

**Veranda Community
Development District II**

FINANCIAL STATEMENTS

September 30, 2019



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Veranda Community Development District II
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September 30, 2019

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INDEPENDENT AUDITORS' REPORT

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

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Veranda Community Development District II (hereinafter referred to as "District"), as of and for the year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditors' Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the Veranda Community Development District II as of September 30, 2019, and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information, as listed in the table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued a report dated May 13, 2020, on our consideration of the District's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Carr, Riggs & Ingram, L.L.C.

CARR, RIGGS & INGRAM, LLC

Miramar Beach, Florida
May 13, 2020



Management's Discussion And Analysis

Veranda Community Development District II Management's Discussion and Analysis

Our discussion and analysis of Veranda Community Development District II's financial performance provides an overview of the District's financial activities for the fiscal year ended September 30, 2019. Please read it in conjunction with the District's financial statements, which begin on page 8.

FINANCIAL HIGHLIGHTS

- At September 30, 2019, the liabilities and deferred inflows of resources of the District exceeded its assets by approximately \$1.3 million (deficit net position).
- During the year ended September 30, 2019, the District issued \$21,360,000 of Series 2018 Special Assessment Revenue Bonds.
- During the year ended September 30, 2019, the District established infrastructure of approximately \$8 million and incurred approximately \$394,000 and \$635,000 of interest and bond issuance costs expenditures, respectively.

USING THE ANNUAL REPORT

This annual report consists of a series of financial statements. The Statement of Net Position and the Statement of Activities on pages 8 - 9 provide information about the activities of the District as a whole and present a longer-term view of the District's finances. Fund financial statements start on page 10. For governmental activities, these statements tell how these services were financed in the short-term as well as what remains for future spending. Fund financial statements also report the District's operations in more detail than the government-wide statements by providing information about the District's most significant funds.

Reporting the District as a Whole

Our analysis of the District as a whole begins on page 4. One of the most important questions asked about the District's finances is, "Is the District as a whole better off or worse off as a result of the year's activities?" The Statement of Net Position and the Statement of Activities report information about the District as a whole and about its activities in a way that helps answer this question. These statements include all assets and liabilities using the accrual basis of accounting, which is similar to the accounting used by most private-sector companies. All of the current year's revenues and expenditures are taken into account regardless of when cash is received or paid.

These two statements report the District's net position and related changes during the current year. You can think of the District's net position – the difference between assets and liabilities – as one way to measure the District's financial health, or financial position. Over time, increases or decreases in the District's net position are one indicator of whether its financial health is improving or deteriorating. You will need to consider other nonfinancial factors, however, such as changes in the District's assessment base and the condition of the District's infrastructure, to assess the overall health of the District.

Veranda Community Development District II Management's Discussion and Analysis

Reporting the District's Most Significant Funds

Our analysis of the District's major funds begins on page 6. The fund financial statements begin on page 10 and provide detailed information about the most significant funds – not the District as a whole. Some funds are required to be established by State law and by bond covenants. All of the District's funds are governmental fund-types.

- *Governmental funds* – All of the District's basic services are reported in governmental funds, which focus on how money flows into and out of those funds and the balances left at year-end that are available for spending. The governmental fund statements provide a detailed short-term view of the District's general government operations and the basic services it provides. Governmental fund information helps you determine whether there are more or fewer financial resources that can be spent in the near future to finance the District's programs.

THE DISTRICT AS A WHOLE

The following table reflects the condensed Statement of Net Position and is compared to the prior year.

<i>September 30,</i>	2019	2018	Change
Assets			
Current and other assets	\$ 13,078,858	\$ 20,654	\$ 13,058,204
Capital assets, net	8,037,554	-	8,037,554
Total assets	\$ 21,116,412	\$ 20,654	\$ 21,095,758
Liabilities			
Current liabilities	\$ 1,317,200	\$ 5,535	\$ 1,311,665
Other liabilities	21,068,015	-	21,068,015
Total liabilities	22,385,215	5,535	22,379,680
Deferred inflows of resources			
Deferred revenue	13,019	15,119	(2,100)
Net position			
Net investment in capital assets	(1,034,878)	-	(1,034,878)
Restricted for:			
Capital projects	28,275	-	28,275
Unrestricted	(275,219)	-	(275,219)
Total net position (deficit)	(1,281,822)	-	(1,281,822)
Total liabilities, deferred inflows of resources and net position	\$ 21,116,412	\$ 20,654	\$ 21,095,758

For more detailed information, see the accompanying Statement of Net Position.

