer, the following findings are made:

1. LTC Ranch Pod 1 has a proposed density of 466 residential units.
2. LTC Ranch Pod 5 has a proposed density of 310 residential units.
3. LTC Ranch Pod 6A has a proposed density of 294 residential units.
4. LTC Ranch Pod 6B has a proposed density of 342 residential units.
5. LTC Ranch Pod 9A has a proposed density of 316 residential units.
6. LTC Ranch Pod 9B has a proposed density of 546 residential units.
7. LTC Ranch Pod 2 has a proposed density of 520 residential units.
8. LTC Ranch Pod 4 has a proposed density of 627 residential units.
9. The opinions of probable cost for the improvements are estimated at \$133,617,194

KIMLEY HORN & ASSOCIATES

Kinan Husainy, P.E.
District Engineer
Florida Registration No. 75481

Exhibit B

Final Supplemental Special Assessment Allocation Report, dated January 11, 2024



Rizzetta & Company

Veranda Community Development District II

Final Supplemental
Special Assessment Allocation Report

Special Assessment Revenue and Refunding Bonds,
Series 2024 (Assessment Area Three – Preserve East Project)
Series 2024 (Assessment Area Five - Phase 2 – Veranda Estates Project)

3434 Colwell Ave
Suite 200
Tampa, FL 33614

rizzetta.com

January 11, 2024

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I. INTRODUCTION

This Final Supplemental Special Assessment Allocation Report is being presented in anticipation of financing a capital infrastructure project by the Veranda Community Development District II (“District”), a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes. The District will issue Special Assessment Revenue and Refunding Bonds, Series 2024 (Assessment Area Three – Preserve East Project) and Series 2024 (Assessment Area Five - Phase 2 – Veranda Estates Project) (together, the “Series 2024 Bonds”), and has retained Rizzetta & Company, Inc. to prepare a methodology for allocating the special assessments to be levied by the District in connection with the transaction.

II. DEFINED TERMS

“Assessment Area Three” – An assessment area within the District, consisting of 464 platted residential units in the Preserve East development.

“Assessment Area Three Bonds” - \$14,500,000 Veranda Community Development District II Special Assessment Revenue and Refunding Bonds, Series 2024 (Assessment Area Three – Preserve East Project).

“Assessment Area Three Project” – A portion of the CIP, expected to be funded by the Assessment Area Three Bonds, specific to the development of the Preserve East development.

“Assessment Area Five - Phase 2” – An assessment area within the District, consisting of 122 planned residential units in Phase 2 of the Veranda Estates development.

“Assessment Area Five - Phase 2 Bonds” - \$6,300,000 Veranda Community Development District II Special Assessment Revenue and Refunding Bonds, Series 2024 (Assessment Area Five - Phase 2 – Veranda Estates Project).

“Assessment Area Five - Phase 2 Project” - A portion of the CIP, to be funded by the Assessment Area Five - Phase 2 Bonds, specific to the development of the Veranda Estates development.

“Capital Improvement Program” or “CIP” – Construction and/or acquisition of public infrastructure planned for the District, as specified in the Supplement No. 3 to the Engineer’s Report dated November 2023 (**“Supplemental Engineer’s Report”**).

“District” – Veranda Community Development District II.

“End User” – The ultimate purchaser of a fully developed residential unit; typically, a resident homeowner.



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“Equivalent Assessment Unit” or “EAU” – Allocation factor which reflects a quantitative measure of the amount of special benefit conferred by the District’s CIP on a particular land use, relative to other land uses.

“Indentures” – The Master Trust Indenture dated as of December 1, 2018, the Sixth Supplemental Trust Indenture dated as of January 1, 2024 and the Seventh Supplemental Trust Indenture dated as of January 1, 2024.

“Landowner” – Veranda St. Lucie Land Holdings, LLC, a Delaware limited liability company.

“Master Report” – The Master Special Assessment Allocation Report dated September 17, 2018.

“Platted Units” – Lands configured into their intended end-use and subject to a recorded plat.

“Series 2024 Assessments” – Collectively, the **“Assessment Area Three Assessments”** and **“Assessment Area Five - Phase 2 Assessments”**, as contemplated by Chapters 190, 170, and 197, Florida Statutes, levied to secure repayment of the District’s Series 2024 Bonds.

“Series 2024 Bonds” – Collectively, the Assessment Area Three Bonds and the Assessment Area Five – Phase 2 Bonds.

“Series 2024 Projects” – Together, the Assessment Area Three Project, the Assessment Area Five – Phase 2 Project.

“True-Up Agreement” – The Agreement to be executed between the Veranda Community Development District II and each Landowner, regarding the True-Up and Payment of Series 2024 Assessments.

“Unplatted Parcels” – Undeveloped lands or parcels not yet subject to a recorded plat in their final end-use configuration.

All capitalized terms not defined herein shall retain the meaning ascribed in the Master Report.

III. DISTRICT INFORMATION

Veranda Community Development District II was established by the City Council of the City of Port St. Lucie on July 9, 2018, pursuant to the City Ordinance No. 18-30.

The District encompasses approximately 754.75 acres and is located within the Veranda Planned Unit Development (the “Veranda PUD”). The current development plan for the District includes approximately 1,577 single-family homes located within 5 separate developments: Veranda Gardens East, Veranda Preserve West, Veranda Preserve East,



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Veranda Oaks and Veranda Estates. On December 24, 2018, the District issued its Special Assessment Revenue Bonds, Series 2018A (Assessment Area One – Gardens East Project), Series 2018A (Assessment Area Two – Preserve West Project) and Series 2018B (Assessment Areas Three, Four and Five) for the development of Veranda Gardens East and Veranda Preserve East and West. Additionally, on March 22, 2021, the District issued its Special Assessment Revenue and Refunding Bonds, Series 2021 (Assessment Area Four – Veranda Oaks Project) and Series 2021 (Assessment Area Five – Phase 1 – Veranda Estates Project).

Table 1 illustrates the District's current development plan for Assessment Area Three and Assessment Area Five - Phase 2.

IV. SERIES 2024 PROJECTS

The Assessment Area Three Project is the portion of the District's total CIP necessary for the development of the Preserve East development. The cost of the Assessment Area Three Project is estimated to be \$14,964,085 and the District will issue Assessment Area Three Bonds to partially fund the Assessment Area Three Project in the amount of \$10,672,052.24. The balance of the Assessment Area Three Project will be funded by the Landowner, future bonds or other funding sources.

The Assessment Area Five – Phase 2 Project is the portion of the District's total CIP necessary for the development of the Veranda Estates development. The cost of the Assessment Area Five – Phase 2 Project is estimated to be \$9,980,944, and the District will issue Assessment Area Five – Phase 2 Bonds to partially fund the Assessment Area Five – Phase 2 Project in the amount of \$4,531,863.56. The balance of the Assessment Area Five – Phase 2 Project will be funded by the Landowner, future bonds or other funding sources.

For more detailed information regarding the Series 2024 Projects, see Table 2 and the Supplemental Engineer's Report.

V. SERIES 2024 BONDS AND ASSESSMENTS

In order to provide for the Series 2024 Projects funding described in Section IV above, the District will issue the Series 2024 Bonds in two separate series: Series 2024 (Assessment Area Three – Preserve East Project) ("**Assessment Area Three Bonds**") and the Series 2024 (Assessment Area Five – Phase 2 – Veranda Estates Project) ("**Assessment Area Five – Phase 2 Bonds**"). These will be completely separate liens over distinct assessment areas.

A. Assessment Area Three Bonds

The Assessment Area Three Bonds will be secured by the pledged revenues from Assessment Area Three Assessments. The Assessment Area Three Assessments will initially be levied in the principal amount of \$14,500,000 and shall be structured in the same manner as the Assessment Area Three Bonds, so that revenues from the Assessment Area Three Assessments are sufficient to fulfill the debt service requirements for the Assessment Area Three Bonds. A portion of the Series 2024



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Assessment Area Three bond proceeds will be used to redeem the 2018B Bonds allocated to Assessment Area Three in the amount of \$3,118,522.78.

The Assessment Area Three Bonds will be structured as amortizing current-interest bonds, with repayment occurring in substantially equal annual installments of principal and interest. Interest payment dates shall occur every May 1 and November 1 from the date of issuance until final maturity on May 1, 2054. The first scheduled payment of coupon interest will be due on May 1, 2024 and the first scheduled payment of principal will be due on May 1, 2025. The annual principal payment will be due each May 1 thereafter until final maturity with the maximum annual debt service to be \$962,537.51. The general financing terms of the Assessment Area Three Bonds are summarized on Table 3.

B. Assessment Area Five – Phase 2 Bonds

The Assessment Area Five - Phase 2 Bonds will be secured by the pledged revenues from Assessment Area Five - Phase 2 Assessments. The Assessment Area Five - Phase 2 Assessments will initially be levied in the principal amount of \$6,300,000 and shall be structured in the same manner as the Assessment Area Five - Phase 2 Bonds, so that revenues from the Assessment Area Five - Phase 2 Assessments are sufficient to fulfill the debt service requirements for the Assessment Area Five - Phase 2 Bonds. A portion of the Series 2024 Assessment Area Five – Phase 2 bond proceeds will be used to redeem the 2018B Bonds allocated to Assessment Area Five – Phase 2 in the amount of \$877,084.53.

The Assessment Area Five - Phase 2 Bonds will be structured as amortizing current-interest bonds, with repayment occurring in annual installments of principal and interest. Interest payment dates shall occur every May 1 and November 1 from the date of issuance until final maturity on May 1, 2054. The first scheduled payment of coupon interest will be due on May 1, 2024, although interest will be capitalized through November 1, 2024, with the first installment of principal due on May 1, 2025. The annual principal payment will be due each May 1 thereafter until final maturity with the maximum annual debt service to be \$431,378.13. The general financing terms of the Assessment Area Five - Phase 2 Bonds are summarized on Table 5.

It is expected that the Series 2024 Assessment installments assigned to Platted Units will be collected via the St. Lucie County property tax bill process (Uniform Method)¹. Accordingly, the Series 2024 Assessments have been adjusted to allow for current County collection costs and the possibility that landowners will avail themselves of early payment discounts. Currently, the aggregate rate for costs and discounts is 6.0%, but this may fluctuate as provided by law.

¹ The ultimate collection procedure is subject to District approval. Nothing herein should be construed as mandating collections that conflict with the terms, privileges, and remedies provided in the Indentures, Florida law, assessment resolutions, and/or other applicable agreements.



VI. SERIES 2024 ASSESSMENT ALLOCATION

The District's Master Report contains specific special benefit findings relative to the Maximum Assessments and the District's Capital Improvement Program. As stated therein, the CIP costs per unit and Maximum Assessments were allocated pursuant to an EAU-based methodology.

Per Section IV above, the Series 2024 Bonds will fund a portion of the District's Series 2024 Projects, which is expected to be constructed in a manner generally proportionate to the construction of improvements for the CIP. Accordingly, it is expected that the improvements funded by the Series 2024 Bonds will confer benefit on the District's developable parcels in a manner generally proportionate to and consistent with the allocation of benefit found in the Master Report. Therefore, it is proper to impose Series 2024 Assessments on the units specified in Tables 7 and 8, as well as the District's Series 2024 Assessment Roll.

A. Assessment Allocation

The Assessment Area Three Assessments will be allocated to the 464 Platted Units within the Preserve East development and have been sized based on target annual assessments provided by the Landowner. As allocated, the Assessment Area Four Assessments fall within the cost/benefit thresholds, as well as the Maximum Assessment levels, established by the Master Report. However, because the allocation of assessments differs from the assessments specified in the Master Report, the District will recognize an in-kind contribution of infrastructure from the Landowner in the form of an assessment credit representing the difference between the target Assessment Area Three Assessments and a baseline allocation of assessments. The total amount of this minimum contribution to ensure that all debt assessments are fairly and reasonably allocated has been calculated to be \$1,066,673.32, as shown in Table 9.

The Assessment Area Five - Phase 2 Assessments, are expected to ultimately be allocated to the 122 Platted Units within Phase 2 of the Veranda Estates development and have been sized based on EAU. As allocated, the Assessment Area Five - Phase 2 Assessments fall within the cost/benefit thresholds, as well as the Maximum Assessment levels, established by the Master Report.

The Series 2024 Assessment Roll is located at page A-7.

B. Assignment of Assessments

The Assessment Area Three Bonds have been sized based on the expectation that the Assessment Area Three Assessments will be fully absorbed by the 464 Platted Units in Preserve East and the Assessment Area Five - Phase 2 Bonds have been sized based on the expectation that the Assessment Area Five - Phase 2 Assessments will be fully absorbed by the 122 Platted Units planned for development in Veranda Estates – Phase 2.



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The lands within Veranda Estates – Phase 2 currently consist of Unplatted Parcels. Assessments will be initially levied on these parcels on an equal assessment per acre basis. At the time parcels are platted or otherwise subdivided into Platted Units, individual Assessment Area Five – Phase 2 Assessments will be assigned to those Platted Units at the per-unit amounts described in Tables 7 and 8, thereby reducing the Assessment Area Five – Phase 2 Assessments encumbering the Unplatted Parcels by a corresponding amount. Any unassigned amount of Assessment Area Five – Phase 2 Assessments encumbering the remaining Unplatted Parcels will continue to be calculated and levied on an equal assessment per acre basis.

In the event an Unplatted Parcel is sold to a third party not affiliated with the Landowner, Assessment Area Five – Phase 2 Assessments will be assigned to that Unplatted Parcel based on the maximum total number of Platted Units assigned by the Landowner to that Unplatted Parcel. The owner of that Unplatted Parcel will be responsible for the total assessments applicable to the Unplatted Parcel, regardless of the total number of Platted Units ultimately platted. These total assessments are fixed to the Unplatted Parcel at the time of the sale. If the Unplatted Parcel is subsequently sub-divided into smaller parcels, the total assessments initially allocated to the Unplatted Parcel will be re-allocated to the smaller parcels pursuant to the methodology as described herein (i.e. equal assessment per acre until platting).

In the event that developable lands that derive benefit from the Series 2024 Projects are added to the District boundaries, whether by boundary amendment or increase in density Series 2024 Assessments will be allocated to such lands, pursuant to the methodology described herein.

VII. PREPAYMENT AND TRUE-UP OF SERIES 2024 ASSESSMENTS

The Series 2024 Assessments encumbering a parcel may be prepaid in full at any time, without penalty, together with interest at the rate on the corresponding Series 2024 Bonds to the bond interest payment date that is more than forty-five (45) days next succeeding the date of prepayment. Notwithstanding the preceding provisions, the District does not waive the right to assess penalties which would otherwise be permissible if the parcel being prepaid is subject to an assessment delinquency.

Because this methodology assigns defined, fixed assessments to Platted Units, the District's Series 2024 Assessment program is predicated on the development of lots in the manner described in Table 1. However, if a change in development results in net decrease in the overall principal amount of assessments able to be assigned to the units described in Table 1, then a true-up, or principal reduction payment, will be required to cure the deficiency. As the acreage within the assessment areas is developed, it will be platted. At such time as a plat is presented to the District that involves the earliest of at least 25% of residential units or developable acres within any assessment area and continuing at each time when a subsequent plat is presented to the District (each such date being a "True-Up Date"), the District shall determine if the debt per acre remaining on the unplatted developable land is greater than the debt per developable acre of such land at the time of



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imposition of the initial assessment and, if it is, a True-Up Payment in the amount of such excess shall become due and payable by Landowner in that tax year in accordance with this Series 2024 Assessment Report in addition to the regular assessment installment payable for lands owned by the Landowner. The District will ensure collection of such amounts in a timely manner in order to meet its debt service obligations and, in all cases, Landowner agrees that such payments shall be made in order to ensure the District's timely payments of the debt services obligations on the Series 2024 Bonds. The District shall record all True-Up Payments in its Improvement Lien book. For further detail and definitions related to the true-up process, please refer to the True-Up Agreement.

Similarly, if a reconfiguration of lands would result in the collection of substantial excess assessment revenue in the aggregate, then the District shall undertake a pro rata reduction of assessments for all assessed properties.

VIII. ADDITIONAL STIPULATIONS

Certain financing, development, and engineering data was provided by members of District staff, District Underwriter, and/or the Landowner. The allocation methodology described herein was based on information provided by those professionals. Rizzetta & Company, Inc. makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report.

Rizzetta & Company, Inc., does not represent the District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide the District with financial advisory services or offer investment advice in any form.



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EXHIBIT A:

ALLOCATION METHODOLOGY



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VERANDA
COMMUNITY DEVELOPMENT DISTRICT II
SPECIAL ASSESSMENT REVENUE AND REFUNDING BONDS
SERIES 2024 (ASSESSMENT AREA THREE - PRESERVE EAST PROJECT)
SERIES 2024 (ASSESSMENT AREA FIVE - PHASE 2 - VERANDA ESTATES PROJECT)

TABLE 1: CURRENT DEVELOPMENT PLAN

	Assessment Areas		
	Three All Phases	Five Phase 2	
PRODUCT	<i>Preserve East</i>	<i>Veranda Estates</i>	TOTAL
Twin Villa 36'	182	0	182
Single Family 50'	135	0	135
Single Family 52'	0	60	60
Single Family 62'	147	62	209
TOTAL:	464	122	586

VERANDA
COMMUNITY DEVELOPMENT DISTRICT II
SPECIAL ASSESSMENT REVENUE AND REFUNDING BONDS
SERIES 2024 (ASSESSMENT AREA THREE - PRESERVE EAST PROJECT)
SERIES 2024 (ASSESSMENT AREA FIVE - PHASE 2 - VERANDA ESTATES PROJECT)

TABLE 2: TOTAL CIP COST DETAIL			
Description	Preserve East	Veranda Estates Phase 2	TOTAL
Water	\$1,643,734	\$1,375,774	\$3,019,508
Wastewater	\$4,322,491	\$1,985,374	\$6,307,865
Drainage	\$8,997,860	\$6,619,796	\$15,617,656
St. Lucie Land SAD	Not Included	Not Included	\$0
Total CIP Construction Costs	\$14,964,085	\$9,980,944	\$24,945,029
Assessment Area Three Project Funded by Assessment Area Three Bonds			\$10,672,052
Recognized contribution of infrastructure to reach target assessment levels (AA3)			\$1,066,673
Assessment Area Five Project Funded by Assessment Area Five Bonds			\$4,531,864
Remaining CIP to be Funded by the Landowner			\$8,674,440
Total Construction Costs			\$24,945,029
NOTE: Infrastructure cost estimates provided by District Engineer.			

VERANDA
COMMUNITY DEVELOPMENT DISTRICT II
SPECIAL ASSESSMENT REVENUE AND REFUNDING BONDS
SERIES 2024 (ASSESSMENT AREA THREE - PRESERVE EAST PROJECT)
SERIES 2024 (ASSESSMENT AREA FIVE - PHASE 2 - VERANDA ESTATES PROJECT)

TABLE 3: FINANCING INFORMATION - ASSESSMENT AREA THREE BONDS

Issue Date	January 25, 2024
Final Maturity	May 1, 2054
Principal Installments	30
Average Coupon Rate	5.27%
Maximum Annual Debt Service ("MADS")	\$962,537.51

SOURCES:

Bond Proceeds:

PAR AMOUNT	\$14,500,000.00
Original Issue Discount	(\$82,788.75)
	<u>\$14,417,211.25</u>

Other Sources of Funds:

Transfer of 2018B Reserve Account	\$178,600.00
Transfer of 2018B Revenue Account	\$142,525.22
Transfer of 2018B Construction Account	\$6,903.07
Transfer of 2018B Prepayment Account	\$429.24
	<u>\$328,457.53</u>

\$14,745,668.78

USES:

Construction Fund	(\$10,672,052.24)
2018B Refunding Escrow Deposit	(\$3,118,522.78)
Debt Service Reserve Fund	(\$481,268.76) ⁽¹⁾
Underwriter's Discount	(\$290,000.00)
Capitalized Interest	(\$51,875.00)
Costs of Issuance	(\$131,950.00)
	<u>(\$14,745,668.78)</u>

⁽¹⁾ 50% of MADS.

Source: District Underwriter.

TABLE 4: FINANCING INFORMATION - ASSESSMENT AREA THREE ASSESSMENTS ⁽¹⁾

Interest Rate	5.27%
Initial Principal Amount	\$14,500,000
Aggregate Annual Installment	\$962,537.51
Estimated County Collection Costs	2.00% \$20,479.52 ⁽²⁾
Estimated Maximum Early Payment Discounts	4.00% \$40,959.04 ⁽²⁾
Total Annual Installment	<u>\$1,023,976.07</u>

⁽¹⁾ Ultimate collection schedule at the District's discretion.

⁽²⁾ May vary as provided by law.



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 Professionals in Community Management

VERANDA
COMMUNITY DEVELOPMENT DISTRICT II
SPECIAL ASSESSMENT REVENUE AND REFUNDING BONDS
SERIES 2024 (ASSESSMENT AREA THREE - PRESERVE EAST PROJECT)
SERIES 2024 (ASSESSMENT AREA FIVE - PHASE 2 - VERANDA ESTATES PROJECT)

TABLE 5: FINANCING INFORMATION - ASSESSMENT AREA FIVE - PHASE 2 BONDS

Issue Date	January 25, 2024
Final Maturity	May 1, 2054
Principal Installments	30
Average Coupon Rate	5.53%
Maximum Annual Debt Service ("MADS")	\$431,378.13

SOURCES:

Bond Proceeds:

PAR AMOUNT	\$6,300,000.00
Original Issue Discount	(\$35,566.50)
	<u>\$6,264,433.50</u>

Other Sources of Funds:

Transfer of 2018B Reserve Account	\$50,231.25
Transfer of 2018B Revenue Account	\$40,085.22
Transfer of 2018B Construction Account	\$1,941.49
Transfer of 2018B Prepayment Account	\$120.72
	<u>\$92,378.68</u>

\$6,356,812.18

USES:

Construction Fund	(\$4,531,863.56)
2018B Refunding Escrow Deposit	(\$877,084.53)
Debt Service Reserve Fund	(\$431,378.13) ⁽¹⁾
Underwriter's Discount	(\$126,000.00)
Capitalized Interest	(\$260,958.96)
Costs of Issuance	(\$129,527.00)
	<u>(\$6,356,812.18)</u>

⁽¹⁾ 100% of MADS.

Source: District Underwriter.

TABLE 6: FINANCING INFORMATION - ASSESSMENT AREA FIVE ASSESSMENTS ⁽¹⁾

Interest Rate	5.53%
Initial Principal Amount	\$6,300,000
Aggregate Annual Installment	\$431,378.13
Estimated County Collection Costs	2.00% \$9,178.26 ⁽²⁾
Estimated Maximum Early Payment Discounts	4.00% <u>\$18,356.52</u> ⁽²⁾
Total Annual Installment	<u>\$458,912.90</u>

⁽¹⁾ Ultimate collection schedule at the District's discretion.

⁽²⁾ May vary as provided by law.



