

Verano #2
Community Development District

Adopted Budget
FY 2026



Table of Contents

1-2	General Fund
3-6	Narratives
7-10	Debt Service Fund Series 2017
11-14	Debt Service Fund Series 2020
15-18	Debt Service Fund Series 2024
19	Assessment Schedule

Verano #2

Community Development District

Adopted Budget General Fund

	Adopted Budget	Actuals Thru	Projected Next	Projected Thru	Adopted Budget
Description	FY2025	7/31/25	2 Months	9/30/25	FY 2026

REVENUES:

Special Assessments - Tax Roll	456,275	457,745	-	457,745	406,102
Intergovernmental Transfer ⁽¹⁾	-	-	-	-	60,465
Special Assessments - Tax Roll Delinquent	-	440	-	440	-
Interest Income	10,000	28,195	4,000	32,195	15,000
Carry Forward Surplus	-	-	-	-	-

TOTAL REVENUES	\$ 466,275	\$ 486,380	\$ 4,000	\$ 490,380	\$ 481,566
-----------------------	-------------------	-------------------	-----------------	-------------------	-------------------

EXPENDITURES:

Administrative:

Supervisor Fees	\$ 4,800	\$ 1,400	\$ 1,600	\$ 3,000	\$ 6,000
FICA Taxes	367	107	122	230	459
Annual Audit	4,300	6,300	-	6,300	6,400
Arbitrage Rebate	3,850	3,700	-	3,700	4,400
Dissemination Agent	2,625	2,188	438	2,625	2,625
Trustee Fees	24,650	23,328	-	23,328	30,150
Website Maintenance	788	657	131	788	788
Insurance General Liability	7,421	7,660	-	7,660	8,268
Other Current Charges	1,197	1,028	200	1,228	1,200
Dues, Licenses & Subscriptions	175	175	-	175	175

TOTAL ADMINISTRATIVE⁽¹⁾	\$ 50,173	\$ 46,542	\$ 2,491	\$ 49,032	\$ 60,465
---	------------------	------------------	-----------------	------------------	------------------

Operations & Maintenance

Field Maintenance - Pod C CrossTown

Field Management	\$ 6,300	\$ 5,000	\$ 1,000	\$ 6,000	\$ 6,300
Electric Utility Services	17,600	12,235	2,600	14,835	17,600
Electric Utility Services- Streetlights	24,200	21,230	4,280	25,510	26,400
Irrigation Utility Services	3,000	-	-	-	3,000
Midge Control	4,000	-	4,000	4,000	4,000
Landscape Maintenance	84,765	75,127	12,242	87,369	73,458
Mulch	15,000	7,410	7,590	15,000	15,000
Pest Control	1,800	-	300	300	1,800
Entry & Walls Maintenance	4,000	-	4,000	4,000	4,000
Plant Replacement	12,000	8,936	3,064	12,000	12,000
Irrigation Maintenance	10,800	532	10,268	10,800	10,800
Irrigation Water Monitoring	1,200	-	-	-	1,200
Pump System Maintenance	6,000	5,373	-	5,373	6,000
Trash Collection	840	655	132	787	840
Street Sweeping	1,677	-	-	-	1,677
Roadways Repairs & Maintenance	10,000	-	10,000	10,000	10,000
Streetsigns Maintenance	10,000	-	10,000	10,000	10,000
Pressure Cleaning	5,000	-	5,000	5,000	5,000
Contingency	5,000	-	12,207	12,207	19,107

TOTAL FIELD MAINTENANCE POD C CT	\$ 223,182	\$ 136,499	\$ 86,683	\$ 223,182	\$ 228,182
---	-------------------	-------------------	------------------	-------------------	-------------------

