



Rizzetta & Company

Veranda Community Development District II

Board of Supervisor's Meeting August 22, 2023

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

VERANDA COMMUNITY DEVELOPMENT DISTRICT II

Rizzetta & Company, Inc., 8529 South Park Circle, Suite 330, Orlando, FL 32819

District Board of Supervisors	Grady Miars Austin Burr Robert Nelson James Jahna Chris Fredrick	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Brian Mendes	Rizzetta & Company, Inc.
District Counsel	Jonathan Johnson	Hopping Green & Sams, P.A.
District Engineer	James Terpening Jr.	Culpepper & Terpening, Inc.

All Cellular phones and pagers must be turned off while in the meeting room.

The District Agenda is comprised of five different sections:

The meeting will begin promptly at **11:00 a.m.** with the first section which is called **Audience Comments on Agenda Items**. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to three (3) minutes for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT MANAGER OUTSIDE THE CONTEXT OF THIS MEETING. The second section is called **Business Administration**. The Business Administration section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The third section is called **Staff Reports**. This section allows the District Manager, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The fourth section is called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Manager prior to the presentation of that agenda item. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. Agendas can be reviewed by contacting the Manager's office at (407) 472-2471 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The final section is called **Supervisor Requests and Audience Comments**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs and provides members of the audience the opportunity to comment on matters of concern to them that were not addressed during the meeting.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically, no motions or votes are made during these sessions.

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

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

Board of Supervisors
Veranda Community
Development District II

August 14, 2023

FINAL AGENDA

Dear Board Members:

The **regular** meeting of the Board of Supervisors of the Veranda Community Development District II will be held on **August 22, 2023, at 11:00 a.m.**, at the Office of Greenpointe Communities, LLC, 864 S.E. Becker Road, Port St. Lucie, Florida 34984. The following is the **final** agenda for the meeting.

1. **CALL TO ORDER/ROLL CALL**
2. **AUDIENCE COMMENTS ON AGENDA ITEMS**
3. **BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of Meeting from the Regular Board Meeting held on June 13, 2023.....Tab 1
 - B. Ratification of Operation and Maintenance Expenditures for June & July 2023.....Tab 2
 - C. Consideration of Resolution 2023-04; Redesignating Certain Officers.....Tab 3
4. **BUSINESS ITEMS**
 - A. Public Hearing on Fiscal Year 2023-2024 Final Budget.....Tab 4
 - 1.) Consideration of Resolution 2023-05: Adopting Fiscal Year 2023-2024 Final Budget
 - B. Public Hearing on Levying Assessments.....Tab 5
 - 1.) Consideration of Resolution 2023-06; Imposing Special Assessments
 - C. Consideration of Resolution 2023-07; Setting Fiscal Year 2023-2024 Meeting Schedule.....Tab 6
 - D. Consideration of the Third Addendum to the Professional District Services Agreement.....Tab 7
 - E. Ratification of Request for Proposals for Construction Services Regarding Veranda Estates, Phase 2.....Tab 8
5. **STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. Aquatic Management.....Tab 9
 - 1.) Superior Waterway Services Management Report, dated July 3, 2023
 - D. District Manager.....Tab 10
 - 1.) Presentation of the Registered Voter Count
6. **AUDIENCE COMMENTS AND SUPERVISOR REQUESTS**
7. **ADJOURNMENT**

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

Very truly yours,

Brian Mendes

District Manager

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 **regular** meeting of the Board of Supervisors of the Veranda Community Development District II was held on **Tuesday, June 13, 2023, at 11:02 a.m.** at the Office of Greenpointe Communities located at 864 South East Becker Road, Port St Lucie, FL 34984. Following is the agenda for the meeting.

Austin Burr	Board Supervisor, Vice Chairman
Bo Jahna	Board Supervisor, Assistant Secretary
Chris Frederick	Board Supervisor, Assistant Secretary

Also present were:

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

Audience

FIRST ORDER OF BUSINESS**Call to Order**

Mr. Brizendine called the meeting to order at 11:02 a.m. confirming a quorum.

SECOND ORDER OF BUSINESS**Public Comments**

There were no audience comments put forward.

THIRD ORDER OF BUSINESS**Consideration of Minutes of the
Regular Meeting held on April 11,
2023**

Mr. Brizendine presented the minutes from the meeting held on April 11, 2023. No changes were requested.

On a motion by Mr. Burr, seconded by Mr. Jahna, with all in favor, the Board approved the Minutes of the Regular Meeting held on April 11, 2023, for Veranda Community Development District II.

FOURTH ORDER OF BUSINESS**Ratification of Operation and
Maintenance Expenditures for
April and May 2023**

Mr. Brizendine presented the operation and maintenance expenditures for April and May 2023. There were no questions regarding any of the expenditures.

On a motion by Mr. Burr, seconded by Mr. Frederick, with all in favor, the Board ratified Operation and Maintenance Expenditures for April 2023 (\$47,844.89) and May 2023 (17,007.47), for Veranda Community Development District II.

FIFTH ORDER OF BUSINESS**Presentation of FY 2023/2024
Proposed Budget**

Mr. Brizendine reviewed the budget in its entirety. The Board Indicated that they were happy with the budget as proposed.

On a motion by Mr. Burr, seconded by Mr. Jahna, with all in favor, the Board approved the FY 2023/2024 proposed Budget as presented, for Appointment of Records Liaison, for Veranda Community Development District II.

SIXTH ORDER OF BUSINESS**Consideration of Resolution
2023-02, Approving FY 2023/2024
Proposed Budget and Setting the
Public Hearing**

Mr. Brizendine presented the Resolution to the Board noting that the regularly scheduled meeting on August 8th does not meet the required 60-day minimum between approval of the proposed budget and the public hearing to finalize it. The Board chose August 22, 2023, to hold the public hearing.

