

Verano #2
Community Development District

Approved Proposed Budget
FY 2027



Table of Contents

1-4	<u>General Fund (Master Infrastructure Area)</u>
5	<u>Capital Reserve Fund (Master Infrastructure Area)</u>
6-7	<u>General Fund (CrossTown Commons)</u>
8	<u>Capital Reserve Fund (CrossTown Commons)</u>
9-14	<u>Narratives</u>
15-18	<u>Debt Service Fund Series 2017</u>
18-22	<u>Debt Service Fund Series 2020</u>
23-24	<u>Debt Service Fund Series 2024 (Pod 4,4,6)</u>
25-26	<u>Debt Service Fund Series 2024 (Pod 7)</u>
27-29	<u>Assessment Schedules</u>

Verano #2
Community Development District
Approved Proposed Budget
General Fund Master Infrastructure Area

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 - Tax Roll (O&M Master)	\$ -	\$ -	\$ -	\$ -	\$ 314,215
Special Assessments - Tax Roll (Crosstown Commons)	406,102	390,239	15,863	406,102	-
Intergovernmental Transfer from Verano #5	60,465	60,465	-	60,465	-
Stormwater Fees	-	-	-	-	161,950
Interest Income	15,000	16,733	13,267	30,000	2,000
TOTAL REVENUES	\$ 481,567	\$ 467,436	\$ 29,131	\$ 496,567	\$ 478,165

EXPENDITURES:

Administrative

Supervisor Fees	\$ 6,000	\$ 1,600	\$ 4,000	\$ 5,600	\$ 6,000
FICA Taxes	459	122	306	428	459
Engineering	-	-	-	-	5,000
Attorney	-	-	-	-	11,000
Annual Audit	6,400	7,900	-	7,900	8,000
Assesment Roll Administration	-	-	-	-	6,000
Arbitrage Rebate	4,400	3,300	1,100	4,400	4,400
Dissemination Agent	2,625	1,313	1,313	2,625	7,500
Management Fees	-	-	-	-	35,438
Trustee Fees	30,150	13,927	9,829	23,756	25,000
Information Technology	-	-	-	-	-
Website Maintenance	788	394	393	788	827
Postage	-	-	-	-	100
Insurance General Liability	8,268	8,033	-	8,033	8,836
Printing/Copies	-	-	-	-	50
Legal Advertising	-	-	-	-	500
Office Supplies	-	-	-	-	50
Other Current Charges	1,200	650	921	1,571	1,233
Dues, Licenses & Subscriptions	175	175	-	175	175
First Quarter Operating Capital	-	-	-	-	55,574
TOTAL ADMINISTRATIVE	\$ 60,465	\$ 37,414	\$ 17,862	\$ 55,276	\$ 176,142

Operations & Maintenance Master Infrastructure Area

Master Right-off-Ways

Field Management (Lang)	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Electric Streetlights	-	-	-	-	20,976
Landscapce Verano Parkway	-	-	-	-	62,699
Irrigation Maintenance	-	-	-	-	2,497
TOTAL MASTER RIGHT-OFF-WAYS	\$ -	\$ -	\$ -	\$ -	\$ 91,172

Verano #2
Community Development District
Approved Proposed Budget
General Fund Master Infrastructure Area

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
Field					
Conservation Easement Preserve	\$ -	\$ -	\$ -	\$ -	10,557
TOTAL FIELD	\$ -	\$ -	\$ -	\$ -	10,557
Stormwater					
Field Management (Lang)	\$ -	\$ -	\$ -	\$ -	5,000
Lake Bank C-24 Canal	-	-	-	-	15,000
Lake Bank mowing	-	-	-	-	73,164
Lake Maintenance	-	-	-	-	66,324
Water Sampling-BMAP	-	-	-	-	2,462
TOTAL STORMWATER	\$ -	\$ -	\$ -	\$ -	161,950
Operations & Maintenance CrossTown Commons					
Common Area					
Field Management (CALM)	\$ 6,300	\$ 3,000	\$ 3,000	\$ 6,000	-
Electric Utility Services-Irrigation/entry walls	17,600	8,175	6,225	14,400	-
Electric Utility Services- Streetlights	26,400	13,864	11,816	25,680	-
Irrigation Utility Services	3,000	-	-	-	-
Midge Control	4,000	-	-	-	-
Landscape Maintenance	73,458	40,299	33,154	73,452	-
Lake Bank mowing	-	-	-	-	-
Mulch	15,000	7,650	7,350	15,000	-
Pest Control	1,800	-	1,800	1,800	-
Entry & Walls Maintenance	4,000	-	4,000	4,000	-
Plant Replacement	12,000	850	11,150	12,000	-
Irrigation Maintenance	10,800	5,483	5,317	10,800	-
Irrigation Water Monitoring	1,200	-	1,200	1,200	-
Pump System Maintenance	6,000	5,392	608	6,000	-
Trash Collection	840	419	422	840	-
Street Sweeping	1,677	-	1,677	1,677	-
Roadways Repairs & Maintenance	10,000	-	10,000	10,000	-
Streetsigns Maintenance	10,000	-	10,000	10,000	-
Pressure Cleaning	5,000	-	5,000	5,000	-
Holiday Décor	-	2,800	-	2,800	-
Contingency	19,107	-	-	-	-
Capital Outlay	-	18,716	43,670	62,385	-
TOTAL COMMON AREA	\$ 228,182	\$ 106,646	\$ 156,388	\$ 263,034	\$ -

Verano #2
Community Development District
Approved Proposed Budget
General Fund Master Infrastructure Area

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
<u>Amenity Center</u>					
Amenity Center Management (CALM)	\$ 6,300	\$ 3,000	\$ 3,000	\$ 6,000	\$ -
Clubhouse Maintenance	40,000	1,443	38,557	40,000	-
Access Control	2,000	559	913	1,472	-
Security	-	-	7,776	7,776	-
Telephone/Internet	840	380	585	965	-
Electric Utility Services	7,200	3,814	3,446	7,260	-
Water Utility Services	1,800	1,751	449	2,200	-
Property Insurance	13,589	11,452	-	11,452	-
Pool Repairs and Maintenance	51,600	12,392	19,208	31,600	-
Landscape Maintenance	21,942	10,974	10,974	21,948	-
Mulch	5,000	-	5,000	5,000	-
Pest Control	1,800	-	1,800	1,800	-
Janitorial Services/Supplies	32,300	15,750	9,450	25,200	-
A/C Maintenance	1,226	-	1,226	1,226	-
Trash Collection	1,000	-	-	-	-
Pressure Cleaning	5,000	-	5,000	5,000	-
Contingency	1,323	-	5,255	5,255	-
Capital Outlay	-	4,103	-	4,103	-
TOTAL AMENITY CENTER	\$ 192,920	\$ 65,619	\$ 112,639	\$ 178,257	\$ -
TOTAL OPERATING EXPENDITURES MASTER	\$ -	\$ -	\$ -	\$ -	\$ 263,679
TOTAL OPERATING EXPENDITURES CROSSTOWN COMMONS	\$ 421,102	\$ 172,264	\$ 269,027	\$ 441,291	\$ -
TOTAL EXPENDITURES	\$ 481,567	\$ 209,678	\$ 286,889	\$ 496,567	\$ 439,821
<u>Other Sources/(Uses)</u>					
Interlocal Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	(38,344)
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ (38,344)
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 257,758	\$ (257,758)	\$ -	\$ -

Verano #2
Community Development District
Approved Proposed Budget
General Fund Master Infrastructure Area

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
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Assessment Table

Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
Master Infrastructure Area					
40's	449	\$ 61,378.30	\$ 136.70	\$ 136.70	-
50's	729	\$ 114,606.09	\$ 157.21	\$ 157.21	-
60's	456	\$ 82,905.36	\$ 181.81	\$ 181.81	-
70's	75	\$ 14,712.75	\$ 196.17	\$ 196.17	-
80's	20	\$ 4,210.40	\$ 210.52	\$ 210.52	-
Manor/Duplex	4	\$ 486.64	\$ 121.66	\$ 121.66	-
Total	<u>1733</u>				
CrossTown Commons					
40's	205	\$ 28,023.50	\$ 136.70	\$ 136.70	-
50's	224	\$ 35,215.04	\$ 157.21	\$ 157.21	-
Total	<u>429</u>				
Total	2162	\$ 341,538.08			
Less: Discounts & Collections 8%		<u>27,323.05</u>			
Net Assessments		<u>314,215.03</u>			

Verano #2
Community Development District
Proposed Budget
Capital Reserve Fund (Master Infrastructure Area)

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
<u>REVENUES:</u>					
Interest Income	\$ -	\$ -	\$ -	\$ -	\$ 5,000
TOTAL REVENUES	\$ -	\$ -	\$ -	\$ -	\$ 5,000
<u>EXPENDITURES:</u>					
<u>Capital Outlay</u>					
Improvements	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -
<u>Other Sources/(Uses)</u>					
Transfer in/(Out)	\$ -	\$ -	\$ -	\$ -	\$ 38,344
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ 38,344
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ -	\$ -	\$ -	\$ 43,344

Verano #2
Community Development District
Approved Proposed Budget
General Fund CrossTown Commons