Verano #2

Community Development District

Adopted Budget General Fund

Description	Adopted Budget FY2025	Actuals Thru 7/31/25	Projected Next 2 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
<u>Amenity Center Maintenance</u>					
Amenity Center Management	\$ 6,300	\$ 5,000	\$ 1,000	\$ 6,000	\$ 6,300
Clubhouse Maintenance	40,000	-	6,667	6,667	40,000
Access Control	2,000	1,015	381	1,396	2,000
Security	-	2,376	5,000	7,376	-
Telephone/Internet	840	669	134	803	840
Electric Utility Services	7,200	5,751	1,200	6,951	7,200
Water Utility Services	3,000	2,128	1,000	3,128	1,800
Property Insurance	13,828	11,827	-	11,827	13,589
Pool Repairs and Maintenance	51,600	19,760	3,600	23,360	51,600
Landscape Maintenance	19,930	17,525	3,658	21,183	21,942
Mulch	5,000	-	5,000	5,000	5,000
Pest Control	1,800	-	300	300	1,800
Janitorial Services/Supplies	32,300	22,282	25,200	47,482	32,300
A/C Maintenance	1,226	-	1,226	1,226	1,226
Trash Collection	1,000	-	1,000	1,000	1,000
Pressure Cleaning	5,000	-	5,000	5,000	5,000
Contingency	1,896	325	69,142	69,467	1,323
TOTAL AMENITY CENTER MAINTENANCE	\$ 192,920	\$ 88,659	\$ 129,507	\$ 218,167	\$ 192,920
TOTAL OPERATING EXPENDITURES	\$ 416,102	\$ 225,158	\$ 216,190	\$ 441,348	\$ 421,102
TOTAL EXPENDITURES	\$ 466,275	\$ 271,699	\$ 218,681	\$ 490,381	\$ 481,567
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 214,681	\$ (214,681)	\$ -	\$ -

⁽¹⁾ Transfers from Verano #5

Gross Assessments	\$ 782,953
Less: Discounts & Collections 8%	62,636
Net Assessments (collected in Verano #5)	\$ 720,317
Net Assessments ⁽¹⁾	\$ 406,102

Product	Assessable Units	Total Gross Assessment	FY25 Gross Per Unit	FY26 Gross Per Unit	Increase/ (Decrease)
40's	449	\$ 61,378.30	\$ 136.70	\$ 136.70	\$ -
40's with Pod C	205	\$ 238,956.18	\$ 1,165.64	\$ 1,165.64	\$ -
50's	729	\$ 114,606.09	\$ 157.21	\$ 157.21	\$ -
50's with Pod C	224	\$ 265,697.58	\$ 1,186.15	\$ 1,186.15	\$ -
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	2162	\$ 782,953.30			

Verano #2
Community Development District
Budget Narrative
FY 2026

REVENUES

Special Assessments-Tax Roll / Intergovernmental Transfer
The District will levy a non-ad valorem maintenance assessment on the developable property within the District to fund the operating budget. The assessments are collected in Verano#5 and transferred to Verano # 2.

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.

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.

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.

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.

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.

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.

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.

Verano #2
Community Development District
Budget Narrative
FY 2026

Expenditures - Field

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	Total
Field management	Lang Management	525	6,300

Property Insurance

The District will bind infrastructure property Liability Insurance with Florida Insurance Alliance, an agency that specializes in

Electric Utility Services

The District pays FPL for entry wall and irrigation pumps.

Meter	Location	Monthly	Total
75112-83090	10837 SW Crosstown Pkwy	37	440
98007-73096	9250 SW Novella Way # IRR	700	8,400
68190-40129	9351 SW Ligatoria Way	730	8,760
Total		1,467	17,600

Electric Utility Services-Streetlights

The District pays FPL for the streetlights.

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

Irrigation Utility Services

Water usage for irrigation

Midge Control

Costs for midge control of district's lakes.

Landscape Maintenance

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

Description	Vendor	Monthly	Total
Lawn maintenance	Florida Exotic Landscape	6,122	73,458

Mulch

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

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.

Irrigation Maintenance

Impact Landscaping is maintaining the irrigation system.

Irrigation Water Monitoring

Cost to monitor the common 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	Total
PSL2612	9351 SW Ligatoria Way	70	840

Verano #2
Community Development District
Budget Narrative
FY 2026

Expenditures - Field (Continued)

Street Sweeping

The district contracted Facilities Pro Sweep to sweep the road in Cross Town.

Roadways Repairs & Maintenance

Cost to maintain and repair the common area roads.

Pressure Cleaning

Cost to pressure clean infrastructure of common area.

Contingency

To cover any other costs not mentioned.

Expenditures - Amenity

Amenity Center Management

The district has contracted Community Association Lifestyle LLC, to manage the Amenity Center. The responsibilities include reviewing contracts and other maintenance related items.

Description	Vendor	Monthly	Total
Amenity managemen	CALM II	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	Total
Access monitor	EverOn LLC	37	442
Monitor	EverOn LLC	238	951
Contingency	EverOn LLC		607
Total			2,000

Telephone/Internet

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

Description	Vendor	Monthly	Total
Internet	BlueStream	70	840

Electric Utility Services

Costs for electric for Amenity Center and surrounding.

