Rizzetta & Company

Veranda Community Development District II

Board of Supervisors Meeting August 18, 2026

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

VERANDA COMMUNITY DEVELOPMENT DISTRICT II

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

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

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

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

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

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

www.verandacdd2.org

August 11, 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 **August 18, 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**
4. **BUSINESS ADMINISTRATION**
   A. Consideration of Minutes of Meeting from the Regular Board of Supervisors Meeting Held on May 19, 2026, ... Tab 1
   B. Ratification of Operation and Maintenance Expenditures for the Months of April – June 2026 .... Tab 2
5. **BUSINESS ITEMS**
   A. Acceptance of Rizzetta and Company's Fourth Addendum to the Contract for Professional District Services .... Tab 3
   B. Consideration of Fiscal Year 2025 Financial Audit .... Tab 4
   C. Consideration of Ehman Electric Light Replacement Proposal .... Tab 5
   D. Consideration of Resolution 2026-05, Adopting FY 26-27 Annual Meeting Schedule .... Tab 6
   E. Consideration of Resolution 2026-06, Setting Public Hearing on Revised Rules of Procedure .... Tab 7
   F. Public Hearing on Fiscal Year 2026/2027 Final Budget
      1. Consideration of Resolution 2026-07, Adopting FY 26-27 Final Budget .... Tab 8
   G. Public Hearing on Fiscal Year 2026/2027 Special Assessments
      1. Consideration of Resolution 2026-08, Imposing Special Assessments .... Tab 9
6. **STAFF REPORTS**
   A. District Counsel
   B. District Engineer
   C. District Manager .... Tab 10
      1. Q2 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

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 **May 19, 2026, at 1:04 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, Culpepper & Terpening, Inc.**
Audience	**Not Present**

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

Mr. Mendes called the meeting to order at 1:04 p.m. and confirmed a quorum.

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

Not present.

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

1. Service Report
2. Consideration of VG East 1 – Aeration Installation Proposal

Mr. Mendes opened the discussion and reviewed Premier Lakes service report and the VG East 1 aeration installation proposal with the members of the Board.

Mr. Charron reviewed the aeration proposal with the members of the Board and district staff.

The Board and district staff discussed the proposal and potential lake maintenance enhancements.

The Board and district staff continued discussing lake maintenance options.

FOURTH ORDER OF BUSINESS **Consideration of Minutes of the Regular Meeting Held on March 9, 2026**

The members of the Board reviewed the minutes from the meeting held on March 9, 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 March 9, 2026, in substantial form, for Veranda Community Development District II.

FIFTH ORDER OF BUSINESS **Consideration of Minutes of the Audit Committee Meeting Held on March 9, 2026**

The members of the Board reviewed the minutes from the meeting held on March 9, 2026, no revisions were requested.

> On a motion by Mr. Burr, seconded by Mr. Rector, with all in favor, the Board approved the Minutes of the Audit Committee meeting Held on March 9, 2026, in substantial form for Veranda Community Development District II.

SIXTH ORDER OF BUSINESS **Ratification of Operation and Maintenance Expenditures for the Months of January – March 2026**

The members of the Board reviewed and discussed the operation and maintenance expenditures for the months of January – March 2026.

The members of the Board discussed the cost of FPL services.

> On a motion by Mr. Burr, seconded by Mr. Meyers, with all in favor, the Board approved the Operation and Maintenance Expenditures for January 2026 ($39,952.83), February 2026 ($104,129.09), and March 2026 ($69,207.24), for Veranda Community Development District II.

SEVENTH ORDER OF BUSINESS **Consideration of Littoral Planting Proposal**

The members of the Board discussed the recent planting installations.

Mr. Cabrera commented on the potential cost share with Veranda CDD I, regarding pond maintenance.

EIGHTH ORDER OF BUSINESS **Consideration of Ehman Electric Lighting Proposals**

1. Maintenance Agreement
2. RGB Light Proposal

The Members of the Board and district staff discussed the maintenance agreement in detail.

Mr. Mendes stated he will review the public safety clause in the interlocal agreement and report to the Board.

The Board directed Mr. Mendes to work with district staff to finalize the agreement.

On a motion by Mr. Burr, seconded by Mr. Charron, with all in favor, the Board of Supervisors approved Ehman Electric maintenance agreement and RGB light Proposal, in substantial form, for Veranda Community Development District II.

NINTH ORDER OF BUSINESS **Consideration of Grau & Associates Audit Engagement Letter**

The members of the board reviewed and approved Grau & Associates Audit Engagement Letter.

On a motion by Mr. Burr, seconded by Mr. Meyers, with all in favor, the Board of Supervisors approved Grau & Associates Audit Engagement Letter, for Veranda Community Development District II.

TENTH ORDER OF BUSINESS **Consideration of Resolution 2026-03, Reappointing Assistant Treasurer**

The members of the Board reviewed and adopted Resolution 2026-03, Reappointing Assistant Treasurer.

On a motion by Mr. Burr, seconded by Ms. Lebowitz, with all in favor, the Board of Supervisors adopted Resolution 2026-03, Reappointing Assistant Treasurer for Veranda Community Development District II.

ELEVENTH ORDER OF BUSINESS **Consideration of Resolution 2026-04, Approving the Proposed FY 26/27 Budget and Setting Public Hearing**

The members of the Board reviewed and adopted Resolution 2026-04, Approving the Proposed FY 26/27 Budget and Setting Public Hearing, and approved the public hearing date of August 18, 2026 at 1:00 p.m.

On a motion by Mr. Burr, seconded by Ms. Lebowitz, with all in favor, the Board of Supervisors adopted Resolution 2026-04, Approving the Proposed FY 26/27 Budget and Setting Public Hearing for Veranda Community Development District II.

TWELFTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel

No comments.

B. District Engineer

1. Acceptance of Deed Review
2. Updates in Annual DE Reports FY 26-27

Mr. Cabrera reviewed the recent survey with the members of the Board.

Mr. Cabrera reviewed the deed for the Boards acceptance.

On a motion by Mr. Burr, seconded by Mr. Meyers, with all in favor, the Board of Supervisors accepted the proposed deed, for Veranda Community Development District II.

C. District Manager

1. Presentation of Registered Voter Count
2. Q1 Website Audit Review

Mr. Mendes reviewed the registered voter count with the members of the Board, 1,831 registered voters in the community as of April 2026.

Mr. Mendes reviewed the Q1 website audit review with the members of the Board and district staff.

THIRTEENTH ORDER OF BUSINESS **Audience Comments and Supervisor Requests**

Amy Copeland inquired about the maintenance obligations in the community.

Mr. Cabrera commented about creating an easement map for EW.

Mr. Mendes stated he will contact EW for the most recent maintenance report.

FOURTEENTH 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.

[SINGATURES ON FOLLOWING PAGE]

Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab 2

VERANDA
COMMUNITY DEVELOPMENT DISTRICT II

DISTRICT OFFICE · ST. AUGUSTINE, FL 32084
MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614
WWW.VERANDACDD2.ORG

Operation and Maintenance Expenditures
April 2026
For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2026 through April 30, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **$30,392.29**

Approval of Expenditures:

____

______ Chairperson

______ Vice Chairperson

______ Assistant Secretary

Veranda Community Development District II

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Clean Space Pressure Washing	300150	INV-003194	Monument Pressure Wash 04/26	$ 275.00
Impact Landscaping & Irrigation, LLC	300151	INV-78388	Landscape Maintenance 04/26	$ 4,272.00
Impact Landscaping & Irrigation, LLC	300151	INV-78389	Landscape Maintenance 04/26	$ 16,028.00
Impact Landscaping & Irrigation, LLC	300151	INV-78488	Irrigation Repair 03/26	$ 884.00
Kutak Rock, LLP	300147	3718358	General Counsel 02/26	$ 449.50
Premier Lakes, Inc.	300152	3686	Monthly Lake Maintenance 04/26	$ 1,771.00
Rizzetta & Company, Inc.	300146	INV0000108029	Accounting Services 04/26	$ 6,187.25
School Now	300148	INV-SN-1371	School Now CDD ADA-PDF 04/26	$ 384.38
USA TODAY Media Corp	300149	0007644185	Legal Advertising 03/26	$ 141.16
Report Total				**$ 30,392.29**

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
May 2026
For Board Approval

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

The total items being presented: **$25,137.13**

Approval of Expenditures:

____

______ Chairperson

______ Vice Chairperson

______ Assistant Secretary

Veranda Community Development District II

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Public Art Works Inc	300010	1350	Conservation Maintenance 12/25	$ 6,000.00
Public Art Works Inc	300010	1375	Conservation Maintenance 04/26	$ 6,000.00
Rizzetta & Company, Inc.	300153	INV0000109121	Accounting Services 05/26	$ 6,187.25
U.S. Bank	300154	8160154	Trustee Fees S2021 AA4 04/26-03/27	$ 6,949.88
Report Total				**$ 25,137.13**

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
June 2026
For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2026 through June 30, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **$76,404.30**

Approval of Expenditures:

____

______ Chairperson

______ Vice Chairperson

______ Assistant Secretary

Veranda Community Development District II

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Benjamin Meyers	300164	BM051926-199	Board of Supervisor Meeting 05/19/26	$ 200.00
Clean Space Pressure Washing	300155	INV-003221	Monument Pressure Wash 05/26	$ 275.00
Clean Space Pressure Washing	300170	INV-003253	Monument Pressure Wash 06/26	$ 275.00
Culpepper & Terpening, Inc.	300171	103744	General Engineering Services 05/26	$ 7,717.50
EW Consultants, Inc.	300156	31786	Mitigation Area Maintenance 05/26	$ 4,000.00
Impact Landscaping & Irrigation, LLC	300157	INV-78983	Irrigation Repair 04/26	$ 865.00
Impact Landscaping & Irrigation, LLC	300157	INV-79048	Landscape Maintenance 05/26	$ 4,272.00
Impact Landscaping & Irrigation, LLC	300157	INV-79049	Landscape Maintenance 05/26	$ 16,028.00
Impact Landscaping & Irrigation, LLC	300172	INV-79345	Landscape Maintenance 06/26	$ 4,272.00
Impact Landscaping & Irrigation, LLC	300172	INV-79346	Landscape Maintenance 06/26	$ 16,028.00
Impact Landscaping & Irrigation, LLC	300172	INV-79488	Irrigation Repair 05/26	$ 630.00
Kutak Rock, LLP	300158	3732653	Legal Services 03/26	$ 1,255.50
Kutak Rock, LLP	300162	3748256	Legal Services 04/26	$ 669.00
Luke Rector	300165	LR051926-199	Board of Supervisor Meeting 05/19/26	$ 200.00

