



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

October 15, 2026



Verano #2

Community Development District

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
October 15, 2026
10:00 a.m.

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

Meeting ID: 221 658 881 196 and Passcode: EL6Ak9xT
1 872-240-4685 and Phone Conference ID: 327 042 38#

1. Roll Call
2. Approval of Minutes of the August 20, 2026 Meeting – **Page 4**
3. Approval of:
 - A. Second Amended and Restated District Interlocal Agreement – **Page 13**
 - B. Quote for Mowing Services for the South Side C-24 from Crosstown Commons to FPL Utility Lines with Toler Enterprises, Inc. – **Page 50**
4. Ratification of:
 - A. Amended and Restated Agreement between Verano #2 Community Development District and Solitude Lake Management, LLC for Lake Maintenance Services – **Page 51**
 - B. Amended and Restated Agreement between Verano #2 Community Development District and Solitude Lake Management, LLC for Lake Maintenance Services (Crosstown Commons) – **Page 73**
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager – Master Infrastructure
 - D. Field Manager – Crosstown Commons
 - 1) Field Report – **Page 95**
 - 2) Quote with Jelly Bean Rubber Mulch – **Page 99**
 - 3) Estimates #68438 & #68440 with Pro Playground – **Page 100**
 - 4) Discussion of Parking Policies
 - E. Manager
6. Financial Reports
 - A. Acceptance of Check Run Summary – **Page 102**
 - B. Acceptance of Unaudited Financials – **Page 109**

7. Supervisors Requests and Audience Comments

8. Adjournment

Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: <http://www.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, August 20, 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
Brandon Ulmer
Frank Ducci
Several Residents

District Manager
Governmental Management Services
District Counsel
District Engineer (by phone)
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 July
16, 2026 Meeting**

Ms. Hinz Philippi presented the minutes from the July 16, 2026 meeting, asked for any comments, additions, corrections or deletions.

On MOTION by Mr. Yacoob seconded by Mr. Cann with all in favor, the Minutes of the July 16, 2026 Meeting with the indicated change were approved.

THIRD ORDER OF BUSINESS

Public Hearing to Adopt the Fiscal Year 2027 Budget

A. Motion to Open the Public Hearing

Ms. Hinz Philippi presented item No. 3, public hearing to adopt the fiscal year 2027 budget and asked for a motion to open the public hearing.

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

B. Public Comment and Discussion

C. Consideration of Resolution #2026-07 Annual Appropriation Resolution

Ms. Hinz Philippi asked for any public comment or discussion relating to the 2027 budget. There were no comments at this time. Ms. Hinz Philippi then moved on to resolution #2026-07, the annual appropriation resolution and gave a brief explanation of this item. She then asked for any comments or questions, and upon hearing none, she asked for a motion to adopt the resolution.

On MOTION by Mr. Weimer seconded by Mr. Yacoob with all in favor, Resolution #2026-07 the Annual Appropriation Resolution was approved.

D. Consideration of Resolution #2026-08 Levy of Non Ad Valorem Assessments

Ms. Hinz Philippi presented resolution #2026-08 levy of Non Ad Valorem Assessments and gave a brief explanation of this item. She then asked for any comments or questions, and upon hearing none, asked for a motion to adopt the resolution.

On MOTION by Mr. Scott seconded by Mr. Weimer with all in favor, Resolution #2026-08 the Levy of Non Ad Valorem Assessments was approved.

E. Motion to Close the Public Hearing

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

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

FOURTH ORDER OF BUSINESS

Public Hearing to Adopt the Rules

A. Motion to Open the Public Hearing

Ms. Hinz Philippi presented item No. 4, public hearing to adopt the rules and asked for a motion to open the public hearing.

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

B. Public Comment and Discussion

C. Consideration of Resolution #2026-06 Adopting the Rules

Ms. Hinz Philippi asked for any public comment or discussion relating the rules. There were no comments at this time. Ms. Hinz Philippi then moved on to resolution #2026-06 and asked Mr. Earlywine to give a brief explanation of this item.

Mr. Earlywine indicated every 3 to 5 years the Rules of Procedures are updated to coincide with any changes in the State Statutes. He then gave a brief summary of some of the recent changes to the rules and asked for any comments or questions. Upon hearing none, he asked for a motion to adopt the resolution.

On MOTION by Mr. Cann seconded by Mr. Scott with all in favor, Resolution #2026-06 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. Cann seconded by Mr. Yacoob with all in favor, closing the Public Hearing was approved.

FIFTH ORDER OF BUSINESS

Consideration of:

A. Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2026

Ms. Hinz Philippi presented the engagement letter with Grau & Associates to perform the audit for fiscal year ending September 30, 2026 included in the agenda and gave a brief explanation of this item. She then asked for any questions or comments, and upon hearing none, asked for a motion to approve the engagement letter.

On MOTION by Mr. Cann seconded by Mr. Scott with all in favor, accepting the engagement letter with Grau & Associates to perform the audit for Fiscal Year ending September 30, 2026 was approved.

B. Services Agreement with Solitude Lake Management, LLC

Ms. Hinz Philippi presented the services agreement with Solitude Lake Management and gave a brief explanation of this item. She then asked for any questions or comments, and upon hearing none, asked for a motion to approve.

On MOTION by Mr. Cann seconded by Mr. Scott with all in favor, accepting the Services Agreement with Solitude Lake Management, LLC for lake maintenance service of 25 lakes in Verano #2 for the amount of \$68,316 was approved.

C. Crosstown Commons – Services Agreement with Solitude Lake Management, LLC

Ms. Hinz Philippi presented the Crosstown Commons services agreement with Solitude Lake Management and gave a brief explanation of this item. She then asked for any questions or comments, and upon hearing none, asked for a motion to approve.

(At this point there was a brief discussion among the Board members and Ms. Hinz Philippi relating to this item)

On MOTION by Mr. Magett seconded by Mr. Yacoob with all in favor, accepting the Crosstown Commons Services Agreement with Solitude Lake Management, LLC for lake maintenance service of 6 lakes in Crosstown Commons for the amount of \$18,204 was approved.

SIXTH ORDER OF BUSINESS**Ratification of:**

- A. Agreement Regarding Irrigation Water with Crosstown Commons Community Association, Inc.**
- B. Landscape Agreement with Florida Exotic a Landscape Company, Inc.**
- C. Agreement between Verano #2 Community Development District and Boca Elite Fence, Inc.**
- D. Agreement for Traffic Enforcement and CDD Roads by and between the City of Port St. Lucie and Verano #2 Community Development District**
- E. Agreement for Services by and between Verano #2 Community Development District and Venice Commercial Services, Inc.**

Ms. Hinz Philippi presented ratification of items A through E reading each item into the record. She then stated all these agreements were previously approved by the Board at the last 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 E listed above.

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

SEVENTH ORDER OF BUSINESS**Discussion of Proposal for Engineering Inspection Services****A. Calvin, Giodana & Associates, Inc.**

Ms. Hinz Philippi presented the discussion of proposal for engineering inspections services and stated at the last meeting the Board requested a second opinion on the engineer's report so she reached out to 8 other engineering companies and was declined by most of them. She then made a few additional comments regarding the responses she did receive and others who did not.

Mr. Earlywine then made some additional comments as well.

(At this point there was a discussion among the Board members, Ms. Hinz Philippi, Mr. Ulmer and Mr. Earlywine relating to this item, as well as the relationship to Verano #5 and the Interlocal Agreement)

Ms. Hinz Philippi then asked for a motion to appoint Tom Cann to get details and discuss the erosion project with Verano #5 to lead the project for Verano #2.

On MOTION by Mr. Scott seconded by Mr. Magett with all in favor, appointing Tom Cann as Board liaison for Verano #2 to contact Verano #5 to lead the discussion on the erosion project was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There not being any report, the next item followed.

B. Engineer

There not being any report, the next item followed.

C. Field Manager – Master Infrastructure

There not being any report, the next item followed.

D. Field Manager - Crosstown Commons

1) Field Report

Ms. Hinz Philipp asked Mr. Hans for his field manager's report for Crosstown Commons.

Mr. Hans stated he heard back from the fence company and was just waiting for them to call to discuss a start date. He also indicated there were a few minor irrigation breaks but everything was repaired and currently in good working condition. He then asked if there were any questions or comments on his report.

(At this point there was a short Q&A session among the Board members and Mr. Hans relating to his report)

2) Ratification of:

a. Service Report Work Order #195100 with Hoover Pumping Systems

b. Proposal #SPN105478.0 with Hoover Pumping Systems

Ms. Hinz Philippi stated they have two ratifications under the field manager's report for Hoover Pumping Systems.

Mr. Hans gave a brief explanation stating pump #1 in Crosstown Commons had an issue with the screening for the system and sediment was getting in so Hoover Pumping Systems came out to replace the screening and reattached everything, and it

was now working properly. Also the pump that was shut down on August 31st, all repairs were completed for that pump and it was now in good working condition.

Ms. Hinz Philippi stated these items were previously approved by the Board at the last meeting and were being brought back for ratification of the District's records. She asked for a motion to ratify.

On MOTION by Mr. Yacoob seconded by Mr. Scott with all in favor, ratifying Service Report Work Order #195100 with Hoover Pumping Systems and proposal #SPN105478.0 with Hoover Pumping Systems was approved.

E. Manager

1) Consideration of Proposed Fiscal Year 2027 Meeting Schedule

Ms. Hinz Philippi presented the proposed fiscal year 2027 meeting schedule and gave a brief summary of the meeting dates. She then asked the Board if there were any conflicts or discussion and upon hearing none, asked for a motion to approve the meeting schedule.

On MOTION by Mr. Yacoob seconded by Mr. Cann with all in favor, accepting the proposed Fiscal Year 2027 Meeting Schedule was approved.

2) Form 1 Financial Disclosure Due July 1, 2026

3) Reminder to Complete Annual Ethics Training by December 21, 2026

Ms. Hinz Philippi presented the Form 1 financial disclosure due July 1, 2026 and stated if anyone still needed to file their form they should do so as soon as possible because after the grace period of September 1st they would start imposing fines. She also reminded the Board to complete their annual ethics training by December 31, 2026.

4) Selection of the W. Executive Suites, LLC, 1860 SW Fountainview Blvd., Suite 100, Port St. Lucie, FL 34986 as the District's Records Office

Ms. Hinz Philippi presented the selection of the W. Executive Suites, LLC, 1860 SW Fountainview Blvd., Suite 100, Port St. Lucie as the District's records office and gave a brief explanation of this item. She then asked for any questions or comments, and upon hearing none, she asked for a motion to approve.

On MOTION by Mr. Cann seconded by Mr. Magett with all in favor, accepting W. Executive Suites, LLC, 1860 SW Fountainview Blvd., Suite 100, Port St. Lucie, FL as the District's records office was approved.

5) Final Approval of the FY2025-FY2026 Report Performance Measures and Standards as Required by Florida Statute 189.069

Ms. Hinz Philippi presented the final approval of the FY2025-FY2026 report performance measures and standards which was included in the agenda. She then gave a brief explanation of the report and asked for any questions or comments. Upon hearing none, she asked for a motion to accept the report.

On MOTION by Mr. Scott seconded by Mr. Yacoob with all in favor, final approval of the FY2025-FY2026 Report Performance Measures and Standards as required by Florida Statute 189.069 was approved.

6) Consideration of the FY2026-FY2027 Performance Measures and Standards as Required by Florida Statute 189.069

Ms. Hinz Philippi then presented the FY2026-2027 performance measures and standards as required by Florida Statute 189.069, gave a brief explanation of this item and asked for any questions or comments. Upon hearing none, she asked for a motion to approve the performance measures and standards.

On MOTION by Mr. Scott seconded by Mr. Cann with all in favor, accepting the FY2026-FY2027 Performance Measures and Standards as required by Florida Statute 189.069 was approved.

NINTH ORDER OF BUSINESS Financial Reports

A. Acceptance 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. Magett with all in favor, the check run summary and the unaudited financial were approved.

TENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

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

Mr. Yacoob commented on obtaining Christmas light proposals soon because it was getting closer to the holidays and they should get those in.

Ms. Hinz Philippi stated they could get a not to exceed amount from the Board to start working on getting the proposals in.

On MOTION by Mr. Magett seconded by Mr. Yacoob with all in favor, authorizing a not to exceed amount of \$3,000 to obtain holiday lighting proposals was approved.

Ms. Hinz Philippi then asked for any audience comments.

A resident asked a question relating to the permitting process for the roof over the mailboxes.

Mr. Hans stated he met the vendor and their engineer last week onsite and they were still working on gathering information for the permitting office to submit.

ELEVENTH 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. Cann seconded by Mr. Weimer with all in favor, the Meeting was adjourned.

Secretary / Assistant Secretary

Chairman / Vice Chairman

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 Port St. Lucie, 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**.”

W I T N E S S E T H :

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, and recorded in Official Records Book 3733, Pages 2535-2556 of the Public Records of St. Lucie County, Florida(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 restate the Verano Interlocal in order to clarify its terms, to allow each District to manage its individual neighborhood improvements while authorizing 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**, and further to provide for consistent design and establish a signature theme for the development within the Districts, including through implementation and enforcement of signage standards applicable to the lands within the Districts as set forth in the Verano Master Sign Program attached hereto as **Exhibit B**;

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; and
- 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 MASTER IMPROVEMENTS. 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 Master Improvements that is located within its respective boundaries (the "**In-District 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 Master Improvements 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 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 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.

SECTION 21. VERANO MASTER SIGN PROGRAM. The Districts hereby agree to promote and abide by the Verano Master Sign Program, City of Port St. Lucie Project No. P14-144-A1, as amended from time to time (the "**Sign Program**"), a current copy of which is attached hereto as **Exhibit B** and incorporated herein by this reference. The Sign Program establishes comprehensive signage standards and guidelines for all lands within the boundaries of the Districts in order to create a consistent, well-planned identification system throughout the Verano community and to establish a signature theme for the project consistent with the Mediterranean-inspired character of the development.

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.

(NOTARY SEAL)

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

WITNESS #1

Name: _____
Address: _____

**VERANO #2 COMMUNITY DEVELOPMENT
DISTRICT**

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.