On a motion by Mr. Burr, seconded by Mr. Frederick, with all in favor, the Board approved Resolution 2023-02, approving the Fiscal Year 2023/2024 Proposed Budget totaling \$549,072 and setting the public hearing for August 22, 2023, at 11:00 a.m. at the Office of Greenpointe Communities located at 864 South East Becker Road, Port St Lucie, FL 34984, for Veranda Community Development District II.

SEVENTH ORDER OF BUSINESS**Consideration of Resolution
2023-03, Re-Designating Officers
of the District.**

Mr. Brizendine reviewed Resolution 2023-03, explaining that Management is recommending Richard Hernandez be removed as an Assistant Secretary and he and Brian Mendes are being added for signatory purposes.

On a motion by Mr. Burr, seconded by Mr. Jahna, with all in favor, the Board approved Resolution 2023-03 removing Richard Hernandez as Assistant Secretary and naming Scott Brizendine and Brian Mendes as Assistant Secretaries, for Veranda Community Development District II.

EIGHTH ORDER OF BUSINESS**Staff Reports****A. District Counsel**

No Report.

B. District Engineer

No Report

C. District Manager

Mr. Brizendine reminded that Board that their next meeting would be held on August 22, 2023 at 11:00 a.m.

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

Residents inquired about the liner separation in the community's irrigation pond. It was stated that the District Engineer is coordinating with vendors involved in the installation to determine the route of the issue.

There were no Supervisor requests put forward.

TENTH ORDER OF BUSINESS**Adjournment**

On a motion by Mr. Burr, seconded by Mr. Jahna, with all in favor, the Board adjourned the Board of Supervisors' Meeting at 11:20 a.m. for Veranda Community Development District II.

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Secretary / Assistant Secretary

Chairman / Vice Chairman

DRAFT

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 June 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2023 through June 30, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$52,838.86**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Veranda Community Development District II

Paid Operation & Maintenance Expenditures

June 1, 2023 Through June 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Grau & Associates, P.A.	100085	24325	Audit FYE 09/30/22	\$ 1,500.00
Impact Landscaping & Irrigation, LLC	100086	INV-57778	Landscape Maintenance 05/23	\$ 14,878.00
Impact Landscaping & Irrigation, LLC	100086	INV-58419	Irrigation Repairs 05/23	\$ 997.50
Impact Landscaping & Irrigation, LLC	100088	INV-58529	Landscape Maintenance 06/23	\$ 4,272.00
Impact Landscaping & Irrigation, LLC	100088	INV-58530	Landscape Maintenance 06/23	\$ 14,878.00
Kutak Rock, LLP	100084	3224800	Legal Services 04/23	\$ 2,853.00
Kutak Rock, LLP	100089	3238105	Legal Services 05/23	\$ 2,618.50
Rizzetta & Company, Inc.	100083	INV0000080654	District Management Fees 06/23	\$ 4,137.50
Shenandoah Pipe Inspections & Restoration	100087	93900	Pre-Storm Emergency Repairs 09/22	\$ 5,250.00
Superior Waterway Services, Inc.	100090	85830	Lake Maintenance 06/23	\$ 1,253.51
Superior Waterway Services, Inc.	100090	85831	Lake Maintenance 06/23	<u>\$ 200.85</u>
Report Total				<u>\$ 52,838.86</u>

VERANDA COMMUNITY DEVELOPMENT DISTRICT II

District Office · St. Augustine, FL 32084

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

WWW.VERANDACDD2.ORG

Operation and Maintenance Expenditures July 2023 For Board Approval

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

The total items being presented: **\$31,808.37**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Veranda Community Development District II

Paid Operation & Maintenance Expenditures

July 1, 2023 Through July 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Disclosure Services, LLC	100096	4 199	Amortization Schedule Series 2018A A1, 2021AA, 2018B, 2021A A5 08/01/23 Prepay 08/23	\$ 1,250.00
Grau & Associates, P.A.	100092	24517	Audit FYE 09/30/22	\$ 2,000.00
Impact Landscaping & Irrigation, LLC	100093	INV-59214	Irrigation Repairs 06/23	\$ 725.00
Impact Landscaping & Irrigation, LLC	100097	INV-59468	Landscape Maintenance 07/23	\$ 4,272.00
Impact Landscaping & Irrigation, LLC	100097	INV-59469	Landscape Maintenance 07/23	\$ 14,878.00
Innersync Studio, Ltd	100094	21432	Website & Compliance Services 07/23	\$ 384.38
Kutak Rock, LLP	100100	3253275	Legal Services 06/23	\$ 1,727.50
Rizzetta & Company, Inc.	100091	INV0000081329	District Management Fees 07/23	\$ 4,137.50
Rizzetta & Company, Inc.	100099	INV0000082301	Mass Mailing - Budget Notice 07/23	\$ 853.90
Superior Waterway Services, Inc.	100098	88162	Lake Maintenance 07/23	\$ 1,253.51
Superior Waterway Services, Inc.	100098	88163	Lake Maintenance 07/23	\$ 200.85
Treasure Coast Newspapers	100095	0005704916	Acct #336947 Legal Advertising 06/23	\$ <u>125.73</u>
Report Total				<u>\$ 31,808.37</u>

Tab 3

RESOLUTION 2023-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF VERANDA
COMMUNITY DEVELOPMENT DISTRICT II REDESIGNATING THE
SECRETARY 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 Hernando County, Florida; and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) previously designated Bob Schleifer as Secretary pursuant to Resolution 2020-07; and

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

Section 1. Scott Brizendine is appointed Secretary

Section 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 22nd DAY OF AUGUST 2023.

