



Rizzetta & Company

# Veranda Community Development District II

---

**Board of Supervisors  
Meeting  
May 19<sup>th</sup>, 2026**

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

# VERANDA COMMUNITY DEVELOPMENT DISTRICT II

<b>Board of Supervisors</b>	Austin Burr Ben Meyers Ted Charron Marilyn Lebowitz Luke Rector	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Brian Mendes	Rizzetta & Company, Inc.
<b>District Counsel</b>	Jonathan Johnson	Kutak Rock LLP.
<b>District Engineer</b>	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.

May 12<sup>th</sup>, 2026

**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 **May 19<sup>th</sup>, 2026, at 1:00 p.m.** at the **Home2 Suites by Hilton Stuart located at 1440 NW Federal Hwy, Stuart, FL 34994**. The following is the final agenda for the meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT**
- 3. COMMUNITY UPDATES**
  - A. Premier Lakes Service Reports ..... Tab 1
    1. Consideration of VG East 1 - Aeration Installation Proposal ..... Tab 2
- 4. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of Meeting from the Regular Board of Supervisors Meeting Held on March 9<sup>th</sup>, 2026, ..... Tab 3
  - B. Consideration of Minutes of Meeting from the 2<sup>nd</sup> Audit Committee Meeting held on March 9<sup>th</sup>, 2026, ..... Tab 4
  - C. Ratification of Operation and Maintenance Expenditures for the Months of January- March 2026 ..... Tab 5
- 5. BUSINESS ITEMS**
  - A. Consideration of Littoral Planting Proposal ..... Tab 6
  - B. Consideration of Ehman Electric Lightning Proposals
    1. Maintenance Agreement ..... Tab 7
    2. RGB Light Proposal (Under Separate Cover)
  - C. Consideration of Grau & Associates Audit Engagement Letter ..... Tab 8
  - D. Consideration of Resolution 2026-03, Reappointing Assistant Treasurer ..... Tab 9
  - E. Consideration of Resolution 2026-04, Approving the Proposed FY 26/27 and Setting Public Hearing ..... Tab 10
- 6. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
    1. Acceptance of Deed Review ..... Tab 11
    2. Updates on Annual DE Reports FY 26-27
  - C. District Manager ..... Tab 12
    1. Presentation of Registered Voter Count
    2. Website Audit Review
- 7. SUPERVISOR REQUESTS AND COMMENTS**
- 8. 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.

With Appreciation,

*Brian Mendes*

Brian Mendes  
DistrictManager

# **Tab 1**

# Work Order



1936 Bruce B Downs Blvd Suite 308  
Wesley Chapel FL 33543  
(844) 525-3735,  
CustomerSupport@PremierLakesFL.com

<b>DATE</b>	12/18/2025 -
<b>TECH(S)</b>	Bill Kurth
<b>JOB #</b>	1071033555

<b>CUSTOMER</b>
Veranda II CDD Brian Mendes SE Veranda Gardens Blvd Port St Lucie, FL, 32984 (407) 472-2471  BMendes@rizzetta.com

<b>SERVICE LOCATION</b>
Veranda II CDD  SE Veranda Gardens Blvd Port St Lucie, FL, 32984 (407) 472-2471  BMendes@rizzetta.com

<b>JOB DETAILS</b>	Annual Lake Maintenance
--------------------	-------------------------

<b>JOB CATEGORY</b>	Annual Lake Maintenance
---------------------	-------------------------

<b>COMPLETION NOTES</b>	Inspected all lakes. Rain on and off, limited ability to treat. Treated Vallisneria and algae on lake VP6. Treated Baby's tears lake VP1
-------------------------	--

## **Tab 2**



## **One-Time Work Order Agreement**

**Customer Name:** Veranda II CDD

**Property Contact:** Ted Charron

**Work Order Description:** VG East 1 - Aeration Install

**Premier Lakes Consultant:** Chance Williams

**Consultant Phone Number:** 239-229-5742

This Agreement, dated **May 6th, 2026**, is made by and between Premier Lakes, Inc., hereinafter known as "Premier Lakes," and **Veranda II CDD**, hereinafter known as "Customer."

Both Customer and Premier Lakes agree to the following terms and conditions:

1. **General Conditions:** Premier Lakes will provide the contract services enumerated below to the Customer under the terms and conditions of this Agreement, and the Customer agrees to pay Premier Lakes for those services as listed below under the terms and conditions of this agreement.
2. **Service Area:** The "Service Area" is described as **VG East 1**.
3. **One-Time Services:** Premier Lakes will perform **aeration installation as follows:**
  - a. **Vertex Air 3 XL2 115V System including:**
    - i. **QuietAIR Cabinet with mounting base.**
    - ii. **290 CFM Cooling Fan**
    - iii. **½ HP Compressor**
    - iv. **Medium Sound Kit Sub-Assembly**
    - v. **975' of Self Weighted BottomLine Tubing**
    - vi. **Three (3) Stainless Steel Diffuser Bases**
    - vii. **Labor, Sales Tax, and all miscellaneous parts included.**
4. **Payment Terms:** The total agreement amount is **\$7,824.00**. The total agreement amount will be invoiced upon completion of services. The customer agrees to pay Premier Lakes within thirty (30) days of the invoice. If the customer fails to pay any invoice within sixty (60) days of the invoice date, then a service charge of 1% per month (12% per annum) will be charged to the customer by Premier Lakes on balances not paid within sixty (60) days.
5. **Forms of Payment:** Premier Lakes accepts payment by check, ACH, debit, and credit card.



6. **Credit & Debit Card Fees:** Premier Lakes will charge customers a 3% processing fee for invoices paid by Credit or Debit card.
7. **Contract Void Ab Initio:** This contract will be void ab initio if Premier Lakes, in its sole discretion, determines that the condition of the Service Area has materially declined between the date of this Agreement and the commencement date of the Agreement. If Premier Lakes commences services under this Agreement, this paragraph will not apply.
8. **Force Majeure:** Premier Lakes shall not be liable for any delay in performing the Services nor for any failure to provide the Services due to any cause beyond its reasonable control.
9. **Enforcement and Governing Law:** A default by either Party under this agreement shall entitle the other Party to all remedies available at law or in equity, which shall include, but not be limited to, the right to damages and injunctive relief under Florida law.
10. **Safety:** Premier Lakes agrees to use its best efforts and specialized equipment, products, and procedures to provide safe and effective results hereunder, and Premier Lakes will use all due care to protect the property of the Customer. Premier Lakes will not be liable for plant damage due to disease, pestilence, flood, weather, or any other means unrelated to Premier Lakes' activities. In addition, some collateral damage to beneficial plants might be necessary to treat nuisance plants. Premier Lakes will use its best efforts and professional expertise to limit any damage to beneficial plants, but in no event will Premier Lakes be liable for collateral damage that is less than ten percent (10%) of the beneficial plant population.
11. **Insurance:** Premier Lakes will maintain general liability and other insurances as necessary, given the scope and nature of the services. Premier Lakes will be responsible for those damages, claims, causes of action, injuries, or legal costs to the extent of its direct negligence or misconduct. No party to this agreement will be liable to the other for incidental, consequential, or purely economic damages.
12. **E-Verify:** Premier Lakes utilizes the federal E-Verify program in contracts with public employers as required by Florida State Law and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.
13. **Limited Offer:** This proposal expires sixty (60) days from the issuance date unless modified in writing by Premier Lakes.



**Total Agreement Amount:** \$7,824.00

**Accepted and Approved:**

**Veranda II CDD**

**Signature:**

**Printed Name:**

**Title:**

**Date:**

**Customer Address for Notice Purposes:**

**Premier Lakes, Inc.**

**Signature:**

**Name:**

**Title:**

**Date:**

**Please Remit All Payments & Contracts to:** 1936 Bruce B Downs Blvd, Suite 308, Wesley Chapel, FL 33544.



**AIR 3 XL2**



**Legend**

Compressor Cabinet



AirStation



BottomLine Tubing

**Optional Equipment**



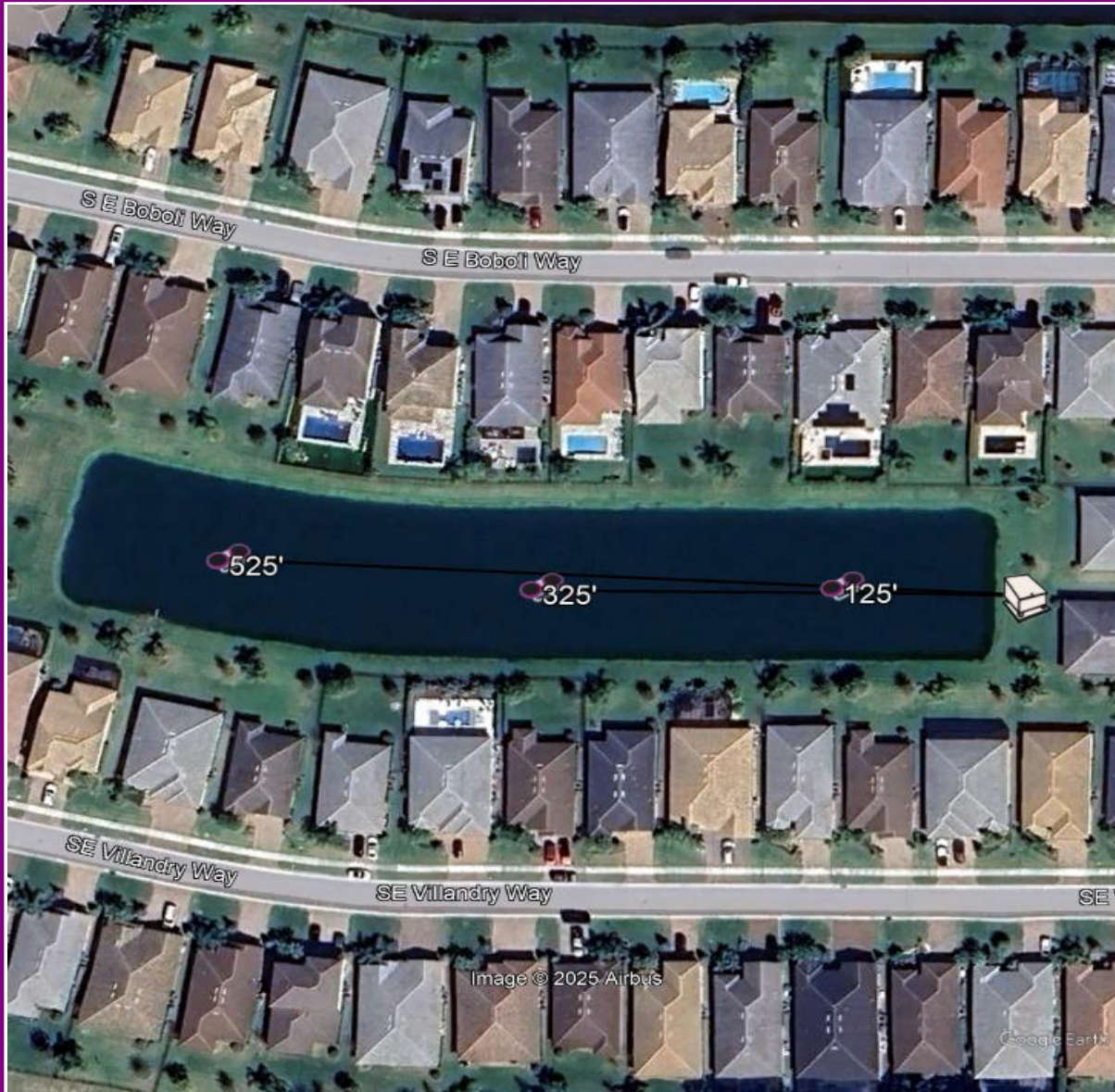
Shoreline Valve Box



1" PVC Pipe

**Site and System Specifications**

Surface Acres:	1.6
Perimeter Feet:	1,400
Lake Volume, Gal.:	2,577,074
Total Acre Feet:	7.9
<b># of AirStations:</b>	<b>3</b>
CFM / AirStation:	1.3
GPM / AirStation:	1,479
Daily Pumpage:	6,388,658
Turnovers/Day:	2.48
System PSI:	6.2
<b>Date:</b>	<b>5/4/26</b>