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VERANDA
COMMUNITY DEVELOPMENT DISTRICT II
SPECIAL ASSESSMENT REVENUE AND REFUNDING BONDS
SERIES 2024 (ASSESSMENT AREA THREE - PRESERVE EAST PROJECT)
SERIES 2024 (ASSESSMENT AREA FIVE - PHASE 2 - VERANDA ESTATES PROJECT)

TABLE 7: ASSESSMENT ALLOCATION - ASSESSMENT AREA THREE ASSESSMENTS ⁽¹⁾

PRODUCT	UNITS	PRODUCT TOTAL PRINCIPAL ⁽²⁾	PER UNIT PRINCIPAL	PRODUCT ANNUAL INSTLMT. ⁽²⁾⁽⁴⁾	PER UNIT INSTLMT. ⁽³⁾⁽¹⁾
Twin Villa 36'	182	\$5,687,500.00	\$31,250.00	\$401,645.79	\$2,206.84
Single Family 50'	135	\$4,218,750.00	\$31,250.00	\$297,924.07	\$2,206.84
Single Family 62'	147	\$4,593,750.00	\$31,250.00	\$324,406.21	\$2,206.84
TOTAL	464	\$14,500,000.00		\$1,023,976.07	

(1) Assessment Area Three Assessments to be absorbed by the 464 Platted Units in Assessment Area Three. Allocation of Series 2024-AA3 Assessments to be levied based on target assessment levels. There will be a recognized in-kind contribution of infrastructure by the Developer as an assessment credit to certain unit types in order to reach target assessment levels. See Table 9 for the contribution calculation.

(2) Product total shown for illustrative purposes and are not fixed per product type.

(3) Includes estimated St. Lucie County collection costs/payment discounts, which may fluctuate.

TABLE 8: ASSESSMENT ALLOCATION - ASSESSMENT AREA FIVE ASSESSMENTS ⁽¹⁾

PRODUCT	UNITS	PRODUCT TOTAL PRINCIPAL ⁽²⁾	PER UNIT PRINCIPAL	PRODUCT ANNUAL INSTLMT. ⁽²⁾⁽³⁾	PER UNIT INSTLMT. ⁽³⁾
Single Family 52'	60	\$2,822,515.80	\$47,041.93	\$205,601.42	\$3,426.69
Single Family 62'	62	\$3,477,484.20	\$56,088.45	\$253,311.49	\$4,085.67
TOTAL	122	\$6,300,000.00		\$458,912.90	

(1) Assessment Area Five Assessments expected to be absorbed by the 122 planned units in Phase 2 of Assessment Area Five.

(2) Product total shown for illustrative purposes and are not fixed per product type.

(3) Includes estimated St. Lucie County collection costs/payment discounts, which may fluctuate.

VERANDA
COMMUNITY DEVELOPMENT DISTRICT II
SPECIAL ASSESSMENT REVENUE AND REFUNDING BONDS
SERIES 2024 (ASSESSMENT AREA THREE - PRESERVE EAST PROJECT)
SERIES 2024 (ASSESSMENT AREA FIVE - PHASE 2 - VERANDA ESTATES PROJECT)

TABLE 9: CONTRIBUTION CALCULATION - ASSESSMENT AREA THREE - PRESERVE EAST PROJECT ⁽¹⁾							
PRODUCT	UNITS	EAU	TOTAL COSTS FUNDED	TARGET COSTS PER UNIT ⁽³⁾	COSTS PER UNIT BY EAU	CONTRIBUTION PER UNIT	TOTAL CONTRIBUTION ⁽⁴⁾
Twin Villa 36'	182	0.69	\$4,186,020.49	\$23,000.11	\$23,000.11	\$0.00	\$0.00
Single Family 50'	135	0.96	\$3,105,015.20	\$23,000.11	\$23,804.54	\$804.43	\$108,597.96
Single Family 62'	147	1.19	\$3,381,016.55	\$23,000.11	\$29,517.63	\$6,517.52	\$958,075.35
	464		\$10,672,052.24 ⁽²⁾				\$1,066,673.32

(1) All numbers are based on construction costs and thus are net of financing costs.

(2) Total Assessment Area Three - Preserve East Project costs to be funded with Series 2024-AA3 Bonds. See Table 2.

(3) Per unit costs funded with Series 2024 Bonds.

(4) Total contribution of infrastructure due to the difference between the target and the EAU allocation. See Table 2 for the application of the contribution.

**VERANDA COMMUNITY DEVELOPMENT DISTRICT II
SERIES 2024 ASSESSMENT LIEN ROLL**

PARCEL ID	Series 2024-AA3 Principal	Series 2024-AA5- PH 2 Principal	Series 2024-AA3 Annual Installment	Series 2024-AA5- PH2 Annual Installment
4435-601-0042-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0043-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0044-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0045-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0046-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0047-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0048-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0049-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0050-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0051-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0052-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0053-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0054-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0055-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0056-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0057-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0058-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0059-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0060-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0061-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0062-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0063-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0064-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0065-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0066-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0067-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0068-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0069-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0070-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0071-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0072-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0073-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0074-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0075-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0076-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0077-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0078-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0079-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0080-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0081-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0082-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0083-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0084-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0085-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0086-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0087-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0088-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0089-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0090-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0091-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0092-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0093-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0094-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0095-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0096-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0097-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0098-000-6	\$31,250.00	\$0.00	\$2,206.8	
4435-601-0099-000-3	\$31,250.00	\$0.00	\$2,206.8	



**VERANDA COMMUNITY DEVELOPMENT DISTRICT II
SERIES 2024 ASSESSMENT LIEN ROLL**

PARCEL ID	Series 2024-AA3 Principal	Series 2024-AA5- PH 2 Principal	Series 2024-AA3 Annual Installment	Series 2024-AA5- PH2 Annual Installment
4435-601-0100-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0101-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0102-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0103-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0104-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0105-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0106-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0107-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0108-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0109-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0110-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0111-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0112-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0113-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0114-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0115-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0116-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0117-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0118-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0119-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0120-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0121-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0122-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0123-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0124-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0125-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0126-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0127-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0128-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0129-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0130-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0131-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0132-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0133-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0134-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0135-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0136-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0137-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0138-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0139-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0140-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0141-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0142-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0143-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0144-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0145-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0146-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0147-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0148-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0149-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0150-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0151-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0152-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0153-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0154-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0155-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0156-000-1	\$31,250.00	\$0.00	\$2,206.8	
4435-601-0157-000-8	\$31,250.00	\$0.00	\$2,206.8	



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**VERANDA COMMUNITY DEVELOPMENT DISTRICT II
SERIES 2024 ASSESSMENT LIEN ROLL**

PARCEL ID	Series 2024-AA3 Principal	Series 2024-AA5- PH 2 Principal	Series 2024-AA3 Annual Installment	Series 2024-AA5- PH2 Annual Installment
4435-601-0158-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0159-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0160-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0161-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0162-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0163-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0164-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0165-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0166-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0167-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0168-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0169-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0170-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0171-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0172-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0173-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0174-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0175-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0176-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0177-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0178-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0179-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0180-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0181-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0182-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0183-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0184-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0185-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0186-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0187-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0188-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0189-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0190-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0191-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0192-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0193-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0194-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0195-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0196-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0197-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0198-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0199-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0200-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0201-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0202-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0203-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0204-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0205-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0206-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0207-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0208-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0209-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0210-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0211-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0212-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0213-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0214-000-6	\$31,250.00	\$0.00	\$2,206.8	
4435-601-0215-000-3	\$31,250.00	\$0.00	\$2,206.8	



**VERANDA COMMUNITY DEVELOPMENT DISTRICT II
SERIES 2024 ASSESSMENT LIEN ROLL**

PARCEL ID	Series 2024-AA3 Principal	Series 2024-AA5- PH 2 Principal	Series 2024-AA3 Annual Installment	Series 2024-AA5- PH2 Annual Installment
4435-601-0216-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0217-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0218-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0219-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0220-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0221-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0222-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0223-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0224-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0225-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0226-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0227-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0228-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0229-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0230-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0231-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0232-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0233-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0234-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0235-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0236-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0237-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0238-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0239-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0240-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0241-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0242-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0243-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0244-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0245-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0246-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0247-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0248-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0249-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0250-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0251-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0252-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0253-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0254-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0255-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0256-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0257-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0258-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0259-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0260-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0261-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0262-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0263-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0264-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0265-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0266-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0267-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0268-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0269-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0270-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0271-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0272-000-0	\$31,250.00	\$0.00	\$2,206.8	
4435-601-0273-000-7	\$31,250.00	\$0.00	\$2,206.8	



Rizzetta & Company
Professionals in Community Management

**VERANDA COMMUNITY DEVELOPMENT DISTRICT II
SERIES 2024 ASSESSMENT LIEN ROLL**

PARCEL ID	Series 2024-AA3 Principal	Series 2024-AA5- PH 2 Principal	Series 2024-AA3 Annual Installment	Series 2024-AA5- PH2 Annual Installment
4435-601-0274-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0275-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0276-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0277-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0278-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0279-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0280-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0281-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0282-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0283-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0284-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0285-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0286-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0287-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0288-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0289-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0290-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0291-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0292-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0293-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0294-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0295-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0296-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0297-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0298-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0299-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0300-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0301-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0302-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0303-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0304-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0305-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0306-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0307-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0308-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0309-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0310-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0311-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0312-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0313-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0314-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0315-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0316-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0317-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0318-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0319-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0320-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0321-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0322-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0323-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0324-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0325-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0326-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0327-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0328-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0329-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0330-000-5	\$31,250.00	\$0.00	\$2,206.8	
4435-601-0331-000-2	\$31,250.00	\$0.00	\$2,206.8	



**VERANDA COMMUNITY DEVELOPMENT DISTRICT II
SERIES 2024 ASSESSMENT LIEN ROLL**

PARCEL ID	Series 2024-AA3 Principal	Series 2024-AA5- PH 2 Principal	Series 2024-AA3 Annual Installment	Series 2024-AA5- PH2 Annual Installment
4435-601-0332-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0333-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0334-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0335-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0336-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0337-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0338-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0339-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0340-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0341-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0342-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0343-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0344-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0345-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0346-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0347-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0348-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0349-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0350-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0351-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0352-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0353-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0354-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0355-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0356-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0357-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0358-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0359-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0360-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0361-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0362-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0363-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0364-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0365-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0366-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0367-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0368-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0369-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0370-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0371-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0372-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0373-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0374-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0375-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0376-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0377-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0378-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0379-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0380-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0381-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0382-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0383-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0384-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0385-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0386-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0387-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0388-000-6	\$31,250.00	\$0.00	\$2,206.8	
4435-601-0389-000-3	\$31,250.00	\$0.00	\$2,206.8	



Rizzetta & Company
Professionals in Community Management

**VERANDA COMMUNITY DEVELOPMENT DISTRICT II
SERIES 2024 ASSESSMENT LIEN ROLL**

PARCEL ID	Series 2024-AA3 Principal	Series 2024-AA5- PH 2 Principal	Series 2024-AA3 Annual Installment	Series 2024-AA5- PH2 Annual Installment
4435-601-0390-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0391-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0392-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0393-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0394-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0395-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0396-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0397-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0398-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0399-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0400-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0401-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0402-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0403-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0404-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0405-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0406-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0407-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0408-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0409-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0410-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0411-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0412-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0413-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0414-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0415-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0416-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0417-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0418-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0419-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0420-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0421-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0422-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0423-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0424-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0425-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0426-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0427-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0428-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0429-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0430-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0431-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0432-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0433-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0434-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0435-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0436-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0437-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0438-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0439-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0440-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0441-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0442-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0443-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0444-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0445-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0446-000-1	\$31,250.00	\$0.00	\$2,206.8	
4435-601-0447-000-8	\$31,250.00	\$0.00	\$2,206.8	



**VERANDA COMMUNITY DEVELOPMENT DISTRICT II
SERIES 2024 ASSESSMENT LIEN ROLL**

PARCEL ID	Series 2024-AA3 Principal	Series 2024-AA5- PH 2 Principal	Series 2024-AA3 Annual Installment	Series 2024-AA5- PH2 Annual Installment
4435-601-0448-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0449-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0450-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0451-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0452-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0453-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0454-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0455-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0456-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0457-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0458-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0459-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0460-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0461-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0462-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0463-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0464-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0465-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0466-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0467-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0468-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0469-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0470-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0471-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0472-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0473-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0474-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0475-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0476-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0477-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0478-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0479-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0480-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0481-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0482-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0483-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0484-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0485-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0486-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0487-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0488-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0489-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0490-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0491-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0492-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0493-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0494-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0495-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0496-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0497-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0498-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0499-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0500-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0501-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0502-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0503-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0504-000-6	\$31,250.00	\$0.00	\$2,206.8	
4435-601-0505-000-3	\$31,250.00	\$0.00	\$2,206.8	



**VERANDA COMMUNITY DEVELOPMENT DISTRICT II
SERIES 2024 ASSESSMENT LIEN ROLL**

PARCEL ID	Series 2024-AA3 Principal	Series 2024-AA5- PH 2 Principal	Series 2024-AA3 Annual Installment	Series 2024-AA5- PH2 Annual Installment
Veranda Estates - PH 2 (~ 119 acres)*	\$0.00	\$52,941.18/acre	\$0.00	\$3,856.41/acre
	\$14,500,000.00	\$6,300,000.00	\$1,023,976.07	\$458,912.90

See Legal Descriptions Attached



Assessment Area 5 - Phase 2

PARCEL-2 OF VERANDA PLAT NO. 2 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 68, PAGE 29, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

Less the lands previously platted as Veranda Estates Phase 1 according to the plat thereof, recorded in Plat Book 107, Page 30, of the Public Records of Saint Lucie County, Florida, being more particularly described as follows:

A PARCEL OF LAND LYING IN A PORTION OF VERANDA PLAT NO. 2, PARCEL-2, AS RECORDED IN PLAT BOOK 68, PAGE 29, OF THE PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST 1/4 CORNER OF SECTION 36, TOWNSHIP 37 SOUTH, RANGE 40 EAST; ST. LUCIE COUNTY, FLORIDA, THENCE NORTH 88°45'29" EAST, DEPARTING SAID WEST 1/4 CORNER AND ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 36, A DISTANCE OF 2461.23 FEET, TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF GILSON ROAD; THENCE SOUTH 00°09'15" WEST, DEPARTING SAID NORTH LINE AND ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 649.29 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1540.00 FEET, THE CHORD FOR SAID CURVE BEARS SOUTH 11°57'31" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE, SAID CURVE HAVING A CENTRAL ANGLE OF 24°13'31", A DISTANCE OF 651.13 FEET, TO THE INTERSECTION OF SAID WESTERLY RIGHT OF WAY LINE AND THE NORTHERLY RIGHT OF WAY LINE OF BECKER ROAD; THENCE SOUTH 89°25'16" WEST, DEPARTING SAID WESTERLY RIGHT OF WAY LINE AND ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 2603.44 FEET, TO A POINT ON SAID WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 36; THENCE NORTH 89°57'38" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 625.64 FEET, TO A POINT OF INTERSECTION WITH SAID NORTHERLY RIGHT OF WAY LINE AND THE WEST BOUNDARY LINE OF SAID PARCEL 2; THENCE NORTH 14°03'42" WEST, DEPARTING SAID NORTHERLY RIGHT OF WAY LINE AND ALONG SAID WEST BOUNDARY LINE, A DISTANCE OF 828.36 FEET; THENCE NORTH 73°05'58" EAST, DEPARTING SAID WEST BOUNDARY LINE, A DISTANCE OF 457.39 FEET; THENCE NORTH 16°44'36" EAST, A DISTANCE OF 301.63 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 275.00 FEET, THE CHORD FOR SAID CURVE BEARS SOUTH 62°14'15" EAST, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 22°05'12", A DISTANCE OF 106.00 FEET; THENCE NORTH 64°48'20" EAST, A DISTANCE OF 91.71 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 301.34 FEET, THE CHORD FOR SAID CURVE BEARS NORTH 66°59'08" EAST, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 04°20'27", A DISTANCE OF 22.83 FEET; THENCE SOUTH 89°34'33" EAST, A DISTANCE OF 14.97 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 295.21 FEET, THE CHORD FOR SAID CURVE BEARS NORTH 77°21'54" EAST, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 10°58'16", A DISTANCE OF 56.53 FEET; THENCE NORTH 68°59'12" EAST, A DISTANCE OF 48.97 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING WITHIN SAID BOUNDS 3,921,721 SQUARE FEET (90.03 ACRES) MORE OR LESS.

EXHIBIT C
ASSESSMENT AREA THREE LANDS

Lots 1 through 464, VERANDA PRESERVE EAST, as recorded in Plat Book 114, Pages 1-18, of the Official Records of St. Lucie County, Florida.

EXHIBIT D

Maturities and Coupons of Assessment Area Three Bonds

Veranda Community Development District II
Special Assessment Revenue and Refunding Bonds, Series 2024 (Assessment Area Three)

Bond Component	Maturity Date	Amount	Rate	Yield	Price
AA3 - Term 1:	05/01/2031	1,750,000	4.250%	4.250%	100.000
AA3 - Term 2:	05/01/2044	5,325,000	5.125%	5.125%	100.000
AA3 - Term 3:	05/01/2054	7,425,000	5.375%	5.450%	98.885
		14,500,000			

EXHIBIT E**Sources and Uses of Funds for Assessment Three Bonds****SOURCES AND USES OF FUNDS****Veranda Community Development District II
Special Assessment Revenue and Refunding Bonds, Series 2024**

Sources:	Special Assessment Revenue and Refunding Bonds, Series 2024 (Assessment Area Three)	Special Assessment Revenue and Refunding Bonds, Series 2024 (Assessment Area Five - Phase 2)	Total
Bond Proceeds:			
Par Amount	14,500,000.00	6,300,000.00	20,800,000.00
Original Issue Discount	-82,788.75	-35,566.50	-118,355.25
	14,417,211.25	6,264,433.50	20,681,644.75
Other Sources of Funds:			
Transfer of Reserve Account	178,600.00	50,231.25	228,831.25
Transfer of Revenue Account	142,525.22	40,085.22	182,610.44
Transfer of Construction Account	6,903.07	1,941.49	8,844.56
Transfer of Prepayment Account	429.24	120.72	549.96
	328,457.53	92,378.68	420,836.21
	14,745,668.78	6,356,812.18	21,102,480.96

Uses:	Special Assessment Revenue and Refunding Bonds, Series 2024 (Assessment Area Three)	Special Assessment Revenue and Refunding Bonds, Series 2024 (Assessment Area Five - Phase 2)	Total
Refunding Escrow Deposits:			
Cash Deposit	3,118,522.78	877,084.53	3,995,607.31
Other Fund Deposits:			
Debt Service Reserve Fund	481,268.76	431,378.13	912,646.89
Capitalized Interest Fund	51,875.00	260,958.96	312,833.96
	533,143.76	692,337.09	1,225,480.85
Delivery Date Expenses:			
Cost of Issuance	131,950.00	129,527.00	261,477.00
Underwriter's Discount	290,000.00	126,000.00	416,000.00
	421,950.00	255,527.00	677,477.00
Other Uses of Funds:			
Construction Fund	10,672,052.24	4,531,863.56	15,203,915.80
	14,745,668.78	6,356,812.18	21,102,480.96

EXHIBIT F**Annual Debt Service Payment Due on Assessment Area Three Bonds**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
05/01/2024			199,033.33	199,033.33	
11/01/2024			373,187.50	373,187.50	572,220.83
05/01/2025	220,000	4.250%	373,187.50	593,187.50	
11/01/2025			368,512.50	368,512.50	961,700.00
05/01/2026	230,000	4.250%	368,512.50	598,512.50	
11/01/2026			363,625.00	363,625.00	962,137.50
05/01/2027	240,000	4.250%	363,625.00	603,625.00	
11/01/2027			358,525.00	358,525.00	962,150.00
05/01/2028	250,000	4.250%	358,525.00	608,525.00	
11/01/2028			353,212.50	353,212.50	961,737.50
05/01/2029	260,000	4.250%	353,212.50	613,212.50	
11/01/2029			347,687.50	347,687.50	960,900.00
05/01/2030	270,000	4.250%	347,687.50	617,687.50	
11/01/2030			341,950.00	341,950.00	959,637.50
05/01/2031	280,000	4.250%	341,950.00	621,950.00	
11/01/2031			336,000.00	336,000.00	957,950.00
05/01/2032	295,000	5.125%	336,000.00	631,000.00	
11/01/2032			328,440.63	328,440.63	959,440.63
05/01/2033	310,000	5.125%	328,440.63	638,440.63	
11/01/2033			320,496.88	320,496.88	958,937.51
05/01/2034	330,000	5.125%	320,496.88	650,496.88	
11/01/2034			312,040.63	312,040.63	962,537.51
05/01/2035	345,000	5.125%	312,040.63	657,040.63	
11/01/2035			303,200.00	303,200.00	960,240.63
05/01/2036	365,000	5.125%	303,200.00	668,200.00	
11/01/2036			293,846.88	293,846.88	962,046.88
05/01/2037	380,000	5.125%	293,846.88	673,846.88	
11/01/2037			284,109.38	284,109.38	957,956.26
05/01/2038	400,000	5.125%	284,109.38	684,109.38	
11/01/2038			273,859.38	273,859.38	957,968.76
05/01/2039	425,000	5.125%	273,859.38	698,859.38	
11/01/2039			262,968.75	262,968.75	961,828.13
05/01/2040	445,000	5.125%	262,968.75	707,968.75	
11/01/2040			251,565.63	251,565.63	959,534.38
05/01/2041	470,000	5.125%	251,565.63	721,565.63	
11/01/2041			239,521.88	239,521.88	961,087.51
05/01/2042	495,000	5.125%	239,521.88	734,521.88	
11/01/2042			226,837.50	226,837.50	961,359.38
05/01/2043	520,000	5.125%	226,837.50	746,837.50	
11/01/2043			213,512.50	213,512.50	960,350.00
05/01/2044	545,000	5.125%	213,512.50	758,512.50	
11/01/2044			199,546.88	199,546.88	958,059.38
05/01/2045	575,000	5.375%	199,546.88	774,546.88	
11/01/2045			184,093.75	184,093.75	958,640.63
05/01/2046	610,000	5.375%	184,093.75	794,093.75	
11/01/2046			167,700.00	167,700.00	961,793.75
05/01/2047	640,000	5.375%	167,700.00	807,700.00	
11/01/2047			150,500.00	150,500.00	958,200.00
05/01/2048	675,000	5.375%	150,500.00	825,500.00	
11/01/2048			132,359.38	132,359.38	957,859.38
05/01/2049	715,000	5.375%	132,359.38	847,359.38	
11/01/2049			113,143.75	113,143.75	960,503.13
05/01/2050	755,000	5.375%	113,143.75	868,143.75	
11/01/2050			92,853.13	92,853.13	960,996.88
05/01/2051	795,000	5.375%	92,853.13	887,853.13	

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2051			71,487.50	71,487.50	959,340.63
05/01/2052	840,000	5.375%	71,487.50	911,487.50	
11/01/2052			48,912.50	48,912.50	960,400.00
05/01/2053	885,000	5.375%	48,912.50	933,912.50	
11/01/2053			25,128.13	25,128.13	959,040.63
05/01/2054	935,000	5.375%	25,128.13	960,128.13	
11/01/2054					960,128.13
	14,500,000		14,876,683.45	29,376,683.45	29,376,683.45

TAB 9

RESOLUTION 2024-06

[ASSESSMENT AREA FIVE – PHASE 2 – VERANDA ESTATES PROJECT]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERANDA COMMUNITY DEVELOPMENT DISTRICT II SETTING FORTH THE SPECIFIC TERMS OF THE DISTRICT’S SPECIAL ASSESSMENT REVENUE AND REFUNDING BONDS, SERIES 2024 (ASSESSMENT AREA FIVE – PHASE 2 – VERANDA ESTATES PROJECT); CONFIRMING THE DISTRICT’S PROVISION OF IMPROVEMENTS AND ADOPTING A SUPPLEMENTAL ENGINEER’S REPORT; CONFIRMING AND ADOPTING A SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT; CONFIRMING, ALLOCATING AND AUTHORIZING THE COLLECTION OF SPECIAL ASSESSMENTS SECURING THE SERIES 2024 BONDS; PROVIDING FOR THE APPLICATION OF TRUE-UP PAYMENTS; PROVIDING FOR THE SUPPLEMENTATION OF THE IMPROVEMENT LIEN BOOK; PROVIDING FOR THE RECORDING OF A NOTICE OF SERIES 2024 SPECIAL ASSESSMENTS (ASSESSMENT AREA FIVE – PHASE 2 – VERANDA ESTATES PROJECT); PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, the Veranda Community Development District II (“District”) has previously indicated its intention to undertake, install, establish, construct or acquire certain public improvements and to finance such public improvements through the imposition of special assessments on benefited property within the District and the issuance of bonds; and

WHEREAS, the District’s Board of Supervisors (“Board”) has previously adopted, after notice and public hearing, Resolution 2019-03 relating to the imposition, levy, collection and enforcement of such special assessments; and

WHEREAS, pursuant to and consistent with the terms of Resolution 2019-03, this Resolution shall set forth the terms of bonds actually issued by the District, and apply the adopted special assessment methodology to the actual scope of the project to be completed with a series of bonds and the terms of the bond issue; and

WHEREAS, on January 11, 2024, the District entered into a Bond Purchase Contract, whereby it agreed to sell \$6,300,000 of its Special Assessment Revenue and Refunding Bonds, Series 2024 (Assessment Area Five – Phase 2 - Veranda Estates Project) (the “Assessment Area Five-Phase 2 Bonds”); and

WHEREAS, pursuant to and consistent with Resolution 2019-03, the District desires to set forth the particular terms of the sale of the Assessment Area Five-Phase 2 Bonds and confirm the lien of the special assessments securing the Assessment Area Five-Phase 2 Bonds (the “Assessment Area Five-Phase 2 Special Assessments”).