Meter	Location	Monthly	Total
68190-40129	9351 SW Ligorina Way	600	7,200

Water Utility Services

Costs for water and waste at amenity center.

Meter	Location	Monthly	Total
1564254444	9351 SW Ligorio Way	150	1,800

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/ Quarterly	Total
Pool cleaning	Sandy Gordon	1,800	21,600
Repairs	n/a	-	30,000
Total			51,600

Verano #2
Community Development District
Budget Narrative
FY 2026

Expenditures - Amenity (continued)

Landscape Maintenance
The district contracted Impact Florida Exotic Landscape to service the common area of Cross Town. Mulch will be a separate cost.

Description	Vendor	Monthly	Total
Lawn maintenance	Florida Exotic Landscape	1,829	21,942

Mulch
The district contracted Impact Landscaping & Irrigation LLC to maintain the mulch throughout the district.

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

Janitorial Services/Supplies
The district has an agreement with Charles Cleaning to clean the Amenity Center.

Description	Vendor	Bi-weekly	Total
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
Adopted Budget
Debt Service Series 2017 Special Assessment Bonds

Description	Adopted Budget FY2025	Actuals Thru 7/31/25	Projected Next 2 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
REVENUES:					
Special Assessments Pod A - Tax Roll	\$ 364,385	\$ 365,538	\$ -	\$ 365,538	\$ 364,385
Special Assessments Pod B - Tax Roll	271,950	272,811	-	272,811	271,950
Special Assessments Pod C - Tax Roll	213,001	213,682	-	213,682	213,001
Special Assessments Pod C- Tax Roll Delinquent	-	1,855	-	1,855	-
Interest Income	15,000	50,675	9,325	60,000	30,000
Carry Forward Balance ⁽¹⁾	796,093	775,834	-	775,834	883,650
TOTAL REVENUES	\$ 1,660,429	\$ 1,680,395	\$ 9,325	\$ 1,689,719	\$ 1,762,986

EXPENDITURES:

Series 2017 - Pod A

Interest - 11/01	\$ 117,381	\$ 117,381	\$ -	\$ 117,381	\$ 115,044
Principal - 11/01	110,000	110,000	-	110,000	115,000
Interest - 05/01	115,044	115,044	-	115,044	112,600

Series 2017 - Pod B

Interest - 11/01	\$ 92,281	\$ 92,281	\$ -	\$ 92,281	\$ 90,475
Principal - 11/01	85,000	85,000	-	85,000	90,000
Interest - 05/01	90,475	90,475	-	90,475	88,563

Series 2017 - Pod C

Interest - 11/01	\$ 68,763	\$ 68,763	\$ -	\$ 68,763	\$ 67,413
Principal - 11/01	60,000	60,000	-	60,000	60,000
Interest - 05/01	67,413	67,413	-	67,413	66,063

TOTAL EXPENDITURES	\$ 806,356	\$ 806,356	\$ -	\$ 806,356	\$ 805,156
---------------------------	-------------------	-------------------	-------------	-------------------	-------------------

Other Sources/(Uses)

Interfund Transfer in/(Out)	\$ -	\$ 287	\$ -	\$ 287	\$ -
-----------------------------	------	--------	------	--------	------

TOTAL OTHER SOURCES/(USES)	\$ -	\$ 287	\$ -	\$ 287	\$ -
-----------------------------------	-------------	---------------	-------------	---------------	-------------

EXCESS REVENUES (EXPENDITURES)	\$ 854,073	\$ 874,325	\$ 9,325	\$ 883,650	\$ 957,830
---------------------------------------	-------------------	-------------------	-----------------	-------------------	-------------------

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

Pod A Principal - 11/1/26	\$ 115,000
Interest - 11/1/26	112,600
Pod B Principal - 11/1/26	90,000
Interest - 11/1/26	88,563
Pod C Principal - 11/1/26	65,000
Interest - 11/1/26	66,063
Total	<u>\$ 537,225</u>

Gross Assessments	\$ 923,192
Less: Discounts & Collections 8%	73,855
Net Assessments	<u>\$ 849,336</u>

