



Verano #2
Community Development District

<http://www.Verano2cdd.com>

Darren Weimer, Chairman

John Scott, Vice Chairman

Dave Yacoob, Assistant Secretary

Tom Cann, Assistant Secretary

Leon Magett, Assistant Secretary

April 23, 2026



Verano #2

Community Development District

Revised Special Meeting Agenda

Seat 2: Darren Weimer – (C.)	
Seat 1: John Scott – (V.C.)	
Seat 3: Dave Yacoob – (A.S.)	
Seat 4: Tom Cann – (A.S.)	
Seat 5: Leon Magett – (A.S.)	

Thursday
April 23, 2026
11:00 a.m.

Verano Social Clubhouse
10291 SW Visconti Way, Port St. Lucie, FL
Join the meeting Now

Meeting ID: 262 586 007 481 355 and Passcode: JV3AV7P5
1 872-240-4685 and Phone Conference ID: 754 748 933#

1. Roll Call
2. Approval of Minutes of the January 15, 2026 Meeting – **Page 4**
3. Consideration of **Resolution #2026-05** Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing – **Page 12**
4. Discussion of:
 - A. Correspondence with Kutak rock, LLP for Central Park Mailbox Pavilion Construction – **Page 41**
 - B. Rules – **Page 42**
 - C. Procedures for the General Election – **Page 122**
 - D. Second Amended & Restated Interlocal Agreement – **Page 123**
5. Ratification of:
 - A. Agreement for Services with Clarke Environmental Mosquito Management, Inc. – **Page 140**
 - B. Agreement for Pool Deck Resurface with Dino's Landscaping, Inc. – **Page 152**
 - C. Lake Bank Repair with PHL Land Care, Inc. – **Page 158**
 - D. Hoover Maintenance Agreement, MA#7802 with Hoover Pumping Systems – **Page 163**
6. Update on Traffic Enforcement Agreement and Parking Enforcement
7. Staff Reports
 - A. Attorney
 - B. Engineer – Lake Bank Preservation Report – **Page 167**
 - C. Field Manager – Master Infrastructure
 - D. Field Manager – Crosstown Commons
 - 1) Field Report – **Page 175**
 - 2) Proposals for the Mailbox Pavilion:
 - a. Treasure Coast General Contractors, LLC – **Page 179**

b. Venice Commercial Services, Inc. – **Page 181**

E. Manager

1) Lake Bank Restoration Proposals – **Page 185**

2) Number of Registered Voters in the District – **2,445 – Page 188**

8. Financial Reports

A. Acceptance of Check Run Summary – **Page 189**

B. Acceptance of Unaudited Financials – **Page 200**

9. Supervisors Requests and Audience Comments

10. Adjournment

Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: <http://www.verano2cdd.com>

**MINUTES OF MEETING
VERANO #2
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Verano #2 Community Development District was held on Thursday, January 15, 2026, at 11:00 a.m. at 10291 S. W. Visconti Way, Port St. Lucie, Florida.

Present and constituting a quorum were:

Darren Weimer
John Scott
David Yacoob
Tom Cann
Leon Magett

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Andressa Hinz Philippi
Matthew Hans
Jere Earlywine
Frank Ducci
Several residents

District Manager
Governmental Management Services
District Counsel
Lang Management - Field Manager

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

**Approval of Minutes of the
October 30, 2025 Meeting**

Ms. Hinz Philippi presented the minutes from the October 20, 2025 meeting, asked for any comments, additions, corrections or deletions.

Mr. Weimer stated on page 1 that he was listed as vice chairman and should be listed as chairman, and John Scott should be listed as vice chairman.

Ms. Hinz Philippi then asked for a motion to approve the minutes with those corrections.

On MOTION by Mr. Weimer seconded by Mr. Yacoob with all in favor, the Minutes of the October 30, 2025 Meeting with the indicated changes were approved.

THIRD ORDER OF BUSINESS Public Hearing to Adopt the Rules

A. Motion to Open the Public Hearing

Ms. Hinz Philippi presented item No. 3, the public hearing to adopt the rules and asked for a motion to open the public hearing.

On MOTION by Mr. Scott seconded by Mr. Caan with all in favor, opening the Public Hearing was approved.

B. Public Comment and Discussion

Ms. Hinz Philippi asked if there were any public comments or discussion regarding the rules.

Mr. Earlywine stated he had spoken with Mr. Magett regarding the rules earlier in the week and there were a couple of changes. Mr. Magett had spoken with the HOA folks to find out what they wanted in the rules, and the first thing was having street parking. So it was suggested to him that people wanted to be able to park on the street in a safe way not blocking emergency vehicles, etc. Mr. Earlywine then stated the city already had some very comprehensive parking rules in place and so the Board was basically just adopting those general rules. He also stated that with respect to the clubhouse amenity, that was a different scenario, and the clubhouse would have no overnight parking, which is what was requested.

(At this point there was a discussion among the Board members, Mr. Earlywine, District staff, Mr. Ducci and the attending audience relating to this item)(The Board asked for some changes to the Rules, such as no overnight parking as discussed, no parking on the grass, etc., towing from 10pm to 6am at the clubhouse, also work with the city on traffic enforcement)(Mr. Earlywine would provide the updated version of the adopted rules and the executed agreement with the city)

C. Consideration of Resolution #2026-04 Adopting the Rules

Ms. Hinz Philippi presented resolution #2026-04, adopting the rules, gave a brief explanation of the resolution and asked for any questions or comments. Upon hearing none, she asked for a motion to adopt resolution #2026-04.

On MOTION by Mr. Magett seconded by Mr. Yacoob with all in favor, Resolution #2026-04 Adopting the Rules was approved.

D. Motion to Close the Public Hearing

Ms. Hinz Philippi then asked for a motion to close the public hearing.

On MOTION by Mr. Magett seconded by Mr. Yacoob with all in favor, closing the Public Hearing was approved.

FOURTH ORDER OF BUSINESS Ratification of:

- A. Retention and Fee Agreement with Kutak Rock, LLP**
- B. Addendum to Lake Maintenance Agreement - Crosstown Commons with Solitude Lake Management, LLC**
- C. Addendum to Lake Maintenance Agreement with Solitude Lake Management, LLC**
- D. Holiday Lighting Installation Services Agreement With Holiday Seasonal Lights, LLC**
- E. Purchase Order (Florida Exotic a Landscape Company Inc.)**
- F. Agreement for Pond Landscape Maintenance Service Agreement with P.H. L. Land Care, Inc.**
- G. Agreement for Pond Landscape Maintenance Services Agreement with Toler Enterprises, Inc.**
- H. Agreement for Engineering Services Agreement**

Ms. Hinz Philippi presented ratification of retention and fee agreement with Kutak Rock, LLP, the Addendum to Lake Maintenance Agreement – Crosstown Commons with Solitude Lake Management, LLC, Addendum to Lake Maintenance Agreement with Solitude Lake Management, LLC, Holiday Lighting Installation Services Agreement with Holiday Seasonal Lights, LLC, Purchase order (Florida Exotic a Landscape Company Inc.), Agreement for Pond Landscape Maintenance Services Agreement with P.H.L Land Care, Inc., Agreement for Pond Landscape Maintenance Services Agreement with the Toler Enterprises, Inc. and the Agreement for Engineering Services Agreement, and stated these items were previously approved by the Board at a prior meeting and she was just bringing them back for ratification of the District’s records. She then asked for any questions or comments, and upon hearing none, asked for a motion to ratify items A through H.

On MOTION by Mr. Yacoob seconded by Mr. Magett with all in favor, ratifying items A through H listed above was approved.

FIFTH ORDER OF BUSINESS

**Acceptance of Audit for Fiscal Year
Ending in September 30, 2025**

Ms. Hinz Philippi presented the audit for fiscal year ending September 30, 2025 and gave a brief explanation relating to this item stating it was a clean audit. She then asked for any questions or comments and upon hearing none, asked for a motion to accept.

On MOTION by Mr. Weimer seconded by Mr. Yacoob with all in favor, accepting the audit for Fiscal Year ending September 30, 2025 was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Earlywine gave some historical background on the interlocal agreements among the various Verano CDDs and stated as time progressed the Verano projects were all under different contexts, some were resident controlled, some were just being developed and over time each District wanted to take on the responsibilities for its own CDD improvements and manage it themselves. He also stated one thing that was still a part of the interlocal agreement was the stormwater management and that was because Verano #5 had an agreement with the county where they were required to take care of the stormwater system and get rebates back from the county. Mr. Earlywine then made a few additional comments stating each District should be able to manage itself and that some of the Districts were becoming more aligned with residents controlling Verano #1, residents controlling Verano #2, etc., and perhaps they could be merged together so they were actually operating together, if the various Boards agreed to that. Mr. Earlywine then stated he would bring back an amendment to the interlocal agreement that addresses bond issuances, changing the boundaries of various Districts, and other items.

(At this point there was a discussion among the Board members and Mr. Earlywine, relating to this item)

B. Engineer

There not being any report, the next item followed.

C. Field Manager – Master Infrastructure

1) Proposal #3 on Lake Bank Remediation

Mr. Ducci gave a brief explanation relating to proposal #3 for the lake bank remediation project, stating there were 6 units that needed to be remediated, and this would be a good time of the year to do them during the dry season. He also stated he received an updated quote from PHL Land Care and the new amount was \$2,400 to remediate 6 units.

Ms. Hinz Philippi then asked if there were any questions or comments from the Board, and upon hearing none, she asked for a motion to approve the updated proposal amount from PHL Land Care for lake bank remediation.

On MOTION by Mr. Caan seconded by Mr. Magett with all in favor, accepting the proposal from PHL Land Care in the amount of \$2,400 for lake bank remediation of the 6 listed units was approved.

D. Field Manager - Crosstown Commons

1) Pool Paver Repairs

a. Venice Commercial Services, LLC

b. Pristine Pavers, LLC

c. Dino's Landscaping – (provided at the meeting)

Mr. Hans gave a brief explanation relating to the paver repair proposals stating there were three different options for a few selected areas, but the two other proposals he received were for resetting and leveling the entire paver pool area and those estimates had completely different square footage amounts, one for 9,000 sf and the other for 6,000 sf. Mr. Hans recommended the Board approve the proposal from Dino's Landscaping in the amount of \$7,645.14 which was handed out to the Board at the meeting.

(At this point there was a discussion among the Board members and Mr. Hans relating to this item)

On MOTION by Mr. Yacoob seconded by Mr. Magett with all in favor, accepting the proposal from Dino's Landscaping in the amount of \$7,645.14 for Crosstown Commons for Verano #2 was approved.

2) Hoover Pump Maintenance Agreement MA#7802 with Hoover Pumping Systems

Mr. Hans then gave a brief explanation relating to the maintenance agreement with Hoover Pumping System, which was included in the agenda in the amount of \$5,180.

(At this point there was a brief discussion among the Board members and Mr. Hans relating to this item)

On MOTION by Mr. Scott seconded by Mr. Yacoob with all in favor, accepting the Service Agreement from Hoover Pumping Systems in the amount of \$5,180 for pump maintenance of 2 pumps for Crosstown Commons for Verano #2 was approved.

3) Mosquito Control with Clarke Environmental Mosquito Management, Inc.

Mr. Hans then gave a brief explanation relating to the proposal for mosquito control with Clark Environmental Mosquito Management, Inc., which was included in the agenda in the amount of \$1,426.10 per month. He stated he requested estimates a while ago, and he received a few different bids but this was the only vendor that came back with an option for CDD coverage with foggers, and spray around the lakes to treat for mosquitoes.

(At this point there was a brief discussion among the Board members and Mr. Hans relating to this item) (The Board requested Mr. Earlywine to prepare an agreement, and Mr. Hans would obtain the COI and W-9 Form for execution of the agreement, as well as inform the residents of the timeframe for the project)

On MOTION by Mr. Yacoob seconded by Mr. Magett with all in favor, accepting the proposal from Clarke Environmental Mosquito Management, Inc. in the amount of \$1,426.10 per month for 3 months for Crosstown Commons for Verano #2 was approved.

4) Drainage Repairs Tessili with AECOM

Mr. Hans then gave a brief summary relating to the memorandum he received from the District engineer, included in the agenda, and his recommendations based on the drainage repairs at 10983 & 10977 Tessili Way for Crosstown Commons to resolve their

flooding issues. He also stated that Dmitry Gulyamov obtained bids for installing french drains behind the homes to fill in the gaps.

(At this point there was a brief discussion among the Board members and Mr. Hans relating to this item)(The Board agreed to table this item and for staff to obtain additional proposals to bring back to the next Board meeting)

Mr. Hans stated he received a request from the homeowner at 10501 SW Varsari Way who had an irrigation valve that was stuck in the open position and their yard was being flooded. Mr. Hans stated they worked with the resident to get that repair taken care of it was discovered that stones had accumulated in the irrigation valve going through the main line on CDD property and the repair was \$100. The homeowner was requesting reimbursement of that repair from the CDD.

(At this point there was a brief discussion among the Board members and Mr. Hans relating to this item)(The Board directed District staff to deny the homeowner's request for reimbursement)

E. Manager

Ms. Hinz Philippi stated she had nothing to report under the manager.

SEVENTH ORDER OF BUSINESS Financial Reports

A. Check Run Summary

B. Acceptance of Unaudited Financials

Ms. Hinz Philippi presented the check run summary and the unaudited financials and asked for any comments or questions. Upon hearing none, she asked for a motion to accept the financials.

On MOTION by Mr. Yacoob seconded by Mr. Scott with all in favor, the check run summary and the unaudited financial were approved.

EIGHTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Ms. Hinz Philippi asked for any Supervisor's requests at this time.

Mr. Weimer made a comment relating to the Water Management District's water quality criteria in place and the District's maintenance contract for the aquatics stated to eliminate all aquatic vegetation, including native species. Mr. Weimer stated it would be to the District's benefit to keep all native species on the lakes to help clean up the lakes.

(At this point there was a brief discussion among the Board members and Ms. Hinz Philippi relating to Mr. Weimer's request)(The Board agreed to bring this item back to the next Board meeting for discussion after Mr. Weimer has a chance to discuss it with the District engineer)

Ms. Hinz Philippi then asked for any audience comments, there were none at this time.

NINTH ORDER OF BUSINESS

Adjournment

Ms. Hinz Philippi asked if there was anything further to discuss, and upon not hearing any asked for a motion to adjourn the meeting.

On MOTION by Mr. Caan seconded by Mr. Scott with all in favor, the Meeting was adjourned.

Secretary / Assistant Secretary

Chairman / Vice Chairman

RESOLUTION 2026-05

A RESOLUTION OF THE VERANO #2 COMMUNITY DEVELOPMENT DISTRICT APPROVING THE DISTRICT'S PROPOSED BUDGET FOR FISCAL YEAR 2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW

WHEREAS, the District Manager has prepared the proposed budget for the Fiscal Year 2027; and

WHEREAS, the Board of Supervisors approves the proposed budget for purpose of submitting said budget to the local governing authorities not less than 60 days prior to the public hearing date in accordance with Chapter 190.008(b), Florida Statutes: and

WHEREAS, the Board of Supervisors desires to set the public hearing date;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VERANO #2 COMMUNITY DEVELOPMENT DISTRICT:

1. The proposed budget for Fiscal Year 2027 is hereby approved for the purpose of conducting a public hearing to adopt said budget.
2. A public hearing on said approved budget is hereby declared and set for the following date, hour and place:

Date: _____
Hour: _____
Place: _____

Notice of public hearing shall be published in accordance with Florida Law.

Adopted this ____ day of _____, 2026

Chairman/Vice Chairman

Secretary/Assistant Secretary

Verano #2
Community Development District

Proposed Budget
FY 2027



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Verano #2
Community Development District
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	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	20,000
TOTAL REVENUES	\$ 481,567	\$ 467,436	\$ 29,131	\$ 496,567	\$ 496,165

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
TOTAL ADMINISTRATIVE	\$ 60,465	\$ 37,414	\$ 17,862	\$ 55,276	\$ 120,568

Operations & Maintenance Master Infrastructure Area

Master Right-off-Ways

Field Management (Lang)	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Electric Streetlights	-	-	-	-	20,976
Landscape Verano Parkway	-	-	-	-	62,699
Irrigation Maintenance	-	-	-	-	2,497
Contingency	-	-	-	-	122,474
TOTAL MASTER RIGHT-OFF-WAYS	\$ -	\$ -	\$ -	\$ -	\$ 213,646

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

Verano #2
Community Development District
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	Proposed Budget FY 2027
<i>Operations & Maintenance CrossTown Commons</i>					
<u>Common Area</u>					
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	\$ -
<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 INFRASTRUCTURE	\$ -	\$ -	\$ -	\$ -	\$ 375,596
TOTAL OPERATING EXPENDITURES CROSSTOWN COMMONS	\$ 421,102	\$ 172,264	\$ 269,027	\$ 441,291	\$ -
TOTAL EXPENDITURES	\$ 481,567	\$ 209,678	\$ 286,889	\$ 496,567	\$ 496,164
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 257,758	\$ (257,758)	\$ -	\$ -

Verano #2
Community Development District
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	Proposed Budget FY 2027
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Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
CrossTown Commons					
40's	205	\$ 28,023.50	\$ 136.70	\$ 136.70	\$ -
50's	224	\$ 35,215.04	\$ 157.21	\$ 157.21	\$ -
Outside CrossTown Commons					
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	1733	\$ 341,538.08			
Less: Discounts & Collections 8%					27,323.05
Net Assessments					<u>314,215.03</u>

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

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
REVENUES:					
Special Assessments - Tax Roll (CrossTown Commons)	\$ -	\$ -	\$ -	\$ -	\$ 406,101
Stormwater Fees	-	-	-	-	61,949
TOTAL REVENUES	\$ -	\$ -	\$ -	\$ -	\$ 468,050

EXPENDITURES:

Operations & Maintenance CrossTown Commons

Stormwater

Field Management	\$ -	\$ -	\$ -	\$ -	\$ 3,150
Mosquito Control	-	-	-	-	17,113
Lake Bank mowing	-	-	-	-	23,400
Lake Maintenance	-	-	-	-	17,676
Water Sampling-BMAP	-	-	-	-	609
TOTAL STORMWATER	\$ -	\$ -	\$ -	\$ -	\$ 61,949

Common Area

Field Management (CALM)	\$ -	\$ -	\$ -	\$ -	\$ 3,150
Electric Utility Services-Irrigation/entry walls	-	-	-	-	19,680
Electric Utility Services- Streetlights	-	-	-	-	26,400
Landscape Maintenance	-	-	-	-	50,052
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	\$ -	\$ -	\$ -	\$ -	\$ 180,719

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

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	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	-	-	-	-	21,948
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	-	-	-	-	25,795
TOTAL AMENITY CENTER	\$ -	\$ -	\$ -	\$ -	\$ 225,382
TOTAL OPERATING EXPENDITURES MASTER INFRASTRUCTURE	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OPERATING EXPENDITURES CROSSTOWN COMMONS	\$ -	\$ -	\$ -	\$ -	\$ 468,050
TOTAL EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ 468,050
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ -	\$ -	\$ -	\$ -

⁽¹⁾ Transfers from Verano #5

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	0	\$ 441,414.35			
Less: Discounts & Collections 8%		35,313.15			
Net Assessments		<u><u>406,101.20</u></u>			

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

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.

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	<u>\$14,024</u>
	Total		2162	\$20,976

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 -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

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	429	\$609

Verano #2
Community Development District
Budget Narrative
FY 2027

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 Liguria 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.

Trash Collection

FCC service trash collection throughout district.

Account	Location	Monthly	Annual
PSL2612	9351 SW Liguria 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.

Verano #2
Community Development District
Budget Narrative
FY 2027

Expenditures - Amenity Center

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 Ligoria 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

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.

Verano #2
Community Development District
Budget Narrative
FY 2027

Expenditures - Amenity Center (continued)
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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
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	Proposed Budget 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
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	Proposed Budget 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
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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
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⁽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 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	Proposed Budget 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		678,124.48			

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
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	Proposed Budget FY 2027
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
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
Other Sources/(Uses)					
Interfund Transfer in/(Out)	\$ (10,000)	\$ (6,498)	\$ (3,502)	\$ (10,000)	\$ (10,000)
TOTAL OTHER SOURCES/(USES)	\$ (10,000)	\$ (6,498)	\$ (3,502)	\$ (10,000)	\$ (10,000)
EXCESS REVENUES (EXPENDITURES)	\$ 146,239	\$ 11,249	\$ 136,026	\$ 147,275	\$ 149,398

⁽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								

March 12, 2026

VIA EMAIL

Josh Tonnesen
Pillar Construction & Consulting Services, Inc.
7169 150th Ct
N. Palm Beach Gardens, FL 33418
josh@Pillarbuilder.com

Re: Central Park Mailbox Pavilion Construction

Dear Mr. Tonnesen:

I am writing on behalf of Verano #2 Community Development District (the "District") concerning Pillar Construction & Consulting Services, Inc.'s ("Pillar Construction") letter dated January 23, 2026.

The District has reviewed its financial records concerning payments made to Pillar Construction under the now terminated Construction Agreement dated August 21, 2025. The District has remitted \$18,715.50 to Pillar Construction.

The District recognizes that Pillar Construction has incurred out-of-pocket third-party engineering expenses in the amount of \$3,880.50. In light of those costs incurred, the District agrees with Pillar Construction that Pillar Construction only need to remit \$14,835.00. Additionally, please provide any and all engineer sketches Pillar Construction has received in connection with the engineering expenses.

The District prefers payment by check made payable to Verano #2 Community Development District c/o Tiziana Cessna, 5385 N. Nob Hill Road, Sunrise, FL 33351.

Thank you very much. Should you have any questions, please contact me at (850) 692-7342 or patrick.obryant@kutakrock.com.

Sincerely,



Patrick Scott O'Bryant
Kutak Rock LLP

PSO

**RULES OF PROCEDURE
VERANO 2
COMMUNITY DEVELOPMENT DISTRICT
RULE NO. 2026-_____
EFFECTIVE AS OF _____, 2026**

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Rule 1.0 General.

- (1) The Verano 2 Community Development District (the “**District**”) was created pursuant to the provisions of Chapter 190 of the Florida Statutes, and was established to provide for the ownership, operation, maintenance, and provision of various capital facilities and services within its jurisdiction. The purpose of these rules (the “**Rules**”) is to describe the general operations of the District.
- (2) Definitions located within any section of these Rules shall be applicable within all other sections, unless specifically stated to the contrary.
- (3) Unless specifically permitted by a written agreement with the District, the District does not accept documents filed by e-mail or facsimile transmission. Filings are only accepted during normal business hours.
- (4) A Rule of the District shall be effective upon adoption by affirmative vote of the District Board. After a Rule becomes effective, it may be repealed or amended only through the rulemaking procedures specified in these Rules. Notwithstanding, the District may immediately suspend the application of a Rule if the District determines that the Rule conflicts with Florida law. In the event that a Rule conflicts with Florida law and its application has not been suspended by the District, such Rule should be interpreted in the manner that best effectuates the intent of the Rule while also complying with Florida law. If the intent of the Rule absolutely cannot be effectuated while complying with Florida law, the Rule shall be automatically suspended.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 190.011(5), 190.011(15), Fla. Stat.

Rule 1.1 Board of Supervisors; Officers and Voting.

- (1) Board of Supervisors. The Board of Supervisors of the District (the “**Board**”) shall consist of five (5) members. Members of the Board (“**Supervisors**”) appointed by ordinance or rule or elected by landowners must be citizens of the United States of America and residents of the State of Florida. Supervisors elected or appointed by the Board to elector seats must be citizens of the United States of America, residents of the State of Florida and of the District and registered to vote with the Supervisor of Elections of the county in which the District is located and for those elected, shall also be qualified to run by the Supervisor of Elections. The Board shall exercise the powers granted to the District under Florida law.
 - (a) Supervisors shall hold office for the term specified by Section 190.006 of the Florida Statutes. If, during the term of office, any Board member(s) vacates their office, the remaining member(s) of the Board shall fill the vacancies by appointment for the remainder of the term(s). If three or more vacancies exist at the same time, a quorum, as defined herein, shall not be required to appoint replacement Board members.
 - (b) Three (3) members of the Board shall constitute a quorum for the purposes of conducting business, exercising powers and all other purposes. A Board member shall be counted toward the quorum if physically present at the meeting, regardless of whether such Board member is prohibited from, or abstains from, participating in discussion or voting on a particular item.
 - (c) Action taken by the Board shall be upon a majority vote of the members present, unless otherwise provided in the Rules or required by law. Subject to Rule 1.3(10), a Board member participating in the Board meeting by teleconference or videoconference shall be entitled to vote and take all other action as though physically present.
 - (d) Unless otherwise provided for by an act of the Board, any one Board member may attend a mediation session on behalf of the Board. Any agreement resulting from such mediation session must be approved pursuant to subsection (1)(c) of this Rule.
- (2) Officers. At the first Board meeting held after each election where the newly elected members take office, the Board shall select a Chairperson, Vice-Chairperson, Secretary, Assistant Secretary, and Treasurer.
 - (a) The Chairperson must be a member of the Board. If the Chairperson resigns from that office or ceases to be a member of the Board, the Board shall select a Chairperson. The Chairperson serves at the pleasure of the Board. The Chairperson shall be authorized to execute resolutions and

contracts on the District's behalf. The Chairperson shall convene and conduct all meetings of the Board. In the event the Chairperson is unable to attend a meeting, the Vice-Chairperson shall convene and conduct the meeting. The Chairperson or Vice-Chairperson may delegate the responsibility of conducting the meeting to the District's manager ("**District Manager**") or District Counsel, in whole or in part.

- (b) The Vice-Chairperson shall be a member of the Board and shall have such duties and responsibilities as specifically designated by the Board from time to time. The Vice-Chairperson has the authority to execute resolutions and contracts on the District's behalf in the absence of the Chairperson. If the Vice-Chairperson resigns from office or ceases to be a member of the Board, the Board shall select a Vice-Chairperson. The Vice-Chairperson serves at the pleasure of the Board.
- (c) The Secretary of the Board serves at the pleasure of the Board and need not be a member of the Board. The Secretary shall be responsible for maintaining the minutes of Board meetings and may have other duties assigned by the Board from time to time. An employee of the District Manager may serve as Secretary. The Secretary shall be bonded by a reputable and qualified bonding company in at least the amount of one million dollars (\$1,000,000), or have in place a fidelity bond, employee theft insurance policy, or a comparable product in at least the amount of one million dollars (\$1,000,000) that names the District as an additional insured.
- (d) The Treasurer need not be a member of the Board but must be a resident of the State of Florida. The Treasurer shall perform duties described in Section 190.007(2) and (3) of the Florida Statutes, as well as those assigned by the Board from time to time. The Treasurer shall serve at the pleasure of the Board. The Treasurer shall either be bonded by a reputable and qualified bonding company in at least the amount of one million dollars (\$1,000,000), or have in place a fidelity bond, employee theft insurance policy, or a comparable product in at least the amount of one million dollars (\$1,000,000) that names the District as an additional insured.
- (e) In the event that both the Chairperson and Vice-Chairperson are absent from a Board meeting and a quorum is present, the Board may designate one of its members or a member of District staff to convene and conduct the meeting. In such circumstances, any of the Board members present are authorized to execute agreements, resolutions, and other documents approved by the Board at such meeting. In the event that the Chairperson and Vice-Chairperson are both unavailable to execute a document

previously approved by the Board, the Secretary or any Assistant Secretary may execute such document.

- (f) The Board may assign additional duties to District officers from time to time, which include, but are not limited to, executing documents on behalf of the District.
 - (g) The Chairperson, Vice-Chairperson, and any other person authorized by District Resolution may sign checks and warrants for the District, countersigned by the Treasurer or other persons authorized by the Board.
- (3) Committees. The Board may establish committees of the Board, either on a permanent or temporary basis, to perform specifically designated functions. Committees may include individuals who are not members of the Board. Such functions may include, but are not limited to, review of bids, proposals, and qualifications, contract negotiations, personnel matters, and budget preparation.
 - (4) Record Book. The Board shall keep a permanent record book entitled “**Record of Proceedings**,” in which shall be recorded minutes of all meetings, resolutions, proceedings, certificates, and corporate acts. The Records of Proceedings shall be located at a District office and shall be available for inspection by the public.
 - (5) Meetings. For each fiscal year, the Board shall establish a schedule of regular meetings, which shall be published in a newspaper of general circulation within the county or counties in which the District is located and filed with the local general-purpose governments within whose boundaries the District is located. All meetings of the Board and committees serving an advisory function shall be open to the public in accord with the provisions of Chapter 286 of the Florida Statutes.
 - (6) Votes Required. No Board member who is present at any meeting of the District Board at which an official decision, ruling, or other official act is to be taken or adopted may abstain from voting in regard to any such decision, ruling, or act; and a vote shall be recorded or counted for each such Board member present, except when, with respect to any such member, there is, or appears to be, a possible conflict of interest under the provisions of s. 112.311, s. 112.313, or s. 112.3143 of the Florida Statutes.
 - (7) Voting Conflict of Interest. The Board shall comply with Section 112.3143 of the Florida Statutes, so as to ensure the proper disclosure of conflicts of interest on matters coming before the Board for a vote. For the purposes of this section, “**voting conflict of interest**” shall be governed by the Florida Constitution and Chapters 112 and 190 of the Florida Statutes, as amended from time to time. Generally, a voting conflict exists when a Board member is called upon to vote on an item which would inure to the Board member’s special private gain or loss or

the Board member knows would inure to the special private gain or loss of a principal by whom the Board member is retained, the parent organization or subsidiary of a corporate principal, a business associate, or a relative including only a father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law.

- (a) When a Board member knows the member has a conflict of interest on a matter coming before the Board, the member should notify the Board's Secretary prior to participating in any discussion with the Board on the matter. The member shall publicly announce the conflict of interest at the meeting. This announcement shall appear in the minutes.

If the Board member was elected at a landowner's election or appointed to fill a vacancy of a seat last filled at a landowner's election, the Board member may vote or abstain from voting on the matter at issue. If the Board member was elected by electors residing within the District, the Board member is prohibited from voting on the matter at issue. In the event that the Board member intends to abstain or is prohibited from voting, such Board member shall not participate in the discussion on the item subject to the vote.

The Board's Secretary shall prepare a Memorandum of Voting Conflict (Form 8B) which shall then be signed by the Board member, filed with the Board's Secretary, and provided for attachment to the minutes of the meeting within fifteen (15) days of the meeting.

- (b) If a Board member inadvertently votes on a matter and later learns he or she has a conflict on the matter, the member shall immediately notify the Board's Secretary. Within fifteen (15) days of the notification, the member shall file the appropriate Memorandum of Voting Conflict, which will be attached to the minutes of the Board meeting during which the vote on the matter occurred. The Memorandum of Voting Conflict shall immediately be provided to other Board members and shall be read publicly at the next meeting held subsequent to the filing of the Memorandum of Voting Conflict. The Board member's vote is unaffected by this filing.
- (c) It is not a conflict of interest for a Board member, the District Manager, or an employee of the District to be a stockholder, officer or employee of a landowner or of an entity affiliated with a landowner.
- (d) In the event that a Board member elected at a landowner's election or appointed to fill a vacancy of a seat last filled at a landowner's election, has a continuing conflict of interest, such Board member is permitted to

file a Memorandum of Voting Conflict at any time in which it shall state the nature of the continuing conflict. Only one such continuing Memorandum of Voting Conflict shall be required to be filed for each term the Board member is in office.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 112.3143, 190.006, 190.007, 286.012, Fla. Stat.

Rule 1.2 District Offices; Public Information and Inspection of Records; Policies; Service Contract Requirements; Financial Disclosure Coordination.

- (1) District Offices. Unless otherwise designated by the Board, the official District office shall be the District Manager's office identified by the District Manager. If the District Manager's office is not located within the county in which the District is located, the Board shall designate a local records office within such county which shall at a minimum contain, but not be limited to, the following documents:
- (a) Agenda packages for prior 24 months and next meeting;
 - (b) Official minutes of meetings, including adopted resolutions of the Board;
 - (c) Names and addresses of current Board members and District Manager, unless such addresses are protected from disclosure by law;
 - (d) Adopted engineer's reports;
 - (e) Adopted assessment methodologies/reports;
 - (f) Adopted disclosure of public financing;
 - (g) Limited Offering Memorandum for each financing undertaken by the District;
 - (h) Proceedings, certificates, bonds given by all employees, and any and all corporate acts;
 - (i) District policies and rules;
 - (j) Fiscal year end audits; and
 - (k) Adopted budget for the current fiscal year.