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

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to the provisions of Florida law, including Chapters 170, 190 and 197, *Florida Statutes*, and Resolution 2019-03.

SECTION 2. FINDINGS. The Board of Supervisors of the Veranda Community Development District II hereby finds and determines as follows:

(a) On October 23, 2018, the District, after due notice and public hearing, adopted Resolution 2019-03, which, which, among other things, equalized, approved, confirmed and levied special assessments on property benefitting from the infrastructure improvements authorized by the District. That Resolution provided that as each series of bonds was issued to fund all or any portion of the District's infrastructure improvements, a supplemental resolution would be adopted to set forth the specific terms of the bonds and certifying the amount of the lien of the special assessments securing any portion of the bonds, including interest, costs of issuance, the number of payments due, the True-Up amounts and the application of receipt of True-Up proceeds.

(b) The *Engineer's Report*, dated August 27, 2018, as updated by the District's *Supplement No. 3 to Engineer's Report* dated November 2023, the latter of which is attached to this Resolution as **Exhibit A** (collectively the "Engineer's Report"), identifies and describes the presently expected components of the improvements for the Assessment Area Five-Phase 2 Project to be financed all or in part with the Assessment Area Five-Phase 2 Bonds (the "Improvements"). The District hereby confirms that the Improvements serve a proper, essential and valid public purpose. The Engineer's Report is hereby approved, adopted and confirmed. The District ratifies its use in connection with the sale of the Assessment Area Five-Phase 2 Bonds.

(c) The *Final Supplemental Special Assessment Allocation Report*, dated January 11, 2024, attached to this Resolution as **Exhibit B** (the "Supplemental Assessment Report"), applies the adopted *Master Special Assessment Allocation Report*, dated September 17, 2018 (the "Master Assessment Report" collectively, the "Assessment Report") to the Assessment Area Five-Phase 2 Project and the actual terms of the Assessment Area Five-Phase 2 Bonds. The Assessment Report is hereby approved, adopted and confirmed. The District ratifies its use in connection with the sale of the Assessment Area Five-Phase 2 Bonds.

(d) The Assessment Area Five-Phase 2 Project will specially benefit certain property within the District known as Assessment Area Five-Phase 2, a legal description of which is attached hereto as **Exhibit C** (the "Assessment Area Five-Phase 2 Lands"). It is reasonable, proper, just and right to assess the portion of the costs of the Assessment Area Five-Phase 2

Project financed with the Assessment Area Five-Phase 2 Bonds to the specially benefited properties within the District as set forth in Resolution 2019-03 and this Resolution.

SECTION 3. CONFIRMATION OF MAXIMUM ASSESSMENT LIEN FOR ASSESSMENT AREA FIVE-PHASE 2 BONDS. As provided in Resolution 2019-03, this Resolution is intended to set forth the terms of the Assessment Area Five-Phase 2 Bonds and the final amount of the liens of the special assessments securing those bonds.

(a) The Assessment Area Five-Phase 2 Bonds, in a par amount of \$6,300,000, shall bear such rates of interest and maturity as shown on **Exhibit D**, attached hereto. The final payment on the Assessment Area Five-Phase 2 Bonds shall be due on May 1, 2054. The estimated sources and uses of funds of the Assessment Area Five-Phase 2 Bonds shall be as set forth in **Exhibit E**. The debt service due on the Assessment Area Five-Phase 2 Bonds is set forth on **Exhibit F** attached hereto.

(b) The lien of the special assessments securing the Assessment Area Five-Phase 2 Bonds on the Assessment Area Five-Phase 2 Lands shall be the principal amount due on the Assessment Area Five-Phase 2 Bonds, together with accrued but unpaid interest thereon, and together with the amount by which annual assessments are grossed up to include early payment discounts required by law and costs of collection. The Assessment Area Five-Phase 2 Bonds are secured solely by the lien against the Assessment Area Five-Phase 2 Lands.

SECTION 4. ALLOCATION OF ASSESSMENTS SECURING THE ASSESSMENT AREA FIVE-PHASE 2 BONDS.

(a) The special assessments for the Assessment Area Five-Phase 2 Bonds shall be allocated in accordance with Exhibit B, which allocation shall initially be on an acreage basis and further allocated as lands are platted. The Supplemental Assessment Report is consistent with the Master Assessment Report. The Supplemental Assessment Report, considered herein, reflects the actual terms of the issuance of the District's Assessment Area Five-Phase 2 Bonds. The estimated costs of collection of the special assessments for the Assessment Area Five-Phase 2 Bonds are as set forth in the Supplemental Assessment Report.

(b) The lien of the special assessments securing the Assessment Area Five-Phase 2 Bonds includes all property within the Assessment Area Five-Phase 2 Lands, and as such land is ultimately defined and set forth in any plats or other designations of developable acreage. To the extent land is added to the District, the District may, by supplemental resolution, determine such land to be benefited by the Improvements and reallocate the special assessments securing the Assessment Area Five-Phase 2 Bonds and impose special assessments on the newly added and benefited property.

(c) Taking into account capitalized interest and earnings on certain funds and accounts as set forth in the Master Trust Indenture and the Seventh Supplemental Trust Indenture, the District shall begin annual collection of special assessments for the Assessment Area Five-Phase

2 Bonds debt service payments using the methods available to it by law. Debt service payments and semi-annual installments of interest are reflected on Exhibit F.

(g) The District hereby certifies the special assessments for collection and directs staff to take all actions necessary to meet the time and other deadlines imposed by St. Lucie County and Florida law for collection. The District intends, to the extent possible and subject to entering into the appropriate agreements with the St. Lucie County Tax Collector and St. Lucie County Property Appraiser, to collect the Assessment Area Five-Phase 2 Special Assessments on platted lands using the Uniform Method in Chapter 197, *Florida Statutes*. The District intends, to the extent possible, to directly bill, collect and enforce the Assessment Area Five-Phase 2 Special Assessments on unplatted lands unless in any year, the District determines it to be in its best interest to collect such assessments using the Uniform Method in Chapter 197, *Florida Statutes*. The District Manager shall prepare or cause to be prepared each year an assessment roll for purposes of effecting the collection of the special assessments and present same to the District Board as required by law. The District Manager is further directed and authorized to take all actions necessary to collect any prepayments of debt as and when due and to collect special assessments on unplatted property using methods available to the District authorized by Florida law.

SECTION 5. APPROVAL OF TRUE-UP PROCESS AND APPLICATION OF TRUE-UP PAYMENTS.

(a) Pursuant to Resolution 2019-03, there may be required from time to time certain True-Up payments. As parcels of land are platted or approved for development, the special assessments securing the Assessment Area Five-Phase 2 Bonds shall be allocated as set forth in Resolution 2019-03, this Resolution, and the Assessment Report, including, without limitation, the application of the True-Up process set forth in Section 8 of Resolution 2019-03.

(b) Based on the final par amount of \$6,300,000 in Assessment Area Five-Phase 2 Bonds, the True-Up calculations will be made in accordance with the process set forth in the Assessment Report. The District shall apply all True-Up payments related to the Assessment Area Five-Phase 2 Bonds only to the credit of the Assessment Area Five-Phase 2 Bonds. All True-Up payments, as well as all other prepayments of assessments, shall be deposited into the accounts specified in the Seventh Supplemental Trust Indenture, dated as of January 1, 2024, governing the Assessment Area Five-Phase 2 Bonds.

SECTION 6. IMPROVEMENT LIEN BOOK. Immediately following the adoption of this Resolution these special assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District's Improvement Lien Book. The special assessment or assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

SECTION 7. OTHER PROVISIONS REMAIN IN EFFECT. This Resolution is intended to supplement Resolution 2019-03, which remains in full force and effect. This Resolution and Resolution 2019-03 shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 8. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record a Notice of Series 2024 Special Assessments securing the Assessment Area Five-Phase 2 Bonds in the Official Records of St. Lucie County, Florida, or such other instrument evidencing the actions taken by the District.

SECTION 9. SEVERABILITY. If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 10. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

{Signatures Set Forth on the Following Page}

APPROVED AND ADOPTED this 13th day of February, 2024.

ATTEST:

**VERANDA COMMUNITY DEVELOPMENT DISTRICT
II**

Secretary/Assistant Secretary

Chairperson/Vice Chair, Board of Supervisors

Exhibit A: *Supplement No. 3 to Engineer's Report* dated November 2023
Exhibit B: *Final Supplemental Special Assessment Allocation Report*, dated January 11, 2024
Exhibit C: Legal Description of Assessment Area Five-Phase 2 Lands
Exhibit D: Maturities and Coupons of Assessment Area Five-Phase 2 Bonds
Exhibit E: Sources and Uses of Funds for Assessment Area Five-Phase 2 Bonds
Exhibit F: Annual Debt Service Payment Due on Assessment Area Five-Phase 2 Bonds

Exhibit A

Supplement No. 3 to Engineer's Report dated November 2023

LTC Ranch West Residential Community Development District

Supplement Engineer's Report of Infrastructure Improvements 11/16/2023

PreparedBy:

Kimley»Horn

445 24th Street, Suite 200
Vero Beach, FL 32960
Main: 772-794-4100
Direct: 772-794-4117

Prepared For:

Board of Supervisors
Community Development District
St. Lucie County, Florida
LTC Ranch West Residential

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SECTION 1

INTRODUCTION

The LTC Ranch West Residential Community Development District (the "District") contains 1,572.85+/- acres of land generally located south of Midway Road, west of I-95, north of Glades Cut-Off Road and north by Midway Road., in the City of Port St. Lucie, Florida.

The District proposes revisions to the developments within the LTC Ranch West Residential Community Development to include the following:

- LTC Ranch Pod 6 is being broken into Pod 6a and Pod 6B
- LTC Ranch Pod 9 is being broken in Pod 9A and Pod 9 B

The proposed developments within the LTC Ranch West Residential CDD are depicted in Figure 1 "Proposed Development". The proposed density for each development is shown below in Table No. 1 "Proposed Development Data".

Table No. 1 Proposed Development Data									
Description Lot Sizes	LTC Ranch Pod 1	LTC Ranch Pod 5	LTC Ranch Pod 6A*	LTC Ranch Pod 6B*	LTC Ranch Pod 9A**	LTC Ranch Pod 9B**	LTC Ranch Pod 2 ***	LTC Ranch Pod 4***	Total Numbe r of Units
Duplex (# of Units)	-	-	78	110	38		-	-	226
Townhomes	-	310	-	-	-	32	-	627	969
40' Single Family	122	-	-	-	42	6	172	-	342
50' Single Family	262	-	129	152	175	248	242	-	1208
60' Single Family	82	-	87	80	61	176	106	-	592
Multi-Family	-	-	-	-		-	-	-	0
Condominium s	-	-	-	-		84	-	-	84
TOTAL	466	310	294	342	316	546	520	627	3421

* Phase 6a has 2 phases

** Pod 9A and B have 2 phases

*** Pod 2 and 4 are currently in design and actual unit count may vary slightly

In addition to the District proposed revisions to the LTC Ranch development, the District is proposing Wylder Parkway which comprises of two phases (Phase 1 & Phase 2). Wylder Parkway Phase 1 is located to the east of Pod 1 and connects the Pod 1 and Pod 6a entrance to Glades Cut off Road to the South. Wylder Parkway Phase 2 is the continuation of Wylder Parkway North to the connection at Midway Road. The utility components of E/W 5 are included within this supplement. E/W 5 starts at Glades Cut Off Road and runs west to the Western property boundary. It is located South of Pod 1 and North of Pod 9 as shown on the development plan included in this supplemental report.



SECTION 2

STATUS OF PROJECTS

A. Developments:

LTC Ranch West Pod 1, Phase 1 is fully permitted with homesites being constructed. Phase 1 subdivision improvements have been completed and turned.

LTC Ranch West Pod 1, Phase 2 is fully permitted and under construction. No homes are being constructed at this time. Phase 2 subdivision improvements are currently under construction and completion is anticipated for Spring 2024.

LTC Ranch West Pod 5 has been designed and has been submitted for permits. Pod 5 has been approved for clearing and mass grading and is under construction for that scope of work. Pod 5 subdivision improvements should begin construction toward the end of 2023 and estimated to be completed late 2024.

LTC Ranch West Pod 9 has been designed and has been submitted for permits. Pod 9 has been approved for clearing and mass grading and is under construction for that scope of work. Pod 9 subdivision improvements should begin construction toward the end of 2023 and estimated to be completed late 2024 or early 2025.

Wylder Parkway Phase 1 has been fully permitted and constructed. It is currently in the process of being closed out with the Municipality

Wylder Parkway Phase 2 has been designed and has been submitted for permits. Phase 2 has been approved for clearing and mass grading and is under construction for that scope of work. Phase 2 full roadway improvements should begin construction toward the beginning of 2024 and estimated to be completed early 2025.

LTC Ranch Pod 2 is currently in design. Permit applications will be submitted in late 2023. Permitting is anticipated to be completed in mid-2024 and construction should commence shortly thereafter.

LTC Ranch Pod 6B is in preliminary design. Design should be complete mid-2024, with permitting to be completed late 2024.

LTC Ranch Pod 4 is in preliminary design. Design should be complete mid-2024, with permitting to be completed late 2024.

B. Site Development Permits:

Specific land development permits are required for each of the proposed developments within the District. All Pods finished the process of obtaining development approvals to construct the project and are either in the process or about to start the process of construction.

1. LTC Ranch Pod 1 (Phase 1 and Phase 2), see Figure No. 2 "Site Plan LTC Ranch - Pod 1" was approved by the City Council.

- The Preliminary Plat has received approval by The City of Port St. Lucie;
- The SFWMD Environmental Resource Permit Construction Authorization has been approved;
- The Engineering Permit from the City of Port St. Lucie has been submitted and approved;

- The City of Port St. Lucie Utility Department Permit for the water and sewer system has been submitted and approved; and
- The City of Port St. Lucie Final Plat has been approved.

2. LTC Ranch Pod 5, see Figure No. 3 “Site Plan LTC Ranch - Pod 5” has been submitted to the City of Port St. Lucie and is awaiting scheduling to be heard by the City Council.

- The Preliminary Plat has been submitted for approval by The City of Port St. Lucie;
- The SFWMD Environmental Resource Permit Construction Authorization for Clearing and Mass Grading has been approved;
- The SFWMD Environmental Resource Permit Construction Authorization for subdivision infrastructure has been submitted;
- The Engineering Permit from the City of Port St. Lucie for clearing and mass grading has been submitted and approved;
- The Engineering Permit from the City of Port St. Lucie has been submitted for the subdivision infrastructure;
- The City of Port St. Lucie Utility Department Permit for the water and sewer system has been submitted; and
- The City of Port St. Lucie Final Plat will be submitted to the City for approval in Early 2024.

3. LTC Ranch Pod 6A, see Figure No. 3 “Site Plan LTC Ranch - Pod 6A” was approved by the City Council.

- The Preliminary Plat has received approval by The City of Port St. Lucie;
- The SFWMD Environmental Resource Permit Construction Authorization has been approved;
- The Engineering Permit from the City of Port St. Lucie has been submitted and approved;
- The City of Port St. Lucie Utility Department Permit for the water and sewer system has been submitted and approved; and
- The City of Port St. Lucie Final Plat for Phase 1 has been submitted and is anticipated to be approved in fall 2024.

4. LTC Ranch Pod 9, see Figure No. 3 “Site Plan LTC Ranch - Pod 9” was approved by the City Council.

- The Preliminary Plat has been submitted for approval by The City of Port St. Lucie;
- The SFWMD Environmental Resource Permit Construction Authorization for Clearing and Mass Grading has been approved;
- The SFWMD Environmental Resource Permit Construction Authorization for subdivision infrastructure has been submitted;
- The Engineering Permit from the City of Port St. Lucie for clearing and mass grading has been submitted and approved;
- The Engineering Permit from the City of Port St. Lucie has been submitted for the subdivision infrastructure;
- The City of Port St. Lucie Utility Department Permit for the water and sewer system has been submitted; and
- The City of Port St. Lucie Final Plat will be submitted to the City for approval in Early 2024.

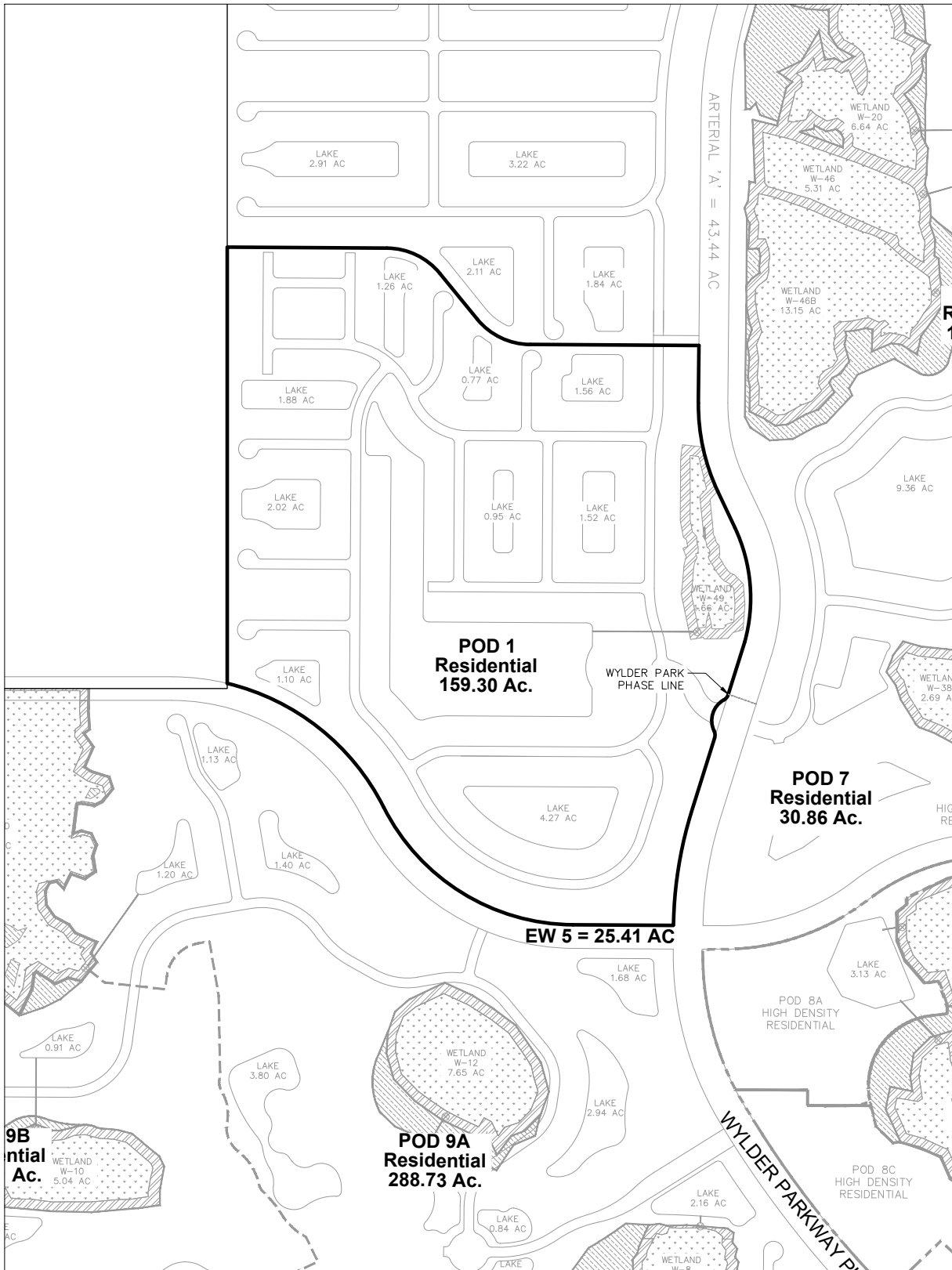
SECTION 3

GENERAL DESCRIPTION OF BOND ISSUES

This Engineer's Report addresses the public infrastructure improvements to be undertaken by the District with respect to the issuance of special assessment bonds (the "Bonds"). The District expects to finance a portion of these infrastructure improvements through the issuance of Bonds.