## Bottom Diffused Aeration

WITH VERTEX MICRONBUBBLE™ TECHNOLOGY



### AIR3 XL2

Cabinet shown is representative, actual system may be different.

The Vertex Air3 XL2™ pond aerator is a super-efficient, affordable and safe system. In a typical pond, an Air3 XL2™ can aerate approximately 3-4 acres depending on shape, slope, oxygen demand and other factors. A 1/2hp (0.37kW) Brookwood™ SafeStart™ compressor, housed in our rustproof aluminum outdoor cabinet, feeds three bottom

mounted CoActive AirStations™ utilizing Vertex's MicronBubble™ technology. The rising force of millions of bubbles circulates the entire water column, entraining bottom water up to the surface allowing vital oxygen to be absorbed and poisonous gasses expelled. With no electricity in the water, Vertex's aeration systems are safe for any type of water recreation.

Our systems have a full 3-year Vertex warranty, excluding wearable parts (air filters and compressor maintenance kits) plus a Limited Lifetime warranty against rust and corrosion on the cabinet, 5-year warranty on the AirStations™ and a 15-year warranty on BottomLine™ supply tubing.

CALL 844.432.4303

[vertexaquaticsolutions.com](http://vertexaquaticsolutions.com)

[info@vertexaquaticsolutions.com](mailto:info@vertexaquaticsolutions.com)

## AIR3 XL2™ FEATURES

### AIRSTATION XL2™

- ◆ Total pumping capacity of up to 11,400 GPM
- ◆ Six 9" flexible membrane discs with MicronBubble™ technology
- ◆ Shallow water Airstation optional for depths lower than 8'
- ◆ Self-cleaning, low maintenance
- ◆ Powder-coated stainless steel self-sinking base unit designed to prevent sinking into soft bottom sediments
- ◆ 5-year "No Questions" warranty



### BROOKWOOD™ COMPRESSOR

- ◆ 3-year Vertex warranty, excluding wearable parts (air filters and compressor maintenance kits)
- ◆ Vertex SafeStart™ Technology
- ◆ UL, 115v or 230v, 35 Max PSI
- ◆ Thermal overload protection
- ◆ 1/2hp (0.37kW): low electrical costs
- ◆ 2-3 year extended duty cycle between scheduled maintenance

### QUIETAIR™ CABINET

- ◆ Class "A" GFCI protection on 115V circuits
- ◆ Powder coated aluminum for a durable attractive finish
- ◆ High capacity 290 CFM fan
- ◆ Easy access design with cam lock
- ◆ Easy plug-in connection to waterside electrical service
- ◆ Disconnect switch
- ◆ Heavy duty, light weight mounting pad included
- ◆ Sound dampening kit optional
- ◆ Limited lifetime warranty against rust

### BOTTOMLINE™ TUBING

- ◆ Over-sized I.D. for high flow
- ◆ Self-weighted for easy installation
- ◆ Available in 50', 100', 250' and 500' increments
- ◆ 15-year Vertex warranty

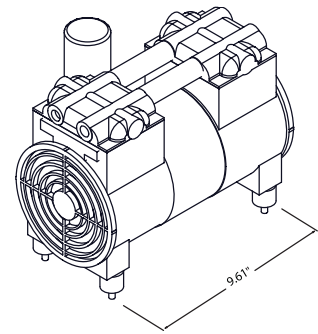
### BENEFITS TO THE LAKE

- ◆ High pumping rate easily penetrates stratification layers
- ◆ Circulates entire water column
- ◆ Increases oxygen levels throughout water column
- ◆ Promotes beneficial bacteria growth
- ◆ Prevents low oxygen fish kills
- ◆ Reduces nutrient levels and associated algae growth
- ◆ Oxidizes/reduces bottom muck
- ◆ Expands oxygenated habitat for improved fisheries
- ◆ Reduces aquatic midge and mosquito insect hatches
- ◆ Eliminates foul odors from undesirable dissolved gases
- ◆ Safe entry – no electricity in the water
- ◆ Extremely energy efficient

# SPECIFICATIONS: AIR3 XL2™ LAKE AERATION SYSTEM

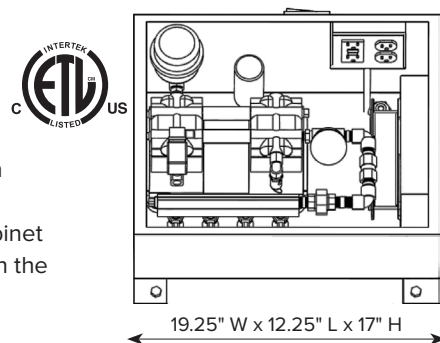
## BROOKWOOD™ COMPRESSOR

1/2hp (0.37kW), 115v or 230v, Single Phase piston type compressor. Built for continuous 24/7 operation and equipped with Vertex SafeStart™ technology allowing auto restart under maximum rated pressure without motor damage. Super-duty Brookwood™ compressors incorporate upgraded rotors, stators, valve plates, bearings and capacitors and are thermally protected, oil-free, and require no lubrication; just periodic cleaning of included washable air filter. Extended duty cycle is approximately 2 to 3 years for compressor maintenance, about 2 to 3 times the duty cycle of ordinary piston and rotary vane compressors. All Brookwood™ SafeStart™ compressors carry a 3-year Vertex warranty, excluding wearable parts (air filters and compressor maintenance kits).



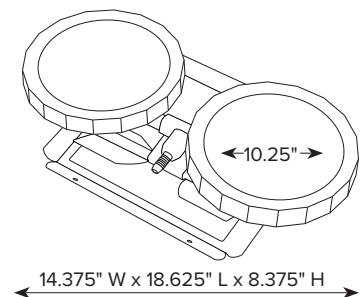
## QUIETAIR™ CABINET

Enclosure comes equipped with cam lock for security, fully gasketed and constructed of aluminum with gray electrostatically-bonded powder coating to provide Limited Lifetime warranty against cabinet rust and corrosion. Enclosure furnished with stamped ventilation grills to insure forced air circulation and an integral cooling fan with thermal protection, producing 290 CFM to guard against excessive compressor operating temperatures. Cabinet provided with HDPE mounting pad. Enclosure comes with class a GFCI protection on both the compressor and fan circuits.



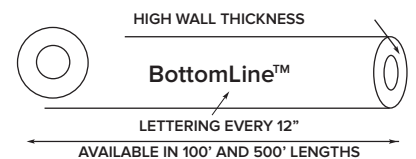
## AIRSTATION XL2™ ASSEMBLY

Diffuser station consists of two self-cleaning, 9" diameter, flexible membrane diffusers of EPDM compound with 100% rebound memory, each producing millions of fine 500 to 3000 micron bubbles – the majority 500 to 1000 microns. Each diffuser station base unit is made of powder-coated stainless steel and designed to prevent settling into soft bottom sediments. AIRSTATION™ is designed with adjustable diffuser riser to accommodate any site requirements. AirStations are independently tested and verified to provide stated pumping rates. 5-year warranty.



## BOTTOMLINE™ SUPPLY TUBING

Self-weighted, direct burial submersible tubing for connection from compressor to diffuser stations. Tubing is flexible PVC composite construction for use with standard PVC solvent weld cement and insert fittings. Tubing has 0.58" I.D. and high wall thickness for long term durability and protection against punctures. Remains flexible in cold temperatures.



Install all electrical equipment in accordance with Article 682 of the National Electrical Code and all local codes. Vertex Water Features reserves the right to improve and change our designs and/or specifications of our aerators without notice or obligation.

©Vertex Aquatic Solutions rev. 11.23

# Your Custom Vertex Aeration System Design Specifications

Lake Solutions Ver. 17 May 2016

Customer Name:	Premier Lakes
Contact Name:	Adrian Sebree
Site Name/Number:	Veranda Gardens
Date:	May 4, 2026
Vertex Biologist:	Rosa Michaelson

---

Surface Acres:	1.55
Perimeter Feet:	1,400
Slope Ratio Relative to 1	2.0
Average Center Depth:	5.8
Average Depth	5.1
Circulation Constraint Percentage	0.0
Total Acre Feet	7.9
Lake Volume (Gallons)	2,577,074
Monthly Influent Volume (Gallons)	0
Total Volume Requiring Aeration (Gallons)	2,577,074
GPM Per AirStation	1,479
Gallons Pumped / Day	6,388,658
System Working Pressure (PSI)	6.2
Air Delivery Per AirStation at Depth(CFM)	1.3
Number of SW CoActive AirStations Specified:	3
Complete Turnovers / Day	2.48

---

## Terminology

Surface Acres:	Total Surface Acres of Entire Water Body
Perimeter Feet:	Distance in Feet Along The Shoreline Around the Water Body
Bottom Slope Ratio :	Distance in Feet From Shoreline For Each Foot Increase in Depth
Average Center Depth:	Average of Depth Readings in Deepest Areas
Average Depth	Average Depth of Entire Lake in Feet
Circulation Constraint %	Reduced Circulation Due to Narrow Lake Areas, Islands, Etc.
Total Acre Feet:	An Acre Foot Equals One Acre One Foot Deep
Lake Volume :	Volume of The Entire Water Body Expressed in U.S. Gallons
Influent Volume:	Water Flowing into Lake that Requires Additional Aeration Capacity
GPM:	Gallons of Water Pumped Per Minute
Gallons Pumped / Day:	Total Gallons of Water Pumped by All AirStations Per Day
PSI	Pounds Per Square Inch
CFM	Cubic Feet Per Minute
# SW AirStations:	Recommended Number of AirStations For Proper Aeration
Turnovers / Day:	Number of Times Per Day the Entire Volume of The Water Body is Pumped From the Lake Bottom to The Lake's Surface



## Vertex Water Features

2100 NW 33rd Street, Pompano Beach, Florida 33069

Tel:800-432-4302 / Fax:954-977-7877

[www.vertexwaterfeatures.com](http://www.vertexwaterfeatures.com)

Copyright Vertex Water Features 2016

## **Tab 3**

**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 **March 9<sup>th</sup>, 2026, at 3:19 p.m.** at the **Home2Suites By Hilton Stuart located at 1440 NW Federal Hwy, Stuart, FL 34994.** Following is the agenda for the meeting.