The District Manager shall ensure that each District records office contains the documents required by Florida law.

- (2) Public Records. District public records include all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of the physical form, characteristics, or means of transmission, made or received in connection with the transaction of official business of the District. All District public records not otherwise restricted by law may be copied or inspected at the District Manager's office during regular business hours. Certain District records can also be inspected and copied at the

District's local records office during regular business hours. All written public records requests shall be directed to the Secretary who by these rules is appointed as the District's records custodian. Regardless of the form of the request, any Board member or staff member who receives a public records request shall immediately forward or communicate such request to the Secretary for coordination of a prompt response. The Secretary, after consulting with District Counsel as to the applicability of any exceptions under the public records laws, shall be responsible for responding to the public records request. At no time can the District be required to create records or summaries of records, or prepare opinions regarding District policies, in response to a public records request.

- (3) Service Contracts. Any contract for services, regardless of cost, shall include provisions required by law that require the contractor to comply with public records laws. The District Manager shall be responsible for initially enforcing all contract provisions related to a contractor's duty to comply with public records laws.

- (4) Fees; Copies. Copies of public records shall be made available to the requesting person at a charge of \$0.15 per page for one-sided copies and \$0.20 per page for two-sided copies if not more than 8 ½ by 14 inches. For copies of public records in excess of the sizes listed in this section and for outside duplication services, the charge shall be equal to the actual cost of reproduction. Certified copies of public records shall be made available at a charge of one dollar (\$1.00) per page. If the nature or volume of records requested requires extensive use of information technology resources or extensive clerical or supervisory assistance, the District may charge, in addition to the duplication charge, a special service charge that is based on the cost the District incurs to produce the records requested. This charge may include, but is not limited to, the cost of information technology resource, employee labor, and fees charged to the District by consultants employed in fulfilling the request. In cases where the special service charge is based in whole or in part on the costs incurred by the District due to employee labor, consultant fees, or other forms of labor, those portions of the charge shall be calculated based on the lowest labor cost of the individual(s) who is/are qualified to perform the labor, taking into account the nature or volume of the public records to be inspected or copied. The charge may include the labor costs of supervisory and/or clerical staff whose assistance is required to complete the records request, in accordance with Florida law. For purposes of this Rule, the word "**extensive**" shall mean that it will take more than 15 minutes to locate, review for confidential information, copy and re-file the requested material. In cases where extensive personnel time is determined by the District to be necessary to safeguard original records being inspected, the special service charge provided for in this section shall apply. If the total fees, including but not limited to special service charges, are anticipated to exceed twenty-five dollars (\$25.00), then, prior to commencing work on the request, the District will inform the person

making the public records request of the estimated cost, with the understanding that the final cost may vary from that estimate. If the person making the public records request decides to proceed with the request, payment of the estimated cost is required in advance. Should the person fail to pay the estimate, the District is under no duty to produce the requested records. After the request has been fulfilled, additional payments or credits may be due. The District is under no duty to produce records in response to future records requests if the person making the request owes the District for past unpaid duplication charges, special service charges, or other required payments or credits.

- (5) Records Retention. The Secretary of the District shall be responsible for retaining the District's records in accordance with applicable Florida law.
- (6) Policies. The Board may adopt policies related to the conduct of its business and the provision of services either by resolution or motion.
- (7) Financial Disclosure Coordination. Unless specifically designated by Board resolution otherwise, the Secretary shall serve as the Financial Disclosure Coordinator ("**Coordinator**") for the District as required by the Florida Commission on Ethics ("**Commission**"). The Coordinator shall create, maintain and update a list of the names, e-mail addresses, physical addresses, and names of the agency of, and the office or position held by, all Supervisors and other persons required by Florida law to file a statement of financial interest due to his or her affiliation with the District ("**Reporting Individual**"). The Coordinator shall provide this list to the Commission by February 1 of each year, which list shall be current as of December 31 of the prior year. Each Supervisor and Reporting Individual shall promptly notify the Coordinator in writing if there are any changes to such person's name, e-mail address, or physical address. Each Supervisor and Reporting Individual shall promptly notify the Commission in the manner prescribed by the Commission if there are any changes to such person's e-mail address.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 112.31446(3), 112.3145(8)(a)1., 119.07, 119.0701, 190.006, Fla. Stat.

Rule 1.3 Public Meetings, Hearings, and Workshops.

- (1) Notice. Except in emergencies, or as otherwise authorized or required by statute or these Rules, at least seven (7) days' public notice shall be given of any public meeting, hearing or workshop of the Board. Public notice shall be given by publication in a newspaper of general circulation within the county or counties in which the District is located. A newspaper is deemed to be a newspaper of "general circulation" in the county in which the District is located if such newspaper has been in existence for two (2) years at the time of publication of the applicable notice (unless no newspaper within the county has been published for such length) and satisfies the criteria of section 50.011(1) of the Florida Statutes, or if such newspaper is a direct successor of a newspaper which has been so published, as such provisions may be amended from time to time by law. The annual meeting notice required to be published by Section 189.015 of the Florida Statutes, shall be published as provide in Chapter 50 of the Florida Statutes, and such notice published consistent therewith shall satisfy the requirement to give at least seven (7) days' public notice as required herein. Each Notice shall state, as applicable:
- (a) The date, time and place of the meeting, hearing or workshop;
 - (b) A brief description of the nature, subjects, and purposes of the meeting, hearing, or workshop;
 - (c) The District office address for the submission of requests for copies of the agenda, as well as a contact name and telephone number for verbal requests for copies of the agenda; and
 - (d) The following or substantially similar language: "Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at 954-721-8681. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770 or 1 (800) 955-8771, who can aid you in contacting the District Office."
 - (e) The following or substantially similar language: "A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based."

- (f) The following or substantially similar language: “The meeting [or hearing or workshop] may be continued in progress without additional notice to a time, date, and location stated on the record.”

The date, time, and place of each meeting, hearing, or workshop of the Board shall additionally be posted on the District’s website at least seven (7) days prior to such meeting, hearing, or workshop.

- (2) Mistake. In the event that a meeting is held under the incorrect assumption that notice required by law and these Rules has been given, the Board at its next properly noticed meeting shall cure such defect by considering the agenda items from the prior meeting individually and anew.
- (3) Agenda. The District Manager, under the guidance of District Counsel and the Chairperson or Vice-Chairperson, shall prepare an agenda of the meeting/hearing/workshop. The agenda and any meeting materials available in an electronic format, excluding any i) confidential and ii) confidential and exempt information, shall be available to the public at least seven (7) days before the meeting/hearing/workshop, except in an emergency. Meeting materials shall be defined as, and limited to, the agenda, meeting minutes, resolutions, and agreements of the District that District staff deems necessary for Board approval. Inclusion of additional materials for Board consideration other than those defined herein as “meeting materials” shall not convert such materials into “meeting materials.” For good cause, the agenda may be changed after it is first made available for distribution, and additional materials may be added or provided under separate cover at the meeting. The requirement of good cause shall be liberally construed to allow the District to efficiently conduct business and to avoid the expenses associated with special meetings.

The District may, but is not required to, use the following format in preparing its agenda for its regular meetings:

- Call to order
- Roll call
- Public comments
- Organizational matters
- Review of minutes
- Specific items of old business
- Specific items of new business
- Staff reports
 - (a) District Counsel
 - (b) District Engineer
 - (c) District Manager

1. Financial Report
 2. Approval of Expenditures
- Supervisor's requests and comments
Adjournment

- (4) Minutes. The Secretary shall be responsible for preparing and keeping the minutes of each meeting of the Board. Minutes shall be corrected and approved by the Board at a subsequent meeting. The Secretary may work with other staff members in preparing draft minutes for the Board's consideration.
- (5) Special Requests. Persons wishing to receive, by mail, notices or agendas of meetings, may so advise the District Manager or Secretary at the District Office. Such persons shall furnish a mailing address in writing and shall be required to pre-pay the cost of the copying and postage.
- (6) Emergency Meetings. The Chairperson, or Vice-Chairperson if the Chairperson is unavailable, upon consultation with the District Manager and District Counsel, if available, may convene an emergency meeting of the Board without first having complied with sections (1) and (3) of this Rule, to act on emergency matters that may affect the public health, safety, or welfare. Whenever possible, the District Manager shall make reasonable efforts to provide public notice and notify all Board members of an emergency meeting twenty-four (24) hours in advance. Reasonable efforts may include telephone notification. Notice of the emergency meeting must be provided both before and after the meeting on the District's website, if it has one. Whenever an emergency meeting is called, the District Manager shall be responsible for notifying at least one newspaper of general circulation within the county in which the District is located. After an emergency meeting, the Board shall publish in a newspaper of general circulation within the county in which the District is located, the time, date and place of the emergency meeting, the reasons why an emergency meeting was necessary, and a description of the action taken. Actions taken at an emergency meeting may be ratified by the Board at a regularly noticed meeting subsequently held.
- (7) Public Comment. The Board shall set aside a reasonable amount of time at each meeting for public comment and members of the public shall be permitted to provide comment on any proposition before the Board. The portion of the meeting generally reserved for public comment shall be identified in the agenda. Policies governing public comment may be adopted by the Board in accordance with Florida law.
- (8) Budget Hearing. Notice of hearing on the annual budget(s) shall be in accord with Section 190.008 of the Florida Statutes. Once adopted in accord with Section 190.008 of the Florida Statutes, the annual budget(s) may be amended from time to time by action of the Board or as otherwise provided in the resolution approving

the annual budget(s). Approval of invoices by the Board in excess of the funds allocated to a particular budgeted line item shall serve to amend the budgeted line item.

- (9) Public Hearings. Notice of required public hearings shall contain the information required by applicable Florida law and by these Rules applicable to meeting notices and shall be mailed and published as required by Florida law. The District Manager shall ensure that all such notices, whether mailed or published, contain the information required by Florida law and these Rules and are mailed and published as required by Florida law. Public hearings may be held during Board meetings when the agenda includes such public hearing.
- (10) Participation by Teleconference/Videoconference. District staff may participate in Board meetings by teleconference or videoconference. Board members may also participate in Board meetings by teleconference or videoconference if in the good judgment of the Board extraordinary circumstances exist; provided however, at least three Board members must be physically present at the meeting location to establish a quorum. Such extraordinary circumstances shall be presumed when a Board member participates by teleconference or videoconference, unless a majority of the Board members physically present determines that extraordinary circumstances do not exist.
- (11) Board Authorization. The District has not adopted Robert's Rules of Order. For each agenda item, there shall be discussion permitted among the Board members during the meeting. Unless such procedure is waived by the Board, approval or disapproval of resolutions and other proposed Board actions shall be in the form of a motion by one Board member, a second by another Board member, and an affirmative vote by the majority of the Board members present. Any Board member, including the Chairperson, can make or second a motion.
- (12) Continuances. Any meeting or public hearing of the Board may be continued without re-notice or re-advertising provided that:
 - (a) The Board identifies on the record at the original meeting a reasonable need for a continuance;
 - (b) The continuance is to a specified date, time, and location publicly announced at the original meeting; and
 - (c) The public notice for the original meeting states that the meeting may be continued to a date and time and states that the date, time, and location of any continuance shall be publicly announced at the original meeting and posted at the District Office immediately following the original meeting.

- (13) Attorney-Client Sessions. An Attorney-Client Session is permitted when the District's attorneys deem it necessary to meet in private with the Board to discuss pending litigation to which the District is a party before a court or administrative agency or as may be authorized by law. The District's attorney must request such session at a public meeting. Prior to holding the Attorney-Client Session, the District must give reasonable public notice of the time and date of the session and the names of the persons anticipated to attend the session. The session must commence at an open meeting in which the Chairperson or Vice-Chairperson announces the commencement of the session, the estimated length of the session, and the names of the persons who will be attending the session. The discussion during the session is confined to settlement negotiations or strategy related to litigation expenses or as may be authorized by law. Only the Board, the District's attorneys (including outside counsel), the District Manager, and the court reporter may attend an Attorney-Client Session. During the session, no votes may be taken and no final decisions concerning settlement can be made. Upon the conclusion of the session, the public meeting is reopened, and the Chairperson or Vice-Chairperson must announce that the session has concluded. The session must be transcribed by a court-reporter and the transcript of the session filed with the District Secretary within a reasonable time after the session. The transcript shall not be available for public inspection until after the conclusion of the litigation.
- (14) Security and Firesafety Board Discussions. Portions of a meeting which relate to or would reveal a security or firesafety system plan or portion thereof made confidential and exempt by section 119.071(3)(a), Florida Statutes, are exempt from the public meeting requirements and other requirements of section 286.011, Florida Statutes, and section 24(b), Article 1 of the State Constitution. Should the Board wish to discuss such matters, members of the public shall be required to leave the meeting room during such discussion. Any records of the Board's discussion of such matters, including recordings or minutes, shall be maintained as confidential and exempt records in accordance with Florida law.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 189.069(2)(a)16, 190.006, 190.007, 190.008, 286.0105, 286.011, 286.0113, 286.0114, Fla. Stat.

Rule 1.4 Internal Controls to Prevent Fraud, Waste and Abuse

- (1) Internal Controls. The District shall establish and maintain internal controls designed to:
 - (a) Prevent and detect “**fraud**,” “**waste**” and “**abuse**” as those terms are defined in section 11.45(1),
 - (b) Florida Statutes; and
 - (c) Promote and encourage compliance with applicable laws, rules contracts, grant agreements, and best practices; and
 - (d) Support economical and efficient operations; and
 - (e) Ensure reliability of financial records and reports; and
 - (f) Safeguard assets.
- (2) Adoption. The internal controls to prevent fraud, waste and abuse shall be adopted and amended by the District in the same manner as District policies.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: § 218.33(3), Fla. Stat.

Rule 2.0 Rulemaking Proceedings.

- (1) Commencement of Proceedings. Proceedings held for adoption, amendment, or repeal of a District rule shall be conducted according to these Rules. Rulemaking proceedings shall be deemed to have been initiated upon publication of a Notice of Rule Development by the District as required by Section 2 of this Rule. A “rule” is a District statement of general applicability that implements, interprets, or prescribes law or policy, or describes the procedure or practice requirements of the District. Nothing herein shall be construed as requiring the District to consider or adopt rules unless required by Chapter 190 of the Florida Statutes. Policies adopted by the District which do not consist of rates, fees, rentals or other monetary charges may be, but are not required to be, implemented through rulemaking proceedings.
- (2) Requirements of a Rule. All District rules as drafted shall:
 - (a) Contain only one subject;
 - (b) Include readable language, meaning it avoids i) the use of obscure words and unnecessarily long or complicated constructions, and ii) the use of unnecessary technical or specialized language that is understood only by members of particular trades or professions;
 - (c) Be indefinite such that the rule does not include a provision whereby the rule, or a portion thereof, automatically expires or is repealed on a specific date or at the end of a specified period, unless otherwise expressly authorized by law; and
 - (d) Only incorporate material by reference in compliance with Section 120.54(1)(i) of the Florida Statutes.
- (3) Statement of Estimated Regulatory Costs. Before adopting, amending, or repealing any rule, other than an emergency rule, the District may prepare a statement of estimated regulatory costs (“**SERC**”) based on the factors set forth in Section 120.541(2) of the Florida Statutes. The District shall prepare a SERC for a proposed rule if in accordance with the requirements of Section 120.541(2) of the Florida Statutes if: i) the proposed rule will have an adverse economic impact on small business; or ii) the proposed rule is likely to directly or indirectly increase regulatory costs in excess of \$200,000 in the aggregate in the state within one (1) year after implementation of the rule.
- (4) Notice of Rule Development.

- (a) Except when the intended action is the repeal of a rule, the District shall provide notice of the development of a proposed rule (“**Notice of Rule Development**”) setting forth the following:
 - (i) the subject area to be addressed by rule development;
 - (ii) A short, plain explanation of the purpose and effect of the proposed rule;
 - (iii) The grant of rulemaking authority for the proposed rule;
 - (iv) The law being implemented;
 - (v) The proposed rule number; and
 - (vi) If available, either the preliminary text of the proposed rule and any incorporated documents, or a statement of how a person may promptly obtain, without cost, a copy of any preliminary draft of such rule or documents.
- (b) The Notice of Rule Development shall be published in a newspaper of general circulation within the county or counties in which the District is located at least seven (7) days prior to the Notice of Rulemaking required by Section 5 of this Rule, and at least thirty-five (35) days prior to the intended action.

(5) Notice of Rulemaking.

- (a) Prior to the adoption, amendment, or repeal of any rule other than an emergency rule, the District shall provide notice of its intended action (the “**Notice of Rulemaking**”) setting forth the following:
 - (i) A short, plain explanation of the purpose and effect of the proposed rule;
 - (ii) The proposed rule number;
 - (iii) A summary of the proposed rule or amendment;
 - (iv) The full text of the proposed rule or amendment and a summary thereof, unless not required pursuant to 120.81(2)(b) of the Florida Statutes or other Florida law;
 - (v) The grant of rulemaking authority for the proposed rule;

- (vi) The law being implemented or interpreted;
- (vii) The name, e-mail address, and telephone number of the agency employee who may be contacted regarding the intended action;
- (viii) A concise summary of the District's statement of the estimated regulatory costs, if one has been prepared, based on the factors set forth in Section 120.541(2) of the Florida Statutes, that describes the regulatory impact of the rule in readable language;
- (ix) The District's website where the statement of estimated regulatory costs can be viewed, in its entirety, if one has been prepared;
- (x) A statement that any person who wishes to provide the District with a lower cost regulatory alternative as provided by Section 120.541(1), must do so in writing within twenty-one (21) days after publication of the notice;
- (xi) A statement as to whether, based on the SERC or other information expressly relied upon and described by the District if no statement of regulatory costs is required, the proposed rule is expected to require legislative ratification pursuant to Section 120.541(3) of the Florida Statutes;
- (x) The date, time, and location of the public hearing on the proposed rule;
- (xi) The name, address, and telephone number of the District contact person who can provide information about the public hearing; and
- (xii) A reference to both the date on which and the place where the Notice of Rule Development required by Section 4 of this Rule appeared, except when the intended action is the repeal of a rule.

- (b) The Notice of Rulemaking shall be published in a newspaper of general circulation within the county or counties in which the District is located at least seven (7) days after the Notice of Rule Development required by Section 4 of this Rule, and at least twenty-eight (28) days prior to the intended action. If the Notice of Rulemaking is not published within one-hundred eighty (180) days of the publication of the Notice of Rule Development, then the District's Board shall approve a concise statement at least seven (7) days prior to the conclusion of the one-hundred eighty (180) day timeframe identifying the reason for the delay, which may be supplemented quarterly until the District has adopted the proposed rule.
 - (c) The Notice of Rulemaking shall be mailed or delivered electronically to all persons named in the proposed rule and to all persons who, at least fourteen (14) days before publication of the notice, have made requests of the District for advance notice of its rulemaking proceedings. Any person may file a written request with the District Manager to receive notice of the District's rulemaking proceedings. Such persons must furnish a mailing address or e-mail address, and may be required to pay the cost of copying and mailing as applicable.
 - (d) As of the date of publication of the Notice of Rulemaking, the Board shall make available for public inspection and shall provide, upon request and payment of the cost of copies, the proposed rule, including all material proposed to be incorporated by reference.
- (6) Modification of Rules.
- (a) Technical Changes.
 - (i) Prior to rule adoption, the District shall publish a notice of correction ("**Notice of Correction**") if any of the information that is required to be included in the Notice of Rulemaking, including technical changes that correct citations or grammatical, typographical or similar errors that do not otherwise affect the substance of the rule, is omitted or is incorrect. A Notice of Correction cannot be used to make substantive changes to the rule text. The Notice of Correction shall be published in a newspaper of general circulation within the county or counties in which the District is located at least seven (7) days prior to the intended action.
 - (ii) After rule adoption, a technical change to a rule may be approved at any time by the District. Promptly thereafter, a Notice of

Correction shall be published by the District in the manner set forth in Section 6(a)(i) of this Rule.

(b) Substantive Changes.

(i) Prior to rule adoption, the District may publish a notice of change (“**Notice of Change**”) if there is any substantive change, other than a technical change that corrects citations or grammatical, typographical or similar errors that do not otherwise affect the substance of the rule, to a proposed rule, including any material incorporated by reference, or to a SERC. The Notice of Change shall address a summary of the change and may be published in a newspaper of general circulation within the county or counties in which the District is located at least twenty-one (21) days prior to the intended action or as otherwise permissible . The Notice of Change shall also be sent to those persons set forth in Section 5(C) of this Rule that have made requests of the District for advance notice of its rulemaking proceedings. Any substantive change must be either be:

1. Supported by the record of the public hearing held on the proposed rule;
 2. In response to written materials submitted to the District;
- or
3. In response to an objection with the proposed rule by the District Board.

(ii) After rule adoption, a substantive change to a rule shall be effectuated by initiating rulemaking as set forth in this Rule.

(7) Withdrawal of Proposed Rules.

(a) Prior to the adoption of a rule, the District may elect to withdraw the proposed rule in whole or in part. After a rule has become effective, the District may only amend or repeal the rule through initiating the rulemaking procedures set forth in this Rule.

(b) Prior to the adoption of a rule, the District shall withdraw the proposed rule if the District has either failed to adopt such rule within one-hundred eighty (180) days of the publication of the Notice of Rule Development required by Section 4 of this Rule or to approve a concise statement at least seven (7) days prior to the conclusion of the one-hundred eighty (180)

day timeframe identifying the reason for the delay, which may be supplemented quarterly until the District has adopted the proposed rule.

- (c) In the event of a withdrawal of a proposed rule, the District shall publish a notice (“**Notice of Rule Withdrawal**”) in a newspaper of general circulation within the county or counties in which the District is located, and shall provide notice to those persons set forth in Section 5(c) of this Rule that have made requests of the District for advance notice of its rulemaking proceedings.
- (d) Within fifteen (15) days after the end of each calendar quarter, the District shall compile and post on its website a list of each failure to publish a Notice of Rulemaking within the timeframe prescribed by Section 5(b) of this Rule, which list shall include the information set forth in Section 120.54(3)(d)(7) of the Florida Statutes. The District is only required to provide such posting in any calendar quarter(s) in which there is an actual failure to timely publish a Notice of Rulemaking, if any.

(8) Rule Development Workshops.

- (a) Whenever requested in writing by any affected person, the District must conduct a rule development workshop prior to proposing rules for adoption for the purposes of rule development or information gathering for the preparation of the SERC, unless the Chairperson explains in writing why a workshop is unnecessary. The District may initiate a rule development workshop, but is not required to do so.
- (b) If a workshop is held, the District must ensure that the person(s) responsible for preparing the rule and the SERC, if applicable, are available to explain the District’s proposed rule and to respond to questions or comments regarding the rule being developed.
- (c) The notice of any workshop shall be published in a newspaper of general circulation within the county or counties in which the District is located at least fourteen (14) days prior to the workshop setting forth the following:
 - (i) The place, date, and time of the workshop;
 - (ii) The subject area that will be addressed; and
 - (iii) The District Manager’s contact information.

(9) Petitions to Initiate Rulemaking.

- (a) All Petitions to Initiate Rulemaking Proceedings must contain the name, address, and telephone number of the petitioner, the specific action requested, the specific reason for adoption, amendment, or repeal, the date submitted, the text of the proposed rule, and the facts showing that the petitioner is regulated by the District or has a substantial interest in the rulemaking. District staff shall forward a copy of the petition to the District's Board within seven (7) days of its receipt.
- (b) If the petition is directed to an adopted rule, within thirty (30) days following the date of filing a petition, the District shall either i) initiate rulemaking proceedings, ii) otherwise comply with the requested action, or iii) deny the petition with a written statement of its reasons for the denial.
- (c) If the petition is directed to an unadopted rule, within thirty (30) days following the date of filing a petition, the District shall either i) initiate rulemaking, or ii) set a public hearing to consider whether the public interest is served adequately by the application of the proposed rule on a case-by-case basis, as contrasted with its formal adoption as a rule.
 - (i) If the District elects to hold a public hearing, notice of the public hearing ("**Notice of Rulemaking Petition Public Hearing**") shall be published in a newspaper of general circulation within the county or counties in which the District is located. The public hearing shall be held by the District within thirty (30) days after publication of the Notice of Rulemaking Petition Public Hearing.
 - (ii) Not later than thirty (30) days following the date of the public hearing held pursuant to Section 9(c)(i) of this Rule, the District shall either i) initiate rulemaking proceedings, ii) otherwise comply with the requested action, or iii) deny the petition with a written statement of its reasons for the denial.
 - 1. If the District decides to initiate rulemaking it shall proceed with the rulemaking process as set forth in this Rule.
 - 2. If the District decides to not initiate rulemaking or otherwise comply with the requested action, the District shall publish a statement of its reasons for not initiating rulemaking or otherwise complying with the requested action and of any changes it will make in the scope or application of the unadopted rule (the "**Notice of Denial of Rulemaking Petition**"). The Notice of Denial of Rulemaking Petition shall be published in a newspaper of general

circulation within the county or counties in which the District is located.

- (d) Nothing in this Rule shall be construed as requiring the District to adopt, amend, or repeal a rule as initiated by petition.

(10) Public Hearing.

- (a) The District may, or, upon the written request of any affected person received within twenty-one (21) days after the date of publication of the Notice of Rulemaking, shall, provide a public hearing for the presentation of evidence, argument, and oral statements, within the reasonable conditions and limitations imposed by the District to avoid duplication, irrelevant comments, unnecessary delay, or disruption of the proceedings. When a public hearing is held, the District shall ensure that staff is available to explain the proposed rule and to respond to questions or comments regarding the proposed rule. Written statements may be submitted by any person prior to or at the public hearing. All timely submitted written statements shall be considered by the District and made part of the rulemaking record.
- (b) The District shall publish notice of the public hearing ("**Notice of Public Hearing**") in a newspaper of general circulation within the county or counties in which the District is located, either in the text of the Notice of Rulemaking or in a separate publication at least seven (7) days before the scheduled public hearing. The Notice of Public Hearing shall include the following information:
 - (i) The date, time, and location of the public hearing; and
 - (ii) The name, address, and telephone number of the District contact person who can provide information about the public hearing.

(11) Emergency Rule Adoption.

- (a) The Board may adopt an emergency rule if it finds that immediate danger to the public health, safety, or welfare exists which requires immediate action or if the Legislature authorizes the District to adopt emergency rules. The District may use any procedure which is fair under the circumstances in the adoption of an emergency rule as long as it protects the public interest as determined by the District.
- (b) At the time or prior to the adoption of an emergency rule, the District shall post on its website a notice regarding its adoption of the emergency rule

(the “**Notice of Emergency Rule**”) which includes the specific facts and reasons for finding an immediate danger to the public health, safety, or welfare and its reasons for concluding that procedure used is fair under the circumstances. The Notice of Emergency Rule shall thereafter be promptly published in a newspaper of general circulation within the county or counties in which the District is located, and shall include the following information:

- (i) The full text of the rule(s); and
 - (ii) The District’s findings of immediate danger, necessity, and procedural fairness or a citation to the grant of emergency rulemaking authority.
- (c) An emergency rule shall be effective immediately upon adoption by the District, or on a date less than twenty (20) days thereafter if specified in the emergency rule if the District finds that a later effective date is necessary because of immediate danger to the public health, safety, or welfare. An emergency rule may not be effective for a period of more than ninety (90) days after adoption and may not be renewable, unless the District has initiated rulemaking to adopt rules addressing the subject of the emergency rule and either i) a challenge to the proposed rules has been filed and remains pending or ii) the proposed rules are awaiting ratification by the Legislature, if applicable. Nothing in this paragraph prohibits the District from adopting a rule identical to the emergency rule through the non-emergency rulemaking procedures set forth in this Rule.
- (i) If an emergency rule is being renewed in accordance with Section 11(d) of this Rule, notice of the renewal of the emergency rule (the “**Notice of Renewal of Emergency Rule**”) shall be published before the expiration of the existing emergency rule. The Notice of Renewal of Emergency Rule shall be published in a newspaper of general circulation within the county or counties in which the District is located and shall include the specific facts and reasons for such renewal.
 - (ii) For emergency rules with an effective period of longer than ninety (90) days which are intended to replace an existing rule, the Rulemaking Record for the existing rule, as required by Section 13 of this Rule, shall specifically identify the emergency rule that is intended to supersede the existing rule as well as the date that the emergency rule was adopted by the District.

- (d) The District may supersede an emergency rule in effect through the adoption of another emergency rule before the superseded rule expires. The District shall post on its website and publish a Notice of Emergency Rule, in accordance with Section 11(b) of this Rule, identifying the reason for adopting the superseding rule. The superseding rule shall not be in effect longer than the duration of the effective period of the superseded rule.
 - (e) The District may make technical changes to an emergency rule within the first seven (7) days after the rule is adopted, and such changes shall be published in a Notice of Correction as set forth in Section 6(a) of this Rule.
 - (f) The District may repeal an emergency rule before it expires by publishing a notice (“**Notice of Repeal of Emergency Rule**”) in a newspaper of general circulation within the county or counties in which the District is located. The Notice of Repeal of Emergency Rule shall include the following information:
 - (i) The full text of the emergency rule and a summary thereof;
 - (ii) The rule number; and
 - (iii) A short and plain explanation as to why the conditions specified in the Notice of Emergency Rule no longer require the emergency rule.
- (12) Negotiated Rulemaking. The District may use negotiated rulemaking in developing and adopting rules pursuant to Section 120.54(2)(d) of the Florida Statutes, except that any notices required under Section 120.54(2)(d) of the Florida Statutes, may be published in a newspaper of general circulation within the county or counties in which the District is located.
- (13) Rulemaking Record. In all rulemaking proceedings, the District shall compile and maintain a rulemaking record (“**Rulemaking Record**”) which shall be on file with the District at least twenty-one (21) days prior to the proposed adoption date of the rule. The Rulemaking Record shall include, as applicable:
 - (a) A copy of the rule;
 - (b) Any material incorporated by reference in the rule;
 - (c) A detailed written statement of the facts and circumstances justifying the proposed rule;

- (d) Any SERC for the rule, if required by Section 120.54(3)(b)1. of the Florida Statutes or otherwise prepared, and any information created or used by the District in determining whether a SERC is required;
- (e) A statement of the extent to which the proposed rule relates to federal standards on rules on the same subject;
- (f) The Notice of Rule Development, Notice of Rulemaking, and notice(s) of any workshops held pursuant to Section 8 of this Rule; and
- (g) If an emergency rule is intended to supersede an existing rule, the emergency rule number and the date that the emergency rule was adopted by the District.

(14) Petitions to Challenge Rules.

- (a) Any person substantially affected by a proposed or existing rule may seek an administrative determination of the invalidity of the rule on the ground that the rule is an invalid exercise of the District's authority.
 - (i) A petition alleging the invalidity of a proposed rule shall be filed within twenty-one (21) days after the date of publication of Notice of Rulemaking, within ten (10) days after the final public hearing is held on the proposed rule; within twenty (20) days after the SERC or revised SERC has been prepared and made available as provided in Section 120.541(1)(d) of the Florida Statutes, if applicable; or within twenty (20) days after the date of publication of the Notice of Rule Withdrawal required by Section 7(c) of this Rule.
 - (ii) A petition alleging the invalidity of an existing rule may be filed at any time during which the rule is in effect.
- (b) The petition seeking an administrative determination must state with particularity the provisions alleged to be invalid with sufficient explanation of the facts or grounds for the alleged invalidity and facts sufficient to show that the person challenging a proposed or existing rule is substantially affected by it. A person who is not substantially affected by the proposed rule as initially noticed, but who is substantially affected by the rule as a result of a change, may challenge any provision of the resulting proposed rule.
- (c) The petition shall be filed with the District. Within ten (10) days after receiving the petition, or seven (7) days if the challenge relates to an emergency rule, the Chairperson shall, if the petition complies with the

requirements of subsection (b) of this section, designate any member of the Board (including the Chairperson), District Manager, District Counsel, or other person as a hearing officer who shall conduct a hearing within thirty (30) days thereafter, or fourteen (14) days if the challenge relates to an emergency rule, unless the petition is withdrawn or a continuance is granted by agreement of the parties. The failure of the District to follow the applicable rulemaking procedures or requirements in this Rule shall be presumed to be material; however, the District may rebut this presumption by showing that the substantial interests of the petitioner and the fairness of the proceedings have not been impaired.