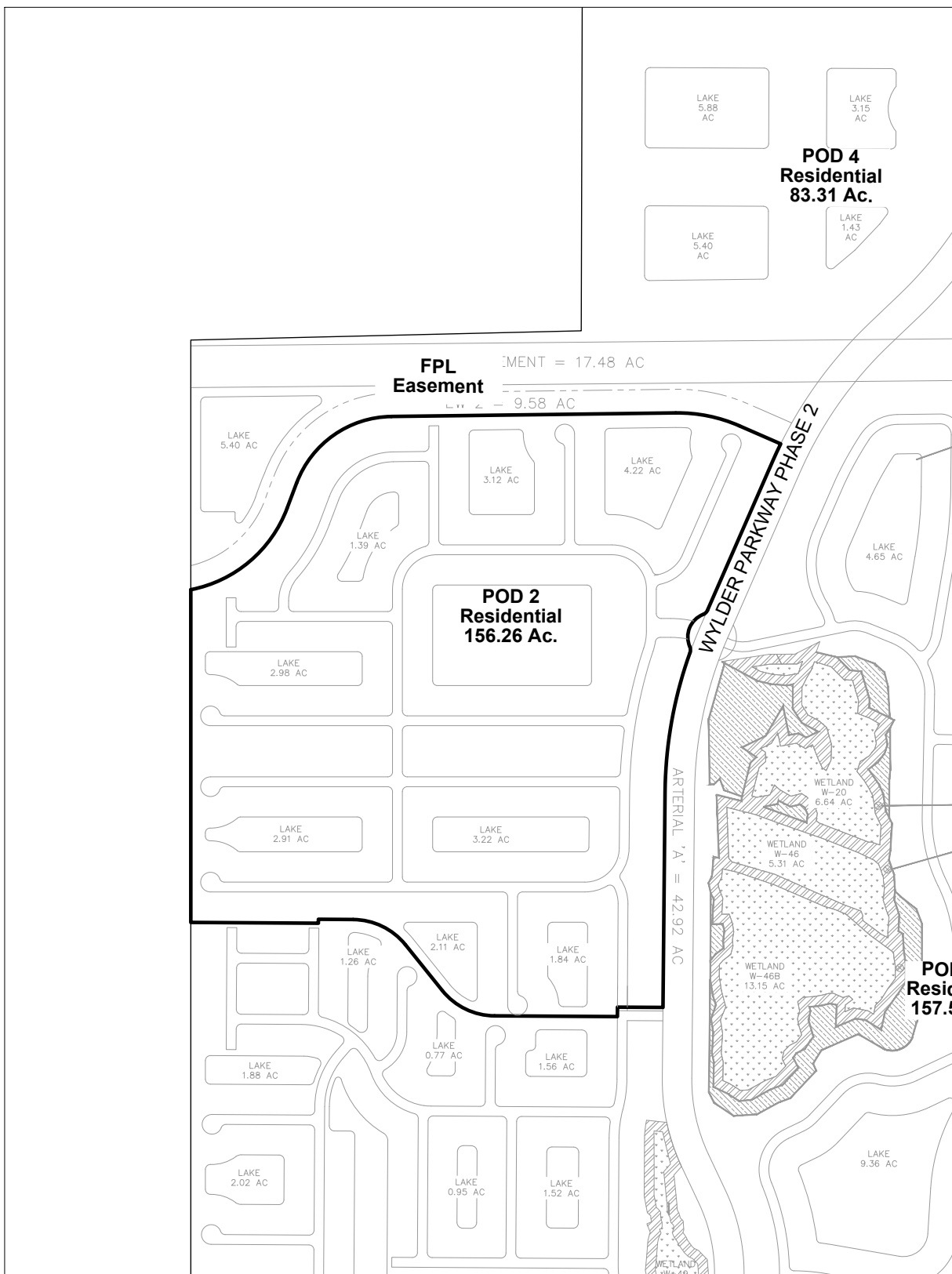
FIGURE 2: SITE PLAN
LTC RANCH – POD 1



N.T.S.



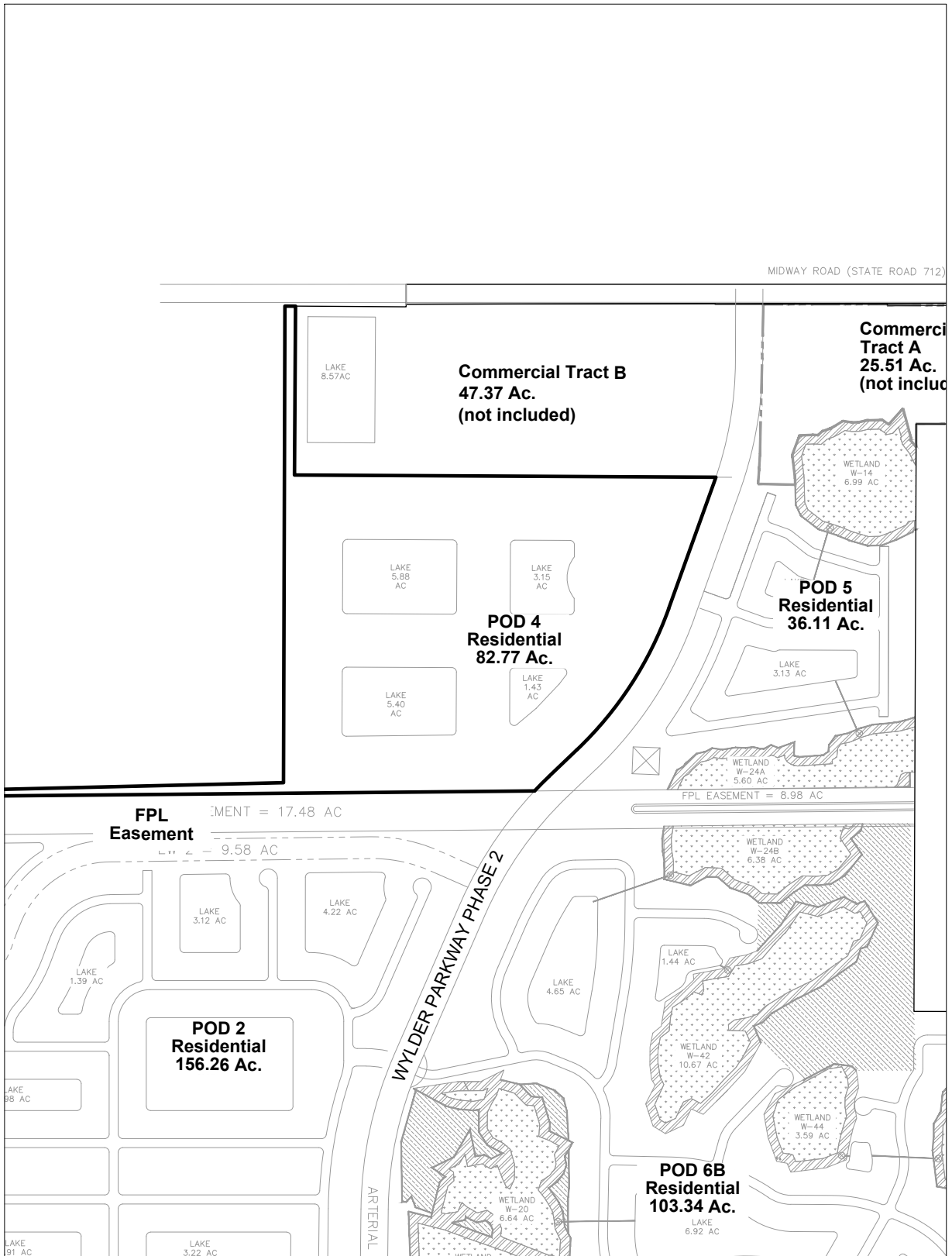
FIGURE 3: SITE PLAN
LTC RANCH – POD 2



N.T.S.



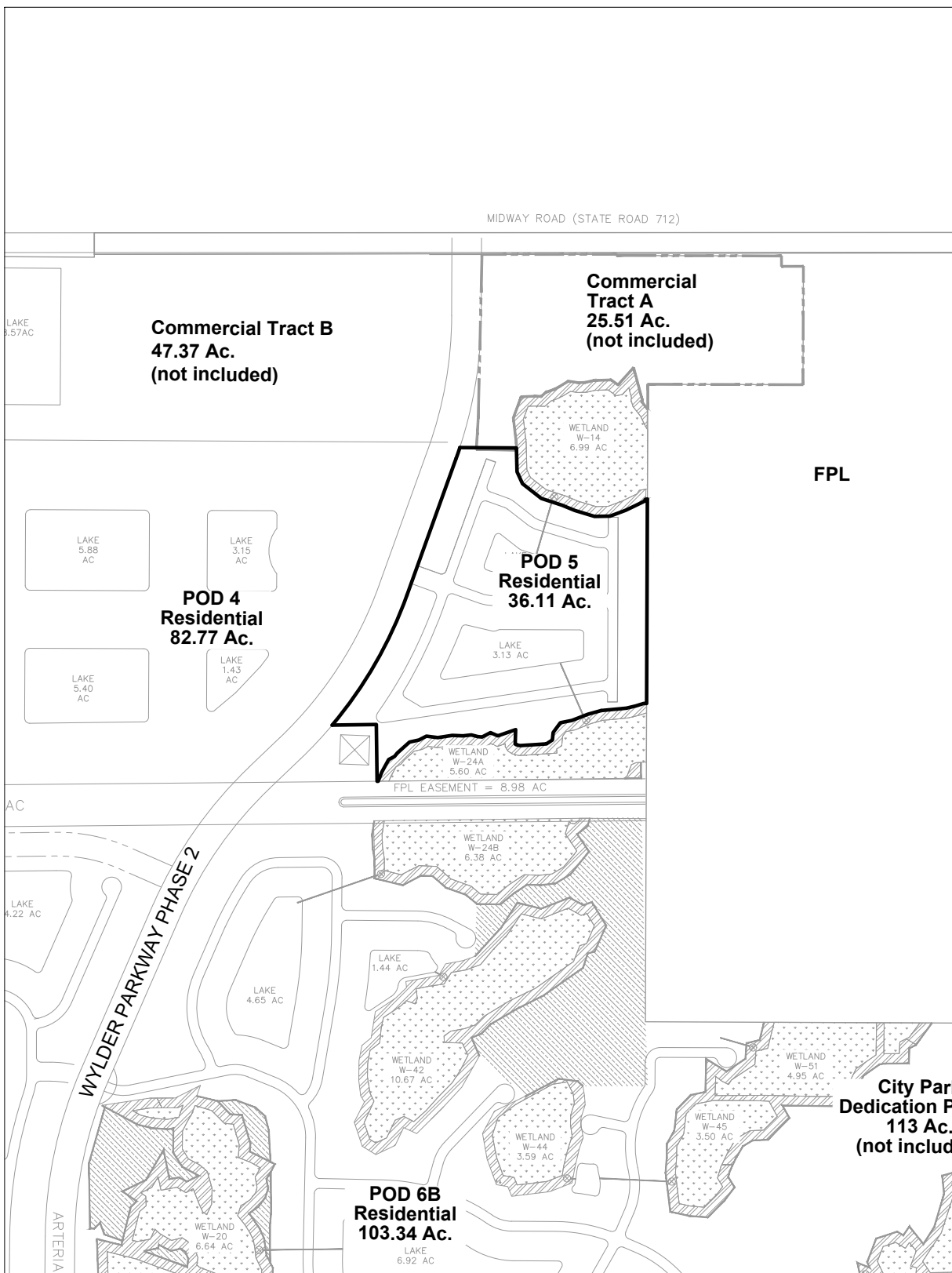
FIGURE 4: SITE PLAN
LTC RANCH – POD 4



N.T.S.



FIGURE 5: SITE PLAN
LTC RANCH – POD 5

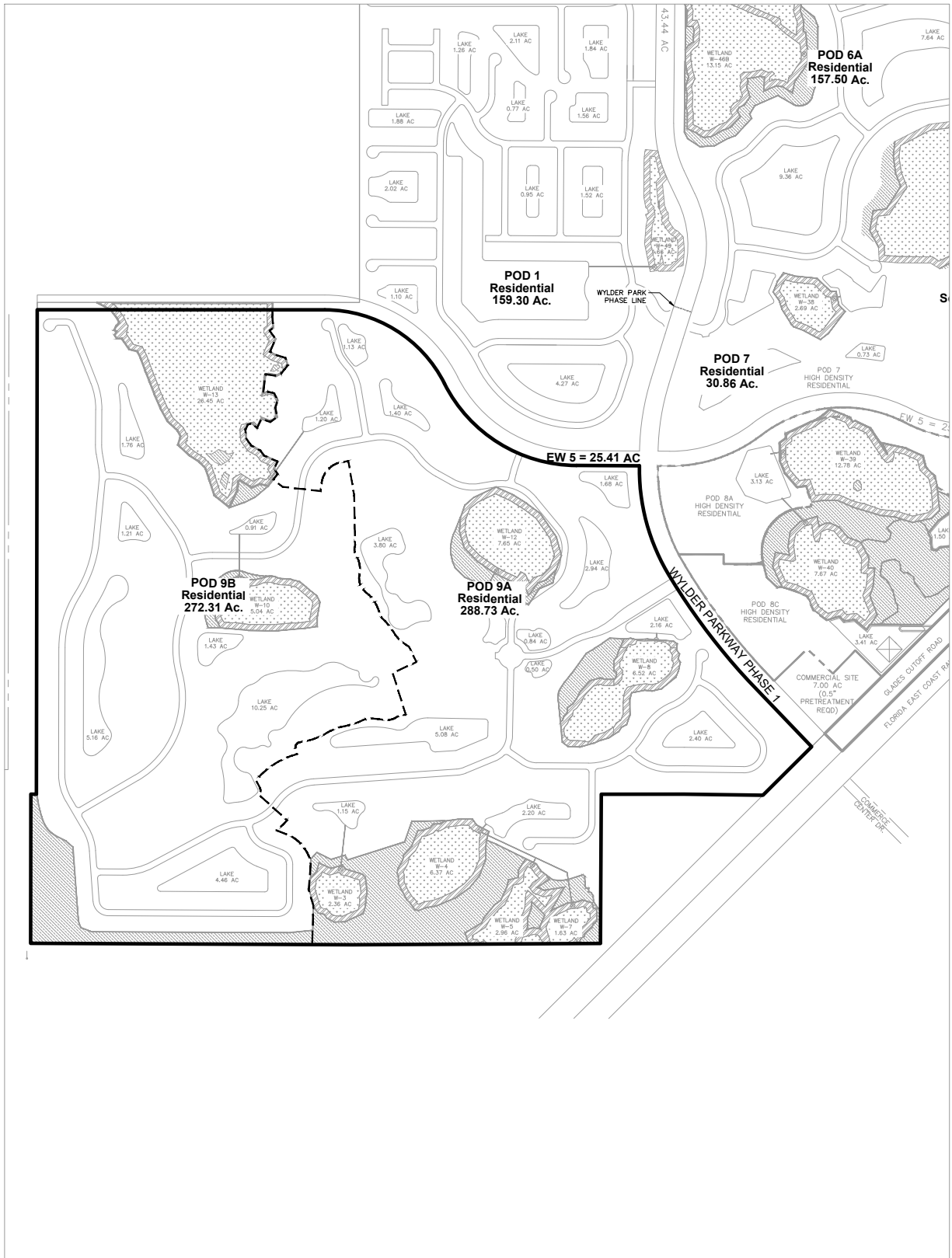


N.T.S.





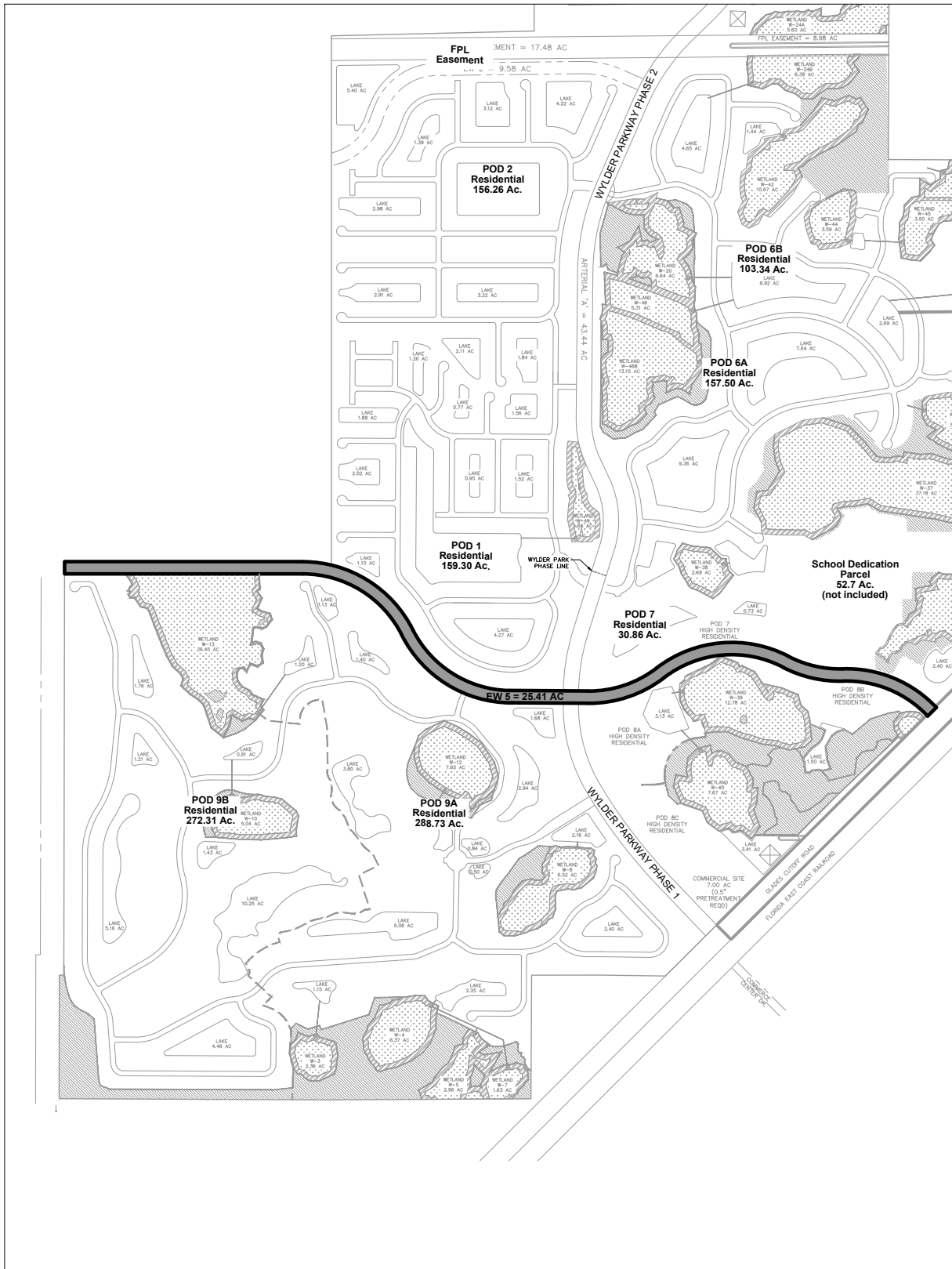
FIGURE 7: SITE PLAN
LTC RANCH – POD 9



N.T.S.



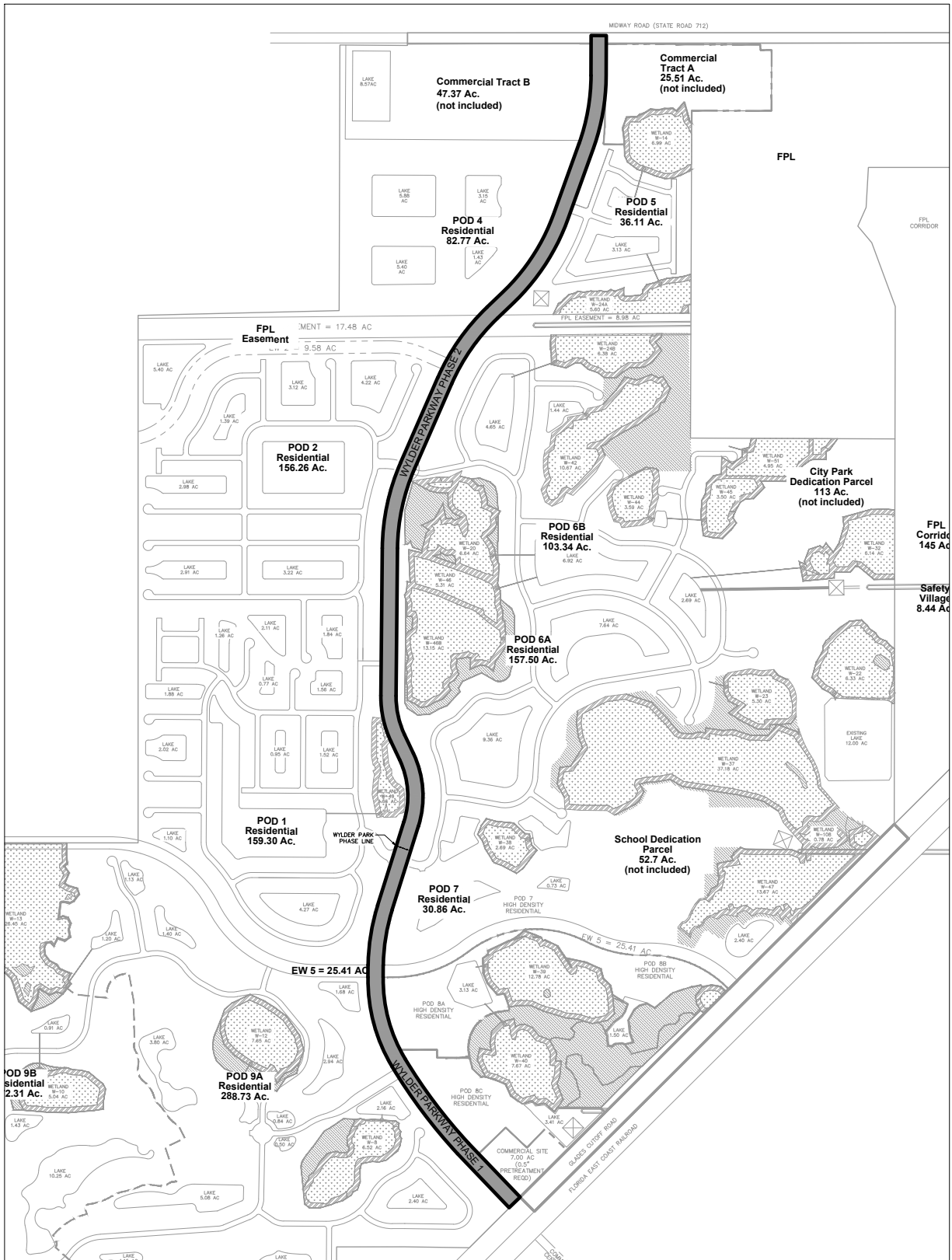
FIGURE 8: SITE PLAN
LTC RANCH – EW-5



N.T.S.



FIGURE 9: WYLDER
PARK- PHASE 1 & 2



N.T.S.

SECTION 4

INFRASTRUCTURE IMPROVEMENTS

Surface Water Management System, Lake Excavation and Roadway

The surface water management system will consist of inlets, manholes, storm pipes, wetland control structures, and water control structures that direct runoff to the on-site lake system for retention. This system will include the discharge canals that lead to the City's maintained canals. The surface water management system will be located in tracts or easement areas granted to the CDD, the City or the County.

The lake excavation for the Development will consist of the contractor's mobilization, supervision, clearing and grubbing, demolition, dewatering, lake excavation to a minimum of 12 feet and a maximum of 40 feet below design water level, and stockpiling the material adjacent to the lake for construction of the infrastructure. These activities will also include storm water pollution prevention measures. The excavated material will be used on-site to construct the roads and used to backfill utility trenches.

"Arterial A" will be a four-lane urban roadway section and "E/W 5" will be a two-lane urban roadway section constructed with concrete curb and gutter and concrete valley gutter which will be integral parts of the surface water management system. All other non-gated roadways within the CDD boundaries will be two-lane roads with valley gutter curb and will be funded by the CDD. Gated roads not able to be accessed by the public will not be funded by the CDD.

Note: Arterial A is also known as Wylder Parkway, but for the purposes of this document it is referred to as "Arterial A".

The following offsite improvements, will be funded by the CDD:

- Widening of Midway Road from I-95 to "Arterial A".
- Signalization of Midway Road and "Arterial A" intersection.
- Widening of Glades Cut Off Road from I-95 to "Arterial A".
- Signalization of Glades Cut Off Road and "Arterial A" intersection.
- Construction of "Arterial A" from Midway Road to Glades Cut Off Road.
- Construction of "E/W 5" from Glades Cut Off Road to "Arterial A".

Potable Water Distribution System

The on-site potable water distribution system will consist of 8" diameter and 12" diameter C-900 PVC mains, fire hydrants, and water services to all of the lots for potable service and fire protection. All proposed water main runs will tie into the proposed 16" diameter C-900 PVC water main to be constructed along Arterial "A" and a 12" water main along the E/W 5 Roadway. The proposed water main will tie into the existing public water main in three locations throughout the Development, at the intersection of "E/W 5" and Glades Cutoff Road, "Arterial A" and Glades Cutoff Road, and "Arterial A" and Midway Road.