Austin Burr	<b>Board Supervisor, Chairman</b>
Ben Meyers	<b>Board Supervisor, Vice Chairman</b>
Luke Rector	<b>Board Supervisor, Assistant Secretary</b>
Ted Charron	<b>Board Supervisor, Assistant Secretary</b>
Marilyn Lebowitz	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Brian Mendes	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Jonathan Johnson	<b>District Counsel, Kutak Rock</b> <i>(via phone)</i>
Roberto Cabrera	<b>District Engineer, Culpepper &amp; Terpening, Inc.</b> <i>(via phone)</i>

Audience **Present**

**FIRST ORDER OF BUSINESS** **Call to Order/Roll Call**

Mr. Mendes called the meeting to order at 3:19 p.m. and confirmed a quorum.

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

A member of the audience commented on lake irrigation in Veranda preserve and issues with the lake liner.

Mr. Mendes stated he will verify Kimbly Horn lake liner completion.

Mr. Burr responded to the residents' inquiry.

A member of the audience commented on surface water reports and commented on the District Engineers inspections.

The Members of the Board and district staff reviewed and discussed the storm water reports.

Discussion continued amongst the Board and district staff regarding the water quality.

51  
52  
53  
54  
55  
56  
57  
58  
59  
60  
61  
62  
63  
64  
  
65  
66  
67  
68  
69  
70  
71  
72  
  
73  
74  
75  
76  
77  
78  
79  
80  
  
81  
82  
83  
84  
85  
86  
87  
88  
89

A member of the audience inquired about the City of Port St. Lucie point of contact.

**THIRD ORDER OF BUSINESS** **Premier Lake Services Report**

No comments or questions.

**FOURTH ORDER OF BUSINESS** **Consideration of Minutes of the Regular Meeting Held on January 29<sup>th</sup>, 2026**

The Members of the Board reviewed the minutes from the meeting held on January 29th, 2026, no revisions were requested.

On a motion by Mr. Burr, seconded by Mr. Meyers, with all in favor, the Board approved the Minutes of the Regular Meeting Held on January 29th, 2026, for Veranda Community Development District II.

**FIFTH ORDER OF BUSINESS** **Consideration of Minutes of the Audit Committee Meeting Held on October 21<sup>st</sup>, 2025**

The Members of the Board reviewed the minutes from the meeting held on October 21st, 2025, no revisions were requested.

On a motion by Mr. Burr, seconded by Mr. Meyers, with all in favor, the Board approved the Minutes of the Audit Committee meeting Held on October 21st, 2025, for Veranda Community Development District II.

**SIXTH ORDER OF BUSINESS** **Ratification of Operation and Maintenance Expenditures for December 2025**

The Members of the Board reviewed and discussed the operation and maintenance expenditures for the month of December 2025.

On a motion by Mr. Burr, seconded by Mr. Charron, with all in favor, the Board approved the Operation and Maintenance Expenditures for December 2025 (\$106,391.95), for Veranda Community Development District II.

**SEVENTH ORDER OF BUSINESS** **Consideration of Quarterly Electrical Maintenance Services (Under Separate Cover)**

Mr. Mendes reviewed updates on the electrical maintenance services with the Board and stated he is currently working on the services.

**EIGHTH ORDER OF BUSINESS** **Consideration of Audit RFP (Under**

**Separate Cover)**

Mr. Mendes reviewed recommendations and vote cards from the Audit Committee meeting.

The Members of the Board awarded Grau & Associates the audit services RFP.

Mr. Johnson stated he will send the award letter to Grau & Associates.

On a motion by Mr. Burr, seconded by Mr. Meyers, with all in favor, the Board of Supervisors awarded Grau & Associates the auditing services RFP, for Veranda Community Development District II.

**NINTH ORDER OF BUSINESS**

**Consideration of Landscape Replacement Proposals (Under Separate Cover)**

No comments.

**TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-02 Conducting the General Election (Under Separate Cover)**

Mr. Johnson reviewed Resolution 2026-02, Conducting the General Elections with the Members of the Board and asked if there were any questions. There were none.

On a motion by Mr. Burr, seconded by Mr. Meyers, with all in favor, the Board of Supervisors adopted Resolution 2026-02, Conducting the General Elections for Veranda Community Development District II.

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

Mr. Johnson commented on recent litigation changes.

**B. District Engineer**

- 1. Completion Updates for Lake Liner Project
- 2. Updates on Lake Levels

No comments.

**C. District Manager**

- 1. Q3 Website Audit Review

No comments.

**TWELFTH ORDER OF BUSINESS**

**Audience Comments and Supervisor Requests**

A member of the audience requested Mr. Johnson to review an area in Villandry Way.

134  
135  
  
136  
137  
138  
139  
140  
141  
142  
143  
144  
145  
146  
147  
148  
149  
150  
151  
152  
153  
154  
155  
156  
157  
158  
159  
160  
161  
162  
163  
164  
165  
166  
167  
168  
169  
170  
171

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

On a motion by Ms. Lebowitz, seconded by Mr. Burr, with all in favor, the Board adjourned the Board of Supervisors' Meeting at 4:01 p.m. for Veranda Community Development District II.

DRAFT

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

\_\_\_\_\_  
Chairman / Vice Chairman

# **Tab 4**

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 2nd meeting of the Audit Committee Meeting of the Veranda Community Development District II was held on March 9th, 2026, at 3:06 p.m. at the Home2Suites By Hilton Stuart located at 1440 NW Federal Hwy, Stuart, FL 34994. Following is the agenda for the meeting.

- Austin Burr Board Supervisor, Chairman
Ben Meyers Board Supervisor, Vice Chairman
Luke Rector Board Supervisor, Assistant Secretary
Ted Charron Board Supervisor, Assistant Secretary
Marilyn Lebowitz Board Supervisor, Assistant Secretary

Also present were:

- Brian Mendes District Manager, Rizzetta & Company, Inc.
Jonathan Johnson District Counsel, Kutak Rock (via phone)
Roberto Cabrera District Engineer, (via phone)

Audience Present

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Mendes called the meeting to order at 3:06 p.m. and confirmed a quorum.

SECOND ORDER OF BUSINESS

Review, Discuss and Evaluate the Proposals in Response to the Request for District Auditing Services

- 1. DiBartolomeo, McBee, Hartley & Barnes
2. Grau & Associates

The Members of the Audit Committee reviewed the proposals for auditing services submitted by DiBartolomeo, McBee, Hartley & Barnes and Grau & Associates.

The Members of the Board and district staff reviewed and vote grading as stated on voting sheet.

The Members of the Audit Committee recommend Grau & Associates for district auditing

51 services.

52  
53  
54

**THIRD ORDER OF BUSINESS**

**Adjournment**

On a motion by Ms. Burr, seconded by Mr. Rector, with all in favor, the Board adjourned the Board of Supervisors' Meeting at 3:19 p.m. for Veranda Community Development District II.

55  
56  
57  
58  
59  
60  
61  
62  
63  
64  
65  
66  
67  
68  
69  
70  
71  
72  
73  
74  
75  
76  
77  
78  
79  
80  
81  
82  
83  
84  
85  
86

DRAFT

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

\_\_\_\_\_  
Chairman / Vice Chairman

## **Tab 5**

# 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 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2026 through January 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$39,952.83**

Approval of Expenditures:

---

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

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

# Veranda Community Development District II

## Paid Operation & Maintenance Expenditures

January 1, 2026 Through January 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Culpepper & Terpening, Inc.	300110	102600	General Engineering Services 09/25	\$ 4,535.00
Culpepper & Terpening, Inc.	300110	102601	General Engineering Services 09/25	\$ 250.00
Florida Power & Light Company	20260121-1	68416-19403 122025	1462 SE Becker Road # IRR Pump 12/25	\$ 48.13
Florida Power & Light Company	20260120-1	68416-19403 2	1462 SE Becker Road # IRR Pump 11/25	\$ 36.68
Florida Power & Light Company	20260121-1	86852-19407 1225	1500 SE Becker Road # B 11/25	\$ 47.71
Florida Power & Light Company	20260120-1	86852-19407 2	1500 SE Becker Road # B 11/25	\$ 41.05
Florida Power & Light Company	20260120-1	90037-09400 112025 2	942 SE Becker RD # IRR PMP 11/25	\$ 249.11
Florida Power & Light Company	20260121-1	90037-09400 122025	942 SE Becker RD # IRR PMP 11/25	\$ 176.90
Impact Landscaping & Irrigation, LLC	300112	ACH INV-77014	Install Mulch 12/25	\$ 27,810.00
Premier Lakes, Inc.	300113	3242	Monthly Lake Maintenance 01/26	\$ 1,771.00
Rizzetta & Company, Inc.	300109	INV0000106196	Management Services 01/26	\$ <u>4,987.25</u>
<b>Report Total</b>				<b>\$ <u>39,952.83</u></b>

# 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 February 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2026 through February 28, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$104,129.09**

Approval of Expenditures:

---

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

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

# Veranda Community Development District II

## Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Benjamin Meyers	300124	BM012926	Board of Supervisors Meeting 01/29/26	\$ 200.00
Clean Space Pressure Washing	300115	INV-003143	Monument Pressure Wash 01/26	\$ 275.00
EW Consultants, Inc.	300122	30693	Exotic Maintenance 06/25	\$ 5,000.00
EW Consultants, Inc.	300122	30805	Exotic Maintenance 07/25	\$ 5,000.00
EW Consultants, Inc.	300122	30990	Exotic Maintenance 09/25	\$ 5,000.00
Florida Power & Light Company	20260218-1	68416-19403 012026	1462 SE Becker Road # IRR Pump 01/26	\$ 6.51
Florida Power & Light Company	20260218-1	86852-19407 0126	1500 SE Becker Road # B 01/26	\$ 4.70
Impact Landscaping & Irrigation, LLC	300117	INV-76743	Landscape Maintenance 12/25	\$ 16,028.00
Impact Landscaping & Irrigation, LLC	300117	INV-76744	Landscape Maintenance 12/25	\$ 4,272.00
Impact Landscaping & Irrigation, LLC	300117	INV-76802	Landscape 12/25	\$ 31,810.00
Impact Landscaping & Irrigation, LLC	300117	INV-77159	Irrigation Repair 12/25	\$ 1,089.50
Impact Landscaping & Irrigation, LLC	300117	INV-77188	Landscape Maintenance 01/26	\$ 16,028.00
Impact Landscaping & Irrigation, LLC	300117	INV-77189	Landscape Maintenance 01/26	\$ 4,272.00
Kutak Rock, LLP	300119	3687984 21123-1	Legal Services 12/25	\$ 1,652.50