- (d) At the hearing, the petitioner and the District shall be adverse parties. Other substantially affected persons may join the proceedings as intervenors on appropriate terms which shall not unduly delay the proceedings.
- (e) Hearings held under this section shall be de novo in nature. For proposed rules, the petitioner has the burden to prove by a preponderance of the evidence that it would be substantially affected by the proposed rule, and the District has the burden to prove by a preponderance of the evidence that the proposed rule is not an invalid exercise of delegated legislative authority as to the objections raised. For existing rules, the petitioner has a burden of proving by a preponderance of the evidence that the existing rule is an invalid exercise of District authority as to the objections raised. During the hearing, the hearing officer may:
 - (i) Administer oaths and affirmations;
 - (ii) Rule upon offers of proof and receive relevant evidence;
 - (iii) Regulate the course of the hearing, including any pre-hearing matters;
 - (iv) Enter orders; and
 - (v) Make or receive offers of settlement, stipulation, and adjustment.
- (f) Within thirty (30) days after the hearing, or fourteen (14) days of the challenge relate to an emergency rule, the hearing officer shall render a decision and state the reasons therefor in writing. The hearing officer's order shall be considered final agency action. The hearing officer may declare all or part of a proposed or existing rule invalid. For a proposed rule, the proposed rule or provision thereof declared invalid shall not be adopted unless the decision of the hearing officer is reversed on appeal.

In the event part of a proposed rule is declared invalid, the District may, in its sole discretion, withdraw the proposed rule in its entirety. For an existing rule, the rule or part thereof declared invalid shall become void when the time for filing an appeal expires. In the event that a proposed or existing rule has been declared invalid in whole or part, the District shall promptly publish notice of such occurrence published in a newspaper of general circulation within the county or counties in which the District is located.

(15) Variations and Waivers. A “**variance**” means a decision by the District to grant a modification to all or part of the literal requirements of a rule to a person who is subject to the rule. A “**waiver**” means a decision by the District not to apply all or part of a rule to a person who is subject to the rule. Variations and waivers from District rules may be granted subject to the following:

- (a) Variations and waivers shall be granted when the person subject to the rule demonstrates that the purpose of the underlying statute will be or has been achieved by other means by the person, and when application of the rule would create a substantial hardship or would violate principles of fairness. For purposes of this section, “**substantial hardship**” means a demonstrated economic, technological, legal, or other type of hardship to the person requesting the variance or waiver. For purposes of this section, “**principles of fairness**” are violated when the literal application of a rule affects a particular person in a manner significantly different from the way it affects other similarly situated persons who are subject to the rule.
- (b) A person who is subject to regulation by a District rule may file a petition with the District, requesting a variance or waiver from the District’s rule. Each petition shall specify:
 - (i) The rule from which a variance or waiver is requested;
 - (ii) The type of action requested;
 - (iii) The specific facts that would justify a waiver or variance for the petitioner; and
 - (iv) The reason why the variance or the waiver requested would serve the purposes of the underlying statute.
- (c) The District shall review the petition and may request only that information needed to clarify the petition or to answer new questions raised by or directly related to the petition. If the petitioner asserts that any request for additional information is not authorized by law or by rule

of the District, the District shall proceed, at the petitioner's written request, to process the petition.

- (d) The Board shall grant or deny a petition for variance or waiver and shall announce such disposition at a publicly held meeting of the Board, within ninety (90) days after receipt of the original petition, the last item of timely requested additional material, or the petitioner's written request to finish processing the petition. The District's statement granting or denying the petition shall contain a statement of the relevant facts and reasons supporting the District's action. The District shall maintain a record of the type and disposition of each petition filed.

(16) Review of Adopted Rules.

- (a) By January 1, 2026, District staff shall prepare a report that summarizes the District's existing rules anticipated to be reviewed during the current fiscal year, if any, and the recommended action on each rule (the "**Existing Rule Review Report**"). The Existing Rule Review Report shall be presented to the District's Board at a noticed Board meeting as soon as practicable after preparation by District staff. District staff shall continue to annually prepare an updated Existing Rule Review Report by January 1 of each year until all District rules have been reviewed. The District is not bound to review its existing rules in accordance with the schedule set forth in an Existing Rule Review Report, but is required to complete the review of at least twenty (20%) percent of its existing rules per year until all existing rules have been reviewed in accordance with this Section. In any event, all existing rules of the District shall be reviewed by July 1, 2030.
- (b) Any new rule adopted after July 1, 2025, must be reviewed in the fifth year following adoption. Such review must be completed before the day that marks the sixth year since the adoption of the rule.
- (c) In conducting its rule review process, the District shall determine whether each rule:
 - (i) Is a valid exercise of delegated legislative authority;
 - (ii) Has current statutory authority;
 - (iii) Reiterates or paraphrases statutory material;
 - (iv) Is in proper form;

- (v) Is consistent with expressed legislative intent pertaining to the specific provisions of law which the rule implements;
 - (vi) Requires a technical or substantive update to reflect current use; and
 - (vii) Requires updated references to statutory citations and incorporated materials.
- (d) By April 1 of each year in which a rule review is being undertaken, the District shall adopt a resolution evidencing the completion of rule review and authorizing one of the following actions relative to its rule review (the “**Rule Review Resolution**”):
- (i) If the District determines that no change is necessary, the District Rule Review Resolution shall include the following information:
 1. A copy of the reviewed rule;
 2. A written statement of its intended action; and
 3. Its assessment of factors specified in Section 16(c) of this Rule.
 - (ii) If the District determines that one or more technical changes are necessary, the District Rule Review Resolution shall include the following information:
 1. A copy of the reviewed rule and the recommended technical change or changes coded by underlining new text and striking through deleted text;
 2. A written statement of its intended action;
 3. Its assessment of the factors specified in Section 16(c) of this Rule; and
 4. The facts and circumstances justifying the technical change or changes to the reviewed rule.
 - (iii) If the District determines that the rule requires a substantive change, the District shall promptly initiate rulemaking in accordance with this Rule to make all changes, including any

technical changes, and the District Rule Review Resolution shall include the following information:

1. A copy of the reviewed rule;
2. The recommended change or changes coded by underlining new text and striking through deleted text;
3. A written statement of its intended action; and
4. Its assessment of factors specified in Section 16(c) of this Rule.

(iv) If the District determines that the rule should be repealed, the District shall promptly initiate the repeal the rule in accordance with this Rule, and the District Rule Review Resolution shall include the following information:

1. A written statement of its intended action; and
2. Its assessment of factors specified in subsection 16(c) of this Rule.

(e) The rule review is completed upon the District’s adoption of the Rule Review Resolution and, if there is a substantive change or repeal of a rule approved the Board, the timely commencement of the rulemaking or rule repeal process set forth in this Rule. Promptly after completion of the rule review, the District shall publish a notice of the completed rule review (“**Notice of Completed Rule Review**”) in a newspaper of general circulation within the county or counties in which the District is located. The Notice of Completed Rule Review shall identify the action taken by the District with respect to the reviewed rule.

(17) Rates, Fees, Rentals and Other Charges. All rates, fees, rentals, or other charges shall be subject to rulemaking proceedings.

Specific Authority: §§ 190.011(5), 190.011(15), 190.035, Fla. Stat.

Law Implemented: §§ 120.54, 120.542, 120.5435, 120.56, 120.81(2)(b), 190.011(5), 190.035(2), Fla. Stat.

Rule 3.0 Competitive Purchase.

- (1) Purpose and Scope. In order to comply with Sections 190.033(1) through (3), 287.055 and 287.017 of the Florida Statutes, the following provisions shall apply to the purchase of Professional Services, insurance, construction contracts, design-build services, goods, supplies, and materials, Contractual Services, and maintenance services.
- (2) Board Authorization. Except in cases of an Emergency Purchase, a competitive purchase governed by these Rules shall only be undertaken after authorization by the Board.
- (3) Definitions.
 - (a) **“Competitive Solicitation”** means a formal, advertised procurement process, other than an Invitation to Bid, Request for Proposals, or Invitation to Negotiate, approved by the Board to purchase commodities and/or services which affords vendors fair treatment in the competition for award of a District purchase contract.
 - (b) **“Continuing Contract”** means a contract for Professional Services entered into in accordance with Section 287.055 of the Florida Statutes, between the District and a firm, whereby the firm provides Professional Services to the District for projects in which the costs do not exceed two million dollars (\$2,000,000), for a study activity when the fee for such Professional Services to the District does not exceed two hundred thousand dollars (\$200,000), or for work of a specified nature as outlined in the contract with the District, with no time limitation except that the contract must provide a termination clause (for example, a contract for general District engineering services). Firms providing Professional Services under Continuing Contracts shall not be required to bid against one another.
 - (c) **“Contractual Service”** means the rendering by a contractor of its time and effort rather than the furnishing of specific commodities. The term applies only to those services rendered by individuals and firms who are independent contractors. Contractual Services do not include auditing services, Maintenance Services, or Professional Services as defined in Section 287.055(2)(a) of the Florida Statutes, and these Rules. Contractual Services also do not include any contract for the furnishing of labor or materials for the construction, renovation, repair, modification, or demolition of any facility, building, portion of building, utility, park, parking lot, or structure or other improvement to real property entered into pursuant to Chapter 255 of the Florida Statutes, and Rules 3.5 or 3.6.

- (d) **“Design-Build Contract”** means a single contract with a Design-Build Firm for the design and construction of a public construction project.
- (e) **“Design-Build Firm”** means a partnership, corporation or other legal entity that:
 - (i) Is certified under Section 489.119 of the Florida Statutes, to engage in contracting through a certified or registered general contractor or a certified or registered building contractor as the qualifying agent; or
 - (ii) Is certified under Section 471.023 of the Florida Statutes, to practice or to offer to practice engineering; certified under Section 481.219 of the Florida Statutes, to practice or to offer to practice architecture; or certified under Section 481.319 of the Florida Statutes, to practice or to offer to practice landscape architecture.
- (f) **“Design Criteria Package”** means concise, performance-oriented drawings or specifications for a public construction project. The purpose of the Design Criteria Package is to furnish sufficient information to permit Design-Build Firms to prepare a bid or a response to the District’s Request for Proposals, or to permit the District to enter into a negotiated Design-Build Contract. The Design Criteria Package must specify performance-based criteria for the public construction project, including the legal description of the site, survey information concerning the site, interior space requirements, material quality standards, schematic layouts and conceptual design criteria of the project, cost or budget estimates, design and construction schedules, site development requirements, provisions for utilities, stormwater retention and disposal, and parking requirements applicable to the project. Design Criteria Packages shall require firms to submit information regarding the qualifications, availability, and past work of the firms, including the partners and members thereof.
- (g) **“Design Criteria Professional”** means a firm who holds a current certificate of registration under Chapter 481 of the Florida Statutes, to practice architecture or landscape architecture, or a firm who holds a current certificate as a registered engineer under Chapter 471 of the Florida Statutes, to practice engineering, and who is employed by or under contract to the District to provide professional architect services, landscape architect services, or engineering services in connection with the preparation of the Design Criteria Package.
- (h) **“Emergency Purchase”** means a purchase necessitated by a sudden unexpected turn of events (for example, acts of God, riot, fires, floods,

hurricanes, accidents, or any circumstances or cause beyond the control of the Board in the normal conduct of its business), where the Board finds that the delay incident to competitive purchase would be detrimental to the interests of the District. This includes, but is not limited to, instances where the time to competitively award the project will jeopardize the funding for the project, will materially increase the cost of the project, or will create an undue hardship on the public health, safety, or welfare.

- (i) **“Invitation to Bid”** is a written solicitation for sealed bids with the title, date, and hour of the public bid opening designated specifically and defining the commodity or service involved. It includes printed instructions prescribing conditions for bidding, qualification, evaluation criteria, and provides for a manual signature of an authorized representative. It may include one or more bid alternates.
- (j) **“Invitation to Negotiate”** means a written solicitation for competitive sealed replies to select one or more vendors with which to commence negotiations for the procurement of commodities or services.
- (k) **“Negotiate”** means to conduct legitimate, arm’s length discussions and conferences to reach an agreement on a term or price.
- (l) **“Professional Services”** means those services within the scope of the practice of architecture, professional engineering, landscape architecture, or registered surveying and mapping, as defined by the laws of Florida, or those services performed by any architect, professional engineer, landscape architect, or registered surveyor and mapper, in connection with the firm’s or individual’s professional employment or practice.
- (m) **“Proposal (or Reply or Response) Most Advantageous to the District”** means, as determined in the sole discretion of the Board, the proposal, reply, or response that is:
 - (i) Submitted by a person or firm capable and qualified in all respects to perform fully the contract requirements, who has the integrity and reliability to assure good faith performance;
 - (ii) The most responsive to the Request for Proposals, Invitation to Negotiate, or Competitive Solicitation as determined by the Board; and
 - (iii) For a cost to the District deemed by the Board to be reasonable.

- (n) **“Purchase”** means acquisition by sale, rent, lease, lease/purchase, or installment sale. It does not include transfer, sale, or exchange of goods, supplies, or materials between the District and any federal, state, regional or local governmental entity or political subdivision of the State of Florida.
- (o) **“Request for Proposals”** or **“RFP”** is a written solicitation for sealed proposals with the title, date, and hour of the public opening designated and requiring the manual signature of an authorized representative. It may provide general information, applicable laws and rules, statement of work, functional or general specifications, qualifications, proposal instructions, work detail analysis, and evaluation criteria as necessary.
- (p) **“Responsive and Responsible Bidder”** means an entity or individual that has submitted a bid that conforms in all material respects to the Invitation to Bid and has the capability in all respects to fully perform the contract requirements and the integrity and reliability that will assure good faith performance. **“Responsive and Responsible Vendor”** means an entity or individual that has submitted a proposal, reply, or response that conforms in all material respects to the Request for Proposals, Invitation to Negotiate, or Competitive Solicitation and has the capability in all respects to fully perform the contract requirements and the integrity and reliability that will assure good faith performance. In determining whether an entity or individual is a Responsive and Responsible Bidder (or Vendor), the District may consider, in addition to factors described in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, the following:
 - (i) The ability and adequacy of the professional personnel employed by the entity/individual;
 - (ii) The past performance of the entity/individual for the District and in other professional employment;
 - (iii) The willingness of the entity/individual to meet time and budget requirements;
 - (iv) The geographic location of the entity’s/individual’s headquarters or office in relation to the project;
 - (v) The recent, current, and projected workloads of the entity/individual;
 - (vi) The volume of work previously awarded to the entity/individual;

- (vii) Whether the cost components of the bid or proposal are appropriately balanced; and
- (viii) Whether the entity/individual is a certified minority business enterprise.
- (q) **“Responsive Bid,” “Responsive Proposal,” “Responsive Reply,” and “Responsive Response”** all mean a bid, proposal, reply, or response which conforms in all material respects to the specifications and conditions in the Invitation to Bid, Request for Proposals, Invitations to Negotiate, or Competitive Solicitation document and these Rules, and the cost components of which, if any, are appropriately balanced. A bid, proposal, reply or response is not responsive if the person or firm submitting it fails to meet any material requirement relating to the qualifications, financial stability, or licensing of the bidder.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 190.033, 255.20, 287.055, Fla. Stat.

Rule 3.1 Procedure Under the Consultants' Competitive Negotiations Act.

- (1) Scope. The following procedures are adopted for the selection of firms or individuals to provide Professional Services exceeding the thresholds herein described, for the negotiation of such contracts, and to provide for protest of actions of the Board under this Rule. As used in this Rule, “**Project**” means that fixed capital outlay study or planning activity when basic construction cost is estimated by the District to exceed the threshold amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FIVE, or for a planning study activity when the fee for Professional Services is estimated by the District to exceed the threshold amount provided in Section 287.017 for CATEGORY TWO, as such categories may be amended or adjusted from time to time.

- (2) Qualifying Procedures. In order to be eligible to provide Professional Services to the District, a consultant must, at the time of receipt of the firm’s qualification submittal:
 - (a) Hold all required applicable state professional licenses in good standing;
 - (b) Hold all required applicable federal licenses in good standing, if any;
 - (c) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the consultant is a corporation; and
 - (d) Meet any qualification requirements set forth in the District’s Request for Qualifications.

Evidence of compliance with this Rule may be submitted with the qualifications, if requested by the District. In addition, evidence of compliance must be submitted any time requested by the District.

- (3) Public Announcement. Except in cases of valid public emergencies as certified by the Board, the District shall announce each occasion when Professional Services are required for a Project or a Continuing Contract by publishing a notice providing a general description of the Project, or the nature of the Continuing Contract, and the method for interested consultants to apply for consideration. The notice shall appear in at least one (1) newspaper of general circulation within the county or counties in which the District is located and in such other places as the District deems appropriate. The notice must allow at least fourteen (14) days for submittal of qualifications from the date of publication. The District may maintain lists of consultants interested in receiving such notices. These consultants are encouraged to submit annually statements of qualifications and performance data. The District shall make reasonable efforts to provide copies of any notices

to such consultants, but the failure to do so shall not give such consultants any bid protest or other rights or otherwise disqualify any otherwise valid procurement process. The Board has the right to reject any and all qualifications, and such reservation shall be included in the published notice. Consultants not receiving a contract award shall not be entitled to recover from the District any costs of qualification package preparation or submittal.

(4) Competitive Selection.

- (a) The Board shall review and evaluate the data submitted in response to the notice described in section (3) of this Rule regarding qualifications and performance ability, as well as any statements of qualifications on file. The Board shall conduct discussions with, and may require public presentation by consultants regarding their qualifications, approach to the Project, and ability to furnish the required services. The Board shall then select and list the consultants, in order of preference, deemed to be the most highly capable and qualified to perform the required Professional Services, after considering these and other appropriate criteria:
 - (i) The ability and adequacy of the professional personnel employed by each consultant;
 - (ii) Whether a consultant is a certified minority business enterprise;
 - (iii) Each consultant's past performance;
 - (iv) The willingness of each consultant to meet time and budget requirements;
 - (v) The geographic location of each consultant's headquarters, office and personnel in relation to the project;
 - (vi) The recent, current, and projected workloads of each consultant; and
 - (vii) The volume of work previously awarded to each consultant by the District.
- (b) Nothing in these Rules shall prevent the District from evaluating and eventually selecting a consultant if less than three (3) Responsive qualification packages, including packages indicating a desire not to provide Professional Services on a given Project, are received.

- (c) If the selection process is administered by any person or committee other than the full Board, the selection made will be presented to the full Board with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.
- (d) Notice of the rankings adopted by the Board, including the rejection of some or all qualification packages, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Request for Qualifications. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's ranking decisions under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

(5) Competitive Negotiation.

- (a) After the Board has authorized the beginning of competitive negotiations, the District may begin such negotiations with the firm listed as most qualified to perform the required Professional Services at a rate or amount of compensation which the Board determines is fair, competitive, and reasonable.
- (b) In negotiating a lump-sum or cost-plus-a-fixed-fee professional contract for more than the threshold amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR, the firm receiving the award shall be required to execute a truth-in-negotiation certificate stating that "wage rates and other factual unit costs supporting the compensation are accurate, complete and current at the time of contracting." In addition, any professional service contract under which such a certificate is required, shall contain a provision that "the original contract price and any additions thereto, shall be adjusted to exclude any significant sums by which the Board determines the contract price was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual unit costs."
- (c) Should the District be unable to negotiate a satisfactory agreement with the firm determined to be the most qualified at a price deemed by the District to be fair, competitive, and reasonable, then negotiations with that firm shall be terminated and the District shall immediately begin negotiations with the second most qualified firm. If a satisfactory

agreement with the second firm cannot be reached, those negotiations shall be terminated and negotiations with the third most qualified firm shall be undertaken.

- (d) Should the District be unable to negotiate a satisfactory agreement with one of the top three (3) ranked consultants, additional firms shall be selected by the District, in order of their competence and qualifications. Negotiations shall continue, beginning with the first-named firm on the list, until an agreement is reached or the list of firms is exhausted.
- (6) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
- (7) Continuing Contract. Nothing in this Rule shall prohibit a Continuing Contract between a consultant and the District.
- (8) Emergency Purchase. The District may make an Emergency Purchase without complying with these Rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 190.011(3), 190.033, 287.055, Fla. Stat.

Rule 3.2 Procedure Regarding Auditor Selection.

In order to comply with the requirements of Section 218.391 of the Florida Statutes, the following procedures are outlined for selection of firms or individuals to provide Auditing Services and for the negotiation of such contracts. “**Auditing Services**” means those services within the scope of the practice of a certified public accounting firm licensed under Chapter 473 of the Florida Statutes, and qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy. For audits required under Chapter 190 of the Florida Statutes but not meeting the thresholds of Chapter 218 of the Florida Statutes, the District need not follow these procedures but may proceed with the selection of a firm or individual to provide Auditing Services and for the negotiation of such contracts in the manner the Board determines is in the best interests of the District.

- (1) Establishment of Auditor Selection Committee. Prior to a public announcement under section (3) of this Rule that Auditing Services are required, the Board shall establish an auditor selection committee (“**Committee**”), the primary purpose of which is to assist the Board in selecting an auditor to conduct the annual financial audit required by Section 218.39 of the Florida Statutes. The Committee shall include at least three individuals, at least one of which must also be a member of the Board. The establishment and selection of the Committee must be conducted at a publicly noticed and held meeting of the Board. The Chairperson of the Committee must be a member of the Board. An employee, a chief executive officer, or a chief financial officer of the District may not serve as a member of the Committee; provided however such individual may serve the Committee in an advisory capacity.

- (2) Establishment of Minimum Qualifications and Evaluation Criteria. Prior to a public announcement under section (3) of this Rule that Auditing Services are required, the Committee shall meet at a publicly noticed meeting to establish minimum qualifications and factors to use for the evaluation of Auditing Services to be provided by a certified public accounting firm licensed under Chapter 473 of the Florida Statutes, and qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy.
 - (a) Minimum Qualifications. In order to be eligible to submit a proposal, a firm must, at all relevant times including the time of receipt of the proposal by the District:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;

- (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the proposer is a corporation; and
- (iv) Meet any pre-qualification requirements established by the Committee and set forth in the RFP or other specifications.

If requested in the RFP or other specifications, evidence of compliance with the minimum qualifications as established by the Committee must be submitted with the proposal.

- (b) Evaluation Criteria. The factors established for the evaluation of Auditing Services by the Committee shall include, but are not limited to:
 - (i) Ability of personnel;
 - (ii) Experience;
 - (iii) Ability to furnish the required services; and
 - (iv) Such other factors as may be determined by the Committee to be applicable to its particular requirements.

The Committee may also choose to consider compensation as a factor. If the Committee establishes compensation as one of the factors, compensation shall not be the sole or predominant factor used to evaluate proposals.

- (3) Public Announcement. After identifying the factors to be used in evaluating the proposals for Auditing Services as set forth in section (2) of this Rule, the Committee shall publicly announce the opportunity to provide Auditing Services. Such public announcement shall include a brief description of the audit and how interested firms can apply for consideration and obtain the RFP. The notice shall appear in at least one (1) newspaper of general circulation within the county or counties in which the District is located. The public announcement shall allow for at least seven (7) days for the submission of proposals.
- (4) Request for Proposals. The Committee shall provide interested firms with a Request for Proposals (“RFP”). The RFP shall provide information on how proposals are to be evaluated and such other information the Committee determines is necessary for the firm to prepare a proposal. The RFP shall state the time and place for submitting proposals, which may be submitted either electronically or via hard copy as determined by the District and provided for in

the RFP. For the avoidance of doubt, the Proposals shall not be required to be publicly opened at the date, time, and place provided for in the RFP relative to the submission of Proposals.

- (5) Committee's Evaluation of Proposals and Recommendation. The Committee shall meet at a publicly held meeting that is publicly noticed for a reasonable time in advance of the meeting to evaluate all qualified proposals and may, as part of the evaluation, require that each interested firm provide a public presentation where the Committee may conduct discussions with the firm, and where the firm may present information, regarding the firm's qualifications. At the public meeting, the Committee shall rank and recommend in order of preference no fewer than three firms deemed to be the most highly qualified to perform the required services after considering the factors established pursuant to subsection (2)(b) of this Rule. If fewer than three firms respond to the RFP or if no firms respond to the RFP, the Committee shall recommend such firm as it deems to be the most highly qualified. Notwithstanding the foregoing, the Committee may recommend that any and all proposals be rejected.

(6) Board Selection of Auditor.

- (a) Where compensation was not selected as a factor used in evaluating the proposals, the Board shall negotiate with the firm ranked first and inquire of that firm as to the basis of compensation. If the Board is unable to negotiate a satisfactory agreement with the first ranked firm at a price deemed by the Board to be fair, competitive, and reasonable, then negotiations with that firm shall be terminated and the Board shall immediately begin negotiations with the second ranked firm. If a satisfactory agreement with the second ranked firm cannot be reached, those negotiations shall be terminated and negotiations with the third ranked firm shall be undertaken. The Board may reopen formal negotiations with any one of the three top-ranked firms, but it may not negotiate with more than one firm at a time. If the Board is unable to negotiate a satisfactory agreement with any of the selected firms, the Committee shall recommend additional firms in order of the firms' respective competence and qualifications. Negotiations shall continue, beginning with the first-named firm on the list, until an agreement is reached or the list of firms is exhausted.
- (b) Where compensation was selected as a factor used in evaluating the proposals, the Board shall select the highest-ranked qualified firm or document in its public records the reason for not selecting the highest-ranked qualified firm.

- (c) In negotiations with firms under this Rule, the Board may allow the District Manager, District Counsel, or other designee to conduct negotiations on its behalf.
 - (d) Notwithstanding the foregoing, the Board may reject any or all proposals. The Board shall not consider any proposal, or enter into any contract for Auditing Services, unless the proposed agreed-upon compensation is reasonable to satisfy the requirements of Section 218.39 of the Florida Statutes, and the needs of the District.
- (7) Contract. Any agreement reached under this Rule shall be evidenced by a written contract, which may take the form of an engagement letter signed and executed by both parties. The written contract shall include all provisions and conditions of the procurement of such services and shall include, at a minimum, the following:
- (a) A provision specifying the services to be provided and fees or other compensation for such services;
 - (b) A provision requiring that invoices for fees or other compensation be submitted in sufficient detail to demonstrate compliance with the terms of the contract;
 - (c) A provision setting forth deadlines for the auditor to submit a preliminary draft audit report to the District for review and to submit a final audit report no later than June 30 of the fiscal year that follows the fiscal year for which the audit is being conducted;
 - (d) A provision specifying the contract period, including renewals, and conditions under which the contract may be terminated or renewed. The maximum contract period including renewals shall be eight (8) years. A renewal may be done without the use of the auditor selection procedures provided in this Rule but must be in writing.
 - (e) Provisions required by law that require the auditor to comply with public records laws.
- (8) Notice of Award. Once a negotiated agreement with a firm or individual is reached, or the Board authorizes the execution of an agreement with a firm where compensation was a factor in the evaluation of proposals, notice of the intent to award, including the rejection of some or all proposals, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the RFP. The notice shall

include the following statement: “Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules,” or wording to that effect. Protests regarding the award of contracts under this Rule shall be as provided for in Rule 3.11. No proposer shall be entitled to recover any costs of proposal preparation or submittal from the District.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 218.33, 218.391, Fla. Stat.

Rule 3.3 Purchase of Insurance.

- (1) Scope. The purchases of life, health, accident, hospitalization, legal expense, or annuity insurance, or all of any kinds of such insurance for the officers and employees of the District, and for health, accident, hospitalization, and legal expenses upon a group insurance plan by the District, shall be governed by this Rule. This Rule does not apply to the purchase of any other type of insurance by the District, including but not limited to liability insurance, property insurance, and directors and officers insurance. Nothing in this Rule shall require the District to purchase insurance.
- (2) Procedure. For a purchase of insurance within the scope of these Rules, the following procedure shall be followed:
 - (a) The Board shall cause to be prepared a Notice of Invitation to Bid.
 - (b) Notice of the Invitation to Bid shall be advertised at least once in a newspaper of general circulation within the county or counties in which the District is located. The notice shall allow at least fourteen (14) days for submittal of bids.
 - (c) The District may maintain a list of persons interested in receiving notices of Invitations to Bid. The District shall make reasonable efforts to provide copies of any notices to such persons, but the failure to do so shall not give such consultants any bid protest or other rights or otherwise disqualify any otherwise valid procurement process.
 - (d) Bids shall be opened at the time and place noted in the Invitation to Bid.
 - (e) If only one (1) response to an Invitation is received, the District may proceed with the purchase. If no response to an Invitation to Bid is received, the District may take whatever steps are reasonably necessary in order to proceed with the purchase.
 - (f) The Board has the right to reject any and all bids and such reservations shall be included in all solicitations and advertisements.
 - (g) Simultaneously with the review of the submitted bids, the District may undertake negotiations with those companies that have submitted reasonable and timely bids and, in the opinion of the District, are fully qualified and capable of meeting all services and requirements. Bid responses shall be evaluated in accordance with the specifications and criteria contained in the Invitation to Bid; in addition, the total cost to the District, the cost, if any, to the District officers, employees, or their

dependents, the geographic location of the company's headquarters and offices in relation to the District, and the ability of the company to guarantee premium stability may be considered. A contract to purchase insurance shall be awarded to that company whose response to the Invitation to Bid best meets the overall needs of the District, its officers, employees, and/or dependents.

- (h) Notice of the intent to award, including rejection of some or all bids, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Invitation to Bid. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's procurement of insurance under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: § 112.08, Fla. Stat.

Rule 3.4 Pre-qualification

- (1) Scope. In its discretion, the District may undertake a pre-qualification process in accordance with this Rule for vendors to provide construction services, goods, supplies, and materials, Contractual Services, and maintenance services.
- (2) Procedure. When the District seeks to pre-qualify vendors, the following procedures shall apply:
 - (a) The Board shall cause to be prepared a Request for Qualifications.
 - (b) For construction services exceeding the thresholds described in Section 255.20 of the Florida Statutes, the Board must advertise the proposed pre-qualification criteria and procedures and allow at least seven (7) days' notice of the public hearing for comments on such pre-qualification criteria and procedures. At such public hearing, potential vendors may object to such pre-qualification criteria and procedures. Following such public hearing, the Board shall formally adopt pre-qualification criteria and procedures prior to the advertisement of the Request for Qualifications for construction services.
 - (c) The Request for Qualifications shall be advertised at least once in a newspaper of general circulation within the county or counties in which the project is located. The notice shall allow at least seven (7) days for submittal of qualifications for goods, supplies and materials, Contractual Services, maintenance services, and construction services under two hundred fifty thousand dollars (\$250,000). The notice shall allow at least twenty-one (21) days for submittal of qualifications for construction services estimated to cost over two hundred fifty thousand dollars (\$250,000) and thirty (30) days for construction services estimated to cost over five hundred thousand dollars (\$500,000).
 - (d) The District may maintain lists of persons interested in receiving notices of Requests for Qualifications. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any pre-qualification determination or contract awarded in accordance with these Rules and shall not be a basis for a protest of any pre-qualification determination or contract award.
 - (e) If the District has pre-qualified vendors for a particular category of purchase, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies or responses

in response to the applicable Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

- (f) In order to be eligible to submit qualifications, a firm or individual must, at the time of receipt of the qualifications:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;
 - (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and
 - (iv) Meet any special pre-qualification requirements set forth in the Request for Qualifications.

Evidence of compliance with these Rules must be submitted with the qualifications if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the qualifications.

- (g) Qualifications shall be presented to the Board, or a committee appointed by the Board, for evaluation in accordance with the Request for Qualifications and this Rule. Minor variations in the qualifications may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature.
- (h) All vendors determined by the District to meet the pre-qualification requirements shall be pre-qualified. To assure full understanding of the responsiveness to the requirements contained in a Request for Qualifications, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion and revision of qualifications. For construction services, any contractor pre-qualified and considered eligible by the Department of Transportation to bid to perform the type of work the project entails shall be presumed to be qualified to perform the project.
- (i) The Board shall have the right to reject all qualifications if there are not enough to be competitive or if rejection is determined to be in the best

interest of the District. No vendor shall be entitled to recover any costs of qualification preparation or submittal from the District.

- (j) If the selection process is administered by any person or committee other than the full Board, the selection made will be presented to the full Board with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.
- (k) Notice of intent to pre-qualify, including rejection of some or all qualifications, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Request for Qualifications. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's pre-qualification decisions under this Rule shall be in accordance with the procedures set forth in Rule 3.11; provided however, protests related to the pre-qualification criteria and procedures for construction services shall be resolved in accordance with section (2)(b) of this Rule and Section 255.20(1)(b) of the Florida Statutes.