There will be one offsite water main extension and three water main connection points for the Development:

- An extension to the existing 24" water main along Midway Road, east of I-95 to "Arterial A".
- A connection to the proposed 24" water main at the intersection of Midway Road and "Arterial A".
- A connection to the proposed 36" water main at the intersection of Glades Cut Off Road and "E/W 5".
- A connection to the proposed 36" water main at the intersection of Glades Cut Off Road and "Arterial A".

Sanitary Sewer Collection and Transmission System

The sewage collection and transmission system will consist of numerous lift stations, 8" on-site force main, 8" polyvinyl chloride (PVC) gravity pipe, manholes, and 6" service laterals. The proposed "Arterial A" Roadway will contain a 12" polyvinyl chloride (PVC) force main, 30" polyvinyl chloride (PVC) force main, 24" polyvinyl chloride (PVC) force main, and will tie into the existing 24" force main to the south along Glades Cut Off Road. A 36" force main will be constructed within the "E/W 5" right of way.

Reclaimed Water Distribution System (Irrigation)

The reclaim water distribution system will be supplied by Port St. Lucie Utility Services Department via the Glades Cutoff Wastewater Treatment Plant. The reclaim water distribution system will be comprised on-site of an 8" diameter C-900 main, reclaim metering stations and reclaim pump stations. "Arterial A" Roadway and "E/W 5" irrigation systems are also included within the costs component of this Engineer's Report as they are necessary to operate the roadways.

Environmental Improvements

The environmental improvements will consist of wetland mitigation and permitting, wetland protection, gopher tortoise relocation and permitting, and additional environmental reports and permitting.

SECTION 5

COST ESTIMATES FOR THE DEVELOPMENT IMPROVEMENTS

Kimley-Horn & Associates, as the District Engineer working with the Developer, have updated the estimates of probable construction cost for each of the proposed developments within the District. These estimates are based on the Site Plans for each development and similar projects located in the City of Port St. Lucie.

The Engineering Opinion of Probable Construction Cost is approximately \$133,617,194. The Engineer's Estimates of Probable Cost for the components of the District is shown below in the table titled "LTC Ranch West Residential CDD – Opinions of Probable Costs".

Kimley-Horn and Associates, Inc. has no control over the cost of labor, materials, equipment, or services furnished by others, or over methods of determining price, or over competitive bidding or market conditions. Any and all professional opinions as to costs reflected herein, including but not limited to professional opinions as to the costs of construction materials, are made on the basis of professional experience and available data. Kimley-Horn and Associates, Inc. cannot and does not guarantee or warrant that proposals, bids, or actual costs will not vary from the professional opinions of costs shown herein.

LTC Ranch West Residential CDD - Opinion of Probable Costs												
Item	<u>LTC Pod 1</u>	<u>LTC Pod 6A</u>	<u>LTC Pod 6B</u>	<u>LTC Pod 5</u>	<u>LTC Pod 9A</u>	LTC Pod 9B	<u>Wylder Parkway Phase 1 (Glades to Pod 1)*</u>	<u>Wylder Parkway Phase 2 (Pod 1 to Midway)*</u>	<u>E/W S. Watermain</u>	<u>LTC Pod 2</u>	<u>LTC Pod 4</u>	<u>TOTAL</u>
							-	-	-			
Lake Excavation and	\$7,684,823.00	\$4,231,581.00	\$9,040,500.00	\$1,838,809.00	\$9,890,000.00	\$10,310,000.00	-	-	-	\$12,500,000.00	\$6,500,000.00	
Water, Sewer, and	\$5,540,537.00	\$3,585,005.00	\$6,356,000.00	\$2,382,987.00	\$5,120,000.00	\$5,275,000.00	-	-	-	\$7,500,000.00	\$5,500,000.00	
Roadway	\$2,592,478.00	-	-	\$1,605,882.00	-	-	-	-	-	\$4,250,000.00	\$3,000,000.00	
Environmental							-	-	-			
Recreation Tract							-	-	-			
Offsite Improvements							\$6,568,634.00	\$11,951,314.00	\$393,644.00			
TOTAL	\$15,817,838.00	\$7,816,586.00	\$15,396,500.00	\$5,827,678.00	\$15,010,000.00	\$15,585,000.00	\$6,568,634.00	\$11,951,314.00	\$393,644.00	\$24,250,000.00	\$15,000,000.00	\$133,617,194.00
* 2 Lane Costs												

*Pod 2, Pod 6B, and Pod 4 have been estimated based on density, linear footage of roadways, size and depth of ponds and similar construction projects in the area as no design has been completed for these pods to date.

SECTION 6

CONCLUSIONS

Based on the document prepared by Kimley-Horn & Associates, similar developments within the area, historical knowledge and with the reliance of information provided by the City and the Developer, the following findings are made:

1. LTC Ranch Pod 1 has a proposed density of 466 residential units.
2. LTC Ranch Pod 5 has a proposed density of 310 residential units.
3. LTC Ranch Pod 6A has a proposed density of 294 residential units.
4. LTC Ranch Pod 6B has a proposed density of 342 residential units.
5. LTC Ranch Pod 9A has a proposed density of 316 residential units.
6. LTC Ranch Pod 9B has a proposed density of 546 residential units.
7. LTC Ranch Pod 2 has a proposed density of 520 residential units.
8. LTC Ranch Pod 4 has a proposed density of 627 residential units.
9. The opinions of probable cost for the improvements are estimated at \$133,617,194

KIMLEY HORN & ASSOCIATES

Kinan Husainy, P.E.
District Engineer
Florida Registration No. 75481

Exhibit B

Final Supplemental Special Assessment Allocation Report, dated January 11, 2024



Rizzetta & Company

Veranda Community Development District II

Final Supplemental
Special Assessment Allocation Report

Special Assessment Revenue and Refunding Bonds,
Series 2024 (Assessment Area Three – Preserve East Project)
Series 2024 (Assessment Area Five - Phase 2 – Veranda Estates Project)

3434 Colwell Ave
Suite 200
Tampa, FL 33614

rizzetta.com

January 11, 2024

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I. INTRODUCTION

This Final Supplemental Special Assessment Allocation Report is being presented in anticipation of financing a capital infrastructure project by the Veranda Community Development District II (“District”), a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes. The District will issue Special Assessment Revenue and Refunding Bonds, Series 2024 (Assessment Area Three – Preserve East Project) and Series 2024 (Assessment Area Five - Phase 2 – Veranda Estates Project) (together, the “Series 2024 Bonds”), and has retained Rizzetta & Company, Inc. to prepare a methodology for allocating the special assessments to be levied by the District in connection with the transaction.

II. DEFINED TERMS

“Assessment Area Three” – An assessment area within the District, consisting of 464 platted residential units in the Preserve East development.

“Assessment Area Three Bonds” - \$14,500,000 Veranda Community Development District II Special Assessment Revenue and Refunding Bonds, Series 2024 (Assessment Area Three – Preserve East Project).

“Assessment Area Three Project” – A portion of the CIP, expected to be funded by the Assessment Area Three Bonds, specific to the development of the Preserve East development.

“Assessment Area Five - Phase 2” – An assessment area within the District, consisting of 122 planned residential units in Phase 2 of the Veranda Estates development.

“Assessment Area Five - Phase 2 Bonds” - \$6,300,000 Veranda Community Development District II Special Assessment Revenue and Refunding Bonds, Series 2024 (Assessment Area Five - Phase 2 – Veranda Estates Project).

“Assessment Area Five - Phase 2 Project” - A portion of the CIP, to be funded by the Assessment Area Five - Phase 2 Bonds, specific to the development of the Veranda Estates development.

“Capital Improvement Program” or “CIP” – Construction and/or acquisition of public infrastructure planned for the District, as specified in the Supplement No. 3 to the Engineer’s Report dated November 2023 (**“Supplemental Engineer’s Report”**).

“District” – Veranda Community Development District II.

“End User” – The ultimate purchaser of a fully developed residential unit; typically, a resident homeowner.



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“Equivalent Assessment Unit” or “EAU” – Allocation factor which reflects a quantitative measure of the amount of special benefit conferred by the District’s CIP on a particular land use, relative to other land uses.

“Indentures” – The Master Trust Indenture dated as of December 1, 2018, the Sixth Supplemental Trust Indenture dated as of January 1, 2024 and the Seventh Supplemental Trust Indenture dated as of January 1, 2024.

“Landowner” – Veranda St. Lucie Land Holdings, LLC, a Delaware limited liability company.

“Master Report” – The Master Special Assessment Allocation Report dated September 17, 2018.

“Platted Units” – Lands configured into their intended end-use and subject to a recorded plat.

“Series 2024 Assessments” – Collectively, the **“Assessment Area Three Assessments”** and **“Assessment Area Five - Phase 2 Assessments”**, as contemplated by Chapters 190, 170, and 197, Florida Statutes, levied to secure repayment of the District’s Series 2024 Bonds.

“Series 2024 Bonds” – Collectively, the Assessment Area Three Bonds and the Assessment Area Five – Phase 2 Bonds.

“Series 2024 Projects” – Together, the Assessment Area Three Project, the Assessment Area Five – Phase 2 Project.

“True-Up Agreement” – The Agreement to be executed between the Veranda Community Development District II and each Landowner, regarding the True-Up and Payment of Series 2024 Assessments.

“Unplatted Parcels” – Undeveloped lands or parcels not yet subject to a recorded plat in their final end-use configuration.

All capitalized terms not defined herein shall retain the meaning ascribed in the Master Report.

III. DISTRICT INFORMATION

Veranda Community Development District II was established by the City Council of the City of Port St. Lucie on July 9, 2018, pursuant to the City Ordinance No. 18-30.

The District encompasses approximately 754.75 acres and is located within the Veranda Planned Unit Development (the “Veranda PUD”). The current development plan for the District includes approximately 1,577 single-family homes located within 5 separate developments: Veranda Gardens East, Veranda Preserve West, Veranda Preserve East,



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Veranda Oaks and Veranda Estates. On December 24, 2018, the District issued its Special Assessment Revenue Bonds, Series 2018A (Assessment Area One – Gardens East Project), Series 2018A (Assessment Area Two – Preserve West Project) and Series 2018B (Assessment Areas Three, Four and Five) for the development of Veranda Gardens East and Veranda Preserve East and West. Additionally, on March 22, 2021, the District issued its Special Assessment Revenue and Refunding Bonds, Series 2021 (Assessment Area Four – Veranda Oaks Project) and Series 2021 (Assessment Area Five – Phase 1 – Veranda Estates Project).

Table 1 illustrates the District's current development plan for Assessment Area Three and Assessment Area Five - Phase 2.

IV. SERIES 2024 PROJECTS

The Assessment Area Three Project is the portion of the District's total CIP necessary for the development of the Preserve East development. The cost of the Assessment Area Three Project is estimated to be \$14,964,085 and the District will issue Assessment Area Three Bonds to partially fund the Assessment Area Three Project in the amount of \$10,672,052.24. The balance of the Assessment Area Three Project will be funded by the Landowner, future bonds or other funding sources.

The Assessment Area Five – Phase 2 Project is the portion of the District's total CIP necessary for the development of the Veranda Estates development. The cost of the Assessment Area Five – Phase 2 Project is estimated to be \$9,980,944, and the District will issue Assessment Area Five – Phase 2 Bonds to partially fund the Assessment Area Five – Phase 2 Project in the amount of \$4,531,863.56. The balance of the Assessment Area Five – Phase 2 Project will be funded by the Landowner, future bonds or other funding sources.

For more detailed information regarding the Series 2024 Projects, see Table 2 and the Supplemental Engineer's Report.

V. SERIES 2024 BONDS AND ASSESSMENTS

In order to provide for the Series 2024 Projects funding described in Section IV above, the District will issue the Series 2024 Bonds in two separate series: Series 2024 (Assessment Area Three – Preserve East Project) ("**Assessment Area Three Bonds**") and the Series 2024 (Assessment Area Five – Phase 2 – Veranda Estates Project) ("**Assessment Area Five – Phase 2 Bonds**"). These will be completely separate liens over distinct assessment areas.

A. Assessment Area Three Bonds

The Assessment Area Three Bonds will be secured by the pledged revenues from Assessment Area Three Assessments. The Assessment Area Three Assessments will initially be levied in the principal amount of \$14,500,000 and shall be structured in the same manner as the Assessment Area Three Bonds, so that revenues from the Assessment Area Three Assessments are sufficient to fulfill the debt service requirements for the Assessment Area Three Bonds. A portion of the Series 2024



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Assessment Area Three bond proceeds will be used to redeem the 2018B Bonds allocated to Assessment Area Three in the amount of \$3,118,522.78.

The Assessment Area Three Bonds will be structured as amortizing current-interest bonds, with repayment occurring in substantially equal annual installments of principal and interest. Interest payment dates shall occur every May 1 and November 1 from the date of issuance until final maturity on May 1, 2054. The first scheduled payment of coupon interest will be due on May 1, 2024 and the first scheduled payment of principal will be due on May 1, 2025. The annual principal payment will be due each May 1 thereafter until final maturity with the maximum annual debt service to be \$962,537.51. The general financing terms of the Assessment Area Three Bonds are summarized on Table 3.

B. Assessment Area Five – Phase 2 Bonds

The Assessment Area Five - Phase 2 Bonds will be secured by the pledged revenues from Assessment Area Five - Phase 2 Assessments. The Assessment Area Five - Phase 2 Assessments will initially be levied in the principal amount of \$6,300,000 and shall be structured in the same manner as the Assessment Area Five - Phase 2 Bonds, so that revenues from the Assessment Area Five - Phase 2 Assessments are sufficient to fulfill the debt service requirements for the Assessment Area Five - Phase 2 Bonds. A portion of the Series 2024 Assessment Area Five – Phase 2 bond proceeds will be used to redeem the 2018B Bonds allocated to Assessment Area Five – Phase 2 in the amount of \$877,084.53.

The Assessment Area Five - Phase 2 Bonds will be structured as amortizing current-interest bonds, with repayment occurring in annual installments of principal and interest. Interest payment dates shall occur every May 1 and November 1 from the date of issuance until final maturity on May 1, 2054. The first scheduled payment of coupon interest will be due on May 1, 2024, although interest will be capitalized through November 1, 2024, with the first installment of principal due on May 1, 2025. The annual principal payment will be due each May 1 thereafter until final maturity with the maximum annual debt service to be \$431,378.13. The general financing terms of the Assessment Area Five - Phase 2 Bonds are summarized on Table 5.

It is expected that the Series 2024 Assessment installments assigned to Platted Units will be collected via the St. Lucie County property tax bill process (Uniform Method)¹. Accordingly, the Series 2024 Assessments have been adjusted to allow for current County collection costs and the possibility that landowners will avail themselves of early payment discounts. Currently, the aggregate rate for costs and discounts is 6.0%, but this may fluctuate as provided by law.

¹ The ultimate collection procedure is subject to District approval. Nothing herein should be construed as mandating collections that conflict with the terms, privileges, and remedies provided in the Indentures, Florida law, assessment resolutions, and/or other applicable agreements.



VI. SERIES 2024 ASSESSMENT ALLOCATION

The District's Master Report contains specific special benefit findings relative to the Maximum Assessments and the District's Capital Improvement Program. As stated therein, the CIP costs per unit and Maximum Assessments were allocated pursuant to an EAU-based methodology.

Per Section IV above, the Series 2024 Bonds will fund a portion of the District's Series 2024 Projects, which is expected to be constructed in a manner generally proportionate to the construction of improvements for the CIP. Accordingly, it is expected that the improvements funded by the Series 2024 Bonds will confer benefit on the District's developable parcels in a manner generally proportionate to and consistent with the allocation of benefit found in the Master Report. Therefore, it is proper to impose Series 2024 Assessments on the units specified in Tables 7 and 8, as well as the District's Series 2024 Assessment Roll.

A. Assessment Allocation

The Assessment Area Three Assessments will be allocated to the 464 Platted Units within the Preserve East development and have been sized based on target annual assessments provided by the Landowner. As allocated, the Assessment Area Four Assessments fall within the cost/benefit thresholds, as well as the Maximum Assessment levels, established by the Master Report. However, because the allocation of assessments differs from the assessments specified in the Master Report, the District will recognize an in-kind contribution of infrastructure from the Landowner in the form of an assessment credit representing the difference between the target Assessment Area Three Assessments and a baseline allocation of assessments. The total amount of this minimum contribution to ensure that all debt assessments are fairly and reasonably allocated has been calculated to be \$1,066,673.32, as shown in Table 9.

The Assessment Area Five - Phase 2 Assessments, are expected to ultimately be allocated to the 122 Platted Units within Phase 2 of the Veranda Estates development and have been sized based on EAU. As allocated, the Assessment Area Five - Phase 2 Assessments fall within the cost/benefit thresholds, as well as the Maximum Assessment levels, established by the Master Report.

The Series 2024 Assessment Roll is located at page A-7.

B. Assignment of Assessments

The Assessment Area Three Bonds have been sized based on the expectation that the Assessment Area Three Assessments will be fully absorbed by the 464 Platted Units in Preserve East and the Assessment Area Five - Phase 2 Bonds have been sized based on the expectation that the Assessment Area Five - Phase 2 Assessments will be fully absorbed by the 122 Platted Units planned for development in Veranda Estates – Phase 2.



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The lands within Veranda Estates – Phase 2 currently consist of Unplatted Parcels. Assessments will be initially levied on these parcels on an equal assessment per acre basis. At the time parcels are platted or otherwise subdivided into Platted Units, individual Assessment Area Five – Phase 2 Assessments will be assigned to those Platted Units at the per-unit amounts described in Tables 7 and 8, thereby reducing the Assessment Area Five – Phase 2 Assessments encumbering the Unplatted Parcels by a corresponding amount. Any unassigned amount of Assessment Area Five – Phase 2 Assessments encumbering the remaining Unplatted Parcels will continue to be calculated and levied on an equal assessment per acre basis.

In the event an Unplatted Parcel is sold to a third party not affiliated with the Landowner, Assessment Area Five – Phase 2 Assessments will be assigned to that Unplatted Parcel based on the maximum total number of Platted Units assigned by the Landowner to that Unplatted Parcel. The owner of that Unplatted Parcel will be responsible for the total assessments applicable to the Unplatted Parcel, regardless of the total number of Platted Units ultimately platted. These total assessments are fixed to the Unplatted Parcel at the time of the sale. If the Unplatted Parcel is subsequently sub-divided into smaller parcels, the total assessments initially allocated to the Unplatted Parcel will be re-allocated to the smaller parcels pursuant to the methodology as described herein (i.e. equal assessment per acre until platting).

In the event that developable lands that derive benefit from the Series 2024 Projects are added to the District boundaries, whether by boundary amendment or increase in density Series 2024 Assessments will be allocated to such lands, pursuant to the methodology described herein.

VII. PREPAYMENT AND TRUE-UP OF SERIES 2024 ASSESSMENTS

The Series 2024 Assessments encumbering a parcel may be prepaid in full at any time, without penalty, together with interest at the rate on the corresponding Series 2024 Bonds to the bond interest payment date that is more than forty-five (45) days next succeeding the date of prepayment. Notwithstanding the preceding provisions, the District does not waive the right to assess penalties which would otherwise be permissible if the parcel being prepaid is subject to an assessment delinquency.

Because this methodology assigns defined, fixed assessments to Platted Units, the District's Series 2024 Assessment program is predicated on the development of lots in the manner described in Table 1. However, if a change in development results in net decrease in the overall principal amount of assessments able to be assigned to the units described in Table 1, then a true-up, or principal reduction payment, will be required to cure the deficiency. As the acreage within the assessment areas is developed, it will be platted. At such time as a plat is presented to the District that involves the earliest of at least 25% of residential units or developable acres within any assessment area and continuing at each time when a subsequent plat is presented to the District (each such date being a "True-Up Date"), the District shall determine if the debt per acre remaining on the unplatted developable land is greater than the debt per developable acre of such land at the time of



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imposition of the initial assessment and, if it is, a True-Up Payment in the amount of such excess shall become due and payable by Landowner in that tax year in accordance with this Series 2024 Assessment Report in addition to the regular assessment installment payable for lands owned by the Landowner. The District will ensure collection of such amounts in a timely manner in order to meet its debt service obligations and, in all cases, Landowner agrees that such payments shall be made in order to ensure the District's timely payments of the debt services obligations on the Series 2024 Bonds. The District shall record all True-Up Payments in its Improvement Lien book. For further detail and definitions related to the true-up process, please refer to the True-Up Agreement.

Similarly, if a reconfiguration of lands would result in the collection of substantial excess assessment revenue in the aggregate, then the District shall undertake a pro rata reduction of assessments for all assessed properties.

VIII. ADDITIONAL STIPULATIONS

Certain financing, development, and engineering data was provided by members of District staff, District Underwriter, and/or the Landowner. The allocation methodology described herein was based on information provided by those professionals. Rizzetta & Company, Inc. makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report.

Rizzetta & Company, Inc., does not represent the District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide the District with financial advisory services or offer investment advice in any form.



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EXHIBIT A:

ALLOCATION METHODOLOGY



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VERANDA
COMMUNITY DEVELOPMENT DISTRICT II
SPECIAL ASSESSMENT REVENUE AND REFUNDING BONDS
SERIES 2024 (ASSESSMENT AREA THREE - PRESERVE EAST PROJECT)
SERIES 2024 (ASSESSMENT AREA FIVE - PHASE 2 - VERANDA ESTATES PROJECT)

TABLE 1: CURRENT DEVELOPMENT PLAN

	Assessment Areas		
	Three All Phases	Five Phase 2	
PRODUCT	<i>Preserve East</i>	<i>Veranda Estates</i>	TOTAL
Twin Villa 36'	182	0	182
Single Family 50'	135	0	135
Single Family 52'	0	60	60
Single Family 62'	147	62	209
TOTAL:	464	122	586

VERANDA
COMMUNITY DEVELOPMENT DISTRICT II
SPECIAL ASSESSMENT REVENUE AND REFUNDING BONDS
SERIES 2024 (ASSESSMENT AREA THREE - PRESERVE EAST PROJECT)
SERIES 2024 (ASSESSMENT AREA FIVE - PHASE 2 - VERANDA ESTATES PROJECT)

TABLE 2: TOTAL CIP COST DETAIL			
Description	Preserve East	Veranda Estates Phase 2	TOTAL
Water	\$1,643,734	\$1,375,774	\$3,019,508
Wastewater	\$4,322,491	\$1,985,374	\$6,307,865
Drainage	\$8,997,860	\$6,619,796	\$15,617,656
St. Lucie Land SAD	Not Included	Not Included	\$0
Total CIP Construction Costs	\$14,964,085	\$9,980,944	\$24,945,029
Assessment Area Three Project Funded by Assessment Area Three Bonds			\$10,672,052
Recognized contribution of infrastructure to reach target assessment levels (AA3)			\$1,066,673
Assessment Area Five Project Funded by Assessment Area Five Bonds			\$4,531,864
Remaining CIP to be Funded by the Landowner			\$8,674,440
Total Construction Costs			\$24,945,029
NOTE: Infrastructure cost estimates provided by District Engineer.			