Veranda Community Development District II Management's Discussion and Analysis

During the fiscal year ended September 30, 2019, total assets and liabilities increased by approximately \$21.1 million and \$22.4 million, respectively. Deferred inflows of resources remained substantially unchanged from the prior year. The increase in assets and liabilities is primarily due to the issuance of the Series 2018 Special Assessment bonds during the current year, the proceeds of which was partially spent during the year on the construction of infrastructure.

The following schedule compares the Statement of Activities for the current and previous fiscal year.

<i>Year ended September 30,</i>	2019	2018	Change
Revenues			
Program revenues:			
Grants and contributions	\$ 109,886	\$ 19,881	\$ 90,005
General revenues:			
Interest and other revenues	190,312	-	190,312
Total revenues	300,198	19,881	280,317
Expenses			
General government	74,350	19,248	55,102
Maintenance and operations	2,750	633	2,117
Cost of issuance	635,375	-	635,375
Interest	869,545	-	869,545
Total expenses	1,582,020	19,881	1,562,139
Change in net position	(1,281,822)	-	(1,281,822)
Net position, beginning of year	-	-	-
Net position (deficit), end of year	\$ (1,281,822)	\$ -	\$ (1,281,822)

For more detailed information, see the accompanying Statement of Activities.

During the fiscal year ended September 30, 2019, revenues and expenditures increased by approximately \$280,000 and \$1.6 million, respectively. The increase in revenues is primarily due to an increase in developer contributions, due to an increase in District activity, and stormwater rebate income received in conjunction with the Interlocal Agreement with the city of Port St. Lucie. The increase in expenditures is primarily due to the issuance of the Series 2018 bonds and the related costs of issuance and interest. The overall result was a \$1,281,822 decrease in net position for fiscal year 2019.

Veranda Community Development District II Management's Discussion and Analysis

THE DISTRICT'S FUNDS

As the District completed the year, its governmental funds (as presented in the balance sheet on page 10) reported no combined fund balance. Significant transactions are discussed below.

- During the year ended September 30, 2019, the District issued \$21,360,000 of Series 2018 Special Assessment Revenue Bonds.
- During the year ended September 30, 2019, the District established infrastructure of approximately \$8 million and incurred approximately \$394,000 and \$635,000 of interest and bond issuance costs expenditures, respectively.

The overall increase in fund balance for the year ended September 30, 2019 totaled approximately \$12.2 million.

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2019, the District had approximately \$8 million invested in capital assets. This amount represents an increase of approximately \$8 million over the fiscal year 2018 total.

A listing of capital assets by major category for the current and prior year follows:

<i>Year ended September 30,</i>	2019	2018	Change
Construction in progress	\$ 8,037,554	\$ -	\$ 8,037,554
Net capital assets	\$ 8,037,554	\$ -	\$ 8,037,554

More information about the District's capital assets is presented in Note 3 to the financial statements.

Debt

At September 30, 2019, the District had approximately \$21.4 million of outstanding debt. This amounts represents a net increase of approximately \$21.4 million over the fiscal year 2018 total.

Veranda Community Development District II Management's Discussion and Analysis

A list of debt amounts outstanding for the current and prior year is as follows:

<i>Year ended September 30,</i>	2019	2018	Change
Special Assessment Revenue Bonds:			
Series 2018A	\$ 14,450,000	\$ -	\$ 14,450,000
Series 2018B	6,910,000	-	6,910,000
	\$ 21,360,000	\$ -	\$ 21,360,000

More information about the District's long-term debt is presented in Note 4 to the financial statements.