Veranda Community Development District II

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Marilyn Lebowitz	300166	ML051926	Board of Supervisor Meeting 05/19/26	$ 200.00
Premier Lakes, Inc.	300159	3813	Monthly Lake Maintenance 05/26	$ 1,771.00
Premier Lakes, Inc.	300159	3920	Littoral Plants 05/26	$ 9,999.00
Premier Lakes, Inc.	300173	3997	Monthly Lake Maintenance 06/26	$ 1,771.00
Rizzetta & Company, Inc.	300161	INV0000109910	Administrative Services 06/26	$ 4,987.25
Robert A Burr	300167	AB051926-199	Board of Supervisor Meeting 05/19/26	$ 200.00
St. Lucie County Tax Collector, Chris Craft	300169	Postage FY25-26	Postage FY25-26 Tax Roll	$ 266.01
Theodore H. Charron	300168	TD051926	Board of Supervisor Meeting 05/19/26	$ 200.00
USA TODAY Media Corp	300163	0007733650	Legal Advertising 05/26	$ 198.04
Wynne Building Corporation	300160	051326 Wynne	Wynne Building Corporation for Meeting Room Rental 05/26	$ 125.00
Report Total				**$ 76,404.30**

Tab 3

FOURTH ADDENDUM TO THE CONTRACT FOR DISTRICT MANAGEMENT SERVICES

This Fourth Addendum to the Contract for District Management Services (this **"Addendum"),** is made and entered into as of the 1st day of October, 2026 (the "**Effective Date**"), by and between **Veranda Community Development District II**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in St. Lucie County, Florida (the "**District**"), and **Rizzetta & Company, Inc.**, a Florida corporation (the "**District Manager**").

RECITALS

WHEREAS, the District and the District Manager entered into the Contract for District Management Services dated July 17, 2018 (the "**Contract**"), incorporated by reference herein; and

WHEREAS, the District and the District Manager desire to amend **Exhibit B -** Schedule of Fees section of the Contract as further described in this Addendum; and

WHEREAS, the District and the District Manager each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the District Manager agree to the changes to amend the Schedule of Fees attached.

The amended Schedule of Fees are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Addendum as of the Effective Date.

(Remainder of this page is left blank intentionally)

Therefore, the District Manager and the District each intend to enter this Addendum, understand the terms set forth herein, and hereby agree to those terms.

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY: ______________________

PRINTED NAME: William J. Rizzetta

TITLE: President

DATE: ______________________

VERANDA COMMUNITY DEVELOPMENT DISTRICT II

BY: ______________________

PRINTED NAME: ______________________

TITLE: Chairman/Vice Chairman

DATE: ______________________

ATTEST:

____
Vice Chairman/Assistant Secretary
Board of Supervisors

____
Print Name

Exhibit B – Schedule of Fees

Exhibit B
Schedule of Fees

STANDARD ON-GOING SERVICES:

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

-

	MONTHLY	ANNUALLY
Management:	$1,903.33	$22,840
Administrative:	$426.17	$5,114
Accounting:	$1,789.67	$21,476
Financial Services & Revenue Collections:	$478.75	$5,745
Assessment Roll: (1)		$5,965
Total Standard On-Going Services:	$4,597.92	$61,140

(1) Assessment Roll is to be billed in one lump-sum upon completion.

ADDITIONAL SERVICES:	FREQUENCY	RATE
Extended and Continued Meetings	Hourly	$ 400
Additional Meetings (includes meeting prep, attendance and drafting of minutes)	Hourly	$ 400
Estoppel Requests (billed to requestor):		
One Lot (on tax roll)	Per Occurrence	$ 125
Two+ Lots (on tax roll)	Per Occurrence	$ 150
One Lot (direct billed by the District)	Per Occurrence	$ 150
Two–Five Lots (direct billed by the District)	Per Occurrence	$ 200
Six-Ten Lots (direct billed by the District)	Per Occurrence	$ 250
Elevent+ Lots (direct billed by the District)	Per Occurrence	$ 300
Long Term Bond Debt Payoff Requests	Per Occurrence	$ 150/Lot
Two+ Lots	Per Occurrence	Upon Request
Short Term Bond Debt Payoff Requests & Long Term Bond Debt Partial Payoff Requests		
One Lot	Per Occurrence	$ 150
Two – Five Lots	Per Occurrence	$ 200
Six – Ten Lots	Per Occurrence	$ 300
Eleven – Fifteen Lots	Per Occurrence	$ 400
Sixteen+ Lots	Per Occurrence	$ 500
Bond Amortization Schedules	Per Occurrence	$ 600
Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public Records Requests	Hourly	Upon Request
Litigation Support Services	Hourly	Upon Request

PUBLIC RECORDS REQUESTS FEES:

Public Records Requests will be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
Regional Manager	$ 52.00
District Manager	$ 40.00
Accounting & Finance Staff	$ 28.00
Administrative Support Staff	$ 21.00

LITIGATION SUPPORT SERVICES:

Litigation Support Services shall be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
President	$ 500.00
Chief Financial Officer	$ 450.00
Vice President	$ 400.00
Controller	$ 350.00
Regional District Manager	$ 300.00
Accounting Director	$ 300.00
Finance Manager	$ 300.00
Senior District Manager	$ 275.00
District Manager	$ 250.00
Amenity Services Manager	$ 250.00
Business Development Manager	$ 250.00
Landscape Inspection Services Manager	$ 250.00
Financial Analyst	$ 250.00
Senior Accountant	$ 225.00
Landscape Specialist	$ 200.00
Administrative Support Manager	$ 200.00
Senior Financial Associate	$ 200.00
Senior Administrative Assistant	$ 200.00
Staff Accountant II	$ 200.00
District Coordinator	$ 175.00
Administrative Assistant II	$ 150.00
District Compliance Associate	$ 150.00
Staff Accountant	$ 150.00
Financial Associate	$ 150.00
Administrative Assistant	$ 100.00
Accounting Clerk	$ 100.00
Client Relations Specialist	$ 100.00

Tab 4

Brian,

Veranda II Community Development District Audited Financial Statements for the year ended September 30, 2025.

Presentation of the audited financial statements to the BOS:

The financial statements of the District are required to be audited pursuant to the requirements outlined in Florida Statutes Chapter 218. The Audited financial statements should be evaluated based on several items: The Auditor's Report, the financial statements and the notes to the financial statements, the Report on Internal Control and the Management Letter.

Auditor's Opinion -
An unqualified opinion is the Auditor's opinion of the financial statements, given without any reservations. Such an opinion basically states that the auditor feels the District followed all accounting rules appropriately and that the financial reports are an accurate representation of the District's financial condition.

Is the Auditor's opinion unqualified for this district **YES** NO (Circle one.) See pages 1-2 of audit report.

Financial Statements and the Notes to the Financial Statements -
The financial statements themselves are presented in accordance with generally accepted accounting principles and include the notes to the financial statements. The phrase "see notes to the financial statements" (or similar wording) is a phrase you will see at the bottom of the financial statements. This means that reading the notes in conjunction with the financial statements will provide a more complete picture of the District's financial position and the results of its operations. The notes serve to explain, clarify, and expand upon the figures presented in the financial statements, and provide some additional information as well.

Report on Internal Control -
Report on Internal Control over financial reporting and other matters based on an audit of financial statements performed in accordance with Government Auditing Standards. The auditor includes this report to specifically identify any internal control deficiencies or instances of noncompliance with laws, regulations and contracts.

Instances or adverse findings reported for this district YES **NO** (Circle one.) If yes, see further explanation below. See pages 25-26

Management Letter -
The Management Letter is issued pursuant to the rules of the Auditor General of the State of Florida. This report is issued by the auditors to present any findings or recommendations the auditors may have as well as the status of any findings that may have been identified in the prior year. This report also identifies compliance with the provisions of the Auditor General of the State of Florida.

Instances or adverse findings reported for this district in the current year	YES	**NO**
Instances or adverse findings reported for this district in the prior year	YES	**NO**
(Circle one.) If yes, see further explanation below.		
See pages 28-29		

If there are any questions with the audit report, the numbers or any of the disclosures, please contact Venessa Smith.

Please let me know when the BOS accepts the report.

Thanks,

Venessa

VERANDA
COMMUNITY DEVELOPMENT DISTRICT II
CITY OF PORT ST. LUCIE, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025

VERANDA COMMUNITY DEVELOPMENT DISTRICT II
CITY OF PORT ST. LUCIE, FLORIDA

TABLE OF CONTENTS

	Page
INDEPENDENT AUDITOR'S REPORT	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-6
BASIC FINANCIAL STATEMENTS	
Government-Wide Financial Statements:	
Statement of Net Position	7
Statement of Activities	8
Fund Financial Statements:	
Balance Sheet – Governmental Funds	9
Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position	10
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	11
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	12
Notes to the Financial Statements	13-21
REQUIRED SUPPLEMENTARY INFORMATION	
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund	22
Notes to Required Supplementary Information	23
OTHER INFORMATION	
Data Elements required by FL Statute 218.39 (3) (c)	24
INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*	25-26
INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	27
MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	28-29

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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

INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Veranda Community Development District II
City of Port St. Lucie, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Veranda Community Development District II, City of Port St. Lucie, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position thereof for the fiscal year then ended in conformity with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about 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 do 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.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 30, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

June 30, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Veranda Community Development District II, City of Port St. Lucie, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of $20,311,657.