VERANDA
COMMUNITY DEVELOPMENT DISTRICT II
SPECIAL ASSESSMENT REVENUE AND REFUNDING BONDS
SERIES 2024 (ASSESSMENT AREA THREE - PRESERVE EAST PROJECT)
SERIES 2024 (ASSESSMENT AREA FIVE - PHASE 2 - VERANDA ESTATES PROJECT)

TABLE 3: FINANCING INFORMATION - ASSESSMENT AREA THREE BONDS

Issue Date	January 25, 2024
Final Maturity	May 1, 2054
Principal Installments	30
Average Coupon Rate	5.27%
Maximum Annual Debt Service ("MADS")	\$962,537.51

SOURCES:

Bond Proceeds:

PAR AMOUNT	\$14,500,000.00
Original Issue Discount	(\$82,788.75)
	<u>\$14,417,211.25</u>

Other Sources of Funds:

Transfer of 2018B Reserve Account	\$178,600.00
Transfer of 2018B Revenue Account	\$142,525.22
Transfer of 2018B Construction Account	\$6,903.07
Transfer of 2018B Prepayment Account	\$429.24
	<u>\$328,457.53</u>

\$14,745,668.78

USES:

Construction Fund	(\$10,672,052.24)
2018B Refunding Escrow Deposit	(\$3,118,522.78)
Debt Service Reserve Fund	(\$481,268.76) ⁽¹⁾
Underwriter's Discount	(\$290,000.00)
Capitalized Interest	(\$51,875.00)
Costs of Issuance	(\$131,950.00)
	<u>(\$14,745,668.78)</u>

⁽¹⁾ 50% of MADS.

Source: District Underwriter.

TABLE 4: FINANCING INFORMATION - ASSESSMENT AREA THREE ASSESSMENTS ⁽¹⁾

Interest Rate	5.27%
Initial Principal Amount	\$14,500,000
Aggregate Annual Installment	\$962,537.51
Estimated County Collection Costs	2.00% \$20,479.52 ⁽²⁾
Estimated Maximum Early Payment Discounts	4.00% \$40,959.04 ⁽²⁾
Total Annual Installment	<u>\$1,023,976.07</u>

⁽¹⁾ Ultimate collection schedule at the District's discretion.

⁽²⁾ May vary as provided by law.

VERANDA
COMMUNITY DEVELOPMENT DISTRICT II
SPECIAL ASSESSMENT REVENUE AND REFUNDING BONDS
SERIES 2024 (ASSESSMENT AREA THREE - PRESERVE EAST PROJECT)
SERIES 2024 (ASSESSMENT AREA FIVE - PHASE 2 - VERANDA ESTATES PROJECT)

TABLE 5: FINANCING INFORMATION - ASSESSMENT AREA FIVE - PHASE 2 BONDS

Issue Date	January 25, 2024
Final Maturity	May 1, 2054
Principal Installments	30
Average Coupon Rate	5.53%
Maximum Annual Debt Service ("MADS")	\$431,378.13

SOURCES:

Bond Proceeds:

PAR AMOUNT	\$6,300,000.00
Original Issue Discount	(\$35,566.50)
	<u>\$6,264,433.50</u>

Other Sources of Funds:

Transfer of 2018B Reserve Account	\$50,231.25
Transfer of 2018B Revenue Account	\$40,085.22
Transfer of 2018B Construction Account	\$1,941.49
Transfer of 2018B Prepayment Account	\$120.72
	<u>\$92,378.68</u>

\$6,356,812.18

USES:

Construction Fund	(\$4,531,863.56)
2018B Refunding Escrow Deposit	(\$877,084.53)
Debt Service Reserve Fund	(\$431,378.13) ⁽¹⁾
Underwriter's Discount	(\$126,000.00)
Capitalized Interest	(\$260,958.96)
Costs of Issuance	(\$129,527.00)
	<u>(\$6,356,812.18)</u>

⁽¹⁾ 100% of MADS.

Source: District Underwriter.

TABLE 6: FINANCING INFORMATION - ASSESSMENT AREA FIVE ASSESSMENTS ⁽¹⁾

Interest Rate	5.53%
Initial Principal Amount	\$6,300,000
Aggregate Annual Installment	\$431,378.13
Estimated County Collection Costs	2.00% \$9,178.26 ⁽²⁾
Estimated Maximum Early Payment Discounts	4.00% <u>\$18,356.52</u> ⁽²⁾
Total Annual Installment	<u>\$458,912.90</u>

⁽¹⁾ Ultimate collection schedule at the District's discretion.

⁽²⁾ May vary as provided by law.



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VERANDA
COMMUNITY DEVELOPMENT DISTRICT II
SPECIAL ASSESSMENT REVENUE AND REFUNDING BONDS
SERIES 2024 (ASSESSMENT AREA THREE - PRESERVE EAST PROJECT)
SERIES 2024 (ASSESSMENT AREA FIVE - PHASE 2 - VERANDA ESTATES PROJECT)

TABLE 7: ASSESSMENT ALLOCATION - ASSESSMENT AREA THREE ASSESSMENTS ⁽¹⁾

PRODUCT	UNITS	PRODUCT TOTAL PRINCIPAL ⁽²⁾	PER UNIT PRINCIPAL	PRODUCT ANNUAL INSTLMT. ⁽²⁾⁽⁴⁾	PER UNIT INSTLMT. ⁽³⁾⁽¹⁾
Twin Villa 36'	182	\$5,687,500.00	\$31,250.00	\$401,645.79	\$2,206.84
Single Family 50'	135	\$4,218,750.00	\$31,250.00	\$297,924.07	\$2,206.84
Single Family 62'	147	\$4,593,750.00	\$31,250.00	\$324,406.21	\$2,206.84
TOTAL	464	\$14,500,000.00		\$1,023,976.07	

(1) Assessment Area Three Assessments to be absorbed by the 464 Platted Units in Assessment Area Three. Allocation of Series 2024-AA3 Assessments to be levied based on target assessment levels. There will be a recognized in-kind contribution of infrastructure by the Developer as an assessment credit to certain unit types in order to reach target assessment levels. See Table 9 for the contribution calculation.

(2) Product total shown for illustrative purposes and are not fixed per product type.

(3) Includes estimated St. Lucie County collection costs/payment discounts, which may fluctuate.

TABLE 8: ASSESSMENT ALLOCATION - ASSESSMENT AREA FIVE ASSESSMENTS ⁽¹⁾

PRODUCT	UNITS	PRODUCT TOTAL PRINCIPAL ⁽²⁾	PER UNIT PRINCIPAL	PRODUCT ANNUAL INSTLMT. ⁽²⁾⁽³⁾	PER UNIT INSTLMT. ⁽³⁾
Single Family 52'	60	\$2,822,515.80	\$47,041.93	\$205,601.42	\$3,426.69
Single Family 62'	62	\$3,477,484.20	\$56,088.45	\$253,311.49	\$4,085.67
TOTAL	122	\$6,300,000.00		\$458,912.90	

(1) Assessment Area Five Assessments expected to be absorbed by the 122 planned units in Phase 2 of Assessment Area Five.

(2) Product total shown for illustrative purposes and are not fixed per product type.

(3) Includes estimated St. Lucie County collection costs/payment discounts, which may fluctuate.

VERANDA
COMMUNITY DEVELOPMENT DISTRICT II
SPECIAL ASSESSMENT REVENUE AND REFUNDING BONDS
SERIES 2024 (ASSESSMENT AREA THREE - PRESERVE EAST PROJECT)
SERIES 2024 (ASSESSMENT AREA FIVE - PHASE 2 - VERANDA ESTATES PROJECT)

TABLE 9: CONTRIBUTION CALCULATION - ASSESSMENT AREA THREE - PRESERVE EAST PROJECT ⁽¹⁾							
PRODUCT	UNITS	EAU	TOTAL COSTS FUNDED	TARGET COSTS PER UNIT (3)	COSTS PER UNIT BY EAU	CONTRIBUTION PER UNIT	TOTAL CONTRIBUTION (4)
Twin Villa 36'	182	0.69	\$4,186,020.49	\$23,000.11	\$23,000.11	\$0.00	\$0.00
Single Family 50'	135	0.96	\$3,105,015.20	\$23,000.11	\$23,804.54	\$804.43	\$108,597.96
Single Family 62'	147	1.19	\$3,381,016.55	\$23,000.11	\$29,517.63	\$6,517.52	\$958,075.35
	464		\$10,672,052.24 ⁽²⁾				\$1,066,673.32

(1) All numbers are based on construction costs and thus are net of financing costs.

(2) Total Assessment Area Three - Preserve East Project costs to be funded with Series 2024-AA3 Bonds. See Table 2.

(3) Per unit costs funded with Series 2024 Bonds.

(4) Total contribution of infrastructure due to the difference between the target and the EAU allocation. See Table 2 for the application of the contribution.

**VERANDA COMMUNITY DEVELOPMENT DISTRICT II
SERIES 2024 ASSESSMENT LIEN ROLL**

PARCEL ID	Series 2024-AA3 Principal	Series 2024-AA5- PH 2 Principal	Series 2024-AA3 Annual Installment	Series 2024-AA5- PH2 Annual Installment
4435-601-0042-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0043-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0044-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0045-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0046-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0047-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0048-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0049-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0050-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0051-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0052-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0053-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0054-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0055-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0056-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0057-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0058-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0059-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0060-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0061-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0062-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0063-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0064-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0065-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0066-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0067-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0068-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0069-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0070-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0071-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0072-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0073-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0074-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0075-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0076-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0077-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0078-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0079-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0080-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0081-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0082-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0083-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0084-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0085-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0086-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0087-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0088-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0089-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0090-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0091-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0092-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0093-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0094-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0095-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0096-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0097-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0098-000-6	\$31,250.00	\$0.00	\$2,206.8	
4435-601-0099-000-3	\$31,250.00	\$0.00	\$2,206.8	



**VERANDA COMMUNITY DEVELOPMENT DISTRICT II
SERIES 2024 ASSESSMENT LIEN ROLL**

PARCEL ID	Series 2024-AA3 Principal	Series 2024-AA5- PH 2 Principal	Series 2024-AA3 Annual Installment	Series 2024-AA5- PH2 Annual Installment
4435-601-0100-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0101-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0102-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0103-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0104-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0105-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0106-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0107-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0108-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0109-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0110-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0111-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0112-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0113-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0114-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0115-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0116-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0117-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0118-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0119-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0120-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0121-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0122-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0123-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0124-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0125-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0126-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0127-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0128-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0129-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0130-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0131-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0132-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0133-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0134-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0135-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0136-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0137-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0138-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0139-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0140-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0141-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0142-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0143-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0144-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0145-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0146-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0147-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0148-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0149-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0150-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0151-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0152-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0153-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0154-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0155-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0156-000-1	\$31,250.00	\$0.00	\$2,206.8	
4435-601-0157-000-8	\$31,250.00	\$0.00	\$2,206.8	



**VERANDA COMMUNITY DEVELOPMENT DISTRICT II
SERIES 2024 ASSESSMENT LIEN ROLL**

PARCEL ID	Series 2024-AA3 Principal	Series 2024-AA5- PH 2 Principal	Series 2024-AA3 Annual Installment	Series 2024-AA5- PH2 Annual Installment
4435-601-0158-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0159-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0160-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0161-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0162-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0163-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0164-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0165-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0166-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0167-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0168-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0169-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0170-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0171-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0172-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0173-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0174-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0175-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0176-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0177-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0178-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0179-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0180-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0181-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0182-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0183-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0184-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0185-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0186-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0187-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0188-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0189-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0190-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0191-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0192-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0193-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0194-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0195-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0196-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0197-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0198-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0199-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0200-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0201-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0202-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0203-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0204-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0205-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0206-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0207-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0208-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0209-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0210-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0211-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0212-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0213-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0214-000-6	\$31,250.00	\$0.00	\$2,206.8	
4435-601-0215-000-3	\$31,250.00	\$0.00	\$2,206.8	



**VERANDA COMMUNITY DEVELOPMENT DISTRICT II
SERIES 2024 ASSESSMENT LIEN ROLL**

PARCEL ID	Series 2024-AA3 Principal	Series 2024-AA5- PH 2 Principal	Series 2024-AA3 Annual Installment	Series 2024-AA5- PH2 Annual Installment
4435-601-0216-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0217-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0218-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0219-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0220-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0221-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0222-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0223-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0224-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0225-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0226-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0227-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0228-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0229-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0230-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0231-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0232-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0233-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0234-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0235-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0236-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0237-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0238-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0239-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0240-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0241-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0242-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0243-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0244-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0245-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0246-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0247-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0248-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0249-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0250-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0251-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0252-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0253-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0254-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0255-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0256-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0257-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0258-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0259-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0260-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0261-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0262-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0263-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0264-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0265-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0266-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0267-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0268-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0269-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0270-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0271-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0272-000-0	\$31,250.00	\$0.00	\$2,206.8	
4435-601-0273-000-7	\$31,250.00	\$0.00	\$2,206.8	



Rizzetta & Company
Professionals in Community Management

**VERANDA COMMUNITY DEVELOPMENT DISTRICT II
SERIES 2024 ASSESSMENT LIEN ROLL**

PARCEL ID	Series 2024-AA3 Principal	Series 2024-AA5- PH 2 Principal	Series 2024-AA3 Annual Installment	Series 2024-AA5- PH2 Annual Installment
4435-601-0274-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0275-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0276-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0277-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0278-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0279-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0280-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0281-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0282-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0283-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0284-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0285-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0286-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0287-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0288-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0289-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0290-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0291-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0292-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0293-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0294-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0295-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0296-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0297-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0298-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0299-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0300-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0301-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0302-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0303-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0304-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0305-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0306-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0307-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0308-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0309-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0310-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0311-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0312-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0313-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0314-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0315-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0316-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0317-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0318-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0319-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0320-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0321-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0322-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0323-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0324-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0325-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0326-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0327-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0328-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0329-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0330-000-5	\$31,250.00	\$0.00	\$2,206.8	
4435-601-0331-000-2	\$31,250.00	\$0.00	\$2,206.8	



**VERANDA COMMUNITY DEVELOPMENT DISTRICT II
SERIES 2024 ASSESSMENT LIEN ROLL**

PARCEL ID	Series 2024-AA3 Principal	Series 2024-AA5- PH 2 Principal	Series 2024-AA3 Annual Installment	Series 2024-AA5- PH2 Annual Installment
4435-601-0332-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0333-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0334-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0335-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0336-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0337-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0338-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0339-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0340-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0341-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0342-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0343-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0344-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0345-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0346-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0347-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0348-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0349-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0350-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0351-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0352-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0353-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0354-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0355-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0356-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0357-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0358-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0359-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0360-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0361-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0362-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0363-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0364-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0365-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0366-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0367-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0368-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0369-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0370-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0371-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0372-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0373-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0374-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0375-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0376-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0377-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0378-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0379-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0380-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0381-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0382-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0383-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0384-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0385-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0386-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0387-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0388-000-6	\$31,250.00	\$0.00	\$2,206.8	
4435-601-0389-000-3	\$31,250.00	\$0.00	\$2,206.8	



Rizzetta & Company
Professionals in Community Management

**VERANDA COMMUNITY DEVELOPMENT DISTRICT II
SERIES 2024 ASSESSMENT LIEN ROLL**

PARCEL ID	Series 2024-AA3 Principal	Series 2024-AA5- PH 2 Principal	Series 2024-AA3 Annual Installment	Series 2024-AA5- PH2 Annual Installment
4435-601-0390-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0391-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0392-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0393-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0394-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0395-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0396-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0397-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0398-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0399-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0400-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0401-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0402-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0403-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0404-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0405-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0406-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0407-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0408-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0409-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0410-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0411-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0412-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0413-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0414-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0415-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0416-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0417-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0418-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0419-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0420-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0421-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0422-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0423-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0424-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0425-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0426-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0427-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0428-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0429-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0430-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0431-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0432-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0433-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0434-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0435-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0436-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0437-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0438-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0439-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0440-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0441-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0442-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0443-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0444-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0445-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0446-000-1	\$31,250.00	\$0.00	\$2,206.8	
4435-601-0447-000-8	\$31,250.00	\$0.00	\$2,206.8	



**VERANDA COMMUNITY DEVELOPMENT DISTRICT II
SERIES 2024 ASSESSMENT LIEN ROLL**

PARCEL ID	Series 2024-AA3 Principal	Series 2024-AA5- PH 2 Principal	Series 2024-AA3 Annual Installment	Series 2024-AA5- PH2 Annual Installment
4435-601-0448-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0449-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0450-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0451-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0452-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0453-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0454-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0455-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0456-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0457-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0458-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0459-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0460-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0461-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0462-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0463-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0464-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0465-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0466-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0467-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0468-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0469-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0470-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0471-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0472-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0473-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0474-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0475-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0476-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0477-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0478-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0479-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0480-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0481-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0482-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0483-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0484-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0485-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0486-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0487-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0488-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0489-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0490-000-4	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0491-000-1	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0492-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0493-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0494-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0495-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0496-000-6	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0497-000-3	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0498-000-0	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0499-000-7	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0500-000-8	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0501-000-5	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0502-000-2	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0503-000-9	\$31,250.00	\$0.00	\$2,206.84	\$0.00
4435-601-0504-000-6	\$31,250.00	\$0.00	\$2,206.8	
4435-601-0505-000-3	\$31,250.00	\$0.00	\$2,206.8	



**VERANDA COMMUNITY DEVELOPMENT DISTRICT II
SERIES 2024 ASSESSMENT LIEN ROLL**

PARCEL ID	Series 2024-AA3 Principal	Series 2024-AA5- PH 2 Principal	Series 2024-AA3 Annual Installment	Series 2024-AA5- PH2 Annual Installment
Veranda Estates - PH 2 (~ 119 acres)*	\$0.00	\$52,941.18/acre	\$0.00	\$3,856.41/acre
	\$14,500,000.00	\$6,300,000.00	\$1,023,976.07	\$458,912.90

See Legal Descriptions Attached

Assessment Area 5 - Phase 2

PARCEL-2 OF VERANDA PLAT NO. 2 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 68, PAGE 29, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

Less the lands previously platted as Veranda Estates Phase 1 according to the plat thereof, recorded in Plat Book 107, Page 30, of the Public Records of Saint Lucie County, Florida, being more particularly described as follows:

A PARCEL OF LAND LYING IN A PORTION OF VERANDA PLAT NO. 2, PARCEL-2, AS RECORDED IN PLAT BOOK 68, PAGE 29, OF THE PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST 1/4 CORNER OF SECTION 36, TOWNSHIP 37 SOUTH, RANGE 40 EAST; ST. LUCIE COUNTY, FLORIDA, THENCE NORTH 88°45'29" EAST, DEPARTING SAID WEST 1/4 CORNER AND ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 36, A DISTANCE OF 2461.23 FEET, TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF GILSON ROAD; THENCE SOUTH 00°09'15" WEST, DEPARTING SAID NORTH LINE AND ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 649.29 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1540.00 FEET, THE CHORD FOR SAID CURVE BEARS SOUTH 11°57'31" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE, SAID CURVE HAVING A CENTRAL ANGLE OF 24°13'31", A DISTANCE OF 651.13 FEET, TO THE INTERSECTION OF SAID WESTERLY RIGHT OF WAY LINE AND THE NORTHERLY RIGHT OF WAY LINE OF BECKER ROAD; THENCE SOUTH 89°25'16" WEST, DEPARTING SAID WESTERLY RIGHT OF WAY LINE AND ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 2603.44 FEET, TO A POINT ON SAID WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 36; THENCE NORTH 89°57'38" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 625.64 FEET, TO A POINT OF INTERSECTION WITH SAID NORTHERLY RIGHT OF WAY LINE AND THE WEST BOUNDARY LINE OF SAID PARCEL 2; THENCE NORTH 14°03'42" WEST, DEPARTING SAID NORTHERLY RIGHT OF WAY LINE AND ALONG SAID WEST BOUNDARY LINE, A DISTANCE OF 828.36 FEET; THENCE NORTH 73°05'58" EAST, DEPARTING SAID WEST BOUNDARY LINE, A DISTANCE OF 457.39 FEET; THENCE NORTH 16°44'36" EAST, A DISTANCE OF 301.63 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 275.00 FEET, THE CHORD FOR SAID CURVE BEARS SOUTH 62°14'15" EAST, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 22°05'12", A DISTANCE OF 106.00 FEET; THENCE NORTH 64°48'20" EAST, A DISTANCE OF 91.71 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 301.34 FEET, THE CHORD FOR SAID CURVE BEARS NORTH 66°59'08" EAST, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 04°20'27", A DISTANCE OF 22.83 FEET; THENCE SOUTH 89°34'33" EAST, A DISTANCE OF 14.97 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 295.21 FEET, THE CHORD FOR SAID CURVE BEARS NORTH 77°21'54" EAST, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 10°58'16", A DISTANCE OF 56.53 FEET; THENCE NORTH 68°59'12" EAST, A DISTANCE OF 48.97 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING WITHIN SAID BOUNDS 3,921,721 SQUARE FEET (90.03 ACRES) MORE OR LESS.

EXHIBIT C
ASSESSMENT AREA FIVE-PHASE 2 LANDS

Assessment Area 5 - Phase 2

PARCEL-2 OF VERANDA PLAT NO. 2 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 68, PAGE 29, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

Less the lands previously platted as Veranda Estates Phase 1 according to the plat thereof, recorded in Plat Book 107, Page 30, of the Public Records of Saint Lucie County, Florida, being more particularly described as follows:

A PARCEL OF LAND LYING IN A PORTION OF VERANDA PLAT NO. 2, PARCEL-2, AS RECORDED IN PLAT BOOK 68, PAGE 29, OF THE PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST 1/4 CORNER OF SECTION 36, TOWNSHIP 37 SOUTH, RANGE 40 EAST; ST. LUCIE COUNTY, FLORIDA, THENCE NORTH 88°45'29" EAST, DEPARTING SAID WEST 1/4 CORNER AND ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 36, A DISTANCE OF 2461.23 FEET, TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF GILSON ROAD; THENCE SOUTH 00°09'15" WEST, DEPARTING SAID NORTH LINE AND ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 649.29 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1540.00 FEET, THE CHORD FOR SAID CURVE BEARS SOUTH 11°57'31" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY LINE, SAID CURVE HAVING A CENTRAL ANGLE OF 24°13'31", A DISTANCE OF 651.13 FEET, TO THE INTERSECTION OF SAID WESTERLY RIGHT OF WAY LINE AND THE NORTHERLY RIGHT OF WAY LINE OF BECKER ROAD; THENCE SOUTH 89°25'16" WEST, DEPARTING SAID WESTERLY RIGHT OF WAY LINE AND ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 2603.44 FEET, TO A POINT ON SAID WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 36; THENCE NORTH 89°57'38" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 625.64 FEET, TO A POINT OF INTERSECTION WITH SAID NORTHERLY RIGHT OF WAY LINE AND THE WEST BOUNDARY LINE OF SAID PARCEL 2; THENCE NORTH 14°03'42" WEST, DEPARTING SAID NORTHERLY RIGHT OF WAY LINE AND ALONG SAID WEST BOUNDARY LINE, A DISTANCE OF 828.36 FEET; THENCE NORTH 73°05'58" EAST, DEPARTING SAID WEST BOUNDARY LINE, A DISTANCE OF 457.39 FEET; THENCE NORTH 16°44'36" EAST, A DISTANCE OF 301.63 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 275.00 FEET, THE CHORD FOR SAID CURVE BEARS SOUTH 62°14'15" EAST, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 22°05'12", A DISTANCE OF 106.00 FEET; THENCE NORTH 64°48'20" EAST, A DISTANCE OF 91.71 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 301.34 FEET, THE CHORD FOR SAID CURVE BEARS NORTH 66°59'08" EAST, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 04°20'27", A DISTANCE OF 22.83 FEET; THENCE SOUTH 89°34'33" EAST, A DISTANCE OF 14.97 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 295.21 FEET, THE CHORD FOR SAID CURVE BEARS NORTH 77°21'54" EAST, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 10°58'16", A DISTANCE OF 56.53 FEET; THENCE NORTH 68°59'12" EAST, A DISTANCE OF 48.97 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING WITHIN SAID BOUNDS 3,921,721 SQUARE FEET (90.03 ACRES) MORE OR LESS.