(NOTARY SEAL)

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

WITNESS #1

Name: _____
Address: _____

**VERANO #3 COMMUNITY DEVELOPMENT
DISTRICT**

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 #3 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

Name: _____
Address: _____

**VERANO #4 COMMUNITY DEVELOPMENT
DISTRICT**

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 #4 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 #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 #5 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 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: _____

EXHIBIT A

MASTER IMPROVEMENTS

Community-wide and District-specific infrastructure for the mixed use development of regional impact currently encompassing all of the lands located within the Districts which is the subject of that certain Amended and Restated Interlocal Agreement dated December 5, 2019 and recorded at Official Records Bok 4362, Page 1433, of the Official Records of Saint Lucie County.

STORMWATER SYSTEM

All drainage and surface water management systems, including but not limited to ponds, water control structures, pipes, storm drainage culverts, curb inlets, grate inlets, mitered end sections, junction box, earthwork manipulation, and other water conveyance structures, as well as all catch-basins and related stormwater facilities within or upon the following real property:

VERANO 1

Water Management Tract A, Water Management Tract B, Water Management Tract C, Water Management Tract D, Water Management Tract E, Common Area A, Common Area B, Common Area C, Common Area D, Common Area E, Common Area F, Commerce Center Drive, Private Streets, and Ingress, Egress, Drainage, Maintenance, and Utility Easements as identified in the plat known as *Verano, PUD No. 1 – Replat of Montage PUD No. 1*, as recorded in Plat Book 56, Pages 11 – 17, of the Official Records of St. Lucie County, Florida

Water Management Tract A, Water Management Tract B, Common Area A, Common Area B, Common Area C, Private Streets, and Ingress, Egress, Drainage, Maintenance, and Utility Easements as identified in the plat known as *Verano P.U.D. No. 1, Plat No. 2*, as recorded in Plat Book 57, Pages 18– 24, of the Official Records of St. Lucie County, Florida

Water Management Tract A, Tract B, Tract R-1, and Drainage, Maintenance, & Utility Easements as identified in the plat known as *Verano P.U.D. No. 1, Plat No. 8*, as recorded in Plat Book 60, Pages 10 – 12, of the Official Records of St. Lucie County, Florida

Water Management Tract E, Tract R-1, Tract R-2 and Drainage, Maintenance, & Utility Easements as identified in the plat known as *Verano P.U.D. No. 1, Plat No. 9*, as recorded in Plat Book 67, Pages 9 – 12, of the Official Records of St. Lucie County, Florida

Tract A, Tract R-1, Tract CA1, Tract CA2, Tract CA3, Tract CA4, and Drainage, Maintenance, & Utility Easements as identified in the plat known as *Verano P.U.D. No. 1, Plat No. 10*, as recorded in Plat Book 68, Pages 3 – 7, of the Official Records of St. Lucie County, Florida

Tract A, Tract B, Tract R-1, Tract CA5, Tract CA6, Tract CA7, Tract CA/8, and Drainage, Maintenance, and Utility Easements as identified in the plat known as *Verano P.U.D. No. 1, Plat No. 11*, as recorded in Plat Book 69, Pages 8 – 11, of the Official Records of St. Lucie County, Florida

EXHIBIT A

Tract B as identified in the plat known as *Verano P.U.D. No. 1, Plat No. 11 – Replat Two*, as recorded in Plat Book 73, Pages 1 – 2, of the Official Records of St. Lucie County, Florida

Tract R-1, Tract CA1, Tract CA2, Tract CA3, Tract CA4, Tract CA5, Tract CA6, Tract CA7, Tract CA8, Tract CA9, Tract CA10, Tract CA11, Tract CA12, Tract CA13, Tract CA14, Tract C, Tract D, Tract E, Tract F, and Drainage, Maintenance, and Utility Easements as identified in the plat known as *Verano P.U.D. No. 1, Plat No. 12*, as recorded in Plat Book 69, Pages 22 – 26, of the Official Records of St. Lucie County, Florida

Tract R-1, Tract CA15, Tract CA16, Tract CA17, Tract F, and Drainage and Utility Easements as identified in the plat known as *Verano P.U.D. No. 1, Plat No. 13*, as recorded in Plat Book 69, Pages 35 – 37, of the Official Records of St. Lucie County, Florida

Tract R-1, Tract CA18, Tract CA19, Tract CA20, and Drainage and Utility Easements as identified in the plat known as *Verano P.U.D. No. 1, Plat No. 14*, as recorded in Plat Book 70, Pages 12 – 14, of the Official Records of St. Lucie County, Florida

Tract R-1, Tract CA15, Tract CA16, Tract CA17, Tract CA18, Tract CA19, Tract CA22, Tract CA23, Tract CA24, Tract CA25, Tract 3B, and Drainage and Utility Easements as identified in the plat known as *Verano P.U.D. No. 1, Plat No. 15*, as recorded in Plat Book 72, Pages 4 – 11, of the Official Records of St. Lucie County, Florida

Tract R-1, Tract R-2, Tract R-3, Tract CA 20, Tract CA26, Tract CA 27, Tract CA28, Tract CA29, Tract CA30, Tract CA31, Tract CA32, Tract CA33, Tract 3A, Tract 3C, Tract 3D, and Drainage and Utility Easements as identified in the plat known as *Verano P.U.D. No. 1, Plat No. 16*, as recorded in Plat Book 71, Pages 20 – 26, of the Official Records of St. Lucie County, Florida

Tract R-1, Tract R-2, Tract CA34, Tract CA35, Tract CA36, Tract CA37, Tract CA38, Tract CA39, Tract CA40, Tract CA41, Tract CA42, Tract CA43, Tract CA44, Tract CA45, Tract 3A, and Drainage and Utility Easements as identified in the plat known as *Verano P.U.D. No. 1, Plat No. 17*, as recorded in Plat Book 73, Pages 11 – 18, of the Official Records of St. Lucie County, Florida

Tract R-2, Tract CA30, Tract CA31, Tract CA32, and Drainage and Utility Easements as identified in the plat known as *Verano P.U.D. No. 1, Plat No. 18*, as recorded in Plat Book 72, Pages 39 – 41, of the Official Records of St. Lucie County, Florida

Tract R-1, Tract CA46, Tract CA47, Tract CA48, Tract CA49, Tract CA50, Tract 3D, Tract 3E, Tract 3F, Tract 3G, and Drainage and Utility Easements as identified in the plat known as *Verano P.U.D. No. 1, Plat No. 19*, as recorded in Plat Book 76, Pages 9 – 13, of the Official Records of St. Lucie County, Florida

Tract R-1, Tract CA51, Tract CA52, Tract CA53, Tract CA54, Tract CA55, and Drainage and Utility Easements as identified in the plat known as *Verano P.U.D. No. 1, Plat No.*

EXHIBIT A

20, as recorded in Plat Book 76, Pages 35 – 39, of the Official Records of St. Lucie County, Florida

Tract R-1, Tract CA56, Tract CA57, Tract CA58, Tract CA59, Tract CA60, and Drainage and Utility Easements as identified in the plat known as *Verano P.U.D. No. 1, Plat No. 21*, as recorded in Plat Book 84, Pages 1 – 3, of the Official Records of St. Lucie County, Florida

Tract R-1, Tract CA61, Tract CA62, Tract CA63, Tract CA64, Tract CA65, Tract CA66, Tract CA67, Tract CA68, Tract 3H, and Drainage and Utility Easements as identified in the plat known as *Verano P.U.D. No. 1, Plat No. 22*, as recorded in Plat Book 93, Pages 1 – 6, of the Official Records of St. Lucie County, Florida

VERANO 2

Tracts R-1, CA33, CA34, CA35, CA36, CA37, CA38, CA39, CA40, CA41, CA42, CA43, CA44, WMT-11, WMT-12, WMT-13, WMT-14, WMT-15, REC-3, and Access, Ingress, Egress, Drainage, Maintenance, and Utility Easements as identified in the plat known as *Verano South P.U.D. I – Pod A – Plat No. 1*, as recorded in Plat Book 77, Pages 27 – 34, of the Official Records of St. Lucie County, Florida

Tracts R-1, CA45, CA46, CA-47, WMT-16, and Access, Ingress, Egress, Drainage, Maintenance, and Utility Easements as identified in the plat known as *Verano South P.U.D. I – Pod A – Plat No. 2*, as recorded in Plat Book 80, Pages 1 – 3, of the Official Records of St. Lucie County, Florida

Tracts R-1, CA48, CA49, WMT-17, and Access, Ingress, Egress, Drainage, Maintenance, and Utility Easements as identified in the plat known as *Verano South P.U.D. I – Pod A – Plat No. 3*, as recorded in Plat Book 81, Pages 22 – 24, of the Official Records of St. Lucie County, Florida

Tracts R-1, CA39, CA40, CA51, CA52, CA53, WMT-12, and Access, Ingress, Egress, Drainage, Maintenance, and Utility Easements as identified in the plat known as *Verano South P.U.D. I – Pod A – Plat No. 4*, as recorded in Plat Book 81, Pages 25 – 29, of the Official Records of St. Lucie County, Florida

Tracts R-1, CA58, CA59, CA60, CA61, CA62, WMT-12, and Access, Ingress, Egress, Drainage, Maintenance, and Utility Easements as identified in the plat known as *Verano South – Pod A – Plat No. 5*, as recorded in Plat Book 85, Pages 10 – 14, of the Official Records of St. Lucie County, Florida

Tract CA59 and Access, Ingress, Egress, Drainage, Maintenance, and Utility Easements as identified in the plat known as *Verano South Pod A Plat No. 5 Replat 1*, as recorded in Plat Book 90, Pages 40 – 41, of the Official Records of St. Lucie County, Florida

Tracts R-1, CA63, CA64, CA65, CA66, WMT-16, WMT-17, and Access, Ingress, Egress, Drainage, Maintenance, and Utility Easements as identified in the plat known as *Verano South – Pod A – Plat No. 6*, as recorded in Plat Book 87, Pages 11 – 13, of

EXHIBIT A

the Official Records of St. Lucie County, Florida

Tracts R-1, CA1, CA2, CA3, CA4, REC-1, WMT-1, and Access, Ingress, Egress, Drainage, Maintenance, and Utility Easements as identified in the plat known as *Verano South P.U.D. I – Pod A – Plat No. 7*, as recorded in Plat Book 89, Pages 23 – 26, of the Official Records of St. Lucie County, Florida

Tracts R-1, CA16, CA17, CA18, CA19, CA20, CA21, CA22, CA23, CA24, CA25, CA26, CA27, CA28, CA29, CA30, CA31, WMT-4, WMT-5, WMT-6, WMT-7, WMT-8, WMT-9, WMT-10, REC-2, and Access, Ingress, Egress, Drainage, Maintenance, and Utility Easements as identified in the plat known as *Verano South P.U.D. I – Pod B – Plat No. 1*, as recorded in Plat Book 77, Pages 4 – 16, of the Official Records of St. Lucie County, Florida

Tract R-1 and Access, Ingress, Egress, Drainage, Maintenance, and Utility Easements as identified in the plat known as *Verano South P.U.D. I – Pod B – Plat No. 2*, as recorded in Plat Book 80, Pages 4 – 6, of the Official Records of St. Lucie County, Florida

Tracts R-2, R-3, R-4, R-5, CA19, CA20, CA21, CA22, CA24, CA25, CA26, WMT-5, WMT-6, WMT-7, WMT-8, and Access, Ingress, Egress, Drainage, Maintenance, and Utility Easements as identified in the plat known as *Verano South P.U.D. I – Pod B – Plat No. 3*, as recorded in Plat Book 92, Pages 1 – 10, of the Official Records of St. Lucie County, Florida

Tracts R-1, CA1, CA2, CA3, CA4, CA5, CA6, WMT C-1, WMT C-2, WMT C-3, WMT C-4, REC-1, and Access, Ingress, Egress, Drainage, Maintenance, and Utility Easements as identified in the plat known as *Verano South P.U.D. I – Pod C – Plat No. 1*, as recorded in Plat Book 78, Pages 24 – 31, of the Official Records of St. Lucie County, Florida

Tracts R-1, R-2, R-3, R-4, R-5, WMT C-1, WMT C-5, WMT C-6, and Access, Ingress, Egress, Drainage, Maintenance, and Utility Easements as identified in the plat known as *Verano South P.U.D. I – Pod C – Plat No. 2*, as recorded in Plat Book 84, Pages 26 – 34, of the Official Records of St. Lucie County, Florida

Tracts R-1, CA-1, CA-2, CA-3, CA-4, CA-5, CA-E, WMT C-1, and Access, Ingress, Egress, Drainage, Maintenance, and Utility Easements as identified in the plat known as *Verano South P.U.D. I – Pod C – Plat No. 3*, as recorded in Plat Book 91, Pages 15 – 20, of the Official Records of St. Lucie County, Florida

Tracts R-1, CA-1, CA-2, and Access, Ingress, Egress, Drainage, Maintenance, and Utility Easements as identified in the plat known as *Verano South P.U.D. I – Pod C – Plat No. 4*, as recorded in Plat Book 95, Pages 11 – 16, of the Official Records of St. Lucie County, Florida

Tracts R-1, CA67, CA68, CA69, CA70, WMT C-18, and Access, Ingress, Egress, Drainage, Maintenance, and Utility Easements as identified in the plat known as

EXHIBIT A

Verano South – Pod D – Plat No. 1, as recorded in Plat Book 87, Pages 14 – 16, of the Official Records of St. Lucie County, Florida

Tracts R-1, R-2, R-3, R-4, R-5, CA-1, CA-2, CA-3, CA-4, CA-5, CA-6, CA-7, CA-8, CA-9, CA-10, CA-11, CA-12, CA-13, CA-14, CA-15, CA-16, CA-17, WMT C-1, WMT C-2, WMT C-3, and Access, Ingress, Egress, Drainage, Maintenance, and Utility Easements as identified in the plat known as *Verano South P.U.D. I – Pod D – Plat No. 2*, as recorded in Plat Book 95, Pages 17 – 26, of the Official Records of St. Lucie County, Florida

Tracts R-1, CA-1, CA-2, CA-3, CA-4, CA-5, CA-6, CA-7, CA-8, CA-9, WMT-1, and Access, Ingress, Egress, Drainage, Maintenance, and Utility Easements as identified in the plat known as *Verano South P.U.D. I – Pod D – Plat No. 3*, as recorded in Plat Book 92, Pages 31 – 35, of the Official Records of St. Lucie County, Florida

Tract R-1 (Private Streets Rights-of-Way), Tracts CA-1, CA-2, CA-3, CA-4, CA-5, CA-6, CA-7, CA-8, CA-9, CA-10, CA-11, CA-12, CA-13, CA-14, CA-15, CA-16, CA-17, CA-18, CA-19, CA-21, CA-22, CA-23, CA-24, CA-25, CA-26, CA-28, CA-29, CA-30, CA-31, CA-32, CA-33, CA-34, CA-35, CA-36, CA-37, CA-38, CA-39, CA-40, CA-41, CA-42, CA-43, CA-44, CA-45, CA-46, CA-47, CA-48, CA-50 (Common Area Tracts – Open Space, Landscape, Storm Water Management Purposes), Tract WMT-1, WMT-2, WMT-3, WMT-4 and WMT-5 (Stormwater Management Tract), the “Drainage Easements” and the “Lake Maintenance Easements,” as identified in the plat known as *Verano South P.U.D. I – Pod D – Plat No. 4*, as recorded in Plat Book 102, Pages 1 – 16, of the Official Records of St. Lucie County, Florida

Tract R-1 (Private Streets Rights-of-Way), Tracts CA-1, CA-2, CA-3, CA-4, CA-5, CA-6, CA-7, CA-10, CA-11, CA-13, CA-14, CA-15, CA-16, CA-17, CA-18, CA-19, CA-20, CA-21, CA-22, CA-23, CA-24, CA-25, CA-26, CA-27, CA-28, CA-29, CA-30, CA-31, CA-32, CA-33, CA-34, CA-35, CA-36, and CA-37 (Common Area Tracts – Open Space, Landscape, Storm Water Management Purposes), Tract WMT-1 (Stormwater Management Tract), the “Drainage Easements” and the “Lake Maintenance Easements,” and as identified in the plat known as *Verano South P.U.D. I – Pod D – Plat No. 5*, as recorded in Plat Book 112, Pages 19 – 28, of the Official Records of St. Lucie County, Florida.

