

***Veranda Landing
Community Development District***

May 7, 2026

Veranda Landing

Community Development District

Updated Agenda

Seat 5: Jared Shaver – (C.)	
Seat 2: Bojana Brown – (V.C.)	
Seat 1: Haley Mae Mall Nora – (A.S.)	
Seat 4: Open Seat	
Seat 3: April Parker – (A.S.)	

Thursday
May 7, 2026
2:00 p.m.

2160 NW Reserve Park Trace
Port St. Lucie, Florida 34986
[Join the meeting now](#)

Meeting ID: 291 766 301 887 948 and Passcode: Hw6dh22L
1 872-240-4586 and Phone Conference ID: 623 114 214#

1. Roll Call
2. Organizational Matters
 - A. Consideration of **Resolution #2026-01** Canvassing and Certifying the Results of the Landowners Election – **Page 4**
 - B. Consideration of Appointment of Supervisor to Unexpired Term(s) of Office – Seat #4 (11/2027)
 - C. Oath of Office for Newly Appointed Supervisor(s) – **Page 6**
 - D. Consideration of **Resolution #2026-02** Electing Officer(s) – **Page 7**
3. Approval of the Minutes of the March 5, 2026 Meeting – **Page 9**
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 - A. Motion to Open the Public Hearing
 - B. Public Comment and Discussion
 - C. Consideration of **Resolution #2026-04** Annual Appropriation Resolution – **Page 23**
 - D. Consideration of **Resolution #2026-05** Levy of Non Ad Valorem Assessments – **Page 26**
 - E. Motion to Close the Public Hearing
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager
 - 1) Consideration of Proposed Fiscal Year 2027 Meeting Schedule – **Page 34**
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 - 3) Reminder to Complete Annual Ethics Training by December 31. 2026
 - 4) Consideration of FY2026 – FY2027 Performance Measures and Standards as Required by Florida Statue 189.0694 – **Page 37**

5) Final Approval of the FY2025 – FY2026 Report Performance Measures and Standards
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6) Number of Registered Voters in the District – **184** – **Page 47**

6. Financial Reports

A. Approval of Check Run Summary – **Page 48**

B. Approval of Unaudited Financials – **Page 51**

7. Supervisors Requests and Audience Comments

8. Adjournment

Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: <http://www.verandalandingcdd.com>

RESOLUTION 2026-01

**A RESOLUTION CANVASSING AND CERTIFYING THE RESULTS
OF THE LANDOWNERS ELECTION OF SUPERVISORS HELD
PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES**

WHEREAS, pursuant to Section 190.006(2), Florida Statute, a landowners meeting is required to be held within 90 days of the District’s creation and every two years following the creation of a Community Development District for the purpose of electing *three* Supervisors of the District; and

WHEREAS, following proper publication of notice thereof, such landowners meeting was held on *November 4, 2025* at which the below recited persons were duly elected by virtue of the votes cast in their respective favor; and

WHEREAS, the Board of Supervisors by means of this Resolution desire to canvas the votes and declare and certify the results of said election;

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

1. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown, to wit:

<u>Jared Shaver</u>	<u>Seat #5– 1 Vote</u>
<u>April Parker</u>	<u>Seat #3 – 1 Vote</u>
<u>Bojana Brown</u>	<u>Seat #2 – .5 Vote</u>

2. In accordance with said statute, and by virtue of the number of votes cast for the respective Supervisors, they are declared to have been elected for the following terms of office:

_____ Jared Shaver _____

four (4) year term

_____ April Parker _____

four (4) year term

_____ Bojana Brown _____

two (2) year term

3. Said terms of office shall commence immediately upon the adoption of this Resolution.

PASSED AND ADOPTED THIS, _____ DAY OF _____.

Chairman / Vice Chairman

Secretary / Assistant Secretary

Oath of Office

I, _____ a resident of the State of Florida and citizen of the United States of America, and being a Supervisor of the **Veranda Landing Community Development District** and a recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly and impartially discharge the duties devolving upon me in the office of Supervisor of the **Veranda Landing Community Development District**, _____, Florida.

Signature _____

Mailing Address _____

County of Residence: _____

Telephone #: _____

E-mail: _____

Date: _____

Sworn to (or affirmed) before me this _____ day of _____, by _____ whose signature appears hereinabove.

Notary Public State of Florida

Print Name

My Commission expires

Personally known _____ or produced identification _____

Type of identification _____

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERANDA LANDING COMMUNITY DEVELOPMENT DISTRICT ELECTING OFFICERS OF THE VERANDA LANDING COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO SECTION 190.006(6), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, pursuant to the requirements of Section 190.006(6), Florida Statutes, the Board of Supervisors of the Veranda Landing Community Development District desires to elect the below recited persons to the offices specified.

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

Section 1. The following persons are elected to the Veranda Landing Community Development District offices below, to wit:

- | | |
|-------|---------------------|
| _____ | Chairman |
| _____ | Vice Chairman |
| _____ | Treasurer |
| _____ | Assistant Treasurer |
| _____ | Secretary |
| _____ | Assistant Secretary |
| _____ | Assistant Secretary |
| _____ | Assistant Secretary |

Section 2. All sections, or parts thereof, which conflict herewith, are, to the extent of such conflict, superseded and repealed. In the event that any portion of this

Resolution is found to be unconstitutional or improper, it shall be severed herein and shall not affect the validity of the remaining portions of this Resolution.

Section 3. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED BY THE BOARD OF SUPERVISORS OF THE VERANDA LANDING COMMUNITY DEVELOPMENT DISTRICT, THIS ____ DAY OF _____, 202__.

VERANDA LANDING COMMUNITY DEVELOPMENT DISTRICT

Print name: _____
Chairman / Vice Chairman

Print name: _____
Secretary / Assistant Secretary

MINUTES OF THE VERANDA LANDING COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Veranda Landing Community Development District was held on Thursday, March 5, 2026, at 2:00 p.m. at 2160 NW Reserve Park Trace, Port St. Lucie, Florida 34986

Present and constituting a quorum were:

Jared Shaver	Chairman
Bojana Brown	Assistant Secretary
April Park	Assistant Secretary

Also present were:

Andressa Hinz Philippi	District Manager
Ginger Wald	District Counsel (by phone)
Roberto Cabrera	District Engineer (by phone)

FIRST ORDER OF BUSINESS

Oath of Office for Mr. Jared Shaver, Ms. Bojana Brown and Ms. April Parker

Ms. Hinz Philippi: The first thing we need to do is the oath of office for Mr. Jared Shaver, Ms. Bojana Brown, and Ms. April Parker. So, I'm just going to read the oath, you would state your names, and then you would say I do at the end, so "I".