(2) Suspension, Revocation, or Denial of Qualification

- (a) The District, for good cause, may deny, suspend, or revoke a prequalified vendor's pre-qualified status. A suspension, revocation, or denial for good cause shall prohibit the vendor from bidding on any District construction contract for which qualification is required, shall constitute a determination of non-responsibility to bid on any other District construction or maintenance contract, and shall prohibit the vendor from acting as a material supplier or subcontractor on any District contract or project during the period of suspension, revocation, or denial. Good cause shall include the following:
 - (i) One of the circumstances specified under Section 337.16(2), Fla. Stat., has occurred.
 - (ii) Affiliated contractors submitted more than one proposal for the same work. In this event the pre-qualified status of all of the affiliated bidders will be revoked, suspended, or denied. All bids of affiliated bidders will be rejected.

- (iii) The vendor made or submitted false, deceptive, or fraudulent statements, certifications, or materials in any claim for payment or any information required by any District contract.
- (iv) The vendor or its affiliate defaulted on any contract or a contract surety assumed control of financial responsibility for any contract of the vendor.
- (v) The vendor's qualification to bid is suspended, revoked, or denied by any other public or semi-public entity, or the vendor has been the subject of a civil enforcement proceeding or settlement involving a public or semi-public entity.
- (vi) The vendor failed to comply with contract or warranty requirements or failed to follow District direction in the performance of a contract.
- (vii) The vendor failed to timely furnish all contract documents required by the contract specifications, special provisions, or by any state or federal statutes or regulations. If the vendor fails to furnish any of the subject contract documents by the expiration of the period of suspension, revocation, or denial set forth above, the vendor's pre-qualified status shall remain suspended, revoked, or denied until the documents are furnished.
- (viii) The vendor failed to notify the District within 10 days of the vendor, or any of its affiliates, being declared in default or otherwise not completing work on a contract or being suspended from qualification to bid or denied qualification to bid by any other public or semi-public agency.
- (ix) The vendor did not pay its subcontractors or suppliers in a timely manner or in compliance with contract documents.
- (x) The vendor has demonstrated instances of poor or unsatisfactory performance, deficient management resulting in project delay, poor quality workmanship, a history of payment of liquidated damages, untimely completion of projects, uncooperative attitude, contract litigation, inflated claims or defaults.
- (xi) An affiliate of the vendor has previously been determined by the District to be non-responsible, and the specified period of suspension, revocation, denial, or non-responsibility remains in effect.

(xii) The vendor or affiliate(s) has been convicted of a contract crime.

1. The term “**contract crime**” means any violation of state or federal antitrust laws with respect to a public contract or any violation of any state or federal law involving fraud, bribery, collusion, conspiracy, or material misrepresentation with respect to a public contract.

2. The term “**convicted**” or “**conviction**” means a finding of guilt or a conviction of a contract crime, with or without an adjudication of guilt, in any federal or state trial court of record as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

(b) A denial, suspension, or revocation shall prohibit the vendor from being a subcontractor on District work during the period of denial, suspension, or revocation, except when a prime contractor’s bid has used prices of a subcontractor who becomes disqualified after the bid, but before the request for authorization to sublet is presented.

(c) The District shall inform the vendor in writing of its intent to deny, suspend, or revoke its pre-qualified status and inform the vendor of its right to a hearing, the procedure which must be followed, and the applicable time limits. If a hearing is requested within 10 days after the receipt of the notice of intent, the hearing shall be held within 30 days after receipt by the District of the request for the hearing. The decision shall be issued within 15 days after the hearing.

(d) Such suspension or revocation shall not affect the vendor’s obligations under any preexisting contract.

(e) In the case of contract crimes, the vendor’s pre-qualified status under this Rule shall be revoked indefinitely. For all violations of Rule 3.4(3)(a) other than for the vendor’s conviction for contract crimes, the revocation, denial, or suspension of a vendor’s pre-qualified status under this Rule shall be for a specific period of time based on the seriousness of the deficiency.

Examples of factors affecting the seriousness of a deficiency are:

(i) Impacts on project schedule, cost, or quality of work;

(ii) Unsafe conditions allowed to exist;

- (iii) Complaints from the public;
- (iv) Delay or interference with the bidding process;
- (v) The potential for repetition;
- (vi) Integrity of the public contracting process;
- (vii) Effect on the health, safety, and welfare of the public.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 190.033, 255.0525, 255.20, Fla. Stat.

Rule 3.5 Construction Contracts, Not Design-Build.

- (1) Scope. All contracts for the construction or improvement of any building, structure, or other public construction works authorized by Chapter 190 of the Florida Statutes, the costs of which are estimated by the District in accordance with generally accepted cost accounting principles to be in excess of the threshold amount for applicability of Section 255.20 of the Florida Statutes, as that amount may be indexed or amended from time to time, shall be let under the terms of these Rules and the procedures of Section 255.20 of the Florida Statutes, as the same may be amended from time to time. A project shall not be divided solely to avoid the threshold bidding requirements.
- (2) Procedure. When a purchase of construction services is within the scope of this Rule, the following procedures shall apply:
 - (a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.
 - (b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the county or counties in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least twenty-one (21) days for submittal of sealed bids, proposals, replies, or responses, unless the Board, for good cause, determines a shorter period of time is appropriate. Any project projected to cost more than five hundred thousand dollars (\$500,000) must be noticed at least thirty (30) days prior to the date for submittal of bids, proposals, replies, or responses. If the Board has previously pre-qualified contractors pursuant to Rule 3.4 and determined that only the contractors that have been pre-qualified will be permitted to submit bids, proposals, replies, and responses, the Notice of Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation need not be published. Instead, the Notice of Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be sent to the pre-qualified contractors by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service.
 - (c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, or to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice

shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.

- (d) If the District has pre-qualified providers of construction services, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, or responses to Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations.
- (e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;
 - (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the bidder is a corporation; and
 - (iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Any contractor that has been found guilty by a court of any violation of federal labor or employment tax laws regarding subjects including but not limited to, reemployment assistance, safety, tax withholding, worker's compensation, unemployment tax, social security and Medicare tax, wage or hour, or prevailing rate laws within the past 5 years may be considered ineligible by the District to submit a bid, response, or proposal for a District project.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply, or response, if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

- (f) Bids, proposals, replies, and responses, or the portions of which that include the price, shall be publicly opened at a meeting noticed in accordance with Rule 1.3, and at which at least one district representative

is present. The name of each bidder and the price submitted in the bid shall be announced at such meeting and shall be made available upon request. Minutes should be taken at the meeting and maintained by the District. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation and these Rules. Minor variations in the bids, proposals, replies, or responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.

- (g) The lowest Responsive Bid submitted by a Responsive and Responsible Bidder in response to an Invitation to Bid shall be accepted. In relation to a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, the Board shall select the Responsive Proposal, Reply, or Response submitted by a Responsive and Responsible Vendor which is most advantageous to the District. To assure full understanding of the responsiveness to the solicitation requirements contained in a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, and responses.
- (h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No contractor shall be entitled to recover any costs of bid, proposal, response, or reply preparation or submittal from the District.
- (i) The Board may require potential contractors to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.
- (j) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase construction services or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of construction services, in the manner the

Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the construction services without further competitive selection processes.

- (k) If the selection process is administered by any person or committee other than the full Board, the selection made will be presented to the full Board with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.
 - (l) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's purchase of construction services under this Rule shall be in accordance with the procedures set forth in Rule 3.11.
- (3) Sole Source; Government. Construction services that are only available from a single source are exempt from this Rule. Construction services provided by governmental agencies are exempt from this Rule. This Rule shall not apply to the purchase of construction services, which may include goods, supplies, or materials, that are purchased under a federal, state, or local government contract that has been competitively procured by such federal, state, or local government in a manner consistent with the material procurement requirements of these Rules. A contract for construction services is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process.
 - (4) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
 - (5) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board Meeting.
 - (6) Exceptions. This Rule is inapplicable when:

- (a) The project is undertaken as repair or maintenance of an existing public facility;
- (b) The funding source of the project will be diminished or lost because the time required to competitively award the project after the funds become available exceeds the time within which the funding source must be spent;
- (c) The District has competitively awarded a project and the contractor has abandoned the project or the District has terminated the contract; or
- (d) The District, after public notice, conducts a public meeting under Section 286.011 of the Florida Statutes, and finds by a majority vote of the Board that it is in the public's best interest to perform the project using its own services, employees, and equipment.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 189.053, 190.033, 255.0518, 255.0525, 255.20, 287.055, Fla. Stat.

Rule 3.6 Construction Contracts, Design-Build.

- (1) Scope. The District may utilize Design-Build Contracts for any public construction project for which the Board determines that use of such contract is in the best interest of the District. When letting a Design-Build Contract, the District shall use the following procedure:
- (2) Procedure.
 - (a) The District shall utilize a Design Criteria Professional meeting the requirements of Section 287.055(2)(k) of the Florida Statutes, when developing a Design Criteria Package, evaluating the proposals and qualifications submitted by Design-Build Firms, and determining compliance of the project construction with the Design Criteria Package. The Design Criteria Professional may be an employee of the District, may be the District Engineer selected by the District pursuant to Section 287.055 of the Florida Statutes, or may be retained pursuant to Rule 3.1. The Design Criteria Professional is not eligible to render services under a Design-Build Contract executed pursuant to the Design Criteria Package.
 - (b) A Design Criteria Package for the construction project shall be prepared and sealed by the Design Criteria Professional. If the project utilizes existing plans, the Design Criteria Professional shall create a Design Criteria Package by supplementing the plans with project specific requirements, if any.
 - (c) The Board may either choose to award the Design-Build Contract pursuant to the competitive proposal selection process set forth in Section 287.055(9) of the Florida Statutes, or pursuant to the qualifications-based selection process pursuant to Rule 3.1.
 - (i) Qualifications-Based Selection. If the process set forth in Rule 3.1 is utilized, subsequent to competitive negotiations, a guaranteed maximum price and guaranteed completion date shall be established.
 - (ii) Competitive Proposal-Based Selection. If the competitive proposal selection process is utilized, the Board, in consultation with the Design Criteria Professional, shall establish the criteria, standards and procedures for the evaluation of Design-Build Proposals based on price, technical, and design aspects of the project, weighted for the project. After a Design Criteria Package and the standards and procedures for evaluation of proposals have been developed,

competitive proposals from qualified firms shall be solicited pursuant to the design criteria by the following procedure:

1. A Request for Proposals shall be advertised at least once in a newspaper of general circulation within the county in which the project is located. The notice shall allow at least twenty-one (21) days for submittal of sealed proposals, unless the Board, for good cause, determines a shorter period of time is appropriate. Any project projected to cost more than five hundred thousand dollars (\$500,000) must be noticed at least thirty (30) days prior to the date for submittal of proposals.
2. The District may maintain lists of persons interested in receiving notices of Requests for Proposals. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.
3. In order to be eligible to submit a proposal, a firm must, at the time of receipt of the proposals:
 - a. Hold the required applicable state professional licenses in good standing, as defined by Section 287.055(2)(h) of the Florida Statutes;
 - b. Hold all required applicable federal licenses in good standing, if any;
 - c. Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the proposer is a corporation;
 - d. Meet any special pre-qualification requirements set forth in the Request for Proposals and Design Criteria Package.

Any contractor that has been found guilty by a court of any violation of federal labor or employment tax laws regarding

subjects including but not limited to reemployment assistance, safety, tax withholding, worker's compensation, unemployment tax, social security and Medicare tax, wage or hour, or prevailing rate laws within the past 5 years may be considered ineligible by the District to submit a bid, response, or proposal for a District project.

Evidence of compliance with these Rules must be submitted with the proposal if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the proposal.

4. The proposals, or the portions of which that include the price, shall be publicly opened at a meeting noticed in accordance with Rule 1.3, and at which at least one district representative is present. The name of each bidder and the price submitted in the bid shall be announced at such meeting and shall be made available upon request. Minutes should be taken at the meeting and maintained by the District. In consultation with the Design Criteria Professional, the Board shall evaluate the proposals received based on evaluation criteria and procedures established prior to the solicitation of proposals, including but not limited to qualifications, availability, and past work of the firms and the partners and members thereof. The Board shall then select no fewer than three (3) Design-Build Firms as the most qualified.
5. The Board shall have the right to reject all proposals if the proposals are too high, or rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of proposal preparation or submittal from the District.
6. If less than three (3) Responsive Proposals are received, the District may purchase design-build services or may reject the proposals for lack of competitiveness. If no Responsive Proposals are received, the District may proceed with the procurement of design-build services in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the design-build services without further competitive selection processes.

7. Notice of the rankings adopted by the Board, including the rejection of some or all proposals, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Design Criteria Package. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's rankings under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

8. The Board shall negotiate a contract with the firm ranking the highest based on the evaluation standards and shall establish a price which the Board determines is fair, competitive and reasonable. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. The Board shall then undertake negotiations with the second most qualified firm, based on the ranking by the evaluation standards. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the second most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. The Board shall then undertake negotiations with the third most qualified firm. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the third most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. Should the Board be unable to negotiate a satisfactory contract with any of the selected firms, the Board shall select additional firms in order of their rankings based on the evaluation standards and continue negotiations until an agreement is reached or the list of firms is exhausted.

9. After the Board contracts with a firm, the firm shall bring to the Board for approval, detailed working drawings of the project.
 10. The Design Criteria Professional shall evaluate the compliance of the detailed working drawings and project construction with the Design Criteria Package and shall provide the Board with a report of the same.
- (3) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
 - (4) Emergency Purchase. The Board may, in case of public emergency, declare an emergency and immediately proceed with negotiations with the best qualified Design-Build Firm available at the time. The fact that an Emergency Purchase has occurred shall be noted in the minutes of the next Board meeting.
 - (5) Exceptions. This Rule is inapplicable when:
 - (a) The project is undertaken as repair or maintenance of an existing public facility;
 - (b) The funding source of the project will be diminished or lost because the time required to competitively award the project after the funds become available exceeds the time within which the funding source must be spent;
 - (c) The District has competitively awarded a project and the contractor has abandoned the project or the District has terminated the contractor; or
 - (d) The District, after public notice, conducts a public meeting under Section 286.011 of the Florida Statutes, and finds by a majority vote of the Board that it is in the public's best interest to perform the project using its own services, employees, and equipment.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 189.053, 190.033, 255.0518, 255.0525, 255.20, 287.055, Fla. Stat.

Rule 3.7 Payment and Performance Bonds.

- (1) Scope. This Rule shall apply to contracts for the construction of a public building, for the prosecution and completion of a public work, or for repairs upon a public building or public work and shall be construed in addition to terms prescribed by any other Rule that may also apply to such contracts.

- (2) Required Bond. Upon entering into a contract for any of the services described in section (1) of this Rule in excess of \$200,000, the Board shall require that the contractor, before commencing the work, execute and record a payment and performance bond, or other acceptable surety, in an amount equal to the contract price. Notwithstanding the terms of the contract or any other law, the District may not make payment to the contractor until the contractor has provided to the District a certified copy of the recorded bond.

- (3) Discretionary Bond. At the discretion of the Board, upon entering into a contract for any of the services described in section (1) of this Rule for an amount not exceeding \$200,000, the contractor may be exempted from executing a payment and performance bond.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: § 255.05, Fla. Stat.

Rule 3.8 Goods, Supplies, and Materials.

- (1) Purpose and Scope. All purchases of goods, supplies, or materials exceeding the amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR, shall be purchased under the terms of this Rule. Contracts for purchases of “**goods, supplies, and materials**” do not include printing, insurance, advertising, or legal notices. A contract involving goods, supplies, or materials plus maintenance services may, in the discretion of the Board, be treated as a contract for maintenance services. However, a purchase shall not be divided solely in order to avoid the threshold bidding requirements.
- (2) Procedure. When a purchase of goods, supplies, or materials is within the scope of this Rule, the following procedures shall apply:
 - (a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.
 - (b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the District and within the county or counties in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least seven (7) days for submittal of bids, proposals, replies, or responses.
 - (c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, or Competitive Solicitations. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.
 - (d) If the District has pre-qualified suppliers of goods, supplies, and materials, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, or responses.
 - (e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:
 - (i) Hold all required applicable state professional licenses in good standing;

- (ii) Hold all required applicable federal licenses in good standing, if any;
- (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and
- (iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply or response if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

Any firm or individual whose principal place of business is outside the State of Florida must also submit a written opinion of an attorney at law licensed to practice law in that foreign state, as to the preferences, if any or none, granted by the law of that foreign state to business entities whose principal places of business are in that foreign state, in the letting of any or all public contracts. Failure to submit such a written opinion or submission of a false or misleading written opinion may be grounds for rejection of the bid, proposal, reply, or response.

- (f) Bids, proposals, replies, and responses shall be publicly opened at the time and place noted on the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, and this Rule. Minor variations in the bids, proposals, replies, or responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.
- (g) The lowest Responsive Bid, after taking into account the preferences provided for in this subsection, submitted by a Responsive and Responsible Bidder in response to an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be accepted. If the lowest Responsive Bid is submitted by a Responsive and Responsible Bidder

whose principal place of business is located in a foreign state which does not grant a preference in competitive purchase to businesses whose principal place of business are in that foreign state, the lowest Responsible and Responsive Bidder whose principal place of business is in the State of Florida shall be awarded a preference of five (5) percent. If the lowest Responsive Bid is submitted by a Responsive and Responsible Bidder whose principal place of business is located in a foreign state which grants a preference in competitive purchase to businesses whose principal place of business are in that foreign state, the lowest Responsible and Responsive Bidder whose principal place of business is in the State of Florida shall be awarded a preference equal to the preference granted by such foreign state.

To assure full understanding of the responsiveness to the solicitation requirements contained in an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, and responses.

- (h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of bid, proposal, reply, or response preparation or submittal from the District.
- (i) The Board may require bidders and proposers to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.
- (j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's purchase of goods,

supplies, and materials under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

- (k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase goods, supplies, or materials, or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of goods, supplies, and materials, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the goods, supplies, and materials without further competitive selection processes.
- (3) Goods, Supplies, and Materials included in a Construction Contract Awarded Pursuant to Rule 3.5 or 3.6. There may be occasions where the District has undergone the competitive purchase of construction services which contract may include the provision of goods, supplies, or materials. In that instance, the District may approve a change order to the contract and directly purchase the goods, supplies, and materials. Such purchase of goods, supplies, and materials deducted from a competitively purchased construction contract shall be exempt from this Rule.
- (4) Exemption. Goods, supplies, and materials that are only available from a single source are exempt from this Rule. Goods, supplies, and materials provided by governmental agencies are exempt from this Rule. A contract for goods, supplies, or materials is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process. This Rule shall not apply to the purchase of goods, supplies or materials that are purchased under a federal, state, or local government contract that has been competitively procured by such federal, state, or local government in a manner consistent with the material procurement requirements of these Rules.
- (5) Renewal. Contracts for the purchase of goods, supplies, and/or materials subject to this Rule may be renewed for a maximum contract period including renewals of eight (8) years.
- (6) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 189.053, 190.033, 287.017, 287.084, Fla. Stat.

Rule 3.9 Maintenance Services.

- (1) Scope. All contracts for maintenance of any District facility or project shall be set under the terms of this Rule if the cost exceeds the amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR. A contract involving goods, supplies, and materials plus maintenance services may, in the discretion of the Board, be treated as a contract for maintenance services. However, a purchase shall not be divided solely in order to avoid the threshold bidding requirements.

- (2) Procedure. When a purchase of maintenance services is within the scope of this Rule, the following procedures shall apply:
 - (a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

 - (b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the county or counties in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least seven (7) days for submittal of bids, proposals, replies, or responses.

 - (c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.

 - (d) If the District has pre-qualified suppliers of maintenance services, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, and responses.

 - (e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:
 - (i) Hold all required applicable state professional licenses in good standing;

 - (ii) Hold all required applicable federal licenses in good standing, if any;

- (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and
- (iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply, or response if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

- (f) Bids, proposals, replies, and responses shall be publicly opened at the time and place noted on the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, and these Rules. Minor variations in the bids, proposals, replies, and responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.
- (g) The lowest Responsive Bid submitted in response to an Invitation to Bid by a Responsive and Responsible Bidder shall be accepted. In relation to a Request for Proposals, Invitation to Negotiate or Competitive Solicitation the Board shall select the Responsive Proposal, Reply, or Response submitted by a Responsive and Responsible Vendor which is most advantageous to the District. To assure full understanding of the responsiveness to the solicitation requirements contained in a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, or responses.
- (h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is

determined to be in the best interest of the District. No Vendor shall be entitled to recover any costs of bid, proposal, reply, or response preparation or submittal from the District.

- (i) The Board may require bidders and proposers to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.
 - (j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's procurement of maintenance services under this Rule shall be in accordance with the procedures set forth in Rule 3.11.
 - (k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase the maintenance services or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of maintenance services, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the maintenance services without further competitive selection processes.
- (3) Exemptions. Maintenance services that are only available from a single source are exempt from this Rule. Maintenance services provided by governmental agencies are exempt from this Rule. A contract for maintenance services is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process.
- (4) Renewal. Contracts for the purchase of maintenance services subject to this Rule may be renewed for a maximum contract period including renewals of eight (8) years.
- (5) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.

- (6) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), 190.033, Fla. Stat.
Law Implemented: §§ 119.0701, 190.033, 287.017, Fla. Stat.

Rule 3.10 Contractual Services.

- (1) Exemption from Competitive Purchase. Pursuant to Section 190.033(3) of the Florida Statutes, Contractual Services shall not be subject to competitive purchasing requirements. If an agreement is predominantly for Contractual Services, but also includes maintenance services or the purchase of goods and services, the contract shall not be subject to competitive purchasing requirements. Regardless of whether an advertisement or solicitation for Contractual Services is identified as an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, no rights or remedies under these Rules, including but not limited to protest rights, are conferred on persons, firms, or vendors proposing to provide Contractual Services to the District.

- (2) Contracts; Public Records. In accordance with Florida law, each contract for Contractual Services shall include provisions required by law that require the contractor to comply with public records laws.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 190.011(3), 190.033, Fla. Stat.

Rule 3.11 Protests with Respect to Proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9.

The resolution of any protests with respect to proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9 shall be in accordance with this Rule.

(1) Filing.

- (a) With respect to a protest regarding qualifications, specifications, documentation, or other requirements contained in a Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation issued by the District, the notice of protest shall be filed in writing within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the first advertisement of the Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file a notice of protest shall constitute a waiver of all rights to protest the District's intended decision. Failure to file a formal written protest shall constitute an abandonment of the protest proceedings and shall automatically terminate the protest proceedings.
- (b) Except for those situations covered by subsection (1)(a) of this Rule, any firm or person who is affected adversely by a District's ranking or intended award under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, or 3.9 and desires to contest the District's ranking or intended award, shall file with the District a written notice of protest within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after receipt of the notice of the District's ranking or intended award or after posting on the District's website if so provided for in the Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file a notice of protest shall constitute a waiver of all rights to protest the District's ranking or intended award. Failure to file a formal written protest shall constitute an abandonment of the protest proceedings and shall automatically terminate the protest proceedings.

- (c) If the requirement for the posting of a protest bond and the amount of the protest bond, which may be expressed by a percentage of the contract to be awarded or a set amount, is disclosed in the District's competitive solicitation documents for a particular purchase under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, or 3.9, any person who files a notice of protest must post the protest bond. The amount and form of the protest bond shall be determined by District staff after consultation with the Board and within the limits, if any, imposed by Florida law. In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses, and attorney's fees associated with hearing and defending the protest. In the event the protest is settled by mutual agreement of the parties, the protest bond shall be distributed as agreed to by the District and protestor.
 - (d) The District does not accept documents filed by e-mail or facsimile transmission. Filings are only accepted during normal business hours.
- (2) Contract Execution. Upon receipt of a notice of protest which has been timely filed, the District shall not execute the contract under protest until the subject of the protest is resolved. However, if the District sets forth in writing particular facts and circumstances showing that delay incident to protest proceedings will jeopardize the funding for the project, will materially increase the cost of the project, or will create an immediate and serious danger to the public health, safety, or welfare, the contract may be executed.
- (3) Informal Proceeding. If the Board determines a protest does not involve a disputed issue of material fact, the Board may, but is not obligated to, schedule an informal proceeding to consider the protest. Such informal proceeding shall be at a time and place determined by the Board. Notice of such proceeding shall be sent via e-mail (with a delivery and read receipt), United States Mail, or hand delivery to the protestor and any substantially affected persons or parties not less than three (3) calendar days prior to such informal proceeding. Within thirty (30) calendar days following the informal proceeding, the Board shall issue a written decision setting forth the factual, legal, and policy grounds for its decision.
- (4) Formal Proceeding. If the Board determines a protest involves disputed issues of material fact or if the Board elects not to use the informal proceeding process provided for in section (3) of this Rule, the District shall schedule a formal hearing to resolve the protest. The Chairperson shall designate any member of the Board (including the Chairperson), District Manager, District Counsel, or other person as a hearing officer to conduct the hearing. The hearing officer may:
 - (a) Administer oaths and affirmations;

- (b) Rule upon offers of proof and receive relevant evidence;
- (c) Regulate the course of the hearing, including any pre-hearing matters;
- (d) Enter orders; and
- (e) Make or receive offers of settlement, stipulation, and adjustment.

The hearing officer shall, within thirty (30) days after the hearing or receipt of the hearing transcript, whichever is later, file a recommended order which shall include a caption, time and place of hearing, appearances entered at the hearing, statement of the issues, findings of fact and conclusions of law, separately stated, and a recommendation for final District action. The District shall allow each party fifteen (15) days in which to submit written exceptions to the recommended order. The District shall issue a final order within sixty (60) days after the filing of the recommended order.

- (5) Rejection of all Qualifications, Bids, Proposals, Replies and Responses after Receipt of Notice of Protest. If the Board determines there was a violation of law, defect, or an irregularity in the competitive solicitation process, the Bids, Proposals, Replies, and Responses are too high, or if the Board determines it is otherwise in the District's best interest, the Board may reject all qualifications, bids, proposals, replies, and responses and start the competitive solicitation process anew. If the Board decides to reject all qualifications, bids, proposals, replies, and responses and start the competitive solicitation process anew, any pending protests shall automatically terminate.
- (6) Judicial Review. A party who is adversely affected by final District action is entitled to judicial review. Judicial review shall be sought in the county where the District is located. All proceedings shall be instituted by filing a notice of appeal or petition for review in accordance with the Florida Rules of Appellate Procedure within thirty (30) calendar days after the rendition of the decision being appealed. The filing of an appeal does not itself stay enforcement of the final District decision. Judicial review of any District action shall be confined to the record transmitted. The record for judicial review shall be compiled in accordance with the Florida Rules of Appellate Procedure. Failure to file a notice of appeal or petition for review within the time prescribed herein shall constitute a waiver of judicial review proceedings.
- (7) Intervenors. Other substantially affected persons may join the proceedings as intervenors on appropriate terms which shall not unduly delay the proceedings.

- (8) Settlement. Nothing herein shall preclude the settlement of any protest under this Rule at any time.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 120.69(2)(a), 190.033, Fla. Stat.

Rule 4.0 Effective Date.

These Rules shall be effective _____, 2026, except that no election of officers required by these Rules shall be required until after the next regular election for the Board.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 190.011(5), 190.011(15), Fla. Stat.

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE
VERANO #2 COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the qualifying period for candidates for the office of Supervisor of the Verano #2 Community Development District ("District") will commence at **noon on June 8, 2026, and close at noon on June 12, 2026**. As provided in Section 99.061(8), Florida Statutes, qualifying papers may be submitted beginning **May 25, 2026**, to be processed and filed during the qualifying period. Candidates must qualify for the office of Supervisors of the District with the St. Lucie County Supervisor of Elections, at one of the following locations (the Supervisor of Elections recommends that qualifying papers filed during the **June 8-12** qualifying period be submitted to the Fort Pierce office):

St. Lucie West South County Annex 250 NE Country Club Drive Port St. Lucie, Florida 34986-2408 Telephone: (772) 462-1500	Dorothy J. Conrad County Admin. Annex 1664 S.E. Walton Road Port St. Lucie, Florida 34952 Telephone: (772) 462-1500
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Renaissance Business Park 4132 Okeechobee Road Fort Pierce, Florida 34947 Telephone: (772) 462-1500	Tradition Tax Collector's Office 10264 SW Village Parkway Port St. Lucie, Florida 34987 (772) 462-1500
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All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be qualified electors of the District. A qualified elector is any person at least 18 years of age who also is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the St. Lucie County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The District has **three** seats up for election, specifically **Seat #1, Seat # 4 and Seat #5**. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on **November 3, 2026**, in the manner prescribed by law for general elections.

For additional information, please contact the St. Lucie County Supervisor of Elections.

DISTRICT
Andressa Hinz Philippi, District Manager
VERANO #2 COMMUNITY DEVELOPMENT DISTRICT

Prepared by and return to:

Jere Earlywine, Esq.
Kutak Rock LLP
107 W College Avenue
Tallahassee, Florida 32301

SECOND AMENDED AND RESTATED DISTRICT INTERLOCAL AGREEMENT

THIS SECOND AMENDED AND RESTATED DISTRICT INTERLOCAL AGREEMENT (“Agreement”) is entered into this ____ day of _____, 2026 (“**Effective Date**”), by and among the **VERANO CENTER COMMUNITY DEVELOPMENT DISTRICT (“Center District”)**, the **VERANO #1 COMMUNITY DEVELOPMENT DISTRICT (“District #1”)**, the **VERANO #2 COMMUNITY DEVELOPMENT DISTRICT (“District #2”)**, the **VERANO #3 COMMUNITY DEVELOPMENT DISTRICT (“District #3”)**, the **VERANO #4 COMMUNITY DEVELOPMENT DISTRICT (“District #4”)**, and the **VERANO #5 COMMUNITY DEVELOPMENT DISTRICT (“District #5”)**, each a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in St. Lucie County, Florida. Center District, District #1, District #2, District #3, District #4, and District #5 may be each be referred to as a “**District**” or collectively as the “**Districts.**”

WITNESSETH:

WHEREAS, each of the Districts was established pursuant Chapter 190, *Florida Statutes* for the purposes of planning, financing, constructing, operating and/or maintaining certain infrastructure benefitting the lands within its respective boundaries, including infrastructure to provide stormwater management and other master improvements that benefit the Districts; and

WHEREAS, the lands within the boundaries of the Districts are contiguous or in close proximity to each other and are being developed as the project known as “**Verano;**” and

WHEREAS, the Districts previously entered into that certain *Amended and Restated District Interlocal Agreement* dated April 9, 2015 (as amended from time to time, “**Verano Interlocal**”), which authorizes District #5 to, among other things, administer the operation and maintenance of various capital improvements on behalf of the Districts and with respect to Verano; and

WHEREAS, the Districts and the City of Port St. Lucie are parties to that certain *Second Amended and Restated Interlocal Agreement to Provide Maintenance of the Stormwater Management System for the Verano Community Development Districts* dated May 22, 2023, and recorded in Official Records Book 4999, Pages 2064 et seq. of the Public Records of St. Lucie County, Florida (“**City Agreement**”), as may be amended from time to time, which City Agreement remains in full force and effect; and

WHEREAS, pursuant to the Verano Interlocal, and the City Agreement, the Districts delegated to District #5, among other things, the power and authority to act on behalf of the Districts to maintain the stormwater management system for Verano (“**Stormwater System**”); and

WHEREAS, the City Agreement further authorizes District #5 to receive on behalf of all of the Districts the City’s stormwater rebates (“**Stormwater Rebates**”) for use in taking care of the Stormwater System; and

WHEREAS, the Florida Interlocal Cooperation Act of 1969, Section 163.01, Florida Statutes, permits local governmental units to make the most efficient use of their respective powers by enabling them to cooperate with one another on a basis of mutual advantage and thereby to provide services and facilities in a manner and

pursuant to forms of governmental organization that will accord best with geographic, economic, population, and other factors influencing the needs and development of local communities; and

WHEREAS, as the development of Verano has progressed, the Districts now desire to revise the Verano Interlocal in order to clarify the terms of the Verano Interlocal and further to allow each District to manage its individual neighborhood improvements, but to authorize District #5 to continue to operate and maintain all “master” improvements such as the Stormwater System, as well as certain “**Additional Master Improvements**” (together with the Stormwater System, “**Master Improvements**”), as described more fully in **Exhibit A**;

NOW, THEREFORE, in consideration of the mutual understandings and covenants set forth herein, and other good and valuable consideration, the receipt of sufficiency of which are hereby acknowledged, each District agrees as follows:

SECTION 1. RECITALS. The foregoing recitals are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. PURPOSE; LIMITED SCOPE. This Agreement is entered into for the limited purpose of coordinating the ownership, operation, maintenance, repair, replacement, and administration of the Master Improvements. This Agreement supersedes and replaces in the entirety Verano Interlocal. This Agreement is not intended to, and does not, amend the City Agreement.