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 - Tax Roll (CrossTown Commons)	\$ -	\$ -	\$ -	\$ -	\$ 406,101
Stormwater Fees	-	-	-	-	71,939
Interest Income	-	-	-	-	3,000
Carry Forward Surplus	-	614,000	-	614,000	614,000
TOTAL REVENUES	\$ -	\$ 614,000	\$ -	\$ 614,000	\$ 1,095,040

Operations & Maintenance CrossTown Commons

Stormwater

Field Management	\$ -	\$ -	\$ -	\$ -	\$ 3,150
Mosquito Control	-	-	-	-	17,113
Lake Bank mowing	-	-	-	-	33,390
Lake Maintenance	-	-	-	-	17,676
Water Sampling-BMAP	-	-	-	-	609
TOTAL STORMWATER	\$ -	\$ -	\$ -	\$ -	\$ 71,939

Common Area

Field Management (CALM)	\$ -	\$ -	\$ -	\$ -	\$ 3,150
Electric Utility Services-Irrigation/entry walls	-	-	-	-	19,680
Electric Utility Services- Streetlights	-	-	-	-	26,400
Landscape Maintenance	-	-	-	-	49,608
Mulch	-	-	-	-	15,000
Pest Control	-	-	-	-	1,800
Entry & Walls Maintenance	-	-	-	-	4,000
Plant Replacement	-	-	-	-	12,000
Irrigation Maintenance	-	-	-	-	10,800
Irrigation Water Monitoring	-	-	-	-	1,200
Pump System Maintenance	-	-	-	-	6,000
Trash Collection	-	-	-	-	960
Street Sweeping	-	-	-	-	1,677
Roadways Repairs & Maintenance	-	-	-	-	10,000
Streetsigns Maintenance	-	-	-	-	10,000
Pressure Cleaning	-	-	-	-	5,000
Holiday Décor	-	-	-	-	3,000
TOTAL COMMON AREA	\$ -	\$ -	\$ -	\$ -	\$ 180,275

Verano #2
Community Development District
Approved Proposed Budget
General Fund CrossTown Commons

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
<u>Amenity Center</u>					
Amenity Center Management (CALM)	\$ -	\$ -	\$ -	\$ -	\$ 6,300
Clubhouse Maintenance	-	-	-	-	40,000
Access Control	-	-	-	-	2,000
Security	-	-	-	-	7,776
Telephone/Internet	-	-	-	-	840
Electric Utility Services	-	-	-	-	7,800
Water Utility Services	-	-	-	-	2,400
Property Insurance	-	-	-	-	12,597
Pool Repairs and Maintenance	-	-	-	-	51,600
Landscape Maintenance	-	-	-	-	12,402
Mulch	-	-	-	-	5,000
Pest Control	-	-	-	-	1,800
Janitorial Services/Supplies	-	-	-	-	32,300
A/C Maintenance	-	-	-	-	1,226
Trash Collection	-	-	-	-	1,000
Pressure Cleaning	-	-	-	-	5,000
Contingency	-	-	-	-	38,785
TOTAL AMENITY CENTER	\$ -	\$ -	\$ -	\$ -	\$ 228,826
TOTAL OPERATING EXPENDITURES CROSSTOWN COMMONS	\$ -	\$ -	\$ -	\$ -	\$ 481,040
TOTAL EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ 481,040
<u>Other Sources/(Uses)</u>					
Interlocal Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ (614,000)
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ (614,000)
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 614,000	\$ -	\$ 614,000	\$ -

Assessment Table

Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
CrossTown Commons					
40's	205	\$ 210,932.26	\$ 1,028.94	\$ 1,028.94	\$ -
50's	224	\$ 230,482.08	\$ 1,028.94	\$ 1,028.94	\$ -
Total	429	\$ 441,414.35			
Less: Discounts & Collections 8%		35,313.15			
Net Assessments		<u><u>406,101.20</u></u>			

Verano #2
Community Development District
Proposed Budget
Capital Reserve Fund (CrossTown Commons)

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
<u>REVENUES:</u>					
Interest Income	\$ -	\$ -	\$ -	\$ -	\$ 10,000
TOTAL REVENUES	\$ -	\$ -	\$ -	\$ -	\$ 10,000
<u>EXPENDITURES:</u>					
<u>Capital Outlay</u>					
Improvements	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -
<u>Other Sources/(Uses)</u>					
Transfer in/(Out)	\$ -	\$ -	\$ -	\$ -	\$ 614,000
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ 614,000
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ -	\$ -	\$ -	\$ 624,000

Verano #2
Community Development District
Budget Narrative
FY 2027

REVENUES

Special Assessments-Tax Roll

The District will levy a non-ad valorem maintenance assessment on the developable property within the District to fund the operating budget.

Stormwater Rebate Fees

The City of Port St. Lucie assesses the residents of the District for Repairs, Maintenance and Capital Improvements of the Drainage System. The city then remits the storm water fees less an administrative fee to the District since the District provides all these services

Interest Income

The District earns interest on the monthly average collected balance of each of their investment accounts.

Expenditures - Administrative

Supervisors Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 12 meetings.

FICA Taxes

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

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 Roll Administration

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

Arbitrage Rebate

The District has contracted with its independent auditors to annually calculate the arbitrage rebate liability on its bonds.

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.

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.

Trustee Fees

The District issued this Series of 2017, 2020 and 2024 Special Assessment Bonds that are deposited with a Trustee to handle all trustee matters.

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.

Verano #2

Community Development District

Budget Narrative

FY 2027

Expenditures - Administrative

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

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.

Office Supplies

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

Other Current Charges

Bank charges and any other miscellaneous expenses that incurred during the year.

Due, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175.

First Quarter Operating Capital

To pay invoices for the 1st quarter of the Fiscal Year.

Expenditures -Master Right-off-Ways

Field Management

The district has contracted Lang Management to manage to manage the common area. The responsibilities include reviewing contracts and other maintenance related items.

Description	Vendor	Monthly	Annual
Field management	Lang Management	417	5,000

Electric Streetlights

The District has utility accounts with FPL for electric at Verano Parkway.

Vendor	Description	Monthly fee	total units	Annual
FPL	12275 SW Nettono Way SL	\$1,160	2162	\$6,952
FPL	SW Verano Pkwy	\$2,340	2162	\$14,024
	Total		2162	<u>\$20,976</u>

Landscape Verano Parkway

Mowing of the landscape at Verano Parkway

Vendor	Description	monthly	total units	Annual
PHL Land Care	Verano Parkway Landscape	\$10,462	2162	\$62,699

Irrigation Maintenance

Cost of routine repairs and maintenance of the District's irrigation system.

Vendor	Description	total units	Annual
PHL Land Care	Verano Parkway Landscape	2162	\$2,497

Contingency

To cover any other costs not mentioned.

Verano #2
Community Development District
Budget Narrative
FY 2027

Expenditures – Field

Conservation Easement Preserve

The estimated cost to comply with the conservation easement preserve permit required with SFWMD. Funds will be transferred to District #5 for full payment or move to Transfer (Out) - Conservation Easement (#5)

Vendor	Description	Units	Annual
SFWMD	Conservation maintenance	2162	\$10,557

Expenditures –Verano # 2 Master infrastructure Area - Stormwater

Field Management

The district has contracted Lang Management to manage to manage the common area. The responsibilities include reviewing

Description	Vendor	Monthly	Annual
Field management	Lang Management	417	5,000

Midge Control

Costs for midge control of district’s lakes.

Lake Bank C-24 Canal

The district contracted Toler Enterprise to service the Canal C-24 South.

Description	Vendor	Monthly	Annual
C-24 Canal South side	Toler Enterprise	1,250	15,000

Lake Bank Mowing

The district contracted Impact Florida Exotic Landscape to service the 26 lake banks.

Description	Vendor	Monthly	Annual
Lake Banks (26)	PHL Land Care	6,097	73,164

Lake Maintenance

The district contracted Impact Solitude to service 26 Lakes.

Description	Vendor	Monthly	Annual
26 Lakes maintenance	Solitude	5,527	66,324

Water Sampling BMAP

St. Lucie & Estuary Basin Management Action Plan-Per recommendation of the District’s engineer, quarterly water samples will be

Vendor	Description	total units	Annual
Pace Analytical Services	Water Testing	1733	\$2,462

Expenditures - CrossTown Commons - Stormwater

Field Management

The district has contracted Lang Management to manage to manage the common area. The responsibilities include reviewing contracts and other maintenance related items.

Description	Vendor	Monthly	Annual
Field management	Lang Management	263	3,150

Midge Control

Costs for midge control of district’s lakes.

Lake Bank Mowing

The district contracted Impact Florida Exotic Landscape to service the 6 lake banks.

Description	Vendor	Monthly	Annual
Lake Banks (6)	PHL Land Care	1,950	23,400

Lake Maintenance

The district contracted Impact Solitude to service 6 Lakes.

Description	Vendor	Monthly	Annual
6 Lakes maintenance	Solitude	1,473	17,676

Verano #2
Community Development District
Budget Narrative
FY 2027

Expenditures - CrossTown Commons - Stormwater (continued)

Water Sampling BMAP

St. Lucie & Estuary Basin Management Action Plan-Per recommendation of the District’s engineer, quarterly water samples will be taken in 3 locations to monitor water quality

Vendor	Description	total units	Annual
Pace Analytical Services	Water Testing	429	\$609

Expenditures - CrossTown Commons Common Area

Field Management

The district has contracted Lang Management to manage to manage the common area. The responsibilities include reviewing contracts and other maintenance related items.