Product	Assessable Units	Total Gross Assessment	FY25 Gross Per Unit	FY26 Gross Per Unit	Increase/ (Decrease)
40's Pod A	26	\$ 30,578.34	\$ 1,176.09	\$ 1,176.09	\$ -
40's Pod B	45	\$ 46,701.00	\$ 1,037.80	\$ 1,037.80	\$ -
40's Pod C	118	\$ 128,261.28	\$ 1,086.96	\$ 1,086.96	\$ -
50's Pod A	116	\$ 156,978.16	\$ 1,353.26	\$ 1,353.26	\$ -
50's Pod B	138	\$ 164,700.24	\$ 1,193.48	\$ 1,193.48	\$ -
50's Pod C	95	\$ 103,261.20	\$ 1,086.96	\$ 1,086.96	\$ -
60's Pod A	123	\$ 192,387.99	\$ 1,564.13	\$ 1,564.13	\$ -
60's Pod B	61	\$ 84,197.08	\$ 1,380.28	\$ 1,380.28	\$ -
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	\$ -
Total	733	\$ 923,191.51			

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
05/01/18	\$ 5,350,000	3.625%	\$ -	\$ 92,526	\$ -
11/01/18	5,350,000	3.625%	-	126,172	218,698
05/01/19	5,350,000	3.625%	-	126,172	
11/01/19	5,350,000	3.625%	90,000	126,172	342,344
05/01/20	5,260,000	3.625%	-	124,541	
11/01/20	5,260,000	3.625%	95,000	124,541	344,081
05/01/21	5,165,000	3.625%	-	122,819	
11/01/21	5,165,000	3.625%	95,000	122,819	340,638
05/01/22	5,070,000	3.625%	-	121,097	
11/01/22	5,070,000	3.625%	100,000	121,097	342,194
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
05/01/18	\$ 4,220,000	3.625%	\$ -	\$ 72,994	\$ -
11/01/18	4,220,000	3.625%	-	99,441	172,435
05/01/19	4,220,000	3.625%	-	99,441	
11/01/19	4,220,000	3.625%	70,000	99,441	268,881
05/01/20	4,150,000	3.625%	-	98,172	
11/01/20	4,150,000	3.625%	75,000	98,172	271,344
05/01/21	4,075,000	3.625%	-	96,813	
11/01/21	4,075,000	3.625%	75,000	96,813	268,625
05/01/22	4,000,000	3.625%	-	95,453	
08/01/22	4,000,000	3.625%	15,000	544	
11/01/22	3,985,000	3.625%	80,000	95,181	286,178
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
05/01/18	\$ 6,400,000	3.750%	\$ -	\$ 72,994	\$ -
11/01/18	6,400,000	3.750%	-	137,294	210,288
05/01/19	6,400,000	3.750%	-	137,294	
08/01/19	6,400,000	3.750%	60,000	137,294	
11/01/19	6,340,000	3.750%	105,000	136,169	575,756
02/01/20	6,235,000	3.750%	350,000	13,125	
05/01/20	5,885,000	3.750%	465,000	127,638	
08/01/20	5,420,000	3.750%	285,000	10,688	
11/01/20	5,135,000	3.750%	1,190,000	113,575	2,555,025
05/01/21	3,945,000	3.750%	930,000	91,263	
08/01/21	3,015,000	3.750%	25,000	938	
11/01/21	2,990,000	3.750%	105,000	73,356	1,225,556
05/01/22	2,885,000	3.750%	30,000	1,125	
11/01/22	2,855,000	3.750%	55,000	70,825	156,950
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
Adopted Budget
Debt Service Series 2020 Special Assessment Bonds

Description	Adopted Budget FY2025	Actuals Thru 7/31/25	Projected Next 2 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
-------------	-----------------------------	-------------------------	----------------------------	---------------------------	------------------------------

REVENUES:

Special Assessments Pod C - Tax Roll	\$ 216,009	\$ 216,893	\$ -	\$ 216,893	\$ 216,001
Special Assessments Pod D - Tax Roll	305,354	306,596	-	306,596	305,354
Special Assessments Pod E - Tax Roll	240,579	241,557	-	241,557	240,579
Interest Income	10,000	31,907	6,093	38,000	10,000
Carry Forward Balance	352,182	327,272	-	327,272	371,586

TOTAL REVENUES	\$ 1,124,124	\$ 1,124,226	\$ 6,093	\$ 1,130,318	\$ 1,143,519
-----------------------	---------------------	---------------------	-----------------	---------------------	---------------------

EXPENDITURES:

Series 2020 - Pod C

Interest - 11/01	\$ 66,806	\$ 66,806	\$ -	\$ 66,806	\$ 65,656
Interest - 05/01	66,806	66,806	-	66,806	65,656
Principal - 05/01	80,000	80,000	-	80,000	85,000