# Veranda Community Development District II

## Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Luke Rector	300125	LR012926	Board of Supervisors Meeting 01/29/26	\$ 200.00
Marilyn Lebowitz	300126	ML012926	Board of Supervisors Meeting 01/29/26	\$ 200.00
Rizzetta & Company, Inc.	300114	INV0000106618	Accounting Services 02/26	\$ 4,987.25
Robert A Burr	300127	AB012926	Board of Supervisors Meeting 01/29/26	\$ 200.00
School Now	300118	INV-SN-1222	School Now CDD ADA-PDF 01/26	\$ 384.38
Theodore H. Charron	300128	TC012926	Board of Supervisors Meeting 01/29/26	\$ 200.00
U.S. Bank	300123	8051532	Trustee Fees 2018A 01/01/26 - 12/31/2026	\$ 7,219.25
USA TODAY Media Corp	300129	0007551045	Legal Advertising 01/26	\$ <u>100.00</u>
<b>Report Total</b>				<b>\$ <u>104,129.09</u></b>

# 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 March 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2026 through March 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$69,207.24**

Approval of Expenditures:

---

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

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

# Veranda Community Development District II

## Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Benjamin Meyers	300141	BM030926	Board of Supervisors Meeting 03/09/26	\$ 200.00
Clean Space Pressure Washing	300131	INV-003159	Monument Pressure Wash 02/26	\$ 275.00
Clean Space Pressure Washing	300137	INV-003179	Monument Pressure Wash 03/26	\$ 275.00
Culpepper & Terpening, Inc.	300138	103124	General Engineering Services 03/26	\$ 8,803.75
Florida Power & Light Company	20260318-1	68416-19403 032026	1462 SE Becker Road # IRR Pump 02/26	\$ 42.45
Florida Power & Light Company	20260318-1	86852-19407 022026	1500 SE Becker Road # B 02/26	\$ 46.53
Impact Landscaping & Irrigation, LLC	300132	INV-77609	Irrigation Repair 01/26	\$ 649.50
Impact Landscaping & Irrigation, LLC	300132	INV-77653	Landscape Maintenance 02/26	\$ 16,028.00
Impact Landscaping & Irrigation, LLC	300132	INV-77654	Landscape Maintenance 02/26	\$ 4,272.00
Impact Landscaping & Irrigation, LLC	300139	INV-77962	Landscape Maintenance 03/26	\$ 16,028.00
Impact Landscaping & Irrigation, LLC	300139	INV-77963	Landscape Maintenance 03/26	\$ 4,272.00
Impact Landscaping & Irrigation, LLC	300139	INV-78046	Irrigation Repair 02/26	\$ 607.00
Kutak Rock, LLP	300136	3703457 21123-1	General Counsel 01/26	\$ 944.00
Luke Rector	300142	LR030926	Board of Supervisor Meeting 03/09/2026	\$ 200.00

# Veranda Community Development District II

## Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Marilyn Lebowitz	300143	ML030926	Board of Supervisor Meeting 03/09/2026	\$ 200.00
Premier Lakes, Inc.	300133	3380	Monthly Lake Maintenance 02/26	\$ 1,771.00
Premier Lakes, Inc.	300140	3532	Monthly Lake Maintenance 03/26	\$ 1,771.00
Rizzetta & Company, Inc.	300134	INV0000107435	Accounting Services 03/26	\$ 4,987.25
Robert A Burr	300144	AB030926 199	Board of Supervisor Meeting 03/09/2026	\$ 200.00
Theodore H. Charron	300145	TC030926	Board of Supervisor Meeting 03/09/2026	\$ 200.00
U.S. Bank	300135	8087352	Trustee Fees S2024 AA3 02/01/26 - 01/31/27	\$ 4,256.13
U.S. Bank	300135	8090298	Trustee Fees S2024 AA5 02/01/26 - 01/31/27	\$ <u>3,178.63</u>
<b>Report Total</b>				<b>\$ <u>69,207.24</u></b>

# Tab 6



## One-Time Work Order Agreement

**Customer Name:** Veranda II CDD  
**Property Contact:** Ted Charron  
**Work Order Description:** Littoral Plantings  
**Premier Lakes Consultant:** Dustin Hormann  
**Consultant Phone Number:** 239-229-5742

This Agreement, dated **April 27th, 2026**, is made by and between Premier Lakes, Inc., hereinafter known as “Premier Lakes,” and **Veranda II CDD**, hereinafter known as “Customer.”

Both Customer and Premier Lakes agree to the following terms and conditions:

- General Conditions:** Premier Lakes will provide the contract services enumerated below to the Customer under the terms and conditions of this Agreement, and the Customer agrees to pay Premier Lakes for those services as listed below under the terms and conditions of this agreement.
- Service Area:** The “Service Area” is described as **VG East 3-6, VO 1, Mosaic 2-3, VP 2-3, VP 6-7.**
- One-Time Services:** Premier Lakes will perform planting of 9,090 **Littoral Plants** as follows:

Veranda II Littoral Planting				
Lake	Linear Feet	Plants	\$/Plant	Total
VG East 4	400	800	\$1.10	\$880.00
VG East 3	900	1,800	\$1.10	\$1,980.00
VG East 5	75	150	\$1.10	\$165.00
VG East 6	120	240	\$1.10	\$264.00
VO 1	400	800	\$1.10	\$880.00
Mosaic 2	900	1,690	\$1.10	\$1,859.00
Mosaic 3	1,100	1,650	\$1.10	\$1,815.00
VP7	130	260	\$1.10	\$286.00
VP6	150	300	\$1.10	\$330.00
VP3	350	700	\$1.10	\$770.00
VP2	350	700	\$1.10	\$770.00
<b>Total</b>	<b>4,875</b>	<b>9,090</b>		<b>\$9,999.00</b>

a.

- Payment Terms:** The total agreement amount is **\$9,999.00**. The total agreement amount will be invoiced upon completion of services. The customer agrees to pay



Premier Lakes within thirty (30) days of the invoice. If the customer fails to pay any invoice within sixty (60) days of the invoice date, then a service charge of 1% per month (12% per annum) will be charged to the customer by Premier Lakes on balances not paid within sixty (60) days.

5. **Forms of Payment:** Premier Lakes accepts payment by check, ACH, debit, and credit card.
6. **Credit & Debit Card Fees:** Premier Lakes will charge customers a 3% processing fee for invoices paid by Credit or Debit card.
7. **Contract Void Ab Initio:** This contract will be void ab initio if Premier Lakes, in its sole discretion, determines that the condition of the Service Area has materially declined between the date of this Agreement and the commencement date of the Agreement. If Premier Lakes commences services under this Agreement, this paragraph will not apply.
8. **Force Majeure:** Premier Lakes shall not be liable for any delay in performing the Services nor for any failure to provide the Services due to any cause beyond its reasonable control.
9. **Enforcement and Governing Law:** A default by either Party under this agreement shall entitle the other Party to all remedies available at law or in equity, which shall include, but not be limited to, the right to damages and injunctive relief under Florida law.
10. **Safety:** Premier Lakes agrees to use its best efforts and specialized equipment, products, and procedures to provide safe and effective results hereunder, and Premier Lakes will use all due care to protect the property of the Customer. Premier Lakes will not be liable for plant damage due to disease, pestilence, flood, weather, or any other means unrelated to Premier Lakes' activities. In addition, some collateral damage to beneficial plants might be necessary to treat nuisance plants. Premier Lakes will use its best efforts and professional expertise to limit any damage to beneficial plants, but in no event will Premier Lakes be liable for collateral damage that is less than ten percent (10%) of the beneficial plant population.
11. **Insurance:** Premier Lakes will maintain general liability and other insurances as necessary, given the scope and nature of the services. Premier Lakes will be responsible for those damages, claims, causes of action, injuries, or legal costs to the extent of its direct negligence or misconduct. No party to this agreement will be liable to the other for incidental, consequential, or purely economic damages.
12. **E-Verify:** Premier Lakes utilizes the federal E-Verify program in contracts with public employers as required by Florida State Law and acknowledges all the provisions of



Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

13. **Limited Offer:** This proposal expires sixty (60) days from the issuance date unless modified in writing by Premier Lakes.



**Total Agreement Amount:** \$9,999.00

**Accepted and Approved:**

**Veranda II CDD**

**Signature:**

**Printed Name:**

**Title:**

**Date:**

**Customer Address for Notice Purposes:**

**Premier Lakes, Inc.**

**Signature:**

**Name:**

**Title:**

**Date:**

**Please Remit All Payments & Contracts to:** 1936 Bruce B Downs Blvd, Suite 308, Wesley Chapel, FL 33544.



# Verandah II

Littoral Map 1 of 3

VG East 4 - 400 LF - 800 Plants

VG East 5 - 75 LF - 150 Plants

VG East 6 - 120 LF - 240 Plants

VG East 5 - 900' - 1,800 Plants

Google Earth

Image © 2026 Vexcel Imaging US, Inc.