- The change in the District's total net position in comparison with the prior fiscal year was $7,919,550, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.

- At September 30, 2025, the District's governmental funds reported combined ending fund balances of $5,771,543, a decrease of $621,594 in comparison with the prior fiscal year. The total fund balance is nonspendable for prepaid items and deposits, restricted for debt service and capital projects, assigned to capital reserves, and the remainder is unassigned fund balance in the general fund which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessments and Developer contributions. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund, and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION
SEPTEMBER 30,

	2025	2024
Assets, excluding capital assets	$ 6,045,231	$ 9,674,404
Capital assets	52,677,031	49,165,401
Total assets	58,722,262	58,839,805
Current liabilities	1,020,638	4,130,504
Long-term liabilities	37,389,967	42,317,194
Total liabilities	38,410,605	46,447,698
Net Position		
Net investment in capital assets	15,550,030	6,895,058
Restricted	3,459,614	5,130,516
Unrestricted	1,302,013	366,533
Total net position	$ 20,311,657	$ 12,392,107

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION
FOR THE FISCAL YEAR ENDED SEPTEMBER 30,

Revenues:	2025	2024
Program revenues		
Charges for services	$ 6,818,467	$ 5,248,055
Operating grants and contributions	221,531	214,740
Capital grants and contributions	3,909,400	4,993,657
General revenues		
Unrestricted investment earnings	44,799	24,723
Miscellaneous	10,550	256,607
Total revenues	11,004,747	10,737,782
Expenses:		
General government	200,339	163,139
Maintenance and operations	918,954	424,770
Interest on long-term debt	1,965,904	1,886,103
Bond issuance costs	-	677,476
Total expenses	3,085,197	3,151,488
Change in net position	7,919,550	7,586,294
Net position - beginning	12,392,107	4,805,813
Net position - ending	$ 20,311,657	$ 12,392,107

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025, was $3,085,197. The costs of the District's activities were primarily funded by program revenues. Program revenues are comprised primarily of assessments and Developer contributions. In total, expenses decreased from the prior fiscal year primarily as a result of bond issuance costs incurred in the prior year.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had $52,677,031 invested in capital assets for its governmental activities. No depreciation has been taken as the assets are still under construction. More detailed information about the District's capital assets is presented in the notes to the financial statements.

Capital Debt

At September 30, 2025, the District had $37,550,000 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes to the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

It is anticipated that the general operations of the District will increase in subsequent fiscal years as the District is built out.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, landowners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Veranda Community Development District II's Accounting Department at 3434 Colwell Ave, Suite 200, Tampa, Florida 33614.

FINANCIAL STATEMENTS

VERANDA
COMMUNITY DEVELOPMENT DISTRICT II
CITY OF PORT ST. LUCIE, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025

	Governmental Activities
ASSETS	
Cash	$ 1,627,892
Prepaid items and deposits	8,240
Restricted assets:	
Investments	4,409,099
Capital assets	
Non-depreciable assets	52,677,031
Total assets	58,722,262
LIABILITIES	
Accounts payable and accrued expenses	230,606
Due to Developer	43,082
Accrued interest payable	746,950
Non-current liabilities:	
Due within one year	745,000
Due in more than one year	36,644,967
Total liabilities	38,410,605
NET POSITION	
Net investment in capital assets	15,550,030
Restricted for debt service	3,459,614
Unrestricted	1,302,013
Total net position	$ 20,311,657

See notes to the financial statements

VERANDA
COMMUNITY DEVELOPMENT DISTRICT II
CITY OF PORT ST. LUCIE, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

		Program Revenues			Net (Expense) Revenue and Changes in Net Position
Functions/Programs	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	$ 200,339	$ 200,339	$ -	$ 3,659,231	$ 3,659,231
Maintenance and operations	918,954	387,205	-	250,169	(281,580)
Interest on long-term debt	1,965,904	6,230,923	221,531	-	4,486,550
Total governmental activities	3,085,197	6,818,467	221,531	3,909,400	7,864,201
		General revenues:			
		Unrestricted investment earnings			44,799
		Miscellaneous			10,550
		Total general revenues			55,349
		Change in net position			7,919,550
		Net position - beginning			12,392,107
		Net position - ending			$ 20,311,657

See notes to the financial statements

VERANDA
COMMUNITY DEVELOPMENT DISTRICT II
CITY OF PORT ST. LUCIE, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS				
Cash	$ 1,512,338	$ -	$ 115,554	$ 1,627,892
Investments	-	4,206,564	202,535	4,409,099
Prepaid items and deposits	8,240	-	-	8,240
Total assets	$ 1,520,578	$ 4,206,564	$ 318,089	$ 6,045,231
LIABILITIES, AND FUND BALANCES				
Liabilities:				
Accounts payable and accrued liabilities	$ 218,565	$ -	$ 12,041	$ 230,606
Due to Developer	-	-	43,082	43,082
Total liabilities	218,565	-	55,123	273,688
Fund balances:				
Nonspendable:				
Prepaid items and deposits	8,240	-	-	8,240
Restricted for:				
Debt service	-	4,206,564	-	4,206,564
Capital projects	-	-	262,966	262,966
Assigned to:				
Capital reserves	1,057,438	-	-	1,057,438
Unassigned	236,335	-	-	236,335
Total fund balances	1,302,013	4,206,564	262,966	5,771,543
Total liabilities and fund balances	$ 1,520,578	$ 4,206,564	$ 318,089	$ 6,045,231

See notes to the financial statements

VERANDA
COMMUNITY DEVELOPMENT DISTRICT II
CITY OF PORT ST. LUCIE, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025

Fund balance - governmental funds		$ 5,771,543
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets in the net position of the government as a whole.		
Cost of capital assets	52,677,031	
Accumulated depreciation	-	52,677,031
Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.		
Accrued interest payable	(746,950)	
Bonds payable	(37,389,967)	(38,136,917)
Net position of governmental activities		$ 20,311,657

See notes to the financial statements

VERANDA
COMMUNITY DEVELOPMENT DISTRICT II
CITY OF PORT ST. LUCIE, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Major Funds			Total
	General	Debt Service	Capital Projects	Total Governmental Funds
REVENUES				
Developer contributions	$ -	$ -	$ 3,659,231	$ 3,659,231
Assessments	587,544	6,230,923	-	6,818,467
Miscellaneous revenues	10,550	-	-	10,550
Stormwater rebate	242,845	-	-	242,845
Interest revenues	44,799	221,531	7,324	273,654
Total revenues	885,738	6,452,454	3,666,555	11,004,747
EXPENDITURES				
Current:				
General government	200,309	-	30	200,339
Maintenance and operations	918,954	-	-	918,954
Debt service:				
Principal	-	4,935,000	-	4,935,000
Interest	-	2,060,418	-	2,060,418
Capital outlay	-	-	3,511,630	3,511,630
Total expenditures	1,119,263	6,995,418	3,511,660	11,626,341
Excess (deficiency) of revenues over (under) expenditures	(233,525)	(542,964)	154,895	(621,594)
OTHER FINANCING SOURCES (USES)				
Transfers in (out)	(15)	(61,205)	61,220	-
Total other financing sources (uses)	(15)	(61,205)	61,220	-
Net change in fund balances	(233,540)	(604,169)	216,115	(621,594)
Fund balances - beginning	1,535,553	4,810,733	46,851	6,393,137
Fund balances - ending	$ 1,302,013	$ 4,206,564	$ 262,966	$ 5,771,543

See notes to the financial statements

VERANDA
COMMUNITY DEVELOPMENT DISTRICT II
CITY OF PORT ST. LUCIE, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

Net change in fund balances - total governmental funds	$	(621,594)
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds report capital outlays as expenditures; however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.		3,511,630
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		4,935,000
Expenses reported in the statement of activities that do not require the use of current financial resources are not reported as expenditures in the funds. The details of the differences are as follows:		
Net amortization of original issue discounts and premium		(7,773)
The change in accrued interest on long-term liabilities between the current and prior fiscal years is recorded in the statement of activities, but not in the governmental fund financial statements.		102,287
Change in net position of governmental activities	$	7,919,550

See notes to the financial statements

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Veranda Community Development District II ("District") was created by Ordinance 18-30, effective as of July 9, 2018, of the City of Port St. Lucie, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by qualified electors that reside within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2025, three of the Board members are affiliated with Veranda St. Lucie Land Holdings, LLC (the "Developer").

The Board has the responsibility for:
1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

<u>Government-Wide and Fund Financial Statements</u>
The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include: 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation
The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments
Assessments are non-ad valorem assessments imposed on assessable lands located within the District. Assessments may be levied on property to pay for the operations and maintenance of the District. The fiscal year for which annual assessments may be levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund
The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund
The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund
This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets
These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deposits and Investments
The District's cash on hand and demand deposits are considered to be cash and cash equivalents.

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
c) Interest bearing time deposits or savings accounts in qualified public depositories;
d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Inventories and Prepaid Items
Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets
Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the governmental activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than $5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

No depreciation has been taken in the current fiscal year as the District's infrastructure and other capital assets are under construction.

Unearned Revenue
Governmental funds report unearned revenue in connection with resources that have been received but not yet earned.