Tracts R-1, Tracts CA-1, CA-2, CA-3, CA-4, CA-5, CA-6, CA-7, CA-10, CA-11, CA-13, CA-14, CA-15, CA-16, CA-17, CA-18, CA-19, CA-20, CA-21, CA-22, CA-23, CA-24, CA-25, CA-26, CA-27, CA-28, CA-29, CA-30, CA-31, CA-32, CA-33, CA-34, CA-35, CA-36, CA-37, WMT-1, WMT-2, WMT-5, and Ingress, Egress, Drainage, Maintenance, and Utility Easements as identified in the plat known as *Verano South P.U.D. I – Pod D – Plat No. 5 Replat*, as recorded in Plat Book 129, Pages 1 – 10, of the Official Records of St. Lucie County, Florida

Tract R-1 (Private Streets Rights-of-Way), Tracts CA-1, CA-2, CA-3, CA-4, CA-5, CA-6, CA-7, CA-8, CA-9, CA-10, CA-11, CA-12, CA-13, CA-14, CA-15, CA-16, CA-17, CA-18, CA-19, CA-20, CA-21, CA-22, CA-23, CA-24, CA-25, CA-26, CA-27, CA-28, CA-29 (Common Area Tracts – Open Space, Landscape, Storm Water Management

EXHIBIT A

Purposes), Tracts WMT-1, WMT-2, and WMT-5 (Stormwater Management Tract), the “Drainage Easements” and the “Lake Maintenance Easements,” and as identified in the plat known as *Verano South P.U.D. I – Pod D – Plat No. 6*, as recorded in Plat Book 130, Pages 17 - 24, of the Official Records of St. Lucie County, Florida.

Tract R-1 (Private Streets Rights-of-Way), Tracts CA-1, CA-2, CA-3, CA-4, CA-5, CA-6, CA-7, CA-8, CA-9, CA-10, CA-11, CA-12, CA-13, CA-14, CA-15, CA-16, CA-17, CA-18 (Common Area Tracts – Open Space, Landscape, Storm Water Management Purposes), Tracts WMT-1, WMT-2, and WMT-3 (Stormwater Management Tract), the “Drainage Easements” and the “Lake Maintenance Easements,” and as identified in the plat known as *Verano South P.U.D. I – Pod D – Plat No. 7*, as recorded in Plat Book 140, Pages 1 - 11, of the Official Records of St. Lucie County, Florida.

Tracts R-1 (Appian Way and Verano Parkway), CA-54, CA-55, CA-56, CA-57, CA-58, and Ingress, Egress, Drainage, Maintenance, and Utility Easements as identified in the plat known as *Verano South P.U.D. I – Pod E – Plat No. 1*, as recorded in Plat Book 91, Pages 9 – 14, of the Official Records of St. Lucie County, Florida

Tracts R-1, R-2, CA-56 A, CA-56 B, CA 56-C, and Ingress, Egress, Drainage, Maintenance, and Utility Easements as identified in the plat known as *Verano South P.U.D. I – Pod E – Plat No. 1 Replat 1*, as recorded in Plat Book 96, Pages 23 – 26, of the Official Records of St. Lucie County, Florida

Tracts R-1, CA-1, CA-2, CA-3, CA-4, CA-5, CA-6, CA-7, CA-8, CA-9, CA-10, CA-11, CA-12, CA-13, CA-14, CA-15, CA-16, CA-17, CA-18, CA-19, CA-20, CA-21, CA-22, CA-23, CA-24, WMT-1, and Ingress, Egress, Drainage, Maintenance, and Utility Easements as identified in the plat known as *Verano South P.U.D. I – Pod E – Plat No. 2*, as recorded in Plat Book 103, Pages 13 – 23, of the Official Records of St. Lucie County, Florida

DEPICTION OF VERANO 1 AND 2 WATER MANAGEMENT TRACTS

EXHIBIT A



VERANO 3

Tracts R-1, CA-1, CA-2, CA-3, CA-4, CA-5, CA-6, CA-7, CA-8, CA-9, CA-10, CA-11, CA-12, CA-13, CA-14, CA-15, CA-16, CA-17, CA-18, CA-19, CA-20, CA-21, WMT-1, WMT-2, WMT-3, WMT-4, WMT-5, WMT-6, WMT-7, REC, and Ingress, Egress, Drainage, Maintenance, and Utility Easements as identified in the plat known as *Verano South P.U.D. I – Pod G – Plat No. 1*, as recorded in Plat Book 92, Pages 11 - 30, of the Official Records of St. Lucie County, Florida.

Tracts R-1, CA-1, CA-2, CA-3, CA-4, CA-5, CA-6, CA-7, CA-8, CA-9, CA-10, CA-11, CA-12, CA-13, CA-14, CA-15, CA-16, CA-17, CA-18, CA-19, WMT-8, WMT-9, WMT-10, WMT-11, and Ingress, Egress, Drainage, Maintenance, and Utility Easements as identified in the plat known as *Verano South P.U.D. I – Pod G – Plat No. 2*, as recorded in Plat Book 109, Pages 1 - 19, of the Official Records of St. Lucie County, Florida.

Tracts R-1, CA-1, CA-2, CA-3, CA-4, CA-5, CA-6, CA-7, WMT-11, and Ingress, Egress, Drainage, Maintenance, and Utility Easements as identified in the plat known as *Verano South P.U.D. I – Pod G – Plat No. 2 – Replat No. 1*, as recorded in Plat Book 117, Pages 29 - 34, of the Official Records of St. Lucie County, Florida.

VERANO 4

EXHIBIT A

Tracts R-1, CA-1, CA-2, CA-3, CA-4, CA-5, CA-6, CA-7, CA-8, and Ingress, Egress, Drainage, Maintenance, and Utility Easements as identified in the plat known as *Verano South P.U.D. I – Pod G – Plat No. 3*, as recorded in Plat Book 101, Pages 25 - 33, of the Official Records of St. Lucie County, Florida.

Tracts R-1, CA-1, CA-2, CA-3, CA-4, CA-5, CA-6, CA-7, CA-8, CA-9, CA-10, CA-11, WMT-21, and Ingress, Egress, Drainage, Maintenance, and Utility Easements as identified in the plat known as *Verano South P.U.D. I – Pod G – Plat No. 4*, as recorded in Plat Book 113, Pages 11 - 23, of the Official Records of St. Lucie County, Florida.

Tracts R-1, CA-1, CA-2, CA-3, CA-4, and Ingress, Egress, Drainage, Maintenance, and Utility Easements as identified in the plat known as *Verano South P.U.D. I – Pod G – Plat No. 5*, as recorded in Plat Book 101, Pages 34 - 41, of the Official Records of St. Lucie County, Florida.

Access, drainage, and maintenance easements as identified in the plat known as *Verano South P.U.D. I – Pod G – Plat No. 6*, as recorded in Plat Book 104, Pages 12 - 13, of the Official Records of St. Lucie County, Florida.

Tracts R-1, CA-1, CA-2, CA-3, CA-4, CA-5, CA-6, CA-7, CA-8, CA-9, CA-10, CA-11, CA-12, CA-13, CA-14, CA-15, CA-16, CA-17, CA-18, CA-19, CA-20, A-21, CA-22, CA-23, CA-24, CA-25, CA-26, CA-27, CA-28, CA-29, CA-30, CA-31, CA-32, CA-33, CA-34, CA-35, CA-36, CA-37, CA-38, CA-39, WMT-16, and Ingress, Egress, Drainage, Maintenance, and Utility Easements as identified in the plat known as *Verano South P.U.D. I – Pod G – Plat No. 7*, as recorded in Plat Book 127, Pages 9 - 24, of the Official Records of St. Lucie County, Florida.

Golf Course Tracts 1, 2, 3, 4, 5, 6, 7, and 8; Tracts CA-E, CA-F, CA-G, CA-H, CA-I, CA-J, WMT-1, WMT-2, WMT-3, WMT-4, WMT-5, WMT-6, WMT-7, WMT-8, WMT-9, WMT-10, WMT-11, WMT-12, WMT-13, WMT-14, WMT-15, WMT-16, WMT-17, WMT-18, WMT-19, WMT-20, WMT-22; and Ingress, Egress, Drainage, Maintenance, and Utility Easements as identified in the plat known as *Astor Creek Golf Course Plat*, as recorded in Plat Book 141, Pages 1 - 16, of the Official Records of St. Lucie County, Florida.

VERANO 5

Tracts R-1, R-2, CA-1, CA-2, CA-3, CA-4, CA-5, CA-6, CA-7, CA-8, CA-9, CA-10, CA-11, CA-12, CA-13, CA-14, CA-15, CA-16, CA-17, CA-18, CA-19, CA-20, A-21, CA-22, CA-23, CA-24, CA-25, CA-26, CA-27, CA-28, CA-29, CA-30, CA-31, CA-32, CA-33, CA-34, CA-35, CA-36, CA-37, CA-38, CA-39, CA-40, CA-41, CA-42, CA-43, CA-44, CA-45, WMT-1, WMT-2, WMT-3, WMT-4, WMT-5, and Ingress, Egress, Drainage, Maintenance, and Utility Easements as identified in the plat known as *Verano South P.U.D. I – Pod H – Plat No. 1*, as recorded in Plat Book 130, Pages 1 - 16, of the Official Records of St. Lucie County, Florida.

Mills, Short & Associates
Civil & Structural Engineering



EXHIBIT A

ADDITIONAL MASTER INFRASTRUCTURE

Right-of-Way

Commerce Centre Drive
Verano Parkway
Appian Way

Districts Benefitting

Verano Center and Verano 1 CDDs
Verano 2, Verano 3, and Verano 4 CDDs
Verano 2, Verano 4, and Verano 5 CDDs

DRAFT

EXHIBIT A

COMMERCE CENTRE DRIVE



COMMERCE CENTRE DRIVE DESCRIPTION:

BEING A PARCEL OF LAND LYING IN SECTIONS 34 AND 35, TOWNSHIP 36 SOUTH, RANGE 39 EAST, LYING WITHIN ST. LUCIE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 27, TOWNSHIP 36 SOUTH, RANGE 39 EAST; THENCE N.89°46'43"E., ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (1/4) OF SECTION 35, TOWNSHIP 36 SOUTH, RANGE 39 EAST, A DISTANCE OF 123.45 FEET; THENCE S.00°00'11"W., DEPARTING SAID NORTH LINE, A DISTANCE OF 1141.77 FEET TO THE POINT OF BEGINNING, ALSO THE SOUTHEAST CORNER OF TRACT R-1A, AS SHOWN ON PGA COMMERCE CENTRE AT THE PRESERVE, RECORDED IN PLAT BOOK 37, PAGES 6, 6A AND 6B, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA ; THENCE CONTINUE S.00°00'11"W., A DISTANCE OF 472.40 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 5065.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°05'45", A DISTANCE OF 2395.30 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 2060.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°29'56", A DISTANCE OF 449.39 FEET TO A POINT OF A NON-TANGENT INTERSECTION AND TO THE NORTHEASTERN CORNER OF TRACT "A", AS SHOWN ON VERANO, P.U.D. NO. 1, BEING A REPLAT OF MONTAGE, P.U.D. NO. 1, RECORDED IN PLAT BOOK 56, PAGES 11 THROUGH 17, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE S.89°52'54"W., ALONG THE NORTH LINE OF SAID TRACT "A", A DISTANCE OF 159.48 FEET TO A POINT OF A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 1940.00 FEET AND A RADIAL BEARING OF N.47°23'28"W., AT SAID INTERSECTION, ALSO BEING THE NORTHWESTERN CORNER OF SAID TRACT "A"; THENCE THE FOLLOWING THREE (3) COURSES BEING ALONG THE EAST LINE OF COMMON AREA TRACT, AS SHOWN ON LAKES AT PGA VILLAGE, RECORDED IN

EXHIBIT A

PLAT BOOK 43, PAGES 32, 32A THROUGH 32F, INCLUSIVE, OF SAID PUBLIC RECORDS: 1) THENCE NORTHEASTERLY, DEPARTING SAID NORTH LINE OF SAID TRACT "A", AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $15^{\circ}30'36''$, A DISTANCE OF 525.16 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 4945.00 FEET; 2) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $27^{\circ}05'45''$, A DISTANCE OF 2338.55 FEET TO A POINT OF TANGENCY; 3) THENCE $N.00^{\circ}00'11''E.$, A DISTANCE OF 472.40 FEET TO THE SOUTHWEST CORNER OF TRACT R-1A, AS SHOWN ON SAID PLAT OF PGA COMMERCE CENTRE AT THE PRESERVE; THENCE $S.89^{\circ}59'49''E.$, ALONG THE SOUTH LINE OF SAID TRACT R-1A, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 399,144 SQUARE FEET OR 9.163 ACRES, MORE OR LESS.