Description	Vendor	Monthly	Annual
Field management	CALM	263	3,150

Electric Utility Services - Irrigation/entry walls

The District pays FPL for entry wall and irrigation pumps.

Meter	Location	Monthly	Annual
75112-83090	10837 SW Crosstown Pkwy	47	566
98007-73096	9250 SW Novella Way # IRR	708	8,495
68190-40129	9351 SW Ligoria Way	885	10,619
Total		1,640	19,680

Electric Utility Services-Streetlights

The District pays FPL for the streetlights.

Meter	Location	Monthly	Annual
34396-13047	Crosstown Pkwy # Area LED	2,200	26,400

Landscape Maintenance

The district contracted Florida Exotic Landscape to service the common area. Mulch will be a separate cost.

Description	Vendor	Monthly	Annual
Lawn maintenance	Florida Exotic Landscape	4,171	50,052

Mulch

The district contracted Florida Exotic Landscaping to maintain the mulch throughout the CrossTown Commons.

Pest Control

The district will contract a company to service IPM, fertilization scrubs and trees and fire ants.

Entry & Walls Maintenance

Costs to maintain walls of the district.

Plant Replacement

Costs to replace plants of the common area Cross Town Commons.

Irrigation Maintenance

Florida Exotic Landscaping is maintaining the irrigation system.

Irrigation Water Monitoring

Cost to monitor the CrossTown Commons area clocks.

Pump System maintenance

The district has an agreement with Hoover to maintain the pump system.

Verano #2
Community Development District
Budget Narrative
FY 2027

Expenditures - Amenity Center

Trash Collection

FCC service trash collection throughout district.

Account	Location	Monthly	Annual
PSL2612	9351 SW Ligorio Way	80	960

Street Sweeping

The district contracted Facilities Pro Sweep to sweep the road in CrossTown Commons.

Roadways Repairs & Maintenance

Cost to maintain and repair the CrossTown Commons area roads.

Pressure Cleaning

Cost to pressure clean infrastructure of CrossTown Commons area.

Holiday Décor

Holiday lights thru CrossTown Commons.

Contingency

To cover any other costs not mentioned.

Amenity Center Management

The district has contracted CALM to manage the Amenity Center. The responsibilities include reviewing contracts and other maintenance related items.

Description	Vendor	Monthly	Annual
Amenity management	CALM	525	6,300

Clubhouse Maintenance

The district has contracted CALM II, LLC, to manage the Clubhouse repair and maintenance.

Access Control

The district will contract EverOn LLC, for access control service.

Description	Vendor	Monthly/ Quarterly	Annual
Access monitor	EverOn LLC	37	442
Monitor	EverOn LLC	238	951
Contingency	EverOn LLC		607
Total			2,000

Security

The district will contract All Florida Security Services.

Description	Vendor	Weekly	Annual
Fri-Sun 8 hrs a day	All Florida Security Services	648	7,776

Telephone/Internet

Blue Stream service for phone and internet at the Amenity Center.

Description	Vendor	Monthly	Annual
Internet	BlueStream	70	840

Electric Utility Services

Costs for electric for Amenity Center and surrounding.

Meter	Location	Monthly	Annual
68190-40129	9351 SW Ligorio Way	650	7,800

Water Utility Services

Costs for water and waste at amenity center.

Meter	Location	Monthly	Annual
1564254444	9351 SW Ligorio Way	200	2,400

Verano #2
Community Development District
Budget Narrative
FY 2027

Expenditures - Amenity Center (continued)

Property Insurance

The District will bind Amenity Center Liability Insurance with Florida Insurance Alliance, an agency that specializes in providing insurance coverage to governmental agencies.

Pool Repair and Maintenance

The district has an agreement with Gordon Sandy to maintain the community pool.

Description	Vendor	Monthly	Annual
Pool cleaning	Sandy Gordon	1,800	21,600
Repairs	n/a	-	30,000
	Total		51,600

Landscape Maintenance

The district contracted Florida Exotic Landscape to service the common area. Mulch will be a separate cost.

Description	Vendor	Monthly	Annual
Lawn maintenance	Florida Exotic Landscape	1,829	21,948

Mulch

The district contracted Florida Exotic Landscaping to maintain the mulch throughout the district.

Pest Control

The district will contract the service IPM, fertilization scrubs and trees and fire ants.

Janitorial Services/Supplies

The district has an agreement with Charles Cleaning to clean the Amenity Center.

Description	Vendor	Bi-weekly	Annual
Clubhouse Cleaning	Charles Cleaning	1,050	27,300
Supplies	Charles Cleaning		5,000
	Total		32,300

A/C Maintenance

The district will contract a company to maintain the A/C systems.

Trash Collection

Costs to collect the trash at Amenity Center.

Pressure Cleaning

Cost to pressure clean amenity center and surrounding.

Contingency

To cover any other costs not mentioned.

Verano #2
Community Development District
Approved Proposed Budget
Debt Service Series 2017 Special Assessment Bonds

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Proposed FY 2027
REVENUES:					
Special Assessments Pod A - Tax Roll	\$ 364,385	\$ 353,734	\$ 10,651	\$ 364,385	\$ 364,385
Special Assessments Pod B - Tax Roll	271,950	264,001	7,949	271,950	271,950
Special Assessments Pod C - Tax Roll	213,001	206,782	6,218	213,001	213,001
Interest Income	30,000	26,536	3,464	30,000	20,000
Carry Forward Balance ⁽¹⁾	883,650	865,882	-	865,882	940,062
TOTAL REVENUES	\$ 1,762,986	\$ 1,716,936	\$ 28,282	\$ 1,745,218	\$ 1,809,398
EXPENDITURES:					
Series 2017 - Pod A					
Interest - 11/01	\$ 115,044	\$ 115,044	\$ -	\$ 115,044	\$ 112,600
Principal - 11/01	115,000	115,000	-	115,000	115,000
Interest - 05/01	112,600	-	112,600	112,600	110,156
Series 2017 - Pod B					
Interest - 11/01	\$ 90,475	\$ 90,475	\$ -	\$ 90,475	\$ 88,563
Principal - 11/01	90,000	90,000	-	90,000	90,000
Interest - 05/01	88,563	-	88,563	88,563	86,650
Series 2017 - Pod C					
Interest - 11/01	\$ 67,413	\$ 67,413	\$ -	\$ 67,413	\$ 66,063
Principal - 11/01	60,000	60,000	-	60,000	65,000
Interest - 05/01	66,063	-	66,063	66,063	64,600
TOTAL EXPENDITURES	\$ 805,156	\$ 537,931	\$ 267,225	\$ 805,156	\$ 798,631
EXCESS REVENUES (EXPENDITURES)	\$ 957,830	\$ 1,179,005	\$ (238,943)	\$ 940,062	\$ 1,010,767

⁽¹⁾ Carry forward surplus is net of the reserve requirement

Pod A Principal - 11/1/27	\$ 120,000
Interest - 11/1/27	110,156
Pod B Principal - 11/1/27	95,000
Interest - 11/1/27	86,650
Pod C Principal - 11/1/27	65,000
Interest - 11/1/27	64,600
Total	\$ 541,406

Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
40's Pod A	26	\$ 30,578.34	\$ 1,176.09	\$ 1,176.09	\$ -
50's Pod A	116	\$ 156,978.16	\$ 1,353.26	\$ 1,353.26	\$ -
60's Pod A	123	\$ 192,387.99	\$ 1,564.13	\$ 1,564.13	\$ -
70's Pod A	6	\$ 10,128.26	\$ 1,688.04	\$ 1,688.04	\$ -
80's Pod A	1	\$ 1,811.20	\$ 1,811.20	\$ 1,811.20	\$ -
Manor/Duplex Pod A	4	\$ 4,186.76	\$ 1,046.69	\$ 1,046.69	\$ -
40's Pod B	45	\$ 46,701.00	\$ 1,037.80	\$ 1,037.80	\$ -
50's Pod B	138	\$ 164,700.24	\$ 1,193.48	\$ 1,193.48	\$ -
60's Pod B	61	\$ 84,197.08	\$ 1,380.28	\$ 1,380.28	\$ -
40's Pod CrossTown Commons	118	\$ 128,261.28	\$ 1,086.96	\$ 1,086.96	\$ -
50's Pod CrossTown Commons	95	\$ 103,261.20	\$ 1,086.96	\$ 1,086.96	\$ -
Total	733	\$ 923,191.51			
Less: Discounts & Collections 8%		73,855.32			
Net Assessments		\$ 849,336.19			