Series 2020 - Pod D

Interest - 11/01	\$ 87,828	\$ 87,828	\$ -	\$ 87,828	\$ 86,319
Interest - 05/01	87,828	87,828	-	87,828	86,319
Principal - 05/01	105,000	105,000	-	105,000	110,000

Series 2020 - Pod E

Interest - 11/01	\$ 66,244	\$ 66,244	\$ -	\$ 66,244	\$ 65,094
Interest - 05/01	66,244	66,244	-	66,244	65,094
Principal - 05/01	80,000	80,000	-	80,000	80,000

Other Debt Service Cost (Arbitrage Rebate)		15,906	-	15,906	-
--	--	--------	---	--------	---

TOTAL EXPENDITURES	\$ 706,756	\$ 722,662	\$ -	\$ 722,662	\$ 709,138
---------------------------	-------------------	-------------------	-------------	-------------------	-------------------

TOTAL EXPENDITURES	\$ 716,756	\$ 735,697	\$ 5,000	\$ 740,697	\$ 719,138
---------------------------	-------------------	-------------------	-----------------	-------------------	-------------------

Other Sources/(Uses)

Interfund Transfer in/(Out)	\$ (10,000)	\$ (13,035)	\$ (5,000)	\$ (18,035)	\$ (10,000)
-----------------------------	-------------	-------------	------------	-------------	-------------

TOTAL OTHER SOURCES/(USES)	\$ (10,000)	\$ (13,035)	\$ (5,000)	\$ (18,035)	\$ (10,000)
-----------------------------------	--------------------	--------------------	-------------------	--------------------	--------------------

EXCESS REVENUES (EXPENDITURES)	\$ 397,368	\$ 375,493	\$ (3,907)	\$ 371,586	\$ 414,381
---------------------------------------	-------------------	-------------------	-------------------	-------------------	-------------------

Pod C Interest - 11/1/26	\$ 64,275
Pod D Interest - 11/1/26	84,531
Pod E Interest - 11/1/26	65,094
Total	<u>\$ 213,900</u>

Gross Assessments	\$ 828,189
Less: Discounts & Collections 8%	66,255
Net Assessments	<u><u>\$ 761,933</u></u>

Product	Assessable Units	Total Gross Assessment	FY25 Gross Per Unit	FY26 Gross Per Unit	Increase/ (Decrease)
40's Pod C	87	\$ 94,565.52	\$ 1,086.96	\$ 1,086.96	\$ -
40's Pod D	41	\$ 48,219.69	\$ 1,176.09	\$ 1,176.09	\$ -
40's Pod E	40	\$ 40,869.60	\$ 1,021.74	\$ 1,021.74	\$ -
50's Pod C	129	\$ 140,217.84	\$ 1,086.96	\$ 1,086.96	\$ -
50's Pod D	93	\$ 125,751.81	\$ 1,352.17	\$ 1,352.17	\$ -
50's Pod E	97	\$ 113,975.00	\$ 1,175.00	\$ 1,175.00	\$ -
60's Pod D	52	\$ 81,334.76	\$ 1,564.13	\$ 1,564.13	\$ -
60's Pod E	72	\$ 97,826.40	\$ 1,358.70	\$ 1,358.70	\$ -
70's Pod D	25	\$ 42,193.50	\$ 1,687.74	\$ 1,687.74	\$ -
70's Pod E	6	\$ 8,827.86	\$ 1,471.31	\$ 1,471.31	\$ -
80's Pod D	19	\$ 34,406.53	\$ 1,810.87	\$ 1,810.87	\$ -
Total	661	\$ 828,188.51			