Mr. Shaver: Jared Shaver.

Ms. Brown: Bojana Brown.

Ms. Parker: April Parker.

Ms. Hinz Philippi: A resident of the State of Florida and citizen of the United States of America, being a Supervisor of the Veranda Landing Community Development District and recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly, and impartially discharge the duties devolving upon

me in the office of Supervisor of the Veranda Landing Community Development District, St. Lucie County, Florida.

Mr. Shaver: I do.

Ms. Brown: I do.

Ms. Parker: I do.

Ms. Hinz Philippi: Alright, thank you.

SECOND ORDER OF BUSINESS

Roll Call

Ms. Hinz Philippi called the meeting to order and called the roll.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Consideration of Appointment of Supervisor to Unexpired Term(s) of Office – Seat #4 (11/2027)

B. Oath of Office for Newly Appointed Supervisor(s)

C. Electing Officer(s)

Ms. Hinz Philippi: The next item would be organizational matters, so we still have an open seat, which is seat #4. Do we have anyone to appoint to this seat for now, or do you guys want to table it to the next meeting?

Ms. Brown: So, there's 4 of us and there could be 5?

Ms. Hinz Philippi: Remember we accepted Greg's resignation letter last time.

Ms. Brown: We're running out of people.

Mr. Shaver: Let's table it to the next meeting.

Ms. Hinz Philippi: Ok.

Ms. Wald: I would recommend that you table it, and then if you have somebody bring them to the next meeting and you can go ahead and swear them in right there and then, just in case.

Ms. Brown: Ok.

Ms. Hinz Philippi: So, we just did the oath office and we didn't select what position April would be in, so for electing officers, I would suggest that we keep the same slate of officers and add April as an assistant secretary, if you guys are ok with that.

Mr. Shaver: Agreed.

Ms. Hinz Philippi: Alright, so I need a motion to keep the same slate of officers and add April Parker as an assistant secretary.

On MOTION by Mr. Shaver seconded by Ms. Brown with all in favor, electing officers, keeping the existing slate of officers the same and adding April Parker as an assistant secretary was approved.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the September 4, 2025 Meeting

Ms. Hinz Philippi: The next item would be approval of the minutes of the September 4, 2025 meeting. If you have any corrections, additions, or deletions let me know, and if not, a motion to approve would be in order.

Ms. Brown: Greg wants to know, when are we transitioning to include homeowners, how far are we from that?

Ms. Hinz Philippi: I think for Veranda probably 2 years, I have to take a look.

Ms. Wald: What was the question?

Ms. Brown: For Veranda Landing Greg wanted to know if we were at a time when we can start putting homeowners on the Board.

Ms. Wald: Well, you can put homeowners on any time you want, that's not a problem. The question is when do you have to so the 6 years is this year, and have you reached the 250 registered voters. So, Andressa, have your reached the 250 registered voters, have you received that back from the Supervisor of Elections?

Ms. Hinz Philippi: No, they didn't included anything for general election for this one.

Ms. Wald: Ok, because last year, and let me just read it to you from my notes, so last year which was our last meeting, was September 4, 2025, we 135 registered voters. So, you should be receiving, usually you get them around this time or April or so from the Supervisor of Elections in the county as to the number of registered voters. If you hit 250, let's say you get that from them next month, and you hit 250, you now have met those requirements and you should be on for at least two of the seat for general election, so you will have to take all those actions Andressa, but to answer your original question, you can start putting residents on now because if we've reach that 250, you're going to have to anyway.

Ms. Hinz Philippi: And like Ginger said, 6 years and 250 registered voters is when you have to but, you can, if you wanted to transition you can appoint them for like an open seat.

Ms. Brown: Ok.

Ms. Hinz Philippi: And we do have to think about that so I will check with Jennifer, she did not put anything in here for me for the general election for this year, so I don't believe that we achieved the 250 but, I will check with her and let you know.

Ms. Brown: Ok.

Ms. Wald: I'm sending her an email right now, so if I get the information I'll let you guys know as you proceed forward.

Ms. Brown: Thank you.

Ms. Hinz Philippi: Alright, so I have a motion to approve the minutes, is there a second?

On MOTION by Mr. Shaver seconded by Ms. Parker with all in favor, the Minutes of the September 4, 2025 Meeting were approved.

FIFTH ORDER OF BUSINESS

Consideration of Resolution #2026-03 Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing

Ms. Hinz Philippi: The next item would be consideration of resolution #2026-03 approving the proposed fiscal year 2027 budget and setting the public hearing. So, this resolution has two parts, the first one is to approve the proposed fiscal year budget and then the second is to select a date for our public hearing. We do have three dates on our calendar that would be good for approving the budget and setting up our public hearing for our adoption of the proposed fiscal year 2027 which is May 7th, June 4th or August 6th. I think we should maybe try for May 7th because we can always, if we don't have a quorum we can always try it again in June but, I don't know, you guys can let me know what would be better.

Ms. Brown: I'm out in June.

Ms. Parker: So, you're out in June?

Ms. Brown: Yes.

Ms. Parker: So, my vote is May.

Mr. Shaver: Ok, so May.

Ms. Hinz Philippi: Ok, so let's take a look at the budget, this is the same budget we approved last year, we don't have any increases, we have minimal changes on the budget, so if you guys want to take a look you can but, if it looks good for you I just need a motion to approve resolution #2026-03 approving the proposed fiscal year 2027 budget and setting up the public hearing to happen on May 7th at this location, at 2160 NW Reserve Park Trace, Port St. Lucie, Florida at 2:00 p.m.

On MOTION by Ms. Brown seconded by Mr. Shaver with all in favor, Resolution #2026-03 approving the proposed Fiscal Year 2027 Budget and setting the Public Hearing on May 7, 2026 at 2:00 p.m. at 2160 NW Reserve Park Trace, Port St. Lucie, Florida was approved.

SIXTH ORDER OF BUSINESS

Ratification of Engagement Letter with Berger, Toombs, Elam, Gaines, & Frank to perform the Audit for Fiscal Year Ending September 30, 2025

Ms. Hinz Philippi: The next item would be ratification of the engagement with Berger, Toombs, Ela, Gains & Frank to perform the audit for fiscal year ending September 30, 2025. We did have the audit committee selection, we just need to ratify the engagement letter with them, do I have a motion?