Verano #2
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2017 Pod A Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
05/01/23	\$ 4,970,000	3.625%	\$ -	\$ 119,284	\$ -
11/01/23	4,970,000	3.625%	105,000	119,284	343,569
05/01/24	4,865,000	4.250%	-	117,381	-
11/01/24	4,865,000	4.250%	110,000	117,381	344,763
05/01/25	4,755,000	4.250%	-	115,044	-
11/01/25	4,755,000	4.250%	115,000	115,044	345,088
05/01/26	4,640,000	4.250%	-	112,600	-
11/01/26	4,640,000	4.250%	115,000	112,600	340,200
05/01/27	4,525,000	4.250%	-	110,156	-
11/01/27	4,525,000	4.250%	120,000	110,156	340,313
05/01/28	4,405,000	4.250%	-	107,606	-
11/01/28	4,405,000	4.250%	125,000	107,606	340,213
05/01/29	4,280,000	4.750%	-	104,950	-
11/01/29	4,280,000	4.750%	130,000	104,950	339,900
05/01/30	4,150,000	4.750%	-	101,863	-
11/01/30	4,150,000	4.750%	140,000	101,863	343,725
05/01/31	4,010,000	4.750%	-	98,538	-
11/01/31	4,010,000	4.750%	145,000	98,538	342,075
05/01/32	3,865,000	4.750%	-	95,094	-
11/01/32	3,865,000	4.750%	150,000	95,094	340,188
05/01/33	3,715,000	4.750%	-	91,531	-
11/01/33	3,715,000	4.750%	160,000	91,531	343,063
05/01/34	3,555,000	4.750%	-	87,731	-
11/01/34	3,555,000	4.750%	165,000	87,731	340,463
05/01/35	3,390,000	4.750%	-	83,813	-
11/01/35	3,390,000	4.750%	175,000	83,813	342,625
05/01/36	3,215,000	4.750%	-	79,656	-
11/01/36	3,215,000	4.750%	185,000	79,656	344,313
05/01/37	3,030,000	4.750%	-	75,263	-
11/01/37	3,030,000	4.750%	190,000	75,263	340,525
05/01/38	2,840,000	4.750%	-	70,750	-
11/01/38	2,840,000	4.750%	200,000	70,750	341,500
05/01/39	2,640,000	5.000%	-	66,000	-
11/01/39	2,640,000	5.000%	210,000	66,000	342,000
05/01/40	2,430,000	5.000%	-	60,750	-
11/01/40	2,430,000	5.000%	220,000	60,750	341,500
05/01/41	2,210,000	5.000%	-	55,250	-
11/01/41	2,210,000	5.000%	230,000	55,250	340,500
05/01/42	1,980,000	5.000%	-	49,500	-
11/01/42	1,980,000	5.000%	245,000	49,500	344,000
05/01/43	1,735,000	5.000%	-	43,375	-
11/01/43	1,735,000	5.000%	255,000	43,375	341,750
05/01/44	1,480,000	5.000%	-	37,000	-
11/01/44	1,480,000	5.000%	270,000	37,000	344,000
05/01/45	1,210,000	5.000%	-	30,250	-
11/01/45	1,210,000	5.000%	280,000	30,250	340,500
05/01/46	930,000	5.000%	-	23,250	-
11/01/46	930,000	5.000%	295,000	23,250	341,500
05/01/47	635,000	5.000%	-	15,875	-
11/01/47	635,000	5.000%	310,000	15,875	341,750
05/01/48	325,000	5.000%	-	8,125	-
11/01/48	325,000	5.000%	325,000	8,125	341,250
Total			\$ 5,350,000	\$ 5,129,223	\$ 10,479,223

Verano #2
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2017 Pod B Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
05/01/23	\$ 3,905,000	3.625%	\$ -	\$ 93,731	\$ -
11/01/23	3,905,000	3.625%	80,000	93,731	267,463
05/01/24	3,825,000	3.625%	-	92,281	
11/01/24	3,825,000	4.250%	85,000	92,281	269,563
05/01/25	3,740,000	4.250%	-	90,475	
11/01/25	3,740,000	4.250%	90,000	90,475	270,950
05/01/26	3,650,000	4.250%	-	88,563	
11/01/26	3,650,000	4.250%	90,000	88,563	267,125
05/01/27	3,560,000	4.250%	-	86,650	
11/01/27	3,560,000	4.250%	95,000	86,650	268,300
05/01/28	3,465,000	4.250%	-	84,631	
11/01/28	3,465,000	4.250%	100,000	84,631	269,263
05/01/29	3,365,000	4.250%	-	82,506	
11/01/29	3,365,000	4.750%	105,000	82,506	270,013
05/01/30	3,260,000	4.750%	-	80,013	
11/01/30	3,260,000	4.750%	110,000	80,013	270,025
05/01/31	3,150,000	4.750%	-	77,400	
11/01/31	3,150,000	4.750%	115,000	77,400	269,800
05/01/32	3,035,000	4.750%	-	74,669	
11/01/32	3,035,000	4.750%	120,000	74,669	269,338
05/01/33	2,915,000	4.750%	-	71,819	
11/01/33	2,915,000	4.750%	125,000	71,819	268,638
05/01/34	2,790,000	4.750%	-	68,850	
11/01/34	2,790,000	4.750%	130,000	68,850	267,700
05/01/35	2,660,000	4.750%	-	65,763	
11/01/35	2,660,000	4.750%	135,000	65,763	266,525
05/01/36	2,525,000	4.750%	-	62,556	
11/01/36	2,525,000	4.750%	145,000	62,556	270,113
05/01/37	2,380,000	4.750%	-	59,113	
11/01/37	2,380,000	4.750%	150,000	59,113	268,225
05/01/38	2,230,000	4.750%	-	55,550	
11/01/38	2,230,000	4.750%	160,000	55,550	271,100
05/01/39	2,070,000	4.750%	-	51,750	
11/01/39	2,070,000	5.000%	165,000	51,750	268,500
05/01/40	1,905,000	5.000%	-	47,625	
11/01/40	1,905,000	5.000%	175,000	47,625	270,250
05/01/41	1,730,000	5.000%	-	43,250	
11/01/41	1,730,000	5.000%	180,000	43,250	266,500
05/01/42	1,550,000	5.000%	-	38,750	
11/01/42	1,550,000	5.000%	190,000	38,750	267,500
05/01/43	1,360,000	5.000%	-	34,000	
11/01/43	1,360,000	5.000%	200,000	34,000	268,000
05/01/44	1,160,000	5.000%	-	29,000	
11/01/44	1,160,000	5.000%	210,000	29,000	268,000
05/01/45	950,000	5.000%	-	23,750	
11/01/45	950,000	5.000%	220,000	23,750	267,500
05/01/46	730,000	5.000%	-	18,250	
11/01/46	730,000	5.000%	230,000	18,250	266,500
05/01/47	500,000	5.000%	-	12,500	
11/01/47	500,000	5.000%	245,000	12,500	270,000
05/01/48	255,000	5.000%	-	6,375	
11/01/48	255,000	5.000%	255,000	6,375	267,750
Total			\$ 4,220,000	\$ 4,032,100	\$ 8,252,100

Verano #2
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2017 Pod C Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
05/01/23	\$ 2,800,000	3.750%	\$ -	\$ 69,794	\$ -
11/01/23	2,800,000	3.750%	55,000	69,794	194,588
05/01/24	2,745,000	3.750%	-	68,763	-
11/01/24	2,745,000	4.500%	60,000	68,763	197,525
05/01/25	2,685,000	4.500%	-	67,413	-
11/01/25	2,685,000	4.500%	60,000	67,413	194,825
05/01/26	2,625,000	4.500%	-	66,063	-
11/01/26	2,625,000	4.500%	65,000	66,063	197,125
05/01/27	2,560,000	4.500%	-	64,600	-
11/01/27	2,560,000	4.500%	65,000	64,600	194,200
05/01/28	2,495,000	4.500%	-	63,138	-
11/01/28	2,495,000	4.500%	70,000	63,138	196,275
05/01/29	2,425,000	5.000%	-	61,563	-
11/01/29	2,425,000	5.000%	75,000	61,563	198,125
05/01/30	2,350,000	5.000%	-	59,688	-
11/01/30	2,350,000	5.000%	75,000	59,688	194,375
05/01/31	2,275,000	5.000%	-	57,813	-
11/01/31	2,275,000	5.000%	80,000	57,813	195,625
05/01/32	2,195,000	5.000%	-	55,813	-
11/01/32	2,195,000	5.000%	85,000	55,813	196,625
05/01/33	2,110,000	5.000%	-	53,688	-
11/01/33	2,110,000	5.000%	90,000	53,688	197,375
05/01/34	2,020,000	5.000%	-	51,438	-
11/01/34	2,020,000	5.000%	95,000	51,438	197,875
05/01/35	1,925,000	5.000%	-	49,063	-
11/01/35	1,925,000	5.000%	100,000	49,063	198,125
05/01/36	1,825,000	5.000%	-	46,563	-
11/01/36	1,825,000	5.000%	105,000	46,563	198,125
05/01/37	1,720,000	5.000%	-	43,938	-
11/01/37	1,720,000	5.000%	105,000	43,938	192,875
05/01/38	1,615,000	5.000%	-	41,313	-
11/01/38	1,615,000	5.000%	115,000	41,313	197,625
05/01/39	1,500,000	5.125%	-	38,438	-
11/01/39	1,500,000	5.125%	120,000	38,438	196,875
05/01/40	1,380,000	5.125%	-	35,363	-
11/01/40	1,380,000	5.125%	125,000	35,363	195,725
05/01/41	1,255,000	5.125%	-	32,159	-
11/01/41	1,255,000	5.125%	130,000	32,159	194,319
05/01/42	1,125,000	5.125%	-	28,828	-
11/01/42	1,125,000	5.125%	140,000	28,828	197,656
05/01/43	985,000	5.125%	-	25,241	-
11/01/43	985,000	5.125%	145,000	25,241	195,481
05/01/44	840,000	5.125%	-	21,525	-
11/01/44	840,000	5.125%	150,000	21,525	193,050
05/01/45	690,000	5.125%	-	17,681	-
11/01/45	690,000	5.125%	160,000	17,681	195,363
05/01/46	530,000	5.125%	-	13,581	-
11/01/46	530,000	5.125%	170,000	13,581	197,163
05/01/47	360,000	5.125%	-	9,225	-
11/01/47	360,000	5.125%	175,000	9,225	193,450
05/01/48	185,000	5.125%	-	4,741	-
11/01/48	185,000	5.125%	185,000	4,741	194,481
Total			\$ 6,400,000	\$ 3,418,425	\$ 9,818,425