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
11/01/20	\$ 3,765,000	2.875%	\$ -	\$ 90,479	\$ 90,479
05/01/21	3,765,000	2.875%	70,000	71,119	
11/01/21	3,695,000	2.875%	-	70,113	211,231
05/01/22	3,695,000	2.875%	75,000	70,113	
11/01/22	3,620,000	2.875%	-	69,034	214,147
05/01/23	3,620,000	2.875%	75,000	69,034	
11/01/23	3,545,000	2.875%	-	67,956	211,991
05/01/24	3,545,000	2.875%	80,000	67,956	
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
11/01/20	\$ 4,955,000	2.875%	\$ -	\$ 119,052	\$ 119,052
05/01/21	4,955,000	2.875%	95,000	93,578	
11/01/21	4,860,000	2.875%	-	92,213	280,791
05/01/22	4,860,000	2.875%	100,000	92,213	
11/01/22	4,760,000	2.875%	-	90,775	282,988
05/01/23	4,760,000	2.875%	100,000	90,775	
11/01/23	4,660,000	2.875%	-	89,338	280,113
05/01/24	4,660,000	2.875%	105,000	89,338	
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
11/01/20	\$ 3,735,000	2.875%	\$ -	\$ 89,763	\$ 89,763
05/01/21	3,735,000	2.875%	70,000	70,556	
11/01/21	3,665,000	2.875%	-	69,550	210,106
05/01/22	3,665,000	2.875%	75,000	69,550	
11/01/22	3,590,000	2.875%	-	68,472	213,022
05/01/23	3,590,000	2.875%	75,000	68,472	
11/01/23	3,515,000	2.875%	-	67,394	210,866
05/01/24	3,515,000	2.875%	80,000	67,394	
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

Adopted Budget

Debt Service Series 2024 Special Assessment Bonds (Pod D 4,5,6)

Description	Amended Budget FY2025	Actuals Thru 7/31/25	Projected Next 2 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
-------------	-----------------------------	-------------------------	----------------------------	---------------------------	---------------------------

REVENUES:

Special Assessments Pod D - Tax Roll	\$ -	\$ -	\$ -	\$ -	\$ 678,124
Special Assessments Pod D - Direct Bill	669,841	409,557	260,284	669,841	-
Interest Income	10,800	28,635	1,365	30,000	20,000
Carry Forward Balance	282,382	287,683	-	287,683	287,683
TOTAL REVENUES	\$ 963,023	\$ 725,875	\$ 261,650	\$ 987,524	\$ 985,807

EXPENDITURES:

Interest - 11/01	\$ 282,382	\$ 282,382	\$ -	\$ 282,382	\$ 268,689
Interest - 05/01	271,811	271,811	-	271,811	268,689
Principal - 05/01	135,000	135,000	-	135,000	145,000
TOTAL EXPENDITURES	\$ 689,193	\$ 689,193	\$ -	\$ 689,193	\$ 682,379

Other Sources/(Uses)

Interfund Transfer in/(Out)	\$ -	\$ (24,831)	\$ (1,000)	\$ (25,831)	\$ (15,000)
TOTAL OTHER SOURCES/(USES)	\$ -	\$ (24,831)	\$ (1,000)	\$ (25,831)	\$ (15,000)
EXCESS REVENUES (EXPENDITURES)	\$ 273,830	\$ 11,850	\$ 260,650	\$ 272,500	\$ 288,429

Interest - 11/1/26 \$ 265,336

Gross Assessments	\$ 737,092
Less: Discounts & Collections 8%	58,967
Net Assessments	<u><u>\$ 678,124</u></u>

Product	Assessable Units	Total Gross Assessment	FY25 Gross Per Unit	FY26 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			

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
04/24/24	\$ 9,780,000	4.625%	\$ -	\$ -	\$ -
11/01/24	9,780,000	4.625%	-	282,382	
05/01/25	9,780,000	4.625%	135,000	271,811	689,193
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

Adopted Budget

Debt Service Series 2024 Special Assessment Bonds (Pod D 7)

Description	Proposed Budget FY2025	Actuals Thru 7/31/25	Projected Next 2 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
-------------	------------------------------	-------------------------	----------------------------	---------------------------	---------------------------

REVENUES:

Special Assessments Pod D - Direct Bill	\$ -	\$ -	\$ -	\$ -	\$ 350,732
Interest Income	20,000	15,788	2,000	17,788	10,000
Carry Forward Balance	-	-	-	-	147,529

TOTAL REVENUES	\$ 20,000	\$ 15,788	\$ 2,000	\$ 17,788	\$ 508,261
-----------------------	------------------	------------------	-----------------	------------------	-------------------

EXPENDITURES:

Interest - 11/01	\$ -	\$ -	\$ -	\$ -	\$ 138,511
Interest - 05/01	128,508	128,508	-	128,508	138,511
Principal - 05/01	-	-	-	-	75,000

TOTAL EXPENDITURES	\$ 128,508	\$ 128,508	\$ -	\$ 128,508	\$ 352,023
---------------------------	-------------------	-------------------	-------------	-------------------	-------------------

Other Sources/(Uses)