Long-Term Obligations
In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations (Continued)
In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources
In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position
In the fund financial statements, governmental funds report nonspendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

> Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.
>
> Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources, less liabilities and deferred inflows of resources. Net position in the government-wide financial statements is categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Other Disclosures

Use of Estimates
The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
b) Public hearings are conducted to obtain comments.
c) Prior to October 1, the budget is legally adopted by the District Board.
d) All budget changes must be approved by the District Board, although the District Manager can approve certain changes to line-item appropriations within funds.
e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
f) Unused appropriations for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits
The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments
The District's investments were held as follows at September 30, 2025:

	Amortized Cost	Credit Risk	Weighted Average Maturities
US Bank Money Market Fund	$ 4,409,099	Not available	Not available
Total Investments	$ 4,409,099		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indentures limit the type of investments held using unspent proceeds.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)
Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – INTERFUND TRANSFERS

Interfund transfers for the fiscal year ended September 30, 2025 were as follows:

Fund	Transfer in	Transfer out
General	$ -	$ 15
Debt service	-	61,205
Capital projects	61,220	-
Total	$ 61,220	$ 61,220

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the debt service fund to the capital projects fund were made in accordance with the Bond Indentures.

NOTE 6 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
Governmental activities				
Capital assets, not being depreciated				
Infrastructure under construction	$ 49,165,401	$ 3,511,630	$ -	$ 52,677,031
Total capital assets, not being depreciated	49,165,401	3,511,630	-	52,677,031
Governmental activities capital assets, net	$ 49,165,401	$ 3,511,630	$ -	$ 52,677,031

The District contains approximately 755 acres of land, which are being developed as a series of single-family residential developments known as "Veranda Gardens", "Veranda Preserve", "Veranda Oaks", and "Veranda Estates" (collectively, the "Development"). The Development is being developed in phases and, at buildout, is planned for approximately 1,550 single-family homes and associated amenities.

NOTE 6 – CAPITAL ASSETS (Continued)

The District created separate Assessment Areas to coincide with the Landowner's current plan of development for the District Lands. The chart below sets forth the five Assessment Areas planned within the District:

Assessment Area One	Assessment Area Two	Assessment Area Three	Assessment Area Four	Assessment Area Five – phase 1	Assessment Area Five – Phase 2
Veranda Gardens East	Veranda Preserve West	Veranda Preserve East	Veranda Oaks	Veranda Estates	Veranda Estates
100 acres	108 acres	158 acres	63 acres	90 acres	119 acres
342 Units	322 Units	438 Units	210 Units	116 Units	122 Units

The Capital Improvement Plan includes without limitation stormwater management facilities, water distribution systems, wastewater collection systems, irrigation water systems, and roadway improvements. It also includes the District Lands' proportionate share of the costs of certain improvements previously funded by the St. Lucie Land Holdings Special Assessment District (the "SAD"), which included roadway improvements and potable water, wastewater and reuse irrigation improvements for the benefit of the lands within the SAD, which include the District Lands. The Consulting Engineer estimates the total cost of the Capital Improvement Plan to be approximately $52 million.

Upon completion, certain improvements are to be conveyed to others for ownership and maintenance responsibilities.

NOTE 7 – LONG-TERM LIABILITIES

Series 2018 Bonds

In December 2018, the District issued $21,360,000 of Special Assessment Revenue Bonds, Series 2018 consisting of $7,405,000 Series 2018A (Assessment Area One – Gardens East Project), $7,045,000 Series 2018 A2 (Assessment Area Two – Preserve West Project), and $6,910,000 Series 2018 B (Assessment Area Three, Four, and Five). Interest rates for the Series 2018A Bonds are fixed and range from 4.00% to 5.125%, and Series 2018B have a fixed rate of 5.875%. The Bonds are issued to finance the acquisition and construction of the Series 2018 project. Interest is paid semiannually on May 1 and November 1. Principal payments on the Series 2018A Bonds are made serially commencing on November 1, 2020 through November 1, 2049. The Series 2018B Bonds were fully extinguished via the issuance of the Series 2024 Revenue and Refunding Bonds.

Series 2018A Bonds are subject to optional and extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. This occurred during the current fiscal year as the District collected prepaid assessments and prepaid $1,000,000 of the 2018A-1 Bonds and $20,000 of the 2018A-2 Bonds.

Series 2021 Bonds

In March 2021 the District issued $8,090,000 of Special Assessment Revenue and Refunding Bonds, Series 2021 (Assessment Area Four – Veranda Oaks Project) and $5,000,000 of Special Assessment Revenue and Refunding Bonds, Series 2021 (Assessment Area Five – Phase 1 – Veranda Estates Project). Both Bonds consist of multiple term Bonds with maturity dates from May 1, 2026, to May 1, 2051 and fixed interest rates ranging from 2.50% to 3.80%. The Bonds are issued to complete assessment areas four and five and currently refund a portion of the outstanding Series 2018B Bonds. Interest is paid semiannually on May 1 and November 1. Principal payments are made serially commencing on May 1, 2022 through May 1, 2051.

The Bonds are subject to optional and extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

For the Series 2021 Bonds, this occurred during the current fiscal year as the District collected prepaid assessments and prepaid $5,000 of the Series 2021 Bonds.

NOTE 7 – LONG-TERM LIABILITIES (Continued)

Series 2024 Bonds

On January 25, 2024, the District issued $14,500,000 of Special Assessment Revenue and Refunding Bonds, Series 2024 (Assessment Area Three – Preserve East Project) and $6,300,000 of Special Assessment Revenue and Refunding Bonds, Series 2024 (Assessment Area Five – Phase 2 – Veranda Estates Project). Both Bonds consist of multiple term Bonds with maturity dates from May 1, 2031 to May 1, 2054 and fixed interest rates ranging from 4.25% to 5.625%. The Bonds are issued to complete assessment areas three and five and currently refund the outstanding Series 2018B Bonds. Interest is paid semiannually on May 1 and November 1. Principal payments are made serially commencing on May 1, 2025 through May 1, 2054.

The 2024 Bonds are subject to optional and extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. This occurred during the current fiscal year as the District collected prepaid assessments and prepaid $25,000 of the 2024 Assessment Area Three Bonds and $2,860,000 of the Series 2024 Assessment Area Five Bonds.

Bond Compliance

The Bond Indentures established debt service reserve requirements as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. For the Series 2024 Bonds, upon satisfaction of certain conditions, a portion of the original reserve requirements will be released to the Developer for construction costs paid on behalf of the District; this did not occur during the current fiscal year. The District was in compliance with the requirements at September 30, 2025.

Changes in long-term liability activity for the fiscal year ended September 30, 2025, were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental activities					
Bonds payable:					
Series 2018 A-1	$ 5,305,000	$ -	$ 1,135,000	$ 4,170,000	$ 95,000
Series 2018 A-2	6,430,000	-	150,000	6,280,000	135,000
Original issue discount	(140,718)	-	(7,159)	(133,559)	-
Series 2021 A	6,550,000	-	375,000	6,175,000	150,000
Series 2021 B	3,400,000	-	80,000	3,320,000	80,000
Original issue premium	88,307	-	3,332	84,975	-
Series 2024 AA3	14,500,000	-	245,000	14,255,000	230,000
Original issue discount	(80,719)	-	(2,760)	(77,959)	-
Series 2024 AA5	6,300,000	-	2,950,000	3,350,000	55,000
Original issue discount	(34,676)	-	(1,186)	(33,490)	-
Total	$ 42,317,194	$ -	$ 4,927,227	$ 37,389,967	$ 745,000

At September 30, 2025, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities Principal	Interest	Total
2026	$ 745,000	$ 1,787,505	$ 2,532,505
2027	770,000	1,758,930	2,528,930
2028	800,000	1,727,945	2,527,945
2029	820,000	1,695,888	2,515,888
2030	845,000	1,663,068	2,508,068
2031-2035	4,910,000	7,718,218	12,628,218
2036-2040	6,125,000	6,454,221	12,579,221
2041-2045	7,815,000	4,839,006	12,654,006
2046-2050	9,890,000	2,701,847	12,591,847
2051-2054	4,830,000	615,026	5,445,026
Total	$ 37,550,000	$ 30,961,654	$ 68,511,654

NOTE 8 – DEVELOPER TRANSACTIONS & CONCENTRATION

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer.

In addition, the Developer contributed $3,659,231 towards current year construction of infrastructure improvements.

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

NOTE 9 – MANAGEMENT COMPANY

The District has contracted with a management company to perform services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 10 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

NOTE 11 – INTERLOCAL AGREEMENT

The District entered into an interlocal agreement with the City of Port St. Lucie (the "City") whereby the District will be fully responsible for maintaining stormwater management systems within the District that are owned by the City. The City will provide a rebate to the District in the amount of 75% of the funds collected on property within the District for stormwater fees. In connection with this agreement, the City remitted $242,845 to the District during the current fiscal year.

NOTE 12 – SUBSEQUENT EVENTS

Bond Payments
Subsequent to fiscal year end, the District prepaid a total of $95,000 of the Series 2018 A-1 Bonds, $20,000 of the Series 2018 A-2, $40,000 of the Series 2021 A Bonds, $65,000 of the Series 2024 AA3 Bonds, and $210,000 of the Series 2024 AA5 Bonds. The prepayments were considered extraordinary mandatory redemptions as outlined in the Bond Indenture.