DRAFT

EXHIBIT B

**VERANO PARKWAY & APPIAN WAY
VERANO MASTER SIGN PROGRAM
EXHIBIT B**

Verano Master Sign Program – Amendment 4
City of Port St. Lucie Project No. P14-144-A1
July 2026
[Verano Master Sign Program attached]

DRAFT

EXHIBIT B

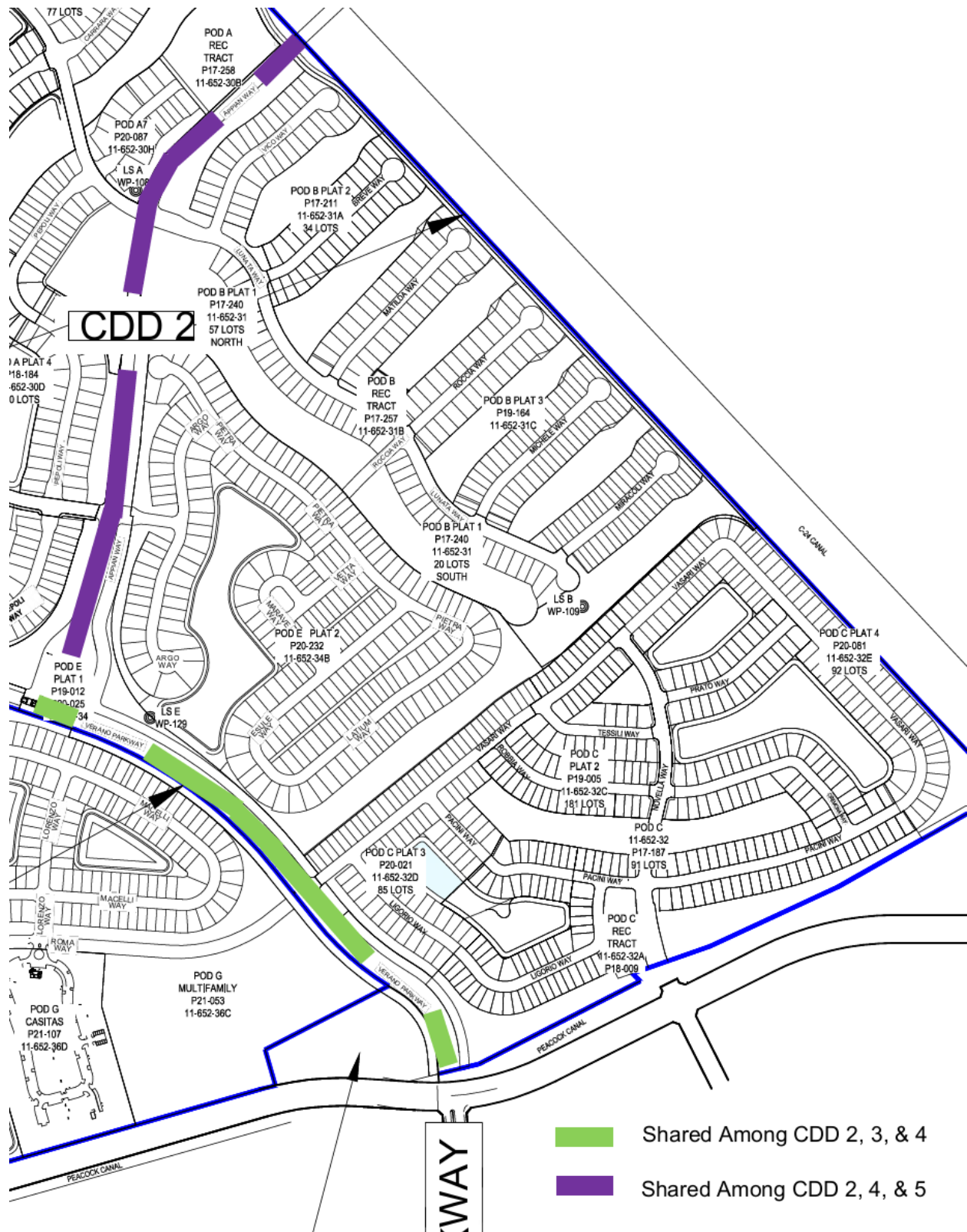


EXHIBIT B

LEGAL DESCRIPTION

A PARCEL OF LAND BEING ALL OF VERANO SOUTH - POD E - PLAT NO.1 REPLAT 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 96, PAGES 23 THROUGH 26 INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ALSO BEING ALL OF TRACT "CA57" AND A PORTION OF TRACT "CA55" AND TRACT "R-1", VERANO SOUTH - POD E - PLAT NO.1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 91, PAGES 9 THROUGH 14 INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 33, TOWNSHIP 36 SOUTH, RANGE 39 EAST, AND SECTION 4, TOWNSHIP 37 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, IN THE CITY OF PORT ST. LUCIE, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEASTERLY CORNER OF VERANO SOUTH - P.U.D. 1 - POD G - PLAT NO.1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 92, PAGES 11 THROUGH 30 INCLUSIVE, SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF OPEN SPACE TRACT "CA-56 A" OF VERANO SOUTH - POD E - PLAT NO.1 REPLAT 1, THEREOF AS RECORDED IN PLAT BOOK 96, PAGES 23 THROUGH 26 INCLUSIVE, BOTH OF SAID PUBLIC RECORDS; THENCE THE FOLLOWING EIGHT (8) COURSES BEING BY THE EASTERLY BOUNDARY LINE OF SAID VERANO SOUTH - P.U.D. 1 - POD G - PLAT NO.1; (1) THENCE NORTH $04^{\circ}37'46''$ WEST, A DISTANCE OF 115.59 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 380.00 FEET; (2) THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $55^{\circ}12'12''$, A DISTANCE OF 366.12 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1620.00 FEET; (3) THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $21^{\circ}06'06''$, A DISTANCE OF 596.64 FEET TO A POINT OF TANGENCY; (4) THENCE NORTH $38^{\circ}43'51''$ WEST, A DISTANCE OF 20.40 FEET; (5) THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $32^{\circ}27'37''$, A DISTANCE OF 1291.71 FEET TO A POINT OF TANGENCY; (6) THENCE NORTH $71^{\circ}11'28''$ WEST, A DISTANCE OF 300.00 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY LINE OF VERANO SOUTH - POD E - PLAT NO.1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 91, PAGES 9 THROUGH 14, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH $18^{\circ}48'32''$ EAST, DEPARTING SAID EASTERLY BOUNDARY LINE OF VERANO SOUTH - P.U.D. 1 - POD G - PLAT NO.1, A DISTANCE OF 120.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF APPLAN WAY, VERANO SOUTH - POD E - PLAT NO.1; THE FOLLOWING TWO (2) COURSES BEING BY THE WESTERLY RIGHT-OF-WAY LINE OF APPLAN WAY, VERANO SOUTH - POD E - PLAT NO.1; (1) THENCE SOUTH $71^{\circ}11'28''$ EAST, A DISTANCE OF 0.09 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH $18^{\circ}48'32''$ EAST; (2) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $90^{\circ}48'23''$, A DISTANCE OF 39.62 FEET TO A POINT NON-TANGENCY; THENCE SOUTH $71^{\circ}01'21''$ EAST, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE OF APPLAN WAY, A DISTANCE OF 300.04 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF VERANO PARKWAY, VERANO SOUTH - POD E - PLAT NO.1; THE FOLLOWING TWO (2) COURSES BEING BY THE NORTHERLY RIGHT-OF-WAY LINE OF VERANO PARKWAY, VERANO SOUTH - POD E - PLAT NO.1, SAID POINT ALSO BEING A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH $71^{\circ}59'51''$ EAST; (1) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $88^{\circ}30'19''$, A DISTANCE OF 38.62 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 2450.00 FEET; (2) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $08^{\circ}45'48''$, A DISTANCE OF 374.72 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH $46^{\circ}49'46''$ EAST, DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 87.89 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE, VERANO SOUTH - POD E - PLAT NO.1; THE FOLLOWING THIRTEEN (13) COURSES BEING BY THE BOUNDARY LINE OF VERANO SOUTH - POD E - PLAT NO.1, SAID POINT ALSO BEING A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 3867.83 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH $34^{\circ}45'30''$ WEST; (1) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $07^{\circ}10'30''$, A DISTANCE OF 484.36 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2500.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH $39^{\circ}54'15''$ WEST;

DESCRIPTION CONTINUED ON SHEET 2

VERANO - PLAT E-1 AND PLAT E-1 REPLAT ROADWAY SKETCH & DESCRIPTION

REVISIONS				Prepared For: Kolter Land Partners, LLC.	
No.	Date	Description	Drawn	Last Date of Field Survey: N/A	
				SURVEYOR'S CERTIFICATE	
				This certifies that a Sketch and Description of the herein described property was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 51-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.	
				Gary Rager Surveyor by State License No. 154828, Florida Statutes, Chapter 472, Part 1, Section 472.027, Florida Statutes, Administrative Code, pursuant to Section 472.027, Florida Statutes.	
				Gary A. Rager FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 154828	
Sheet No. 01 of 06 Sheets				NOT VALID WITHOUT THE DIGITAL SIGNATURE AND / OR THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	



4152 W. Blue Heron Blvd.
Suite 105
Riviera Beach, FL 33404
Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business Number LB 7768

Drawn: DJS Date: 10/14/21 Data File:
Check: GAR P.C.: Field Book:
Section: 4 Twp. 37 S Range 39 E
Section: 33 Twp. 36 S Range 39 E Job # E1 - E1 RepLat Roadway S&D

DESCRIPTION CONTINUED FROM SHEET 1

CONTAINING: 631,324 SQUARE FEET OR 14.493 ACRES, MORE OR LESS.

LEGÉND

P.O.B. --- Point of Beginning
P.B. --- Plat Book
O.R.B. --- Official Records Book
PG(s) --- Page(s)
R/W --- Right-of-Way
R --- Radius
L --- Arc Length
D --- Delta-Central Angle
U.E. --- Utility Easement
C.U.E. --- City Utility Easement
D.E. --- Drainage Easement
Sec.-Twp.-Rge. --- Section-Township-Range

VERANO - PLAT E-1 AND PLAT E-1 REPLAT ROADWAY SKETCH & DESCRIPTION

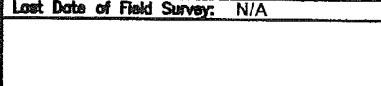
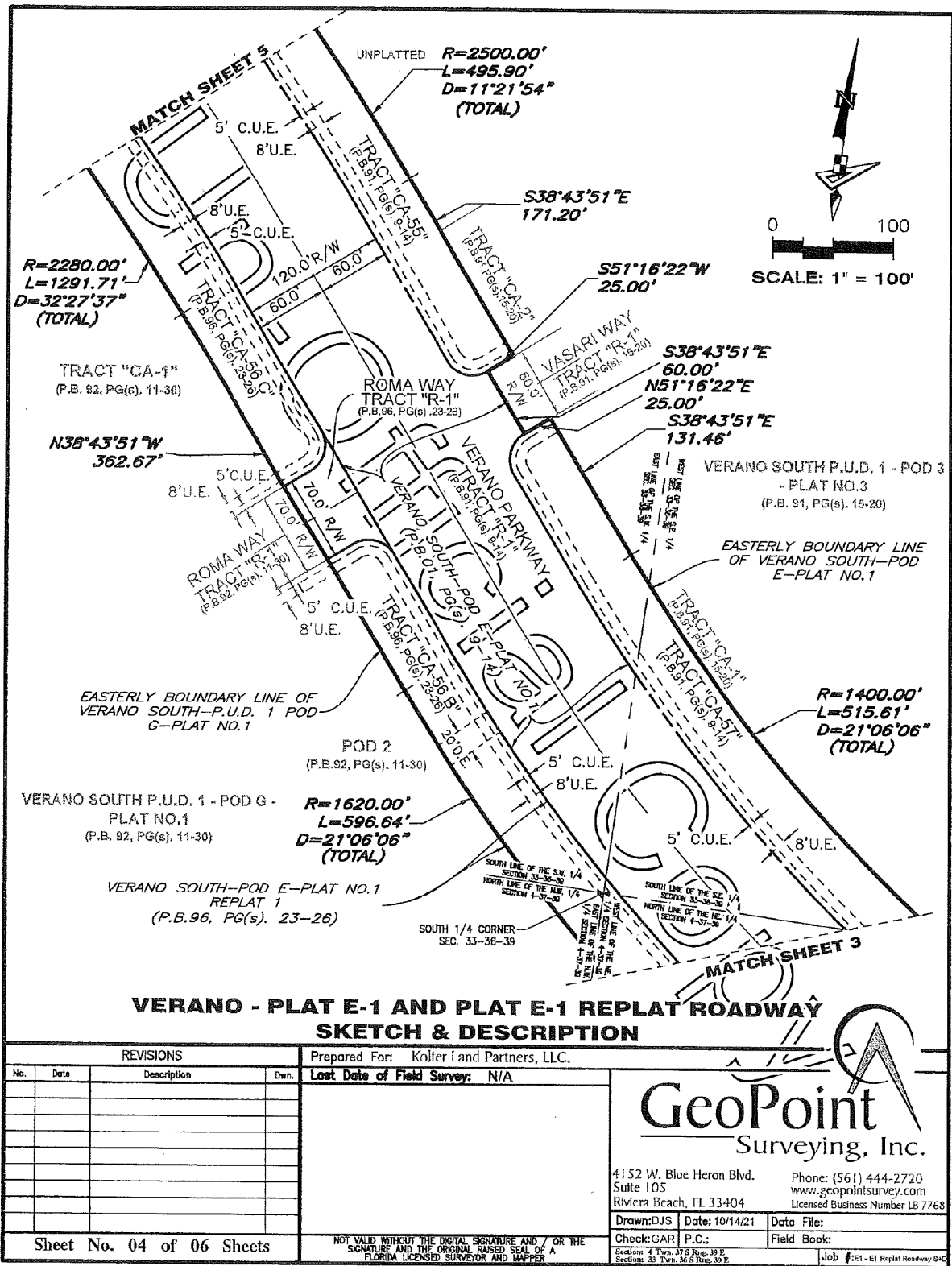
REVISIONS				Prepared For: Kolter Land Partners, LLC.			
No.	Date	Description	Dwn.	Last Date of Field Survey: N/A			
						GeoPoint Surveying, Inc. 4152 W. Blue Heron Blvd. Suite 105 Riviera Beach, FL 33404 Phone: (561) 444-2720 www.geopointsurvey.com Licensed Business Number LB 7768	
Sheet No. 02 of 06 Sheets				NOT VALID WITHOUT THE DIGITAL SIGNATURE AND / OR THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER		Drawn: DJS Date: 10/14/21 Data File: Check: GAR P.C.: Field Book:	



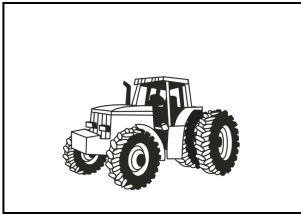
EXHIBIT B







DRAFT



Toler Enterprises, Inc.