1000 ft



# Verandah II

Littoral Map 2 of 3

VP3 - 350 LF - 700 Plants

VP2 - 350 LF - 700 Plants

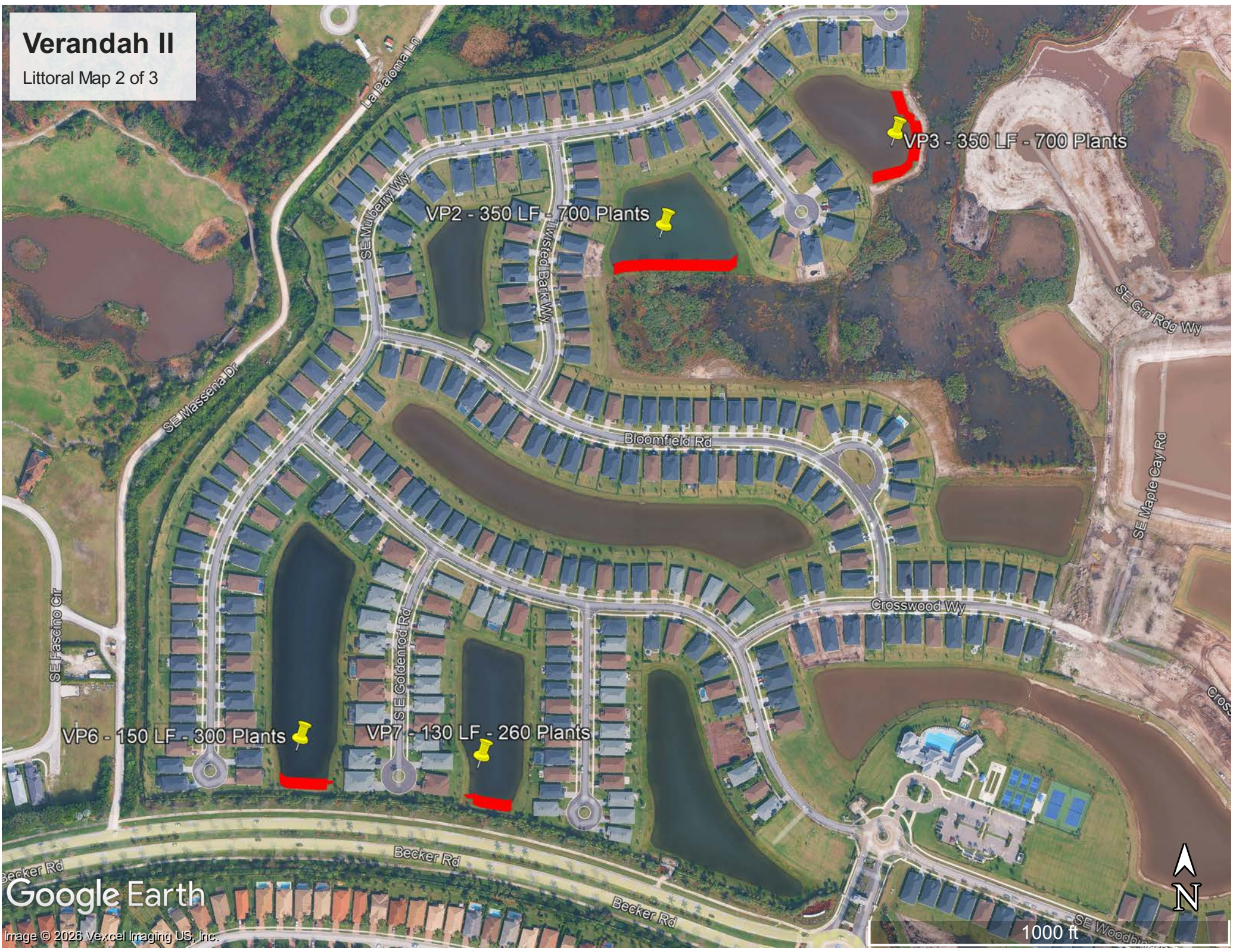
VP6 - 150 LF - 300 Plants

VP7 - 130 LF - 260 Plants

Google Earth

Image © 2026 Vexcel Imaging US, Inc.

1000 ft



# Verandah II

Littoral Map 3 of 3

Mosaic 3 - 1,100 LF - 1,650 Plants

SE Canopy Cove Ln  
Mosaic Blvd

Mosaic 2 - 900 LF - 1,690 Plants

SE Ashfield Dr

Becker Rd

Becker Rd

Becker Rd

Becker Rd

Becker Rd

SE Ranch Oak Cir

VO 1 - 400 LF - 800 Plants

Ranch Oak Cir

Ranch Oak Cir



Google Earth

Image © 2026 Vexcel Imaging US, Inc.

900 ft

# **Tab 7**



## LIGHTING MAINTENANCE AGREEMENT

### Homeowners Association (HOA)

This Lighting Maintenance Agreement (“Agreement”) is entered into as of May \_\_\_\_\_, 2026, by and between:

Contractor:

Ehman Electrical Contractor, LLC  
320 NW Enterprise Dr, Ste 121  
Port St. Lucie, FL 34986  
772-519-8646 | office@ehmanelectric.com

Client (HOA):

Veranda II BDD  
c/o Rizzetta & Company  
3434 Colwell Avenue, UNIT 200  
Tampa, FL, 33614

Property Address:

SE Veranda Preserve Blvd  
Port St. Lucie, FL 34984

#### 1. Scope of Services

- a. Contractor shall provide lighting maintenance and repair services for the HOA’s common areas, including but not limited to:
  - i. Well lights
  - ii. Bollard lights
  - iii. Associated lamps, seals, and standard electrical components related to lighting maintenance in this area.
- b. Pricing available or service calls for other unrelated work.
- c. Services will be performed on an as-needed basis unless otherwise agreed to in writing.

## LIGHTING MAINTENANCE AGREEMENT

### Homeowners Association (HOA)

#### 2. Material Pricing (Not to Exceed)

- a. Well light materials (lamps & seals): \$200.00 per fixture
- b. Bollard light materials: \$800.00 per fixture
- c. Material pricing reflects standard replacement components only and does not include specialty fixtures, upgrades, or unforeseen conditions.

#### 3. Labor Rates

- a. Standard Labor Rate: \$90.00 per hour
- b. Emergency / After-Hours Labor Rate: \$200.00 per hour
- c. Emergency labor applies to work requested outside normal business hours, including nights, weekends, and holidays.

#### 4. Emergency Service

- a. Emergency service requests will be responded to as availability permits. Emergency rates apply once dispatched, regardless of time spent on-site.

#### 5. Taxes & Delivery

- a. Sales tax and delivery fees are not included in the pricing above. Any applicable taxes, freight, or delivery charges will be added to the invoice as required by law.

#### 6. Exclusions

- a. This Agreement does not include:
  - i. Underground conduit repairs
  - ii. Underground wiring repairs
  - iii. Any lighting or controls outside area
- b. Any excluded work will be quoted separately for approval prior to commencement.

#### 7. Invoicing & Payment Terms

- a. Invoices will be issued upon completion of services. Payment is due Net 30 days from the invoice date. Past-due balances may result in suspension of services.

LIGHTING MAINTENANCE AGREEMENT  
Homeowners Association (HOA)

8. Term & Termination

- a. This Agreement shall remain in effect until terminated by either party with 30 days written notice.

ACCEPTANCE

By signing below, both parties agree to the terms and conditions outlined in this Agreement.

Contractor:

Signature: *Timothy J. Ehman*

Name & Title: Timothy L. Ehman, Owner

Date: May 7, 2026

HOA Representative:

Signature: \_\_\_\_\_

Name & Title: \_\_\_\_\_

Date: \_\_\_\_\_

# Tab 8



# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
www.graucpa.com

March 17, 2026

To Board of Supervisors  
Veranda II Community Development District  
3434 Colwell Ave, Suite 200  
Tampa FL 33614

We are pleased to confirm our understanding of the services we are to provide Veranda II Community Development District, City of Port St. Lucie, Florida ("the District") for the fiscal year ended September 30, 2027, with an option for four (4) additional annual renewals. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Veranda II Community Development District as of and for the fiscal year ended September 30, 2027, with an option for four (4) additional annual renewals. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

## **Audit Objectives**

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement and the District shall pay Grau & Associates for work and/or services actually rendered up until the effective termination of this agreement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

**Examination Objective**

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement and the District shall pay Grau & Associates for work and/or services actually rendered up until the effective termination of this agreement.

**Other Services**

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

**Management Responsibilities**

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

#### **Audit Procedures—General**

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

#### **Audit Procedures—Internal Control**

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

#### **Audit Procedures—Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance, and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

#### **Engagement Administration, Fees, and Other**

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed \$5,000 for the September 30, 2027 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued. The fees for the fiscal years 2028, 2029, 2030 and 2031 will not exceed \$5,100, \$5,200, \$5,300 and \$5,400 respectively, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued. Any changes to the fees specified in this paragraph will be mutually agreed upon by Grau & Associates and the District.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment after such 60-day period, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for reasonable out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a mutually determined new fee estimate.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

Nothing in this agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, Florida Statutes, or other applicable legal requirements, 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 such limitations of liability or by operation of law.

In all matters relating to this agreement, Grau & Associates shall be acting as an independent contractor. Neither Grau & Associates nor any of its personnel are employees of the District under the meaning or application of any legal requirement. Grau & Associates shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and Grau & Associates shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this agreement.

Amendments to and waivers of the provisions contained in this agreement may be made only by an instrument in writing which is executed by both Grau & Associates and the District.

This agreement shall be governed by and construed in accordance with the laws of the State of Florida without reference to the principles of conflict of laws.

Grau & Associates understands and agrees that all documents of any kind provided to and by the District in connection with this Agreement may be public records, and, accordingly, Grau & Associates agrees to comply with all applicable legal requirements in handling such records, including, but not limited to, Section 119.0701, Florida Statutes. Grau & Associates acknowledges that the designated public records custodian for the District is Brian Mendes ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall (1) keep and maintain public records required by the District; (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 applicable legal requirement for the duration of the term of this agreement and following the term of this agreement if Grau & Associates does not transfer the records to the Public Records Custodian of the District; and (4) upon completion of the services contemplated by this agreement, transfer to the District, at no cost to the District, all public records in Grau & Associates' possession or, alternatively, keep, maintain, and meet all applicable legal requirements for retaining public records. When such public records are transferred by Grau & Associates, Grau & Associates 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 GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 994-1001, [INFO@RIZZETTA.COM](mailto:INFO@RIZZETTA.COM), OR AT 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.**

Grau & Associates agrees to comply with Section 20.055(5), Florida Statutes, and to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to Section 20.055, Florida Statutes.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Veranda II Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



---

Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Veranda II Community Development District.

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

Title: \_\_\_\_\_

Date: \_\_\_\_\_



November 18, 2025

Antonio Grau  
Grau & Associates  
1001 W. Yamato Road, Suite 301  
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

*FICPA Peer Review Committee*

Peer Review Team  
FICPA Peer Review Committee  
paul@ficpa.org  
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114

Review Number: 616829

## **Tab 9**

**RESOLUTION 2026-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF VERANDA COMMUNITY DEVELOPMENT DISTRICT II REAPPOINTING AN ASSISTANT TREASURER OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

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

WHEREAS, the Board of Supervisors (hereinafter the “Board”) previously appointed **Shawn Wildermuth** as an Assistant Treasurer pursuant to Resolution 2025-02; and

WHEREAS, the Board now desires to remove **Shawn Wildermuth** as Assistant Treasurer and appoint **Susan Garcia** to the position.