VERANDA
COMMUNITY DEVELOPMENT DISTRICT II
CITY OF PORT ST. LUCIE, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	$ 583,073	$ 587,544	$ 4,471
Miscellaneous revenues	-	10,550	10,550
Stormwater rebate	227,000	242,845	15,845
Interest revenues	-	44,799	44,799
Total revenues	810,073	885,738	75,665
EXPENDITURES			
Current:			
General government	169,258	200,309	(31,051)
Maintenance and operations	1,336,500	918,954	417,546
Total expenditures	1,505,758	1,119,263	386,495
Excess (deficiency) of revenues over (under) expenditures	(695,685)	(233,525)	462,160
OTHER FINANCING SOURCES (USES)			
Use of fund balance	695,685	-	(695,685)
Transfers in (out)	-	(15)	(15)
Total other financing sources (uses)	695,685	(15)	(695,700)
Net change in fund balances	$ -	(233,540)	$ (233,540)
Fund balance - beginning		1,535,553	
Fund balance - ending		$ 1,302,013	

See notes to required supplementary information

VERANDA
COMMUNITY DEVELOPMENT DISTRICT II
CITY OF PORT ST. LUCIE, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

VERANDA
COMMUNITY DEVELOPMENT DISTRICT II
CITY OF PORT ST. LUCIE, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025
UNAUDITED

Element	Comments
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	1
Employee compensation	$0
Independent contractor compensation	$23,342
Construction projects to begin on or after October 1; (>$65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Non ad valorem special assessments;	Operations and maintenance - $393.34 Debt Service - $1,473.21 - $4,085.67
Special assessments collected	$6,818,467
Outstanding Bonds:	See Note 7 for details

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Supervisors
Veranda Community Development District II
City of Port St. Lucie, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Veranda Community Development District II, City of Port St. Lucie, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 30, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

June 30, 2026

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Supervisors
Veranda Community Development District II
City of Port St. Lucie, Florida

We have examined Veranda Community Development District II, City of Port St. Lucie, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Veranda Community Development District II, City of Port St. Lucie, Florida and is not intended to be and should not be used by anyone other than these specified parties.

June 30, 2026

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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

MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Supervisors
Veranda Community Development District II
City of Port St. Lucie, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Veranda Community Development District II, City of Port St. Lucie, Florida ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated June 30, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in G*overnment Auditing Standards,* issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards;* and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 30, 2026, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

I. Current year's findings and recommendations.
II. Status of prior year findings and recommendations.
III. Compliance with the Provisions of the Auditor General of the State of Florida.

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Veranda Community Development District II, City of Port St. Lucie, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Veranda Community Development District II, City of Port St. Lucie, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

June 30, 2026

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

   There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.

2. Any recommendations to improve the local governmental entity's financial management.

   There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material, but which warrants the attention of those charged with governance.

   There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met any of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures, and no deteriorating financial conditions were noted as of September 30, 2025. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 24.

Tab 5

QUOTE # SQ347239-01 **Date: 5/29/2026**

Consolidated Electrical Distributors
STUART, FLORIDA

To:	**Job/Project Name:**
CED STUART **Attn: RYAN BIALCZAK** **801 SW ENTERPRISE WAY** **STUART FL 34997**	

Contractor:	**Bid Date:**	**Location:**
Specifiers:	**Contact Name:**	**Type:**

Remarks:

MISC - WE-EF - REPLACEMENT

Qty	Type	Mfg	Description	Price
3		WEEF	ETC140-GB-CC [WW] 24LED 30W RGBA DMX	
			QUOTE BASED ON CUSTOMER REQUEST	
			WE-EF LIGHTING USA, LLC REQUIRES A 50% DEPOSIT IN ADVANCE	
			CATALOG DETAILS MUST BE CONFIRMED PRIOR TO ANY RELEASE	
			CHANGES IN PART NUMBERS OR QUANTITIES MAY RESULT IN PRICE CHANGES.	
			ANY CHANGES WILL REQUIRE A REQUOTE	
			BOM IS FREIGHT ALLOWED FOR SINGLE RELEASE	
			SMALLER RELEASES WILL INCUR ADDITIONAL FREIGHT CHARGES	
			TOTAL:	**$12,352.78**

Qty	Type	Mfg	Description	Price

Prices Firm for Entry By:	**Lead Time:**
30 Days	**Varies by Mfg**

Printed By:	**Date:**
	5/29/2026

STATEMENT ON TARIFFS

Please be advised that the prices quoted above are subject to change based on any applicable tariffs imposed by our manufacturer's partners. At SESCO Lighting we strive to provide our customers with the most accurate pricing, but fluctuations in tariffs may affect the final cost. We will communicate any changes required promptly and appreciate your understanding as we navigate these external factors.

> Price per BOM only
> Complete quote must be used; no partials
> Spare material, allowances, dimmers and sales tax NOT included unless noted
> Prices include standard finishes only unless noted
> Lamps are not included unless noted (This does not apply to fixtures with internal LED diodes)
> Pole wind load calculations do not include structural base engineering
> Project may include SESCO start-up services which consist of programming, testing, end user training and system configuration back up. These services are required for manufacturers warranty. To ensure this warranty, SESCO start-up costs are non-refundable
> All warranties as per manufacturers terms
> All shipments FOB origin
> Deposits may be required as noted at time of breakdown
> Quotation valid 30 days
> Hold for Release orders do not secure project pricing but may be required for factory drawings
> Additional costs will be charged to ship the Anchor Bolts and Template out ahead of time

Tab 6

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF VERANDA COMMUNITY DEVELOPMENT DISTRICT II DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS 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 the City of Port St. Lucie, Florida; and

WHEREAS, the District’s Board of Supervisors (hereinafter the “Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

Section 1. Regular meetings of the Board of Supervisors of the District shall be held as provided on the schedule attached as Exhibit “A”.

Section 2. In accordance with Section 189.015(1), Florida Statutes, the District’s Secretary is hereby directed to file annually, with the City of Port St. Lucie, a schedule of the District’s regular meetings.

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

PASSED AND ADOPTED THIS 18th DAY OF AUGUST, 2026.

ATTEST:

VERANDA COMMUNITY DEVELOPMENT DISTRICT II

____

SECRETARY / ASSISTANT SECRETARY

____

CHAIRMAN / VICE CHAIRMAN

EXHIBIT “A”

VERANDA COMMUNITY DEVELOPMENT DISTRICT II
BOARD OF SUPERVISORS MEETING DATES
FOR FISCAL YEAR 2026/2027

October 13, 2026
November 10, 2026
December 8, 2026
January 12, 2027
February 9, 2027
March 9, 2027
April 13, 2027
May 11, 2027
June 8, 2027
July 13, 2027
August 10, 2027
September 14, 2027

All meetings will occur every 2nd Tuesday of the month and convene at 11:00 a.m. at Home2 Suites By Hilton Stuart located at 1440 NW Federal Hwy, Stuart, FL 34994

Tab 7

RESOLUTION 2026-06

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

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

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

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

SECTION 1. A Public Hearing will be held to adopt Rules of Procedure on _____________at 1:00 p.m., at Home2Suites By Hilton Stuart, 1440 NW Federal Highway, Stuart, Florida 34994.

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

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

PASSED AND ADOPTED this 18th day of August, 2026.

ATTEST:

VERANDA COMMUNITY DEVELOPMENT DISTRICT II

____
Secretary/Assistant Secretary

____
Chair/Vice Chair, Board of Supervisors

Tab 8

RESOLUTION 2026-07
[FY 2027 APPROPRIATION RESOLUTION]

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

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**FY 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, proposed budget(s) ("**Proposed Budget**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statute*s; and

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

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

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

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

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

SECTION 1. BUDGET

a. The Proposed Budget, attached hereto as **Exhibit A,** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (**"Adopted Budget"**), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Veranda Community Development District II for the Fiscal Year Ending September 30, 2027."

c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

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

SECTION 3. BUDGET AMENDMENTS

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

a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of $15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

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

PASSED AND ADOPTED THIS 18th DAY OF AUGUST, 2026.

ATTEST:

VERANDA COMMUNITY DEVELOPMENT DISTRICT II

____
Secretary / Assistant Secretary

____
Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2027 Budget

Rizzetta & Company

Veranda Community Development District II

Approved Proposed Budget Fiscal Year 2026-2027

TABLE OF CONTENTS

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

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

	Chart of Accounts Classification	Actual YTD through 07/31/26	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	Comments
1								
2	**ASSESSMENT REVENUES**							
3								
4	***Special Assessments***							
5	Tax Roll	$ 583,075	$ 583,075	$ 583,075	$ -	$ 583,075	$ -	
6								
7	**Assessment Revenue Subtotal**	**$ 583,075**	**$ 583,075**	**$ 583,075**	**$ -**	**$ 583,075**	**$ -**	
8								
9	**OTHER REVENUES**							
10								
11	***Interest Earnings***							
12	Interest Earnings	$ -	$ -	$ -	$ -	$ -	$ -	
13	***Other Miscellaneous Revenues***							
14	Balance Forward from Prior Year	$ -	$ -	$ 74,275	$ (74,275)	$ 16,477	$ (57,798)	
15								
16	**Other Revenue Subtotal**	**$ -**	**$ -**	**$ 74,275**	**$ (74,275)**	**$ 16,477**	**$ (57,798)**	
17								
18	**TOTAL REVENUES**	**$ 583,075**	**$ 583,075**	**$ 657,350**	**$ (74,275)**	**$ 599,552**	**$ (57,798)**	
19								
20	**EXPENDITURES - ADMINISTRATIVE**							
21								
22	***Legislative***							
23	Supervisor Fees	$ 2,800	$ 3,360	$ 8,000	$ 4,640	$ 8,000	$ -	
24	***Financial & Administrative***							
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	$ -	Per agreement with Grau
30	Disclosure Report	$ 4,000	$ 8,000	$ 8,000	$ -	$ 8,000	$ -	Consider increasing this based on projections
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	