GOVERNMENTAL FUNDS BUDGETARY HIGHLIGHTS

An Operating budget was established by the governing board for the District pursuant to the requirements of Florida Statutes. The budget to actual comparison for the General Fund, including the original budget and final adopted budget, is shown on page 23.

The District experienced favorable variance in revenues and expenditures in the amount of \$27,537 and \$162,775, respectively. The variance in revenues is primarily due to stormwater rebate income received from the city of Port St. Lucie. The variance in expenditures occurred primarily due to budgeted general government contingency expenditures which was not needed in the current year.

FUTURE FINANCIAL FACTORS

Veranda Community Development District II is an independent special district that operates under the provisions of Chapter 190, Florida Statutes. The District operates under an elected Board of Supervisors, which establishes policy and sets assessment rates. Developer contributions for fiscal year 2020 are anticipated to provide for the operations of the District.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide a general overview of the District's finances. If you have questions about this report or need additional financial information, contact the Veranda Community Development District II's finance department at 12750 Citrus Park Lane, Suite 115, Tampa, Florida 33625.



Basic Financial Statements

Veranda Community Development District II
Statement of Net Position

<i>September 30,</i>	2019
	Governmental Activities
Assets	
Cash and cash equivalents	\$ 11,916,220
Due from Developer	1,157,513
Prepaid expenses	5,125
Capital assets:	
Not being depreciated	8,037,554
Total assets	21,116,412
Liabilities	
Accounts payable and accrued expenses	592,838
Accrued interest payable	465,531
Retainage payable	258,831
Non-current liabilities:	
Due in more than one year	21,068,015
Total liabilities	22,385,215
Deferred inflows of resources	
Deferred revenue	13,019
Total deferred inflows of resources	13,019
Net position	
Net investment in capital assets	(1,034,878)
Restricted for:	
Capital projects	28,275
Unrestricted	(275,219)
Total net position (deficit)	\$ (1,281,822)

The accompanying notes are an integral part of these financial statements.

**Veranda Community Development District II
Statement of Activities**

Year ended September 30,

2019

Functions/Programs	Expenses	<u>Program Revenues</u>		<u>Net (Expense) Revenue and Changes in Net Position</u>
		Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:				
Governmental activities:				
General government	\$ (74,350)	\$ 77,100	\$ -	\$ 2,750
Maintenance and operations	(2,750)	-	-	(2,750)
Cost of issuance	(635,375)	-	-	(635,375)
Interest	(869,545)	4,511	28,275	(836,759)
<hr/>				
Total governmental activities	\$ (1,582,020)	\$ 81,611	\$ 28,275	(1,472,134)

General revenues

Interest and other revenues	190,312
<hr/>	
Change in net position	(1,281,822)
<hr/>	
Net position - beginning of year	-
<hr/>	
Net position (deficit) - end of year	\$ (1,281,822)

The accompanying notes are an integral part of these financial statements.

**Veranda Community Development District II
Balance Sheet - Governmental Funds**

September 30,

2019

	General Fund	Debt Service	Capital Project	Total Governmental Funds
Assets				
Cash and cash equivalents	\$ 193,324	\$ 2,118,655	\$ 9,604,241	\$ 11,916,220
Due from Developer	17,375	-	1,140,138	1,157,513
Prepaid expenditures	5,125	-	-	5,125
Total assets	\$ 215,824	\$ 2,118,655	\$ 10,744,379	\$ 13,078,858
Liabilities and Fund Balances				
Liabilities				
Accounts payable	\$ 12,493	\$ -	\$ 580,345	\$ 592,838
Retainage payable	-	-	258,831	258,831
Total liabilities	12,493	-	839,176	851,669
Deferred inflows of resources				
Deferred revenue	13,019	-	-	13,019
Total deferred inflows of resources	13,019	-	-	13,019
Fund balances				
Nonspendable	5,125	-	-	5,125
Restricted for debt service	-	2,118,655	-	2,118,655
Restricted for capital project	-	-	9,905,203	9,905,203
Unassigned	185,187	-	-	185,187
Total fund balances	190,312	2,118,655	9,905,203	12,214,170
Total liabilities, deferred inflows of resources and fund balances	\$ 215,824	\$ 2,118,655	\$ 10,744,379	\$ 13,078,858

The accompanying notes are an integral part of these financial statements.