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

**Section 1.** Shawn Wildermuth is removed as Assistant Treasurer.

**Section 2.** **Susan Garcia** is appointed as Assistant Treasurer.

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

**PASSED AND ADOPTED THIS 19<sup>th</sup> DAY OF MAY, 2026.**

**VERANDA COMMUNITY DEVELOPMENT  
DISTRICT II**

---

**CHAIRMAN/VICE CHAIRMAN**

**ATTEST:**

---

**SECRETARY/ASSISTANT SECRETARY**

# **Tab 10**

**RESOLUTION 2026-04**  
**[FY 2027 BUDGET APPROVAL RESOLUTION]**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERANDA COMMUNITY DEVELOPMENT DISTRICT II APPROVING PROPOSED BUDGET(S) FOR FY 2027; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.**

**WHEREAS**, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**FY 2027**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Veranda Community Development District II (“**District**”) prior to June 15, 2026, the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

**WHEREAS**, the Board now desires to set the required public hearing on the Proposed Budget.

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

**1. PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

**2. SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE: August 18, 2026  
TIME: 1:00 p.m.  
LOCATION: Home2Suites By Hilton Stuart  
1440 NW Federal Highway  
Stuart, Florida 34994

**3. TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Chapter 189, Florida Statutes.

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

**PASSED AND ADOPTED THIS 19<sup>th</sup> DAY OF MAY, 2026.**

ATTEST:

**VERANDA COMMUNITY DEVELOPMENT  
DISTRICT II**

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

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

**Exhibit A:** Proposed Budget

**Exhibit A**  
FY 2027 Proposed Budget



Rizzetta & Company

**Veranda  
Community  
Development District II**

---

**Proposed Budget  
for Fiscal Year  
2026-2027**

## TABLE OF CONTENTS

	<u>Page</u>
<b>General Fund Budget for Fiscal Year 2026-2027</b>	<b>1</b>
<b>Reserve Fund Budget for Fiscal Year 2026-2027</b>	<b>3</b>
<b>Debt Service Fund Budget for Fiscal Year 2026-2027</b>	<b>4</b>
<b>Assessments Charts for Fiscal Year 2026-2027</b>	<b>5</b>
<b>General Fund Budget Account Category Descriptions</b>	<b>8</b>
<b>Debt Service Fund Budget Account Category Descriptions</b>	<b>15</b>

**Proposed Budget**  
**Veranda II Community Development District**  
 General Fund  
 Fiscal Year 2026/2027

1

Comments

Chart of Accounts Classification		Actual YTD through 02/28/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
1							
2	<b>ASSESSMENT REVENUES</b>						
3							
4	<i>Special Assessments</i>						
5	Tax Roll	\$ -	\$ -	\$ 583,075	\$ (583,075)	\$ 583,075	\$ -
6							
7	<b>Assessment Revenue Subtotal</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 583,075</b>	<b>\$ (583,075)</b>	<b>\$ 583,075</b>	<b>\$ -</b>
8							
9	<b>OTHER REVENUES</b>						
10							
11	<i>Interest Earnings</i>						
12	Interest Earnings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
13	<i>Other Miscellaneous Revenues</i>						
14	Balance Forward from Prior Year	\$ -	\$ -	\$ 74,275	\$ (74,275)	\$ 16,477	\$ (57,798)
15							
16	<b>Other Revenue Subtotal</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 74,275</b>	<b>\$ (74,275)</b>	<b>\$ 16,477</b>	<b>\$ (57,798)</b>
17							
18	<b>TOTAL REVENUES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 657,350</b>	<b>\$ (657,350)</b>	<b>\$ 599,552</b>	<b>\$ (57,798)</b>
19							
20	<b>EXPENDITURES - ADMINISTRATIVE</b>						
21							
22	<i>Legislative</i>						
23	Supervisor Fees	\$ 2,800	\$ 6,720	\$ 8,000	\$ 1,280	\$ 8,000	\$ -
24	<i>Financial &amp; Administrative</i>						
25	Accounting Services	\$ 10,325	\$ 20,650	\$ 20,650	\$ -	\$ 21,476	\$ 826
26	Administrative Services	\$ 2,458	\$ 4,917	\$ 4,917	\$ -	\$ 5,114	\$ 197
27	Arbitrage Rebate Calculation	\$ -	\$ 1,350	\$ 1,350	\$ -	\$ 1,350	\$ -
28	Assessment Roll	\$ 5,736	\$ 5,736	\$ 5,736	\$ -	\$ 5,965	\$ 229
29	Auditing Services	\$ -	\$ 5,800	\$ 5,800	\$ -	\$ 5,800	\$ -
30	Disclosure Report	\$ 4,000	\$ 8,000	\$ 8,000	\$ -	\$ 8,000	\$ -
31	District Engineer	\$ 14,804	\$ 25,000	\$ 15,000	\$ (10,000)	\$ 25,000	\$ 10,000
32	District Management	\$ 10,325	\$ 21,962	\$ 21,962	\$ -	\$ 22,840	\$ 878
33	Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ -
34	Financial & Revenue Collections	\$ 2,185	\$ 4,370	\$ 4,370	\$ -	\$ 5,745	\$ 1,375

Per agreement with Grau

Consider increasing this based on projections



**Proposed Budget**  
**Veranda II Community Development District**  
Reserve Fund  
Fiscal Year 2026/2027

Comments

Chart of Accounts Classification	Actual YTD through 02/28/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
1						
2	<b>ASSESSMENT REVENUES</b>					
3						
4	<i>Special Assessments</i>					
5	Tax Roll	\$ -	\$ -	\$ -	\$ -	\$ -
6						
7	<b>Assessment Revenue Subtotal</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
8						
9	<b>OTHER REVENUES</b>					
10						
11	<i>Interest Earnings</i>					
12	Interest Earnings	\$ -	\$ -	\$ -	\$ -	\$ -
13	<i>Other Miscellaneous Revenues</i>					
14	Balance Forward	\$ -	\$ -	\$ 425,725.00	\$ (425,725.00)	\$ 200,000.00
15	City Stormwater Rebate	\$ -	\$ -	\$ 239,000.00	\$ (239,000.00)	\$ 180,000.00
16						
17	<b>Other Revenue Subtotal</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 664,725.00</b>	<b>\$ (664,725.00)</b>	<b>\$ 380,000.00</b>
18						
19	<b>TOTAL REVENUES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 664,725.00</b>	<b>\$ (664,725.00)</b>	<b>\$ 380,000.00</b>
20						
21	<b>EXPENDITURES</b>					
22						
23	<i>Stormwater Control</i>					
24	Stormwater Repair	\$ 139,118.00	\$ 227,000.00	\$ 227,000.00	\$ -	\$ 180,000.00
25	<i>Contingency</i>					
26	Becker Road Hardscape/Lighting	\$ 33,027.00	\$ 79,264.80	\$ 137,725.00	\$ 58,460.20	\$ 100,000.00
27	Miscellaneous Contingency	\$ 2,290.00	\$ 102,290.00	\$ 300,000.00	\$ 197,710.00	\$ 100,000.00
28						
29	<b>TOTAL EXPENDITURES</b>	<b>\$ 174,435.00</b>	<b>\$ 408,555.00</b>	<b>\$ 664,725.00</b>	<b>\$ 256,170.00</b>	<b>\$ 380,000.00</b>
30						
31	<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ (174,435.00)</b>	<b>\$ (408,555.00)</b>	<b>\$ -</b>	<b>\$ (408,555.00)</b>	<b>\$ -</b>
32						

Carry over balance from suprluss this year

Carry over balance from Storm water rebate

Decreasing and setting to trend

Veranda II Community Development District

Debt Service

4

Fiscal Year 2026/2027

Chart of Accounts Classification	Series 2018AA1	Series 2018AA2	Series 2021 AA4	Series 2021AA5	Series 2024AA3	Series 2024AA5	Budget for 2026/2027
<b>REVENUES</b>							
Special Assessments							
Net Special Assessments <sup>(1)</sup>	\$294,287.58	\$450,903.84	\$379,800.93	\$208,800.51	\$956,312.05	\$219,599.59	\$2,509,704.50
<b>TOTAL REVENUES</b>	<b>\$294,287.58</b>	<b>\$450,903.84</b>	<b>\$379,800.93</b>	<b>\$208,800.51</b>	<b>\$956,312.05</b>	<b>\$219,599.59</b>	<b>\$2,509,704.50</b>
<b>EXPENDITURES</b>							
Administrative							
Debt Service Obligation	\$294,287.58	\$450,903.84	\$379,800.93	\$208,800.51	\$956,312.05	\$219,599.59	\$2,509,704.50
Administrative Subtotal	<b>\$294,287.58</b>	<b>\$450,903.84</b>	<b>\$379,800.93</b>	<b>\$208,800.51</b>	<b>\$956,312.05</b>	<b>\$219,599.59</b>	<b>\$2,509,704.50</b>
<b>TOTAL EXPENDITURES</b>	<b>\$294,287.58</b>	<b>\$450,903.84</b>	<b>\$379,800.93</b>	<b>\$208,800.51</b>	<b>\$956,312.05</b>	<b>\$219,599.59</b>	<b>\$2,509,704.50</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

St. Lucie County Collection Costs (2%) and Early Payment Discounts (4%):

6.0%

**GROSS ASSESSMENTS**

**\$2,668,691.83**

**Notes:**

Tax Roll County Collection Costs (2%) and Early Payment Discounts (4%) total 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

<sup>(1)</sup> Maximum Annual Debt Service less any Prepaid Assessments Received

FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2026/2027 O&M Budget:		\$583,075.00	2025/2026 O&M Budget:	\$583,075.00
Collection Costs:	2.0%	\$12,405.85	2026/2027 O&M Budget:	\$583,075.00
Early Payment Discounts:	4.0%	\$24,811.70		
<b>2026/2027 Total:</b>		<b>\$620,292.55</b>	<b>Total Difference:</b>	<b>\$0.00</b>