SECTION 3. LIMITED DESIGNATION OF DISTRICT #5 AS ADMINISTRATIVE DISTRICT. The Districts designate District #5 as the “**Administrative District**” for purposes of administration and coordination of the Master Improvements under this Agreement. The Districts expressly delegate to the Administrative District all authority and responsibility to execute, on behalf of any individual or all Districts, documents reasonable and necessary to effectuate the satisfaction or release of certain liens, assessments, contracts, license agreements, permits, insurance claims, or other encumbrances held, imposed, recorded, or entered into by any or all of the Districts upon or with respect to real property or the Verano development prior to the Effective Date and otherwise necessary to fulfill the terms of prior versions of the Interlocal Agreement among the Districts, as amended and restated by this Agreement. The Administrative District may execute any such document without requiring the joinder, consent, or signature of any other District, and each District hereby appoints the Administrative District as its attorney-in-fact for such limited purposes. The Administrative District shall provide written notice to the affected District(s) before executing any such document on its behalf. Any costs, liabilities, or expenses arising from the wind-down or resolution of such pre-existing matters shall be allocated among the Districts as Proportionate Shares unless otherwise agreed in writing. The authority granted under this Section shall survive the termination or expiration of this Agreement until all such pre-existing matters have been fully resolved.

SECTION 4. STORMWATER SYSTEM. Consistent with the terms of the City Agreement, District #5, as the Administrative District, shall have the following authority, responsibilities, rights, and obligations:

- a. Serve as the point of contact among the Districts for all matters relating to the Stormwater System, including but not limited to maintenance, operation, repair and replacement of the Stormwater System; and
- b. Coordinate with the City of Port St. Lucie (the “**City**”) regarding the City Agreement; and
- c. Receive Stormwater Rebates or similar payments under the City Agreement and administer distribution as provided in this Agreement; and

- d. Request and receive from each District reasonable documentation evidencing maintenance activities and compliance with stormwater-related permit requirements; and
- e. Provide notices and administer the self-help process set forth in this Agreement; and
- f. Otherwise carry out the purpose and intent of this Agreement and the City Agreement; and
- g. Maintaining swales, conveyance channels, and waterways to ensure proper functioning of the stormwater management system in accordance with the design criteria set forth within all South Florida Water Management District surface water management permits applicable to the Stormwater System ("**Permits**"); and
- h. Maintaining berms and drainage divides to assure structural integrity; and
- i. Operating and maintaining stormwater control structures in accordance with the Permits, including managing allowable discharges from, and the storage of stormwater within, the Stormwater System; and
- j. Analyzing and reporting water quality sampling as required by the Permits; and
- k. Managing wetlands and preserve areas for water quality enhancement purposes in accordance with the Permits; and
- l. Complying with all water quality standards imposed by all applicable governmental bodies, agencies, and special districts having authority within the boundaries of the Districts; and
- m. Providing for the storage and conveyance of stormwater through the Stormwater System in accordance with the Permits; and
- n. Maintaining the Designated Crosstown Stormwater Components located within the pathway generally depicted in the attached Exhibit A to the City Agreement, including those drainage pipes and related structures and facilities (A) lying within easements dedicated or to be dedicated to District #5 north of the Crosstown Parkway right-of-way, and (B) those facilities lying within the drainage easement as described in the sketch and legal description provided in Exhibit B to the City Agreement upon a portion of the Crosstown Parkway right-of-way, but not including maintenance of any other portion of the Crosstown Parkway drainage system; and
- o. Otherwise taking all actions reasonably necessary to maintain, operate, repair and replace the Stormwater System consistent with the Permits, the City Agreement, and all applicable laws and approvals.

SECTION 5. ADDITIONAL MASTER IMPROVEMENTS. The Administrative District, shall have the following authority and responsibilities with respect to the Additional Master Improvements:

- a. Serve as the point of contact among the Districts for all matters relating to the Additional Master Improvements, including but not limited to maintenance, operation, repair, replacement, and administrative matters; and

- b. Operate, maintain, repair and replace the Additional Master Improvements, consistent with the terms of this Agreement; and
- c. Comply with all applicable federal, state, and local laws, rules, regulations, ordinances, permits, and approvals applicable to the Additional Master Improvements; and
- d. Invoice and collect from each District its proportionate share of costs related to the Additional Master Improvements in accordance with this Agreement; and
- e. Request and receive from each District reasonable documentation evidencing maintenance activities and compliance with applicable permit requirements related to the Additional Master Improvements; and
- f. Perform all administrative functions related to the foregoing, including but not limited to procurement of contractors and service providers, oversight of work, and recordkeeping;
- g. Provide notices and administer the self-help process set forth in this Agreement with respect to the Additional Master Improvements; and
- h. Otherwise carry out the purpose and intent of this Agreement with respect to the Additional Master Improvements.

SECTION 6. MAINTENANCE STANDARDS. All maintenance performed under this Agreement, whether by District #5 or by any other District electing to maintain its In-District Stormwater Facilities as authorized herein, shall be performed in accordance with (a) applicable industry standards, (b) all applicable federal, state, and local laws, rules, regulations, and ordinances, (c) all conditions and requirements set forth in the Permits and any other governmental permits, approvals, and authorizations, and (d) with respect to the Stormwater System, the terms and conditions of the City Agreement. Without limiting the foregoing: (i) the Stormwater System shall be maintained to preserve its designed hydraulic capacity and water quality function, including regular clearing of swales and channels, semi-annual removal of debris from control structures, annual inspection of all structures and appurtenances, and all permit-required sampling and reporting; (ii) the Additional Master Improvements shall be maintained in a neat, safe, and attractive condition, including regular mowing, pruning, replacement of dead or diseased plant material, and upkeep of irrigation; (iii) the Administrative District shall conduct annual inspections of the Master Improvements and retain written maintenance records for at least five (5) years, or for such other period as may be required by law, available to any District upon request; and (iv) upon identification of any material deficiency, the responsible District shall initiate corrective action within a reasonable period of time, or immediately in the case of emergency, and shall diligently pursue completion.

SECTION 7. FUNDING; STORMWATER REBATES; MAJOR CAPITAL EXPENDITURES. The Administrative District shall have the authority to invoice and collect from each District its proportionate share of the costs incurred by the Administrative District in performing its duties with respect to the Master Improvements under this Agreement, including but not limited to operation, maintenance, repair, replacement, and administrative costs. Such amounts shall be allocated to each of the Districts using an equivalent assessment unit methodology based on platted and developed lots, and as authorized under Chapter 190, *Florida Statutes*, and other applicable Florida law during the Districts' normal budget cycle.

Budget Process - No later than ninety (90) days before the commencement of each fiscal year, the Administrative District shall distribute to all Districts a proposed budget for the costs to be allocated under this Agreement. Each District shall have thirty (30) days following receipt to provide written comments on the

proposed budget. The Administrative District shall consider such comments in good faith but shall retain final authority to adopt a budget that it reasonably determines is necessary to maintain the Master Improvements in compliance with applicable law, the City Agreement, and all applicable permits. The Administrative District shall provide each District with an itemized invoice or assessment statement detailing the costs being allocated and the calculation of each District's proportionate share of the Master Improvements (individually, a "**Proportionate Share**", or collectively, "**Proportionate Shares**"). Each District shall pay its Proportionate Shares within thirty (30) days of receipt of an invoice or assessment from the Administrative District . Failure to pay within such period shall result in interest accruing at the rate of twelve percent per annum or the maximum rate permitted by Florida law, whichever is less.

Large Capital Repairs - For any single capital repair, replacement, or improvement to the Master Improvements with an estimated cost exceeding applicable bid thresholds set forth in Section 190.033, *Florida Statutes*, and not otherwise included in the budget process described above, the Administrative District shall provide all Districts at least forty-five (45) days' advance written notice, including a description of the proposed work, estimated cost, and proposed cost allocation. Each District shall have thirty (30) days to provide written input, which the Administrative District shall consider in good faith. The Administrative District retains final authority to proceed with work it reasonably determines is necessary to maintain regulatory compliance, satisfy applicable permit requirements, or prevent imminent harm. Routine maintenance and emergency repairs are not subject to this requirement.

Stormwater Rebates - Pursuant to the City Agreement, District #5 will continue to receive the Stormwater Rebates for the Stormwater System from the City and on behalf of the Districts, and shall use the Stormwater Rebates for the maintenance, operation, repair and replacement of the Stormwater System. Notwithstanding the foregoing, if any District elects pursuant to this Agreement to self-perform the operation, maintenance, repair, and replacement of its In-District Stormwater Facilities, District #5 shall remit to such District that District's actual costs of maintenance of the In-District Stormwater Facilities not to exceed its Proportionate Share of the Stormwater System following notification of the self-performing District's election to self-perform maintenance of the In-District Stormwater Facilities and District #5's receipt of the Stormwater Rebates from the City (the "**System Rebate**"). District #5 shall remit such System Rebate within thirty (30) days of receipt of the Stormwater Rebates from the City or notice of the self-performing District's election, whichever is later, accompanied by documentation showing the calculation of the System Rebate.

SECTION 8. ACCESS RIGHTS; PERMITS AND APPROVALS; TRANSFER OF MASTER IMPROVEMENTS.
Each District hereby grants to District #5, as Administrative District, a non-exclusive right of entry and access across its boundaries as reasonably necessary for District #5 to perform its maintenance, repair, replacement, and administrative obligations under this Agreement. District #5 shall provide reasonable advance notice before accessing a District's boundaries, except in cases of emergency. District #5, as the Administrative District, shall obtain and maintain in good standing all governmental permits, approvals, and authorizations applicable to the Master Improvements (collectively, "**Master Improvement Permits**"). Each District shall promptly notify District #5 of any permit violation, regulatory inquiry, or threatened permit revocation affecting the Master Improvements of which it becomes aware. Each District shall cooperate fully with District #5 in connection with the Master Improvement Permits, including (a) executing any documents reasonably requested by District #5 or applicable regulatory authorities, (b) providing access to its boundaries and In-District Stormwater Facilities as reasonably necessary for District #5 to fulfill its permitting obligations, (c) refraining from any action that would cause or contribute to a violation of any Master Improvement Permit, and (d) taking all actions within its authority reasonably necessary to support District #5's ability to obtain, renew, modify, or comply with any Master Improvement Permit. To the extent District #5 is required to act as agent or responsible party under any permit applicable to a District's In-District Stormwater Facilities in order to perform its obligations hereunder, each

District hereby authorizes District #5 to so act and shall cooperate fully with District #5 in connection therewith. Additionally, each district shall, upon request of the Administrative District, promptly execute and deliver any deeds, assignments, bills of sale, easements, or other instruments reasonably necessary to convey, assign, or confirm ownership in, and/or authorize the operation, maintenance, repair and/or replacement of the Master Improvements by, the Administrative District, and shall cooperate in obtaining any third-party consents or governmental approvals required in connection therewith.

SECTION 9. DISTRICT ELECTION FOR MAINTENANCE OF IN-DISTRICT STORMWATER SYSTEM. Notwithstanding Section 4, each District shall have the right in its sole discretion to elect, at its cost and expense, to provide for the operation, maintenance, repair, and replacement of that portion of the Stormwater System that is located within its respective boundaries (the "**In-District Stormwater Facilities**"), including associated appurtenances, easements, control structures, and related improvements, except as otherwise expressly provided in this Agreement. To the extent any component of the Stormwater System serves more than one District or is physically interconnected such that maintenance activities may affect flows or performance beyond a single District's boundaries, the District performing work within its boundaries shall coordinate scheduling and methods with the affected Districts to minimize adverse impacts and maintain regulatory compliance. In the event any District elects to maintain its In-District Stormwater Facilities but fails to do so (a "**Non-Compliant District**") in accordance with this Agreement, the Administrative District shall have the right and obligation to conduct maintenance activities and be reimbursed for the actual and reasonable expenses incurred by the Administrative District from the Non-Compliant District. The Administrative District shall provide written notice to the Non-Compliant District at least thirty (30) days prior to commencing self-help maintenance, except in cases of emergency where immediate action is necessary to prevent imminent harm to persons or property or to maintain regulatory compliance. The Non-Compliant District shall reimburse the Administrative District within thirty (30) days of receipt of an itemized invoice with supporting documentation. If the Non-Compliant District disputes the charges, it shall notify the Administrative District in writing within fifteen (15) days of receipt of the invoice, and the parties shall meet and confer in good faith to resolve the dispute within thirty (30) days. All notices required under this Section 9 shall be provided in accordance with the procedures set forth in the Notice section of this Agreement. Any District electing to self-perform maintenance of its In-District Stormwater Facilities pursuant to this Section 9 shall provide written notice of such election to the Administrative District no later than ninety (90) days prior to the commencement of the fiscal year in which the election is to take effect. Such election shall become effective at the start of the next fiscal year following the required notice period. Mid-year elections shall not be permitted except upon the prior written consent of the Administrative District, which consent shall not be unreasonably withheld.

SECTION 10. DISPUTE RESOLUTION. This Section governs the resolution of all disputes arising under or relating to this Agreement, including disputes regarding cost allocation, invoicing, assessments, and the performance of obligations hereunder. The Administrative District retains final authority over all operational and maintenance decisions relating to the Master Improvements, provided such decisions are made in good faith and in accordance with this Agreement. This dispute process applies solely to cost allocation and invoicing disputes and shall not be construed to give any District the right to direct, delay, or interfere with maintenance operations, or to withhold payment of undisputed amounts.

A disputing District shall deliver written notice to the Administrative District within fifteen (15) days of receipt of the invoice or assessment giving rise to the dispute, describing the basis for the dispute in reasonable detail. Each District shall pay the undisputed portion of any invoice or assessment pending resolution; failure to do so shall not be excused by the pendency of a dispute. **Step 1 - Meet and Confer.** Within thirty (30) days of the dispute notice, the District Managers of the disputing District and the Administrative District shall meet and confer in good faith to attempt resolution. **Step 2 - Board Escalation.** If unresolved at the District Manager level, either

party may escalate the dispute to the respective Boards of Supervisors, who shall meet within thirty (30) days to attempt resolution in good faith. **Step 3 - Expert Determination.** If the dispute remains unresolved following Board escalation, either party may submit the dispute to a mutually agreed independent expert with relevant experience in community development district finance or stormwater engineering, as appropriate to the nature of the dispute (the "**Expert**").

If the parties cannot agree on an Expert within fifteen (15) days of a written request for expert determination, either party may request appointment of an Expert by the American Arbitration Association. The Expert shall render a written determination within forty-five (45) days of appointment. Such determination shall be final and binding on all parties and may be enforced as a judgment in any court of competent jurisdiction. Costs of the Expert shall be shared equally by the disputing parties, except that if the Expert's determination is substantially in favor of one party, the Expert may assess costs against the non-prevailing party. Expert determination shall be the exclusive remedy for cost allocation and invoicing disputes under this Agreement, and no District may initiate formal legal proceedings with respect to such disputes except to enforce an Expert determination.

SECTION 11. TERM; TERMINATION. This Agreement shall be effective as of the Effective Date and shall continue through September 30 of the fifth (5th) full fiscal year following the Effective Date (the "**Initial Term**"), aligned with the Community Development District fiscal year ending September 30. Following the Initial Term, this Agreement shall automatically renew for successive one (1) year terms (each October 1 through September 30), unless any District provides written notice of non-renewal to all other Districts no later than September 30 of the fiscal year immediately preceding the Renewal Term (i.e., at least one (1) full fiscal year's advance written notice). No individual District may unilaterally withdraw from or terminate this Agreement except as provided in this Section. Upon notice of non-renewal or agreement to terminate (the "**Termination Date**"), the following shall apply:

- (a) **Transition Period.** The Administrative District shall continue performing all Administrative District obligations for at least twelve (12) months following the Termination Date, at the Districts' Proportionate Shares, unless all Districts agree in writing to a shorter period and applicable regulatory authorities confirm no lapse in permit coverage will result.
- (b) **Successor Administrator.** No later than six (6) months prior to the Termination Date, the Districts shall designate a successor administrative entity or reallocate Administrative District responsibilities ("**Successor Administrator**"). Termination shall not become effective until a Successor Administrator has assumed all obligations of District #5 under the City Agreement and all Master Improvement Permits. If no Successor Administrator is designated, District #5 shall continue to serve and this Agreement shall remain in effect.
- (c) **City Agreement; Permits.** The City Agreement is not terminated by the termination of this Agreement, and no termination shall relieve any District of its obligations thereunder. Prior to the Termination Date, the Districts shall cooperate to transfer or novate District #5's obligations under the City Agreement to the Successor Administrator and to obtain all regulatory consents necessary to transfer the Master Improvement Permits without lapse. District #5 shall have no obligation to transfer operational responsibility for any Master Improvement until all required permit transfers are complete. Costs of permit transfers shall be allocated as Proportionate Shares.
- (d) **Wind-Down and Records Transfer.** Within thirty (30) days of the Termination Date, the Administrative District shall provide an inventory of all active vendor contracts related to the Master

Improvements. The Districts shall cooperate to assign, novate, or wind down such contracts no later than the conclusion of the Transition Period, with early termination costs allocated as Proportionate Shares; any dispute regarding such cost allocation shall be resolved in accordance with Section 10. All accrued payment obligations, indemnification obligations, records retention obligations, and permit cooperation obligations shall survive termination. Upon conclusion of the Transition Period, the Administrative District shall deliver to the Successor Administrator all records relating to the Master Improvements in its possession or control.

SECTION 12. RECORDING. Promptly following execution of this Agreement by all parties, District #5, as the Administrative District, shall cause this Agreement to be filed with the Clerk of the Circuit Court of St. Lucie County, Florida, in accordance with Section 163.01(11), Florida Statutes. The Administrative District shall bear the initial cost of recording, which cost shall be included as an administrative cost subject to allocation among the Districts in accordance with the Funding section of this Agreement. Each party shall cooperate and execute any additional instruments reasonably necessary to effectuate recording.

SECTION 13. INDEMNIFICATION. To the extent permitted by law, but without waiving its limitations on liability set forth in Section 768.28, *Florida Statutes*, each District shall indemnify, defend, save, and hold harmless the other Districts, and their elected officers, agents, servants, representatives, and employees, from and against any and all claims, demands, suits, losses, and liabilities of any nature whatsoever, including but not limited to reasonable attorney’s fees and other litigation expenses, arising out of, because of, or due to any misconduct, negligent act, error, or omission of the indemnifying District, its elected officers, agents, servants, representatives, or employees, in the performance of this Agreement. Each District shall provide written notice to the other Districts of any claim subject to indemnification within ten (10) business days of receiving notice of such claim.

SECTION 14. SOVEREIGN IMMUNITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of any District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other law. Nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

SECTION 15. GOVERNING LAW. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be St. Lucie County, Florida.

SECTION 16. NOTICE. All notices, requests, consents and other communications under this Agreement (“Notice” or “Notices”) shall be in writing and shall be deemed given when (a) hand delivered, (b) three (3) business days after being mailed by First Class Mail, postage prepaid, or (c) one (1) business day after being sent by overnight delivery service with confirmation of delivery, to each District, as follows:

To a District:	Verano 1 CDD c/o Governmental Management Services 5385 N. Nob Hill Road Sunrise, Florida 33351 Attn: District Manager
	Verano 2 CDD c/o Governmental Management Services 5385 N. Nob Hill Road

	Sunrise, Florida 33351 Attn: District Manager
	Verano 3 CDD c/o Governmental Management Services 5385 N. Nob Hill Road Sunrise, Florida 33351 Attn: District Manager
	Verano 4 CDD c/o Governmental Management Services 5385 N. Nob Hill Road Sunrise, Florida 33351 Attn: District Manager
	Verano 5 CDD c/o Governmental Management Services 5385 N. Nob Hill Road Sunrise, Florida 33351 Attn: District Manager
	Verano Center CDD c/o Governmental Management Services 5385 N. Nob Hill Road Sunrise, Florida 33351 Attn: District Manager
With a copy to (for each District):	Kutak Rock LLP 107 West College Avenue Tallahassee, Florida 32301 Attn: District Counsel

SECTION 17. SEVERABILITY. If any word, phrase, sentence, part, section, subsection, or other provision of this Agreement, or its application to any person, entity, or circumstances is specifically held to be unconstitutional, invalid, or unenforceable for any reason by a court of competent jurisdiction, then such word, phrase, sentence, part, section, subsection, or other or the proscribed application thereof, shall be severable, and the remainder of this Agreement and the application of the provisions hereof to the other persons, entities, or circumstances shall not be affected thereby and, to that end, this Agreement shall continue to be enforced to the greatest extent possible consistent with law and the public interest including, but not limited to, the expenditure of public funds for lawful purposes.

SECTION 18. ENTIRE AGREEMENT, AMENDMENTS. This Agreement constitutes the entire agreement of the Districts with respect to the subject matter hereof. The provisions, restrictions and covenants of this Agreement shall not be modified or amended except in written instrument executed and acknowledged by duly authorized representatives of each District.

SECTION 19. ASSIGNMENT. This Agreement may not be assigned, transferred, or conveyed by any District without prior written consent from all other Districts, except that any District may allow or require other entities to contribute to the cost of its obligations hereunder.

SECTION 20. COUNTERPARTS. This Agreement may be executed in any number of counterparts each of which, when executed and delivered, shall be an original, but all counterparts shall

together constitute one and the same instrument. This Agreement may be executed by PDF or by using an e-signature or digital transaction management platform such as DocuSign® with the same force and effect as original signatures.

[Signature pages to follow]

DRAFT

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed the day and year first above written.

WITNESS #1

**VERANO CENTER COMMUNITY
DEVELOPMENT DISTRICT**

Name: _____
Address: _____

Chair/Vice Chair, Board of Supervisors

WITNESS #2

Name: _____
Address: _____

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this ____ day of _____ 20____, by _____, as Chair/Vice Chair of the Verano Center Community Development District, who is personally known to me or has produced _____ as identification.

(NOTARY SEAL)

Signature of Notary Public
Printed Name of Notary: _____
Commission Number: _____
Commission Expiration: _____

WITNESS #1

VERANO #1 COMMUNITY DEVELOPMENT DISTRICT

Name: _____
Address: _____

Chair/Vice Chair, Board of Supervisors

WITNESS #2

Name: _____
Address: _____

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this ____ day of _____ 20____, by _____, as Chair/Vice Chair of the Verano #1 Community Development District, who is personally known to me or has produced _____ as identification.

Signature of Notary Public
Printed Name of Notary: _____
Commission Number: _____
Commission Expiration: _____

(NOTARY SEAL)

WITNESS #1

VERANO #2 COMMUNITY DEVELOPMENT DISTRICT

Name: _____
Address: _____

Chair/Vice Chair, Board of Supervisors

WITNESS #2

Name: _____
Address: _____

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this ____ day of _____ 20____, by _____, as Chair/Vice Chair of the Verano #2 Community Development District, who is personally known to me or has produced _____ as identification.

Signature of Notary Public
Printed Name of Notary: _____
Commission Number: _____
Commission Expiration: _____

(NOTARY SEAL)

WITNESS #1

VERANO #3 COMMUNITY DEVELOPMENT DISTRICT

Name: _____
Address: _____

Chair/Vice Chair, Board of Supervisors

WITNESS #2

Name: _____
Address: _____

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this ____ day of _____ 20____, by _____, as Chair/Vice Chair of the Verano #1 Community Development District, who is personally known to me or has produced _____ as identification.

Signature of Notary Public
Printed Name of Notary: _____
Commission Number: _____
Commission Expiration: _____

(NOTARY SEAL)

WITNESS #1

VERANO #4 COMMUNITY DEVELOPMENT DISTRICT

Name: _____
Address: _____

Chair/Vice Chair, Board of Supervisors

WITNESS #2

Name: _____
Address: _____

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this ____ day of _____ 20____, by _____, as Chair/Vice Chair of the Verano #1 Community Development District, who is personally known to me or has produced _____ as identification.

Signature of Notary Public
Printed Name of Notary: _____
Commission Number: _____
Commission Expiration: _____

(NOTARY SEAL)

WITNESS #1

VERANO #5 COMMUNITY DEVELOPMENT DISTRICT

Name: _____
Address: _____

Chair/Vice Chair, Board of Supervisors

WITNESS #2

Name: _____
Address: _____

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this ____ day of _____ 20____, by _____, as Chair/Vice Chair of the Verano #1 Community Development District, who is personally known to me or has produced _____ as identification.

Signature of Notary Public
Printed Name of Notary: _____
Commission Number: _____
Commission Expiration: _____

(NOTARY SEAL)

EXHIBIT A
[TO COME]

Master Stormwater System

Shared Spine Road

DRAFT

AGREEMENT FOR SERVICES

This "Agreement" is by and between: Verano #2 Community Development District ("District") and Clarke Environmental Mosquito Management, Inc. dated February 16, 2026 ("Contractor"):

1. **EFFECTIVE DATE.** The Agreement shall be deemed effective as of the date of the full execution of the Agreement.
2. **SCOPE OF SERVICES.** The Contractor agrees to provide the "Services" outlined in **Exhibit A**. Contractor hereby covenants to the District that it shall perform the Services: (i) using its best skill and judgment and in accordance with generally accepted professional standards, and (ii) in compliance with all applicable federal, state, county, municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, permits and approvals for all required basic disciplines that it shall perform. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. Contractor shall at its cost obtain all permits, licenses, and other approvals necessary for providing the Services.
3. **COMPENSATION.** As compensation for the Services described in this Agreement, the District agrees to pay the Contractor the amounts set forth in **Exhibit A**. The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, Section 218.70 et al. of the Florida Statutes, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.
4. **CARE OF DISTRICT PROPERTY.** Contractor shall use all due care to protect the property of the District, its patrons, landowners and authorized guests from damage by Contractor or its employees or agents. Contractor agrees to repair any damage resulting from the Services within twenty-four (24) hours. Any such repairs shall be at Contractor's sole expense, unless otherwise agreed, in writing, by the District.
5. **STANDARD OF CARE; INDEMNIFICATION.** Contractor shall use reasonable care in performing the services and shall be responsible for any harm of any kind to persons or property resulting from Contractor's actions or inactions. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. The indemnification rights herein contained shall be cumulative of, and in addition to, any and all rights, remedies and recourse to which the District shall be entitled, whether pursuant to some other provision of this Agreement, at law, or in equity. The provisions of this Section shall survive the termination or expiration of this Agreement. Nothing in this Section is intended to waive or alter any other remedies that the District may have as against the Contractor.
6. **INSURANCE.** The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the insurance identified in the Certificate of Insurance attached hereto as **Exhibit B**. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
7. **SOVEREIGN IMMUNITY.** Contractor further agrees that nothing in the Agreement between the parties shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute.
8. **TERMINATION.** The Agreement may be terminated immediately by the District for cause, or for any or no reason upon 5 days written notice by either party. Contractor shall not be entitled to lost profits or any other damages of any kind resulting from any such termination by the District, provided however that Contractor shall be entitled to payment for any work provided through the effective date of termination, subject to any offsets.
9. **PUBLIC RECORDS.** Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*.
10. **ATTORNEY'S FEES.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.
11. **SCRUTINIZED COMPANIES.** Contractor certifies that it is not in violation of section 287.135, *Florida Statutes*, and is not prohibited from doing business with the District under Florida law, including but not limited to Scrutinized Companies with Activities in Sudan List or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.
12. **E-VERIFY.** Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.
13. **CONFLICTS.** To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A**, this document controls.

IN WITNESS WHEREOF, the parties execute the foregoing Agreement.

VERANO #2 COMMUNITY DEVELOPMENT DISTRICT

Signed by:
Darren Weimer
By: Darren Weimer
Its: Secretary

CLARKE ENVIRONMENTAL MOSQUITO MANAGEMENT INC.

Signed by:
Darrel Bagiotti
By: Darrel Bagiotti
Its: Control Consultant

- Exhibit A:** Proposal
- Exhibit B:** Insurance Certificate with Endorsements

Exhibit A: Proposal



A. Timeline and Commitment of Resources

Clarke has provided mosquito services to the local territory for over twenty years. Over time, Clarke has gained intimate knowledge of local waterways and developed a strong understanding of local conditions and expectations. Clarke will continue to service from our existing Wellington office. Our facilities, trucks, boats, assets, and personnel are in place and stand by, ready to serve the community of **Verano 2 CDD**. This local facility will function as our command center for operations. To best serve **Verano 2 CDD**, all the facilities, assets, and personnel will remain in place for the Agreement's duration.

Verano 2 CDD, along with Clarke Employees, have immediate access to our company-wide resources to help facilitate the most efficient and effective program. Departments that are, and will be, serving **Verano 2 CDD** are:

- Regulatory Compliance
- Safety
- Biology Department
- Technical Services
- Human Resources
- Information Technologies
- Operations Support
- Equipment Technical Services
- Product Production/Manufacturing
- Finance
- Insurance
- Public Relations

Our local facility maintains sufficient stock of products to meet and/or exceed **Verano 2 CDD** requirements. Our local Wellington office has the required experience, licensed staff, assets, and expertise to meet and exceed all of the specified services.



Work Plan

B. Overview

The work to be performed at this site will consist of applying EPA, and the State of Florida approved product in the designated waterway and properties covered in this contract. The storm drain larvicide product used has also been certified by the Organic Materials Review Institute (OMRI). The insecticides will be applied via hand application to ensure the product is getting to the areas the mosquitoes will be breeding. This application will take place in the Fall.

Clarke's work includes furnishing all labor, material, equipment, tools, transportation, supplies, workforce, and supervision to complete the job. Clarke will provide services in accordance with **Verano 2 CDD** requirements listed in the scope of work.

C. Communications

Clarke is firmly committed to an open and honest communication strategy with its clients. Communication is critical in maintaining a successful aquatics program. All technicians on site will have a GPS tracking/WIFI smartphone with them at all times, even while in a boat. They will be in contact with the designated field supervisor. The Clarke designated field supervisor will be in charge of schedule progress, any adjustments being made, and submitting treatment reports and inspection logs. Schedule adjustments and treatment procedures will be discussed and verified to coordinate with special events, unexpected occurrences, outbreaks, and other issues that may arise during the contract period. Clarke strives to reach a strong professional working relationship with its clients in a partnership effort to get our combined goals. At the end of each treatment day, the treatment data can be emailed within 72 hours to achieve constant monitoring of the chemicals administered into the water. The local operations supervisor and control consultant will monitor communications to ensure that these channels are open and used effectively. In the event an emergency treatment, outbreak, or complaint call surfaces that require immediate attention, the field supervisor shall contact the local operations supervisor to have additional resources allocated to these areas not to disrupt the established monthly schedule. Any disruptions of the set monthly schedule will be done with the express authorization of **Verano 2 CDD**. Darrel Bagiotti, the Control Consultant, will serve as a back-up communication venue, assuring that this program is working as intended and that communication between Clarke and the client is consistent, constant, and effective.



Electronic Notification



Clarke's Customer Portal once signed up can provide email notifications to let you know we were on-site and performed work. Electronic Notifications would be sent-out whenever an Applicator has been to the site and reported through the Supervisor's smartphones accepting the treatment and approving the job (that night or the next day).

D. Resources

Clarke has a Fleet of **30+ vehicles** available for use in the State of Florida. All employees are versed and trained with calibrations and the most advanced application techniques.

a. Equipment used for requested services



- (1) 2003 or better Chevy 2500 4x4 pick-up truck.
- (1) Polaris or John Deere Gator.

b. Personnel

- One of Clarke's key benefits is the **depth** of our overall organization, including 150 full-time people and their respective experience and expertise. Within the Clarke, Structure is the numerous departments listed above, critical in supporting local Clarke offices' work and operations. These dedicated departments and employees help to ensure that Clarke operates efficiently and effectively and are available for any support that our Regional and local offices may need and provide support to customers like **Verano 2 CDD**.
- Clarke has six offices located in Florida, with **25+ full-time employees** dedicated to Florida Operations. Clarke also hires and staffed multiple seasonal crews and temporary employees to cover the seasonality of the industry and contractual needs.