September 17, 2026

**Verano CDD #2
5385 N. Nob Hill Road
Sunrise, Florida 33351**

Our quote to do mowing services for the South side of C-24 from Crosstown Commons to FPL utility lines is:

Bi-Monthly- \$1,500.00

**Thank you,
Daniel Toler
772-485-8582**

Customer Acceptance

X		
----------	--	--

Signature

Print Name

Date

AMENDED AND RESTATED AGREEMENT BETWEEN VERANO #2 COMMUNITY DEVELOPMENT DISTRICT AND SOLITUDE LAKE MANAGEMENT, LLC, FOR LAKE MAINTENANCE SERVICES

THIS AGREEMENT (the “**Agreement**”) is made and entered into effective as of October 1, 2026 by and between:

VERANO #2 COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and whose mailing address is 5385 N Nob Hill Road, Sunrise, FL 33351 (“**District**”); and

SOLITUDE LAKE MANAGEMENT, LLC, a Virginia limited liability company, with an address of 1253 Jensen Drive, Suite 103, Virginia Beach, Virginia 23451 (the “**Contractor**,” together with District, the “**Parties**”).

RECITALS

WHEREAS, the District was established pursuant to Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements, including but not limited to, stormwater management improvements; and

WHEREAS, the District currently owns, operates, and maintains stormwater management facilities within the boundary of the District as shown on **Exhibit A**, attached hereto and incorporated herein by reference (collectively referred to as the “**Ponds**”); and

WHEREAS, the District desires to retain an independent contractor to provide maintenance services for the Ponds, including inspection and treatment for control of nuisance vegetation in and around the Ponds; and

WHEREAS, the Contractor represents that it is capable, willing, and able to provide the pond maintenance services, and desires to contract with the District to do so in accordance with the terms of this Agreement; and

WHEREAS, the District and Contractor warrant and agree that they have all right, power, and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

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

SECTION 2. DESCRIPTION OF WORK AND SERVICES.

A. The Contractor agrees to provide the labor, materials, and services necessary for the provision of the pond maintenance services described in the attached **Exhibit A**, which is incorporated herein by reference (the “**Services**”). **Exhibit A** is attached solely for the purpose of clarifying the scope of Services to be provided to the District; to the extent any of the provisions of this Agreement are in conflict with the provisions of Exhibit A, this Agreement controls.

B. Contractor shall be solely responsible for the means, manner, and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District and in accordance with this Agreement. Contractor shall use industry best practices and procedures when carrying out the Services. Any additional compensation for additional services shall be paid only as negotiated between the parties and upon the written authorization of the District.

C. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, ordinances and regulations affecting the provision of the Services.

D. The Contractor shall report directly to the District’s Designee who shall be the Community Manager. The District may change its designee by providing notice to the Contractor. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage and shall follow and be responsible for the provision of the Services. Contractor agrees to repair any damage resulting from Contractor’s activities and work within twenty-four (24) hours.

SECTION 3. COMPENSATION; TERM.

A. As compensation for the completion of the Services, the District agrees to pay the Contractor **Five Thousand Six Hundred Ninety Three Dollars and No Cents (\$5,693.00) per month for a not-to-exceed annual total of Sixty-Eight Thousand Three Hundred Sixteen Dollars and No Cents (\$68,316.00)**, which amount includes all labor, materials and services necessary to complete the Services, as more specifically set forth in **Exhibit A**. Compensation for renewal periods after the initial term shall be as set forth in section 3.B.

B. The initial term of this Agreement shall commence December 1, 2026, and shall continue through November 30, 2027, unless terminated earlier by either party in accordance with the provisions of this Agreement. Following the conclusion of the initial term, this Agreement shall automatically renew for up to six (6) annual renewal terms. Any change in compensation or the scope of services must be presented in writing to the District’s Board of Supervisors at a publicly noticed meeting and approved by vote of the District’s Board of Supervisors.

C. If the District should desire additional work or services, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the parties shall agree in writing to a work order, addendum, addenda, or change order to this Agreement.

D. The District may require, as a condition precedent to making any payment to the Contractor that all material men, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

E. The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render an invoice to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. This invoice is due and payable within thirty (30) days of receipt by the District. The invoice shall include such supporting information as the District may reasonably require the Contractor to provide.

SECTION 4. INSURANCE.

A. Contractor shall, at its own expense, maintain insurance during the performance of its Services under this Agreement, with limits of liability not less than the following:

Workers Compensation	statutory
General Liability	
<i>Bodily Injury (including contractual)</i>	\$1,000,000
<i>Property Damage (including contractual)</i>	\$1,000,000
Automobile Liability	
<i>Bodily Injury and Property Damage</i>	\$1,000,000
Pollution Liability	\$2,000,000

B. The District, its staff, consultants, agents, employees, and supervisors shall be named as an additional insured. 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 coverages, 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, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.

C. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 5. INDEPENDENT CONTRACTOR. It is understood and agreed that at all times the relationship of Contractor and its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor to the District is the relationship of an independent contractor and not that of an employee, agent, joint venturer or partner of the District. Nothing in this Agreement shall be interpreted or construed as creating or establishing the relationship of employer and employee between the District and Contractor or any of its employees, agents, subcontractors, or anyone directly or indirectly employed by Contractor. The parties acknowledge that Contractor is not an employee for state or federal tax purposes. Contractor shall hire and pay all of Contractor's employees, agents, subcontractors or anyone directly or indirectly employed by Contractor, all of whom shall be employees of Contractor and not employees of the District and at all times entirely under Contractor's supervision, direction and control.

In particular, District will not: i) Withhold FICA (Social Security) from Contractor's payments; ii) Make state or federal unemployment insurance contributions on Contractor's behalf; iii) Withhold state or federal income tax from payment to Contractor; iv) Make disability insurance contributions on behalf of Contractor; or v) Obtain workers' compensation insurance on behalf of Contractor.

SECTION 6. COMPLIANCE WITH LAWS, ORDINANCES AND REGULATIONS. In performing its obligations under this Agreement, Contractor and each of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor shall comply with all applicable laws, ordinances, rules, regulations, and orders of any public or governmental authority having appropriate jurisdiction, including all laws, regulations and rules relating to immigration and/or the status of foreign workers. Contractor shall initiate, maintain, and supervise all safety precautions and programs in connection with its obligations herein. Contractor shall ensure that all of Contractor's employees, agents, subcontractors, or anyone directly or indirectly employed by Contractor observe Contractor's rules and regulations of safety and conduct. Contractor shall take all reasonable precautions for the safety of and shall provide

all reasonable protection to prevent damage, injury or loss to all of its employees, agents and subcontractors performing its obligations herein and other persons who may be affected, and any material, equipment and other property. Contractor shall remedy all damage or loss to any property caused in whole or in part by Contractor, its employees, agents, subcontractors, or anyone directly or indirectly employed by Contractor, or by anyone for whose acts Contractor may be liable. Contractor shall indemnify District for all damage or losses it may incur or be exposed to because of Contractor or any of its employees, agents, subcontractors, or anyone directly or indirectly employed by Contractor's failure to comply with the provisions contained herein.

SECTION 7. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

SECTION 8. ENFORCEMENT OF AGREEMENT. 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 attorney's fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 9. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Contractor.

SECTION 10. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this instrument.

SECTION 11. NOTICES. All notices, requests, consents, and other communications under this Agreement ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A. If to Contractor: Solitude Lake Management, LLC
1253 Jensen Drive, Suite 103
Virginia Beach, Virginia 23451
Attn: Virgil Stolz

B. If to District: Verano #2 Community

Development District
5385 N Nob Hill Road,
Sunrise, FL 33351
Attn: District Manager

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notice on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

SECTION 12. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. Both parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, both parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against either the District or the Contractor.

SECTION 13. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and the Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.

SECTION 14. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement or any monies to become due hereunder without the prior written approval of the other.

SECTION 15. APPLICABLE LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. Each party consents that the venue for any litigation arising out of or related to this Agreement shall be in St. Lucie County, Florida.

SECTION 16. INDEMNIFICATION.

A. Contractor, its employees, agents and assigns shall defend, hold harmless and indemnify the District and its supervisors, officers, staff, employees, representatives and agents against any claims, damages, liabilities, losses and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by the acts or omissions of Contractor, and other persons employed or utilized by Contractor in the performance of this Agreement or the Services performed hereunder.

B. Obligations under this section shall include the payment of all settlements, judgments, damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

C. Notwithstanding anything to the contrary in this Agreement, Contractor's liability to the indemnified parties is limited to \$2,000,000 regardless of legal basis of recovery or type of claimed damages.

SECTION 17. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the 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 statute, and 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 18. TERMINATION. The Parties agree that either party may terminate this Agreement with or without cause by providing thirty (30) days written notice of termination to the other party; provided, however, that the party receiving the termination notice shall be provided a reasonable opportunity to cure a failure under this Agreement, if any. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all services rendered up until the effective termination of this Agreement, subject to whatever claims or offsets the District may have against the Contractor as the sole means of recovery for termination.

SECTION 19. PUBLIC RECORDS. The 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*. Contractor acknowledges that the designated public records custodian for the District is

Andressa Hinz-Phillipi (“Public Records Custodian”). Among other requirements and to the extent applicable by law, the Contractor shall: 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor’s possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 5385 N NOB HILL ROAD, SUNRISE, FL 33351, 954-721-8681, AHPHILIPPI@GMSSF.COM.

SECTION 20. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 21. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 22. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. None of the provisions of Exhibit A shall apply to this Agreement and Exhibit A shall not be incorporated herein, except that Exhibit A is applicable to the extent that it states and clarifies the scope of Services for the labor and materials to be provided under this Agreement.

SECTION 23. E-VERIFY. The 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. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.09(1), *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.

SECTION 24. COMPLIANCE WITH SECTION 20.055, FLORIDA STATUTES. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

SECTION 25. STATEMENT REGARDING CHAPTER 287 REQUIREMENTS. Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law ("**Public Integrity Laws**") apply to this Agreement:

D. Section 287.133, Florida Statutes, titled Public entity crime; denial or revocation of the right to transact business with public entities;

E. Section 287.134, Florida Statutes, titled Discrimination; denial or revocation of the right to transact business with public entities;

F. Section 287.135, Florida Statutes, titled Prohibition against contracting with scrutinized companies;

G. Section 287.137, Florida Statutes, titled Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits; and

H. Section 287.138, Florida Statutes, titled Contracting with entities of foreign countries of concern prohibited.

Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District ("**Prohibited Criteria**").

Contractor acknowledges that the District may terminate this Agreement if the Contractor is found to have met the Prohibited Criteria or violated the Public Integrity Laws.

Contractor certifies that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District. By entering into this Agreement, Contractor agrees that any renewal or extension of this Contract shall be deemed a recertification of such status.

SECTION 26. ANTI-HUMAN TRAFFICKING STATEMENT. The Contractor does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, *Florida Statutes*.

[remainder of page intentionally left blank]

IN WITNESS WHEREOF, the Parties hereto have signed this Agreement to be effective on the day and year first written above.

Attest:

DocuSigned by:

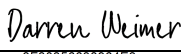
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Secretary / Assistant Secretary

Witness:

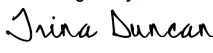
Signature of Witness

Print Name

**VERANO #2 COMMUNITY DEVELOPMENT
DISTRICT**

Signed by:

3F30356638964E3...
☒ Chair ☐ Vice Chair, Board of Supervisors

CONTRACTOR

DocuSigned by:

By: _____
8DF38FAEE1754EC...
Print Name: Trina Duncan
Its: Business Manager

- Exhibit A:** Contractor's Proposal
Exhibit B: Certificate of Insurance
Exhibit C: Public Integrity Affidavit

EXHIBIT A



SERVICES AGREEMENT

PROPERTY NAME: Verano 2 CDD - Acct #: 17287

CUSTOMER NAME: Verano 2 CDD

SERVICE DESCRIPTION: **Annual Maintenance Service Renewal for Twenty-Five (25) Lakes (151.36 Acres, 64,137 total linear feet) (Does not include Lake 1)**

EFFECTIVE DATE: December 1, 2026 through November 30, 2027

SUBMITTED TO: Andressa Hinz-Philippi

SUBMITTED BY: Daniel Benitez, Inside Sales Manager

THIS SERVICES AGREEMENT (the "Agreement") is effective as of the date indicated above (the "Effective Date"), by and between SOLitude Lake Management, LLC ("SOLitude" or "Company"), and the customer identified above (the "Customer"), in accordance with the terms and conditions set forth in this Agreement.

1. **SERVICES.** SOLitude will provide services (the "Services") at the Customer's property in accordance with the Scope of Services attached hereto as Schedule A.

2. **MODIFICATIONS.** Any deviation from the requirements and Services outlined in Schedule A involving extra cost of material and labor will result in extra charges. Such additional services will be provided by SOLitude only upon a Change Order mutually approved by the parties in writing (the "Change Order").

3. **PRICING.** The Customer agrees to pay for the Services, as well as any applicable sales or other taxes, in accordance with the Pricing Schedule attached hereto as Schedule B. Prices are subject to annual increases. SOLitude will notify the Customer in writing (which may be by invoice) of such increases.

4. **PAYMENT.** Payment is due within thirty (30) days of the invoice date. Any disputes with an invoice or invoices must be brought to the attention of SOLitude by written notice within one hundred and twenty (120) days from the invoice date, otherwise Company will not be liable for any potential credits or adjustments. The parties agree to use good faith efforts to resolve any disputed invoice amounts within thirty (30) days after written notification of a dispute. Disputed amounts shall not affect payment of all undisputed amounts, and Customer agrees to pay all undisputed amounts owed on any disputed invoice within the applicable due dates. Invoices not paid on or before the invoice due date shall accrue interest charges at a rate of one percent (1%) per month, accruing as of the invoice date, until the time that such amounts are paid in full. Additionally, the Customer is liable for payment of all costs of collection of past due accounts, specifically including, but not limited to, court costs, expenses, and reasonable attorneys' fees. In addition to the compensation paid to SOLitude for performance of the Services, Customer shall reimburse SOLitude for all of the expenses paid or incurred by SOLitude in connection with the Services, including, but not limited to non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on SOLitude by the Customer that are not covered specifically by the written specifications of this Agreement ("Reimbursable Expenses"). Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, the customer will be invoiced and responsible for paying said additional taxes in addition to the contract price and other fees.