Verano #2
Community Development District
Approved Proposed Budget
Debt Service Series 2020 Special Assessment Bonds

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Proposed FY 2027
REVENUES:					
Special Assessments Pod C - Tax Roll	\$ 216,001	\$ 205,482	\$ 10,519	\$ 216,001	\$ 216,001
Special Assessments Pod D - Tax Roll	305,354	290,465	14,889	305,354	305,354
Special Assessments Pod E - Tax Roll	240,579	228,849	11,730	240,579	240,579
Interest Income	10,000	16,859	8,141	25,000	10,000
Carry Forward Balance ⁽¹⁾	371,586	393,560	-	393,560	451,356
TOTAL REVENUES	\$ 1,143,519	\$ 1,135,215	\$ 45,279	\$ 1,180,493	\$ 1,223,289
EXPENDITURES:					
Series 2020 - Pod C					
Interest - 11/01	\$ 65,656	\$ 65,656	\$ -	\$ 65,656	\$ 64,275
Interest - 05/01	65,656	-	65,656	65,656	64,275
Principal - 05/01	85,000	-	85,000	85,000	85,000
Series 2020 - Pod D					
Interest - 11/01	\$ 86,319	\$ 86,319	\$ -	\$ 86,319	\$ 84,531
Interest - 05/01	86,319	-	86,319	86,319	84,531
Principal - 05/01	110,000	-	110,000	110,000	115,000
Series 2020 - Pod E					
Interest - 11/01	\$ 65,094	\$ 65,094	\$ -	\$ 65,094	\$ 63,794
Interest - 05/01	65,094	-	65,094	65,094	63,794
Principal - 05/01	80,000	-	80,000	80,000	85,000
TOTAL EXPENDITURES	\$ 709,138	\$ 217,069	\$ 492,069	\$ 709,138	\$ 710,200
TOTAL EXPENDITURES	\$ 719,138	\$ 219,736	\$ 499,401	\$ 719,138	\$ 715,200
Other Sources/(Uses)					
Interfund Transfer in/(Out)	\$ (10,000)	\$ (2,668)	\$ (7,332)	\$ (10,000)	\$ (5,000)
TOTAL OTHER SOURCES/(USES)	\$ (10,000)	\$ (2,668)	\$ (7,332)	\$ (10,000)	\$ (5,000)
EXCESS REVENUES (EXPENDITURES)	\$ 414,381	\$ 912,811	\$ (461,455)	\$ 451,356	\$ 503,089

⁽¹⁾ Carry forward surplus is net of the reserve requirement

Pod C Interest - 11/1/27	\$ 62,894
Pod D Interest - 11/1/27	82,663
Pod E Interest - 11/1/27	62,413
Total	\$ 207,969

Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
40's Pod CrossTown Commons	87	\$ 94,565.52	\$ 1,086.96	\$ 1,086.96	\$ -
50's Pod CrossTown Commons	129	\$ 140,217.84	\$ 1,086.96	\$ 1,086.96	\$ -
40's Pod D	41	\$ 48,219.69	\$ 1,176.09	\$ 1,176.09	\$ -
50's Pod D	93	\$ 125,751.81	\$ 1,352.17	\$ 1,352.17	\$ -
60's Pod D	52	\$ 81,334.76	\$ 1,564.13	\$ 1,564.13	\$ -
70's Pod D	25	\$ 42,193.50	\$ 1,687.74	\$ 1,687.74	\$ -
80's Pod D	19	\$ 34,406.53	\$ 1,810.87	\$ 1,810.87	\$ -
40's Pod E	40	\$ 40,869.60	\$ 1,021.74	\$ 1,021.74	\$ -
50's Pod E	97	\$ 113,975.00	\$ 1,175.00	\$ 1,175.00	\$ -
60's Pod E	72	\$ 97,826.40	\$ 1,358.70	\$ 1,358.70	\$ -
70's Pod E	6	\$ 8,827.86	\$ 1,471.31	\$ 1,471.31	\$ -
Total	661	\$ 828,188.51			
Less: Discounts & Collections 8%		66,255.07			
Net Assessments		761,933.44			

Verano #2
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2020 Pod C Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/24	\$ 3,465,000	2.875%	\$ -	\$ 66,806	\$ 214,763
05/01/25	3,465,000	2.875%	80,000	66,806	
11/01/25	3,385,000	3.250%	-	65,656	212,463
05/01/26	3,385,000	3.250%	85,000	65,656	
11/01/26	3,300,000	3.250%	-	64,275	214,931
05/01/27	3,300,000	3.250%	85,000	64,275	
11/01/27	3,215,000	3.250%	-	62,894	212,169
05/01/28	3,215,000	3.250%	90,000	62,894	
11/01/28	3,125,000	3.250%	-	61,431	214,325
05/01/29	3,125,000	3.250%	90,000	61,431	
11/01/29	3,035,000	3.250%	-	59,969	211,400
05/01/30	3,035,000	3.250%	95,000	59,969	
11/01/30	2,940,000	3.250%	-	58,425	213,394
05/01/31	2,940,000	3.250%	100,000	58,425	
11/01/31	2,840,000	4.000%	-	56,800	215,225
05/01/32	2,840,000	4.000%	100,000	56,800	
11/01/32	2,740,000	4.000%	-	54,800	211,600
05/01/33	2,740,000	4.000%	105,000	54,800	
11/01/33	2,635,000	4.000%	-	52,700	212,500
05/01/34	2,635,000	4.000%	110,000	52,700	
11/01/34	2,525,000	4.000%	-	50,500	213,200
05/01/35	2,525,000	4.000%	115,000	50,500	
11/01/35	2,410,000	4.000%	-	48,200	213,700
05/01/36	2,410,000	4.000%	120,000	48,200	
11/01/36	2,290,000	4.000%	-	45,800	214,000
05/01/37	2,290,000	4.000%	125,000	45,800	
11/01/37	2,165,000	4.000%	-	43,300	214,100
05/01/38	2,165,000	4.000%	130,000	43,300	
11/01/38	2,035,000	4.000%	-	40,700	214,000
05/01/39	2,035,000	4.000%	135,000	40,700	
11/01/39	1,900,000	4.000%	-	38,000	213,700
05/01/40	1,900,000	4.000%	140,000	38,000	
11/01/40	1,760,000	4.000%	-	35,200	213,200
05/01/41	1,760,000	4.000%	145,000	35,200	
11/01/41	1,615,000	4.000%	-	32,300	212,500
05/01/42	1,615,000	4.000%	150,000	32,300	
11/01/42	1,465,000	4.000%	-	29,300	211,600
05/01/43	1,465,000	4.000%	160,000	29,300	
11/01/43	1,305,000	4.000%	-	26,100	215,400
05/01/44	1,305,000	4.000%	165,000	26,100	
11/01/44	1,140,000	4.000%	-	22,800	213,900
05/01/45	1,140,000	4.000%	170,000	22,800	
11/01/45	970,000	4.000%	-	19,400	212,200
05/01/46	970,000	4.000%	180,000	19,400	
11/01/46	790,000	4.000%	-	15,800	215,200
05/01/47	790,000	4.000%	185,000	15,800	
11/01/47	605,000	4.000%	-	12,100	212,900
05/01/48	605,000	4.000%	195,000	12,100	
11/01/48	410,000	4.000%	-	8,200	215,300
05/01/49	410,000	4.000%	200,000	8,200	
11/01/49	210,000	4.000%	-	4,200	212,400
05/01/50	210,000	4.000%	210,000	4,200	214,200
Total			\$ 3,765,000	\$ 2,727,116	\$ 6,492,116