- Clarke currently has **15+ Florida State Certified licensed applicators in Public Health, Chapter 482 applicators working under a Certified Operator in General Pest, Aquatics / Natural Areas, and Right of Way** through the Florida Department Agriculture and Consumer Sciences. Clarke's Public Health applicator license and Certified Operation License in General Pest legally distinguish us from other aquatic vendors or pest operators who can't make these (in-lake or on-land) applications because they don't hold the appropriate license. Targeting midges and mosquitoes is not covered under an aquatics license. Clarke specializes and certifies employees with Safety and Regulatory Compliance to meet OSHA, DEP, EPA, DOT, FDACS, and multiple other agency requirements. Clarke also ensures that all offices have personnel trained in Hazardous Waste and Emergency Operations and Recovery if a spill takes place. This helps us to limit and reduce liability both for Clarke and for our customers.

E. Chemicals and Substances Used

All work performed in the designated lakes or areas shall be performed by, or under the direct supervision of, a Florida state-licensed applicator. At Clarke, we make sure that we adjust the rates within what's allowed by law on the label for maximum effect on the target species while minimizing or eliminating any effect on non-targets.

Clarke has identified the following chemicals as treatment options based on the current condition: OMRI Certified Natular XRT, and Duet.

F. Clarke Personnel Appearance

All Clarke personnel must wear a strict dress code, including a logo identifying long-sleeved shirt, long pants, and work boots, all in good clean condition and adequately maintained while working in the designated waterways. They are further instructed always to conduct themselves professionally and courteously when approached by residents with inquiries or comments or working in **Verano 2 CDD**.

2. Clarke Experience

Clarke currently services several luxurious communities in Palm Beach County including, Medalist Country Club, Mirasol County Club, Frenchman's Reserve, The Fields, and Broken Sound Master Association for all their midge and mosquito needs, to name a few. These relationships have allowed us to establish trust and an effective and efficient working relationship with our contacts in Palm Beach County. We believe in maintaining personnel's consistency to ensure that our treatments' relationship and effectiveness remain consistently high.

Clarke's Commitment to Sustainability

Clarke is committed to being earth-friendly by delivering products, services, and strategies that save our customers money and reduce the impact we make on the earth. This is reflected in everything we do and in everyone who works at Clarke. It allows us to be the best at what we do and allows us to do the right thing. The long term result is a winning strategy for us and our customers. Please see our sustainability report enclosed.



3. Licenses and Permits

Clarke will continue to adhere to all local, County, State, and Federal regulations and permits to execute the work to be performed under this contract. Any additional permits required for the execution of the work under this contract will be Clarke's responsibility to acquire.

5. Proposal Price

**Clarke Environmental Mosquito Management, Inc.
Professional Services Outline for 2025-26
Verano 2 CDD
Environmental Mosquito Management (EMM) Program**

A. Part I. General Service

- A. Computer System and Record-Keeping Database
- B. Public Relations and Educational Brochures
- C. Mosquito Hotline Citizen Response – (800) 443-2034
- D. Comprehensive Insurance Coverage naming Verano 2 CDD additionally insured
- E. Program Consulting and Quality Control Staff
- F. Regulatory compliance on local, state, and federal levels

B. Part II. Larval Control- Mosquito Control- October Treatment

- 1. **One (1) Larvicide Storm Drain Treatment-** Clarke will provide one (1) Natular XRT larvicide treatment in up to 40 storm drains within the Verano 2 CDD-mapped out area. The treatment lasts up to 180 days of control during Florida's dry season.

C. Part III. Adult Control- Mosquito Control- April- November

- A. **Twice (2) a Month ULV Treatments --** Prescription Adult Control will be performed with Duet0® and/or equivalent.
 - 1. **Adult Control- Truck ULV Treatments:** ATV ULV adulticide applications will be performed with Duet® and/ or equivalent. The program provides applications twice a month for 8 months around the paved roads within the boundary map identified below. We will treat up to 2.5 miles per treatment.
 - 2. **Adult Control- UTV ULV Treatments:** UTV ULV adulticide applications will be performed with Duet® and/ or equivalent. The program provides applications twice a month for 8 months around the communities easements around the stormwater ponds to target mosquitoes in homeowner backyards within the boundary map identified below. We will treat up to 2.5 miles per treatment.

EMM Payment Total Cost for Parts I, II, & III \$1,426.10/ month

Adulticiding Operational Procedures



1. Notification of community contact.
2. Weather limit monitoring and compliance.
3. ULV particle size evaluation.
4. Insecticide dosage and quality control analysis

****NPDES Permit:** A National Pollutant Discharge Elimination System (NPDES) permit is necessary for the execution of the work for mosquito control effective October 31, 2011. Any additional costs associated with activities and/or services that may be required by Clarke in order to comply with an NPDES permit are not included in this proposal.

**Clarke Environmental Mosquito Management, Inc.
Client Agreement and Authorization for 2025-26
Verano 2 CDD
Environmental Mosquito Management (EMM) Program**

- I. **TERM AND TERMINATION:** This Agreement has an automatic Renewal Clause. The terms and conditions outlined in this Agreement shall commence on the date when both parties have executed this Agreement and shall continue for a period ending on December 31, 2026 (the "Initial Term"). Unless either party hereto provides the other party with written notice at least thirty (30) days prior to the end of the Initial Term or any subsequent renewal term, the terms and conditions within the Agreement shall automatically continue to renew for an additional term, each term having a duration equal to the Initial Agreement. If a party hereto fails to comply with a provision of this Agreement, then the other party shall have the right to terminate this Agreement if it gives written notice of the default to the defaulting party and the defaulting party fails to cure the default within thirty (30) days of receipt of said notice. Activity within specific lakes will require a minimum three (3) month commitment; however, it may be terminated at any time by either party with a 30 days written notice, which will not affect the terms and conditions within this Agreement.
- II. **Program Payment Plan:** Any additional treatments beyond the core program will be invoiced when the treatment is completed. Verano 2 CDD has the option to extend this program from year to year at a rate that does not to exceed a (5%) annual increase that both parties agree to.

For Verano 2 CDD:

Sign Name: _____ Title: _____ Date: _____

For Clarke Environmental Mosquito Management, Inc.:

Name: Darrel Bagiotti Title: Control Consultant Date: _____



**Clarke Environmental Mosquito Management, Inc.
Client Authorization for 2025-26
Verano 2 CDD
Environmental Mosquito Management (EMM) Program**

Administrative Information:

Invoices should be sent to:

Name: _____
Address: _____
City: _____ State: _____ Zip _____
Office Phone: _____ Fax: _____ P.O. # _____
Accounts Payable Email: _____ County: _____

****In an effort to be more sustainable, we ask that you provide us with an email address that the invoices should be sent to.****

Treatment Address (if different from above):

Address: _____
City: _____ State: _____ Zip _____
County: _____

Contact Person for Verano 2 CDD:

Name: _____ Title: _____
Office Phone: _____ Fax: _____ Email: _____
Home Phone: _____ Cell: _____ Pager: _____

Alternate Contact Person for Verano 2 CDD:

Name: _____ Title: _____
Office Phone: _____ Fax: _____ Email: _____
Home Phone: _____ Cell: _____ Pager: _____

Please sign and return a copy of the complete contract for our files to:

Clarke Environmental Mosquito Management, Inc.,
Attn: Darrel Bagiotti [-dbagiotti@clarke.com](mailto:dbagiotti@clarke.com) – (954) 594-0079





Exhibit B: Certificate of Insurance

AGREEMENT FOR SERVICES

This "Agreement" is by and between: Verano #2 Community Development District ("District") and Dino's Landscaping, Inc. dated February 16, 2026 ("Contractor"):

1. **EFFECTIVE DATE.** The Agreement shall be deemed effective as of the date of the full execution of the Agreement.
2. **SCOPE OF SERVICES.** The Contractor agrees to provide the "Services" outlined in **Exhibit A**. Contractor hereby covenants to the District that it shall perform the Services: (i) using its best skill and judgment and in accordance with generally accepted professional standards, and (ii) in compliance with all applicable federal, state, county, municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, permits and approvals for all required basic disciplines that it shall perform. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. Contractor shall at its cost obtain all permits, licenses, and other approvals necessary for providing the Services.
3. **COMPENSATION.** As compensation for the Services described in this Agreement, the District agrees to pay the Contractor the amounts set forth in **Exhibit A**. The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, Section 218.70 et al. of the Florida Statutes, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.
4. **CARE OF DISTRICT PROPERTY.** Contractor shall use all due care to protect the property of the District, its patrons, landowners and authorized guests from damage by Contractor or its employees or agents. Contractor agrees to repair any damage resulting from the Services within twenty-four (24) hours. Any such repairs shall be at Contractor's sole expense, unless otherwise agreed, in writing, by the District.
5. **STANDARD OF CARE; INDEMNIFICATION.** Contractor shall use reasonable care in performing the services and shall be responsible for any harm of any kind to persons or property resulting from Contractor's actions or inactions. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. The indemnification rights herein contained shall be cumulative of, and in addition to, any and all rights, remedies and recourse to which the District shall be entitled, whether pursuant to some other provision of this Agreement, at law, or in equity. The provisions of this Section shall survive the termination or expiration of this Agreement. Nothing in this Section is intended to waive or alter any other remedies that the District may have as against the Contractor.
6. **INSURANCE.** The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the insurance identified in the Certificate of Insurance attached hereto as **Exhibit B**. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
7. **SOVEREIGN IMMUNITY.** Contractor further agrees that nothing in the Agreement between the parties shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute.
8. **TERMINATION.** The Agreement may be terminated immediately by the District for cause, or for any or no reason upon 5 days written notice by either party. Contractor shall not be entitled to lost profits or any other damages of any kind resulting from any such termination by the District, provided however that Contractor shall be entitled to payment for any work provided through the effective date of termination, subject to any offsets.
9. **PUBLIC RECORDS.** Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*.
10. **ATTORNEY'S FEES.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.
11. **SCRUTINIZED COMPANIES.** Contractor certifies that it is not in violation of section 287.135, *Florida Statutes*, and is not prohibited from doing business with the District under Florida law, including but not limited to Scrutinized Companies with Activities in Sudan List or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.
12. **E-VERIFY.** Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.
13. **CONFLICTS.** To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A**, this document controls.

IN WITNESS WHEREOF, the parties execute the foregoing Agreement.

VERANO 2 COMMUNITY DEVELOPMENT DISTRICT

Signed by: Darren Weimer
By: Darren Weimer
Its: Secretary

DINO'S LANDSCAPING, INC.

Signed by: Dionicio Hernandez
By: Dionicio Hernandez
Its: owner

Exhibit A: Proposal
Exhibit B: Insurance Certificate with Endorsements

Exhibit A: Proposal

ESTIMATE

Dino's Landscaping
 9596 P.O BOX
 Port Saint Lucie, FL 34985

dinoslandscaping05@gmail.com
 +1 (772) 985-1446



Approved

Bill to
 .Dave
 crosstown Community Pool area
 Port Saint Lucie, FL 34987
 United States

Ship to
 .Dave
 crosstown Community Pool area
 Port Saint Lucie, FL 34987
 United States

Estimate details

Estimate no.: 1836
 Estimate date: 01/12/2026

#	Description	Qty	Rate	Amount
1.	bullsnose coping around pool this include 10% to cover wast and breaks	101	\$2.05	\$207.05
2.	paver necessary to replace some of broken around the pool and adding small walk way we have to get 1 pallet is about 106 square foot	106	\$2.53	\$268.18
3.	Delivery material from factory West palm beach Florida or pick by contractor	1	\$185.00	\$185.00
4.	labor to replace bullnose around pool, replcing broken paver around pool, fixing paver on 2 corner approximately 100 square feet on each side include cutting the root of the palm tree that made paver lift, and couple area on the pool deck need to be level it, this project will take approximately 3 days of work by 3 guys	72	\$35.00	\$2,520.00
5.	install paver on small area 5x5 feet this including clean up the area adding paver base and holding border with concrete	25	\$8.75	\$218.75
6.	drain channel 2-1/4inches by 6 feet long gray to replace existing drain channel,	18	\$44.97	\$809.46
7.	we need to add pipe and a box after the draining channel for better water running solid pipe and box	1	\$85.95	\$85.95
8.	labor to remove old drain channel and install new approximately day and half work by 3 guys	36	\$35.00	\$1,260.00
9.				

extra material might need to install draining Channel concrete by bags approximately	10	\$4.56	\$45.60
10. polymeric sand after installation to fill join between channel and paver	2	\$35.00	\$70.00
11. taking all trash (dump fee)	1	\$225.00	\$225.00
12. Power pool deck after all work done	1	\$550.00	\$550.00
13. Polymeric sand for pool deck	9	\$35.00	\$315.00
14. Apply sand (sweep to fill all join, blower and wet it with water to make sure is set it down)	1	\$385.00	\$385.00

Subtotal \$7,144.99

Sales tax \$500.15

Total \$7,645.14

Note to customer

Proposal subject to any change as need it or request by home owner

Note: Before any change must be made to the knowledge of both parties as it may require extra material, or labor. All extra material or labor will be charged as necessary.

A deposit of 50% is required if the project is approved to cover material expenses and 50% when the work is completed.

Accepted date

Accepted by

Exhibit B: Certificate of Insurance

AGREEMENT FOR SERVICES

This "Agreement" is by and between: Verano #2 Community Development District ("District") and PHL Land Care Inc. dated February 16, 2026 ("Contractor"):

1. **EFFECTIVE DATE.** The Agreement shall be deemed effective as of the date of the full execution of the Agreement.
2. **SCOPE OF SERVICES.** The Contractor agrees to provide the "Services" outlined in **Exhibit A**. Contractor hereby covenants to the District that it shall perform the Services: (i) using its best skill and judgment and in accordance with generally accepted professional standards, and (ii) in compliance with all applicable federal, state, county, municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, permits and approvals for all required basic disciplines that it shall perform. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. Contractor shall at its cost obtain all permits, licenses, and other approvals necessary for providing the Services.
3. **COMPENSATION.** As compensation for the Services described in this Agreement, the District agrees to pay the Contractor the amounts set forth in **Exhibit A**. The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, Section 218.70 et al. of the Florida Statutes, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.
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VERANO #2 COMMUNITY DEVELOPMENT DISTRICT

Signed by: Darren Weimer
By: Darren Weimer
Its: Secretary

PHL LAND CARE INC.

DocuSigned by: John Fagarass
By: John Fagarass
Its: President

- Exhibit A:** Proposal
- Exhibit B:** Insurance Certificate with Endorsements

Exhibit A: Proposal



PHL Land Care Inc.

PO Box 13767 | Fort Pierce , FL 34979
 772-466-3617 | admin@phllandcare.com | <https://phllandcare.com/>

RECIPIENT:

Verano CDD#2 Governmental Management Services
 5385 North Nob Hill Road
 Sunrise, Florida 33351

Quote #15151	
Sent on	Jan 06, 2026
Total	\$2,000.00

Product/Service	Description	Qty.	Unit Price	Total
Labor & Material	8934 Matilda lake banks - repair wash out -soil refurbishment and sod replacement	1	\$400.00	\$400.00
Labor & Material	8652 Carrara Way lake banks - repair wash out -soil refurbishment and sod replacement	1	\$400.00	\$400.00
Labor & Material	8728 Flutto lake banks - repair wash out -soil refurbishment and sod replacement	1	\$400.00	\$400.00
Labor & Material	Breve Lake East Side lake banks - repair wash out -soil refurbishment and sod replacement	1	\$400.00	\$400.00
Labor & Material	9242 Pepoli lake banks - repair wash out -soil refurbishment and sod replacement	1	\$400.00	\$400.00
			Total	\$2,000.00

Thank you for your business ! If you wish to move forward with project please contact our office.

8934 Matilda
 8652 Carrara
 8728 Flutto
 Breve Lake East side
 9242 Pepoli
 lake banks - repair wash out -soil refurbishment and sod replacement

This quote is valid for the next 30 days, after which values may be subject to change.

Exhibit B: Certificate of Insurance



Date: 12/1/2025
To: Verano CDD #2 (Crosstown Commons)
Dmitriy Gulyamov
Subject: Hoover Maintenance Agreement, MA#7802
Contract Term: 12 months 3/1/2026 - 2/28/2027
Site IDs: #8703, #9010

Phone: 561-420-1722

The Hoover Maintenance Program includes 2 preventative maintenance site visits per year by a Hoover Certified Pump Technician. The following preventative maintenance will be furnished for each pump system as required:

- **Priority Scheduling** - When repair service is required, no standard diagnostic fee for evaluation will be charged - only time and materials will apply.
- **Pump Control Panel** - Test control logic, torque electrical connections to specification, treat components with anti-oxidant protective spray, test surge protection components, check HMI.
- **Variable Frequency Drive(s)** (if applicable) - Test and confirm proper operation. Change parameters if required.
- **Pump motor(s)** - Service bearings, check operation and current draw against specification, check motor connections.
- **Pump(s)** - Check condition of seal. Confirm flow and pressure performance.
- **Air Conditioner** (if applicable) - Check and confirm proper operation. Clean filter.
- **Control Valve** (if applicable) - Check pilots and service. Clean filter. Calibrate valve and replace worn diaphragm if required.
- **Flow Meter** (if applicable) - Test flow meter and pressure transducer for proper operation. Calibrate flow meter as required by Florida Water Management District upon client request.
- **Pressure Tank** (if applicable) - Check and adjust tank precharge pressure as required.
- **Suction Intake** (if applicable) - Evaluate intake performance and recommend screen cleaning as required.
- **Discharge Filter** (if applicable) - Check operation, clean command filters, and flush tubing.
- **Rain Bucket** (if applicable) - Check operation. Replace filter. Clean bucket.
- **UPS Battery** (if applicable) - Check condition.
- **RCS** (if applicable) - Check pilot operation and service. Replace worn diaphragm on shutoff valve if required
- **Level Transducer** (if applicable) - Check operation and reporting.
- **Tubing** - Flush tubing to hydraulic controls.
- **Gauges** - Replace as needed.
- **Fiberglass Enclosure** (if applicable) - Check lockable handle, hinges and opening mechanism.
- **Report** - To be submitted upon completion of service call with findings and recommendations.

The following items are excluded from the Hoover Maintenance Program:

- Suction intake cleaning or adjustments due to changing water levels
- Repairs due to failure of any electrical or mechanical components due to mistreatment of the system and other causes not covered by Hoover Pumping Systems warranty



Date: 12/1/2025
To: Verano CDD #2 (Crosstown Commons)
Dmitriy Gulyamov
Subject: Hoover Maintenance Agreement, MA#7802
Contract Term: 12 months 3/1/2026 - 2/28/2027
Site IDs: #8703, #9010

Phone: 561-420-1722

- Repairs due to failures or recurring problems caused by poor water quality including chemical or biological fouling or field irrigation system problems
- Repairs due to vandalism, accidents, negligence or natural events including wind, flood, power surge and lightning
- Repairs due to operating the irrigation system in a manner that exceeds the limits of pump system design performance, or due to repeated rapid cycling of pump system due to irrigation system leaks.
- Disc-Filter cleaning not included

For Hoover Flowguard pump systems the Hoover Maintenance Program includes:

- **24/7 Control** and remote automatic monitoring of the irrigation and pump system
- **Automated system alerts** and warnings via e-mail, proactive system support, and up to 8 hours assistance from the Hoover Help Desk.
- **Broadband Internet Service Connection.**
- **Graphical web display** of Water Management system status, alarm enunciators, controls, history, trends, data logs, maintenance alerts, service counters, and configuration.
- **Unlimited Free webinars** to learn best practices for using Flowguard.
- **Water restriction controls** to prevent over/under watering, save energy and water consumption, and rapid cycling due to field issues.
- **Remote system Shut-down** and Reset features with shutoff valves.
- **Protection features** to indicate low pressure, high flow rate including automatic, adjustable shut down.
- **Printable water management usage reports** for graphing, events, usage, and configurations.

The following are the Flowguard Sites on this agreement

Site ID	Site Name	Model #
8703	Crosstown Commons Pump Station #1	HC2F-20PDV-460/3-MR3L-Z
9010	Crosstown Commons Pump Station #2	HC2F-20PDV-460/3-MR3L-Z

Total Annual Price \$5,180.00

****Save Time and Costs** of additional service visits by pre-authorizing a Hoover tech to repair non-maintenance related, system performance, or safety-critical component problems while on site for maintenance. Please select ONE of two options:

- YES, I authorize Hoover to complete non-maintenance related repairs up to \$750.00 while on site during a Maintenance visit. *The Hoover Technician will call the on-site manager to discuss the repair prior to completing the work. For repairs exceeding \$750.00, approval will be obtained immediately or in advance.*
- NO, I want to approve each non-maintenance related repair. If an authorized manager is not available to provide immediate approval, an additional service visit will be scheduled after approval is obtained.

Terms: This agreement is automatically renewable for one year unless written notice is provided by either party 30 days prior to its expiration. We still require a signed copy for our records. Hoover Pumping systems Standard Terms and Conditions of Sales will apply. Hoover will use care, but is not responsible for the repair of hardscape, non-located customer owned utilities, or landscape damaged in the course of performing work and accessing work areas.

Accepted by:
Hoover Pumping Systems



Ramona Mingo 12/1/2025

Accepted by:
Verano CDD #2 (Crosstown Commons)



Signature/Date

Dmitriy Gulyamov

Name Printed

P.O. Number (if required)

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Verano CDD

From: Brandon Ulmer, PE

Date April 22, 2026

Lake Erosion Field Report Site visit: April 13, 2026 (prior to regular CDD meeting)

Attendees: Mr. Frank Duci, [Office Representative(s)]

Scope: Inspect and document localized lake-edge washouts and erosion-prone discharge locations; provide findings and prioritized corrective recommendations for each affected lake area. Photographs referenced: Photo A, Photo B, Photo C.



Photo A

Photo B

Photo C

Summary Several isolated but recurring lake-edge washouts were observed. Washouts exceeding a 12-inch vertical drop require immediate repair to stop further loss of bank material and to protect adjacent property and stormwater systems. The pattern indicates concentrated point-source discharges (roof drains) and sheet-flow channeling from berms/open spaces are primary causes. Repairs should be completed on a lake-by-lake basis, prioritized by severity and risk to infrastructure or property.

Field Observations (by photo/location)

- Photo A: Concentrated channeling from a berm/open space into the lake. Evident scouring and exposed soil; existing vegetation patchy. Flow path directs runoff to a small, vertically undermined edge.

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- Photo B: Multiple shallow channels converging toward a single low point at the lake edge; sod sloughing and localized undercutting present.
- Photo C: Roof-drain discharge area with a focused scour hole at the outlet; drop-off exceeds 12". Nearby turf destabilized; minimal root reinforcement visible.

Additional patterns noted

- Roof-drain outlets between specific lots are repeatedly creating point-source, high-velocity flows that erode the bank.
- Berms and open green spaces in several locations act as flow concentrators, forming defined rills/trenches that route runoff directly to the lake.
- Vegetative cover in many areas is insufficient to prevent concentrated flow erosion during moderate to heavy rain events.

Immediate actions (within 30 days)

- Repair all washouts with vertical drop >12": place fill, install separation/geotextile fabric, re-sod and stake sod in place. Install temporary silt fence downslope of repairs until sod is fully established (recommended minimum 4–6 weeks under normal growing conditions).
- Temporarily divert concentrated flows away from exposed edges during repairs (sandbag checks or temporary energy dissipators at drain outlets).

Recommendations (options, with steps & expected outcomes) Option 1 — Standard reconstruction (short-term, low cost)

- Scope: Reconstruct eroded areas with compacted fill, non-woven geotextile fabric, topsoil, and sod.
- Steps: Excavate unstable soil to stable subgrade; place geotextile fabric; install compacted structural fill; cap with 4–6" topsoil; install sod, peg/staple sod at edges; install silt fence until full turf establishment.
- Outcome: Restores function and appearance; moderate durability if concentrated flows are controlled.

Option 2 — Roof-drain outlet extension (source-control)

- Scope: Extend problematic roof-drain downspouts to the lake edge using buried PVC pipes or rigid conduit, terminating at a stabilized outlet near the lake.

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- Steps: Survey and document each impacted drain; install buried PVC to discharge at lake edge; at outlet, install riprap pad or energy-dissipating stone apron (and/or geotextile underlayer) to reduce velocity; reconstruct bank as Option 1.
- Outcome: Eliminates concentrated point-source erosion upslope; reduces recurrence and frequency of repairs. Moderate cost, higher durability.

Option 3 — Sheet-flow conversion with berms/level spreaders (hydrologic regrading)

- Scope: Construct small berms, level spreaders, or shallow swales to convert concentrated channel flow to uniform sheet flow across a vegetated buffer before reaching the lake.
- Steps: Identify flow paths; install low-profile earthen berms, graded transition pads, or vegetated level spreaders; revegetate with native deep-rooting grasses; construct backup stone check dams where needed; reconstruct bank as needed.
- Outcome: Reduces flow velocity and erosive potential; promotes infiltration and sediment deposition. Best for areas with sufficient buffer width; may require occasional maintenance.

Option 4 — Geotextile/engineered stabilization trial (site-specific)

- Scope: Pilot use of erosion-control products (coir rolls, engineered turf reinforcement mats (TRMs), articulated concrete mats, or biodegradable geogrids) in selected problem sites to assess feasibility and cost-effectiveness.
- Steps: Select 2–3 representative sites (varying slope, flow intensity); install different products per manufacturer specs; monitor for one full wet season; document performance, establishment times, and maintenance needs.
- Outcome: Provides data to guide product selection for long-term stabilization at similar sites; may reduce long-term maintenance if successful.

Prioritization & implementation plan

- Priority 1 (Immediate): All locations with >12" vertical washout (stabilize now). Photo C and similar drains.
- Priority 2 (Short-term, 1–3 months): Locations with active channel formation from berms/open spaces (Photos A & B). Implement Options 1 + 2 or Option 3 depending on site constraints.

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- Priority 3 (3–12 months): Trial and evaluate geotextile/engineered solutions (Option 4) on representative sites; incorporate findings into larger rehabilitation plans.

Materials & typical specifications

- Geotextile: Non-woven, puncture-resistant separation fabric (minimum 6 oz/yd² or manufacturer equivalent).
- Sod/topsoil: 4–6" screened topsoil cap; sod installed immediately and pegged/staked at seams and edges.
- Fill: Compacted structural fill to stable subgrade; avoid uncompacted organic matter.
- Outlet stabilization: 6–12" diameter PVC for drain extensions; riprap (graded stone apron) sized per expected flow energy; stone underlain with geotextile.
- Temporary controls: Silt fence (staked), sediment logs or wattles, sandbags for temporary diversion.
- Vegetation: Native, deep-rooted grasses and lake-appropriate emergent planting in toe zones where feasible.

Estimated maintenance & monitoring

- Inspect repaired sites after each significant storm for 30–60 days; then monthly for first year.
- Replace/repair any silt fence or sod failures within 7 days of discovery.
- Re-seed or re-sod thin areas in first growing season.
- Evaluate roof-drain extensions annually and after major storms; clear any blockages.

Cost considerations (order-of-magnitude)

- Option 1: Low-to-moderate unit cost per site (materials + labor for fill, fabric, sod, silt fence).
- Option 2: Moderate cost (pipe installation + outlet stabilization) but reduces recurring repair frequency.
- Option 3: Moderate cost (earthworks + revegetation), depends on volume of grading.

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- Option 4: Variable—initial pilot costs higher per linear foot, but potential long-term savings if products perform well. (Provide contractor quotes for accurate budgeting.)

Safety & regulatory notes

- Work within the lake buffer may require permitting (city/county or state environmental agencies). Confirm jurisdictional requirements and wetland permits prior to in-water work.
- Minimize turbidity during construction; use silt barriers and schedule work during low-flow periods where possible.
- Ensure safe access for equipment and protect adjacent private property and utilities.

Recommended next steps

1. Prioritize immediate repairs for all >12" washouts (contractor mobilization recommended within 14 days).
2. Inventory and map all roof-drain discharge locations and high-risk berm/channel paths; produce a site-specific plan for each lake.
3. Select approach per site: Option 2 where concentrated drains exist; Option 3 where regrading/level spreaders are practical; Option 1 for standard reconstruction; pilot Option 4 in 2–3 varied locations.
4. Obtain necessary permits and solicit competitive contractor estimates for prioritized repairs and drainage modifications.
5. Implement repairs and establish a monitoring schedule for the first 12 months; record outcomes to inform future, larger-scale projects.

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Suggested Repair methods for First Priority Items:

Project: Immediate stabilization of lake-edge washouts (>12" vertical drop) Site visit: April 13, 2026 Mobilization window: Within 14 days of award

Repair Scope (work to be completed at each identified washout)

1. Site preparation

- Flag limits of work and protect adjacent property, turf, utilities. Install temporary construction entrance if required.
- Install turbidity/silt controls downslope of work area (staked silt fence and/or sediment logs) prior to any excavation.

2. Remove unstable material

- Excavate and remove undermined/loose soil to stable subgrade. Do not leave organic material in fill zone.

3. Stabilize subgrade

- Compact subgrade to firm condition. Place non-woven geotextile fabric over prepared subgrade (overlap seams 12–18").

4. Fill and grade

- Place structural fill (clean fill/engineer-approved topsoil blend) in lifts, compacting to 90% Standard Proctor or as directed. Grade to match existing contour and provide a 2:1 or flatter slope where feasible.

5. Toe and outlet stabilization (if drain outlet present)

- Install a 6–12" riprap stone apron over geotextile at drain outlets or high-energy discharge locations. Provide energy-dissipating pad per detail.

6. Surface finish and revegetation

- Cap with 4–6" screened topsoil. Install sod (sod species to match existing lawn) immediately; stagger seams and firmly stake/peg sod edges and seams using landscape staples at 2–3' spacing. Water and initial maintenance per manufacturer/supplier guidance.

7. Temporary erosion controls and establishment

Mills, Short & Associates

Civil & Structural Engineering

Land Planning & Landscape Architecture

- Install temporary silt fence downslope of the repaired area and maintain until full turf establishment (min. 4–6 weeks). Remove when vegetation is stable.
 - Re-seed any non-sodded areas with certified erosion-control seed mix and apply mulch tackifier as needed.
1. Inspection and closeout
 - Inspect and repair after the first significant storm event and again at 30 and 60 days. Provide as-built photos and a brief completion report.

Materials List (per repair site—adjust quantities to site dimensions)

- Silt fence (staked): as required (linear ft)
- Sediment logs / wattles: as required (linear ft)
- Non-woven geotextile fabric: minimum 6 oz/yd² (rolls; allow for 12–18" overlaps)
- Structural fill / compactable topsoil: quantity per site (cu. yds.; estimate based on excavation volume)
- Screened topsoil (4–6" cap): quantity per site (cu. yds.)
- Sod (matched species): square yards (allow 5–10% extra for waste)
- Landscape staples/pegs: 6" heavy-duty, qty per sod installation (approx. 1 per 2–3 ft)
- Riprap stone (for outlet pads): graded stone, typical apron 3–6 sq. yd.; size and quantity per hydraulic conditions (confirm on site)
- 6–12" PVC pipe (only if minor outlet extensions required): linear ft and fittings as needed (optional, per direction)
- Straw mulch or erosion-control blanket (for seeded areas): as required (sq. ft.)
- Water for initial irrigation (contractor to provide)
- Safety and traffic control items (cones, signage, temporary fencing): as required

Typical Performance / Specification Notes

- Geotextile: non-woven, puncture-resistant; manufacturer recommended for underlayment beneath stone and fill.

Mills, Short & Associates

Civil & Structural Engineering

Land Planning & Landscape Architecture

- Compaction: minimum 90% Standard Proctor for structural fill; document compaction testing if requested.
- Sod installation: immediately lay sod on prepared soil, tamp/roll to remove air pockets, staple/peg edges.
- Outlet riprap: size and thickness selected to dissipate expected flow energy; underlay with geotextile.

Schedule & Inspection

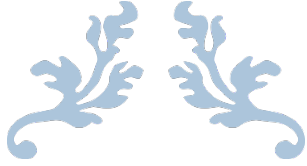
- Typical duration per small repair: 1–2 days (site prep, fill, sod). Allow curing/establishment monitoring for 4–6 weeks.
- Contractor to notify owner/rep 48 hours prior to mobilization and to schedule post-storm inspections.

Safety & Cleanup

- Maintain best management practices to control turbidity and sediment. Remove all excess material and temporary control measures upon stabilization.

Proposal requirements

- Provide line-item pricing: mobilization, erosion control, excavation & disposal, geotextile, fill/topsoil (cu. yd.), sod (sq. yd.), riprap apron, labor, equipment, permit fees (if any), and warranty terms (minimum 12 months recommended).
- Include earliest start date and expected completion per repair location.
- Provide references for similar lake-edge stabilization work.