**Veranda Community Development District II
Reconciliation of the Balance Sheet of Governmental Funds to the Statement of
Net Position**

<i>September 30,</i>	2019
Total fund balances, governmental funds	\$ 12,214,170
Capital assets used in governmental activities are not financial resources and therefore are not reported in the fund financial statements.	8,037,554
Liabilities not due and payable from current resources, including accrued interest, are not reported in the fund financial statements.	(21,533,546)
Total net position - governmental activities	\$ (1,281,822)

The accompanying notes are an integral part of these financial statements.

Veranda Community Development District II
Statement of Revenues, Expenditures and Changes in Fund Balances -
Governmental Funds

Year ended September 30,

2019

	General	Debt Service	Capital Project	Total Governmental Funds
Revenues				
Developer contributions	\$ 77,100	\$ -	\$ -	\$ 77,100
Interest and other revenues	190,312	4,511	28,275	223,098
Total revenues	267,412	4,511	28,275	300,198
Expenditures				
Current:				
General government	74,350	-	-	74,350
Maintenance and operations	2,750	-	-	2,750
Debt service:				
Interest	-	394,150	-	394,150
Bond issue costs	-	-	635,375	635,375
Capital outlay	-	-	8,037,554	8,037,554
Total expenditures	77,100	394,150	8,672,929	9,144,179
Excess (deficit) of revenues over expenditures	190,312	(389,639)	(8,644,654)	(8,843,981)
Other Financing Sources (Uses)				
Bond proceeds	-	2,508,294	18,851,706	21,360,000
Original issue discount	-	-	(301,849)	(301,849)
Total other financing sources (uses)	-	2,508,294	18,549,857	21,058,151
Net change in fund balances	190,312	2,118,655	9,905,203	12,214,170
Fund balances, beginning of year	-	-	-	-
Fund balances, end of year	\$ 190,312	\$ 2,118,655	\$ 9,905,203	\$ 12,214,170

The accompanying notes are an integral part of these financial statements.

Veranda Community Development District II
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund
Balances of Governmental Funds to the Statement of Activities

<i>Year ended September 30,</i>	2019
Net change in fund balances - governmental funds	\$ 12,214,170
Capital outlay, reported as expenditures in the governmental funds, is shown as capital assets on the Statement of Net Assets.	8,037,554
Bond proceeds which are reported as other financing sources in the governmental funds are recognized as long-term liabilities in the Statement of Net Position.	(21,360,000)
Governmental funds report the effects of the bond issue discount when debt is first issued, whereas these amounts are deferred and amortized in the Statement of Activities.	301,849
Amortization of original issue discounts is not recognized in the governmental fund statements but is reported as an expense in the Statement of Activities.	(9,864)
The change in accrued interest between the current and prior year is recorded on the Statement of Activities but not on the fund financial statements.	(465,531)
Change in net position of governmental activities	\$ (1,281,822)

The accompanying notes are an integral part of these financial statements.

Veranda Community Development District II Notes to Financial Statements

NOTE 1: NATURE OF ORGANIZATION

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

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

The District is governed by a Board of Supervisors (“Board”), which is comprised of five members. The Supervisors are elected on an at large basis by qualified electors that reside within the District. All supervisors are affiliated with the Developer of the District, Veranda St. Lucie Land Holdings, LLC. The Board of Supervisors of the District exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the final responsibility for:

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

In evaluating how to define the government, for financial reporting purposes, management has considered all potential component units. The decision to include or exclude a potential component unit in the reporting entity was made by applying the criteria set forth by Generally Accepted Accounting Principles (GAAP) as defined by the Governmental Accounting Standards Board (GASB). Based on the foregoing criteria, no potential component units were found.