Interfund Transfer in/(Out)	\$ (8,770)	\$ (6,770)	\$ (2,000)	\$ (8,770)	\$ (10,000)
Bond Proceeds	617,722	617,722	-	617,722	-

TOTAL OTHER SOURCES/(USES)	\$ 608,952	\$ 610,952	\$ (2,000)	\$ 608,952	\$ (10,000)
-----------------------------------	-------------------	-------------------	-------------------	-------------------	--------------------

EXCESS REVENUES (EXPENDITURES)	\$ 500,444	\$ 498,232	\$ -	\$ 498,232	\$ 146,239
---------------------------------------	-------------------	-------------------	-------------	-------------------	-------------------

Interest - 11/1/26 \$ 136,805

Gross Assessments	\$ 381,230
Less: Discounts & Collections 8%	30,498
Net Assessments	\$ 350,732

Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit
40's Pod D 7	70	\$ 89,478.26	\$ 1,278.26
50's Pod D 7	124	\$ 182,226.09	\$ 1,469.57
60's Pod D 7	45	\$ 76,500.00	\$ 1,700.00
70's Pod D 7	18	\$ 33,026.09	\$ 1,834.78
Total	257	\$ 381,230.43	

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
11/01/24	\$ 5,105,000	4.550%	\$ -	\$ -	\$ -
05/01/25	5,105,000	4.550%	-	128,508	
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
2025-2026