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

	Chart of Accounts Classification	Actual YTD through 07/31/26	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	Comments
35	Legal Advertising	$ 514	$ 617	$ 2,100	$ 1,483	$ 2,100	$ -	
36	Miscellaneous Fees	$ -	$ -	$ 1,500	$ 1,500	$ 1,500	$ -	Tax Collector postage and amort schedules
37	Property Appraiser Fees	$ 65,823	$ 65,823	$ 61,142	$ (4,681)	$ 70,000	$ 8,858	Set to trend
38	Public Officials Liability Insurance	$ 3,209	$ 3,209	$ 3,100	$ (109)	$ 3,324	$ 224	Estimate from Egis
39	Trustees Fees	$ 18,024	$ 18,024	$ 19,000	$ 976	$ 19,000	$ -	Based on projection
40	Website ADA Hosting, Compliance	$ 1,399	$ 1,679	$ 2,738	$ 1,059	$ 2,738	$ -	
41	***Legal Counsel***							
42	District Counsel	$ 8,603	$ 10,324	$ 15,000	$ 4,676	$ 15,000	$ -	
43								
44	**Administrative Subtotal**	**$ 150,380**	**$ 200,995**	**$ 200,540**	**$ (455)**	**$ 223,127**	**$ 22,587**	
45								
46	**EXPENDITURES - FIELD OPERATIONS**							
47								
48	***Stormwater Control***							
49	Aquatic Pond Maintenance	$ 10,626	$ 33,000	$ 33,000	$ -	$ 35,720	$ 2,720	Contract cost plus 3% increase
50	Wetland & Preserve Maintenance	$ 15,000	$ 28,500	$ 22,300	$ (6,200)	$ 23,415	$ 1,115	Agreement Cost $22,290 plus 5% increase
51	***Other Physical Environment***							
52	Becker Berm Maintenance	$ 25,632	$ 30,758	$ 132,000	$ 101,242	$ 112,770	$ (19,230)	New Contracted amount $107,400 Ph. 3
53	Becker Road Maintenance	$ 96,168	$ 115,402	$ 178,000	$ 62,598	$ 143,010	$ (34,990)	New Contracted amount $136,200 Ph. 2
54	General Liability & Property Insurance	$ 12,524	$ 12,524	$ 17,000	$ 4,476	$ 17,000	$ -	Estimate from Egis
55	Irrigation Repairs	$ 4,964	$ 5,957	$ 7,500	$ 1,543	$ 7,500	$ -	Trending $7k
56	Landscape - Mulch	$ 27,810	$ 30,000	$ 30,000	$ -	$ 30,000	$ -	Actuals $28k
57	Landscape Replacement Plants, Shrubs, Trees	$ -	$ -	$ 35,000	$ 35,000	$ 5,000	$ (30,000)	Trending $35k (Includes Storm Repairs)
58	***Contingency***							
59	Miscellaneous Contingency	$ 5,625	$ 6,750	$ 2,010	$ (4,740)	$ 2,010	$ -	engage shenendoa full system check
60								
61	**Field Operations Subtotal**	**$ 198,349**	**$ 262,891**	**$ 456,810**	**$ 193,919**	**$ 376,425**	**$ (80,385)**	
62								
63	**TOTAL EXPENDITURES**	**$ 348,729**	**$ 463,886**	**$ 657,350**	**$ 193,464**	**$ 599,552**	**$ (57,798)**	
64								
65	**EXCESS OF REVENUES OVER EXPENDITURES**	**$ 234,346**	**$ 119,189**	**$ -**	**$ 119,189**	**$ -**	**$ -**	
66								

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

	Chart of Accounts Classification	Actual YTD through 07/31/26	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	Comments
1								
2	**ASSESSMENT REVENUES**							
3								
4	***Special Assessments***							
5	Tax Roll	$ -	$ -	$ -	$ -	$ -	$ -	
6								
7	**Assessment Revenue Subtotal**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	
8								
9	**OTHER REVENUES**							
10								
11	***Interest Earnings***							
12	Interest Earnings	$ -	$ -	$ -	$ -	$ -	$ -	
13	***Other Miscellaneous Revenues***							
14	Balance Forward	$ -	$ 425,725.00	$ 425,725.00	$ -	$ 200,000.00	$ (225,725.00)	Carry over balance from suprluss this year
15	City Stormwater Rebate	$ 209,581.00	$ 239,000.00	$ 239,000.00	$ -	$ 180,000.00	$ (59,000.00)	Carry over balance from Storm water rebate
16								
17	**Other Revenue Subtotal**	**$ 209,581.00**	**$ 664,725.00**	**$ 664,725.00**	**$ -**	**$ 380,000.00**	**$ (284,725.00)**	
18								
19	**TOTAL REVENUES**	**$ 209,581.00**	**$ 664,725.00**	**$ 664,725.00**	**$ -**	**$ 380,000.00**	**$ (284,725.00)**	
20								
21	**EXPENDITURES**							
22								
23	***Stormwater Control***							
24	Stormwater Repair	$ 139,118.00	$ 227,000.00	$ 227,000.00	$ -	$ 180,000.00	$ (47,000.00)	
25	***Contingency***							
26	Becker Road Hardscape/Lighting	$ 33,027.00	$ 39,632.40	$ 137,725.00	$ 98,092.60	$ 100,000.00	$ (37,725.00)	Decreasing and setting to trend
27	Miscellaneous Contingency	$ 2,290.00	$ 102,290.00	$ 300,000.00	$ 197,710.00	$ 100,000.00	$ (200,000.00)	
28								
29	**TOTAL EXPENDITURES**	**$ 174,435.00**	**$ 368,922.00**	**$ 664,725.00**	**$ 295,803.00**	**$ 380,000.00**	**$ (284,725.00)**	
30								
31	**EXCESS OF REVENUES OVER EXPENDITURES**	**$ 35,146.00**	**$ 295,803.00**	**$ -**	**$ 295,803.00**	**$ -**	**$ -**	
32								

Veranda II Community Development District Debt Service 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**
REVENUES							
Special Assessments							
Net Special Assessments (1)	$292,901.59	$450,903.84	$379,800.93	$208,800.51	$956,312.05	$219,599.59	$2,508,318.50
TOTAL REVENUES	**$292,901.59**	**$450,903.84**	**$379,800.93**	**$208,800.51**	**$956,312.05**	**$219,599.59**	**$2,508,318.50**
EXPENDITURES							
Administrative							
Debt Service Obligation	$292,901.59	$450,903.84	$379,800.93	$208,800.51	$956,312.05	$219,599.59	$2,508,318.50
Administrative Subtotal	**$292,901.59**	**$450,903.84**	**$379,800.93**	**$208,800.51**	**$956,312.05**	**$219,599.59**	**$2,508,318.50**
TOTAL EXPENDITURES	**$292,901.59**	**$450,903.84**	**$379,800.93**	**$208,800.51**	**$956,312.05**	**$219,599.59**	**$2,508,318.50**
EXCESS OF REVENUES OVER EXPENDITURES	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**

St. Lucie County Collection Costs (2%) and Early Payment Discounts (4%):	6.0%
GROSS ASSESSMENTS	**$2,667,218.62**

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.

(1) Maximum Annual Debt Service less any Prepaid Assessments Received

VERANDA II COMMUNITY DEVELOPMENT DISTRICT

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		
2026/2027 Total:		**$620,292.55**	**Total Difference:**	**$0.00**

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

[(1)] **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

VERANDA II COMMUNITY DEVELOPMENT DISTRICT

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		
2026/2027 Total:		**$620,292.55**	**Total Difference:**	**$0.00**

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

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

VERANDA II COMMUNITY DEVELOPMENT DISTRICT

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

TOTAL O&M BUDGET		$583,075.00
COLLECTION COSTS @	2.0%	$12,405.85
EARLY PAYMENT DISCOUNT @	4.0%	$24,811.70
TOTAL O&M ASSESSMENT		$620,292.55

UNITS ASSESSED

LOT SIZE	O&M	SERIES 2018AA1 DEBT SERVICE [1]	SERIES 2018AA2 DEBT SERVICE [2]	SERIES 2021AA4 DEBT SERVICE [3]	SERIES 2021AA5 DEBT SERVICE [3]	SERIES 2024AA3 DEBT SERVICE [4]	SERIES 2024AA5 DEBT SERVICE [4]
Veranda Gardens East							
SF 52	236	147	0	0	0	0	0
SF 62	106	60	0	0	0	0	0
Veranda Preserves West							
SF 47	165	0	160	0	0	0	0
SF 52	102	0	100	0	0	0	0
SF 62	55	0	54	0	0	0	0
Veranda Oaks							
SF 52 (Partial)	211	0	0	211	0	0	0
Veranda Estates							
SF 52 (Partial)	87	0	0	0	87	0	0
SF 62 (Partial)	29	0	0	0	29	0	0
Veranda Preserves East							
SF	464	0	0	0	0	461	0
Veranda Estates							
SF 52	60	0	0	0	0	0	60
SF 62	62	0	0	0	0	0	62
Total Community	**1577**	**207**	**314**	**211**	**116**	**461**	**122**

ALLOCATION OF O&M ASSESSMENT

LOT SIZE	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET
Veranda Gardens East				
SF 52	1.00	236.00	14.97%	$92,827.55
SF 62	1.00	106.00	6.72%	$41,693.73
Veranda Preserves West				
SF 47	1.00	165.00	10.46%	$64,900.62
SF 52	1.00	102.00	6.47%	$40,120.38
SF 62	1.00	55.00	3.49%	$21,633.54
Veranda Oaks				
SF 52 (Partial)	1.00	211.00	13.38%	$82,994.12
Veranda Estates				
SF 52 (Partial)	1.00	87.00	5.52%	$34,220.32
SF 62 (Partial)	1.00	29.00	1.84%	$11,406.77
Veranda Preserves East				
SF	1.00	464.00	29.42%	$182,508.40
Veranda Estates				
SF 52	1.00	60.00	3.80%	$23,600.22
SF 62	1.00	62.00	3.93%	$24,386.90
Total Community		**1577.00**	**100.00%**	**$620,292.55**