ATTEST:

**VERANDA COMMUNITY
DEVELOPMENT DISTRICT**

SECRETARY/ASSISTANT SECRETARY

CHAIRMAN/VICE CHAIRMAN

Tab 4

RESOLUTION 2023-05

THE ANNUAL APPROPRIATION RESOLUTION OF THE VERANDA COMMUNITY DEVELOPMENT DISTRICT II ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2023, submitted to the Board of Supervisors ("**Board**") of the Veranda Community Development District II ("**District**") proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; 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; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. 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.
- c. 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, 2024."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2023/2024, the sum of \$_____ 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 in the following fashion:

TOTAL GENERAL FUND	\$_____
RESERVE FUND	\$_____
DEBT SERVICE FUND – SERIES 2018AA1	\$_____
DEBT SERVICE FUND – SERIES 2018AA2	\$_____
DEBT SERVICE FUND – SERIES 2018B	\$_____
DEBT SERVICE FUND – SERIES 2021 AA4	\$_____
DEBT SERVICE FUND – SERIES 2021 AA5	\$_____
TOTAL ALL FUNDS	\$_____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023/2024, or within 60 days following the end of the Fiscal Year 2023/2024, 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 paragraph c. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

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

PASSED AND ADOPTED THIS 22ND DAY OF AUGUST, 2023.

ATTEST:

**VERANDA COMMUNITY DEVELOPMENT
DISTRICT II**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2023/2024 Budget

Exhibit A

Fiscal Year 2023/2024 Budget



Rizzetta & Company

Veranda Community Development District II

verandacdd2.org

Approved Proposed Budget for Fiscal Year 2023-2024

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Proposed Budget
Veranda Community Development District II
General Fund
Fiscal Year 2023/2024

	Chart of Accounts Classification	Actual YTD through 06/30/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
1								
2	REVENUES							
3								
4	Interest Earnings							
5	Interest Earnings	\$ 2,107	\$ 2,809	\$ -	\$ 2,809	\$ -	\$ -	
6	Special Assessments							
7	Tax Roll*	\$ 213,005	\$ 213,005	\$ 211,371	\$ 1,634	\$ 324,264	\$ 112,893	
8	Off Roll*	\$ 332,946	\$ 332,946	\$ 332,945	\$ 1	\$ 258,450	\$ (74,495)	
9								
10	TOTAL REVENUES	\$ 548,058	\$ 548,760	\$ 544,316	\$ 4,444	\$ 582,714	\$ 38,398	
11								
12	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ 10,000	
13								
14	TOTAL REVENUES AND BALANCE FORWARD	\$ 548,058	\$ 548,760	\$ 544,316	\$ 4,444	\$ 592,714	\$ 48,398	
15								
16	<i>*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.</i>							
17								
18	EXPENDITURES - ADMINISTRATIVE							
19								
20	Legislative							
21	Supervisor Fees	\$ 400	\$ 2,200	\$ 8,000	\$ 5,800	\$ 8,000	\$ -	
22	Financial & Administrative							
23	Administrative Services	\$ 3,443	\$ 4,590	\$ 4,590	\$ 0	\$ 4,774	\$ 184	Cost of living adjustment
24	District Management	\$ 15,376	\$ 20,502	\$ 20,502	\$ (0)	\$ 21,322	\$ 820	Cost of living adjustment
25	District Engineer	\$ 19,811	\$ 26,415	\$ 5,000	\$ (21,415)	\$ 15,000	\$ 10,000	Based on projection
26	Disclosure Report	\$ 6,000	\$ 6,000	\$ 6,000	\$ -	\$ 6,000	\$ -	
27	Trustees Fees	\$ 16,163	\$ 16,163	\$ 10,000	\$ (6,163)	\$ 15,000	\$ 5,000	Based on projection
28	Assessment Roll	\$ 5,355	\$ 5,355	\$ 5,355	\$ -	\$ 5,569	\$ 214	Cost of living adjustment
29	Financial & Revenue Collections	\$ 3,060	\$ 4,080	\$ 4,080	\$ -	\$ 4,243	\$ 163	Cost of living adjustment
30	Accounting Services	\$ 14,459	\$ 19,278	\$ 19,278	\$ 0	\$ 20,049	\$ 771	Cost of living adjustment
31	Auditing Services	\$ 1,500	\$ 4,600	\$ 6,000	\$ 1,400	\$ 4,700	\$ (1,300)	Per agreement with Grau
32	Arbitrage Rebate Calculation	\$ 1,350	\$ 1,350	\$ 1,350	\$ -	\$ 1,350	\$ -	Per Agreement
33	Public Officials Liability Insurance	\$ 2,733	\$ 2,733	\$ 3,050	\$ 317	\$ 3,006	\$ (44)	Estimate from Egis
34	Legal Advertising	\$ 284	\$ 1,250	\$ 3,500	\$ 2,250	\$ 1,500	\$ (2,000)	
35	Dues, Licenses & Fees	\$ 1,275	\$ 1,275	\$ 175	\$ (1,100)	\$ 175	\$ -	Annual admin fee to DEO
36	Miscellaneous Fees	\$ 102	\$ 102	\$ 1,500	\$ 1,398	\$ 1,110	\$ (390)	Tax Collector postage and amort schedules
37	Property Appraiser Fees	\$ 23,582	\$ 23,582	\$ 6,889	\$ (16,693)	\$ 38,000	\$ 31,111	2% of debt and O&M assmt's on tax roll
38	Website ADA Hosting, Compliance	\$ 2,054	\$ 2,738	\$ 3,500	\$ 762	\$ 2,738	\$ (762)	
39	Legal Counsel							
40	District Counsel	\$ 9,864	\$ 13,152	\$ 20,000	\$ 6,848	\$ 15,000	\$ (5,000)	
41								
42	Administrative Subtotal	\$ 126,811	\$ 155,364	\$ 128,769	\$ (26,595)	\$ 167,536	\$ 38,767	
43								
44	EXPENDITURES - FIELD OPERATIONS							
45								
46	Stormwater Control							
47	Wetland & Preserve Maintenance	\$ 19,762	\$ 19,762	\$ 30,000	\$ 10,238	\$ 20,000	\$ (10,000)	
48	Aquatic Pond Maintenance	\$ 14,033	\$ 18,894	\$ 19,500	\$ 606	\$ 25,000	\$ 5,500	includes an additional pond
49	Other Physical Environment							
50	General Liability & Property Insurance	\$ 9,452	\$ 9,452	\$ 10,811	\$ 1,359	\$ 12,842	\$ 2,031	Estimate from Egis
51	Landscape Replacement Plants, Shrubs, Trees	\$ 10,000	\$ 13,333	\$ 10,000	\$ (3,333)	\$ 15,000	\$ 5,000	
52	Landscape - Mulch	\$ 5,198	\$ 6,931	\$ 5,000	\$ (1,931)	\$ 10,000	\$ 5,000	
53	Irrigation Repairs	\$ 17,594	\$ 23,459	\$ 5,000	\$ (18,459)	\$ 5,000	\$ -	
54	Becker Berm Maintenance	\$ 38,448	\$ 51,264	\$ 138,800	\$ 87,536	\$ 138,800	\$ -	\$4,272/mth per agreement; plus add'l berms
55	Becker Road Maintenance	\$ 159,702	\$ 212,936	\$ 176,436	\$ (36,500)	\$ 178,536	\$ 2,100	\$14,878/mth per agreement; plus add'l mtce.
56	Landscape Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
57								
58	Field Operations Subtotal	\$ 274,189	\$ 356,031	\$ 395,547	\$ 39,516	\$ 405,178	\$ 9,631	
59								
60	Contingency							
61	Miscellaneous Contingency	\$ 18,242	\$ 24,323	\$ 20,000	\$ (4,323)	\$ 20,000	\$ -	
62								
63	TOTAL EXPENDITURES	\$ 419,242	\$ 535,718	\$ 544,316	\$ 8,598	\$ 592,714	\$ 48,398	
64								
65	EXCESS OF REVENUES OVER EXPENDITURES	\$ 128,816	\$ 13,043	\$ -	\$ 13,043	\$ (0)	\$ -	
66								