EXHIBIT D

Maturities and Coupons of Assessment Area Five-Phase 2 Bonds

**Veranda Community Development District II
Special Assessment Revenue and Refunding Bonds, Series 2024 (Assessment Area Five - Phase 2)**

Bond Component	Maturity Date	Amount	Rate	Yield	Price
AA5 - Term 1:	05/01/2031	735,000	4.500%	4.500%	100.000
AA5 - Term 2:	05/01/2044	2,290,000	5.375%	5.375%	100.000
AA5 - Term 3:	05/01/2054	3,275,000	5.625%	5.700%	98.914
		6,300,000			

EXHIBIT E**Sources and Uses of Funds for Assessment Five-Phase 2 Bonds****SOURCES AND USES OF FUNDS****Veranda Community Development District II
Special Assessment Revenue and Refunding Bonds, Series 2024**

Sources:	Special Assessment Revenue and Refunding Bonds, Series 2024 (Assessment Area Three)	Special Assessment Revenue and Refunding Bonds, Series 2024 (Assessment Area Five - Phase 2)	Total
Bond Proceeds:			
Par Amount	14,500,000.00	6,300,000.00	20,800,000.00
Original Issue Discount	<u>-82,788.75</u>	<u>-35,566.50</u>	<u>-118,355.25</u>
	14,417,211.25	6,264,433.50	20,681,644.75
Other Sources of Funds:			
Transfer of Reserve Account	178,600.00	50,231.25	228,831.25
Transfer of Revenue Account	142,525.22	40,085.22	182,610.44
Transfer of Construction Account	6,903.07	1,941.49	8,844.56
Transfer of Prepayment Account	<u>429.24</u>	<u>120.72</u>	<u>549.96</u>
	328,457.53	92,378.68	420,836.21
	<u>14,745,668.78</u>	<u>6,356,812.18</u>	<u>21,102,480.96</u>

Uses:	Special Assessment Revenue and Refunding Bonds, Series 2024 (Assessment Area Three)	Special Assessment Revenue and Refunding Bonds, Series 2024 (Assessment Area Five - Phase 2)	Total
Refunding Escrow Deposits:			
Cash Deposit	3,118,522.78	877,084.53	3,995,607.31
Other Fund Deposits:			
Debt Service Reserve Fund	481,268.76	431,378.13	912,646.89
Capitalized Interest Fund	<u>51,875.00</u>	<u>260,958.96</u>	<u>312,833.96</u>
	533,143.76	692,337.09	1,225,480.85
Delivery Date Expenses:			
Cost of Issuance	131,950.00	129,527.00	261,477.00
Underwriter's Discount	<u>290,000.00</u>	<u>126,000.00</u>	<u>416,000.00</u>
	421,950.00	255,527.00	677,477.00
Other Uses of Funds:			
Construction Fund	10,672,052.24	4,531,863.56	15,203,915.80
	<u>14,745,668.78</u>	<u>6,356,812.18</u>	<u>21,102,480.96</u>

EXHIBIT F**Annual Debt Service Payment Due on Assessment Area Five-Phase 2 Bonds**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
05/01/2024			90,768.33	90,768.33	
11/01/2024			170,190.63	170,190.63	260,958.96
05/01/2025	90,000	4.500%	170,190.63	260,190.63	
11/01/2025			168,165.63	168,165.63	428,356.26
05/01/2026	95,000	4.500%	168,165.63	263,165.63	
11/01/2026			166,028.13	166,028.13	429,193.76
05/01/2027	100,000	4.500%	166,028.13	266,028.13	
11/01/2027			163,778.13	163,778.13	429,806.26
05/01/2028	105,000	4.500%	163,778.13	268,778.13	
11/01/2028			161,415.63	161,415.63	430,193.76
05/01/2029	110,000	4.500%	161,415.63	271,415.63	
11/01/2029			158,940.63	158,940.63	430,356.26
05/01/2030	115,000	4.500%	158,940.63	273,940.63	
11/01/2030			156,353.13	156,353.13	430,293.76
05/01/2031	120,000	4.500%	156,353.13	276,353.13	
11/01/2031			153,653.13	153,653.13	430,006.26
05/01/2032	125,000	5.375%	153,653.13	278,653.13	
11/01/2032			150,293.75	150,293.75	428,946.88
05/01/2033	130,000	5.375%	150,293.75	280,293.75	
11/01/2033			146,800.00	146,800.00	427,093.75
05/01/2034	140,000	5.375%	146,800.00	286,800.00	
11/01/2034			143,037.50	143,037.50	429,837.50
05/01/2035	145,000	5.375%	143,037.50	288,037.50	
11/01/2035			139,140.63	139,140.63	427,178.13
05/01/2036	155,000	5.375%	139,140.63	294,140.63	
11/01/2036			134,975.00	134,975.00	429,115.63
05/01/2037	165,000	5.375%	134,975.00	299,975.00	
11/01/2037			130,540.63	130,540.63	430,515.63
05/01/2038	175,000	5.375%	130,540.63	305,540.63	
11/01/2038			125,837.50	125,837.50	431,378.13
05/01/2039	180,000	5.375%	125,837.50	305,837.50	
11/01/2039			121,000.00	121,000.00	426,837.50
05/01/2040	190,000	5.375%	121,000.00	311,000.00	
11/01/2040			115,893.75	115,893.75	426,893.75
05/01/2041	205,000	5.375%	115,893.75	320,893.75	
11/01/2041			110,384.38	110,384.38	431,278.13
05/01/2042	215,000	5.375%	110,384.38	325,384.38	
11/01/2042			104,606.25	104,606.25	429,990.63
05/01/2043	225,000	5.375%	104,606.25	329,606.25	
11/01/2043			98,559.38	98,559.38	428,165.63
05/01/2044	240,000	5.375%	98,559.38	338,559.38	
11/01/2044			92,109.38	92,109.38	430,668.76
05/01/2045	250,000	5.625%	92,109.38	342,109.38	
11/01/2045			85,078.13	85,078.13	427,187.51
05/01/2046	265,000	5.625%	85,078.13	350,078.13	
11/01/2046			77,625.00	77,625.00	427,703.13
05/01/2047	280,000	5.625%	77,625.00	357,625.00	
11/01/2047			69,750.00	69,750.00	427,375.00
05/01/2048	300,000	5.625%	69,750.00	369,750.00	
11/01/2048			61,312.50	61,312.50	431,062.50
05/01/2049	315,000	5.625%	61,312.50	376,312.50	
11/01/2049			52,453.13	52,453.13	428,765.63
05/01/2050	335,000	5.625%	52,453.13	387,453.13	
11/01/2050			43,031.25	43,031.25	430,484.38
05/01/2051	350,000	5.625%	43,031.25	393,031.25	

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2051			33,187.50	33,187.50	426,218.75
05/01/2052	370,000	5.625%	33,187.50	403,187.50	
11/01/2052			22,781.25	22,781.25	425,968.75
05/01/2053	395,000	5.625%	22,781.25	417,781.25	
11/01/2053			11,671.88	11,671.88	429,453.13
05/01/2054	415,000	5.625%	11,671.88	426,671.88	
11/01/2054					426,671.88
	6,300,000		6,827,955.99	13,127,955.99	13,127,955.99

TAB 10

Upon recording, this instrument should be returned to:

(This space reserved for Clerk)

Veranda Community Development District II
c/o Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

**SECOND AMENDED AND RESTATED DISCLOSURE OF PUBLIC FINANCING AND
MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY
THE VERANDA COMMUNITY DEVELOPMENT DISTRICT II**

THIS SECOND AMENDED AND RESTATED DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY THE VERANDA COMMUNITY DEVELOPMENT DISTRICT II AMENDS, SUPERSEDES AND RESTATES IN ITS ENTIRETY THE AMENDED AND RESTATED DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY THE VERANDA COMMUNITY DEVELOPMENT DISTRICT II RECORDED IN ST. LUCIE COUNTY OFFICIAL RECORDS BOOK 4715, PAGE 434.

Board of Supervisors¹

Veranda Community Development District II

Grady Miars
Chairman

Ben Meyers
Assistant Secretary

Austin Burr
Vice Chairman

Robert Nelson
Assistant Secretary

James Jahna
Assistant Secretary

Rizzetta & Company, Inc.
District Manager
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

District records are on file at the offices of the District Manager and are available for public inspection upon request during normal business hours.

¹ This list reflects the composition of the Board of Supervisors as of February 1, 2024. For a current list of Board Members, please contact the District Manager's office or visit <https://www.verandacdd2.org/>

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DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY THE VERANDA COMMUNITY DEVELOPMENT DISTRICT II

INTRODUCTION

The Veranda Community Development District II (“District”) is a local unit of special-purpose government created pursuant to and existing under the provisions of Chapter 190, Florida Statutes. Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. Unlike city and county governments, the District has only certain limited powers and responsibilities. These powers and responsibilities include, for example, construction and/or acquisition of roadways, utilities, and stormwater management, and other related public infrastructure.

Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The law specifically provides that this information shall be made available to all persons currently residing within the District and to all prospective District residents. The following information describing the Veranda Community Development District II and the assessments, fees and charges that may be levied within the District to pay for certain community infrastructure is provided to fulfill this statutory requirement.

What is the District and how is it governed?

The District is an independent special taxing district, created pursuant to and existing under the provisions of Chapter 190, Florida Statutes (the “Act”), and established by Ordinance 18-30 enacted by the City Council of Port St. Lucie, Florida, effective as of July 9, 2018. The District encompasses approximately 754.747 acres located entirely within the boundaries of Port St. Lucie, Florida. As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors (the “Board”), the members of which must be residents of the State and citizens of the United States. Board members were elected on an at-large basis by the owners of property within the District, each landowner being entitled to one vote for each acre of land with fractions thereof rounded upward to the nearest whole number. Elections are held every two years in November. Commencing when both (i) six years after the initial appointment of Supervisors have passed and (ii) the District has attained a minimum of two hundred and fifty (250) qualified electors, Supervisors whose terms are expiring will begin to be elected by qualified electors of the District. A “qualified elector” in this instance is any person at least eighteen (18) years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who is also registered with the Supervisor of Elections to vote in St. Lucie County. Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, it shall,

prior to the exercise of such power, call an election at which all members of the Board shall be elected by qualified electors of the District.

Board meetings are noticed in a local newspaper and conducted in a public forum in which public participation is permitted. Consistent with Florida's public records laws, the records of the District are available for public inspection during normal business hours. Elected members of the Board are similarly bound by the State's open meetings law and are generally subject to the same disclosure requirements as other elected officials under the State's ethics laws.

**What infrastructure improvements does the District provide
and how are the improvements paid for?**

The District is comprised of approximately 754.747 acres located entirely within the City of Port St. Lucie, Florida. The legal description of the lands encompassed within the District is attached hereto as **Exhibit A**. The public infrastructure necessary to support the District's development program includes, but is not limited to: stormwater management, water, wastewater and reuse water improvements, and roadway improvements. These infrastructure improvements are more fully detailed below.

To plan the infrastructure improvements necessary for the District, the District adopted an *Engineer's Report* dated August 27, 2018, which details the improvements contemplated for the infrastructure of the District, which was updated by the *Supplement No. 1 to Engineer's Report*, dated October 23, 2018, *Supplement No. 2 to Engineer's Report*, dated February 9, 2021, and Supplement No. 3 to Engineer's Report, dated November 3, 2023 (the "Capital Improvement Plan"). Copies of the Capital Improvement Plan are available for review at the District's office.

These public infrastructure improvements have been or will be funded by the District's sale of bonds. On September 17, 2018, the Circuit Court of the State of Florida, in and for St. Lucie County, Florida, entered a Final Judgment validating the District's ability to issue an aggregate principal amount not to exceed \$75,000,000 in Special Assessment Revenue Bonds for the funding of the Capital Improvement Plan.

On December 24, 2018, the District issued three series of special assessment bonds for the purposes of financing a portion of the costs of the construction and acquisition of the Capital Improvement Plan. On that date, the District issued its Veranda Preserve Community Development District II Special Assessment Bonds as follows: 1) \$7,405,000 Special Assessment Revenue Bonds, Series 2018A (Assessment Area One – Gardens East Project) (the "Assessment Area One Bonds"), 2) \$7,045,000 Special Assessment Revenue Bonds, Series 2018A (Assessment Area Two – Preserve West Project) (the "Assessment Area Two Bonds"), and 3) \$6,910,000, Special Assessment Revenue Bonds, Series 2018B (Assessment Areas Three, Four and Five) (the "Series 2018B Bonds," together with the Assessment Area One Bonds and Assessment Area Two Bonds, the "Series 2018 Bonds").

On March 22, 2021, the District issued two series of special assessment bonds for the purposes of refunding a portion of the outstanding Series 2018B Bonds and financing a portion

of the costs of the construction and acquisition of the Capital Improvement Plan. On that date, the District issued the following: 1) \$8,090,000 Veranda Community Development District II Special Assessment Revenue and Refunding Bonds, Series 2021 (Assessment Area Four – Veranda Oaks Project) (the “Assessment Area Four Bonds”), and 2) \$5,000,000 Veranda Community Development District II Special Assessment Revenue and Refunding Bonds, Series 2021 (Assessment Area Five – Phase 1 - Veranda Estates Project) (the “Assessment Area Five – Phase 1 Bonds,” together with the Assessment Area Four Bonds, the “Series 2021 Bonds”).

On January 25, 2024, the District issued two series of special assessment bonds for the purposes of refunding the remaining portion of the outstanding Series 2018B Bonds and financing a portion of the costs of the construction and acquisition of the Capital Improvement Plan. On that date, the District issued the following: 1) \$14,500,000 Veranda Community Development District II Special Assessment Revenue and Refunding Bonds, Series 2024 (Assessment Area Three – Preserve East Project) (the “Assessment Area Three Bonds”), and 2) \$6,300,000 Veranda Community Development District II Special Assessment Revenue and Refunding Bonds, Series 2024 (Assessment Area Five – Phase 2 - Veranda Estates Project) (the “Assessment Area Five – Phase 2 Bonds,” together with the Assessment Area Three Bonds, the “Series 2024 Bonds”).

Stormwater Management System

The stormwater management lakes within the District are to provide for both water quality treatment and stormwater attenuation. The stormwater management system will convey runoff from individual lots via a system of gutters, inlets and piping, into the lakes for treatment purposes. The lakes are designed with large pipe interconnects that allow for the cross conveyance of the stormwater runoff from lake to lake. To ensure compliance with the South Florida Water Management District (“SFWMD”) regulatory requirements, control structures will be constructed on the outfall pipes leaving the lakes to regulate the individual lake levels. The overall project designs provide for a regulated outfall point from the onsite stormwater treatment network into the SFWMD Canal C-23, through the SFWMD Project Culvert PC-4 or to the City of Port St. Lucie A-2 Pond.

Water Distribution System

The Port St. Lucie Utility Service Department (“PSLUSD”) is the provider of domestic water and fire protection services to the District and will maintain the facilities upon completion of their construction and after acceptance and dedication of the water lines to the City by the District. The water distribution systems will consist of 8” and 6” water mains with internal loops, constructed within the internal roadway network within the District or inside of dedicated utility easements. The internal project loop system will be connected to the PSLUSD transmission water main system at a minimum to two locations, either to the existing 16” or 12” water main located in the Becker Road right-of-way, or to the existing lines in the Tesoro Development.

Wastewater Collection System

PSLUSD is the provider of wastewater services to the District and will maintain the facilities upon the completion of their construction, acceptance and dedication of the wastewater lines to the City by the District. The wastewater collection system will include onsite infrastructure improvements consisting of 8" gravity collection mains, manholes, individual lot services, and onsite lift stations and force main. All of the proposed improvements will be constructed within the internal roadway network or dedicated utility easements. Approximately 7,400 feet of 12" and 8" offsite force main will be constructed within the Becker Road right-of-way.

Reuse Water Distribution System

PSLUSD is the provider of bulk IQ ("Irrigation Quality") reuse water to the District. The District will maintain and operate the facilities upon the completion of their construction. PSLUSD has a 16" IQ reuse main located within the existing Becker Road right-of-way which will provide bulk IQ reuse water to the District. IQ reuse holding ponds are proposed within the developments and will provide for onsite IQ water storage. Pumping facilities are proposed that will then pump irrigation water through the IQ reuse distribution mains to the homesites. The IQ distribution system will consist of 8", 6" and 4" mains with internal loops constructed within the District's internal roadway network or dedicated easements.

Roadways Improvements

Roadway improvements include the following improvements to Becker Road, a City owned and maintained minor arterial roadway: 1) 4-laning of Becker Road from Via Tesoro Boulevard to Veranda Gardens Boulevard, 2) construction of a 2-lane roundabout at the intersection of Becker Road and Veranda Gardens Boulevard, 3) construction of a 1-lane roundabout at the intersection of Becker Road and Gilson Road, 4) sidewalk improvements along both of the north and south side of Becker Road from Via Tesoro Boulevard to Gilson Road, 5) pedestrian lighting improvements along both of the north and south side of Becker Road from Via Tesoro Boulevard to Gilson Road, and 6) landscaping and streetscaping improvements along both of the north and south side of Becker Road from Via Tesoro Boulevard to Gilson Road.

Assessments, Fees and Charges

The costs of acquisition or construction of a portion of these infrastructure improvements have been financed by the District through the sale of the Series 2018 Bonds, Series 2021 Bonds, and Series 2024 Bonds. The annual debt service payments, including interest due thereon, are payable solely from and secured by the levy of non-ad valorem or special assessments against lands within the District which benefit from the construction, acquisition, establishment and operation of the District's improvements. The annual debt service obligations of the District which must be defrayed by annual assessments upon each parcel of land or platted lot will depend upon the location and type of property purchased. Provided below are the current maximum annual debt service assessment levels for property within the District for ~~the Series 2018 Bonds~~, the Series 2021 Bonds and the Series 2024 Bonds (the "Debt Service Assessments"). Interested persons are encouraged to contact the District Manager for

information regarding special assessments on a particular lot or parcel of lands. A copy of the District's assessment methodology and assessment roll are available for review at the District's office. Note that the amounts listed below include estimated St. Lucie County collection costs/payment discounts, which may fluctuate.

Assessment Area One Bonds – Veranda Gardens East	
Product Type	Annual Assessment Level Per Unit
Single Family 52'	\$1,473.21
Single Family 62'	\$1,579.51

Assessment Area Two – Veranda Preserve West	
Product Type	Annual Assessment Level Per Unit
Single Family 47'	\$1,526.36
Single Family 52'	\$1,526.36
Single Family 62'	\$1,526.36

Assessment Area Three Bonds – Veranda Preserve East	
Product Type	Annual Assessment Level Per Unit
Twin Villa 36'	\$2,206.84
Single Family 50'	\$2,206.84
Single Family 62'	\$4,206.84

Assessment Area Four Bonds – Veranda Oaks	
Product Type	Annual Assessment Level Per Unit
Single Family 52'	\$2,297.44

Assessment Area Five – Phase 1 Bonds – Veranda Estates	
Product Type	Annual Assessment Level Per Unit
Single Family 52'	\$2,460.71
Single Family 62'	\$2,928.24

Assessment Area Five – Phase 2 Bonds – Veranda Estates	
Product Type	Annual Assessment Level Per Unit
Single Family 52'	\$3,426.69
Single Family 62'	\$4,085.67

The Debt Service Assessments exclude any operations and maintenance assessments ("O&M Assessments") which may be determined and calculated annually by the District's Board of Supervisors and are levied against benefitted lands in the District.

A detailed description of all costs and allocations which result in the formulation of the Debt Service Assessments and the O&M Assessments is available for public inspection upon request.

The Capital Improvement Plan and financing plan of the District infrastructure as presented herein reflect the District's current intentions, and the District expressly reserves the right in its sole discretion to change those plans at any time. Additionally, the District may undertake the construction, reconstruction, acquisition, or installation of future improvements and facilities, which may be financed by bonds, notes, or other methods authorized by Chapter 190, Florida Statutes.

Method of Collection

The District's Debt Service Assessments and/or O&M Assessments may appear on that portion of the annual real estate tax notice entitled "non-ad valorem assessments," and to the extent that it is, will be collected by the St. Lucie County Tax Collector in the same manner as county ad valorem taxes. Each property owner must pay both ad valorem and non-ad valorem assessments at the same time. Property owners will, however, be entitled to the same discounts as provided for ad valorem taxes. As with any tax notice, if all taxes and assessments due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates which, if not timely redeemed, may result in the loss of title to the property. The District may also elect to collect the assessment directly.

This description of the District's operation, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing infrastructure improvements essential to the use and development of this community. If you have any questions or would simply like additional information about the District, please write to the District Manager at: Veranda Community Development District II, 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 or call (813) 933-5571.

The information provided herein is a good faith effort to accurately and fully disclose information regarding the public financing and maintenance of improvements to real property undertaken by the District and should only be relied upon as such. The information contained herein is, and can only be, a status summary of the District's public financing and maintenance activities and is subject to supplementation and clarification from the actual documents and other sources from which this information is derived. In addition, the information contained herein may be subject to change over time, in the due course of the District's activities and in accordance with Florida law. Prospective and current residents and other members of the public should seek confirmation and/or additional information from the District Manager's office with regard to any questions or points of interest raised by the information presented herein.

IN WITNESS WHEREOF, this Second Amended and Restated Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken has been executed as of the 13th day of February, 2024, and recorded in the Official Records of St. Lucie County, Florida.

**VERANDA COMMUNITY
DEVELOPMENT DISTRICT II**

Witnesses:

By: Chairman/Vice Chairman

Name: _____
Address: _____

Name: _____
Address: _____

**STATE OF FLORIDA
COUNTY OF ST. LUCIE COUNTY**

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2024, by _____, as Chairman of the Board of Supervisors of Veranda Community Development District II, for and on behalf of the District. He [] is personally known to me or [] produced _____ as identification.