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accounting policies of the District conform to GAAP as applicable to governments in accordance with those promulgated by GASB. The following is a summary of the more significant policies:

Government-wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the Statement of Net Position and the Statement of Activities) report information on all the non-fiduciary activities of the primary government. Governmental activities, which normally are supported by assessments, are reported separately from

Veranda Community Development District II Notes to Financial Statements

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

business-type activities, which rely to a significant extent on fees and charges for support. The business-type activities are reported separately in government-wide financial statements; however, at September 30, 2019, the District did not have any significant business-type activities. Therefore, no business-type activities are reported. Assessments and other items not properly included as program revenues (i.e., charges to customers or applicants who purchase, use, or directly benefit from goods or services) are reported as general revenues.

Separate financial statements are provided for governmental funds. Major individual governmental funds are reported as separate columns in the fund financial statements.

Measurement Focus, Basis of Accounting and Basis of Presentation

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

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

Developer contributions and interest associated with the current fiscal period are all considered to be susceptible to accrual and have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the District.

The District reports the following major governmental funds:

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

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

Capital Projects Fund – The Capital Projects Fund is used to account for the financial resources to be used in the acquisition or construction of major infrastructure within the District.

For the year ended September 30, 2019, the District does not report any proprietary funds.

Veranda Community Development District II Notes to Financial Statements

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

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

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed. When committed, assigned, or unassigned resources are available for use in the governmental fund financial statements, it is the government's policy to use committed resources first, followed by assigned resources, then unassigned resources as needed.

Cash, Deposits and Investments

The District maintains deposits with "Qualified Public Depositories" as defined in Chapter 280, Florida Statutes. All Qualified Public Depositories must place with the Treasurer of the State of Florida securities in accordance with collateral requirements determined by the State's Chief Financial Officer. In the event of default by a Qualified Public Depository, the State Treasurer will pay public depositors all losses. Losses in excess of insurance and collateral will be paid through assessments between all Qualified Public Depositories.

Under this method, all the District's deposits are fully insured or collateralized at the highest level of security as defined by GASB Statement Number 40, *Deposits and Investment Disclosures (An Amendment of Governmental Accounting Standards Board Statement Number 3)*.

The District is authorized to invest in financial instruments as established by Section 218.415, Florida Statutes. The authorized investments include among others direct obligations of the United States Treasury; the Local Government Surplus Trust Funds as created by Section 218.405, Florida Statutes; SEC registered money market funds with the highest credit quality rating from a nationally recognized rating agency; and interest-bearing time deposits or savings accounts in authorized financial institutions.

Capital Assets

Capital assets, which include primarily infrastructure assets (e.g. roads, sidewalks, water management systems and similar items), are reported in the governmental activities column in the government-wide financial statements. Capital assets are defined by the District as assets with an initial/individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost and estimated historical cost if purchased or constructed. Donated assets are recorded at estimated fair market value at the date of donation.

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

Property, plant and equipment of the primary government will be depreciated using the straight-line method over the estimated useful lives.

Veranda Community Development District II Notes to Financial Statements

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the U.S. requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position and balance sheet – governmental funds includes a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District does not have any of this type of item at September 30, 2019.

In addition to liabilities, the statement of financial position and balance sheet – governmental funds will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The District only has one item, deferred revenue, due to excess developer contributions over expenditures, which qualifies for reporting in this category at September 30, 2019.

Fund Equity

Net position in the government-wide financial statements represents the difference between assets and deferred outflows of resources and liabilities and deferred inflows of resources and is categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents assets related to infrastructure and property, plant and equipment, net of any related debt. Restricted net position represents the assets restricted by the District's bond covenants.

Governmental fund equity is classified as fund balance. Fund balance is further classified as nonspendable, restricted, committed, assigned, or unassigned. Nonspendable fund balance cannot be spent because of its form. Restricted fund balance has limitations imposed by creditors, grantors, or contributors or by enabling legislation or constitutional provisions. Committed fund balance is a limitation imposed by the District board through approval of resolutions. Assigned fund balance is a limitation imposed by a designee of the District board. Unassigned fund balance in the General Fund is the net resources in excess of what can be properly classified in one of the above four categories. Negative unassigned fund balance in other governmental funds represents excess expenditures incurred over the amounts restricted, committed, or assigned to those purposes.