VERANO 2 CDD

FIELD REPORT



APRIL 23, 2026

Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351

VERANO 2 CDD

COMMON AREAS

- Amenity Center fire system
 - Clubhouse fire extinguisher was replaced, it had reached its useful life and was due to be recharged this year
 - Emergency exit lights were serviced, new emergency back up batteries were installed
- Pool deck
 - Deposit paid and contract signed with Dino's landscape
 - Materials ordered
 - Awaiting arrival for scheduling
- No trespass signs
 - Signs were installed 4/7



- Mosquito treatments
 - Service was scheduled to begin 4/8, due to weather conditions the treatment was not able to be completed
 - The service was rescheduled for the week of 4/20

LANDSCAPE

- Freeze Damage
 - Roughly 2,742 plants were damaged by February's freeze
 - 995 Clusia

Governmental Management Services- South Florida, LLC
5385 N. Nob Hill Road
Sunrise, Florida 33351



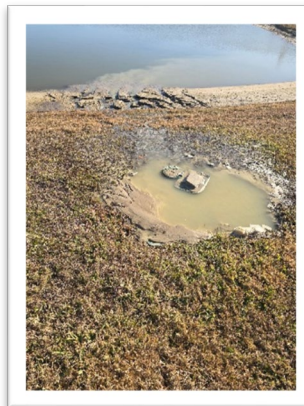
- 565 Green Island ficus
- 831 Coco Plum
- 267 Red Dwarf ixora
- 76 Fire Bush
- 48 Croton
- 30 Cord grass
- We are closely monitoring the plants to see what ones will bounce back
 - The green island ficus and some of the clausia appear to have the best chance of making it.

Irrigation

- Irrigation Breaks
 - 9565 Ligorio Way
 - A mainline irrigation break was reported 2/6
 - Repairs were completed 2/13



- Novella Way
 - A mainline irrigation break was reported 2/7
 - Repairs were completed 2/8





FIELD SUPERVISOR REPORT
Matt Hans/ Andressa Hinz-Philippi
Mhans@gmssf.com/ahphilippi@gmssf.com
Phone# 954 512-9580/ 954 560-1858

LAKES

- All Lakes are in good condition nothing to report
- Next regular treatment is scheduled for 4/27

Treasure Coast General Contractors, LLC.

1720 Copenhagen Rd
Fort Pierce, FL 34945 US
+17722015426
treasurecoastgc@gmail.com



Estimate

ADDRESS
9351 Ligorio Way
Crosstown Commons

ESTIMATE 1723
DATE 03/24/2026

DESCRIPTION	QTY	RATE	AMOUNT
<p>Crosstown Commons (Mailbox Pavilion (Approx 50'x10'))</p> <p>Architectural/Engineered Drawings: (Architectonic) The Architect agrees to perform the following basic services on behalf of the Client, including usual and customary, architectural and structural design.</p> <p>General Conditions: Material Delivery Supervision Equipment Rental/Crane Port-O-Let Jobsite Dumpster</p> <p>Permitting: Prepare & Submit Permit Application Package to City of PSL. (Includes All Associated Documents Required to Obtain a Building Permit)</p> <p>Note: Permit fees levied by City of PSL are unknown until after permit review is complete. These fees will be charged direct to owner. Any plan revision fees throughout the course of project will be passed direct to owner.</p> <p>Concrete/Masonry: Cut/Remove Existing Concrete for New Upright Footers/Supports as Needed Supply & Install New CBS Columns Per Engineer Detail (Form & Pour Cells/Footers as Needed) Supply & Install Lintels/Beams as Needed to Set New Truss Package</p>			

Framing:
Supply & Install New Engineered Truss System
Supply & Install New Plywood Sheathing on Roof Deck
Supply & Install New Facia
(Includes all Hardware/Strapping)

Roofing:
Supply & Install New Peel & Stick Underlayment
(Included Drip Edge)
Supply & Install New Shingle Roof System
(Color Chosen By Customer)

Stucco:
Supply & Install New Paperback Lath/High Rib Lath to Ceiling
Supply & Install New Stucco System to Match Existing Texture on Buildings
(Includes Columns/Ceilings)

Painting:
Supply & Install New Hot Stucco Primer
Caulk/Patch/Paint Entire Pavilion
(Columns/Ceilings/Fascia)
(Colors Chosen By Customer)

Job Total:	1	87,000.00	87,000.00
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*Note: This estimate is for budgetary purposes only and may require adjustments based on signed and sealed plans/Specifications provided by architect/engineer.

Exclusions:
Electrical
Plumbing
Lanscaping

TOTAL	\$87,000.00
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Accepted By

Accepted Date



1699 SW Fortune Rd. Port St. Lucie, FL. 34953.
VENICE COMMERCIAL SERVICES, INC.

CGC 1529328.
Tel: 772-480-5861.

PROPOSAL

Customer name: Governmental Management Services – South FL
Job site Address: Crosstown Commons. Port St Lucie, FL.
Contact: Matthew Hans.
Phone number: 954.721.8681.
E-mail: Mhans@gmssf.com
Date: 04/08/2026.

Scope of Work – Mailbox Canopy Structure Construction

Crosstown Commons Community

This proposal includes the construction of a new freestanding mailbox canopy structure designed to provide weather protection, structural durability, and an enhanced architectural feature for the community.

The structure will be built as a permanent improvement to the property, utilizing a structural steel framing system with finished architectural elements, and will comply with the **2023 Florida Building Code (FBC)**, including structural design requirements for wind loads and anchorage.

1. General Description

Construction of a **freestanding canopy structure approximately 50' x 12'**, designed to cover the centralized mailbox area.

The structure will consist of reinforced concrete foundations, structural steel columns and beams, roof truss system, and a complete metal roofing system, all finished with stucco and paint to match the community's architectural style.

This structure is intended to function as a **long-term community asset**, providing protection from sun and rain while enhancing the visual appeal and usability of the mailbox area.



2. Layout & Site Preparation

- Field layout and verification of structure location.
- Minor excavation as required for footing installation.
- Preparation of subgrade to receive foundations.

3. Foundations & Footings

- Installation of reinforced concrete footings at all column locations.
- Footings sized to support structural loads and resist uplift forces.
- Placement of anchor bolts and embedded plates for steel column connection.
- Concrete placement and curing per code requirements.

4. Structural Steel Columns

- Installation of **six (6) structural steel columns** with welded base plates.
- Anchoring of columns to concrete footings using approved anchoring system.
- Columns designed to resist vertical loads and lateral wind forces.
- Proper alignment, leveling, and bracing during installation.

5. Structural Beams & Framing

- Installation of structural steel beams connecting column system.
- Fabrication and installation of all necessary connections (bolted and/or welded).
- Structural framing designed to create a continuous load path from roof to foundation.
- All connections designed to meet wind uplift and lateral load requirements.

6. Roof Truss System

- Installation of structural roof trusses designed to support roof loads.
- Configuration of **pitched roof system (gable-style)** to allow proper drainage.



1699 SW Fortune Rd. Port St. Lucie, FL. 34953.
VENICE COMMERCIAL SERVICES, INC.

CGC 1529328.
Tel: 772-480-5861.

- Installation of connectors, clips, and structural hardware per engineering requirements.

7. Roof Deck & Metal Roofing System

- Installation of structural roof deck.
- Installation of underlayment as required.
- Installation of **metal roofing system**, including panels, flashing, and trim.
- Roof designed to promote proper drainage and prevent water accumulation.

8. Architectural Finishes

- Installation of framing wrap or substrate as needed for finishes.
- Application of **stucco finish over columns and structural elements**.
- Application of exterior-grade paint system.
- Finishes selected to match or complement existing community aesthetics.

9. Drainage & Water Management

- Roof slope designed to direct water away from mailbox area.
- Overhangs and edges configured to minimize water intrusion.
- System designed to reduce long-term maintenance and deterioration.

10. General Inclusions

- Engineering plans and building permit.
- Labor, materials, and equipment.
- Structural steel fabrication and installation.
- Concrete work and foundations.
- Roofing system installation.
- Finishes (stucco and paint).
- Coordination and site management.
- Final cleanup upon completion.



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VENICE COMMERCIAL SERVICES, INC.

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Project Objective

The purpose of this project is to deliver a **durable, code-compliant, and architecturally consistent canopy structure** that enhances the functionality and appearance of the community while providing long-term protection for residents accessing the mailbox area.

This structure is intended as a **permanent improvement to the property**, designed to withstand Florida environmental conditions, including wind exposure, moisture, and long-term wear.

Project investment: \$82,360.

From: Leo Guzman

Sent: Wednesday, April 22, 2026 9:29 AM

To: Andressa Hinz Philippi; Matthew Hans

Cc: Garth Lloyd ; Zachary Goldman ; Steve Carbol Jennifer Bustos-Fitz

Subject: Re: Proposed new time: Veranos erosion @ Wed 8 Apr 2026 1pm - 1:30pm (EDT) (Andressa Hinz Philippi)

Hi Matthew,

As requested, please find Steve's recommendations below for the beneficial aquatic plants needed onsite. These are priced between \$4.29 and \$4.62 per plant:

- Golden Canna
- Gulf Coast Spikerush
- Pickerelweed
- Lanceleaf Arrowhead

Once your engineer has determined the specific planting areas and quantities, we can provide a formal proposal.

Please let me know if you need any further information to help the board establish the budget.

Best regards,

Leo Guzman

From: Steve Carbol

Date: Tuesday, April 21, 2026 at 11:32 AM

To: Andressa Hinz Philippi

Cc: Leo Guzman

Subject: Re: Proposed new time: Veranos erosion @ Wed 8 Apr 2026 1pm - 1:30pm (EDT)
(Andressa Hinz Philippi)

Hi Andressa,

Last week, Leo asked me to conduct a lake survey of Verano I, which I did on 4/14/26.

These are my notes from the survey:

- It would be beneficial to understand the community's specific goals for littoral plant installations, such as aesthetics, wildlife habitat, erosion control, nutrient control, or areas of special concern

- Although littoral plants are recommended to protect lake shorelines from erosion (and thus homeowners' investments) and algal blooms, I predict that many residents still won't want them behind their homes. Therefore, initial plantings should be concentrated in public areas to demonstrate their look and effect

- I was told that the community is beholden to South Florida Water Management District (SFWMD) for the planting, and SFWMD typically encourages plant diversity with at least five native plant species represented. Also, I question if SFWMD would require biological monitoring and reporting for any installations

If plantings behind homes are desired, I suggest lower-growing and/or attractive flowering species such as spike rush species, Golden Canna, Pickerelweed, Lizard's Tail, Prairie Iris, and Florida Swamp-Lily

- Public areas are appropriate for larger beds and taller species such as Bent Alligator-Flag, bulrush species, and even shrubs and trees such as Buttonbush, cypress species, and Pond Apple

- If the community is interested, I would be happy to conduct an educational video-teleconference or in-person presentation covering littoral plants: their benefits, maintenance, available varieties, and an opportunity to ask me questions about littoral plantings

- Considerations hindering installations include resident disapproval, unsuitable substrate (excessively rocky, sandy, or deep substrate lacking an organic muck layer), high kinetic energy areas with strong wave and wind action that would uproot young plants, cost and budget constraints, and large populations of domestic Muscovy Ducks or Egyptian Geese that would treat newly installed, tender, young plants like a salad bar

- In severe washout areas, identify and remedy the cause of erosion (e.g., poor or broken drainage and irrigation lines, hard runoff areas) before considering plant installations.

- Many areas in the community show great potential to support littoral plant beds

- Next steps are to identify the community's goals and proposed budget, and potentially conduct an educational outreach program and a Q&A session with me.

Please feel free to call or email me to discuss your goals for littoral plantings. I'd also be happy to sched a video teleconference with you, your team, and/or the community board to discuss and to review some basics on littoral plants with a brief presentation and plenty of illustrative photos. Please let me know.

Thanks, Andressa. Have a great day.

Steve



M: 850-792-3121



solitudelakemanagement.com

Steve Carbol
Senior Biologist/Education Manager
SOLitude Lake Management
Cell: 850-792-3121
steve.carbol@solitudelake.com

Per Florida Statute 190.006(3)(a)2.d., the number of registered voters in the Community Development District(s), based on the previous mapping forwarded by your organization, is provided below as of April 15, 2026.

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

Verano #2
COMMUNITY DEVELOPMENT DISTRICT

Check Register

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
12/1 - 12/31/25	966-977	\$460,024.90
1/1 - 1/31/26	978-984	\$16,503.42
2/1 - 2/28/26	985-992	\$31,957.03
3/1 - 3/31/26	993-999	\$23,361.23
TOTAL CHECKS		\$531,846.58

<i>Date</i>	<i>ACH</i>	<i>Amount</i>
12/1 - 12/31/25	80019-80021	\$3,985.20
1/1 - 1/31/26	80022-80028	\$4,901.47
2/1 - 2/28/26	80029-80033	\$4,802.82
3/1 - 3/31/26	80034-80037	\$5,228.72
TOTAL ACH		\$18,918.21

TOTAL		\$550,764.79
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CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/02/25	00065	11/16/25	78	202511	320-53800-49500				HOLIDAY LIGHTS HOLIDAY SEASONAL LIGHTS	V	2,800.00-	2,800.00-	000964
12/02/25	00065	11/16/25	78	202511	320-53800-49500				HOLIDAY LIGHTS HOLIDAY SEASONAL LIGHTS	*	2,800.00	2,800.00	000966
12/03/25	00063	12/01/25	11	202512	320-57200-34000				DEC 25- AMENITY MGMT	*	500.00		
		12/01/25	11	202512	320-53800-34000				DEC 25- FIELD SV	*	500.00		
									CALM IV			1,000.00	000967
12/03/25	00017	11/09/25	8263	202511	320-57200-45300				CLEAN 10/27-11/09 CSTNCOM	*	1,050.00		
		11/23/25	8264	202511	320-57200-45300				CLEAN 11/10-11/23 CSTNCOM	*	1,050.00		
									CHARLES CLEANING SERVICES LLC			2,100.00	000968
12/03/25	00001	12/01/25	248	202512	310-51300-31300				DEC 25 - DISSEMINATION	*	218.75		
		12/01/25	248	202512	310-51300-35100				DEC 25 - WEBSITE ADMIN	*	65.67		
		12/01/25	248	202512	320-57200-46400				GROUT FOR POOL REPAIR	*	68.85		
									GOVERNMENTAL MANAGEMENT SERVICES -			353.27	000969
12/03/25	00049	12/01/25	28355	202512	310-51300-32200				AUDIT FYE 9/30/2025	*	7,400.00		
									GRAU AND ASSOCIATES			7,400.00	000970
12/04/25	00056	12/04/25	11461	202512	320-53800-46210				BROWN MULCH	*	7,650.00		
									FLORIDA EXOTIC LANDSCAPING			7,650.00	000971
12/04/25	00066	11/17/25	001	202511	320-53800-60000				30% DEP MAILBOX PAVILLION	*	18,715.50		
									PILLAR CONSTRUCTION AND CONSULTING			18,715.50	000972
12/09/25	00048	12/09/25	12092025	202512	300-15100-10100				TXFER EXCESS FUNDS TO SBA	*	400,000.00		
									VERANO #2			400,000.00	000973
12/10/25	00056	11/15/25	11357	202511	320-53800-46200				NOV 25- LANDSCAPE MAINT	*	6,121.00		

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/15/25		11357	202511 320-57200-46200		*	1,829.00	
		NOV 25-	LANDSCAPE MAINT				
11/25/25		11396	202511 320-53800-46201		*	850.00	
		LIVE OAK					
				FLORIDA EXOTIC LANDSCAPING			8,800.00 000974
12/10/25	00018	12/04/25 2541201	202512 320-57200-46400		*	1,800.00	
		DEC 25-	POOL SV				
				SANDY GORDON, INC			1,800.00 000975
12/16/25	00056	12/15/25 11502	202512 320-53800-46200		*	6,121.00	
		DEC 25-	LANDSCAPE MAINT				
		12/15/25 11502	202512 320-57200-46200		*	1,829.00	
		DEC 25-	LANDSCAPE MAINT				
				FLORIDA EXOTIC LANDSCAPING			7,950.00 000976
12/16/25	00004	11/25/25 7979843	202511 310-51300-32300		*	4,256.13	
		S24 POD D7 11/1-10/31/26					
				U.S. BANK			4,256.13 000977
TOTAL FOR BANK A						460,024.90	

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/09/25	00022	11/23/25	89154660	202512	320	57200	41010			*	63.99		
			INTERNET 12/9-01/8/26						BLUE STREAM (AUTOPAY)			63.99	080019
12/09/25	00023	11/25/25	16944063	202510	320	57200	43001			*	156.78		
			W/S 10/14-11/14/25						CITY OF PORT ST LUCIE (AUTOPAY)			156.78	080020
12/09/25	00009	10/06/25	26607-34	202509	320	53800	43000			*	551.59		
			IRRIG										
		10/06/25	26607-34	202509	300	15600	10000			*	1,159.00-		
			REFUND ACCT 26607-34159										
		10/06/25	26607-34	202509	300	36100	10000			*	11.34-		
			FPL INTEREST ON DEPOSIT										
		11/04/25	26607-34	202510	320	53800	43000			*	561.26		
			IRRIG 10/6-11/4/25										
		11/20/25	NOVEMBER	202511	320	53800	43000			*	31.90		
			ENTRY WALL 10/28-11/25/25										
		11/20/25	NOVEMBER	202511	320	53800	43000			*	441.06		
			IRRIG PUMP 11/4-12/3/25										
		11/20/25	NOVEMBER	202511	320	53800	43100			*	2,139.73		
			STREETLIGHTS 10/28-11/25										
		11/20/25	NOVEMBER	202511	320	57200	43000			*	584.87		
			AMENITY 10/23-11/20/25										
		12/03/25	26607-34	202511	320	53800	43000			*	624.36		
			IRRIG 11/4-12/3/25						FPL (AUTO PAY)			3,764.43	080021
TOTAL FOR BANK Z											3,985.20		
TOTAL FOR REGISTER											464,010.10		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/06/26	00017	12/07/25	8276	202512	320	57200	45300			*	1,050.00		
			CLEAN	11/24-12/07				CSTNCOM					
		12/21/25	8277	202512	320	57200	45300			*	1,050.00		
			CLEAN	12/08-12/21				CSTNCOM					
CHARLES CLEANING SERVICES LLC												2,100.00	000978
1/06/26	00001	1/01/26	249	202601	310	51300	31300			*	218.75		
			JAN 26	-				DISSEMINATION					
		1/01/26	249	202601	310	51300	35100			*	65.67		
			JAN 26	-				WEBSITE ADMIN					
GOVERNMENTAL MANAGEMENT SERVICES -												284.42	000979
1/06/26	00015	12/18/25	004006	202511	310	51300	31200			*	550.00		
			SER 2024	POD D7				11/1/25					
LLS TAX SOLUTIONS INC.												550.00	000980
1/06/26	00018	12/30/25	2541202	202512	320	57200	46400			*	1,440.00		
			RPLC	POOL DRAIN GRATES									
		1/05/26	2640101	202601	320	57200	46400			*	1,800.00		
			JAN 26	-				POOL SV					
SANDY GORDON, INC												3,240.00	000981
1/22/26	00063	1/01/26	15	202601	320	53800	34000			*	500.00		
			JAN 26	-				AMENITY MGMT					
		1/01/26	15	202601	320	57200	34000			*	500.00		
			JAN 26	-				FIELD SV					
CALM IV												1,000.00	000982
1/22/26	00056	1/08/26	11607	202601	320	53800	46220			*	279.00		
			IRRIGATION	REPAIR									
		1/15/26	11635	202601	320	53800	46200			*	6,121.00		
			JAN 26	-				LANDSCAPE MAINT					
		1/15/26	11635	202601	320	57200	46200			*	1,829.00		
			JAN 26	-				LANDSCAPE MAINT					
FLORIDA EXOTIC LANDSCAPING												8,229.00	000983
1/22/26	00015	1/08/26	4012	202511	310	51300	31200			*	1,100.00		
			SER 2024	THRU				11/1/25					
LLS TAX SOLUTIONS INC.												1,100.00	000984
TOTAL FOR BANK A											16,503.42		

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/07/26	00022	12/23/25 89154660	202601 320-57200-41010 INTERNET 1/9-2/8/26	BLUE STREAM (AUTOPAY)	*	63.99	63.99 080022
1/07/26	00023	12/23/25 17046161	202511 320-57200-43001 W/S 11/14-12/16/25	CITY OF PORT ST LUCIE (AUTOPAY)	*	171.86	171.86 080023
1/07/26	00021	12/01/25 16010093	202601 320-57200-34510 MONITORING 12/29-1/29/26	EVERON LLC (AUTOPAY)	*	40.15	40.15 080024
1/07/26	00044	10/01/25 FCCFL/25	202510 320-53800-49100 OCT 25- TRASH COLLECTION	FCC ENVIRONMENTAL SERVICES	*	69.75	209.25 080025
		11/01/25 FCCFL/25	202511 320-53800-49100 NOV 25- TRASH COLLECTION		*	69.75	
		12/01/25 FCCFL/25	202512 320-53800-49100 DEC 25- TRASH COLLECTION		*	69.75	
1/07/26	00009	1/05/26 DECEMBER	202512 320-53800-43000 ENTRY WALL 11/25-12/26/25	FPL (AUTO PAY)	*	35.63	4,098.15 080026
		1/05/26 DECEMBER	202512 320-53800-43000 IRRIG PUMP 12/3-1/5/26		*	525.58	
		1/05/26 DECEMBER	202512 320-53800-43000 IRRIG 12/3-1/5/26		*	770.92	
		1/05/26 DECEMBER	202512 320-53800-43100 STREETLIGHTS 11/25-12/26		*	2,139.73	
		1/05/26 DECEMBER	202512 320-57200-43000 AMENITY 11/20-12/19/25		*	626.29	
1/20/26	00021	1/01/26 16026376	202602 320-57200-34510 MONITORING 01/30-4/30/26	EVERON LLC (AUTOPAY)	*	248.32	248.32 080027
1/22/26	00044	1/01/26 0102485	202601 320-53800-49100 JAN 26- TRASH COLL	FCC ENVIRONMENTAL SERVICES	*	69.75	69.75 080028
TOTAL FOR BANK Z						4,901.47	
TOTAL FOR REGISTER						21,404.89	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/13/26	00063	2/01/26 19	202602 320-53800-34000	AMENITY MGMT	*	500.00		
		2/01/26 19	202602 320-57200-34000	FIELD SV	*	500.00		
							CALM IV	1,000.00 000985
2/13/26	00001	2/01/26 250	202602 310-51300-31300	DISSEMINATION	*	218.75		
		2/01/26 250	202602 310-51300-35100	WEBSITE ADMIN	*	65.67		
		2/01/26 250	202602 320-57200-46100	AMAZON-EMERG EXIT SIGNS	*	30.61		
		2/01/26 250	202602 320-57200-46400	AMAZON-CLOCK POOL DECK	*	17.22		
		2/01/26 250	202602 320-57200-46100	WALMART-2 TVS POOL DECK	*	988.02		
							GOVERNMENTAL MANAGEMENT SERVICES -	1,320.27 000986
2/13/26	00016	1/30/26 194212	202601 320-53800-46240	PUMP STATION CYCLING	*	212.20		
							HOOVER PUMPING SYSTEMS	212.20 000987
2/13/26	00015	2/05/26 4048	202512 310-51300-31200	SER 2017 POD A 12/20/25	*	550.00		
		2/05/26 4049	202512 310-51300-31200	SER 2017 POD B 12/20/25	*	550.00		
		2/05/26 4050	202512 310-51300-31200	SER 2017 POD C 12/20/25	*	550.00		
							LLS TAX SOLUTIONS INC.	1,650.00 000988
2/13/26	00018	2/02/26 2640201	202602 320-57200-46400	FEB 26- POOL SV	*	1,800.00		
							SANDY GORDON, INC	1,800.00 000989
2/13/26	00004	1/23/26 8051534	202601 310-51300-32300	SER17 POD A,B,C 12/31/26	*	9,670.56		
							U.S. BANK	9,670.56 000990
2/25/26	00017	2/04/26 INV-0007	202601 320-57200-45300	CLEAN 12/22-2/01 CSTNCOM	*	3,150.00		
							CHARLES CLEANING SERVICES LLC	3,150.00 000991
2/25/26	00056	2/12/26 11850	202602 320-53800-46220	FEB 26- IRRIG MAINLINE RP	*	5,204.00		
		2/15/26 11864	202602 320-53800-46200	FEB 26- LANDSCAPE MAINT	*	7,950.00		
							FLORIDA EXOTIC LANDSCAPING	13,154.00 000992
						TOTAL FOR BANK A	31,957.03	
MR2 --VERANO #2-- NMARINO								

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
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MR2 --VERANO #2-- NMARINO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/25/26	00022	1/23/26	89154660	202602	320	57200	41010		INTERNET 2/9-3/8/26	*	63.99		
									BLUE STREAM (AUTOPAY)			63.99	080029
2/25/26	00023	1/27/26	17148568	202512	320	57200	43001		W/S 12/16-1/16/26	*	96.46		
									CITY OF PORT ST LUCIE (AUTOPAY)			96.46	080030
2/25/26	00021	2/01/26	16043424	202603	320	57200	34510		MONITORING 02/28-3/29/26	*	40.15		
									EVERON LLC (AUTOPAY)			40.15	080031
2/25/26	00009	1/22/26	JAN 26	202601	320	53800	43000		ENTRY WALL 12/26-1/27/26	*	38.98		
		1/22/26	JAN 26	202601	320	53800	43000		IRRIG PUMP 1/5-2/4/26	*	533.92		
		1/22/26	JAN 26	202601	320	53800	43000		IRRIG 1/5-2/4/26	*	756.77		
		1/22/26	JAN 26	202601	320	53800	43100		STREETLIGHTS 12/26-1/27	*	2,482.22		
		1/22/26	JAN 26	202601	320	57200	43000		AMENITY 12/19-1/22/26	*	720.58		
									FPL (AUTO PAY)			4,532.47	080032
2/26/26	00044	2/01/26	1009999	202602	320	53800	49100		FRB 26- 96 GALL/DISP FEE	*	69.75		
									FCC ENVIRONMENTAL SERVICES			69.75	080033
TOTAL FOR BANK Z											4,802.82		
TOTAL FOR REGISTER											36,759.85		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/10/26	00063	3/01/26	22	MAR 26-	202603 320-53800-34000		AMENITY MGMT	*	500.00		
		3/01/26	22	MAR 26-	202603 320-57200-34000		FIELD SV	*	500.00		
										1,000.00	000993
3/10/26	00017	3/01/26	INV-0019		202602 320-57200-45300		CLEAN 01/19-02/01 CSTNCOM	*	1,050.00		
		3/01/26	INV-0019		202602 320-57200-45300		CLEAN 02/02-02/15 CSTNCOM	*	1,050.00		
		3/01/26	INV-0019		202602 320-57200-45300		CLEAN 02/16-03/01 CSTNCOM	*	1,050.00		
										3,150.00	000994
3/10/26	00001	3/01/26	251	MAR 26 -	202603 310-51300-31300		DISSEMINATION	*	218.75		
		3/01/26	251	MAR 26 -	202603 310-51300-35100		WEBSITE ADMIN	*	65.67		
		3/01/26	251		202603 320-57200-46100		GFCI OUTLETS	*	36.90		
		3/01/26	251		202603 320-57200-46100		ELEC SUPP OUTDOOR TV	*	387.41		
										708.73	000995
3/10/26	00016	3/01/26	194213		202603 320-53800-46240		ONE YEAR SERVC E AGREEMENT	*	5,180.00		
										5,180.00	000996
3/10/26	00018	3/05/26	2640301	MAR 26-	202603 320-57200-46400		POOL SV	*	1,800.00		
										1,800.00	000997
3/20/26	00067	3/01/26	1467		202603 320-53800-46200		50% DEPOSIT PAVER REPAIR	*	3,572.50		
										3,572.50	000998
3/25/26	00056	3/15/26	11984	MAR 26-	202603 320-53800-46200		LANDSCAPE MAINT	*	6,121.00		
		3/15/26	11984	MAR 26-	202603 320-57200-46200		LANDSCAPE MAINT	*	1,829.00		
										7,950.00	000999
TOTAL FOR BANK A									23,361.23		

MR2 --VERANO #2-- NMARINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/11/26	00023	2/24/26	17250838 202601 320-57200-43001 W/S 1/16-2/12/26		*	251.97	
CITY OF PORT ST LUCIE (AUTOPAY)							251.97 080034
3/11/26	00009	2/23/26	FEB 26 202602 320-53800-43000 ENTRY WALL 1/27-2/26/26		*	36.52	
		2/23/26	FEB 26 202602 320-53800-43000 IRRIG PUMP 2/4-3/5/26		*	642.58	
		2/23/26	FEB 26 202602 320-53800-43000 IRRIG 2/4-3/5/26		*	1,005.80	
		2/23/26	FEB 26 202602 320-53800-43100 STREETLIGHTS 1/27-2/26/26		*	2,482.22	
		2/23/26	FEB 26 202602 320-57200-43000 AMENITY 1/22-2/23/26		*	699.73	
FPL (AUTO PAY)							4,866.85 080035
3/25/26	00021	3/02/26	16059028 202604 320-57200-34510 MONITORING 03/30-4/29/26		*	40.15	
EVERON LLC (AUTOPAY)							40.15 080036
3/25/26	00044	3/01/26	1015173 202603 320-53800-49100 MAR 26- 96 GALL/DISP FEE		*	69.75	
FCC ENVIRONMENTAL SERVICES AUTO PAY							69.75 080037
TOTAL FOR BANK Z						5,228.72	
TOTAL FOR REGISTER						28,589.95	

Verano #2
Community Development District

Unaudited Financial Reporting
March 31, 2026



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Verano #2
Community Development District
Combined Balance Sheet
March 31, 2026

	<i>General Fund</i>	<i>Debt Service Funds</i>	<i>Capital Project Funds</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 12,972	\$ -	\$ -	\$ 12,972
Due from Verano # 5	7,707	13,826	-	21,533
<u>Investments:</u>				
Bank United - MMA	221,388	-	-	221,388
State Board of Administration (SBA)	761,830	-	-	761,830
Series 2017 Pod (A,B,C)				
Reserve - Pod A	-	211,173	-	211,173
Reserve - Pod B	-	166,606	-	166,606
Reserve - Pod C	-	174,494	-	174,494
Revenue - Pod A	-	492,132	-	492,132
Revenue - Pod B	-	326,400	-	326,400
Revenue - Pod C	-	347,232	-	347,232
Prepayment - Pod A	-	132	-	132
Prepayment - Pod B	-	1,491	-	1,491
Prepayment - Pod C	-	3,539	-	3,539
Series 2020 (Pod C,D,E)				
Reserve - Pod C	-	109,746	-	109,746
Reserve - Pod D	-	141,494	-	141,494
Reserve - Pod E	-	108,848	-	108,848
Revenue - Pod C	-	243,774	-	243,774
Revenue - Pod D	-	382,545	-	382,545
Revenue - Pod E	-	278,365	-	278,365
Prepayment - Pod C	-	2,910	-	2,910
Prepayment - Pod E	-	1,574	-	1,574
Construction - Pod D	-	-	14,003	14,003
Series 2024 (Pod D 4,5,6)				
Reserve	-	680,035	-	680,035
Revenue	-	676,923	-	676,923
Construction	-	-	5,043,741	5,043,741
Series 2024 (Pod D 7)				
Reserve	-	350,703	-	350,703
Revenue	-	135	-	135
Interest	-	11,114	-	11,114
Construction	-	-	4,441,814	4,441,814
Deposits	2,171	-	-	2,171
Total Assets	\$ 1,006,068	\$ 4,725,190	\$ 9,499,558	\$ 15,230,815
Liabilities:				
Accounts Payable	\$ 8,954	\$ -	\$ -	\$ 8,954
Total Liabilities	\$ 8,954	\$ -	\$ -	\$ 8,954
Fund Balance:				
Nonspendable:				
Deposits	\$ 2,171	\$ -	\$ -	\$ 2,171
Restricted for:				
Debt Service	-	4,725,190	-	4,725,190
Capital Project	-	-	9,499,558	9,499,558
Unassigned	994,943	-	-	994,943
Total Fund Balances	\$ 997,114	\$ 4,725,190	\$ 9,499,558	\$ 15,221,862
Total Liabilities & Fund Balance	\$ 1,006,068	\$ 4,725,190	\$ 9,499,558	\$ 15,230,815