Print Name: _____
Notary Public, State of Florida

EXHIBIT A

LEGAL DESCRIPTION

Being a parcel of land lying in Parcels 4 and 5, WMT-1 and Tract R-1, according to VERANDA PLAT NO. 2, as recorded in Plat Book 68, Page 29, Public Records of St. Lucie County, Florida, Sections 35 and 36, Township 37 South, Range 40 East, more particularly described as follows;

Begin at the Northwestern corner of Parcel 5, according to VERANDA PLAT NO. 2, as recorded in Plat Book 68, Page 29, Public Records of St. Lucie County, Florida; thence along the Southerly right-of-way of Becker Road (a 150.00 foot wide right-of-way) the following 5 courses and distances; thence South 70°03'18" East, a distance of 2,675.51 feet to a point of curve to the left having a radius of 2,275.00 feet and a central angle of 19°54'20"; thence Easterly along the arc a distance of 790.37 feet; thence South 89°57'38" East, a distance of 1,083.42 feet; thence North 00°26'19" East, a distance of 25.00 feet; thence North 89°25'16" East, a distance of 2,639.64 feet; thence South 00°25'19" West, a distance of 544.75 feet; thence South 61°39'35" West, a distance of 842.92 feet; thence North 00°00'00" West, a distance of 401.60 feet; thence South 88°41'32" West, a distance of 252.62 feet; thence South 00°38'53" West, a distance of 695.84 feet to the South line of Section 36, Township 37 South, Range 40 East; thence along the South line of Section 36 and 35 the following 2 courses and distances; thence South 88°13'32" West a distance of 1,643.68 feet; thence North 89°55'44" West, a distance of 4,372.91 feet; thence North 77°22'11" West, a distance of 454.02 feet; thence North 89°51'06" West, a distance of 6.11 feet to the Westerly line of Parcel 5, according to VERANDA PLAT NO. 2, as recorded in Plat Book 68, Page 29, Public Records of St. Lucie County, Florida; thence along the Westerly line of Parcel 5 the following 13 courses and distances; thence North 00°08'54" East, a distance of 460.52 feet to the intersection with a non tangent curve concave to the South, having a radius of 164.26 feet, the chord of which bears North 70°00'07" West, 99.23 feet; thence Westerly along the arc of said curve, a distance of 100.81 feet through a central angle of 35°09'50" to a point of reverse curve to the right having a radius of 50.00 feet and a central angle of 107°31'44"; thence Northwesterly along the arc, a distance of 93.84 feet; thence North 19°56'42" East, a distance of 780.72 feet; thence South 70°03'18" East, a distance of 179.81 feet to a point of curve to the left having a radius of 150.00 feet and a central angle of 90°00'00"; thence Northeasterly along the arc a distance of 235.62 feet; thence North 19°56'42" East, a distance of 393.00 feet; thence North 70°03'18" West, a distance of 100.00 feet to the intersection with a non tangent curve concave to the Southwest, having a radius of 50.00 feet, the chord of which bears North 25°03'18" West, 70.71 feet; thence Northwesterly along the arc of said curve, a distance of 78.54 feet through a central angle of 90°00'00"; thence North 70°03'18" West, a distance of 175.19 feet; thence North 19°56'42" East, a distance of 21.01 feet to the intersection with a non tangent curve concave to the West, having a radius of 70.00 feet, the chord of which bears North 19°56'42" East, 97.98 feet; thence Northerly along the arc of said curve, a distance of 108.53 feet through a central angle of 88°49'50"; thence North 19°56'42" East, a distance of 240.59 feet to the POINT OF BEGINNING.

Containing 236.127 acres, more or less.

Together With:

Being a parcel of land lying in Parcels 1 and 2, according to VERANDA PLAT NO. 2, as recorded in Plat Book 68, Page 29, Public Records of St. Lucie County, Florida, Sections 34, 35 and 36, Township 37 South, Range 40 East, more particularly described as follows;

Commence at the Northwestern corner of Parcel 5, according to VERANDA PLAT NO. 2, as recorded in Plat Book 68, Page 29, Public Records of St. Lucie County, Florida; thence along the South line of Becker Road (a 150.00 foot wide right-of-way) the following 2 courses and distances; thence North 70°03'18" West, a distance of 600.89 feet to a point of curve to the left having a radius of 2,925.00 feet and a central angle of 27°43'47"; thence Westerly along the arc a distance of 1,415.63 feet; thence North 00°13'10" East, to the North line of Becker Road, a distance of 151.40 feet to the POINT OF BEGINNING of the following described parcel;

Thence along the Westerly line of Parcel 1, according to VERANDA PLAT NO. 2, as recorded in Plat Book 68, Page 29, Public Records of St. Lucie County, Florida the following 10 courses and distances; thence continue North 00°13'10" East, a distance of 850.37 feet; thence North 40°59'10" East, a distance of 741.61 feet; thence North 49°07'47" West, a distance of 95.03 feet; thence North 40°52'13" East, a distance of 81.53 feet; thence North 49°07'47" West, a distance of 125.00 feet; thence North 40°52'13" East, a distance of 89.99 feet; thence South 49°07'47" East, a distance of 125.00 feet; thence North 40°52'13" East, a distance of 30.00 feet; thence North 49°07'47" West, a distance of 125.00 feet; thence North 40°52'13" East, a distance of 915.92 feet to the Northerly line of Parcel 1; thence along the Northerly line of Parcel 1 and Parcel 2, according to VERANDA PLAT NO. 2, as recorded in Plat Book 68, Page 29, Public Records of St. Lucie County, Florida the following 12 courses and distances; thence North 89°35'42" East, a distance of 1,358.95 feet; thence South 00°24'13" East, a distance of 125.00 feet; thence North 89°35'42" East, a distance of 30.00 feet; thence North 00°24'13" West, a distance of 125.00 feet; thence North 89°35'42" East, a distance of 1,140.00 feet; thence South 00°24'13" East, a distance of 125.00 feet; thence North 89°35'42" East, a distance of 30.00 feet; thence North 00°24'13" West, a distance of 125.00 feet; thence North 89°35'42" East, a distance of 92.04 feet; thence North 89°35'12" East, a distance of 269.71 feet; thence North 00°25'20" East, a distance of 60.01 feet; thence North 89°35'12" East, a distance of 2,386.05 feet to the Easterly line of Parcel 2, according to VERANDA PLAT NO. 2, as recorded in Plat Book 68, Page 29, Public Records of St. Lucie County, Florida; thence along the Easterly and Northerly line of Parcel 2, the following 2 courses and distances; thence South 00°25'27" West, a distance of 2,647.37 feet; thence North 88°45'29" East, a distance of 2,461.23 feet to the Westerly right-of-way line of Gilson Road (a 80.00 foot wide right-of-way); thence along the Westerly right-of-way line of Gilson Road the following 2 courses and distances; thence South 00°09'15" West, a distance of 649.29 feet to a point of curve to the left having a radius of 1,540.00 feet and a central angle of 24°13'31"; thence Southerly along the arc a distance of 651.13 feet to the Northerly right-of-way of Becker Road (a 150.00 foot wide right-of-way); thence along the Northerly right-of-way of Becker Road the following 5 courses and distances; thence South 89°25'16" West, a distance of 2,603.44 feet; thence North 89°57'38" West, a distance of 1,083.58 feet to a point of curve to the right having a radius of 2,125.00 feet and a central angle of 19°54'20"; thence Westerly along the arc a distance of 738.26 feet; thence North 70°03'18" West, a distance of 3,276.41 feet to a point of curve to the left having a radius of 3,075.00 feet and a central angle of 27°20'13"; thence Westerly along the arc a distance of 1,467.14 feet to the POINT OF BEGINNING.

Containing 518.620 acres, more or less.

Containing 754.747 acres Total, more or less.

TAB 11

Proposal

1/26/2024

Price valid for 30 days
from date above

- Residential
- Commercial
- Structured Wiring
- Lighting Control
- Security
- Monitoring
- Home Theater
- Home Automation
- Central Vac
- Intercom
- Networking
- Flat Panels
- A/V Equipment
- Plasmas
- Generators
- Control4 Automation

To: CDD – Brian Mendes
Re: Becker Rd. Roundabout – Replacement Bollards

Price Includes:

Supply and install (2) replacement bollards.

Excludes

Permit Fees
Directional Boring
Replacement of landscaping
Removal/replacement of pavers or artificial turf
In ground up lights

Robert Montalbano
Comet Electric
Project Manager/Estimator
561-689-4400
rmontalbano@cometelectricinc.com

All work to be completed in a workmanlike manner and in accordance with current electrical codes. All work and material installed will be guaranteed against defects for a period of one (1) year from the date of installation. Any changes, additions or deviations from the above, involving extra cost of labor and/or materials will become an extra charge over the sum mentioned in this contract. All agreements will be made in writing. Payment is due and payable 30-days after invoicing. **A late fee of 1.5% per month will be added to any outstanding amounts after due date.** We agree to perform the above listed services for the sum as stated above.

Payments to be made as:

Total: \$4,515.00

Contract Accepted By:

Company Name: __Veranda II CDD__

Authorized Signature: Brian Mendes

Printed: __Brian Mendes__

Submitted By: Robert Montalbano

Comet Electric

Date: 1/26/2024

TAB 12

VERANDA II COMMUNITY DEVELOPMENT DISTRICT

3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

January 8, 2024

U.S. Bank Trust Company, National Association
500 West Cypress Creek Road, Suite 460
Fort Lauderdale, FL 33309
Attention: Leanne M. Duffy

Re: Veranda Community Development District II Special Assessment Revenue Bonds
Series 2018B (Assessment Areas Three, Four And Five)

Dear Ms. Duffy:

I am authorized to sign this letter on behalf the Veranda Community Development District II (the "District"). Pursuant to Section 3.01(a) of that certain Third Supplemental Trust Indenture dated December 1, 2018, by and between the District and U.S. Bank Trust Company, National Association, as trustee (the "Trustee"), for the above-referenced Bonds (the "Series 2018B Bonds"), the District hereby directs the Trustee to provide a conditional notice of optional redemption for \$3,895,000 principal amount of the outstanding Series 2018B Bonds. The Trustee is directed to give such conditional notice of optional redemption of the Series 2018B Bonds on or before January 9, 2024 for a redemption date of February 8, 2024. The condition of such redemption shall be the receipt of sufficient funds be deposited with the Trustee on the redemption date to accomplish such redemption.

If you should have any questions, please contact the undersigned or Timothy J. Bramwell at Akerman LLP, who is acting as Bond Counsel.

Very truly yours,

**VERANDA COMMUNITY DEVELOPMENT
DISTRICT II**

By: 

District Manager

TAB 13

Proposal

2/7/2024

Price valid for 30 days
from date above

- Residential
- Commercial
- Structured Wiring
- Lighting Control
- Security
- Monitoring
- Home Theater
- Home Automation
- Central Vac
- Intercom
- Networking
- Flat Panels
- A/V Equipment
- Plasmas
- Generators
- Control4 Automation

To: CDD – Brian Mendes
Re: Becker Rd. Roundabout – Sail Lighting (Option A)

Price Includes:

Supply and install constant power to feed new aluminum controller box.

Qty	Type	Mfg	Part # / Description
1		SESCO	103-000019-00 CONTROLLER, IPLAYER 3/COLORPLAY 3
1		SESCO	303-000003-00 DMX SPLITTER & BOOSTER (RDM-6 WALL AUTO RDM SWITCHING)
1		SESCO	SESN4ALSNSH NEMA 4 ENCLOSURE 24"X30"X12" ALUMINUM, HINGED DOOR WITH LOCKING HANDLE, PFANNENBERG A/C, HEATER, GFIC RECEPTICAL, THERMOSTAT, DOOR SWITCH, (1) 120VAC CIRCUIT BREAKERS, MAINS AND DMX SURGE SUPPRESSION (4 DMX 1 MAINS), GROUND BAR AND NEUTRAL BAR. POWER SUPPLY AS NEEDED. WITH ABOVE INSTALLED ETL UL 508A LISTED. PLEASE CONFIRM VOLTAGE 120V OR 277
1		SESCO	FREIGHT SHIPPING
1		SESCO	FIELD SERVICE PROGRAMMING SERVICES

Options for feeding constant power to Controller Box.

1 – Feed from existing power located at guard house (community power) **\$16,800.00**

Excludes

Permit Fees
Replacement of landscaping
Removal/replacement of pavers or artificial turf
In ground up lights

Robert Montalbano

Comet Electric

Project Manager/Estimator

561-689-4400

rmontalbano@cometelectricinc.com

All work to be completed in a workmanlike manner and in accordance with current electrical codes. All work and material installed will be guaranteed against defects for a period of one (1) year from the date of installation. Any changes, additions or deviations from the above, involving extra cost of labor and/or materials will become an extra charge over the sum



mentioned in this contract. All agreements will be made in writing. Payment is due and payable 30-days after invoicing. **A late fee of 1.5% per month will be added to any outstanding amounts after due date.** We agree to perform the above listed services for the sum as stated above.

Payments to be made as:

Total: \$45,352.00

Contract Accepted By:

Company Name: _____

Authorized Signature: _____

Printed: _____

Submitted By: Robert Montalbano

Comet Electric

Date: 2/7/2024

- Residential
- Commercial
- Structured Wiring
- Lighting Control
- Security
- Monitoring
- Home Theater
- Home Automation
- Central Vac
- Intercom
- Networking
- Flat Panels
- A/V Equipment
- Plasmas
- Generators
- Control4 Automation

Proposal

2/7/2024

Price valid for 30 days
from date above

- Residential
- Commercial
- Structured Wiring
- Lighting Control
- Security
- Monitoring
- Home Theater
- Home Automation
- Central Vac
- Intercom
- Networking
- Flat Panels
- A/V Equipment
- Plasmas
- Generators
- Control4 Automation

To: CDD – Brian Mendes
Re: Becker Rd. Roundabout – Sail Lighting (Option B)

Price Includes:

Supply and install constant power to feed new aluminum controller box.

Qty	Type	Mfg	Part # / Description
1		SESCO	103-000019-00 CONTROLLER, IPLAYER 3/COLORPLAY 3
1		SESCO	303-000003-00 DMX SPLITTER & BOOSTER (RDM-6 WALL AUTO RDM SWITCHING)
1		SESCO	SES44LSNSH NEMA 4 ENCLOSURE 24"X30"X12" ALUMINUM, HINGED DOOR WITH LOCKING HANDLE, PFANNENBERG A/C, HEATER, GFIC RECEPTICAL, THERMOSTAT, DOOR SWITCH, (1) 120VAC CIRCUIT BREAKERS, MAINS AND DMX SURGE SUPPRESSION (4 DMX 1 MAINS), GROUND BAR AND NEUTRAL BAR. POWER SUPPLY AS NEEDED. WITH ABOVE INSTALLED ETL UL 508A LISTED. PLEASE CONFIRM VOLTAGE 120V OR 277
1		SESCO	FREIGHT SHIPPING
1		SESCO	FIELD SERVICE PROGRAMMING SERVICES

Options for feeding constant power to Controller Box.

– Feed from FPL transformer (T3 – 26501) would include separate house meter

Pricing below includes install, all necessary parts, and programming only.

Excludes

Permit Fees
Replacement of landscaping
Removal/replacement of pavers or artificial turf
In ground up lights

Robert Montalbano
Comet Electric
Project Manager/Estimator
561-689-4400
rmontalbano@cometelectricinc.com

All work to be completed in a workmanlike manner and in accordance with current electrical codes. All work and material installed will be guaranteed against defects for a period of one (1) year from the date of installation. Any changes, additions or deviations from the above, involving extra cost of labor and/or materials will become an extra charge over the sum mentioned in this contract. All agreements will be made in writing. Payment is due and payable 30-days after invoicing. **A**



late fee of 1.5% per month will be added to any outstanding amounts after due date. We agree to perform the above listed services for the sum as stated above.
Payments to be made as:

Total: \$52,012.00

Contract Accepted By:

Company Name: _____

Authorized Signature: _____

Printed: _____

Submitted By: Robert Montalbano

Comet Electric

Date: 2/7/2024

- Residential
- Commercial
- Structured Wiring
- Lighting Control
- Security
- Monitoring
- Home Theater
- Home Automation
- Central Vac
- Intercom
- Networking
- Flat Panels
- A/V Equipment
- Plasmas
- Generators
- Control4 Automation

TAB 14

WATERWAY MANAGEMENT REPORT



Toll free: 1-877-966-9333 • Fax: (561) 844-9629
www.superiorwaterway.com

CUSTOMER Veranda SDD TECHNICIAN Burt DATE 1-8-24

TEMPERATURE (°F)

<55	55-65	<u>66-75</u>
76-85	86-95	96+

 CLOUD COVER

Clear	25-50%
50-75%	<u>Overcast</u>

 WIND

0-5	6-10
<u>11-15</u>	16+

Lake #'s	<u>P4</u>					
Weeds Treated	<u>3 Aw Pw</u>					

KEY A = Algae Ch = Chara Hyg = Hygrophila Pr = Primrose Ta = Tape Grass
Aw = Alligatorweed Co = Coontail Ip = Illinois Pondweed Ru = Ruppia Tg = Torpedograss
Bt = Baby Tears Cb = Cuban Bulrush Lm = Limnophila Sag = Sago Pondweed Wh = Water Hyacinths
Ba = Bacopa Dw = Duckweed Mf = Mosquito Fern Sa = Salvinia Wl = Water Lettuce
Bl = Banana Lilies Fw = Fanwort N = Naiad Sd = Sedges Wli = Water Lilies
Bw = Bladderwort Gb = Giant Bulrush Pw = Pennywort Ss = Slender Spikerush Wm = Water Meal
Ct = Cattails Hy = Hydrilla Pa = Planktonic Algae Sp = Spatterdock Wt = Wild Taro

REMARKS: I inspected the lakes & treated for invasive
bank vegetation

WATER TESTING (COMBINED AVERAGE)
TEMPERATURE H₂O (°F) ☐ High 85-95 ☐ Normal 75-86 ☐ Low 75 <
DISSOLVED OXYGEN (ppm.) ☐ High 6-8 ☐ Normal 4 -6 ☐ Low 4 <
pH READING ☐ Acid 1-7 ☐ Neutral 7 ☐ Base 7 - 14
WATER CLARITY (Ft.) ☐ Good 6 > ☐ Fair 4-5 ☐ Poor 4 <

FISH/WILDLIFE OBSERVATIONS

FISH ☐ Largemouth Bass ☐ Bream ☐ Sunshine Bass ☐ Catfish ☐ Triploid Grass Carp
☐ Mosquitofish ☐ Oscar ☐ Suckermouth Catfish ☐ Peacock Bass ☐ Mayan Cichlid
☐ Snakehead ☐ Tilapia ☐ Florida Gar ☐ Piranha ☐ Clown Knife Fish

WILDLIFE ☐ Alligator ☐ Turtle ☐ Otter ☐ Iguana ☐ Fox
☐ Snake ☐ Wild Hog ☐ Raccoon ☐ Coyote ☐ Manatee

BIRDS ☐ Egret ☐ Muscovies ☐ Coot ☐ Bald Eagle ☐ Osprey
☐ Anhinga ☐ Cormorant ☐ Wild Ducks ☐ Ibis ☐ Wood Stork
☐ Limpkin ☐ Pelican ☐ Sandhill Crane ☐ Tricolored Heron ☐ Roseate Spoonbill
☐ Moorhen ☐ Snail Kite ☐ Little Blue Heron ☐ Green Heron ☐ Great Blue Heron

OTHER: -

**Weed & Algae Control • Fountains & Aeration • Preserve Restoration
Fish Stocking • Wetland Planting & Maintenance • Water Clarification**

WATERWAY MANAGEMENT REPORT

Superior Waterway Services, Inc.

Toll free: 1-877-966-9333 • Fax: (561) 844-9629
www.superiorwaterway.com



CUSTOMER Velanda CDD TECHNICIAN Burt DATE 2.12.21

TEMPERATURE (°F)

<55	55-65	66-75
<u>76-85</u>	86-95	96+

 CLOUD COVER

Clear	<u>25-50%</u>
50-75%	Overcast

 WIND

0-5	6-10
11-15	<u>16+</u>

Lake #'s					
Weeds Treated					

KEY A = Algae Ch = Chara Hyg = Hygrophila Pr = Primrose Ta = Tape Grass
Aw = Alligatorweed Co = Coontail Ip = Illinois Pondweed Ru = Ruppia Tg = Torpedograss
Bt = Baby Tears Cb = Cuban Bulrush Lm = Limnophila Sag = Sago Pondweed Wh = Water Hyacinths
Ba = Bacopa Dw = Duckweed Mf = Mosquito Fern Sa = Salvinia Wl = Water Lettuce
Bl = Banana Lilies Fw = Fanwort N = Naiad Sd = Sedges Wli = Water Lilies
Bw = Bladderwort Gb = Giant Bulrush Pw = Pennywort Ss = Slender Spikerush Wm = Water Meal
Ct = Cattails Hy = Hydrilla Pa = Planktonic Algae Sp = Spatterdock Wt = Wild Taro

REMARKS: I inspected the lakes & removed garbage. Water level normal. Very windy. Need access to lake 5

WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H ₂ O (°F)	<input type="checkbox"/> High 85-95	<input type="checkbox"/> Normal 75-86	<input type="checkbox"/> Low 75 <
DISSOLVED OXYGEN (ppm.)	<input type="checkbox"/> High 6-8	<input type="checkbox"/> Normal 4 -6	<input type="checkbox"/> Low 4 <
pH READING	<input type="checkbox"/> Acid 1-7	<input type="checkbox"/> Neutral 7	<input type="checkbox"/> Base 7 - 14
WATER CLARITY (Ft.)	<input type="checkbox"/> Good 6 >	<input type="checkbox"/> Fair 4-5	<input type="checkbox"/> Poor 4 <

FISH/WILDLIFE OBSERVATIONS

FISH	<input checked="" type="checkbox"/> Largemouth Bass	<input checked="" type="checkbox"/> Bream	<input type="checkbox"/> Sunshine Bass	<input type="checkbox"/> Catfish	<input type="checkbox"/> Triploid Grass Carp
	<input type="checkbox"/> Mosquitofish	<input type="checkbox"/> Oscar	<input type="checkbox"/> Suckermouth Catfish	<input type="checkbox"/> Peacock Bass	<input type="checkbox"/> Mayan Cichlid
	<input type="checkbox"/> Snakehead	<input checked="" type="checkbox"/> Tilapia	<input type="checkbox"/> Florida Gar	<input type="checkbox"/> Piranha	<input type="checkbox"/> Clown Knife Fish
WILDLIFE	<input type="checkbox"/> Alligator	<input type="checkbox"/> Turtle	<input type="checkbox"/> Otter	<input type="checkbox"/> Iguana	<input type="checkbox"/> Fox
	<input type="checkbox"/> Snake	<input type="checkbox"/> Wild Hog	<input type="checkbox"/> Raccoon	<input type="checkbox"/> Coyote	<input type="checkbox"/> Manatee
BIRDS	<input checked="" type="checkbox"/> Egret	<input type="checkbox"/> Muscovies	<input type="checkbox"/> Coot	<input type="checkbox"/> Bald Eagle	<input type="checkbox"/> Osprey
	<input type="checkbox"/> Anhinga	<input type="checkbox"/> Cormorant	<input type="checkbox"/> Wild Ducks	<input checked="" type="checkbox"/> Ibis	<input type="checkbox"/> Wood Stork
	<input type="checkbox"/> Limpkin	<input type="checkbox"/> Pelican	<input type="checkbox"/> Sandhill Crane	<input type="checkbox"/> Tricolored Heron	<input type="checkbox"/> Roseate Spoonbill
	<input type="checkbox"/> Moorhen	<input type="checkbox"/> Snail Kite	<input type="checkbox"/> Little Blue Heron	<input type="checkbox"/> Green Heron	<input type="checkbox"/> Great Blue Heron

OTHER: _____

**Weed & Algae Control • Fountains & Aeration • Preserve Restoration
Fish Stocking • Wetland Planting & Maintenance • Water Clarification**

TAB 15



Quarterly Compliance Audit Report

Veranda II

Date: December 2023 - 4th Quarter

Prepared for: Scott Brizendine

Developer: Rizzetta

Insurance agency:



Preparer:

Jason Morgan - *Campus Suite Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

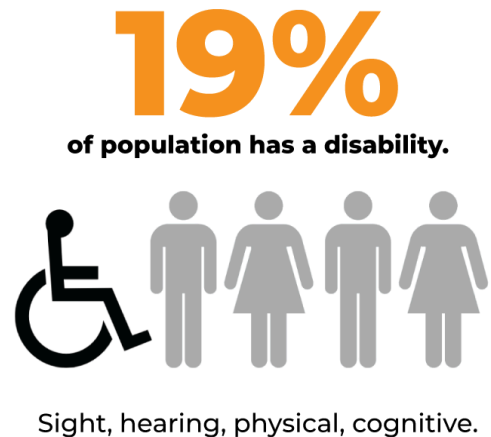
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
N/A	Public Facilities Report, if applicable
Passed	Link to Financial Services
X	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitetools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web