Proposed Budget
Veranda Community Development District II
Reserve Fund
Fiscal Year 2023/2024

	Chart of Accounts Classification	Actual YTD through 06/30/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023
1							
2	REVENUES						
3							
4	Interest Earnings						
5	Interest Earnings	\$ 8,110	\$ 10,813	\$ -	\$ 10,813	\$ -	\$ -
6	Other Miscellaneous Revenues						
7	City Stormwater Rebate	\$ 226,508	\$ 226,508	\$ 190,156	\$ 36,352	\$ 190,156	\$ -
8							
9	TOTAL REVENUES	\$ 234,618	\$ 237,321	\$ 190,156	\$ 47,165	\$ 190,156	\$ -
10							
11	EXPENDITURES						
12							
13	Stormwater Control						
14	Stormwater Repair	\$ -	\$ -	\$ 190,156	\$ 190,156	\$ 190,156	\$ -
15							
16	TOTAL EXPENDITURES	\$ -	\$ -	\$ 190,156	\$ 190,156	\$ 190,156	\$ -
17							
18	EXCESS OF REVENUES OVER	\$ 234,618	\$ 237,321	\$ -	\$ (142,991)	\$ -	\$ -
19							

Veranda Community Development District II

Debt Service

Fiscal Year 2023/2024

Chart of Accounts Classification	Series 2018AA1	Series 2018AA2	Series 2018B	Series 2021 AA4	Series 2021AA5	Budget for 2023/2024
REVENUES						
Special Assessments						
Net Special Assessments ⁽¹⁾	\$480,454.00	\$456,648.00	\$229,417.80	\$418,842.19	\$208,800.51	\$1,794,162.51
TOTAL REVENUES	\$480,454.00	\$456,648.00	\$229,417.80	\$418,842.19	\$208,800.51	\$1,794,162.51
EXPENDITURES						
Administrative						
Debt Service Obligation	\$480,454.00	\$456,648.00	\$229,417.80	\$418,842.19	\$208,800.51	\$1,794,162.51
Administrative Subtotal	\$480,454.00	\$456,648.00	\$229,417.80	\$418,842.19	\$208,800.51	\$1,794,162.51
TOTAL EXPENDITURES	\$480,454.00	\$456,648.00	\$229,417.80	\$418,842.19	\$208,800.51	\$1,794,162.51
EXCESS OF REVENUES OVER EXPENDITURES	\$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

\$1,892,624.33

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.

VERANDA COMMUNITY DEVELOPMENT DISTRICT II

FISCAL YEAR 2023/2024 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2023/2024 O&M Budget		\$582,714.00
County Collection Cost @ 2.0%		\$12,398.17
Early Payment Discount @ 4.0%		\$24,796.34
2023/2024 Total		\$619,908.51