On MOTION by Ms. Brown seconded by Mr. Shaver with all in favor, ratifying the engagement letter with Berger, Toombs, Elam, Gaines & Frank to perform the audit for Fiscal Year ending September 30, 2025 was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

Ms. Hinz Philippi: The next item would be staff reports, Ginger, do you have anything for us?

A. Attorney

Ms. Wald: No, probably in May we'll have the update from the legislative session, and I think I might have misspoke for Veranda Landing we were established in 2022, so 6

years would be 2028, so that's when we would start converting if we reach the 250, so you still have another 2 years, that's it.

Ms. Hinz Philippi: Alright, thank you.

B. Engineer

Ms. Hinz Philippi: Then Roberto, do you have anything for us?

Mr. Cabrera: Good afternoon Andressa, no I have nothing, no updates today.

Ms. Hinz Philippi: Alright, thank you so much.

C. Manager – Final Approval of the FY2025-FY2025 Report Performance Measures and Standards

Ms. Hinz Philippi: Alright, for me I just have the final approval of the 2024-2025 report performances measures and standards, and you guys are familiar with this. We approve it, and now at the end of the year in December we had to go back and say if we achieved our goals, and then I went ahead and did that for us, and we did achieve all the goals that we put for the District. I just need a motion to approve the final report.

Ms. Wald: You need to make it approval and ratification since you already put it up on the website.

Ms. Hinz Philippi: Alright, approval and ratification on the performance measures and standards.

On MOTION by Mr. Shaver seconded by Ms. Brown with all in favor, final approval and ratification of the FY2024-FY2025 Report Performance Measures and Standards was approved.

Ms. Wald: Before you leave, you haven't approved it for this year, so do you want to use the same performance measures and goals? You need to do it every year.

Ms. Hinz Philippi: Ok.

Ms. Brown: Ok, let's do the same.

Ms. Hinz Philippi: Alright.

Ms. Wald: So, you just need a motion.

Ms. Hinz Philippi: Ok, so we need a motion to approve for 2026.

On MOTION by Ms. Brown seconded by Ms. Parker with all in favor, accepting the Performance Measures and Standards for Fiscal Year 2026 was approved.

SIXTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Run Summary

B. Approval of Unaudited Financials

Ms. Hinz Philippi: The next item would be financial reports, tab A is the approval of the check run summary, and tab B is approval of the unaudited financials. If you have any questions, I can take them, and if not, I need a motion to approve both.

On MOTION by Ms. Brown seconded by Mr. Shaver with all in favor, the Check Run Summary and the Unaudited Financials were approved.

SEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Ms. Hinz Philippi: The next item would be Supervisor’s requests, do we have any requests today? Not hearing any, we do not have any audience for the record.

EIGHTH ORDER OF BUSINESS

Adjournment

Ms. Hinz Philippi: I just need a motion to adjourn.

On MOTION by Ms. Brown seconded by Mr. Shaver with all in favor, the Meeting was adjourned.

Secretary /Assistant Secretary

Chairman / Vice Chairman

Veranda Landing
Community Development District

Approved Proposed Budget
FY 2027



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Veranda Landing
Community Development District
Approved Proposed Budget
General Fund

Description	Adopted Budget	Actuals Thru	Projected Next	Projected Thru	Approved
	FY2026	3/31/26	6 Months	9/30/26	Proposed Budget FY 2027
REVENUES:					
Special Assessments - On Roll	\$ 63,641	\$ 59,630	\$ 4,011	\$ 63,641	\$ 63,641
Interest income	-	575	660	1,235	750
Carry Forward Surplus	-	-	-	-	3,264
TOTAL REVENUES	\$ 63,641	\$ 60,205	\$ 4,671	\$ 64,876	\$ 67,655
EXPENDITURES:					
Administrative					
Engineering	\$ 3,000	\$ 1,270	\$ 1,730	\$ 3,000	\$ 5,000
Attorney	9,000	3,309	5,691	9,000	10,000
Annual Audit	3,744	-	3,600	3,600	3,750
Assessment Administration	2,226	2,226	-	2,226	2,226
Dissemination Agent	2,226	1,113	1,113	2,226	2,226
Trustee Fees	4,434	3,892	-	3,892	4,434
Management Fees	27,825	13,913	13,913	27,825	29,495
Information Technology	557	279	279	557	590
Website Maintenance	1,590	795	795	1,590	1,590
Postage & Delivery	250	79	80	159	150
Insurance General Liability	6,350	5,512	-	5,512	6,063
Printing & Binding	264	1	49	50	156
Legal Advertising	1,500	306	694	1,000	1,000
Other Current Charges	500	293	507	800	800
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	\$ 63,641	\$ 33,162	\$ 28,450	\$ 61,612	\$ 67,655
TOTAL EXPENDITURES	\$ 63,641	\$ 33,162	\$ 28,450	\$ 61,612	\$ 67,655
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 27,043	\$ (23,779)	\$ 3,264	\$ -

Neighborhood	Assessable Units	Net Assessment	Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase / (Decrease)
Single Family	230	\$ 63,641	\$ 69,175	\$ 300.76	\$ 300.76	-
TOTAL	230	\$ 63,641	\$ 69,175			

Veranda Landing
Community Development District
Budget Narrative
Fiscal Year 2027

REVENUES

Special Assessments-Tax Roll

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

Expenditures - Administrative

Engineering

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

Attorney

The District's Attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

Assessment Administration

GMS SF, LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector and financial advisory services.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Trustee Fees

The District bonds are held and administered by a Trustee at US Bank. This represents the trustee annual fee.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-South Florida, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Information Technology

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services – South Florida, LLC.

Website Maintenance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-SF, LLC and updated monthly.

Postage and Delivery

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Insurance General Liability

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Other Current Charges

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

Due, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity Community Affairs for \$175.