5. **TERM AND EXPIRATION.** This Agreement shall commence on the Effective Date and shall remain in effect for an initial term of one (1) year(s) (the "Initial Term"). Thereafter, this Agreement shall automatically renew under the

Services Agreement
Page 2 of 8



same terms, conditions and specifications as set forth by this Agreement and for the same period of time as the Initial Term (each an "Additional Term") (the "Initial Term" and each "Additional Term" thereafter are collectively referred to herein as the "Term") unless either party gives written notice of cancellation thirty (30) days prior to the termination date of the Term then in effect. The parties understand and agree that the prices for each Additional Term shall automatically increase by six percent (6%) of then current annual pricing. SOLitude reserves the right to increase the amount charged for the Services. Such increase shall be communicated by written notice to the Customer, which notice may be by invoice. Customer may reject any such additional increase by notifying SOLitude in writing within fifteen (15) days of receiving such price increase notice.

6. **TERMINATION.** SOLitude may terminate this Agreement at any time, with or without cause, upon thirty (30) days' written notice to Customer. Subject to Sec. 7, in the event that this Agreement is terminated for any reason prior to the end of the Term, Customer agrees to pay SOLitude, in addition to all other amounts owed, an early termination fee of fifty percent (50%) of the remaining value of the Agreement (the "Early Termination Fee"). The Early Termination Fee is not a penalty, but rather a charge to compensate SOLitude for the Customer's failure to satisfy the Agreement in which the Customer's pricing plan is based.

7. **TERMINATION FOR CAUSE.** If SOLitude fails to materially perform pursuant to the terms of this Agreement, Customer shall provide written notice to SOLitude specifying the default. If SOLitude does not cure such default within forty-five (45) days of SOLitude's receipt of Customer's written notice, Customer may terminate this Agreement, in whole or in part, for cause. The Company, in case of such default, shall be entitled to receive payment only for work completed prior to said default, so long as the total paid hereunder does not exceed the contract sum. Either party may terminate this Agreement immediately if the other party becomes the subject of a petition in bankruptcy or any other proceeding relating to insolvency, receivership, liquidation or assignment for the benefit of creditors.

8. **INSURANCE.** SOLitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. A certificate of insurance will be issued to Customer, upon request.

9. **INDEMNIFICATION: LIMITATION OF LIABILITY.** THE CUSTOMER AGREES THAT THE WORK PROVIDED UNDER THIS AGREEMENT IS NOT TO BE CONSTRUED AS INSURANCE, OR AS A COVENANT, GUARANTEE, WARRANTY, OR PROMISE OF ANY KIND THAT THE CUSTOMER IS IN COMPLIANCE WITH ANY LEGAL GUIDELINES OR REQUIREMENTS. COMPANY DISCLAIMS ANY LIABILITY OR RESPONSIBILITY REGARDING THE PRACTICES AND OPERATIONS OF THE CUSTOMER, AND BEARS NO RESPONSIBILITY OR LIABILITY FOR WHETHER THE CUSTOMER CARRIES OUT THE RECOMMENDATIONS MADE BY COMPANY AND IN NO EVENT WILL COMPANY BE LIABLE FOR CONSEQUENTIAL, INDIRECT, OR ECONOMIC DAMAGES. THE CUSTOMER SHALL INDEMNIFY AND HOLD COMPANY HARMLESS FROM AND AGAINST ALL CLAIMS, DEMANDS, LIABILITIES, OBLIGATIONS, AND ATTORNEYS' FEES OR COSTS BROUGHT BY ANY THIRD PARTIES, ARISING OUT OF OR RELATED TO THIS AGREEMENT OR BY FAILURE OF THE CUSTOMER TO ACT IN ACCORDANCE WITH ANY LEGAL REQUIREMENTS IN CONNECTION WITH THE SERVICES DESCRIBED IN SCHEDULE A. COMPANY SHALL NOT BE LIABLE FOR ANY DELAY IN PERFORMING THE SERVICES, NOR LIABLE FOR ANY FAILURE TO PROVIDE THE SERVICES, DUE TO ANY CAUSE BEYOND ITS REASONABLE CONTROL. COMPANY WILL BE RESPONSIBLE FOR ONLY THOSE DAMAGES, CLAIMS, CAUSES OF ACTION, INJURIES, OR LEGAL COSTS CAUSED BY ITS OWN DIRECT NEGLIGENCE OR MISCONDUCT, BUT THEN ONLY TO AN AMOUNT NOT TO EXCEED THE ANNUAL FEES CHARGED UNDER THE AGREEMENT.

10. **CONFIDENTIAL INFORMATION.** "Confidential Information" means any information disclosed by one party ("Discloser") to the other party ("Recipient"), either directly or indirectly, in writing, orally, or by inspection of tangible objects, other than information that the Recipient can establish (i) was publicly known and made generally available



in the public domain prior to the time of disclosure; (ii) becomes publicly known and made generally available after disclosure other than through Recipient's action or inaction; or (iii) is in Recipient's possession, without confidentiality restrictions, at the time of disclosure by Discloser as shown by Recipient's files and records immediately prior to the time of disclosure. Recipient shall not at any time (a) disclose, sell, license, transfer, or otherwise make available to any person or entity any Confidential Information, or (b) use, reproduce, or otherwise copy any Confidential Information, except as necessary in connection with the purpose for which such Confidential Information is disclosed to Recipient or as required by applicable law. Recipient agrees to take all reasonable measures to protect the secrecy of and avoid disclosure and unauthorized use of the Confidential Information. All Confidential Information shall at all times remain the property of Discloser, and all documents, electronic media, and other tangible items containing or relating to any Confidential Information shall be delivered to Discloser immediately upon the request of Discloser.

Notwithstanding the foregoing, if Recipient is required by law, regulation, subpoena, government order, regulatory agency order, judicial order, or other court order to disclose any Confidential Information, Recipient shall give the Disclosing Party timely and lawful written notice of such a requirement prior to such disclosure, and shall reasonably and lawfully cooperate with the Disclosing Party to seek a protective order, confidential treatment, or other appropriate measures for such Confidential Information.

11. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

12. RIGHT TO SUBCONTRACT. The Company, in its sole discretion, may subcontract or delegate to an affiliate or third party any of its duties and obligations hereunder.

13. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

14. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

15. E-VERIFY. SOLitude utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

16. GOVERNING LAW. Except for the Mandatory Arbitration Clause in Section 17 of this Agreement, which is governed by and construed in accordance with the Federal Arbitration Act, this Agreement shall be governed by, and construed in accordance with, the laws of the state in which the Services are performed.

17. MANDATORY ARBITRATION. Any claim, dispute or controversy, regarding any contract, tort, statute, or otherwise ("Claim"), arising out of or relating to this Agreement or the relationships among the parties hereto shall be



resolved by one arbitrator through binding arbitration administered by the American Arbitration Association ("AAA"), under the AAA Commercial or Consumer, as applicable, Rules in effect at the time the Claim is filed ("AAA Rules"). Copies of the AAA Rules and forms can be located at www.adr.org, or by calling 1-800-778-7879. The arbitrator's decision shall be final, binding, and non-appealable. Judgment upon the award may be entered and enforced in any court having jurisdiction. This clause is made pursuant to a transaction involving interstate commerce and shall be governed by the Federal Arbitration Act. Neither party shall sue the other party other than as provided herein or for enforcement of this clause or of the arbitrator's award; any such suit may be brought only in Federal District Court for the District in which the services were performed or, if any such court lacks jurisdiction, in any state court that has jurisdiction. The arbitrator, and not any federal, state, or local court, shall have exclusive authority to resolve any dispute relating to the interpretation, applicability, unconscionability, arbitrability, enforceability or formation of this Agreement including any claim that all or any part of the Agreement is void or voidable. Venue for arbitration hereunder shall be within the state where the customer's property, that is the subject of the services provided, is located.

18. **ASSIGNMENT.** The Company may assign this Agreement to a related or affiliated entity upon written notice to the Customer.

19. **NOTICES.** All notices, requests, consents, claims, demands, waivers and other communications hereunder shall be in writing and shall be directed to the individuals and addresses listed in the signature block. Notices sent in accordance with this Section shall be deemed effectively given: (a) when received, if delivered by hand (with written confirmation of receipt); (b) when received, if sent by a nationally recognized overnight courier (receipt requested); or (c) on the third (3rd) business day after the date mailed, by certified or registered mail, return receipt requested, postage prepaid.

20. **DISCLAIMER.** SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that may result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude. Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The Customer is responsible for notifying SOLitude in advance of the contract signing and the start of the Agreement if they utilize any of the water in their lakes or ponds for irrigation purposes. The Customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the Customer for irrigation without the consent or knowledge of SOLitude. Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes, lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the Customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The Customer also understands and accepts that similar risks would remain even if no work was performed. The Customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of SOLitude, unless there is willful negligence on the part of SOLitude.

Services Agreement
Page 5 of 8



21. **BINDING.** This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

22. **ENTIRE AGREEMENT.** This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

23. **SEVERABILITY.** If any part of this Agreement is held to be invalid or unenforceable for any reason, the remaining Terms and Conditions of this Agreement shall remain in full force and effect.

By signing below, the parties agree to be bound by the terms and conditions of this Agreement and any accompanying schedules as of the Effective Date.

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

Verano 2 CDD

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

Customer's Address for Notice Purposes:

***SOLitude Lake Management, LLC
PO Box 85529
Chicago, IL 60689-5529***

Please Mail All Notices and Agreements to:

***SOLitude Lake Management, LLC
1253 Jensen Drive, Suite 103
Virginia Beach, VA 23451***



SCHEDULE A – SCOPE OF SERVICES

A SOLitude Aquatic Specialist will visit the site and inspect the lakes on a four (4) times per month basis.

Monitoring:

1. Observations and data collected during the inspections will be used to inform and guide all activities required to fulfill the requirements of this contract as specified in the description of services below.

Visual Inspections:

1. A visual inspection of the lake(s) will be performed during each visit to the site. The inspections shall include the following:
 - Water levels
 - Water clarity or quality
 - Turbidity
 - Beneficial Aquatic Vegetation
 - Nuisance, Invasive, or Exotic Aquatic Vegetation
 - Algae
 - Physical components such as above ground pipes, inlet and outlet structures, trash racks, emergency spillways, and dams
 - Erosion
 - Issues with shoreline and bank stabilization measures such as rip rap stone, bulkheads, retaining walls, etc.
 - Forebays and inflowing or outflowing swales, ditches, and stream channels
 - Vegetated buffers
 - Sedimentation
 - Nuisance animal activity
 - Fish habitat
 - Mosquito breeding conditions and habitat
 - Trash and debris
2. Any issues or deficiencies that are observed during this visual monitoring will be documented by our staff in the field notes of the service order completed at the time the issue was first observed and reported to the Customer in writing as part of that month's service report.
3. Customer will be notified immediately if there are any deficiencies observed that appear in the judgment of our staff to be posing an immediate risk or otherwise jeopardizing the integrity of the pond(s) structures.
4. The scope of these services is limited to what can be reasonably observed at the surface of the water and above the ground around the water that makes up the physical structure of the lake(s). These routine inspection services are not intended to replace any requirement or need for a more comprehensive engineered inspection, or any other type of inspection that would require expertise or equipment to survey the condition of the physical components of the lake(s) underground, underwater, or inside any of the associated structures.



Aquatic Weed Control:

1. Any growth of undesirable aquatic weeds and vegetation found in the lake(s) with each inspection shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the specific varieties of aquatic weeds and vegetation found at the time of application.
2. Invasive and unwanted submersed and floating vegetation will be treated and controlled preventatively and curatively each spring and early summer through the use of systemic herbicides at the rate appropriate for control of the target species. Application rates will be designed to allow for selective control of unwanted species while allowing for desirable species of submersed and emergent wetland plants to prosper.

Shoreline Weed Control:

1. Shoreline areas will be inspected for any growth of cattails, phragmites, or other unwanted shoreline vegetation found within the lake areas shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required for control of the plants present at time of application.
2. Any growth of unwanted plants or weeds growing in areas where stone has been installed for bank stabilization and erosion control shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the unwanted growth present at the time of application.

Littoral Shelf Control:

1. Littoral areas will be inspected and treated on an as-needed basis to maintain compliance with governing agencies for the management of all nuisance and exotic species.
2. Maintenance of future littoral plantings may necessitate an increased service level at an additional cost.
3. All Species will be killed in place with an approved herbicide.
4. This proposal does not include debris removal or disposal.

Buffer Management:

1. Buffer vegetation will be selectively treated as required to limit any growth of unwanted vegetation and to maintain the beneficial aquatic and upland vegetation found within the buffer areas along the edge of the pond. This service is provided in order to maintain the pond buffers in a natural, yet desirable appearance. Buffer vegetation height and density will be encouraged to help prevent nuisance goose and other wildlife from utilizing the pond, as well as providing the necessary erosion control and reduction of nutrients necessary for the overall health and sustainability of the pond.

Service Reporting:

1. Customer will be provided with a service report detailing all of the work performed as part of this Agreement after each visit.

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.

Services Agreement
Page 8 of 8



2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this Agreement will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense. The application method and equipment (boat, ATV, backpack, etc.) used is determined by our technician at the time of the treatment to ensure the most effective method is provided for optimal results.
7. Any technician visit that will require the application of any pesticide (to include herbicides and algaecides) must be scheduled by the Wednesday prior to the week of the visit.

SCHEDULE B – PRICING SCHEDULE

Total Price: **\$68,316.00**

Invoice Amount: **\$5,693.00**

Invoice Frequency: **Monthly**

EXHIBIT B: Certificate of Insurance

EXHIBIT C
PUBLIC INTEGRITY AFFIDAVIT

DIRECTIONS: All nongovernmental entities that are or potentially will be contracting, renewing or extending contracts with the District, must have an officer or representative fully execute this affidavit. Note, the certifications herein are mandatory requirements of Chapter 215, s. 787.06(13), Florida Statutes, and s. 287.138, Florida Statutes.