2022/2023 O&M Budget	\$544,316.00
2023/2024 O&M Budget	\$582,714.00

Total Difference	\$38,398.00
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	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2022/2023	2023/2024	\$	%
Platted Parcels				
Series 2018AA1 Debt Service - SF 52 (Area 1) ⁽¹⁾	\$1,473.21	\$1,473.21	\$0.00	0.00%
Operations/Maintenance - SF 52 (Area 1)	\$367.42	\$393.34	\$25.92	7.05%
Total	\$1,840.64	\$1,866.55	\$25.92	1.41%
Series 2018AA1 Debt Service - SF 62 (Area 1) ⁽¹⁾	\$1,579.51	\$1,579.51	\$0.00	0.00%
Operations/Maintenance - SF 62 (Area 1)	\$367.42	\$393.34	\$25.92	7.05%
Total	\$1,946.93	\$1,972.85	\$25.92	1.33%
Series 2018AA2 Debt Service - SF 47 (Area 2) ⁽¹⁾	\$1,526.36	\$1,526.36	\$0.00	0.00%
Operations/Maintenance - SF 47 (Area 2)	\$367.42	\$393.34	\$25.92	7.05%
Total	\$1,893.78	\$1,919.70	\$25.92	1.37%
Series 2018AA2 Debt Service - SF 52 (Area 2) ⁽¹⁾	\$1,526.36	\$1,526.36	\$0.00	0.00%
Operations/Maintenance - SF 52 (Area 2)	\$367.42	\$393.34	\$25.92	7.05%
Total	\$1,893.78	\$1,919.70	\$25.92	1.37%
Series 2018AA2 Debt Service - SF 62 (Area 2) ⁽¹⁾	\$1,526.36	\$1,526.36	\$0.00	0.00%
Operations/Maintenance - SF 62 (Area 2)	\$367.42	\$393.34	\$25.92	7.05%
Total	\$1,893.78	\$1,919.70	\$25.92	1.37%
Series 2018B Debt Service - SF 36 (Area 3) ⁽¹⁾	\$387.28	\$387.28	\$0.00	0.00%
Operations/Maintenance - SF 36 (Area 3)	\$367.42	\$393.34	\$25.92	7.05%
Total	\$754.70	\$780.62	\$25.92	3.43%
Series 2018B Debt Service - SF 52 (Area 3) ⁽¹⁾	\$387.28	\$387.28	\$0.00	0.00%
Operations/Maintenance - SF 52 (Area 3)	\$367.42	\$393.34	\$25.92	7.05%
Total	\$754.70	\$780.62	\$25.92	3.43%
Series 2018B Debt Service - SF 62 (Area 3) ⁽¹⁾	\$387.28	\$387.28	\$0.00	0.00%
Operations/Maintenance - SF 62 (Area 3)	\$367.42	\$393.34	\$25.92	7.05%
Total	\$754.70	\$780.62	\$25.92	3.43%
Series 2021 Debt Service - SF 52 Partial Prepaid (Area 4) ⁽¹⁾	\$1,913.27	\$1,913.27	\$0.00	0.00%
Operations/Maintenance - SF 52 Partial Prepaid (Area 4)	\$367.42	\$393.34	\$25.92	7.05%
Total	\$2,280.69	\$2,306.61	\$25.92	1.14%
Series 2021 Debt Service - SF 52 (Area 5 - PH 1) ⁽¹⁾	\$2,460.71	\$1,913.27	-\$547.44	-22.25%
Operations/Maintenance - SF 52 (Area 5 - PH 1)	\$367.42	\$393.34	\$25.92	7.05%
Total	\$2,828.13	\$2,306.61	-\$521.52	-18.44%
Series 2021 Debt Service - SF 62 (Area 5 - PH 1) ⁽¹⁾	\$2,928.24	\$1,913.27	-\$1,014.97	-34.66%
Operations/Maintenance - SF 62 (Area 5 - PH 1)	\$367.42	\$393.34	\$25.92	7.05%
Total	\$3,295.66	\$2,306.61	-\$989.05	-30.01%
Unplatted Parcels				
Series 2021 Debt Service - SF 52 (Area 4) ⁽¹⁾	\$2,297.44	\$2,297.44	\$0.00	0.00%
Operations/Maintenance - SF 52 (Area 4)	\$367.42	\$393.34	\$25.92	7.05%
Total	\$2,664.86	\$2,690.78	\$25.92	0.97%
Series 2018B Debt Service - SF 52 (Area 5) ⁽¹⁾	\$407.54	\$407.54	\$0.00	0.00%
Operations/Maintenance - SF 52 (Area 5)	\$367.42	\$393.34	\$25.92	7.05%
Total	\$774.96	\$800.88	\$25.92	3.34%
Series 2018B Debt Service - SF 62 (Area 5) ⁽¹⁾	\$407.54	\$407.54	\$0.00	0.00%
Operations/Maintenance - SF 52 (Area 5)	\$367.42	\$393.34	\$25.92	7.05%
Total	\$774.96	\$800.88	\$25.92	3.34%

⁽¹⁾ Assessment Areas represent the following phases:

- | | |
|---|---------------------------------------|
| - Assessment Area 1 - Veranda Gardens East | - Assessment Area 4 - Veranda Oaks |
| - Assessment Area 2 - Veranda Preserve West | - Assessment Area 5 - Veranda Estates |
| - Assessment Area 3 - Veranda Preserve East | |

VERANDA COMMUNITY DEVELOPMENT DISTRICT II

FISCAL YEAR 2023/2024 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$582,714.00
COLLECTION COSTS @	2.0%	\$12,398.17
EARLY PAYMENT DISCOUNT @	4.0%	\$24,796.34
TOTAL O&M ASSESSMENT		\$619,908.51