Veranda Landing
Community Development District
 Approved Proposed Budget
 Debt Service Series 2023 Special Assessment Bonds

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
REVENUES:					
Special Assessments-On Roll	\$ 204,076	\$ 190,677	\$ 13,398	\$ 204,076	\$ 204,076
Interest Earnings	5,000	4,420	580	5,000	5,000
Carry Forward Surplus ⁽¹⁾	97,564	90,997	-	90,997	92,801
TOTAL REVENUES	\$ 306,640	\$ 286,094	\$ 13,979	\$ 300,073	\$ 301,876
EXPENDITURES:					
Interest - 12/15	\$ 77,975	\$ 77,975	\$ -	\$ 77,975	\$ 76,850
Interest - 6/15	77,975	-	77,975	77,975	76,850
Principal - 6/15	50,000	-	50,000	50,000	50,000
TOTAL EXPENDITURES	\$ 205,950	\$ 77,975	\$ 127,975	\$ 205,950	\$ 203,700
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$ -	\$ (1,322)	\$ -	\$ (1,322)	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ (1,322)	\$ -	\$ (1,322)	\$ -
TOTAL EXPENDITURES	\$ 205,950	\$ 79,297	\$ 127,975	\$ 207,272	\$ 203,700
EXCESS REVENUES (EXPENDITURES)	\$ 100,690	\$ 206,797	\$ (113,996)	\$ 92,801	\$ 98,176

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 12/15/2027	\$ 75,725
	\$ 75,725

Neighborhood	Assessable Units	Net Assessment	Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase / (Decrease)
Single Family	230	\$ 204,076	\$ 221,821	\$ 964.44	\$ 964.44	-
TOTAL	230	\$ 204,076	\$ 221,821			

Veranda Landing

Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2023 Special Assessment Bonds

Period	Outstanding Balance	Coupon	Principal	Interest	Annual Debt Service
12/15/23	\$ 3,025,000	4.50%	\$ -	\$ 50,222	\$ 50,222
06/15/24	3,025,000	4.50%	45,000	80,000	
12/15/24	2,980,000	4.50%	-	78,988	203,988
06/15/25	2,980,000	4.50%	45,000	78,988	
12/15/25	2,935,000	4.50%	-	77,975	\$ 201,963
06/15/26	2,935,000	4.50%	50,000	77,975	
12/15/26	2,885,000	4.50%	-	\$ 76,850	\$ 204,825
06/15/27	2,885,000	4.50%	50,000	76,850	
12/15/27	2,835,000	4.50%	-	75,725	202,575
06/15/28	2,835,000	4.50%	55,000	75,725	
12/15/28	2,780,000	4.50%	-	74,488	205,213
06/15/29	2,780,000	4.50%	55,000	74,488	
12/15/29	2,725,000	4.50%	-	73,250	202,738
06/15/30	2,725,000	4.50%	60,000	73,250	
12/15/30	2,665,000	5.25%	-	71,900	205,150
06/15/31	2,665,000	5.25%	60,000	71,900	
12/15/31	2,605,000	5.25%	-	70,325	202,225
06/15/32	2,605,000	5.25%	65,000	70,325	
12/15/32	2,540,000	5.25%	-	68,619	203,944
06/15/33	2,540,000	5.25%	65,000	68,619	
12/15/33	2,475,000	5.25%	-	66,913	200,531
06/15/34	2,475,000	5.25%	70,000	66,913	
12/15/34	2,405,000	5.25%	-	65,075	201,988
06/15/35	2,405,000	5.25%	75,000	65,075	
12/15/35	2,330,000	5.25%	-	63,106	203,181
06/15/36	2,330,000	5.25%	80,000	63,106	
12/15/36	2,250,000	5.25%	-	61,006	204,113
06/15/37	2,250,000	5.25%	85,000	61,006	
12/15/37	2,165,000	5.25%	-	58,775	204,781
06/15/38	2,165,000	5.25%	90,000	58,775	
12/15/38	2,075,000	5.25%	-	56,413	205,188
06/15/39	2,075,000	5.25%	95,000	56,413	
12/15/39	1,980,000	5.25%	-	53,919	205,331
06/15/40	1,980,000	5.25%	95,000	53,919	
12/15/40	1,885,000	5.25%	-	51,425	200,344
06/15/41	1,885,000	5.25%	105,000	51,425	
12/15/41	1,780,000	5.25%	-	48,669	205,094
06/15/42	1,780,000	5.25%	110,000	48,669	
12/15/42	1,670,000	5.25%	-	45,781	204,450
06/15/43	1,670,000	5.25%	115,000	45,781	
12/15/43	1,555,000	5.50%	-	42,763	203,544
06/15/44	1,555,000	5.50%	120,000	42,763	
12/15/44	1,435,000	5.50%	-	39,463	202,225
06/15/45	1,435,000	5.50%	125,000	39,463	
12/15/45	1,310,000	5.50%	-	36,025	200,488
06/15/46	1,310,000	5.50%	135,000	36,025	
12/15/46	1,175,000	5.50%	-	32,313	203,338
06/15/47	1,175,000	5.50%	140,000	32,313	
12/15/47	1,035,000	5.50%	-	28,463	200,775
06/15/48	1,035,000	5.50%	150,000	28,463	
12/15/48	885,000	5.50%	-	24,338	202,800
06/15/49	885,000	5.50%	160,000	24,338	
12/15/49	725,000	5.50%	-	19,938	204,275
06/15/50	725,000	5.50%	170,000	19,938	
12/15/50	555,000	5.50%	-	15,263	205,200
06/15/51	555,000	5.50%	175,000	15,263	
12/15/51	380,000	5.50%	-	10,450	200,713
06/15/52	380,000	5.50%	185,000	10,450	
12/15/52	195,000	5.50%	-	5,363	200,813
06/15/53	195,000	5.50%	195,000	5,363	200,363
					-
TOTAL			\$ 3,025,000	\$ 3,117,372	\$ 6,142,372

Veranda Landing
Community Development District
Non-Ad Valorem Assessments Comparison
FY 2026 - FY2027

Neighborhood	O&M Units	Bonds Units Series 2023	Annual Maintenance Assessments			Annual Debt Assessments			Total Assessed Per Unit		
			FY 2027	FY2026	Increase/ (decrease)	FY 2027	FY2026	Increase/ (decrease)	FY 2027	FY2026	Increase/ (decrease)
Single Family	230	230	\$300.76	\$300.76	\$0.00	\$964.44	\$964.44	\$0.00	\$1,265.20	\$1,265.20	\$0.00
Total	230	230									

RESOLUTION 2026-04
[FY 2027 APPROPRIATION RESOLUTION]

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

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

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

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

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

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 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 LANDING COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. RECITALS

The foregoing recitals are hereby incorporated as findings of fact of the Board.

SECTION 2. 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 Landing Community Development District for the Fiscal Year Ending September 30, 2027."
- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

SECTION 3. 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 4. 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 5. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 7th DAY OF May, 2026.

ATTEST:

**VERANDA LANDING COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair / Vice Chair

Exhibit A: FY 2027 Budget

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERANDA LANDING COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING NON-AD VALOREM SPECIAL ASSESSMENTS FOR FISCAL YEAR 2027; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Veranda Landing Community Development District (the “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](#) (the “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 (the “Board”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“Adopted Budget”) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“Fiscal Year 2027”), attached hereto as Exhibit A and incorporated by reference herein; and

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

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

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose non-ad valorem special assessments (the “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 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 2027; and

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

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

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

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

SECTION 1. RECITALS. The foregoing recitals are hereby incorporated as findings of fact of the Board.