Neighborhood	O&M Units	Bonds Units 2017	Bonds Units 2017	Bonds Units 2017	Annual Maintenance Assessments			Annual Debt Assessments						Total Assessed Per Unit						
					FY 2026	FY2025	Increase/ (decrease)	FY 2026			FY2025			FY 2026			FY2025			Increase/ (decrease)
	O&M Master	Pod A	Pod B	Pod C	O&M	O&M		Pod A	Pod B	Pod C	Pod A	Pod B	Pod C	Pod A	Pod B	Pod C	Pod A	Pod B	Pod C	Total
ON ROLL																				
40's	71	26	45	0	\$136.70	\$136.70	\$0.00	\$1,176.09	\$1,037.80	\$0.00	\$1,176.09	\$1,037.80	\$0.00	\$1,312.79	\$1,174.50	\$0.00	\$1,312.79	\$1,174.50	\$0.00	\$0.00
40's with Pod C	118	0	0	118	\$1,165.64	\$1,165.64	\$0.00	\$0.00	\$0.00	\$1,086.96	\$0.00	\$0.00	\$1,086.96	\$0.00	\$0.00	\$2,252.60	\$0.00	\$0.00	\$2,252.60	\$0.00
50's	255	116	138	0	\$157.21	\$157.21	\$0.00	\$1,353.26	\$1,193.48	\$0.00	\$1,353.26	\$1,193.48	\$0.00	\$1,510.47	\$1,350.69	\$0.00	\$1,510.47	\$1,350.69	\$0.00	\$0.00
50's with Pod C	95	0	0	95	\$1,186.15	\$1,186.15	\$0.00	\$0.00	\$0.00	\$1,086.96	\$0.00	\$0.00	\$1,086.96	\$0.00	\$0.00	\$2,273.11	\$0.00	\$0.00	\$2,273.11	\$0.00
60's	184	123	61	0	\$181.81	\$181.81	\$0.00	\$1,564.13	\$1,380.28	\$0.00	\$1,564.13	\$1,380.28	\$0.00	\$1,745.94	\$1,562.09	\$0.00	\$1,745.94	\$1,562.09	\$0.00	\$0.00
70's	6	6	0	0	\$196.17	\$196.17	\$0.00	\$1,688.04	\$0.00	\$0.00	\$1,688.04	\$0.00	\$0.00	\$1,884.21	\$196.17	\$0.00	\$1,884.21	\$196.17	\$0.00	\$0.00
80's	1	1	0	0	\$210.52	\$210.52	\$0.00	\$1,811.20	\$0.00	\$0.00	\$1,811.20	\$0.00	\$0.00	\$2,021.72	\$210.52	\$0.00	\$2,021.72	\$210.52	\$0.00	\$0.00
Manor/Duplex	4	4	0	0	\$121.66	\$121.66	\$0.00	\$1,046.69	\$0.00	\$0.00	\$1,046.69	\$0.00	\$0.00	\$1,168.35	\$121.66	\$0.00	\$1,168.35	\$121.66	\$0.00	\$0.00
Total	734	276	244	213																
Neighborhood	O&M Units	Bonds Units 2020	Bonds Units 2020	Bonds Units 2020	Annual Maintenance Assessments			Annual Debt Assessments						Total Assessed Per Unit						
					FY 2026	FY2025	Increase/ (decrease)	FY 2026			FY2025			FY 2026			FY2025			Increase/ (decrease)
	O&M Master	Pod C	Pod D (1,2&3)	Pod E	O&M	O&M		Pod C	Pod D (1,2&3)	Pod E	Pod C	Pod D (1,2&3)	Pod E	Pod C	Pod D (1,2&3)	Pod E	Pod C	Pod D (1,2&3)	Pod E	Total
ON ROLL																				
40's	81	0	41	40	\$136.70	\$136.70	\$0.00	\$0.00	\$1,176.09	\$1,021.74	\$0.00	\$1,176.09	\$1,021.74	\$0.00	\$1,312.79	\$1,158.44	\$0.00	\$1,312.79	\$1,158.44	\$0.00
40's with Pod C	87	87	0	0	\$1,165.64	\$1,165.64	\$0.00	\$1,086.96	\$0.00	\$0.00	\$1,086.96	\$0.00	\$0.00	\$2,252.60	\$0.00	\$0.00	\$2,252.60	\$0.00	\$0.00	\$0.00
50's	190	0	93	97	\$157.21	\$157.21	\$0.00	\$0.00	\$1,352.17	\$1,175.00	\$0.00	\$1,352.17	\$1,175.00	\$0.00	\$1,509.38	\$1,332.21	\$0.00	\$1,509.38	\$1,332.21	\$0.00
50's with Pod C	129	129	0	0	\$1,186.15	\$1,186.15	\$0.00	\$1,086.96	\$0.00	\$0.00	\$1,086.96	\$0.00	\$0.00	\$2,273.11	\$0.00	\$0.00	\$2,273.11	\$0.00	\$0.00	\$0.00
60's	124	0	52	72	\$181.81	\$181.81	\$0.00	\$0.00	\$1,564.13	\$1,358.70	\$0.00	\$1,564.13	\$1,358.70	\$0.00	\$1,745.94	\$1,540.51	\$0.00	\$1,745.94	\$1,540.51	\$0.00
70's	31	0	25	6	\$196.17	\$196.17	\$0.00	\$0.00	\$1,687.74	\$1,471.31	\$0.00	\$1,687.74	\$1,471.31	\$0.00	\$1,883.91	\$1,667.480	\$0.00	\$1,883.91	\$1,667.48	\$0.00
80's	19	0	19	0	\$210.52	\$210.52	\$0.00	\$0.00	\$1,810.87	\$0.00	\$0.00	\$1,810.87	\$0.00	\$0.00	\$2,021.39	\$0.00	\$0.00	\$2,021.39	\$0.00	\$0.00
Total	661	216	230	215																
Neighborhood	O&M Units	Bonds Units 2024	Bonds Units 2024	Bonds Units 2024	Annual Maintenance Assessments			Annual Debt Assessments						Total Assessed Per Unit						
					FY 2026	FY2025	Increase/ (decrease)	FY 2026			FY2025			FY 2026			FY2025			Increase/ (decrease)
	O&M Master	Pod D (4,5&6)		Pod D (7)	O&M	O&M			Pod D (4,5&6)	Pod D (7)		Pod D (4,5&6)	Pod D (7)		Pod D (4,5&6)	Pod D (7)		Pod D (4,5&6)	Pod D (7)	Total
ON ROLL																				
40's	297	227		70	\$136.70	\$0.00	\$136.70		\$1,278.26	\$1,278.26		\$0.00	\$0.00		\$1,414.96	\$1,414.96		\$0.00	\$0.00	\$0.00
50's	284	160		124	\$157.21	\$0.00	\$157.21		\$1,469.57	\$1,469.57		\$0.00	\$0.00		\$1,626.78	\$1,626.78		\$0.00	\$0.00	\$0.00
60's	148	103		45	\$181.81	\$0.00	\$181.81		\$1,700.00	\$1,700.00		\$0.00	\$0.00		\$1,881.81	\$1,881.81		\$0.00	\$0.00	\$0.00
70's	38	20		18	\$196.17	\$0.00	\$196.17		\$1,834.78	\$1,834.78		\$0.00	\$0.00		\$2,030.95	\$2,030.95		\$0.00	\$0.00	\$0.00
Total	767	510		257																