LOT SIZE		UNITS ASSESSED					ALLOCATION OF O&M ASSESSMENT				PER LOT ANNUAL ASSESSMENT						
Plotted Parcels	O&M	SERIES 2018AA1	SERIES 2018AA2	SERIES 2018B	SERIES 2021AA4	SERIES 2021AA5	EAU	TOTAL	% TOTAL	TOTAL	O&M	2018AA1 DEBT	2018AA2 DEBT	2018B DEBT	2021AA4 DEBT	2021AA5 DEBT	TOTAL (8)
		DEBT SERVICE (1)	DEBT SERVICE (2)	DEBT SERVICE (2)	DEBT SERVICE (4)	DEBT SERVICE (4)	FACTOR	EAU's	EAU's	BUDGET		SERVICE (5)	SERVICE (5)	SERVICE (6)	SERVICE (7)	SERVICE (7)	
Veranda Gardens East																	
SF 52	236	233	0	0	0	0	1.00	236.00	14.97%	\$92,828.94	\$393.34	\$1,473.21	\$0.00	\$0.00	\$0.00	\$0.00	\$1,866.55
SF 62	106	106	0	0	0	0	1.00	106.00	6.73%	\$41,694.35	\$393.34	\$1,579.51	\$0.00	\$0.00	\$0.00	\$0.00	\$1,972.85
Veranda Preserves West																	
SF 47	165	0	164	0	0	0	1.00	165.00	10.47%	\$64,901.59	\$393.34	\$0.00	\$1,526.36	\$0.00	\$0.00	\$0.00	\$1,919.70
SF 52	102	0	100	0	0	0	1.00	102.00	6.47%	\$40,120.98	\$393.34	\$0.00	\$1,526.36	\$0.00	\$0.00	\$0.00	\$1,919.70
SF 62	55	0	54	0	0	0	1.00	55.00	3.49%	\$21,633.86	\$393.34	\$0.00	\$1,526.36	\$0.00	\$0.00	\$0.00	\$1,919.70
Veranda Oaks																	
SF 52 (Partial)	97	0	0	0	97	0	1.00	97.00	6.15%	\$38,154.27	\$393.34	\$0.00	\$0.00	\$0.00	\$1,913.27	\$0.00	\$2,306.61
Veranda Estates																	
SF 52 (Partial)	87	0	0	0	0	87	1.00	87.00	5.52%	\$34,220.84	\$393.34	\$0.00	\$0.00	\$0.00	\$0.00	\$1,913.27	\$2,306.61
SF 62 (Partial)	29	0	0	0	0	29	1.00	29.00	1.84%	\$11,406.95	\$393.34	\$0.00	\$0.00	\$0.00	\$0.00	\$1,913.27	\$2,306.61
Veranda Preserves East																	
SF 36 (Partial)	182	0	0	182	0	0	1.00	182.00	11.55%	\$71,588.42	\$393.34	\$0.00	\$0.00	\$387.28	\$0.00	\$0.00	\$780.62
SF 52 (Partial)	135	0	0	135	0	0	1.00	135.00	8.57%	\$53,101.30	\$393.34	\$0.00	\$0.00	\$387.28	\$0.00	\$0.00	\$780.62
SF 62 (Partial)	147	0	0	147	0	0	1.00	147.00	9.33%	\$57,821.42	\$393.34	\$0.00	\$0.00	\$387.28	\$0.00	\$0.00	\$780.62
Unplatted Parcels																	
Veranda Oaks																	
SF 52	113	0	0	0	113	0	1.00	113.00	7.17%	\$44,447.75	\$393.34	\$0.00	\$0.00	\$0.00	\$2,297.44	\$0.00	\$2,690.78
Veranda Estates																	
SF 52	60	0	0	60	0	0	1.00	60.00	3.81%	\$23,600.58	\$393.34	\$0.00	\$0.00	\$407.54	\$0.00	\$0.00	\$800.88
SF 62	62	0	0	62	0	0	1.00	62.00	3.93%	\$24,387.26	\$393.34	\$0.00	\$0.00	\$407.54	\$0.00	\$0.00	\$800.88
Total Community	1576	339	318	586	210	116		1576.00	100.00%	\$619,908.51							

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

(\$37,194.51)

Net Revenue to be Collected:

\$582,714.00

- (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 2018B debt outstanding.
- (4) Reflects the number of total lots with Series 2021 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) Series 2018B Assessment includes interest only. Does not include county collection costs/early payment discounts, as the Series 2018B Assessments are expected to be collected directly by the District.
- (7) 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.
- (8) Annual assessment that will appear on November 2023 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 5

RESOLUTION 2023-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERANDA COMMUNITY DEVELOPMENT DISTRICT II MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; 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; and

WHEREAS, the District is located in St. Lucie County, Florida ("**County**"); and

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

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"), attached hereto as **Exhibit "A,"** and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2023/2024; and

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

WHEREAS, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B,”** and to certify the portion of the Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property (“**Direct Collect Property**”), all as set forth in **Exhibit “B,”** and

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

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

SECTION 1. BENEFIT & ALLOCATION 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 **Exhibits “A” and “B,”** and is hereby found to be fair and reasonable.

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

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits “A” and “B.”**

- B. **Direct Bill Assessments.** The operations and maintenance special assessments and certain previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits “A” and “B.”** Assessments directly collected by the District are due in full on December 1, 2023; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule:
- i. **Operation and Maintenance Assessments:** 50% due no later than December 1, 2023, 25% due no later than February 1, 2024, and 25% due no later than May 1, 2024.
 - ii. **Debt Service Assessments- Series 2021AA4 Bonds:** 50% due no later than December 1, 2023, 25% due no later than February 1, 2024, and 25% due no later than May 1, 2024.
 - iii. **Debt Service Assessments – Series 2018B Bonds:** 25% due no later than December 15, 2023, 25% due no later than March 15, 2023, 25% due no later than June 15, 2024, and 25% due no later than September 15, 2024.

In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2023/2024, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

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

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified for collection. 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 taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this

Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

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

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

PASSED AND ADOPTED this 22nd day of August, 2023.

ATTEST:

**VERANDA COMMUNITY DEVELOPMENT
DISTRICT II**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Budget
Exhibit B: Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)

**The Fiscal Year 2023-2024
Adopted Budget will be attached as
Exhibit A**

EXHIBIT B
Assessment Roll

Assessment roll is maintained in the District's official records and is available upon request. Certain exempt information may be redacted prior to release in compliance with Chapter 119, Florida Statutes.