SECTION 2. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in Exhibit A confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the Assessments. The allocation of the Assessments to the specially benefitted lands, as shown in Exhibits A and B, is hereby found to be fair and reasonable.

SECTION 3. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, Florida Statutes, and using the procedures authorized by Florida law for the levy and collection

of non-ad valorem special assessments, an 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 4. COLLECTION. The collection of the operation and maintenance special Assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on Exhibits A and B. The decision to collect non-ad valorem 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 such 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 5. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as Exhibit B, is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 6. 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 7. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 8. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 7th day of May 2026.

ATTEST:

**VERANDA LANDING COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____
Chair / Vice Chair

Exhibit A: Adopted Budget for Fiscal Year 2027

Exhibit B: Assessment Roll

Parcel ID	# Units	O&M On Tax Roll	Debt on Tax Roll	Legal Description
4434-705-0197-000-6	1	\$ 300.76	\$ 964.44	VERANDA PLAT NO. 9 (PB 110-7) BLK 28 LOT 2
4434-705-0198-000-3	1	\$ 300.76	\$ 964.44	VERANDA PLAT NO. 9 (PB 110-7) BLK 28 LOT 3
4434-705-0199-000-0	1	\$ 300.76	\$ 964.44	VERANDA PLAT NO. 9 (PB 110-7) BLK 29 LOT 1
4434-705-0200-000-1	1	\$ 300.76	\$ 964.44	VERANDA PLAT NO. 9 (PB 110-7) BLK 29 LOT 2
4434-705-0201-000-8	1	\$ 300.76	\$ 964.44	VERANDA PLAT NO. 9 (PB 110-7) BLK 29 LOT 3
4434-705-0202-000-5	1	\$ 300.76	\$ 964.44	VERANDA PLAT NO. 9 (PB 110-7) BLK 29 LOT 4
4434-705-0203-000-2	1	\$ 300.76	\$ 964.44	VERANDA PLAT NO. 9 (PB 110-7) BLK 29 LOT 5
4434-705-0204-000-9	1	\$ 300.76	\$ 964.44	VERANDA PLAT NO. 9 (PB 110-7) BLK 29 LOT 6
4434-705-0205-000-6	1	\$ 300.76	\$ 964.44	VERANDA PLAT NO. 9 (PB 110-7) BLK 30 LOT 1
4434-705-0206-000-3	1	\$ 300.76	\$ 964.44	VERANDA PLAT NO. 9 (PB 110-7) BLK 30 LOT 2
4434-705-0207-000-0	1	\$ 300.76	\$ 964.44	VERANDA PLAT NO. 9 (PB 110-7) BLK 30 LOT 3
4434-705-0208-000-7	1	\$ 300.76	\$ 964.44	VERANDA PLAT NO. 9 (PB 110-7) BLK 30 LOT 4
4434-705-0209-000-4	1	\$ 300.76	\$ 964.44	VERANDA PLAT NO. 9 (PB 110-7) BLK 30 LOT 5
4434-705-0210-000-4	1	\$ 300.76	\$ 964.44	VERANDA PLAT NO. 9 (PB 110-7) BLK 30 LOT 6
4434-705-0211-000-1	1	\$ 300.76	\$ 964.44	VERANDA PLAT NO. 9 (PB 110-7) BLK 31 LOT 1
4434-705-0212-000-8	1	\$ 300.76	\$ 964.44	VERANDA PLAT NO. 9 (PB 110-7) BLK 31 LOT 2
4434-705-0213-000-5	1	\$ 300.76	\$ 964.44	VERANDA PLAT NO. 9 (PB 110-7) BLK 31 LOT 3
4434-705-0214-000-2	1	\$ 300.76	\$ 964.44	VERANDA PLAT NO. 9 (PB 110-7) BLK 31 LOT 4
4434-705-0215-000-9	1	\$ 300.76	\$ 964.44	VERANDA PLAT NO. 9 (PB 110-7) BLK 31 LOT 5
4434-705-0216-000-6	1	\$ 300.76	\$ 964.44	VERANDA PLAT NO. 9 (PB 110-7) BLK 31 LOT 6
4434-705-0217-000-3	1	\$ 300.76	\$ 964.44	VERANDA PLAT NO. 9 (PB 110-7) BLK 32 LOT 1
4434-705-0218-000-0	1	\$ 300.76	\$ 964.44	VERANDA PLAT NO. 9 (PB 110-7) BLK 32 LOT 2
4434-705-0219-000-7	1	\$ 300.76	\$ 964.44	VERANDA PLAT NO. 9 (PB 110-7) BLK 32 LOT 3
4434-705-0220-000-7	1	\$ 300.76	\$ 964.44	VERANDA PLAT NO. 9 (PB 110-7) BLK 32 LOT 4
4434-705-0221-000-4	1	\$ 300.76	\$ 964.44	VERANDA PLAT NO. 9 (PB 110-7) BLK 32 LOT 5
4434-705-0222-000-1	1	\$ 300.76	\$ 964.44	VERANDA PLAT NO. 9 (PB 110-7) BLK 32 LOT 6
4434-705-0223-000-8	1	\$ 300.76	\$ 964.44	VERANDA PLAT NO. 9 (PB 110-7) BLK 32 LOT 7
4434-705-0224-000-5	1	\$ 300.76	\$ 964.44	VERANDA PLAT NO. 9 (PB 110-7) BLK 33 LOT 1
4434-705-0225-000-2	1	\$ 300.76	\$ 964.44	VERANDA PLAT NO. 9 (PB 110-7) BLK 33 LOT 2
4434-705-0226-000-9	1	\$ 300.76	\$ 964.44	VERANDA PLAT NO. 9 (PB 110-7) BLK 33 LOT 3
4434-705-0227-000-6	1	\$ 300.76	\$ 964.44	VERANDA PLAT NO. 9 (PB 110-7) BLK 33 LOT 4
4434-705-0228-000-3	1	\$ 300.76	\$ 964.44	VERANDA PLAT NO. 9 (PB 110-7) BLK 33 LOT 5
4434-705-0229-000-0	1	\$ 300.76	\$ 964.44	VERANDA PLAT NO. 9 (PB 110-7) BLK 33 LOT 6
4434-705-0230-000-0	1	\$ 300.76	\$ 964.44	VERANDA PLAT NO. 9 (PB 110-7) BLK 33 LOT 7
4434-705-0231-000-7	1	\$ 300.76	\$ 964.44	VERANDA PLAT NO. 9 (PB 110-7) BLK 34 LOT 1
4434-705-0232-000-4	1	\$ 300.76	\$ 964.44	VERANDA PLAT NO. 9 (PB 110-7) BLK 34 LOT 2
4434-705-0233-000-1	1	\$ 300.76	\$ 964.44	VERANDA PLAT NO. 9 (PB 110-7) BLK 34 LOT 3
4434-705-0234-000-8	1	\$ 300.76	\$ 964.44	VERANDA PLAT NO. 9 (PB 110-7) BLK 34 LOT 4
4434-705-0235-000-5	1	\$ 300.76	\$ 964.44	VERANDA PLAT NO. 9 (PB 110-7) BLK 34 LOT 5
4434-705-0236-000-2	0	\$ -	\$ -	VERANDA PLAT NO. 9 (PB 110-7) RD R/WS (4.806 AC - 209,334
Totals	230	\$ 69,174.80	\$ 221,821.20	