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	2026/2027	\$	%
<b>VERANDA GARDEN EAST <sup>(1)</sup></b>					
SINGLE FAMILY 52'	Series 2018AA1 Debt Service	\$1,473.21	\$1,473.21	\$0.00	0.00%
	Operations/Maintenance	\$393.34	\$393.34	\$0.00	0.00%
	<b>Total</b>	<b>\$1,866.55</b>	<b>\$1,866.55</b>	<b>\$0.00</b>	<b>0.00%</b>
SINGLE FAMILY 62'	Series 2018AA1 Debt Service	\$1,579.51	\$1,579.51	\$0.00	0.00%
	Operations/Maintenance	\$393.34	\$393.34	\$0.00	0.00%
	<b>Total</b>	<b>\$1,972.85</b>	<b>\$1,972.85</b>	<b>\$0.00</b>	<b>0.00%</b>
<b>VERANDA PRESERVES WEST <sup>(1)</sup></b>					
SINGLE FAMILY 47'	Series 2018AA2 Debt Service	\$1,526.36	\$1,526.36	\$0.00	0.00%
	Operations/Maintenance	\$393.34	\$393.34	\$0.00	0.00%
	<b>Total</b>	<b>\$1,919.70</b>	<b>\$1,919.70</b>	<b>\$0.00</b>	<b>0.00%</b>
SINGLE FAMILY 52'	Series 2018AA2 Debt Service	\$1,526.36	\$1,526.36	\$0.00	0.00%
	Operations/Maintenance	\$393.34	\$393.34	\$0.00	0.00%
	<b>Total</b>	<b>\$1,919.70</b>	<b>\$1,919.70</b>	<b>\$0.00</b>	<b>0.00%</b>
SINGLE FAMILY 62'	Series 2018AA2 Debt Service	\$1,526.36	\$1,526.36	\$0.00	0.00%
	Operations/Maintenance	\$393.34	\$393.34	\$0.00	0.00%
	<b>Total</b>	<b>\$1,919.70</b>	<b>\$1,919.70</b>	<b>\$0.00</b>	<b>0.00%</b>
<b>VERANDA OAKS <sup>(1)</sup></b>					
SINGLE FAMILY 52' (Partial)	Series 2021AA4 Debt Service	\$1,913.27	\$1,913.27	\$0.00	0.00%
	Operations/Maintenance	\$393.34	\$393.34	\$0.00	0.00%
	<b>Total</b>	<b>\$2,306.61</b>	<b>\$2,306.61</b>	<b>\$0.00</b>	<b>0.00%</b>
<b>VERANDA ESTATES <sup>(1)</sup></b>					
SINGLE FAMILY 52' (Partial)	Series 2021AA5 Debt Service	\$1,913.27	\$1,913.27	\$0.00	0.00%
	Operations/Maintenance	\$393.34	\$393.34	\$0.00	0.00%
	<b>Total</b>	<b>\$2,306.61</b>	<b>\$2,306.61</b>	<b>\$0.00</b>	<b>0.00%</b>
SINGLE FAMILY 62' (Partial)	Series 2021AA5 Debt Service	\$1,913.27	\$1,913.27	\$0.00	0.00%
	Operations/Maintenance	\$393.34	\$393.34	\$0.00	0.00%
	<b>Total</b>	<b>\$2,306.61</b>	<b>\$2,306.61</b>	<b>\$0.00</b>	<b>0.00%</b>
<b>VERANDA PRESERVE EAST <sup>(1)</sup></b>					
SINGLE FAMILY	Series 2024AA3 Debt Service	\$2,206.84	\$2,206.84	\$0.00	0.00%
	Operations/Maintenance	\$393.34	\$393.34	\$0.00	0.00%
	<b>Total</b>	<b>\$2,600.18</b>	<b>\$2,600.18</b>	<b>\$0.00</b>	<b>0.00%</b>
<b>VERANDA ESTATES <sup>(1)</sup></b>					
SINGLE FAMILY 52'	Series 2024AA5 Debt Service <sup>(2)</sup>	\$3,426.69	\$1,914.89	-\$1,511.80	-44.12%
	Operations/Maintenance	\$393.34	\$393.34	\$0.00	0.00%
	<b>Total</b>	<b>\$3,820.03</b>	<b>\$2,308.23</b>	<b>-\$1,511.80</b>	<b>-39.58%</b>
SINGLE FAMILY 62'	Series 2024AA5 Debt Service <sup>(2)</sup>	\$4,085.67	\$1,914.89	-\$2,170.78	-53.13%
	Operations/Maintenance	\$393.34	\$393.34	\$0.00	0.00%
	<b>Total</b>	<b>\$4,479.01</b>	<b>\$2,308.23</b>	<b>-\$2,170.78</b>	<b>-48.47%</b>

<sup>(1)</sup> Assessment Areas represent the following phases:  
 Assessment Area 1 - Veranda Gardens East  
 Assessment Area 2 - Veranda Preserve West  
 Assessment Area 3 - Veranda Preserve East

- Assessment Area 4 - Veranda Oaks  
 - Assessment Area 5 - Veranda Estates

FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

<b>2026/2027 O&amp;M Budget:</b>		\$583,075.00	<b>2025/2026 O&amp;M Budget:</b>	\$583,075.00
<b>Collection Costs:</b>	2.0%	\$12,405.85	<b>2026/2027 O&amp;M Budget:</b>	\$583,075.00
<b>Early Payment Discounts:</b>	4.0%	\$24,811.70		
<b>2026/2027 Total:</b>		<u>\$620,292.55</u>	<b>Total Difference:</b>	<u>\$0.00</u>

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	2026/2027	\$	%

<sup>(2)</sup> Reduction in Series 2024AA5 Debt Service is due to partial paydowns made by the Developer.

TOTAL O&M BUDGET		\$583,075.00
COLLECTION COSTS @ 2.0%		\$12,495.85
EARLY PAYMENT DISCOUNT @ 4.0%		\$24,811.70
<b>TOTAL O&amp;M ASSESSMENT</b>		<b>\$620,292.55</b>

UNITS ASSESSED								ALLOCATION OF O&M ASSESSMENT				PER LOT ANNUAL ASSESSMENT								
LOT SIZE	O&M	SERIES 2018AA1 DEBT SERVICE <sup>(1)</sup>	SERIES 2018AA2 DEBT SERVICE <sup>(2)</sup>	SERIES 2021AA4 DEBT SERVICE <sup>(3)</sup>	SERIES 2021AA5 DEBT SERVICE <sup>(4)</sup>	SERIES 2024AA3 DEBT SERVICE <sup>(5)</sup>	SERIES 2024AA5 DEBT SERVICE <sup>(6)</sup>	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	O&M	SERIES 2018AA1 DEBT SERVICE <sup>(1)</sup>	SERIES 2018AA2 DEBT SERVICE <sup>(2)</sup>	SERIES 2021AA4 DEBT SERVICE <sup>(3)</sup>	SERIES 2021AA5 DEBT SERVICE <sup>(4)</sup>	SERIES 2024AA3 DEBT SERVICE <sup>(5)</sup>	SERIES 2024AA5 DEBT SERVICE <sup>(6)</sup>	TOTAL <sup>(8)</sup>	
<b>Veranda Gardens East</b>																				
SF 52	236	148	0	0	0	0	0	1.00	236.00	14.97%	\$92,827.55	\$393.34	\$1,473.21	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,866.55
SF 62	106	60	0	0	0	0	0	1.00	106.00	6.72%	\$41,693.73	\$393.34	\$1,579.51	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,972.85
<b>Veranda Preserves West</b>																				
SF 47	165	0	160	0	0	0	0	1.00	165.00	10.46%	\$64,900.62	\$393.34	\$0.00	\$1,526.36	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,919.70
SF 52	102	0	100	0	0	0	0	1.00	102.00	6.47%	\$40,120.38	\$393.34	\$0.00	\$1,526.36	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,919.70
SF 62	55	0	54	0	0	0	0	1.00	55.00	3.49%	\$21,633.54	\$393.34	\$0.00	\$1,526.36	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,919.70
<b>Veranda Oaks</b>																				
SF 52 (Partial)	211	0	0	211	0	0	0	1.00	211.00	13.38%	\$82,994.12	\$393.34	\$0.00	\$0.00	\$1,913.27	\$0.00	\$0.00	\$0.00	\$0.00	\$2,306.61
<b>Veranda Estates</b>																				
SF 52 (Partial)	87	0	0	0	87	0	0	1.00	87.00	5.52%	\$34,220.32	\$393.34	\$0.00	\$0.00	\$0.00	\$1,913.27	\$0.00	\$0.00	\$0.00	\$2,306.61
SF 62 (Partial)	29	0	0	0	29	0	0	1.00	29.00	1.84%	\$11,406.77	\$393.34	\$0.00	\$0.00	\$0.00	\$1,913.27	\$0.00	\$0.00	\$0.00	\$2,306.61
<b>Veranda Preserves East</b>																				
SF	464	0	0	0	0	461	0	1.00	464.00	29.42%	\$182,508.40	\$393.34	\$0.00	\$0.00	\$0.00	\$0.00	\$2,206.84	\$0.00	\$0.00	\$2,600.18
<b>Veranda Estates</b>																				
SF 52	60	0	0	0	0	0	60	1.00	60.00	3.80%	\$23,600.22	\$393.34	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,914.89	\$2,308.23
SF 62	62	0	0	0	0	0	62	1.00	62.00	3.93%	\$24,386.90	\$393.34	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,914.89	\$2,308.23
<b>Total Community</b>	<b>1577</b>	<b>208</b>	<b>314</b>	<b>211</b>	<b>116</b>	<b>461</b>	<b>122</b>		<b>1577.00</b>	<b>100.00%</b>	<b>\$620,292.55</b>									

LESS: St. Lucie County Collection Costs (2%) and Early Payment Discounts (4%):

**(\$37,217.55)**

Net Revenue to be Collected:

**\$583,075.00**

<sup>(1)</sup> Reflects the number of total lots with Series 2018AA1 debt outstanding.

<sup>(2)</sup> Reflects the number of total lots with Series 2018AA2 debt outstanding.

<sup>(3)</sup> Reflects the number of total lots with Series 2021 debt outstanding.

<sup>(4)</sup> Reflects the number of total lots with Series 2024 debt outstanding.

<sup>(5)</sup> Annual debt service assessment per lot adopted in connection with the Series 2016 bond issuance. Annual assessment includes principal, interest, St. Lucie County collection costs and early payment discounts.

<sup>(6)</sup> Annual debt service assessment per lot adopted in connection with the Series 2021 bond issuance. Annual assessment includes principal, interest, St. Lucie County collection costs and early payment discounts.

<sup>(7)</sup> Annual debt service assessment per lot adopted in connection with the Series 2024 bond issuance. Annual assessment includes principal, interest, St. Lucie County collection costs and early payment discounts.

<sup>(8)</sup> Annual assessment that will appear on November 2026 St. Lucie County property tax bill. Amount shown includes all applicable collection costs (2%) and early payment discounts (up to 4% if paid early). St. Lucie County Property Appraiser charges an additional 2% that is invoiced directly to the District. Please see budget line item 34.

**GENERAL FUND BUDGET**  
**ACCOUNT CATEGORY DESCRIPTION**

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

**REVENUES:**

**Interest Earnings:** The District may earn interest on its monies in the various operating accounts.

**Tax Roll:** The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County’s Tax Roll, to be collected with the County’s Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

**Event Rental:** The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

**Miscellaneous Revenues:** The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

**Facilities Rentals:** The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

---

**EXPENDITURES – ADMINISTRATIVE:**

**Supervisor Fees:** The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

**Administrative Services:** The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

**District Management:** The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

**District Engineer:** The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

**Disclosure Report:** The District is required to file quarterly and annual disclosure reports, as required in the District's Master Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

**Trustee's Fees:** The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

**Assessment Roll:** The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses.

**Financial & Revenue Collections:** Services include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

**Accounting Services:** Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

**Auditing Services:** The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

**Arbitrage Rebate Calculation:** The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

**Travel:** Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

**Public Officials Liability Insurance:** The District will incur expenditures for public officials' liability insurance for the Board and Staff.