I _____ (insert name) as _____ (insert title) on behalf of _____ (insert firm name) under penalty of perjury hereby attest as follows:

1. I am over 21 years of age and have personal knowledge of the matters set forth in this affidavit.
2. My firm does not use coercion for labor or services as defined in s. 787.06(2)(a), Florida Statutes.
3. More particularly, my firm does not participate in any of the following actions:
 - a. Using or threatening to use physical force against any person;
 - b. Restraining, isolating or confining or threatening to restrain, isolate or confine any person without lawful authority and against her or his will;
 - c. Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt or the length and nature of the labor or services are not respectively limited and defined;
 - d. Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
 - e. Causing or threatening to cause financial harm to any person;
 - f. Enticing or luring any person by fraud or deceit; or
 - g. Providing a controlled substance as outlined in Schedule I or Schedule II of s. 893.03, Florida Statutes to any person for the purpose of exploitation of that person.
4. By executing this Certificate, the I certify that my firm is not: (1) listed on the Scrutinized Companies that Boycott Israel List, created pursuant to section 215.4725, Florida Statutes, (2) engaged in a boycott of Israel, (3) listed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to section 215.473, Florida Statutes, or (4) engaged in business operations in Cuba or Syria. Pursuant to section 287.135(5), Florida Statutes, the District may disqualify the bid proper immediately or immediately terminate any agreement entered into for cause if the firm is found to have submitted a false certification as to the above or if the firm is placed on the Scrutinized Companies that Boycott Israel List, is engaged in a boycott of Israel, 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, during the term of the Agreement. If the District determines that the firm has submitted a false certification, the District will provide written notice to the firm. Unless the firm demonstrates in writing, within 90 calendar days of receipt of the notice, that the District's determination of false certification was made in error, the District shall bring a civil action against the firm. If the District's determination is upheld, a civil penalty shall apply, and the firm will be ineligible to bid on any Agreement with a Florida agency or local governmental entity for three years after the date of District's determination of false certification by firm. As the person authorized to sign this statement, I certify that this firm complies fully with the foregoing requirements.
5. I certify that my firm:
 - a. Is not owned by the government of a foreign country of concern;
 - b. A government of a foreign country of concern does not have a controlling interest in Vendor; and
 - c. Is not organized under the laws of nor have its principal place of business in a foreign country of concern.
6. For purposes of this Affidavit, "Foreign Country of Concern" means the People's Republic of China, the Russian Federation, the Islamic Republic of Iran, the Democratic People's Republic of Korea, the Republic of Cuba, the Venezuelan regime of Nicolás Maduro, or the Syrian Arab Republic, including any agency of or any other entity of significant control of such foreign country of concern.

FURTHER AFFIANT SAYETH NAUGHT.

Signature

STATE OF _____
COUNTY OF _____

SWORN TO AND SUBSCRIBED before me _____ in person or _____ online notarization by _____ as _____ on behalf of _____, who is personally known to me or who produced _____ as identification this _____ day of _____, 202____.

(Notary Seal)

Notary Public

Certificate Of Completion

Envelope Id: 161E8902-CCF2-8632-82E5-325C86923F22

Status: Completed

Subject: Verano #2: Complete with Docusign: Verano 2 CDD-Solitude (V2) Annual Lake Maintenance.docx, Verano 2

Source Envelope:

Document Pages: 40

Signatures: 6

Envelope Originator:

Certificate Pages: 2

Initials: 0

Ellen Acosta

AutoNav: Enabled

1001 Bradford Way

Envelopeld Stamping: Enabled

Kingston, TN 37763

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

eacosta@gmssf.com

IP Address: 162.199.192.217

Record Tracking

Status: Original

Holder: Ellen Acosta

Location: DocuSign

10/7/2026 9:31:21 AM

eacosta@gmssf.com

Signer Events

Andressa Hinz Philippi

AHPPhilippi@gmssf.com

Assistant Secretary

Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:

Andressa Hinz Philippi

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Timestamp

Sent: 10/7/2026 9:36:34 AM

Viewed: 10/7/2026 9:37:51 AM

Signed: 10/7/2026 9:38:01 AM

Signature Adoption: Pre-selected Style

Using IP Address:

2601:58b:c84:ed60:8dd2:96bd:75a6:f5f1

Electronic Record and Signature Disclosure:

Not Offered via Docusign

Darren Weimer

dweimer@kolter.com

Secretary

Security Level: Email, Account Authentication (None)

Signed by:

Darren Weimer

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Electronic Record and Signature Disclosure:

Not Offered via Docusign

Trina Duncan

tduncan@solitudelake.com

Business Manager

Solitude Lake Management LLC

Security Level: Email, Account Authentication (None)

DocuSigned by:

Trina Duncan

8DF38FAEE1754EC...

Sent: 10/7/2026 9:36:33 AM

Viewed: 10/7/2026 12:57:39 PM

Signed: 10/8/2026 6:55:52 AM

Signature Adoption: Pre-selected Style

Using IP Address: 98.190.54.165

Electronic Record and Signature Disclosure:

Not Offered via Docusign

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events	Status	Timestamp
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Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Signing Complete	Security Checked	10/8/2026 6:55:52 AM
Completed	Security Checked	10/8/2026 6:55:52 AM

Payment Events	Status	Timestamps
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AMENDED AND RESTATED AGREEMENT BETWEEN VERANO #2 COMMUNITY DEVELOPMENT DISTRICT AND SOLITUDE LAKE MANAGEMENT, LLC, FOR LAKE MAINTENANCE SERVICES (CROSSTOWN COMMONS)

THIS AGREEMENT (the “**Agreement**”) is made and entered into effective as of October 1, 2026 by and between:

VERANO #2 COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and whose mailing address is 5385 N Nob Hill Road, Sunrise, FL 33351 (“**District**”); and

SOLITUDE LAKE MANAGEMENT, LLC, a Virginia limited liability company, with an address of 1253 Jensen Drive, Suite 103, Virginia Beach, Virginia 23451 (the “**Contractor**,” together with District, the “**Parties**”).

RECITALS

WHEREAS, the District was established pursuant to Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements, including but not limited to, stormwater management improvements; and

WHEREAS, the District currently owns, operates, and maintains stormwater management facilities within the boundary of the District as shown on **Exhibit A**, attached hereto and incorporated herein by reference (collectively referred to as the “**Ponds**”); and

WHEREAS, the District desires to retain an independent contractor to provide maintenance services for the Ponds, including inspection and treatment for control of nuisance vegetation in and around the Ponds; and

WHEREAS, the Contractor represents that it is capable, willing, and able to provide the pond maintenance services, and desires to contract with the District to do so in accordance with the terms of this Agreement; and

WHEREAS, the District and Contractor warrant and agree that they have all right, power, and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

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

SECTION 2. DESCRIPTION OF WORK AND SERVICES.

A. The Contractor agrees to provide the labor, materials, and services necessary for the provision of the pond maintenance services described in the attached **Exhibit A**, which is incorporated herein by reference (the “**Services**”). **Exhibit A** is attached solely for the purpose of clarifying the scope of Services to be provided to the District; to the extent any of the provisions of this Agreement are in conflict with the provisions of Exhibit A, this Agreement controls.

B. Contractor shall be solely responsible for the means, manner, and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District and in accordance with this Agreement. Contractor shall use industry best practices and procedures when carrying out the Services. Any additional compensation for additional services shall be paid only as negotiated between the parties and upon the written authorization of the District.

C. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, ordinances and regulations affecting the provision of the Services.

D. The Contractor shall report directly to the District’s Designee who shall be the Community Manager. The District may change its designee by providing notice to the Contractor. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage and shall follow and be responsible for the provision of the Services. Contractor agrees to repair any damage resulting from Contractor’s activities and work within twenty-four (24) hours.

SECTION 3. COMPENSATION; TERM.

A. As compensation for the completion of the Services, the District agrees to pay the Contractor **One Thousand Five Hundred Seventeen Dollars and No Cents (\$1,517.00) per month for a not-to-exceed annual total Eighteen Thousand Two Hundred Four Dollars and No Cents (\$18,204.00)**, which amount includes all labor, materials and services necessary to complete the Services, as more specifically set forth in **Exhibit A**. Compensation for renewal periods after the initial term shall be as set forth in section 3.B.

B. The initial term of this Agreement shall commence November 1, 2026, and shall continue through October 31, 2027, unless terminated earlier by either party in accordance with the provisions of this Agreement. Following the conclusion of the initial term, this Agreement shall automatically renew for up to six (6) annual renewal terms. Any change in compensation or the scope of services must be presented in writing to the District’s Board of Supervisors at a publicly noticed meeting and approved by vote of the District’s Board of Supervisors.

C. If the District should desire additional work or services, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the parties shall agree in writing to a work order, addendum, addenda, or change order to this Agreement.

D. The District may require, as a condition precedent to making any payment to the Contractor that all material men, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

E. The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render an invoice to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. This invoice is due and payable within thirty (30) days of receipt by the District. The invoice shall include such supporting information as the District may reasonably require the Contractor to provide.

SECTION 4. INSURANCE.

A. Contractor shall, at its own expense, maintain insurance during the performance of its Services under this Agreement, with limits of liability not less than the following:

Workers Compensation	statutory
General Liability	
<i>Bodily Injury (including contractual)</i>	\$1,000,000
<i>Property Damage (including contractual)</i>	\$1,000,000
Automobile Liability	
<i>Bodily Injury and Property Damage</i>	\$1,000,000
Pollution Liability	\$2,000,000

B. The District, its staff, consultants, agents, employees, and supervisors shall be named as an additional insured. 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 coverages, 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, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.

C. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 5. INDEPENDENT CONTRACTOR. It is understood and agreed that at all times the relationship of Contractor and its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor to the District is the relationship of an independent contractor and not that of an employee, agent, joint venturer or partner of the District. Nothing in this Agreement shall be interpreted or construed as creating or establishing the relationship of employer and employee between the District and Contractor or any of its employees, agents, subcontractors, or anyone directly or indirectly employed by Contractor. The parties acknowledge that Contractor is not an employee for state or federal tax purposes. Contractor shall hire and pay all of Contractor's employees, agents, subcontractors or anyone directly or indirectly employed by Contractor, all of whom shall be employees of Contractor and not employees of the District and at all times entirely under Contractor's supervision, direction and control.

In particular, District will not: i) Withhold FICA (Social Security) from Contractor's payments; ii) Make state or federal unemployment insurance contributions on Contractor's behalf; iii) Withhold state or federal income tax from payment to Contractor; iv) Make disability insurance contributions on behalf of Contractor; or v) Obtain workers' compensation insurance on behalf of Contractor.

SECTION 6. COMPLIANCE WITH LAWS, ORDINANCES AND REGULATIONS. In performing its obligations under this Agreement, Contractor and each of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor shall comply with all applicable laws, ordinances, rules, regulations, and orders of any public or governmental authority having appropriate jurisdiction, including all laws, regulations and rules relating to immigration and/or the status of foreign workers. Contractor shall initiate, maintain, and supervise all safety precautions and programs in connection with its obligations herein. Contractor shall ensure that all of Contractor's employees, agents, subcontractors, or anyone directly or indirectly employed by Contractor observe Contractor's rules and regulations of safety and conduct. Contractor shall take all reasonable precautions for the safety of and shall provide

all reasonable protection to prevent damage, injury or loss to all of its employees, agents and subcontractors performing its obligations herein and other persons who may be affected, and any material, equipment and other property. Contractor shall remedy all damage or loss to any property caused in whole or in part by Contractor, its employees, agents, subcontractors, or anyone directly or indirectly employed by Contractor, or by anyone for whose acts Contractor may be liable. Contractor shall indemnify District for all damage or losses it may incur or be exposed to because of Contractor or any of its employees, agents, subcontractors, or anyone directly or indirectly employed by Contractor's failure to comply with the provisions contained herein.

SECTION 7. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

SECTION 8. ENFORCEMENT OF AGREEMENT. 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 attorney's fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 9. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Contractor.

SECTION 10. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this instrument.

SECTION 11. NOTICES. All notices, requests, consents, and other communications under this Agreement ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A. If to Contractor: Solitude Lake Management, LLC
1253 Jensen Drive, Suite 103
Virginia Beach, Virginia 23451
Attn: Virgil Stolz

B. If to District: Verano #2 Community

Development District
5385 N Nob Hill Road,
Sunrise, FL 33351
Attn: District Manager

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notice on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

SECTION 12. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. Both parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, both parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against either the District or the Contractor.

SECTION 13. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and the Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.

SECTION 14. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement or any monies to become due hereunder without the prior written approval of the other.

SECTION 15. APPLICABLE LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. Each party consents that the venue for any litigation arising out of or related to this Agreement shall be in St. Lucie County, Florida.

SECTION 16. INDEMNIFICATION.

A. Contractor, its employees, agents and assigns shall defend, hold harmless and indemnify the District and its supervisors, officers, staff, employees, representatives and agents against any claims, damages, liabilities, losses and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by the acts or omissions of Contractor, and other persons employed or utilized by Contractor in the performance of this Agreement or the Services performed hereunder.

B. Obligations under this section shall include the payment of all settlements, judgments, damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

C. Notwithstanding anything to the contrary in this Agreement, Contractor's liability to the indemnified parties is limited to \$2,000,000 regardless of legal basis of recovery or type of claimed damages.

SECTION 17. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the 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 statute, and 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 18. TERMINATION. The Parties agree that either party may terminate this Agreement with or without cause by providing thirty (30) days written notice of termination to the other party; provided, however, that the party receiving the termination notice shall be provided a reasonable opportunity to cure a failure under this Agreement, if any. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all services rendered up until the effective termination of this Agreement, subject to whatever claims or offsets the District may have against the Contractor as the sole means of recovery for termination.

SECTION 19. PUBLIC RECORDS. The 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*. Contractor acknowledges that the designated public records custodian for the District is

Andressa Hinz-Phillipi (“Public Records Custodian”). Among other requirements and to the extent applicable by law, the Contractor shall: 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor’s possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 5385 N NOB HILL ROAD, SUNRISE, FL 33351, 954-721-8681, AHPHILIPPI@GMSSF.COM.

SECTION 20. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 21. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 22. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. None of the provisions of Exhibit A shall apply to this Agreement and Exhibit A shall not be incorporated herein, except that Exhibit A is applicable to the extent that it states and clarifies the scope of Services for the labor and materials to be provided under this Agreement.

SECTION 23. E-VERIFY. The 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. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.09(1), *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.