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

The Board of Supervisors of the Veranda Landing Community Development District will hold their regular meetings for the Fiscal Year 2026/2027 at 2:00 p.m., at 2160 NW Reserve Park Trace, Port St. Lucie, Florida 34986-3223 on the first Thursday:

October 1, 2026
November 5, 2026
December 3, 2026
January 7, 2027
February 4, 2027
March 4, 2027
April 1, 2027
May 6, 2027
June 3, 2027
July 1, 2027
August 5, 2027
September 2, 2027

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services, LLC, 5385 North Nob Hill Road, Sunrise, Florida 33351, (954) 721-8681, or on the District's website at <http://www.verandalandingcdd.com>

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least three (3) business days prior to the meeting. 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), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting 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 such appeal is to be based.

Andressa Hinz Philippi
Manager

Public Search Results

In the search results grid, organization names are linked to coordinator contact information. The [?] links display the relevant contact information. The coordinator is the person who is responsible for adding/removing individuals from the filer list.

When a form is logged, the status will contain the date received and the message "Form Available Soon". When the Form becomes available online, the Filing Requirement Fulfilled status will have a link to "View Form" for electronic forms and (not available online) for any paper forms.

Section 112.31445, Florida Statutes, requires that all forms filed in the Electronic Financial Disclosure Management System (EFMS) be posted online. Before being posted online, any information required by law to be maintained as confidential must be redacted. This process is not automated and may take up to five business days.

Export to Excel 

Suborganization Board of Supervisors

PID	FORM YEAR	NAME ^	ORGANIZATION(S)	FILING REQUIREMENT	FILING REQUIREMENT FULFILLED	FILINGS
305746	2025	Kayla Aranson	<ul style="list-style-type: none"> Seagrove Community Development District - Board of Supervisors [?] 	Form 1 with COE [?]	✘ Form 1 Not Filed	View Filings
304672	2025	Bojana Brown	<ul style="list-style-type: none"> Bent Creek Community Development District - Board of Supervisors [?] Everlands Community Development District - Board of Supervisors [?] Everlands II Community Development District - Board of Supervisors [?] Mayfair Community Development District (Brevard Co.) - Board of Supervisors [?] Veranda Landing Community Development District - Board of Supervisors [?] 	Form 1 with COE [?]	✔ Form 1 - 3/19/2026	View Filings
304673	2025	Haley Mae Mall Nora	<ul style="list-style-type: none"> Bent Creek Community Development District - Board of Supervisors [?] Everlands Community Development District - Board of Supervisors [?] Everlands II Community Development District - Board of Supervisors [?] Mayfair Community Development District (Brevard Co.) - Board of Supervisors [?] Veranda Landing Community Development District - Board of Supervisors [?] 	Form 1 with COE [?]	✘ Form 1 Not Filed	View Filings
209185	2025	GREGOR YJ PETTIBON	<ul style="list-style-type: none"> Bent Creek Community Development District - Board of Supervisors [?] Emerald Lakes Community Development District - Board of Supervisors [?] Everlands Community Development District - Board of Supervisors [?] Everlands II Community Development District - Board of Supervisors [?] Mayfair Community Development District (Brevard Co.) - Board of Supervisors [?] Port St. Lucie - Planning And Zoning Board [?] Seagrove Community Development District - Board of Supervisors [?] 	Form 1 with COE [?]	✘ Form 1 Not Filed	View Filings
276654	2025	Jared Shaver	<ul style="list-style-type: none"> Bent Creek Community Development District - Board of Supervisors [?] Emerald Lakes Community Development District - Board of Supervisors [?] Everlands Community Development District - Board of Supervisors [?] Everlands II Community Development District - Board of Supervisors [?] Mayfair Community Development District (Brevard Co.) - Board of Supervisors [?] Seagrove Community Development District - Board of Supervisors [?] Veranda Landing Community Development District - Board of Supervisors [?] 	Form 1 with COE [?]	✘ Form 1 Not Filed	View Filings

[Back](#)



Memorandum

To: Veranda Landing Board of Supervisors

From: District Management

Date: May, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts by the Florida Legislature during its 2026 legislative session. Starting on October 1, 2026, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2027), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2027 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives and Annual Reporting Form

Veranda Landing Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes No

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes No

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes No

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes No

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes No

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes No

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes No

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes No

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Veranda Landing Community Development District

District Manager: _____

Date: _____

Print Name: _____

Veranda Landing Community Development District



Memorandum

To: Veranda Landing Board of Supervisors

From: District Management

Date: October 1, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts by the Florida Legislature during its 2025 legislative session. Starting on October 1, 2025, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2026), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2026 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as Exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives and Annual Reporting Form

Veranda Landing Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes No

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes No

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes No

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes No

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes No

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes No

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes No

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD’s website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes No

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Veranda Landing Community Development District

District Manager: _____

Date: _____

Print Name: _____

Veranda Landing Community Development District

Per Florida Statute 190.006(3)(a)2.d., the number of registered voters in the Community Development District(s), based on the previous mapping forwarded by your organization, is provided below as of April 15, 2026. If any of your mapping information has changed, please forward the applicable documentation to our office as soon as possible.