Veranda Community Development District II Notes to Financial Statements

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Budgets

The District is required to establish a budgetary system and an approved annual budget. Annual budgets are legally adopted on a basis consistent with GAAP for the General Fund. Any revision to the budget must be approved by the District Board. The budgets are compared to actual expenditures. In instances where budget appropriations and estimated revenues have been revised during the year, budget data presented in the financial statements represent final authorization amounts.

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

- A. Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- B. A public hearing is conducted to obtain comments.
- C. Prior to October 1, the budget is legally adopted by the District Board.
- D. All budget changes must be approved by the District Board.
- E. Budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America.

NOTE 3: CAPITAL ASSETS

The following is a summary of changes in the capital assets for the year ended September 30, 2019:

	Beginning Balance	Additions	Disposals	Ending Balance
Governmental activities:				
<i>Capital assets, not being depreciated</i>				
Infrastructure under construction	\$ -	\$ 8,037,554	\$ -	\$ 8,037,554
Total capital assets not being depreciated	-	8,037,554	-	8,037,554
Governmental activities capital assets, net	\$ -	\$ 8,037,554	\$ -	\$ 8,037,554

The District contains approximately 754.75 acres of land, which are being developed as a series of single-family residential developments, in five different assessment areas. The development will be completed in phases and build out is planned for approximately 1,605 single-family homes and associated amenities. The estimated cost of the project is approximately \$47 million, which includes approximately \$5.2 million of previously funded improvements by the St. Lucie Land Holdings Special Assessment District (“SAD”) for the benefit of lands within the SAD, which include the District’s lands. During the year ended September 30, 2019, the District issued Series 2018 Special Assessment Revenue Bonds totaling approximately \$21.4 million to fund the construction of infrastructure in the five assessment areas. Certain additional costs will be funded by the Developer to complete assessment areas one and two, and the District expects to issue additional bonds in the future to complete assessment areas three, four and five.

Veranda Community Development District II Notes to Financial Statements

NOTE 4: BONDS PAYABLE

In December 2018, the District issued \$21,360,000 of Special Assessment Revenue Bonds, Series 2018 consisting of \$7,405,000 Series 2018A (Assessment Area One – Gardens East Project), \$7,045,000 Series 2018A (Assessment Area Two – Preserve West Project), and \$6,910,000 Series 2018B (Assessment Areas Three, Four, and Five). Interest rates for the Series 2018A Bonds are fixed and range from 4.00% to 5.125%, and Series 2018B Bonds have a fixed rate of 5.875%. The Bonds were issued to finance the acquisition and construction of the 2018 projects (see Note 3). Interest is paid semiannually on each May 1 and November 1. Principal payments on the Series 2018A Bonds are made serially commencing on November 1, 2020 through November 1, 2049. Principal is due on the Series 2018B Bonds on November 1, 2032.

The Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedure to be followed by the District on the assessments to property owners. The District agreed to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District is in compliance with the requirements of the Bond Indenture.

The Bond Indenture requires that the District maintain adequate funds in the reserve accounts to meet the debt service reserve requirements as defined in the Indenture. The requirement has been met for the fiscal year ended September 30, 2019.

The balance of the long-term bonds at September 30, 2019 is summarized as follows:

<i>Year Ending September 30,</i>	2019
Bond principal balance	\$ 21,360,000
Less unamortized bond discount	(291,985)
	\$ 21,068,015

Long-term liability activity for the year ended September 30, 2019 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<i>Governmental Activities</i>					
Bonds Payable:					
Series 2018A	\$ -	\$ 14,450,000	\$ -	\$ 14,450,000	\$ -
Series 2018B	-	6,910,000	-	6,910,000	-
	\$ -	\$ 21,360,000	\$ -	\$ 21,360,000	\$ -

Veranda Community Development District II
Notes to Financial Statements

NOTE 4: BONDS PAYABLE (Continued)