**Legal Advertising:** The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

**Bank Fees:** The District will incur bank service charges during the year.

**Dues, Licenses & Fees:** The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

**Miscellaneous Fees:** The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

**Website Hosting, Maintenance and Email:** The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

**District Counsel:** The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

---

## **EXPENDITURES - FIELD OPERATIONS:**

**Deputy Services:** The District may wish to contract with the local police agency to provide security for the District.

**Security Services and Patrols:** The District may wish to contract with a private company to provide security for the District.

**Electric Utility Services:** The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

**Streetlights:** The District may have expenditures relating to streetlights throughout the community. These may be restricted to main arterial roads or in some cases to all streetlights within the District's boundaries.

**Utility - Recreation Facility:** The District may budget separately for its recreation and or amenity electric separately.

**Gas Utility Services:** The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

**Garbage - Recreation Facility:** The District will incur expenditures related to the removal of garbage and solid waste.

**Solid Waste Assessment Fee:** The District may have an assessment levied by another local government for solid waste, etc.

**Water-Sewer Utility Services:** The District will incur water/sewer utility expenditures related to district operations.

**Utility - Reclaimed:** The District may incur expenses related to the use of reclaimed water for irrigation.

**Aquatic Maintenance:** Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

**Fountain Service Repairs & Maintenance:** The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

**Lake/Pond Bank Maintenance:** The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

**Wetland Monitoring & Maintenance:** The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

**Mitigation Area Monitoring & Maintenance:** The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

**Aquatic Plant Replacement:** The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

**General Liability Insurance:** The District will incur fees to insure items owned by the District for its general liability needs

**Property Insurance:** The District will incur fees to insure items owned by the District for its property needs

**Entry and Walls Maintenance:** The District will incur expenditures to maintain the entry monuments and the fencing.

**Landscape Maintenance:** The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

**Irrigation Maintenance:** The District will incur expenditures related to the maintenance of the irrigation systems.

**Irrigation Repairs:** The District will incur expenditures related to repairs of the irrigation systems.

**Landscape Replacement:** Expenditures related to replacement of turf, trees, shrubs etc.

**Field Services:** The District may contract for field management services to provide landscape maintenance oversight.

**Miscellaneous Fees:** The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

**Gate Phone:** The District will incur telephone expenses if the District has gates that are to be opened and closed.

**Street/Parking Lot Sweeping:** The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

**Gate Facility Maintenance:** Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

**Sidewalk Repair & Maintenance:** Expenses related to sidewalks located in the right of way of streets the District may own if any.

**Roadway Repair & Maintenance:** Expenses related to the repair and maintenance of roadways owned by the District if any.

**Employees - Salaries:** The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

**Employees - P/R Taxes:** This is the employer's portion of employment taxes such as FICA etc.

**Employee - Workers' Comp:** Fees related to obtaining workers compensation insurance.

**Management Contract:** The District may contract with a firm to provide for the oversight of its recreation facilities.

**Maintenance & Repair:** The District may incur expenses to maintain its recreation facilities.

**Facility Supplies:** The District may have facilities that required various supplies to operate.

**Gate Maintenance & Repairs:** Any ongoing gate repairs and maintenance would be included in this line item.

**Telephone, Fax, Internet:** The District may incur telephone, fax and internet expenses related to the recreational facilities.

**Office Supplies:** The District may have an office in its facilities which require various office related supplies.

**Clubhouse - Facility Janitorial Service:** Expenses related to the cleaning of the facility and related supplies.

**Pool Service Contract:** Expenses related to the maintenance of swimming pools and other water features.

**Pool Repairs:** Expenses related to the repair of swimming pools and other water features.

**Security System Monitoring & Maintenance:** The District may wish to install a security system for the clubhouse

**Clubhouse Miscellaneous Expense:** Expenses which may not fit into a defined category in this section of the budget

**Athletic/Park Court/Field Repairs:** Expense related to any facilities such as tennis, basketball etc.

**Trail/Bike Path Maintenance:** Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

**Special Events:** Expenses related to functions such as holiday events for the public enjoyment

**Miscellaneous Fees:** Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

**Miscellaneous Contingency:** Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

**Capital Outlay:** Monies collected and allocated for various projects as they relate to public improvements.

## DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

### REVENUES:

**Special Assessments:** The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

---

### EXPENDITURES – ADMINISTRATIVE:

**Bank Fees:** The District may incur bank service charges during the year.

**Debt Service Obligation:** This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.

# **Tab 11**

THIS INSTRUMENT PREPARED BY  
AND RETURN TO:

Foley & Lardner LLP  
1 Independent Dr., Ste 1300  
Jacksonville, FL 32202  
Attn: N. Vincent Pulignano III, Esq.

---

**FEE SIMPLE DEED**

THIS FEE SIMPLE DEED, dated April \_\_\_\_, 2026, is made by **VERANDA ST. LUCIE LAND HOLDINGS, LLC**, a Delaware limited liability company (“**Grantor**”), in favor of **VERANDA COMMUNITY DEVELOPMENT DISTRICT II**, a local unit of special-purpose government established in accordance with Chapter 190, *Florida Statutes* (“**Grantee**”).

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to it in hand paid, the receipt whereof is hereby acknowledged, by these presents does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, its successors and assigns forever, all that certain parcel of land lying and being in St. Lucie County, Florida, as more particularly described on **Exhibit A** (the “**Property**”).

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO real estate taxes for 2026 and all subsequent years, zoning and other prohibitions and regulations imposed by governmental authorities, and all easements, restrictions, reservations, conditions, and matters of record.

TO HAVE AND TO HOLD the Property, with the appurtenances, unto Grantee, its successors and assigns, in fee simple forever; provided that Grantor expressly disclaims any representations, warranties, or covenants that Grantor (i) is lawfully seized of the Property in fee simple, (ii) has good right and lawful authority to sell and convey the Property, or (iii) warrants the title to, or will defend title to, the Property.

[SIGNATURE FOLLOWS]

IN WITNESS WHEREOF, Grantor has caused these presents to be executed by its duly authorized representative as of the day and year first above written.

WITNESSES:

**VERANDA ST. LUCIE LAND HOLDINGS, LLC**, a Delaware limited liability company

Sign: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_  
Name: R. Austin Burr  
Title: Vice President

Sign: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT was acknowledged before me by means of \_\_\_\_\_ physical presence or \_\_\_\_\_ online notarization, this \_\_\_\_\_ day of April, 2026, by R. Austin Burr, as Vice President of VERANDA ST. LUCIE LAND HOLDINGS, LLC, a Delaware limited liability company, on behalf of the company, who is personally known to me or who has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC  
Name: \_\_\_\_\_  
Serial No. \_\_\_\_\_  
My Commission expires: \_\_\_\_\_

**EXHIBIT A**

LEGAL DESCRIPTION OF THE PROPERTY

Tracts WMT-4, CE-1, CE-2, CE-3, CE-8, CE-9, CE-10, CE-11 and CE-14 of Veranda Estates Phase 2, according to the map or plat thereof, as recorded in Plat Book 129 Page(s) 19 through 30, of the Public Records of St. Lucie County, Florida.

Parcel Nos. 4435-500-0001-000-0, 4435-500-0004-000-1, 4435-500-0005-000-8, 4435-500-0006-000-5, 4435-500-0007-000-2, 4435-500-0008-000-9, 4435-500-0009-000-6, 4435-500-0010-000-6 and 4435-500-0011-000-3

And

Tract A of Veranda Plat No. 9, Veranda Gardens East Phase 3, according to the map or plat thereof, as recorded in Plat Book 93 Page(s) 14 through 21, of the Public Records of St. Lucie County, Florida, less that portion conveyed by Special Warranty Deed dated December 1, 2021, recorded in Book 4733, Page(s) 317 through 322.

Parcel No. 4435-703-0004-000-4

And

Tract WMT-1 and Parcel 3 of Veranda Plat No. 2, according to the map or plat thereof, as recorded in Plat Book 68 Page(s) 29 through 34, of the Public Records of St. Lucie County, Florida.

Parcel Nos. 4434-702-0001-000-7 and 4434-702-0005-000-5

And

Tract Z of Veranda Preserve West – Phase 1, according to the map or plat thereof, as recorded in Plat Book 82, Page(s) 9 through 23, of the Public Records of St. Lucie County, Florida, less those lands assessed into Veranda Preserve West Phase 2, according to the map or plat thereof, as recorded in Plat Book 92, Page(s) 36 through 41, of the Public Records of St. Lucie County, Florida, and less those lands assessed into Veranda Preserve West Phase 3, according to the map or plat thereof, as recorded in Plat Book 102, Page(s) 31 through 38, of the Public Records of St. Lucie County, Florida, and less that portion conveyed by Special Warranty Deed dated April 25, 2022, recorded in Book 4733, Page(s) 4816 through 708.

Parcel No. 4434-502-0009-000-9

## **Tab 12**

---

<b>CDD NAME</b>	<b>REGISTERED VOTERS</b>
-----------------	--------------------------

Veranda II	1,831
------------	-------



# Quarterly Compliance Audit Report

---

## Veranda II

**Date:** March 2026 - 1st Quarter

**Prepared for:** Matthew Huber

**Developer:** Rizzetta

**Insurance agency:**



**Preparer:**

Jason Morgan - *Campus Suite Compliance*

*ADA Website Accessibility and Florida F.S. 189.069 Requirements*

# Table of Contents

---

## **Compliance Audit**

Overview	2
<i>Compliance Criteria</i>	2
<i>ADA Accessibility</i>	2
Florida Statute Compliance	3
Audit Process	3

## **Audit results**

ADA Website Accessibility Requirements	4
Florida F.S. 189.069 Requirements	5

## **Helpful information:**

Accessibility overview	6
ADA Compliance Categories	7
Web Accessibility Glossary	11

---

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

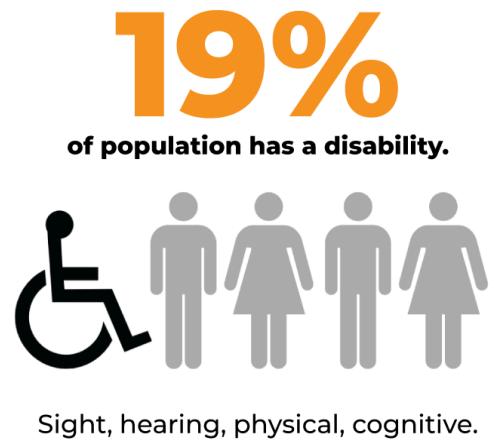
## Compliance Criteria

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
Passed	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](http://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