PER LOT ANNUAL ASSESSMENT

LOT SIZE	O&M	SERIES 2018AA1 DEBT SERVICE [5]	SERIES 2018AA2 DEBT SERVICE [5]	SERIES 2021AA4 DEBT SERVICE [6]	SERIES 2021AA5 DEBT SERVICE [6]	SERIES 2024AA3 DEBT SERVICE [7]	SERIES 2024AA5 DEBT SERVICE [7]	TOTAL [8]
Veranda Gardens East								
SF 52	$393.34	$1,473.21	$0.00	$0.00	$0.00	$0.00	$0.00	$1,866.55
SF 62	$393.34	$1,579.51	$0.00	$0.00	$0.00	$0.00	$0.00	$1,972.85
Veranda Preserves West								
SF 47	$393.34	$0.00	$1,526.36	$0.00	$0.00	$0.00	$0.00	$1,919.70
SF 52	$393.34	$0.00	$1,526.36	$0.00	$0.00	$0.00	$0.00	$1,919.70
SF 62	$393.34	$0.00	$1,526.36	$0.00	$0.00	$0.00	$0.00	$1,919.70
Veranda Oaks								
SF 52 (Partial)	$393.34	$0.00	$0.00	$1,913.27	$0.00	$0.00	$0.00	$2,306.61
Veranda Estates								
SF 52 (Partial)	$393.34	$0.00	$0.00	$0.00	$1,913.27	$0.00	$0.00	$2,306.61
SF 62 (Partial)	$393.34	$0.00	$0.00	$0.00	$1,913.27	$0.00	$0.00	$2,306.61
Veranda Preserves East								
SF	$393.34	$0.00	$0.00	$0.00	$0.00	$2,206.84	$0.00	$2,600.18
Veranda Estates								
SF 52	$393.34	$0.00	$0.00	$0.00	$0.00	$0.00	$1,914.89	$2,308.23
SF 62	$393.34	$0.00	$0.00	$0.00	$0.00	$0.00	$1,914.89	$2,308.23

LESS: St. Lucie County Collection Costs (2%) and Early Payment Discounts (4%):	($37,217.55)
Net Revenue to be Collected:	**$583,075.00**

[1] **Reflects the number of total lots with Series 2018AA1 debt outstanding.**

[2] **Reflects the number of total lots with Series 2018AA2 debt outstanding.**

[3] **Reflects the number of total lots with Series 2021 debt outstanding.**

[4] **Reflects the number of total lots with Series 2024 debt outstanding.**

[5] **Annual debt service assessment per lot adopted in connection with the Series 2018 bond issuance. Annual assessment includes principal, interest, St. Lucie County collection costs and early payment discounts.**

[6] **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.**

[7] **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.**

[8] **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 9

RESOLUTION 2026-08
[FY 2027 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERANDA COMMUNITY DEVELOPMENT DISTRICT II PROVIDING FOR FUNDING FOR THE FY 2027 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Veranda Community Development District II ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes,* for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in St. Lucie County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (**"FY 2027"**), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget (**"Adopted Budget**"), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B** ("**Assessment Roll**").

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

   a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.

b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance ("**O&M Assessment(s)**") is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

c. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby certifies for collection the FY 2027 installment of the District's previously levied debt service special assessments ("**Debt Assessments**," and together with the O&M Assessments, the "**Assessments**") in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same**.**

4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes,* the District is authorized to collect and enforce the Assessments as set forth below.

a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the "**Tax Roll Property**" identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* ("**Uniform Method**"). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.

b. **Future Collection Methods.** The District's decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B,** is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

6. **APPROVAL OF PRIOR ACTIONS.** The actions of the Chairman, Vice Chairman, Secretary, Treasurer, Assistant Secretaries, and all District Staff in finalizing the Assessments and Assessment Roll as provided herein are hereby ratified, approved, and confirmed in all respects.

7. **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.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED THIS 18th DAY OF AUGUST, 2026.

ATTEST:

VERANDA COMMUNITY DEVELOPMENT DISTRICT II

____
Secretary / Assistant Secretary

By:______________________________________

Its:______________________________________

Exhibit A: Adopted Budget
Exhibit B: Assessment Roll

Rizzetta & Company

Veranda Community Development District II

Approved Proposed Budget Fiscal Year 2026-2027

TABLE OF CONTENTS

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

Proposed Budget
Veranda II Community Development District
General Fund

Fiscal Year 2026/2027

	Chart of Accounts Classification	Actual YTD through 07/31/26	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	Comments
1								
2	**ASSESSMENT REVENUES**							
3								
4	***Special Assessments***							
5	Tax Roll	$ 583,075	$ 583,075	$ 583,075	$ -	$ 583,075	$ -	
6								
7	**Assessment Revenue Subtotal**	**$ 583,075**	**$ 583,075**	**$ 583,075**	**$ -**	**$ 583,075**	**$ -**	
8								
9	**OTHER REVENUES**							
10								
11	***Interest Earnings***							
12	Interest Earnings	$ -	$ -	$ -	$ -	$ -	$ -	
13	***Other Miscellaneous Revenues***							
14	Balance Forward from Prior Year	$ -	$ -	$ 74,275	$ (74,275)	$ 16,477	$ (57,798)	
15								
16	**Other Revenue Subtotal**	**$ -**	**$ -**	**$ 74,275**	**$ (74,275)**	**$ 16,477**	**$ (57,798)**	
17								
18	**TOTAL REVENUES**	**$ 583,075**	**$ 583,075**	**$ 657,350**	**$ (74,275)**	**$ 599,552**	**$ (57,798)**	
19								
20	**EXPENDITURES - ADMINISTRATIVE**							
21								
22	***Legislative***							
23	Supervisor Fees	$ 2,800	$ 3,360	$ 8,000	$ 4,640	$ 8,000	$ -	
24	***Financial & Administrative***							
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	$ -	Per agreement with Grau
30	Disclosure Report	$ 4,000	$ 8,000	$ 8,000	$ -	$ 8,000	$ -	Consider increasing this based on projections
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	

Proposed Budget
Veranda II Community Development District
General Fund

Fiscal Year 2026/2027

	Chart of Accounts Classification	Actual YTD through 07/31/26	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	Comments
35	Legal Advertising	$ 514	$ 617	$ 2,100	$ 1,483	$ 2,100	$ -	
36	Miscellaneous Fees	$ -	$ -	$ 1,500	$ 1,500	$ 1,500	$ -	Tax Collector postage and amort schedules
37	Property Appraiser Fees	$ 65,823	$ 65,823	$ 61,142	$ (4,681)	$ 70,000	$ 8,858	Set to trend
38	Public Officials Liability Insurance	$ 3,209	$ 3,209	$ 3,100	$ (109)	$ 3,324	$ 224	Estimate from Egis
39	Trustees Fees	$ 18,024	$ 18,024	$ 19,000	$ 976	$ 19,000	$ -	Based on projection
40	Website ADA Hosting, Compliance	$ 1,399	$ 1,679	$ 2,738	$ 1,059	$ 2,738	$ -	
41	***Legal Counsel***							
42	District Counsel	$ 8,603	$ 10,324	$ 15,000	$ 4,676	$ 15,000	$ -	
43								
44	**Administrative Subtotal**	**$ 150,380**	**$ 200,995**	**$ 200,540**	**$ (455)**	**$ 223,127**	**$ 22,587**	
45								
46	**EXPENDITURES - FIELD OPERATIONS**							
47								
48	***Stormwater Control***							
49	Aquatic Pond Maintenance	$ 10,626	$ 33,000	$ 33,000	$ -	$ 35,720	$ 2,720	Contract cost plus 3% increase
50	Wetland & Preserve Maintenance	$ 15,000	$ 28,500	$ 22,300	$ (6,200)	$ 23,415	$ 1,115	Agreement Cost $22,290 plus 5% increase
51	***Other Physical Environment***							
52	Becker Berm Maintenance	$ 25,632	$ 30,758	$ 132,000	$ 101,242	$ 112,770	$ (19,230)	New Contracted amount $107,400 Ph. 3
53	Becker Road Maintenance	$ 96,168	$ 115,402	$ 178,000	$ 62,598	$ 143,010	$ (34,990)	New Contracted amount $136,200 Ph. 2
54	General Liability & Property Insurance	$ 12,524	$ 12,524	$ 17,000	$ 4,476	$ 17,000	$ -	Estimate from Egis
55	Irrigation Repairs	$ 4,964	$ 5,957	$ 7,500	$ 1,543	$ 7,500	$ -	Trending $7k
56	Landscape - Mulch	$ 27,810	$ 30,000	$ 30,000	$ -	$ 30,000	$ -	Actuals $28k
57	Landscape Replacement Plants, Shrubs, Trees	$ -	$ -	$ 35,000	$ 35,000	$ 5,000	$ (30,000)	Trending $35k (Includes Storm Repairs)
58	***Contingency***							
59	Miscellaneous Contingency	$ 5,625	$ 6,750	$ 2,010	$ (4,740)	$ 2,010	$ -	engage shenendoa full system check
60								
61	**Field Operations Subtotal**	**$ 198,349**	**$ 262,891**	**$ 456,810**	**$ 193,919**	**$ 376,425**	**$ (80,385)**	
62								
63	**TOTAL EXPENDITURES**	**$ 348,729**	**$ 463,886**	**$ 657,350**	**$ 193,464**	**$ 599,552**	**$ (57,798)**	
64								
65	**EXCESS OF REVENUES OVER EXPENDITURES**	**$ 234,346**	**$ 119,189**	**$ -**	**$ 119,189**	**$ -**	**$ -**	
66								