Tab 6

RESOLUTION 2023-07

**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 22nd DAY OF AUGUST, 2023.

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 2023/2024**

October 10, 2023

November 14, 2023

December 12, 2023

January 9, 2024

February 13, 2024

March 12, 2024

April 9, 2024

May 14, 2024

June 11, 2024

July 9, 2024

August 13, 2024

September 10, 2024

All meetings will convene at 11:00 a.m. at Office of Greenpointe Communities, LLC located at
864 S.E. Becker Rd, Port St Lucie, FL 34984

Tab 7

THIRD ADDENDUM TO THE CONTRACT FOR DISTRICT MANAGEMENT SERVICES

This Third Addendum to the Contract for District Management Services (this “**Addendum**”), is made and entered into as of the 1st day of October, 2023 (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 “**Consultant**”).

RECITALS

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

WHEREAS, the District and the Consultant desire to amend the Schedule of Fees section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant 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 Consultant 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 Consultant 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

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:	\$1,776.83	\$21,322
Administrative:	\$397.83	\$4,774
Accounting:	\$1,670.75	\$20,049
Financial & Revenue Collections:	\$353.58	\$4,243
Assessment Roll ⁽¹⁾		\$5,569
Total Standard On-Going Services:	\$4,199.00	\$55,957

(1) Assessment Roll is paid in one lump-sum at the time the roll is completed.

ADDITIONAL SERVICES:	FREQUENCY	RATE
Extended and Continued Meetings	Hourly	\$ 175
Additional Meetings (includes meeting prep, attendance and drafting of minutes)	Hourly	\$ 175
Estoppel Requests (billed to requestor):		
One Lot (on tax roll)	Per Occurrence	\$ 100
Two+ Lots (on tax roll)	Per Occurrence	\$ 125
One Lot (direct billed by the District)	Per Occurrence	\$ 100
Two–Five Lots (direct billed by the District)	Per Occurrence	\$ 150
Six-Nine Lots (direct billed by the District)	Per Occurrence	\$ 200
Ten+ Lots (direct billed by the District)	Per Occurrence	\$ 250
Long Term Bond Debt Payoff Requests	Per Occurrence	\$ 100/Lot
Two+ Lots	Per Occurrence	Upon Request
Short Term Bond Debt Payoff Requests &		
Long Term Bond Debt Partial Payoff Requests		
One Lot	Per Occurrence	\$ 125
Two – Five Lots	Per Occurrence	\$ 200
Six – Ten Lots	Per Occurrence	\$ 300
Eleven – Fifteen Lots	Per Occurrence	\$ 400
Sixteen+ Lots	Per Occurrence	\$ 500
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 will be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
President	\$ 300.00
Chief Financial Officer	\$ 250.00
Vice President	\$ 225.00
Regional District Manager	\$ 200.00
Accounting Manager	\$ 200.00
Finance Manager	\$ 200.00
District Manager	\$ 175.00
Amenity Services Manager	\$ 175.00
Clubhouse Manager	\$ 150.00
Field Services Manager/Landscape Specialist	\$ 150.00
Senior Accountant	\$ 150.00
Staff Accountant	\$ 100.00
Financial Associate	\$ 100.00
Administrative Assistant	\$ 85.00
Accounting Clerk	\$ 85.00

Tab 8

Request for Proposals

Project Construction Procurement Timeline

Veranda CDD II – Estates, Phase 2

Sunday, August 6, 2023	Advertisement for Request for Proposals runs in the paper.
Monday, August 7, 2023, at 9:00 AM EST	Project Manual, bid plans, schedule of values and project documents will be available for pickup by emailing Kinan Husainy with Kimley-Horn at Kinan.Husainy@Kimley-Horn.com & Alex Daugherty Alex.Daugherty@kimley-horn.com
Thursday, August 10, 2023, at 11:00 AM EST	Mandatory In-Person bid meeting for all Proposers at (Subject to change): GreenPointe Communities 864 SE Becker Road Port St. Lucie, FL 34984
Monday, September 11, 2023, at 5:00 PM EST	Deadline for questions from Proposers regarding Project Manual & by emailing Kinan Husainy with Kimley-Horn at Kinan.Husainy@Kimley-Horn.com & Alex Daugherty Alex.Daugherty@kimley-horn.com
Tuesday, September 19, 2023, at 12:00 PM EST	Proposals are due – location due to: GreenPointe Communities 864 SE Becker Road Port St. Lucie, FL 34984
Tuesday, September 19, 2023, at 12:00 PM EST	Public Meeting to open Proposals – opened at a noticed date, time, location, and distributed to members of staff and the Board Members for evaluation. Location of public meeting: GreenPointe Communities 864 SE Becker Road Port St. Lucie, FL 34984 OR DIAL IN TO BE PROVIDED AS REQUESTED
Tuesday, September 26, 2023, at 11:30 AM EST (regularly scheduled meeting)	Meeting of the Board of Supervisors; Board reviews and evaluates the submitted proposals and awards project. Notice of Decision will be sent to Proposers.
	Assuming no protests are filed, and upon receipt of requisite insurance and bonding information, the District executes a contract for construction services. <i>*Note, protestors have 7 calendar days to file formal protest</i>

**VERANDA COMMUNITY DEVELOPMENT DISTRICT II
REQUEST FOR PROPOSALS**

**CONSTRUCTION SERVICES FOR VERANDA ESTATES, PHASE 2 INFRASTRUCTURE
IMPROVEMENTS
CITY OF PORT ST. LUCIE, FLORIDA**

Notice is hereby given that the Veranda Community Development District II (“District”) will receive proposals for the following District project:

VERANDA ESTATES, PHASE 2

The Project Manuals will be available beginning Monday, August 7, 2023, at 9:00 AM EST from the offices of the Project Engineer, Kimley-Horn and Associates, Inc. by emailing kinan.husainy@kimley-horn.com. Each Project Manual will include, but not be limited to, the Project Manual, proposal and contract documents. Instructions for distributing construction plans and specifications will be included in each Project Manual.