Verano #2
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2020 Pod D Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/24	\$ 4,555,000	2.875%	\$ -	\$ 87,828	\$ 282,166
05/01/25	4,555,000	2.875%	105,000	87,828	
11/01/25	4,450,000	3.250%	-	86,319	279,147
05/01/26	4,450,000	3.250%	110,000	86,319	
11/01/26	4,340,000	3.250%	-	84,531	280,850
05/01/27	4,340,000	3.250%	115,000	84,531	
11/01/27	4,225,000	3.250%	-	82,663	282,194
05/01/28	4,225,000	3.250%	115,000	82,663	
11/01/28	4,110,000	3.250%	-	80,794	278,456
05/01/29	4,110,000	3.250%	120,000	80,794	
11/01/29	3,990,000	3.250%	-	78,844	279,638
05/01/30	3,990,000	3.250%	125,000	78,844	
11/01/30	3,865,000	3.250%	-	76,813	280,656
05/01/31	3,865,000	3.250%	130,000	76,813	
11/01/31	3,735,000	4.000%	-	74,700	281,513
05/01/32	3,735,000	4.000%	135,000	74,700	
11/01/32	3,600,000	4.000%	-	72,000	281,700
05/01/33	3,600,000	4.000%	140,000	72,000	
11/01/33	3,460,000	4.000%	-	69,200	281,200
05/01/34	3,460,000	4.000%	145,000	69,200	
11/01/34	3,315,000	4.000%	-	66,300	280,500
05/01/35	3,315,000	4.000%	150,000	66,300	
11/01/35	3,165,000	4.000%	-	63,300	279,600
05/01/36	3,165,000	4.000%	155,000	63,300	
11/01/36	3,010,000	4.000%	-	60,200	278,500
05/01/37	3,010,000	4.000%	165,000	60,200	
11/01/37	2,845,000	4.000%	-	56,900	282,100
05/01/38	2,845,000	4.000%	170,000	56,900	
11/01/38	2,675,000	4.000%	-	53,500	280,400
05/01/39	2,675,000	4.000%	175,000	53,500	
11/01/39	2,500,000	4.000%	-	50,000	278,500
05/01/40	2,500,000	4.000%	185,000	50,000	
11/01/40	2,315,000	4.000%	-	46,300	281,300
05/01/41	2,315,000	4.000%	190,000	46,300	
11/01/41	2,125,000	4.000%	-	42,500	278,800
05/01/42	2,125,000	4.000%	200,000	42,500	
11/01/42	1,925,000	4.000%	-	38,500	281,000
05/01/43	1,925,000	4.000%	210,000	38,500	
11/01/43	1,715,000	4.000%	-	34,300	282,800
05/01/44	1,715,000	4.000%	215,000	34,300	
11/01/44	1,500,000	4.000%	-	30,000	279,300
05/01/45	1,500,000	4.000%	225,000	30,000	
11/01/45	1,275,000	4.000%	-	25,500	280,500
05/01/46	1,275,000	4.000%	235,000	25,500	
11/01/46	1,040,000	4.000%	-	20,800	281,300
05/01/47	1,040,000	4.000%	245,000	20,800	
11/01/47	795,000	4.000%	-	15,900	281,700
05/01/48	795,000	4.000%	255,000	15,900	
11/01/48	540,000	4.000%	-	10,800	281,700
05/01/49	540,000	4.000%	265,000	10,800	
11/01/49	275,000	4.000%	-	5,500	281,300
05/01/50	275,000	4.000%	275,000	5,500	280,500
Total			\$ 4,955,000	\$ 3,585,262	\$ 8,540,262

Verano #2
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2020 Pod E Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/24	\$ 3,435,000	2.875%	\$ -	\$ 66,244	\$ 213,638
05/01/25	3,435,000	2.875%	80,000	66,244	
11/01/25	3,355,000	3.250%	-	65,094	211,338
05/01/26	3,355,000	3.250%	80,000	65,094	
11/01/26	3,275,000	3.250%	-	63,794	208,888
05/01/27	3,275,000	3.250%	85,000	63,794	
11/01/27	3,190,000	3.250%	-	62,413	211,206
05/01/28	3,190,000	3.250%	90,000	62,413	
11/01/28	3,100,000	3.250%	-	60,950	213,363
05/01/29	3,100,000	3.250%	90,000	60,950	
11/01/29	3,010,000	3.250%	-	59,488	210,438
05/01/30	3,010,000	3.250%	95,000	59,488	
11/01/30	2,915,000	3.250%	-	57,944	212,431
05/01/31	2,915,000	3.250%	95,000	57,944	
11/01/31	2,820,000	4.000%	-	56,400	209,344
05/01/32	2,820,000	4.000%	100,000	56,400	
11/01/32	2,720,000	4.000%	-	54,400	210,800
05/01/33	2,720,000	4.000%	105,000	54,400	
11/01/33	2,615,000	4.000%	-	52,300	211,700
05/01/34	2,615,000	4.000%	110,000	52,300	
11/01/34	2,505,000	4.000%	-	50,100	212,400
05/01/35	2,505,000	4.000%	115,000	50,100	
11/01/35	2,390,000	4.000%	-	47,800	212,900
05/01/36	2,390,000	4.000%	120,000	47,800	
11/01/36	2,270,000	4.000%	-	45,400	213,200
05/01/37	2,270,000	4.000%	125,000	45,400	
11/01/37	2,145,000	4.000%	-	42,900	213,300
05/01/38	2,145,000	4.000%	130,000	42,900	
11/01/38	2,015,000	4.000%	-	40,300	213,200
05/01/39	2,015,000	4.000%	135,000	40,300	
11/01/39	1,880,000	4.000%	-	37,600	212,900
05/01/40	1,880,000	4.000%	140,000	37,600	
11/01/40	1,740,000	4.000%	-	34,800	212,400
05/01/41	1,740,000	4.000%	145,000	34,800	
11/01/41	1,595,000	4.000%	-	31,900	211,700
05/01/42	1,595,000	4.000%	150,000	31,900	
11/01/42	1,445,000	4.000%	-	28,900	210,800
05/01/43	1,445,000	4.000%	155,000	28,900	
11/01/43	1,290,000	4.000%	-	25,800	209,700
05/01/44	1,290,000	4.000%	165,000	25,800	
11/01/44	1,125,000	4.000%	-	22,500	213,300
05/01/45	1,125,000	4.000%	170,000	22,500	
11/01/45	955,000	4.000%	-	19,100	211,600
05/01/46	955,000	4.000%	175,000	19,100	
11/01/46	780,000	4.000%	-	15,600	209,700
05/01/47	780,000	4.000%	185,000	15,600	
11/01/47	595,000	4.000%	-	11,900	212,500
05/01/48	595,000	4.000%	190,000	11,900	
11/01/48	405,000	4.000%	-	8,100	210,000
05/01/49	405,000	4.000%	200,000	8,100	
11/01/49	205,000	4.000%	-	4,100	212,200
05/01/50	205,000	4.000%	205,000	4,100	209,100
Total			\$ 3,735,000	\$ 2,702,801	\$ 6,437,801

Verano #2
Community Development District
Approved Proposed Budget
Debt Service Series 2024 Special Assessment Bonds (Pod D 4,5,6)

Description	Amended Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Proposed FY 2027
REVENUES:					
Special Assessments Pod D - Tax Roll	\$ 678,124	\$ 662,535	\$ 15,589	\$ 678,124	\$ 678,124
Interest Income	20,000	17,785	2,215	20,000	20,000
Carry Forward Balance ⁽¹⁾	287,683	282,439	-	282,439	283,185
TOTAL REVENUES	\$ 985,807	\$ 962,759	\$ 17,805	\$ 980,563	\$ 981,309
EXPENDITURES:					
Interest - 11/01	\$ 268,689	\$ 268,689	-	\$ 268,689	\$ 265,336
Interest - 05/01	268,689	-	268,689	268,689	265,336
Principal - 05/01	145,000	-	145,000	145,000	150,000
TOTAL EXPENDITURES	\$ 682,379	\$ 268,689	\$ 413,689	\$ 682,379	\$ 680,673
Other Sources/(Uses)					
Interfund Transfer in/(Out)	\$ (15,000)	\$ (12,600)	\$ (2,400)	\$ (15,000)	\$ (15,000)
TOTAL OTHER SOURCES/(USES)	\$ (15,000)	\$ (12,600)	\$ (2,400)	\$ (15,000)	\$ (15,000)
EXCESS REVENUES (EXPENDITURES)	\$ 288,429	\$ 681,470	\$ (398,285)	\$ 283,185	\$ 285,637

⁽¹⁾ Carry forward surplus is net of the reserve requirement

Interest - 11/1/27 \$ 261,868

Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
40's Pod D 4,5,6	227	\$ 290,165.02	\$ 1,278.26	\$ 1,278.26	-
50's Pod D 4,5,6	160	\$ 235,131.20	\$ 1,469.57	\$ 1,469.57	-
60's Pod D 4,5,6	103	\$ 175,100.00	\$ 1,700.00	\$ 1,700.00	-
70's Pod D 4,5,6	20	\$ 36,695.60	\$ 1,834.78	\$ 1,834.78	-
Total	510	\$ 737,091.82			
Less: Discounts & Collections 8%		58,967.34			
Net Assessments		<u><u>678,124.48</u></u>			

Verano #2
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2024 Special Assessment Bonds (Pod D 4,5,6)