At September 30, 2019, the scheduled debt service requirements on long-term debt were as follows:

<i>Year Ending September 30,</i>	Principal	Interest	Total Debt Service
2020	\$ -	\$ 1,117,275	\$ 1,117,275
2021	235,000	1,112,575	1,347,575
2022	240,000	1,103,075	1,343,075
2023	250,000	1,093,275	1,343,275
2024	260,000	1,083,075	1,343,075
2025 - 2029	1,470,000	5,235,700	6,705,700
2030 - 2034	8,765,000	4,241,594	13,006,594
2035 - 2039	2,365,000	2,295,813	4,660,813
2040 - 2044	3,020,000	1,620,441	4,640,441
2045 - 2049	3,860,000	743,638	4,603,638
2050	895,000	22,934	917,934
	\$ 21,360,000	\$ 19,669,395	\$ 41,029,395

NOTE 5: RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District maintains commercial insurance coverage to mitigate the risk of loss. Coverage may not extend to all situations. Management believes such coverage is sufficient to preclude any significant uninsured losses to the District. The District has not incurred any losses or received any insurance claims exceeding the commercial coverage since inception.

NOTE 6: MANAGEMENT COMPANY

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

Veranda Community Development District II Notes to Financial Statements

NOTE 7: CONCENTRATION

A significant portion of the District's activity going forward is dependent upon the continued involvement of the Developer, Veranda St. Lucie Land Holdings, LLC, which currently owns the majority of the assessable property located within the District's boundaries. The loss of support could potentially have a material adverse effect on the District's operations.

During the year ended September 30, 2019, the District recorded Developer contributions totaling \$77,100 and deferred developer contributions revenue totaling \$13,019, as reported on the accompanying financial statements. At September 30, 2019, the Developer owed \$17,375 to the District for the funding of the general operations of the District, which is included in Due from Developer on the accompanying financial statements. In addition, during the current year, the District entered into cost sharing agreements with the Developer for construction of Phases I and II of Veranda Preserve West and Phase I of Veranda Gardens East. At September 30, 2019, the Developer owed the District \$1,140,138 in connection with these agreements (see Note 9), which is also included in Due from Developer on the accompanying financial statements.

NOTE 8: INTERLOCAL AGREEMENT

In July 2018, the District entered into a cost sharing agreement with the City of Port St. Lucie whereby the City will collect fees for stormwater management within the area identified as being within the boundaries of the District platted for urban development and the District will assume the city's responsibility to maintain the stormwater system in exchange for a portion of the City's stormwater fees collected.

In consideration of the District assuming sole responsibility for the maintenance of the stormwater system, the City has agreed to pay the District 75% of stormwater utility fees collected by the City from areas within District boundaries. Payment is to be made monthly, as fees are collected by the City. For the fiscal year ended September 30, 2019, the City remitted \$190,104 to the District, which is included in Interest and other revenues on the accompanying financial statements.

NOTE 9: COMMITMENTS

In April 2019, the Developer assigned the District the contract for construction of Veranda Gardens East, Phase I (assessment area one) totaling \$1,740,874. The District has approved change orders totaling \$732,235, increasing the total contract amount to \$2,473,109. Accordingly, at September 30, 2019, there was \$739,915 remaining on the contract and work is expected to be completed during 2020. A portion of these costs will be reimbursed by the Developer, and are included in Due from Developer on the accompanying financial statements.

Veranda Community Development District II Notes to Financial Statements

NOTE 9: COMMITMENTS (Continued)

In April 2019, the Developer assigned the District the contract for construction of Veranda Preserve West, Phase I (assessment area two) totaling \$3,388,005. The District has approved change orders totaling \$409,274, increasing the total contract amount to \$3,797,279. Accordingly, at September 30, 2019, there was \$1,004,652 remaining on the contract. The project is expected to be completed during 2020. A portion of these costs will be reimbursed by the Developer, and are included in Due from Developer on the accompanying financial statements.