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

	Chart of Accounts Classification	Actual YTD through 07/31/26	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	Comments
1								
2	**ASSESSMENT REVENUES**							
3								
4	***Special Assessments***							
5	Tax Roll	$ -	$ -	$ -	$ -	$ -	$ -	
6								
7	**Assessment Revenue Subtotal**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	
8								
9	**OTHER REVENUES**							
10								
11	***Interest Earnings***							
12	Interest Earnings	$ -	$ -	$ -	$ -	$ -	$ -	
13	***Other Miscellaneous Revenues***							
14	Balance Forward	$ -	$ 425,725.00	$ 425,725.00	$ -	$ 200,000.00	$ (225,725.00)	Carry over balance from suprluss this year
15	City Stormwater Rebate	$ 209,581.00	$ 239,000.00	$ 239,000.00	$ -	$ 180,000.00	$ (59,000.00)	Carry over balance from Storm water rebate
16								
17	**Other Revenue Subtotal**	**$ 209,581.00**	**$ 664,725.00**	**$ 664,725.00**	**$ -**	**$ 380,000.00**	**$ (284,725.00)**	
18								
19	**TOTAL REVENUES**	**$ 209,581.00**	**$ 664,725.00**	**$ 664,725.00**	**$ -**	**$ 380,000.00**	**$ (284,725.00)**	
20								
21	**EXPENDITURES**							
22								
23	***Stormwater Control***							
24	Stormwater Repair	$ 139,118.00	$ 227,000.00	$ 227,000.00	$ -	$ 180,000.00	$ (47,000.00)	
25	***Contingency***							
26	Becker Road Hardscape/Lighting	$ 33,027.00	$ 39,632.40	$ 137,725.00	$ 98,092.60	$ 100,000.00	$ (37,725.00)	Decreasing and setting to trend
27	Miscellaneous Contingency	$ 2,290.00	$ 102,290.00	$ 300,000.00	$ 197,710.00	$ 100,000.00	$ (200,000.00)	
28								
29	**TOTAL EXPENDITURES**	**$ 174,435.00**	**$ 368,922.00**	**$ 664,725.00**	**$ 295,803.00**	**$ 380,000.00**	**$ (284,725.00)**	
30								
31	**EXCESS OF REVENUES OVER EXPENDITURES**	**$ 35,146.00**	**$ 295,803.00**	**$ -**	**$ 295,803.00**	**$ -**	**$ -**	
32								

Veranda II Community Development District

Debt Service

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
REVENUES							
Special Assessments							
Net Special Assessments [1]	$292,901.59	$450,903.84	$379,800.93	$208,800.51	$956,312.05	$219,599.59	$2,508,318.50
TOTAL REVENUES	**$292,901.59**	**$450,903.84**	**$379,800.93**	**$208,800.51**	**$956,312.05**	**$219,599.59**	**$2,508,318.50**
EXPENDITURES							
Administrative							
Debt Service Obligation	$292,901.59	$450,903.84	$379,800.93	$208,800.51	$956,312.05	$219,599.59	$2,508,318.50
Administrative Subtotal	**$292,901.59**	**$450,903.84**	**$379,800.93**	**$208,800.51**	**$956,312.05**	**$219,599.59**	**$2,508,318.50**
TOTAL EXPENDITURES	**$292,901.59**	**$450,903.84**	**$379,800.93**	**$208,800.51**	**$956,312.05**	**$219,599.59**	**$2,508,318.50**
EXCESS OF REVENUES OVER EXPENDITURES	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**

St. Lucie County Collection Costs (2%) and Early Payment Discounts (4%):	6.0%
GROSS ASSESSMENTS	**$2,667,218.62**

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.

[1] Maximum Annual Debt Service less any Prepaid Assessments Received

VERANDA II COMMUNITY DEVELOPMENT DISTRICT

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		
2026/2027 Total:		**$620,292.55**	**Total Difference:**	**$0.00**

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

(1) **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

VERANDA II COMMUNITY DEVELOPMENT DISTRICT

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		
2026/2027 Total:		**$620,292.55**	**Total Difference:**	**$0.00**

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

[2] Reduction in Series 2024AA5 Debt Service is due to partial paydowns made by the Developer.

VERANDA II COMMUNITY DEVELOPMENT DISTRICT

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

TOTAL O&M BUDGET		$583,075.00
COLLECTION COSTS @	2.0%	$12,405.85
EARLY PAYMENT DISCOUNT @	4.0%	$24,811.70
TOTAL O&M ASSESSMENT		$620,292.55

UNITS ASSESSED

LOT SIZE	O&M	SERIES 2018AA1 DEBT SERVICE (1)	SERIES 2018AA2 DEBT SERVICE (2)	SERIES 2021AA4 DEBT SERVICE (3)	SERIES 2021AA5 DEBT SERVICE (3)	SERIES 2024AA3 DEBT SERVICE (4)	SERIES 2024AA5 DEBT SERVICE (4)
Veranda Gardens East							
SF 52	236	147	0	0	0	0	0
SF 62	106	60	0	0	0	0	0
Veranda Preserves West							
SF 47	165	0	160	0	0	0	0
SF 52	102	0	100	0	0	0	0
SF 62	55	0	54	0	0	0	0
Veranda Oaks							
SF 52 (Partial)	211	0	0	211	0	0	0
Veranda Estates							
SF 52 (Partial)	87	0	0	0	87	0	0
SF 62 (Partial)	29	0	0	0	29	0	0
Veranda Preserves East							
SF	464	0	0	0	0	461	0
Veranda Estates							
SF 52	60	0	0	0	0	0	60
SF 62	62	0	0	0	0	0	62
Total Community	**1577**	**207**	**314**	**211**	**116**	**461**	**122**

ALLOCATION OF O&M ASSESSMENT

LOT SIZE	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET
Veranda Gardens East				
SF 52	1.00	236.00	14.97%	$92,827.55
SF 62	1.00	106.00	6.72%	$41,693.73
Veranda Preserves West				
SF 47	1.00	165.00	10.46%	$64,900.62
SF 52	1.00	102.00	6.47%	$40,120.38
SF 62	1.00	55.00	3.49%	$21,633.54
Veranda Oaks				
SF 52 (Partial)	1.00	211.00	13.38%	$82,994.12
Veranda Estates				
SF 52 (Partial)	1.00	87.00	5.52%	$34,220.32
SF 62 (Partial)	1.00	29.00	1.84%	$11,406.77
Veranda Preserves East				
SF	1.00	464.00	29.42%	$182,508.40
Veranda Estates				
SF 52	1.00	60.00	3.80%	$23,600.22
SF 62	1.00	62.00	3.93%	$24,386.90
Total Community		**1577.00**	**100.00%**	**$620,292.55**

PER LOT ANNUAL ASSESSMENT

LOT SIZE	O&M	SERIES 2018AA1 DEBT SERVICE (5)	SERIES 2018AA2 DEBT SERVICE (5)	SERIES 2021AA4 DEBT SERVICE (6)	SERIES 2021AA5 DEBT SERVICE (6)	SERIES 2024AA3 DEBT SERVICE (7)	SERIES 2024AA5 DEBT SERVICE (7)	TOTAL (8)
Veranda Gardens East								
SF 52	$393.34	$1,473.21	$0.00	$0.00	$0.00	$0.00	$0.00	$1,866.55
SF 62	$393.34	$1,579.51	$0.00	$0.00	$0.00	$0.00	$0.00	$1,972.85
Veranda Preserves West								
SF 47	$393.34	$0.00	$1,526.36	$0.00	$0.00	$0.00	$0.00	$1,919.70
SF 52	$393.34	$0.00	$1,526.36	$0.00	$0.00	$0.00	$0.00	$1,919.70
SF 62	$393.34	$0.00	$1,526.36	$0.00	$0.00	$0.00	$0.00	$1,919.70
Veranda Oaks								
SF 52 (Partial)	$393.34	$0.00	$0.00	$1,913.27	$0.00	$0.00	$0.00	$2,306.61
Veranda Estates								
SF 52 (Partial)	$393.34	$0.00	$0.00	$0.00	$1,913.27	$0.00	$0.00	$2,306.61
SF 62 (Partial)	$393.34	$0.00	$0.00	$0.00	$1,913.27	$0.00	$0.00	$2,306.61
Veranda Preserves East								
SF	$393.34	$0.00	$0.00	$0.00	$0.00	$2,206.84	$0.00	$2,600.18
Veranda Estates								
SF 52	$393.34	$0.00	$0.00	$0.00	$0.00	$0.00	$1,914.89	$2,308.23
SF 62	$393.34	$0.00	$0.00	$0.00	$0.00	$0.00	$1,914.89	$2,308.23

LESS: St. Lucie County Collection Costs (2%) and Early Payment Discounts (4%):	($37,217.55)
Net Revenue to be Collected:	**$583,075.00**

(1) **Reflects the number of total lots with Series 2018AA1 debt outstanding.**

(2) **Reflects the number of total lots with Series 2018AA2 debt outstanding.**

(3) **Reflects the number of total lots with Series 2021 debt outstanding.**

(4) **Reflects the number of total lots with Series 2024 debt outstanding.**

(5) **Annual debt service assessment per lot adopted in connection with the Series 2018 bond issuance. Annual assessment includes principal, interest, St. Lucie County collection costs and early payment discounts.**

(6) **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.**

(7) **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.**

(8) **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 10

Quarterly Compliance Audit Report

Veranda II

Date: June 2026 - 2nd 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
Compliance Criteria 2
ADA Accessibility 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	**Website errors*** **0** WCAG 2.1 errors appear on website pages causing issues**
Passed	**Keyboard navigation** The ability to navigate website without using a mouse
Passed	**Website accessibility policy** A published policy and a vehicle to submit issues and resolve issues
Passed	**Color contrast** Colors provide enough contrast between elements
Passed	**Video captioning** Closed-captioning and detailed descriptions
Passed	**PDF accessibility** Formatting PDFs including embedded images and non-text elements
Passed	**Site map** Alternate methods of navigating the website

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

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

Florida F.S. 189.069 Requirements

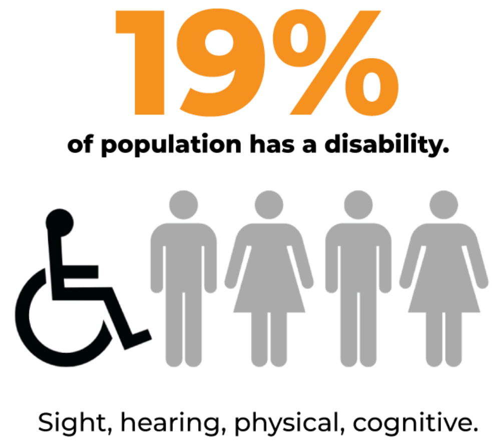
Result: PASSED

Compliance Criteria

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