Verano #2

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
<u>Revenues:</u>				
Special Assessments - Tax Roll	\$ 406,102	\$ 406,102	\$ 390,239	\$ (15,863)
Intergovernmental Transfer*	60,465	60,465	60,465	1
Interest Income	15,000	7,500	16,733	9,233
Total Revenues	\$ 481,566	\$ 474,066	\$ 467,436	\$ (6,630)
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fee	\$ 6,000	\$ 2,000	\$ 1,600	\$ 400
FICA Tax	459	153	122	31
Annual Audit	6,400	6,400	7,900	(1,500)
Arbitrage Rebate	4,400	3,300	3,300	-
Dissemination Agent	2,625	1,313	1,313	-
Trustee Fees	30,150	13,927	13,927	-
Website Maintenance	788	394	394	(0)
Insurance General Liability	8,268	8,268	8,033	235
Other Current Charges	1,200	600	650	(50)
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 60,465	\$ 36,529	\$ 37,414	\$ (885)
<u>Operations & Maintenance</u>				
Common Area Maintenance Expenditures				
Field Management	\$ 6,300	\$ 3,150	\$ 3,000	\$ 150
Electric Utility Services	17,600	8,800	8,175	625
Electric Utility Services- Streetlights	26,400	13,200	13,864	(664)
Irrigation Utility Services	3,000	1,500	-	1,500
Midge Control	4,000	2,000	-	2,000
Landscape Maintenance	73,458	36,729	40,299	(3,570)
Mulch	15,000	7,650	7,650	-
Pest Control	1,800	900	-	900
Entry & Walls Maintenance	4,000	2,000	-	2,000
Plant Replacement	12,000	6,000	850	5,150
Irrigation Maintenance	10,800	5,400	5,483	(83)
Irrigation Water Monitoring	1,200	600	-	600
Pump System Maintenance	6,000	3,000	5,392	(2,392)
Trash Collection	840	420	419	2
Street Sweeping	1,677	839	-	839
Roadways Repairs & Maintenance	10,000	5,000	-	5,000
Streetsigns Maintenance	10,000	5,000	-	5,000
Pressure Cleaning	5,000	2,500	-	2,500
Holiday Décor	-	-	2,800	(2,800)
Contingency	19,107	9,554	-	9,554
Capital Outlay	-	-	18,716	(18,716)
Subtotal Field Expenditures	\$ 228,182	\$ 114,241	\$ 106,646	\$ 7,595

Verano #2

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/26	Thru 03/31/26	Variance
Amenity Center Expenditures				
Amenity Center Management	\$ 6,300	\$ 3,150	\$ 3,000	\$ 150
Clubhouse Maintenance	40,000	20,000	1,443	18,557
Access Control	2,000	1,000	559	441
Telephone/Internet	840	420	380	40
Electric Utility Services	7,200	3,600	3,814	(214)
Water Utility Services	1,800	900	1,751	(851)
Property Insurance	13,589	13,589	11,452	2,137
Pool Maintenance	51,600	25,800	12,392	13,408
Landscape Maintenance	21,942	10,971	10,974	(3)
Mulch	5,000	2,500	-	2,500
Pest Control	1,800	900	-	900
Janitorial Services/Supplies	32,300	16,150	15,750	400
A/C Maintenance	1,226	613	-	613
Trash Collection	1,000	500	-	500
Pressure Cleaning	5,000	2,500	-	2,500
Contingency	1,323	662	-	662
Capital Outlay	-	-	4,103	(4,103)
Subtotal Amenity Center Expenditures	\$ 192,920	\$ 103,255	\$ 65,619	\$ 37,636
Total Operations & Maintenance	\$ 421,102	\$ 217,496	\$ 172,264	\$ 45,231
Total Expenditures	\$ 481,567	\$ 254,024	\$ 209,678	\$ 44,346
Excess (Deficiency) of Revenues over Expenditure	\$ -	\$ 220,042	\$ 257,758	\$ 37,716
Net Change in Fund Balance	\$ -	\$ 220,042	\$ 257,758	\$ 37,716
Fund Balance - Beginning	\$ -		\$ 739,356	
Fund Balance - Ending	\$ -		\$ 997,114	

* Transfer from Verano # 5 for Administrative Expenditures

Verano #2

Community Development District Debt Service Fund Series 2017

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending March 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/26	Thru 03/31/26	Variance
Revenues:				
Special Assessments Pod A- Tax Roll	\$ 364,385	\$ 364,385	\$ 353,734	\$ (10,651)
Special Assessments Pod B- Tax Roll	271,950	271,950	264,001	(7,949)
Special Assessments Pod C- Tax Roll	213,001	213,001	206,782	(6,218)
Interest Income	30,000	15,000	26,536	11,536
Total Revenues	\$ 879,336	\$ 864,336	\$ 851,054	\$ (13,282)
Expenditures:				
Series 2017 - Pod A				
Interest - 11/01	\$ 115,044	\$ 115,044	115,044	\$ -
Principal - 11/01	115,000	115,000	115,000	-
Interest - 05/01	112,600	-	-	-
Series 2017 - Pod B				
Interest - 11/01	\$ 90,475	\$ 90,475	90,475	\$ -
Principal - 11/01	90,000	90,000	90,000	-
Interest - 05/01	88,563	-	-	-
Series 2017 - Pod C				
Interest - 11/01	\$ 67,413	\$ 67,413	67,413	\$ -
Principal - 11/01	60,000	60,000	60,000	-
Interest - 05/01	66,063	-	-	-
Total Expenditures	\$ 805,156	\$ 537,931	\$ 537,931	\$ -
Excess (Deficiency) of Revenues over Expenditure	\$ 74,180	\$ 326,405	\$ 313,123	\$ (13,282)
Net Change in Fund Balance	\$ 74,180	\$ 326,405	\$ 313,123	\$ (13,282)
Fund Balance - Beginning	\$ 883,650		\$ 1,414,978	
Fund Balance - Ending	\$ 957,830		\$ 1,728,101	

Verano #2

Community Development District Debt Service Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budge Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Special Assessments Pod C - Tax Roll	\$ 216,001	\$ 216,001	205,482	\$ (10,519)
Special Assessments Pod D - Tax Roll	305,354	305,354	290,465	(14,889)
Special Assessments Pod E - Tax Roll	240,579	240,579	228,849	(11,730)
Interest Income	10,000	5,000	16,859	11,859
Total Revenues	\$ 771,933	\$ 766,933	\$ 741,655	\$ (25,279)
Expenditures:				
Series 2020 - Pod C				
Interest - 11/01	\$ 65,656	\$ 65,656	65,656	\$ -
Interest - 05/01	65,656	-	-	-
Principal - 05/01	85,000	-	-	-
Series 2020 - Pod D				
Interest - 11/01	\$ 86,319	\$ 86,319	86,319	\$ -
Interest - 05/01	86,319	-	-	-
Principal - 05/01	110,000	-	-	-
Series 2020 - Pod E				
Interest - 11/01	\$ 65,094	\$ 65,094	65,094	\$ -
Interest - 05/01	65,094	-	-	-
Principal - 05/01	80,000	-	-	-
Total Expenditures	\$ 709,138	\$ 217,069	\$ 217,069	\$ -
Excess (Deficiency) of Revenues over Expenditure	\$ 62,796	\$ 549,865	\$ 524,586	\$ (25,279)
Other Financing Sources/(Uses):				
Interfund Transfer In/(Out)	\$ (10,000)	\$ (2,668)	\$ (2,668)	\$ -
Total Other Financing Sources/(Uses)	\$ (10,000)	\$ (2,668)	\$ (2,668)	\$ -
Net Change in Fund Balance	\$ 52,796	\$ 547,197	\$ 521,918	\$ (25,279)
Fund Balance - Beginning	\$ 371,586		\$ 751,714	
Fund Balance - Ending	\$ 424,381		\$ 1,273,633	

Verano #2
Community Development District
Debt Service Fund Series 2024 Pod D 4,5,6
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Amended Budget	Prorated Budge Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 678,124	\$ 678,124	\$ 662,535	\$ (15,589)
Interest Income	20,000	10,000	17,785	7,785
Total Revenues	\$ 698,124	\$ 688,124	\$ 680,320	\$ (7,805)
Expenditures:				
Series 2024 Pod D 4,5,6				
Interest - 11/01	\$ 268,689	\$ 268,689	\$ 268,689	\$ -
Interest - 05/01	268,689	-	-	-
Principal - 05/01	145,000	-	-	-
Total Expenditures	\$ 682,379	\$ 268,689	\$ 268,689	\$ -
Excess (Deficiency) of Revenues over Expenditure	\$ 15,746	\$ 419,435	\$ 411,630	\$ (7,805)
Other Financing Sources/(Uses):				
Interfund Transfer In/(Out)	\$ (15,000)	\$ (12,600)	\$ (12,600)	\$ -
Total Other Financing Sources/(Uses)	\$ (15,000)	\$ (12,600)	\$ (12,600)	\$ -
Net Change in Fund Balance	\$ 746	\$ 406,835	\$ 399,031	\$ (7,805)
Fund Balance - Beginning	\$ 287,683		\$ 962,474	
Fund Balance - Ending	\$ 288,429		\$ 1,361,505	

Verano #2
Community Development District
Debt Service Fund Series 2024 Pod D 7
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Proposed Budget	Prorated Budge Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Special Assessments - Direct Bill	\$ 350,732	\$ 350,732	\$ -	\$ (350,732)
Interest Income	10,000	5,000	7,663	2,663
Total Revenues	\$ 360,732	\$ 355,732	\$ 7,663	\$ (348,069)
Expenditures:				
Series 2024 Pod D 7				
Interest - 11/01	\$ 138,511	\$ 138,511	\$ 138,511	\$ -
Interest - 05/01	138,511	-	-	-
Principal - 05/01	75,000	-	-	-
Total Expenditures	\$ 352,023	\$ 138,511	\$ 138,511	\$ -
Excess (Deficiency) of Revenues over Expenditure	\$ 8,709	\$ 217,221	\$ (130,848)	\$ (348,069)
Other Financing Sources/(Uses):				
Interfund Transfer In/(Out)	\$ (10,000)	\$ (6,498)	\$ (6,498)	\$ -
Total Other Financing Sources/(Uses)	\$ (10,000)	\$ (6,498)	\$ (6,498)	\$ -
Net Change in Fund Balance	\$ (1,291)	\$ 210,723	\$ (137,346)	\$ (348,069)
Fund Balance - Beginning	\$ 147,529		\$ 499,298	
Fund Balance - Ending	\$ 146,239		\$ 361,952	

Verano #2
Community Development District
Capital Projects Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 231	231
Developer Contribution	-	-	-	-
Total Revenues	\$ -	\$ -	\$ 231	\$ 231
Expenditures:				
Capital Outlay - Pod C	\$ -	\$ -	\$ -	\$ -
Capital Outlay - Pod D	-	-	-	-
Capital Outlay - Pod E	-	-	-	-
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditure	\$ -	\$ -	\$ 231	\$ 231
Other Financing Sources/(Uses)				
Interfund Transfer In/(Out)	\$ -	\$ -	\$ 2,668	\$ 2,668
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 2,668	\$ 2,668
Net Change in Fund Balance	\$ -	\$ -	\$ 2,899	
Fund Balance - Beginning	\$ -		\$ 11,104	
Fund Balance - Ending	\$ -		\$ 14,003	

Verano #2
Community Development District
Capital Projects Fund Series 2024 Pod D 4,5,6
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 92,288	92,288
Total Revenues	\$ -	\$ -	\$ 92,288	\$ 92,288
Expenditures:				
Capital Outlay - Pod D 4,5,6	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditure	\$ -	\$ -	\$ 92,288	\$ 92,288
Other Financing Sources/(Uses)				
Interfund Transfer In/(Out)	\$ -	\$ -	\$ 12,600	\$ 12,600
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 12,600	\$ 12,600
Net Change in Fund Balance	\$ -		\$ 104,888	
Fund Balance - Beginning	\$ -		\$ 4,938,853	
Fund Balance - Ending	\$ -		\$ 5,043,741	

Verano #2
Community Development District
Capital Projects Fund Series 2024 Pod D 7
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues				
Interest Income	\$ -	\$ -	\$ 81,325	81,325
Total Revenues	\$ -	\$ -	\$ 81,325	\$ 81,325
Expenditures:				
Capital Outlay - Pod D 7	\$ -	\$ -	\$ -	\$ -
Cost of Issuance	-	-	-	-
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditure	\$ -	\$ -	\$ 81,325	\$ 81,325
Other Financing Sources/(Uses)				
Interfund Transfer In/(Out)	\$ -	\$ -	\$ 6,498	\$ 6,498
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 6,498	\$ 6,498
Net Change in Fund Balance	\$ -	\$ -	\$ 87,823	
Fund Balance - Beginning	\$ -		\$ 4,353,991	
Fund Balance - Ending	\$ -		\$ 4,441,814	

Verano #2
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 50,478	\$ 314,741	\$ 15,157	\$ 5,548	\$ 4,315	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 390,239
Intergovernmental Transfer*	-	60,465	-	-	-	-	-	-	-	-	-	-	60,465
Interest Income	2,368	2,112	2,905	3,286	2,938	3,124	-	-	-	-	-	-	16,733
Total Revenues	\$ 2,368	\$ 113,055	\$ 317,646	\$ 18,443	\$ 8,486	\$ 7,439	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 467,436

Expenditures:

General & Administrative:

Supervisor Fee	\$ -	\$ 800	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,600
FICA Tax	-	61	-	61	-	-	-	-	-	-	-	-	122
Annual Audit	-	500	7,400	-	-	-	-	-	-	-	-	-	7,900
Arbitrage Rebate	-	1,650	1,650	-	-	-	-	-	-	-	-	-	3,300
Dissemination Agent	219	219	219	219	219	219	-	-	-	-	-	-	1,313
Trustee Fees	-	-	4,256	9,671	-	-	-	-	-	-	-	-	13,927
Website Maintenance	66	66	66	66	66	66	-	-	-	-	-	-	394
Insurance General Liability	8,033	-	-	-	-	-	-	-	-	-	-	-	8,033
Other Current Charges	125	100	94	141	112	79	-	-	-	-	-	-	650
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 8,617	\$ 3,395	\$ 13,684	\$ 10,957	\$ 396	\$ 363	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,414

Operations & Maintenance

Common Area Maintenance Expenditures

Field Management	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000
Electric Utility Services	1,095	1,097	1,332	1,330	1,685	1,636	-	-	-	-	-	-	8,175
Electric Utility Services- Streetlights	2,140	2,140	2,140	2,482	2,482	2,480	-	-	-	-	-	-	13,864
Irrigation Utility Services	-	-	-	-	-	-	-	-	-	-	-	-	-
Midge Control	-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Maintenance	6,121	6,121	6,121	6,121	6,121	9,694	-	-	-	-	-	-	40,299
Mulch	-	-	7,650	-	-	-	-	-	-	-	-	-	7,650
Pest Control	-	-	-	-	-	-	-	-	-	-	-	-	-
Entry & Walls Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Plant Replacement	-	850	-	-	-	-	-	-	-	-	-	-	850
Irrigation Maintenance	-	-	-	279	5,204	-	-	-	-	-	-	-	5,483
Irrigation Water Monitoring	-	-	-	-	-	-	-	-	-	-	-	-	-
Pump System Maintenance	-	-	-	212	-	5,180	-	-	-	-	-	-	5,392
Trash Collection	70	70	70	70	70	70	-	-	-	-	-	-	419
Street Sweeping	-	-	-	-	-	-	-	-	-	-	-	-	-
Roadways Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Streetsigns Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Pressure Cleaning	-	-	-	-	-	-	-	-	-	-	-	-	-
Holiday Décor	-	2,800	-	-	-	-	-	-	-	-	-	-	2,800
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Outlay	-	-	18,716	-	-	-	-	-	-	-	-	-	18,716
Subtotal Field Expenditures	\$ 9,925	\$ 13,578	\$ 36,528	\$ 10,994	\$ 16,062	\$ 19,559	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 106,646

Verano #2
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Amenity Center Expenditures													
Amenity Center Management	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000
Clubhouse Maintenance	-	-	-	-	1,019	424	-	-	-	-	-	-	1,443
Access Control	40	248	40	(58)	248	40	-	-	-	-	-	-	559
Security	-	-	-	-	-	-	-	-	-	-	-	-	-
Telephone/Internet	60	64	64	64	64	64	-	-	-	-	-	-	380
Electric Utility Services	587	585	626	721	700	596	-	-	-	-	-	-	3,814
Water Utility Services	158	173	97	253	570	500	-	-	-	-	-	-	1,751
Property Insurance	11,452	-	-	-	-	-	-	-	-	-	-	-	11,452
Pool Maintenance	1,866	1,800	3,309	1,800	1,817	1,800	-	-	-	-	-	-	12,392
Landscape Maintenance	1,829	1,829	1,829	1,829	1,829	1,829	-	-	-	-	-	-	10,974
Mulch	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control	-	-	-	-	-	-	-	-	-	-	-	-	-
Janitorial Services/Supplies	2,100	2,100	2,100	3,150	3,150	3,150	-	-	-	-	-	-	15,750
A/C Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Trash Collection	-	-	-	-	-	-	-	-	-	-	-	-	-
Pressure Cleaning	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Outlay	-	4,103	-	-	-	-	-	-	-	-	-	-	4,103
Subtotal Amenity Expenditures	\$ 18,591	\$ 11,402	\$ 8,566	\$ 8,259	\$ 9,897	\$ 8,903	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 65,619
Total Operations & Maintenance	\$ 28,517	\$ 24,980	\$ 45,094	\$ 19,252	\$ 25,959	\$ 28,462	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 172,264
Total Expenditures	\$ 37,134	\$ 28,375	\$ 58,778	\$ 30,210	\$ 26,355	\$ 28,826	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 209,678
Excess (Deficiency) of Revenues over Expenditur	\$ (34,766)	\$ 84,679	\$ 258,868	\$ (11,767)	\$ (17,870)	\$ (21,387)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 257,758
Net Change in Fund Balance	\$ (34,766)	\$ 84,679	\$ 258,868	\$ (11,767)	\$ (17,870)	\$ (21,387)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 257,758

Verano #2
Community Development District
Long Term Debt Report

Series 2017 Pod A, Special Assessment Bonds		
Interest Rate;	3.625%,4.25%,4.75%,5.0%	
Maturity Date:	11/1/2048	
Reserve Fund Requirement:	50% Maximum Annual Debt Service	
Bonds outstanding - 9/30/2024		\$4,755,000
Less:	Nov 1, 2025 (Mandatory)	(\$115,000)
Current Bonds Outstanding		\$4,640,000

Series 2017 Pod B, Special Assessment Bonds		
Interest Rate;	3.625%,4.25%,4.75%,5.0%	
Maturity Date:	11/1/2048	
Reserve Fund Requirement:	50% Maximum Annual Debt Service	
Bonds outstanding - 9/30/2024		\$3,740,000
Less:	Nov 1, 2025 (Mandatory)	(\$90,000)
Current Bonds Outstanding		\$3,650,000

Series 2017 Pod C, Special Assessment Bonds		
Interest Rate;	3.75%,4.5%,5.0%,5.125%	
Maturity Date:	11/4/2048	
Reserve Fund Requirement:	75% Maximum Annual Debt Service	
Bonds outstanding - 9/30/2024		\$2,685,000
Less:	Nov 1, 2025 (Mandatory)	(\$60,000)
Current Bonds Outstanding		\$2,625,000

Series 2020 Pod C, Special Assessment Bonds		
Interest Rate;	2.875%,3.25%,4.0%	
Maturity Date:	11/1/2050	
Reserve Fund Requirement:	50% Maximum Annual Debt Service	
Bonds outstanding - 9/30/2024		\$3,385,000
Less:	May 1, 2026 (Mandatory)	\$0
Current Bonds Outstanding		\$3,385,000

Series 2020 Pod D, Special Assessment Bonds		
Interest Rate;	2.875%,3.25%,4.0%	
Maturity Date:	11/1/2050	
Reserve Fund Requirement:	50% Maximum Annual Debt Service	
Bonds outstanding - 9/30/2024		\$4,450,000
Less:	May 1, 2026 (Mandatory)	\$0
Current Bonds Outstanding		\$4,450,000

Series 2020 Pod E, Special Assessment Bonds		
Interest Rate;	2.875%,3.25%,4.0%	
Maturity Date:	5/1/2054	
Reserve Fund Requirement:	50% Maximum Annual Debt Service	
Bonds outstanding - 9/30/2024		\$3,355,000
Less:	May 1, 2026 (Mandatory)	\$0
Current Bonds Outstanding		\$3,355,000

Series 2024, Special Assessment Bonds (Pods D4, D5, D6)		
Interest Rate;	4.625%, 5.5%, 5.8%	
Maturity Date:	5/1/2054	
Reserve Fund Requirement:	50% Maximum Annual Debt Service	
Reserve Requirement amount:	\$680,035	
Bonds Issuance: 4/24/2024		\$9,645,000
Less:	May 1, 2026 (Mandatory)	\$0
Current Bonds Outstanding		\$9,645,000

Series 2024, Special Assessment Bonds (Pods D7)		
Interest Rate;	4.55%,4.35%,5.625%	
Maturity Date:	5/1/2055	
Reserve Fund Requirement:	50% Maximum Annual Debt Service	
Reserve Requirement amount:	\$350,703	
Bonds Issuance: 11/7/24		\$5,105,000
Less:	May 1, 2026 (Mandatory)	\$0
Current Bonds Outstanding		\$5,105,000

Total Current Bonds Outstanding		\$36,855,000
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Verano #2
Community Development District
Capital Projects Fund Series 2020

1. Recap of Capital Project Fund Activity Through March 31, 2026

Opening Balance in Construction Account	\$	11,767,987
Source of Funds:		
Interest Earned		109,328
Developer Contribution		198,593
Interfund Transfer In/(Out)		48,967
Use of Funds:		
Disbursements:		
Roadways Improvements	\$	(858,695)
Stormwater Management		(5,428,748)
Water Distribution System		(4,737,522)
Streetlighting & Landscaping		(208,263)
Amenities		(355,660)
Professional Fees		(307,798)
COI		(214,188)
<u>Total</u>	<u>\$</u>	<u>(12,110,873)</u>

Adjusted Balance in Construction Account at March 31, 2026 **\$ 14,003**

2. Funds Available For Construction at March 31, 2026

Book Balance of Construction Fund March 31, 2026	\$	14,003
Construction Funds available at March 31, 2026	<u>\$</u>	<u>14,003</u>

3. Investments - US Bank

March 31, 2026		<u>Principal</u>
Construction Fund:	\$	14,003
		Contracts Payable <u>0</u>
Balance at 03/31/2026	<u>\$</u>	<u>14,003</u>

Verano #2
Community Development District
Capital Projects Fund Series 2024 Pod 4,5,6

1. Recap of Capital Project Fund Activity Through March 31, 2026

Opening Balance in Construction Account	\$	8,817,583
Source of Funds:		
Interest Earned		473,736
Developer Contribution		-
Interfund Transfer In/(Out)		55,014
Use of Funds:		
Disbursements:		
Roadways Improvements	\$	-
Stormwater Management		(1,523,496)
Water Distribution System		(2,373,928)
Streetlighting & Landscaping		-
Professional Fees		-
<u>Cost of Issuance</u>		<u>(405,167)</u>
Total	\$	<u>(4,302,592)</u>

Adjusted Balance in Construction Account at March 31, 2026 **\$5,043,741**

2. Funds Available For Construction at March 31, 2026

Book Balance of Construction Fund March 31, 2026	\$	5,043,741
Construction Funds available at March 31, 2026	\$	<u><u>5,043,741</u></u>

3. Investments - US Bank

March 31, 2026		<u>Principal</u>
Construction Fund:	\$	5,043,741
		Contracts Payable
		-
Balance at 03/31/2026	\$	<u><u>5,043,741</u></u>

Verano #2
Community Development District
Capital Projects Fund Series 2024 Pod 7

1. Recap of Capital Project Fund Activity Through March 31, 2026

Opening Balance in Construction Account	\$	4,487,278
Source of Funds:		
Interest Earned		226,740
Developer Contribution		-
Interfund Transfer In/(Out)		15,796
Use of Funds:		
Disbursements:		
Roadways Improvements	\$	-
Stormwater Management		-
Water Distribution System		-
Streetlighting & Landscaping		-
Professional Fees		-
<u>Cost of Issuance</u>		<u>(288,000)</u>
Total	\$	<u>(288,000)</u>

Adjusted Balance in Construction Account at March 31, 2026 \$4,441,814

2. Funds Available For Construction at March 31, 2026

Book Balance of Construction Fund March 31, 2026	\$	4,441,814
Construction Funds available at March 31, 2026	\$	<u><u>4,441,814</u></u>

3. Investments - US Bank

March 31, 2026		<u>Principal</u>
Construction Fund:	\$	4,441,814
		Contracts Payable
		-
Balance at 03/31/2026	\$	<u><u>4,441,814</u></u>

Verano #2

Community Development District
 Summary Tax Collections
 Fiscal Year Ending September 30, 2026

Date Received	Description	Gross Tax Received	Discounts/ (Penalties)	Commissions	Property Appraisal	Interest	Net Amount Received	Master O&M	GF POD C	PS 85	PS 85	PS 85	PS86	PS86	PS86	PS88	Total	
								Verano #5	Verano #2	Verano #2	Verano #2	Verano #2	Verano #2	Verano #2	Verano #2	Verano #2	Verano #2	Total
								\$300,762.91	\$441,415.26	\$396,070.69	\$295,598.32	\$231,531.00	\$234,798.50	\$331,906.29	\$261,498.86	\$737,091.82	\$3,230,673.65	
								9.31%	13.66%	12.26%	9.15%	7.17%	7.27%	10.27%	8.09%	22.82%	100.00%	
								General Fund	General Fund	Debt Service Fund	Debt Service Fund	Service Fund	Debt Service Fund	Debt Service Fund	Debt Service Fund	Debt Service Fund	Total	
								A/B/C/D/E Master O&M	Pod C only	Pod A	Pod B	Pod C	Pod C	Pod D	Pod E	Pod D 4,5,6	Total	
11/10/25	02/28-11/01/25	\$28,925	\$1,373	\$551	\$0	\$0	\$27,001	\$2,485	\$4,871	\$5,556	\$4,146	\$3,248	\$1,898	\$2,683	\$2,114	\$0	\$27,001	
11/17/25	11/01-11/06/25	\$126,580	\$5,063	\$2,430	\$0	\$0	\$119,086	\$11,020	\$18,848	\$17,287	\$12,902	\$10,105	\$9,807	\$13,863	\$10,922	\$14,333	\$119,086	
11/21/25	11/07-11/13/25	\$201,006	\$8,040	\$3,859	\$0	\$0	\$189,107	\$17,583	\$26,759	\$25,520	\$19,046	\$14,918	\$13,351	\$18,873	\$14,869	\$38,189	\$189,107	
12/02/25	11/14-11/20/25	\$202,688	\$8,108	\$3,892	\$0	\$0	\$190,689	\$17,764	\$25,686	\$24,753	\$18,473	\$14,470	\$12,666	\$17,904	\$14,106	\$44,868	\$190,689	
12/01/25	Property Appraiser	\$0	\$0	\$0	\$64,613	\$0	(\$64,613)	-\$6,015	-\$8,828	-\$7,921	-\$5,912	-\$4,631	-\$4,696	-\$6,638	-\$5,230	-\$14,742	-\$64,613	
12/08/25	11/21-11/27/25	\$2,079,072	\$83,164	\$39,918	\$0	\$0	\$1,955,989	\$182,351	\$257,409	\$233,083	\$173,956	\$136,253	\$135,685	\$191,801	\$151,114	\$494,336	\$1,955,989	
12/12/25	11/28-12/04/25	\$251,733	\$9,979	\$4,835	\$0	\$0	\$236,919	\$22,042	\$33,065	\$32,699	\$24,404	\$19,115	\$15,817	\$22,358	\$17,615	\$49,805	\$236,919	
12/19/25	12/05-12/11/25	\$30,181	\$1,023	\$583	\$0	\$0	\$28,574	\$2,662	\$3,794	\$2,242	\$1,673	\$1,310	\$2,698	\$3,814	\$3,005	\$7,378	\$28,574	
12/31/25	12/12-12/18/25	\$23,829	\$675	\$463	\$0	\$0	\$22,691	\$2,098	\$3,616	\$2,641	\$1,971	\$1,544	\$2,276	\$3,217	\$2,535	\$2,794	\$22,691	
01/06/26	12/19-12/25/25	\$16,319	\$490	\$317	\$0	\$0	\$15,513	\$1,438	\$2,318	\$1,201	\$896	\$702	\$1,747	\$2,470	\$1,946	\$2,794	\$15,513	
01/09/26	11/02-12/31/25	\$52,078	\$1,506	\$1,011	\$0	\$0	\$49,561	\$4,584	\$7,916	\$6,531	\$4,874	\$3,818	\$4,545	\$6,425	\$5,062	\$5,807	\$49,561	
01/09/26	interest	\$0	\$0	\$0	\$0	\$1,932	\$1,932	\$1,932	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,932	
01/16/26	01/02-01/08/26	\$8,956	\$223	\$175	\$0	\$0	\$8,558	\$803	\$907	\$812	\$606	\$475	\$483	\$683	\$538	\$3,249	\$8,558	
01/26/26	01/09-01/15/26	\$25,249	\$505	\$495	\$0	\$0	\$24,249	\$2,245	\$3,790	\$3,074	\$2,294	\$1,797	\$2,207	\$3,120	\$2,458	\$3,265	\$24,249	
01/30/26	01/16-01/22/26	\$2,977	\$60	\$58	\$0	\$0	\$2,860	\$271	\$226	\$408	\$305	\$239	\$0	\$0	\$0	\$1,411	\$2,860	
02/06/26	01/23-01/29/26	\$12,015	\$285	\$235	\$0	\$0	\$11,495	\$1,054	\$2,156	\$936	\$699	\$547	\$1,730	\$2,446	\$1,927	\$0	\$11,495	
02/13/26	01/30-02/05/26	\$8,607	\$155	\$169	\$0	\$0	\$8,283	\$759	\$1,562	\$528	\$394	\$308	\$1,342	\$1,896	\$1,494	\$0	\$8,283	
02/23/26	02/06-02/12/26	\$6,215	\$62	\$123	\$0	\$0	\$6,030	\$561	\$829	\$461	\$344	\$270	\$606	\$857	\$675	\$1,426	\$6,030	
02/27/26	02/13-02/19/26	\$7,391	\$74	\$146	\$0	\$0	\$7,171	\$666	\$1,001	\$461	\$344	\$270	\$788	\$1,114	\$877	\$1,649	\$7,171	
03/06/26	02/20-02/26/26	\$5,095	\$43	\$101	\$0	\$0	\$4,951	\$461	\$648	\$0	\$0	\$0	\$685	\$968	\$763	\$1,426	\$4,951	
03/13/26	02/27-03/05/26	\$7,525	\$62	\$149	\$0	\$0	\$7,314	\$673	\$1,328	\$1,362	\$1,017	\$796	\$606	\$857	\$675	\$0	\$7,314	
03/20/26	03/06-03/12/26	\$6,841	\$23	\$136	\$0	\$0	\$6,682	\$614	\$1,221	\$1,099	\$820	\$642	\$648	\$916	\$722	\$0	\$6,682	
03/27/26	03/13-03/19/26	\$11,372	\$0	\$227	\$0	\$0	\$11,145	\$1,048	\$1,117	\$1,004	\$750	\$587	\$593	\$838	\$661	\$4,546	\$11,145	
TOTALS		\$3,114,654	\$120,912	\$59,875	\$64,613	\$1,932	\$2,871,185	\$269,098	\$390,239	\$353,734	\$264,001	\$206,782	\$205,482	\$290,465	\$228,849	\$662,535	\$2,871,185	
								YTD collected %	96.43%	95.96%	96.96%	96.96%	96.96%	94.99%	94.99%	97.58%	94.03%	
								YTD Gross collected	\$290,017	\$423,604	\$384,012	\$286,598	\$224,482	\$223,031	\$315,272	\$248,394	\$719,244	\$3,037,729
								YTD Outstanding	\$10,746	\$17,811	\$12,059	\$9,000	\$7,049	\$11,767	\$16,634	\$13,105	\$17,848	\$192,945