In September 2019, the Developer assigned the District the contract for Becker Road Phase II construction, which was executed in August 2019, totaling \$3,515,625. As of September 30, 2019, there was \$3,373,807 remaining on the contract and work is expected to be completed during 2020.

In September 2019, the District entered into a contract for the construction of an entry wall and sign totaling \$108,940. The entire contract balance was outstanding at September 30, 2019, and work is expected to be completed in 2020. A portion of these costs will be reimbursed by the Developer.

NOTE 10: SUBSEQUENT EVENTS

In November 2019, the District entered into a contract for the development of an entry feature totaling \$356,919 after change orders. The project is anticipated to be completed in November 2020.

In January 2020, the District entered into an agreement for landscape architecture services, under which three projects were initiated, totaling \$132,000. The projects are anticipated to be completed in fiscal year 2020.

In February 2020, the District entered into a contract for the construction of infrastructure for Veranda Preserves West, Phase II (assessment area two) totaling \$2,688,438. Construction commenced in February 2020 and is anticipated to be completed in October 2020. A portion of these costs will be reimbursed by the Developer.

In March 2020, the World Health Organization made the assessment that the outbreak of a novel coronavirus (COVID-19) can be characterized as a pandemic. As a result, uncertainties have arisen that may have a significant negative impact on the operating activities and results of the District. The occurrence and extent of such an impact will depend on future developments, including (i) the duration and spread of the virus, (ii) government quarantine measures, (iii) voluntary and precautionary restrictions on travel or meetings, (iv) the effects on the financial markets, and (v) the effects on the economy overall, all of which are uncertain.



**Required Supplemental Information
(Other Than MD&A)**

**Veranda Community Development District II
Budget to Actual Comparison Schedule - General Fund**

<i>Year ended September 30,</i>	2019		
	Original and Final Budget	Actual Amounts	Variance with Final Budget
Revenues			
Developer contributions	\$ 239,875	\$ 77,100	\$ (162,775)
Interest and other revenues	-	190,312	190,312
Total revenues	239,875	267,412	27,537
Expenditures			
General government	134,875	74,350	60,525
Maintenance and operations	105,000	2,750	102,250
Total expenditures	239,875	77,100	162,775
Excess of revenues over expenditures	\$ -	\$ 190,312	\$ 190,312

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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Veranda Community Development District II (hereinafter referred to as the "District"), as of and for the year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report dated May 13, 2020.

Internal Control Over Financial Reporting

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

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

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

Compliance and Other Matters

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

Purpose of this Report

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

Carr, Riggs & Ingram, L.L.C.

CARR, RIGGS & INGRAM, LLC

Miramar Beach, Florida

May 13, 2020

MANAGEMENT LETTER

(850) 837-3141
(850) 654-4619 (fax)
CRlcpa.com

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

Report on the Financial Statements

We have audited the financial statements of the Veranda Community Development District II (“District”) as of and for the fiscal year ended September 30, 2019, and have issued our report thereon dated May 13, 2020.

Auditor’s Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor’s Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards* and Independent Accountant’s Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in these reports, which are dated May 13, 2020, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. There were no findings or recommendations made in the preceding annual audit report.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The information required is disclosed in the notes to the financial statements.

Financial Condition and Management

Sections 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and identification of the specific condition(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not have any such findings.

Purpose of this Letter

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

Carr, Riggs & Ingram, L.L.C.

CARR, RIGGS & INGRAM, LLC

Miramar Beach, Florida
May 13, 2020



Carr, Riggs & Ingram, LLC
Certified Public Accountants
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Miramar Beach, Florida 32550

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INDEPENDENT ACCOUNTANTS' REPORT

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

We have examined Veranda Community Development District II's compliance with the requirements of Section 218.415, Florida Statutes, *Local Government Investment Policies*, during the year ended September 30, 2019. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2019.

This report is intended solely for the information and use of management and the State of Florida Auditor General and is not intended to be and should not be used by anyone other than these specified parties.

Carr, Riggs & Ingram, L.L.C.

CARR, RIGGS & INGRAM, LLC

Miramar Beach, Florida
May 13, 2020