CDD NAME	REGISTERED VOTERS
Bent Creek	480
Cooper Creek	1,056
Creekside	420
Portofino Isles	1,300
Portofino Landings	213
Portofino Shores	788
Reserve	1,275
Veranda Landing	184
River Place	736
Tesoro	446
Verano 1	1,454
Verano 2	2,445
Verano 3	1,376
Verano 4	218
Verano 5	0
Verano Center	12
Waterstone	836

Veranda Landing

COMMUNITY DEVELOPMENT DISTRICT

Check Register

Fiscal Year 2026

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
Feb 2026	88- 89	\$7,067.02
Mar 2026	90- 93	\$4,993.91
TOTAL		\$12,060.93

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/17/26	00003	11/30/25	196253	202511	310	51300	31500			*	699.20		
			NOV 25	- GENERAL COUNSEL									
		12/31/25	196763	202512	310	51300	31500			*	500.00		
			DEC 25	- GENERAL COUNSEL									
		1/31/26	197110	202601	310	51300	31500			*	500.00		
			JAN 26	- GENERAL COUNSEL									
BILLING COCHRAN, P.A.												1,699.20	000088
2/17/26	00001	1/01/26	42	202601	310	51300	34000			*	2,318.75		
			JAN 26	- MGMT FEES									
		1/01/26	42	202601	310	51300	35100			*	46.42		
			JAN 26	- COMPUTER TIME									
		1/01/26	42	202601	310	51300	31300			*	185.50		
			JAN 26	- DISSEMINATION									
		1/01/26	42	202601	310	51300	49500			*	132.50		
			JAN 26	- WEBSITE ADMIN									
		1/01/26	42	202601	310	51300	42000			*	1.48		
			JAN 26	- POSTAGE									
		2/01/26	43	202602	310	51300	34000			*	2,318.75		
			FEB 26	- MGMT FEES									
		2/01/26	43	202602	310	51300	35100			*	46.42		
			FEB 26	- COMPUTER TIME									
		2/01/26	43	202602	310	51300	31300			*	185.50		
			FEB 26	- DISSEMINATION									
		2/01/26	43	202602	310	51300	49500			*	132.50		
			FEB 26	- WEBSITE ADMIN									
GMS-SF, LLC												5,367.82	000089
3/06/26	00003	10/31/25	195929	202510	310	51300	31500			*	500.00		
			OCT 25	- GENERAL COUNSEL									
BILLING COCHRAN, P.A.												500.00	000090
3/06/26	00011	2/26/26	103094	202601	310	51300	31100			*	1,270.00		
			NOV-JAN26	- ENGINEER.SVCS									
CULPEPPER & TERPENING, INC.												1,270.00	000091
3/06/26	00001	3/01/26	44	202603	310	51300	34000			*	2,318.75		
			MAR 26	- MGMT FEES									
		3/01/26	44	202603	310	51300	35100			*	46.42		
			MAR 26	- COMPUTER TIME									
		3/01/26	44	202603	310	51300	31300			*	185.50		
			MAR 26	- DISSEMINATION									
		3/01/26	44	202603	310	51300	49500			*	132.50		
			MAR 26	- WEBSITE ADMIN									
		3/01/26	44	202603	310	51300	42000			*	.74		
			MAR 26	- POSTAGE									
GMS-SF, LLC												2,683.91	000092

VERD VERANDA LAND'G SNEEROOA

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
3/17/26	00003	2/28/26 197446	202602 310-51300-31500	BILLING COCHRAN, P.A.	*	540.00	540.00 000093
						TOTAL FOR BANK A	12,060.93
						TOTAL FOR REGISTER	12,060.93

VERD VERANDA LAND'G SNEEROOA

Veranda Landing
Community Development District

Unaudited Financial Reporting
March 31, 2026



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Veranda Landing
Community Development District
Combined Balance Sheet
March 31, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 4,976	\$ -	\$ -	\$ 4,976
Due from General Fund	-	3,021	-	3,021
<u>Investments:</u>				
State Board of Administration	50,575	-	-	50,575
<u>Series 2023</u>				
Reserve	-	102,666	-	102,666
Revenue	-	210,824	-	210,824
Constuction	-	-	36,838	36,838
Total Assets	\$ 55,551	\$ 316,511	\$ 36,838	\$ 408,900
Liabilities:				
Accounts Payable	\$ 570	\$ -	\$ -	\$ 570
Due to Debt Service	3,021	-	-	3,021
Total Liabilites	\$ 3,591	\$ -	\$ -	\$ 3,591
Fund Balance:				
Restricted for:				
Debt Service	\$ -	\$ 316,511	\$ -	\$ 316,511
Capital Project	-	-	36,838	36,838
Unassigned	51,961	-	-	51,961
Total Fund Balances	\$ 51,961	\$ 316,511	\$ 36,838	\$ 405,309
Total Liabilities & Fund Balance	\$ 55,551	\$ 316,511	\$ 36,838	\$ 408,900

Veranda Landing
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Special Assessments - On Roll	\$ 63,641	\$ 63,641	\$ 59,630	\$ (4,011)
Interest Income	-	-	575	575
Total Revenues	\$ 63,641	\$ 63,641	\$ 60,205	\$ (3,436)
Expenditures:				
<i>General & Administrative:</i>				
Engineering	\$ 3,000	\$ 1,500	\$ 1,270	\$ 230
Attorney	9,000	4,500	3,309	1,191
Annual Audit	3,744	-	-	-
Assessment Administration	2,226	2,226	2,226	-
Dissemination Agent	2,226	1,113	1,113	-
Trustee Fees	4,434	4,434	3,892	542
Management Fees	27,825	13,913	13,913	-
Information Technology	557	279	279	(0)
Website Maintenance	1,590	795	795	-
Postage & Delivery	250	125	79	46
Insurance General Liability	6,350	6,350	5,512	838
Printing & Binding	264	132	1	131
Legal Advertising	1,500	750	306	444
Other Current Charges	500	250	293	(43)
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 63,641	\$ 36,541	\$ 33,162	\$ 3,379
Total Expenditures	\$ 63,641	\$ 36,541	\$ 33,162	\$ 3,379
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 27,100	\$ 27,043	\$ (57)
Net Change in Fund Balance	\$ -	\$ 27,100	\$ 27,043	\$ (57)
Fund Balance - Beginning	\$ -		\$ 24,917	
Fund Balance - Ending	\$ -		\$ 51,961	