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/25	\$ 9,645,000	4.625%	\$ -	\$ 268,689	
05/01/26	9,645,000	4.625%	145,000	268,689	682,379
11/01/26	9,500,000	4.625%	-	265,336	
05/01/27	9,500,000	4.625%	150,000	265,336	680,673
11/01/27	9,350,000	4.625%	-	261,868	
05/01/28	9,350,000	4.625%	160,000	261,868	683,735
11/01/28	9,190,000	4.625%	-	258,168	
05/01/29	9,190,000	4.625%	165,000	258,168	681,335
11/01/29	9,025,000	4.625%	-	254,352	
05/01/30	9,025,000	4.625%	175,000	254,352	683,704
11/01/30	8,850,000	4.625%	-	250,305	
05/01/31	8,850,000	4.625%	180,000	250,305	680,610
11/01/31	8,670,000	4.625%	-	246,143	
05/01/32	8,670,000	5.500%	190,000	246,143	682,285
11/01/32	8,480,000	5.500%	-	240,918	
05/01/33	8,480,000	5.500%	200,000	240,918	681,835
11/01/33	8,280,000	5.500%	-	235,418	
05/01/34	8,280,000	5.500%	215,000	235,418	685,835
11/01/34	8,065,000	5.500%	-	229,505	
05/01/35	8,065,000	5.500%	225,000	229,505	684,010
11/01/35	7,840,000	5.500%	-	223,318	
05/01/36	7,840,000	5.500%	240,000	223,318	686,635
11/01/36	7,600,000	5.500%	-	216,718	
05/01/37	7,600,000	5.500%	250,000	216,718	683,435
11/01/37	7,350,000	5.500%	-	209,843	
05/01/38	7,350,000	5.500%	265,000	209,843	684,685
11/01/38	7,085,000	5.500%	-	202,555	
05/01/39	7,085,000	5.500%	280,000	202,555	685,110
11/01/39	6,805,000	5.500%	-	194,855	
05/01/40	6,805,000	5.500%	295,000	194,855	684,710
11/01/40	6,510,000	5.500%	-	186,743	
05/01/41	6,510,000	5.500%	315,000	186,743	688,485
11/01/41	6,195,000	5.500%	-	178,080	
05/01/42	6,195,000	5.500%	330,000	178,080	686,160
11/01/42	5,865,000	5.500%	-	169,005	
05/01/43	5,865,000	5.500%	350,000	169,005	688,010
11/01/43	5,515,000	5.500%	-	159,380	
05/01/44	5,515,000	5.500%	370,000	159,380	688,760
11/01/44	5,145,000	5.500%	-	149,205	
05/01/45	5,145,000	5.800%	390,000	149,205	688,410
11/01/45	4,755,000	5.800%	-	137,895	
05/01/46	4,755,000	5.800%	415,000	137,895	690,790
11/01/46	4,340,000	5.800%	-	125,860	
05/01/47	4,340,000	5.800%	440,000	125,860	691,720
11/01/47	3,900,000	5.800%	-	113,100	
05/01/48	3,900,000	5.800%	465,000	113,100	691,200
11/01/48	3,435,000	5.800%	-	99,615	
05/01/49	3,435,000	5.800%	495,000	99,615	694,230
11/01/49	2,940,000	5.800%	-	85,260	
05/01/50	2,940,000	5.800%	520,000	85,260	690,520
11/01/50	2,420,000	5.800%	-	70,180	
05/01/51	2,420,000	5.800%	555,000	70,180	695,360
11/01/51	1,865,000	5.800%	-	54,085	
05/01/52	1,865,000	5.800%	585,000	54,085	693,170
11/01/52	1,280,000	5.800%	-	37,120	
05/01/53	1,280,000	5.800%	620,000	37,120	694,240
11/01/53	660,000	5.800%	-	19,140	
05/01/54	660,000	5.800%	660,000	19,140	698,280
Total			\$ 9,780,000	\$ 10,839,503	\$ 20,619,503

Verano #2
Community Development District
Approved Proposed Budget
Debt Service Series 2024 Special Assessment Bonds (Pod D 7)

Description	Proposed Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Proposed FY 2027
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REVENUES:

Special Assessments Pod D - Direct Bill	\$ 350,732	\$ -	\$ 350,703	\$ 350,703	\$ 350,732
Interest Income	10,000	7,663	2,337	10,000	10,000
Carry Forward Balance ⁽¹⁾	147,529	148,595	-	148,595	147,275

TOTAL REVENUES	\$ 508,261	\$ 156,258	\$ 353,040	\$ 509,298	\$ 508,008
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EXPENDITURES:

Interest - 11/01	\$ 138,511	\$ 138,511	\$ -	\$ 138,511	\$ 136,805
Interest - 05/01	138,511	-	138,511	138,511	136,805
Principal - 05/01	75,000	-	75,000	75,000	75,000

TOTAL EXPENDITURES	\$ 352,023	\$ 138,511	\$ 213,511	\$ 352,023	\$ 348,610
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Other Sources/(Uses)

Interfund Transfer in/(Out)	\$ (10,000)	\$ (6,498)	\$ (3,502)	\$ (10,000)	\$ (10,000)
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TOTAL OTHER SOURCES/(USES)	\$ (10,000)	\$ (6,498)	\$ (3,502)	\$ (10,000)	\$ (10,000)
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EXCESS REVENUES (EXPENDITURES)	\$ 146,239	\$ 11,249	\$ 136,026	\$ 147,275	\$ 149,398
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⁽¹⁾ Carry forward surplus is net of the reserve requirement

Interest - 11/1/27 \$ 135,099

Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
40's Pod D 7	70	\$ 89,478.20	\$ -	\$ 1,278.26	\$ 1,278.26
50's Pod D 7	124	\$ 182,226.68	\$ -	\$ 1,469.57	\$ 1,469.57
60's Pod D 7	45	\$ 76,500.00	\$ -	\$ 1,700.00	\$ 1,700.00
70's Pod D 7	18	\$ 33,026.04	\$ -	\$ 1,834.78	\$ 1,834.78
Total	257	\$ 381,230.92			
Less: Discounts & Collections 8%		30,498.47			
Net Assessments		<u><u>350,732.45</u></u>			

Verano #2
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2024 Special Assessment Bonds (Pod D 7)

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/25	\$ 5,105,000	4.550%	\$ -	\$ 138,511	\$ 267,019
05/01/26	5,105,000	4.550%	75,000	138,511	
11/01/26	5,030,000	4.550%	-	136,805	350,316
05/01/27	5,030,000	4.550%	75,000	136,805	
11/01/27	4,955,000	4.550%	-	135,099	346,904
05/01/28	4,955,000	4.550%	80,000	135,099	
11/01/28	4,875,000	4.550%	-	133,279	348,378
05/01/29	4,875,000	4.550%	85,000	133,279	
11/01/29	4,790,000	4.550%	-	131,345	349,624
05/01/30	4,790,000	4.550%	90,000	131,345	
11/01/30	4,700,000	4.550%	-	129,298	350,643
05/01/31	4,700,000	4.550%	90,000	129,298	
11/01/31	4,610,000	5.350%	-	127,250	346,548
05/01/32	4,610,000	5.350%	95,000	127,250	
11/01/32	4,515,000	5.350%	-	124,709	346,959
05/01/33	4,515,000	5.350%	100,000	124,709	
11/01/33	4,415,000	5.350%	-	122,034	346,743
05/01/34	4,415,000	5.350%	105,000	122,034	
11/01/34	4,310,000	5.350%	-	119,225	346,259
05/01/35	4,310,000	5.350%	115,000	119,225	
11/01/35	4,195,000	5.350%	-	116,149	350,374
05/01/36	4,195,000	5.350%	120,000	116,149	
11/01/36	4,075,000	5.350%	-	112,939	349,088
05/01/37	4,075,000	5.350%	125,000	112,939	
11/01/37	3,950,000	5.350%	-	109,595	347,534
05/01/38	3,950,000	5.350%	130,000	109,595	
11/01/38	3,820,000	5.350%	-	106,118	345,713
05/01/39	3,820,000	5.350%	140,000	106,118	
11/01/39	3,680,000	5.350%	-	102,373	348,490
05/01/40	3,680,000	5.350%	145,000	102,373	
11/01/40	3,535,000	5.350%	-	98,494	345,866
05/01/41	3,535,000	5.350%	155,000	98,494	
11/01/41	3,380,000	5.350%	-	94,348	347,841
05/01/42	3,380,000	5.350%	165,000	94,348	
11/01/42	3,215,000	5.350%	-	89,934	349,281
05/01/43	3,215,000	5.350%	175,000	89,934	
11/01/43	3,040,000	5.350%	-	85,253	350,186
05/01/44	3,040,000	5.350%	180,000	85,253	
11/01/44	2,860,000	5.350%	-	80,438	345,690
05/01/45	2,860,000	5.625%	195,000	80,438	
11/01/45	2,665,000	5.625%	-	74,953	350,391
05/01/46	2,665,000	5.625%	205,000	74,953	
11/01/46	2,460,000	5.625%	-	69,188	349,141
05/01/47	2,460,000	5.625%	215,000	69,188	
11/01/47	2,245,000	5.625%	-	63,141	347,328
05/01/48	2,245,000	5.625%	230,000	63,141	
11/01/48	2,015,000	5.625%	-	56,672	349,813
05/01/49	2,015,000	5.625%	240,000	56,672	
11/01/49	1,775,000	5.625%	-	49,922	346,594
05/01/50	1,775,000	5.625%	255,000	49,922	
11/01/50	1,520,000	5.625%	-	42,750	347,672
05/01/51	1,520,000	5.625%	270,000	42,750	
11/01/51	1,250,000	5.625%	-	35,156	347,906
05/01/52	1,250,000	5.625%	285,000	35,156	
11/01/52	965,000	5.625%	-	27,141	347,297
05/01/53	965,000	5.625%	305,000	27,141	
11/01/53	660,000	5.625%	-	18,563	350,703
05/01/54	660,000	5.625%	320,000	18,563	
11/01/54	340,000	5.625%	-	9,563	348,125
05/01/55	340,000	5.625%	340,000	9,563	349,563
Total			\$ 5,105,000	\$ 5,608,984	\$ 10,713,984

Verano #2
Community Development District
 Non-Ad Valorem Assessments Comparison
 2026-2027