The District reserves the right to reject any and all proposals, make modifications to the work, award the contract in whole or in part with or without cause, provide for the delivery of the project in phases, and waive minor or technical irregularities in any Proposal, as it deems appropriate, if it determines in its discretion that it is in the District’s best interests to do so. Each proposal shall be accompanied by a proposal guarantee in the form of a proposal bond or certified cashier’s check in an amount not less than five percent (5%) of the total bid to be retained in the event the successful proposer fails to execute a contract with the District and file the requisite Performance and Payment Bonds and insurance within fourteen (14) calendar days after the receipt of the Notice of Award.

Any person who wishes to protest the Project Manual, or any component thereof, shall file with the District a written notice of protest within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the Project Manual is made available, and shall file a formal written protest with the District within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the date of timely filing the initial notice of protest. Filing will be perfected and deemed to have occurred upon receipt by the Project Engineer directed to Kinan F. Husainy, at kinan.husainy@kimley-horn.com. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object to or protest the contents of the District’s Project Manual. The formal written protest shall state with particularity the facts and law upon which the protest is based.

Ranking of proposals will be made on the basis of qualifications according to the evaluation criteria contained within the Project Manual; however, please note that proposals received from firms failing to meet the following minimum qualifications/requirements will not be considered or evaluated: (1) Proposer will have constructed two (2) improvements similar in quality and scope with a minimum of \$3,000,000 in total volume construction cost within the last five (5) years; (2) Proposer will have minimum bonding capacity of \$3,000,000 or the proposer’s bid amount,

whichever is greater, from a surety company acceptable to the District; (3) Proposer is authorized to do business in Florida; and (4) Proposer is registered with St. Lucie County and is a licensed contractor in the State of Florida.

Any and all questions relative to this project shall be directed in email only to kinan.husainy@kimley-horn.com no later than Monday, September 11, 2023, at 5:00 PM EST

Firms desiring to provide services for this project must submit one (1) original and (1) electronic copy in PDF included with the submittal package of the required proposal no later than Tuesday, September 19, 2023, at 12:00 PM EST, at the offices of GreenPointe Communities, 864 SE Becker Road, Port St Lucie, FL 34984. Proposals shall be submitted in a sealed opaque package, shall bear the name of the proposer on the outside of the package and shall identify the name of the project. Proposals will be opened at a public meeting to be held at Tuesday, September 19, 2023, at 12:00 PM EST, at the offices of GreenPointe Communities, 864 SE Becker Road, Port St Lucie, FL 34984. No official action will be taken at the meeting. Proposals received after the time and date stipulated above will be returned un-opened to the proposer. Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual may be disqualified.

Veranda Community Development District II
District Manager

Run Date: Sunday, August 6, 2023

VERANDA COMMUNITY DEVELOPMENT DISTRICT II
EVALUATION CRITERIA

CONSTRUCTION SERVICES FOR VERANDA ESTATES, PHASE 2
INFRASTRUCTURE IMPROVEMENTS
CITY OF PORT ST. LUCIE, FLORIDA

PERSONNEL **(5 POINTS)**

E.g., geographic location of firm's headquarters; adequacy and capabilities of key personnel, including the project manager and field supervisor; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.

EXPERIENCE **(15 POINTS)**

E.g., past record and experience of the respondent in self performing similar projects; past performance for this District and other community development districts in other contracts; character, integrity, reputation of respondent, etc.;

UNDERSTANDING SCOPE OF WORK **(20 POINTS)**

Demonstration of the Proposer's understanding of the project requirements.

FINANCIAL CAPABILITY **(10 POINTS)**

Extent to which the proposal demonstrates the adequacy of the Proposer's financial resources and stability as a business entity, necessary to complete the services required.

SCHEDULE **(25 POINTS)**

Demonstration of Proposer's understanding (through presentation in the proposal of a milestone schedule) of how to meet the required substantial and final completion dates. Consideration will be given to proposers that indicate an ability to credibly complete the project in advance of the required substantial and final completion dates without a premium cost for accelerated work.

PRICE **(25 POINTS)**

Points available for price will be allocated as follows:

15 Points will be awarded to the Proposer submitting the lowest cost proposal for completing the work. All other Proposers will receive a percentage of this amount based upon the difference between the Proposer's bid and the low proposer.

10 Points are allocated for the reasonableness of unit prices and balance of proposer.

TOTAL POINTS **(100 POINTS)**

Tab 9

WATERWAY MANAGEMENT REPORT



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

CUSTOMER Veranda CDP TECHNICIAN Burt DATE 7.3.23

TEMPERATURE (°F)	<55	55-65	66-75	CLOUD COVER	Clear	<u>25-50%</u>	WIND	0-5	<u>6-10</u>
	76-85	86-95	<u>96+</u>		50-75%	Overcast		11-15	16+

Lake #'s	<u>5, 4, 3</u>	<u>2, 12, 13</u>				
Weeds Treated	<u>A</u> <u>Tg AW PW</u>	<u>Tg AW PW</u>				

KEY

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

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

WATER TESTING (COMBINED AVERAGE)

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

FISH/WILDLIFE OBSERVATIONS

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

OTHER: -

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

Tab 10



Gertrude Walker
Supervisor of Elections
St. Lucie County

4132 Okeechobee Road • Fort Pierce, FL 34947-5412 • (772) 462-1500 • Fax (772) 462-1439

April 14, 2023

Melinda Gallo
Rizzetta & Company
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

Dear Ms. Gallo:

This letter is in reference to the number of registered voters as of April 14, 2023 in the Community Development Districts listed below based on the previous mapping forwarded by your organization. If any of your mapping information has changed, please forward the applicable documentation to our office as soon as possible.

CDD NAME	REGISTERED VOTERS
LTC Ranch West	0
Veranda II	765

Please contact Kris Barcomb at 772-462-1508 if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink that reads "Gertrude Walker".

Gertrude Walker
St. Lucie County Supervisor of Elections

cc: Alexis Davis
Richard Hernandez