Veranda Landing
Community Development District
Debt Service Fund Series 2023
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Special Assessments - On Roll	\$ 204,076	\$ 204,076	\$ 190,677	\$ (13,398)
Interest Income	5,000	2,500	4,420	1,920
Total Revenues	\$ 209,076	\$ 206,576	\$ 195,097	\$ (11,479)
Expenditures:				
Interest Expense - 12/15	\$ 77,975	\$ 77,975	\$ 77,975	\$ -
Interest Expense - 6/15	77,975	-	-	-
Principal Expense - 6/15	50,000	-	-	-
Total Expenditures	\$ 205,950	\$ 77,975	\$ 77,975	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 3,126	\$ 128,601	\$ 117,122	\$ (11,479)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (1,902)	\$ (1,902)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (1,902)	\$ (1,902)
Net Change in Fund Balance	\$ 3,126	\$ 128,601	\$ 115,220	\$ (13,381)
Fund Balance - Beginning	\$ 97,564		\$ 201,291	
Fund Balance - Ending	\$ 100,690		\$ 316,511	

Veranda Landing
Community Development District
Capital Projects Fund Series 2023
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 654	\$ 654
Total Revenues	\$ -	\$ -	\$ 654	\$ 654
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 654	\$ 654
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 1,902	\$ 1,902
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 1,902	\$ 1,902
Net Change in Fund Balance	\$ -	\$ -	\$ 2,556	\$ 2,556
Fund Balance - Beginning	\$ -	\$ -	\$ 34,282	
Fund Balance - Ending	\$ -	\$ -	\$ 36,838	

Veranda Landing
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - On Roll	\$ -	\$ 3,812	\$ 52,679	\$ 1,680	\$ 581	\$ 878	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 59,630
Interest Income	1	17	81	165	148	164	-	-	-	-	-	-	575
Total Revenues	\$ 1	\$ 3,829	\$ 52,759	\$ 1,845	\$ 729	\$ 1,042	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,205
Expenditures:													
General & Administrative:													
Engineering	\$ -	\$ -	\$ -	\$ 1,270	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,270
Attorney	500	699	500	500	540	570	-	-	-	-	-	-	3,309
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	2,226	-	-	-	-	-	-	-	-	-	-	-	2,226
Dissemination Agent	186	186	186	186	186	186	-	-	-	-	-	-	1,113
Trustee Fees	3,892	-	-	-	-	-	-	-	-	-	-	-	3,892
Management Fees	2,319	2,319	2,319	2,319	2,319	2,319	-	-	-	-	-	-	13,913
Information Technology	46	46	46	46	46	46	-	-	-	-	-	-	279
Website Maintenance	133	133	133	133	133	133	-	-	-	-	-	-	795
Postage & Delivery	1	37	39	1	-	1	-	-	-	-	-	-	79
Insurance General Liability	5,512	-	-	-	-	-	-	-	-	-	-	-	5,512
Printing & Binding	1	-	-	-	-	-	-	-	-	-	-	-	1
Legal Advertising	306	-	-	-	-	-	-	-	-	-	-	-	306
Other Current Charges	41	47	56	32	56	60	-	-	-	-	-	-	293
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 15,337	\$ 3,467	\$ 3,278	\$ 4,487	\$ 3,279	\$ 3,314	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,162
Total Expenditures	\$ 15,337	\$ 3,467	\$ 3,278	\$ 4,487	\$ 3,279	\$ 3,314	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,162
Net Change in Fund Balance	\$ (15,337)	\$ 362	\$ 49,481	\$ (2,642)	\$ (2,551)	\$ (2,271)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,043

Veranda Landing
Community Development District
Long Term Debt Report

Special Assessment Bonds		
Series 2023		
Original Issue Amount:		\$3,025,000.00
Term 1:	\$360,000.00	
Interest Rate:	4.50%	
Maturity Date:	June 15, 2030	
Term 2:	\$1,110,000.00	
Interest Rate:	5.25%	
Maturity Date:	June 15, 2043	
Term 3:	\$1,555,000.00	
Interest Rate:	5.00%	
Maturity Date:	June 15, 2053	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	\$102,666	
Reserve Fund Balance	102,666	
Bonds Outstanding - 10/1/2023		\$3,025,000
Less: Principal Payment - 6/15/2024		(\$45,000)
Less: Principal Payment - 6/15/2025		(\$45,000)
Current Bonds Outstanding		\$2,710,015

Veranda Landing
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts -St Lucie County
Fiscal Year 2026

ON ROLL ASSESSMENTS

Gross Assessments	\$	69,175	\$	221,821	\$	290,996
Net Assessments	\$	63,641	\$	204,076	\$	267,716
Allocation in %		24%		76%		100%

Date	Gross Amount	Discount/ (Penalty)	Commission	Interest	Property Appraiser	Net Receipts	2018		
							O&M Portion	Debt Service	Total
11/10/25	\$ 606	\$ 32	\$ 11	\$ -	\$ -	\$ 563	\$ 133.81	\$ 429.08	\$ 563
11/17/25	5,061	202	97	-	-	4,761	1,132	3,629	4,761
11/21/25	11,387	455	219	-	-	10,713	2,547	8,166	10,713
12/02/25	15,182	607	292	-	-	14,284	3,395	10,888	14,284
12/08/25	194,841	7,794	3,741	-	-	183,306	43,575	139,731	183,306
12/08/25	-	-	-	-	(5,820)	(5,820)	(1,384)	(4,436)	(5,820)
12/12/25	24,039	962	462	-	-	22,616	5,376	17,240	22,616
12/19/25	5,061	152	98	-	-	4,811	1,144	3,667	4,811
12/31/25	2,530	76	49	-	-	2,405	572	1,834	2,405
01/06/26	1,265	38	25	-	-	1,203	286	917	1,203
01/09/26	-	-	-	167	-	167	167	-	167
01/09/26	330	10	6	-	-	313	74	239	313
01/09/26	1,265	38	25	-	-	1,203	286	917	1,203
01/16/26	1,265	25	25	-	-	1,215	289	926	1,215
01/26/26	1,265	25	25	-	-	1,215	289	926	1,215
01/30/26	1,265	25	25	-	-	1,215	289	926	1,215
02/06/26	1,265	25	25	-	-	1,215	289	926	1,215
02/27/26	1,265	13	25	-	-	1,228	292	936	1,228
03/06/26	1,265	13	25	-	-	1,228	292	936	1,228
03/13/26	1,265	13	25	-	-	1,228	292	936	1,228
03/20/26	1,265	-	25	-	-	1,240	295	945	1,240
TOTAL	\$ 271,689	\$ 10,505	\$ 5,224	\$ 167	\$ (5,820)	\$ 250,307	\$ 59,630	\$ 190,677	\$ 250,307

93%	Percent Collected
\$ 19,307	Balance Remaining to Collect