Neighborhood	O&M Units	Bonds Units 2017	Annual Maintenance Assessments			Annual Debt Assessments		Total Assessed Per Unit		Increase/ (decrease)
			FY 2027	FY2026	Increase/ (decrease)	FY 2027	FY2026	FY 2027	FY2026	
	O&M Master	Pod A	O&M Master	O&M Master		Pod A	Pod A	Pod A	Pod A	Total
40's	26	26	\$ 136.70	\$ 136.70	\$ -	\$ 1,176.09	\$ 1,176.09	\$ 1,312.79	\$ 1,312.79	\$ -
50's	116	116	\$ 157.21	\$ 157.21	\$ -	\$ 1,353.26	\$ 1,353.26	\$ 1,510.47	\$ 1,510.47	\$ -
60's	123	123	\$ 181.81	\$ 181.81	\$ -	\$ 1,564.13	\$ 1,564.13	\$ 1,745.94	\$ 1,745.94	\$ -
70's	6	6	\$ 196.17	\$ 196.17	\$ -	\$ 1,688.04	\$ 1,688.04	\$ 1,884.21	\$ 1,884.21	\$ -
80's	1	1	\$ 210.52	\$ 210.52	\$ -	\$ 1,811.20	\$ 1,811.20	\$ 2,021.72	\$ 2,021.72	\$ -
Manor/Duplex	4	4	\$ 121.66	\$ 121.66	\$ -	\$ 1,046.69	\$ 1,046.69	\$ 1,168.35	\$ 1,168.35	\$ -
Total	276	276								

Neighborhood	O&M Units	Bonds Units 2017	Annual Maintenance Assessments			Annual Debt Assessments		Total Assessed Per Unit		Increase/ (decrease)
			FY 2027	FY2026	Increase/ (decrease)	FY 2027	FY2026	FY 2027	FY2026	
	O&M Master	Pod B	O&M Master	O&M Master		Pod B	Pod B	Pod B	Pod B	Total
40's	45	45	\$ 136.70	\$ 136.70	\$ -	\$ 1,037.80	\$ 1,037.80	\$ 1,174.50	\$ 1,174.50	\$ -
50's	139	138	\$ 157.21	\$ 157.21	\$ -	\$ 1,193.48	\$ 1,193.48	\$ 1,350.69	\$ 1,350.69	\$ -
60's	61	61	\$ 181.81	\$ 181.81	\$ -	\$ 1,380.28	\$ 1,380.28	\$ 1,562.09	\$ 1,562.09	\$ -
Total	245	244								

Neighborhood	O&M Units	Bonds Units 2017	Annual Maintenance Assessments			Annual Debt Assessments		Total Assessed Per Unit		Increase/ (decrease)
			FY 2027	FY2026	Increase/ (decrease)	FY 2027	FY2026	FY 2027	FY2026	
	O&M Master	CrossTown Commons	O&M Master and CrossTown	O&M Master and CrossTown		CrossTown Commons	CrossTown Commons	CrossTown Commons	CrossTown Commons	Total
40's CrossTown Commons	118	118	\$ 1,165.64	\$ 1,165.64	\$ (0.00)	\$ 1,086.96	\$ 1,086.96	\$ 2,252.60	\$ 2,252.60	\$ (0.00)
50's CrossTown Commons	95	95	\$ 1,186.15	\$ 1,186.15	\$ (0.00)	\$ 1,086.96	\$ 1,086.96	\$ 2,273.11	\$ 2,273.11	\$ (0.00)
Total	213	213								

Verano #2
Community Development District
 Non-Ad Valorem Assessments Comparison
 2026-2027

Neighborhood	O&M Units	Bonds Units 2020	Annual Maintenance Assessments			Annual Debt Assessments		Total Assessed Per Unit		Increase/ (decrease)
			FY 2027	FY2026	Increase/ (decrease)	FY 2027	FY2026	FY 2027	FY2026	
	O&M Master	CrossTown Commons	O&M Master and CrossTown	O&M Master and CrossTown		CrossTown Commons	CrossTown Commons	CrossTown Commons	CrossTown Commons	Total
40's CrossTown Commons	87	87	\$ 1,165.64	\$ 1,165.64	\$ (0.00)	\$ 1,086.96	\$ 1,086.96	\$ 2,252.60	\$ 2,252.60	\$ (0.00)
50's CrossTown Commons	129	129	\$ 1,186.15	\$ 1,186.15	\$ (0.00)	\$ 1,086.96	\$ 1,086.96	\$ 2,273.11	\$ 2,273.11	\$ (0.00)
Total	216	216								

Neighborhood	O&M Units	Bonds Units 2020	Annual Maintenance Assessments			Annual Debt Assessments		Total Assessed Per Unit		Increase/ (decrease)
			FY 2027	FY2026	Increase/ (decrease)	FY 2027	FY2026	FY 2027	FY2026	
	O&M Master	Pod D (1,2,3)	O&M Master	O&M Master		Pod D (1,2,3)	Pod D (1,2,3)	Pod D (1,2,3)	Pod D (1,2,3)	Total
40's	41	41	\$ 136.70	\$ 136.70	\$ -	\$ 1,176.09	\$ 1,176.09	\$ 1,312.79	\$ 1,312.79	\$ -
50's	93	93	\$ 157.21	\$ 157.21	\$ -	\$ 1,352.17	\$ 1,352.17	\$ 1,509.38	\$ 1,509.38	\$ -
60's	52	52	\$ 181.81	\$ 181.81	\$ -	\$ 1,564.13	\$ 1,564.13	\$ 1,745.94	\$ 1,745.94	\$ -
70's	25	25	\$ 196.17	\$ 196.17	\$ -	\$ 1,687.74	\$ 1,687.74	\$ 1,883.91	\$ 1,883.91	\$ -
80's	19	19	\$ 210.52	\$ 210.52	\$ -	\$ 1,810.87	\$ 1,810.87	\$ 2,021.39	\$ 2,021.39	\$ -
Total	230	230								

Neighborhood	O&M Units	Bonds Units 2020	Annual Maintenance Assessments			Annual Debt Assessments		Total Assessed Per Unit		Increase/ (decrease)
			FY 2027	FY2026	Increase/ (decrease)	FY 2027	FY2026	FY 2027	FY2026	
	O&M Master	Pod E	O&M Master	O&M Master		Pod E	Pod E	Pod E	Pod E	Total
40's	40	40	\$ 136.70	\$ 136.70	\$ -	\$ 1,021.74	\$ 1,021.74	\$ 1,158.44	\$ 1,158.44	\$ -
50's	97	97	\$ 157.21	\$ 157.21	\$ -	\$ 1,175.00	\$ 1,175.00	\$ 1,332.21	\$ 1,332.21	\$ -
60's	72	72	\$ 181.81	\$ 181.81	\$ -	\$ 1,358.70	\$ 1,358.70	\$ 1,540.51	\$ 1,540.51	\$ -
70's	6	6	\$ 196.17	\$ 196.17	\$ -	\$ 1,471.31	\$ 1,471.31	\$ 1,667.48	\$ 1,667.48	\$ -
Total	215	215								

Verano #2
Community Development District
 Non-Ad Valorem Assessments Comparison
 2026-2027

Neighborhood	O&M Units	Bonds Units 2024	Annual Maintenance Assessments			Annual Debt Assessments		Total Assessed Per Unit		Increase/ (decrease)
			FY 2027	FY2026	Increase/ (decrease)	FY 2027	FY2026	FY 2027	FY2026	
	O&M Master	Pod D (4,5,6)	O&M Master	O&M Master		Pod D (4,5,6)	Pod D (4,5,6)	Pod D (4,5,6)	Pod D (4,5,6)	Total
40's	227	227	\$ 136.70	\$ 136.70	\$ -	\$ 1,278.26	\$ 1,278.26	\$ 1,414.96	\$ 1,414.96	\$ -
50's	160	160	\$ 157.21	\$ 157.21	\$ -	\$ 1,469.57	\$ 1,469.57	\$ 1,626.78	\$ 1,626.78	\$ -
60's	103	103	\$ 181.81	\$ 181.81	\$ -	\$ 1,700.00	\$ 1,700.00	\$ 1,881.81	\$ 1,881.81	\$ -
70's	20	20	\$ 196.17	\$ 196.17	\$ -	\$ 1,834.78	\$ 1,834.78	\$ 2,030.95	\$ 2,030.95	\$ -
Total	510	510								

Neighborhood	O&M Units	Bonds Units 2024	Annual Maintenance Assessments			Annual Debt Assessments		Total Assessed Per Unit		Increase/ (decrease)
			FY 2027	FY2026	Increase/ (decrease)	FY 2027	FY2026	FY 2027	FY2026	
	O&M Master	Pod D (7)	O&M Master	O&M Master		Pod D (7)	Pod D (7)	Pod D (7)	Pod D (7)	Total
40's	70	70	\$ 136.70	\$ -	\$ 136.70	\$ 1,278.26	\$ -	\$ 1,414.96	\$ -	\$ 1,414.96
50's	124	124	\$ 157.21	\$ -	\$ 157.21	\$ 1,469.57	\$ -	\$ 1,626.78	\$ -	\$ 1,626.78
60's	45	45	\$ 181.81	\$ -	\$ 181.81	\$ 1,700.00	\$ -	\$ 1,881.81	\$ -	\$ 1,881.81
70's	18	18	\$ 196.17	\$ -	\$ 196.17	\$ 1,834.78	\$ -	\$ 2,030.95	\$ -	\$ 2,030.95
Total	257	257								