SECTION 24. COMPLIANCE WITH SECTION 20.055, *FLORIDA STATUTES*. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

SECTION 25. STATEMENT REGARDING CHAPTER 287 REQUIREMENTS. Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law ("**Public Integrity Laws**") apply to this Agreement:

D. Section 287.133, Florida Statutes, titled Public entity crime; denial or revocation of the right to transact business with public entities;

E. Section 287.134, Florida Statutes, titled Discrimination; denial or revocation of the right to transact business with public entities;

F. Section 287.135, Florida Statutes, titled Prohibition against contracting with scrutinized companies;

G. Section 287.137, Florida Statutes, titled Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits; and

H. Section 287.138, Florida Statutes, titled Contracting with entities of foreign countries of concern prohibited.

Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District ("**Prohibited Criteria**").

Contractor acknowledges that the District may terminate this Agreement if the Contractor is found to have met the Prohibited Criteria or violated the Public Integrity Laws.

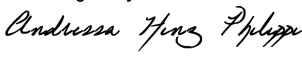
Contractor certifies that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District. By entering into this Agreement, Contractor agrees that any renewal or extension of this Contract shall be deemed a recertification of such status.

SECTION 26. ANTI-HUMAN TRAFFICKING STATEMENT. The Contractor does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, *Florida Statutes*.

[remainder of page intentionally left blank]

IN WITNESS WHEREOF, the Parties hereto have signed this Agreement to be effective on the day and year first written above.

Attest:

DocuSigned by:

87D36659F55A4C5...
Secretary / Assistant Secretary

Witness:

Signature of Witness

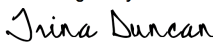
Print Name

**VERANO #2 COMMUNITY DEVELOPMENT
DISTRICT**

Signed by:

3F30356638964E3...
☒ Chair ☐ Vice Chair, Board of Supervisors

CONTRACTOR

DocuSigned by:

By: _____
8DF38FAEE1754EC...
Print Name: Trina Duncan
Its: Business Manager

- Exhibit A:** Contractor's Proposal
Exhibit B: Certificate of Insurance
Exhibit C: Public Integrity Affidavit

EXHIBIT A



SERVICES AGREEMENT

PROPERTY NAME: Verano 2 CDD - Crosstown Commons - Acct #: 17288

CUSTOMER NAME: Verano 2 CDD - Crosstown Commons

SERVICE DESCRIPTION: **Annual Maintenance Service Renewal for Six (6) Lakes (20.78 Acres, 10,468 total linear feet)**

EFFECTIVE DATE: November 1, 2026 through October 31, 2027

SUBMITTED TO: Andressa Hinz-Philippi

SUBMITTED BY: Daniel Benitez, Inside Sales Manager

THIS SERVICES AGREEMENT (the "Agreement") is effective as of the date indicated above (the "Effective Date"), by and between SOLitude Lake Management, LLC ("SOLitude" or "Company"), and the customer identified above (the "Customer"), in accordance with the terms and conditions set forth in this Agreement.

1. **SERVICES.** SOLitude will provide services (the "Services") at the Customer's property in accordance with the Scope of Services attached hereto as Schedule A.

2. **MODIFICATIONS.** Any deviation from the requirements and Services outlined in Schedule A involving extra cost of material and labor will result in extra charges. Such additional services will be provided by SOLitude only upon a Change Order mutually approved by the parties in writing (the "Change Order").

3. **PRICING.** The Customer agrees to pay for the Services, as well as any applicable sales or other taxes, in accordance with the Pricing Schedule attached hereto as Schedule B. Prices are subject to annual increases. SOLitude will notify the Customer in writing (which may be by invoice) of such increases.

4. **PAYMENT.** Payment is due within thirty (30) days of the invoice date. Any disputes with an invoice or invoices must be brought to the attention of SOLitude by written notice within one hundred and twenty (120) days from the invoice date, otherwise Company will not be liable for any potential credits or adjustments. The parties agree to use good faith efforts to resolve any disputed invoice amounts within thirty (30) days after written notification of a dispute. Disputed amounts shall not affect payment of all undisputed amounts, and Customer agrees to pay all undisputed amounts owed on any disputed invoice within the applicable due dates. Invoices not paid on or before the invoice due date shall accrue interest charges at a rate of one percent (1%) per month, accruing as of the invoice date, until the time that such amounts are paid in full. Additionally, the Customer is liable for payment of all costs of collection of past due accounts, specifically including, but not limited to, court costs, expenses, and reasonable attorneys' fees. In addition to the compensation paid to SOLitude for performance of the Services, Customer shall reimburse SOLitude for all of the expenses paid or incurred by SOLitude in connection with the Services, including, but not limited to non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on SOLitude by the Customer that are not covered specifically by the written specifications of this Agreement ("Reimbursable Expenses"). Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, the customer will be invoiced and responsible for paying said additional taxes in addition to the contract price and other fees.

5. **TERM AND EXPIRATION.** This Agreement shall commence on the Effective Date and shall remain in effect for an initial term of one (1) year(s) (the "Initial Term"). Thereafter, this Agreement shall automatically renew under the same terms, conditions and specifications as set forth by this Agreement and for the same period of time as the Initial

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Term (each an "Additional Term") (the "Initial Term" and each "Additional Term" thereafter are collectively referred to herein as the "Term") unless either party gives written notice of cancellation thirty (30) days prior to the termination date of the Term then in effect. The parties understand and agree that the prices for each Additional Term shall automatically increase by six percent (6%) of then current annual pricing. SOLitude reserves the right to increase the amount charged for the Services. Such increase shall be communicated by written notice to the Customer, which notice may be by invoice. Customer may reject any such additional increase by notifying SOLitude in writing within fifteen (15) days of receiving such price increase notice.

6. **TERMINATION.** SOLitude may terminate this Agreement at any time, with or without cause, upon thirty (30) days' written notice to Customer. Subject to Sec. 7, in the event that this Agreement is terminated for any reason prior to the end of the Term, Customer agrees to pay SOLitude, in addition to all other amounts owed, an early termination fee of fifty percent (50%) of the remaining value of the Agreement (the "Early Termination Fee"). The Early Termination Fee is not a penalty, but rather a charge to compensate SOLitude for the Customer's failure to satisfy the Agreement in which the Customer's pricing plan is based.

7. **TERMINATION FOR CAUSE.** If SOLitude fails to materially perform pursuant to the terms of this Agreement, Customer shall provide written notice to SOLitude specifying the default. If SOLitude does not cure such default within forty-five (45) days of SOLitude's receipt of Customer's written notice, Customer may terminate this Agreement, in whole or in part, for cause. The Company, in case of such default, shall be entitled to receive payment only for work completed prior to said default, so long as the total paid hereunder does not exceed the contract sum. Either party may terminate this Agreement immediately if the other party becomes the subject of a petition in bankruptcy or any other proceeding relating to insolvency, receivership, liquidation or assignment for the benefit of creditors.

8. **INSURANCE.** SOLitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. A certificate of insurance will be issued to Customer, upon request.

9. **INDEMNIFICATION; LIMITATION OF LIABILITY.** THE CUSTOMER AGREES THAT THE WORK PROVIDED UNDER THIS AGREEMENT IS NOT TO BE CONSTRUED AS INSURANCE, OR AS A COVENANT, GUARANTEE, WARRANTY, OR PROMISE OF ANY KIND THAT THE CUSTOMER IS IN COMPLIANCE WITH ANY LEGAL GUIDELINES OR REQUIREMENTS. COMPANY DISCLAIMS ANY LIABILITY OR RESPONSIBILITY REGARDING THE PRACTICES AND OPERATIONS OF THE CUSTOMER, AND BEARS NO RESPONSIBILITY OR LIABILITY FOR WHETHER THE CUSTOMER CARRIES OUT THE RECOMMENDATIONS MADE BY COMPANY AND IN NO EVENT WILL COMPANY BE LIABLE FOR CONSEQUENTIAL, INDIRECT, OR ECONOMIC DAMAGES. THE CUSTOMER SHALL INDEMNIFY AND HOLD COMPANY HARMLESS FROM AND AGAINST ALL CLAIMS, DEMANDS, LIABILITIES, OBLIGATIONS, AND ATTORNEYS' FEES OR COSTS BROUGHT BY ANY THIRD PARTIES, ARISING OUT OF OR RELATED TO THIS AGREEMENT OR BY FAILURE OF THE CUSTOMER TO ACT IN ACCORDANCE WITH ANY LEGAL REQUIREMENTS IN CONNECTION WITH THE SERVICES DESCRIBED IN SCHEDULE A. COMPANY SHALL NOT BE LIABLE FOR ANY DELAY IN PERFORMING THE SERVICES, NOR LIABLE FOR ANY FAILURE TO PROVIDE THE SERVICES, DUE TO ANY CAUSE BEYOND ITS REASONABLE CONTROL. COMPANY WILL BE RESPONSIBLE FOR ONLY THOSE DAMAGES, CLAIMS, CAUSES OF ACTION, INJURIES, OR LEGAL COSTS CAUSED BY ITS OWN DIRECT NEGLIGENCE OR MISCONDUCT, BUT THEN ONLY TO AN AMOUNT NOT TO EXCEED THE ANNUAL FEES CHARGED UNDER THE AGREEMENT.

10. **CONFIDENTIAL INFORMATION.** "Confidential Information" means any information disclosed by one party ("Discloser") to the other party ("Recipient"), either directly or indirectly, in writing, orally, or by inspection of tangible objects, other than information that the Recipient can establish (i) was publicly known and made generally available in the public domain prior to the time of disclosure; (ii) becomes publicly known and made generally available after



disclosure other than through Recipient's action or inaction; or (iii) is in Recipient's possession, without confidentiality restrictions, at the time of disclosure by Discloser as shown by Recipient's files and records immediately prior to the time of disclosure. Recipient shall not at any time (a) disclose, sell, license, transfer, or otherwise make available to any person or entity any Confidential Information, or (b) use, reproduce, or otherwise copy any Confidential Information, except as necessary in connection with the purpose for which such Confidential Information is disclosed to Recipient or as required by applicable law. Recipient agrees to take all reasonable measures to protect the secrecy of and avoid disclosure and unauthorized use of the Confidential Information. All Confidential Information shall at all times remain the property of Discloser, and all documents, electronic media, and other tangible items containing or relating to any Confidential Information shall be delivered to Discloser immediately upon the request of Discloser.

Notwithstanding the foregoing, if Recipient is required by law, regulation, subpoena, government order, regulatory agency order, judicial order, or other court order to disclose any Confidential Information, Recipient shall give the Disclosing Party timely and lawful written notice of such a requirement prior to such disclosure, and shall reasonably and lawfully cooperate with the Disclosing Party to seek a protective order, confidential treatment, or other appropriate measures for such Confidential Information.

11. **FORCE MAJEURE.** The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

12. **RIGHT TO SUBCONTRACT.** The Company, in its sole discretion, may subcontract or delegate to an affiliate or third party any of its duties and obligations hereunder.

13. **FUEL/TRANSPORTATION SURCHARGE.** Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

14. **ANTI-CORRUPTION AND BRIBERY.** Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

15. **E-VERIFY.** SOLitude utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

16. **GOVERNING LAW.** Except for the Mandatory Arbitration Clause in Section 17 of this Agreement, which is governed by and construed in accordance with the Federal Arbitration Act, this Agreement shall be governed by, and construed in accordance with, the laws of the state in which the Services are performed.

17. **MANDATORY ARBITRATION.** Any claim, dispute or controversy, regarding any contract, tort, statute, or otherwise ("Claim"), arising out of or relating to this Agreement or the relationships among the parties hereto shall be resolved by one arbitrator through binding arbitration administered by the American Arbitration Association ("AAA"),



under the AAA Commercial or Consumer, as applicable, Rules in effect at the time the Claim is filed ("AAA Rules"). Copies of the AAA Rules and forms can be located at www.adr.org, or by calling 1-800-778-7879. The arbitrator's decision shall be final, binding, and non-appealable. Judgment upon the award may be entered and enforced in any court having jurisdiction. This clause is made pursuant to a transaction involving interstate commerce and shall be governed by the Federal Arbitration Act. Neither party shall sue the other party other than as provided herein or for enforcement of this clause or of the arbitrator's award; any such suit may be brought only in Federal District Court for the District in which the services were performed or, if any such court lacks jurisdiction, in any state court that has jurisdiction. The arbitrator, and not any federal, state, or local court, shall have exclusive authority to resolve any dispute relating to the interpretation, applicability, unconscionability, arbitrability, enforceability or formation of this Agreement including any claim that all or any part of the Agreement is void or voidable. Venue for arbitration hereunder shall be within the state where the customer's property, that is the subject of the services provided, is located.

18. **ASSIGNMENT.** The Company may assign this Agreement to a related or affiliated entity upon written notice to the Customer.

19. **NOTICES.** All notices, requests, consents, claims, demands, waivers and other communications hereunder shall be in writing and shall be directed to the individuals and addresses listed in the signature block. Notices sent in accordance with this Section shall be deemed effectively given: (a) when received, if delivered by hand (with written confirmation of receipt); (b) when received, if sent by a nationally recognized overnight courier (receipt requested); or (c) on the third (3rd) business day after the date mailed, by certified or registered mail, return receipt requested, postage prepaid.

20. **DISCLAIMER.** SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that may result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude. Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The Customer is responsible for notifying SOLitude in advance of the contract signing and the start of the Agreement if they utilize any of the water in their lakes or ponds for irrigation purposes. The Customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the Customer for irrigation without the consent or knowledge of SOLitude. Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes, lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the Customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The Customer also understands and accepts that similar risks would remain even if no work was performed. The Customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of SOLitude, unless there is willful negligence on the part of SOLitude.

21. **BINDING.** This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

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22. **ENTIRE AGREEMENT.** This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

23. **SEVERABILITY.** If any part of this Agreement is held to be invalid or unenforceable for any reason, the remaining Terms and Conditions of this Agreement shall remain in full force and effect.

By signing below, the parties agree to be bound by the terms and conditions of this Agreement and any accompanying schedules as of the Effective Date.

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

Verano 2 CDD - Crosstown Commons

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

Customer's Address for Notice Purposes:

***SOLitude Lake Management, LLC
PO Box 85529
Chicago, IL 60689-5529***

Please Mail All Notices and Agreements to:

***SOLitude Lake Management, LLC
1253 Jensen Drive, Suite 103
Virginia Beach, VA 23451***



SCHEDULE A – SCOPE OF SERVICES

A SOLitude Aquatic Specialist will visit the site and inspect the lakes on a one (1) time per month basis.

Monitoring:

1. Observations and data collected during the inspections will be used to inform and guide all activities required to fulfill the requirements of this contract as specified in the description of services below.

Visual Inspections:

1. A visual inspection of the lake(s) will be performed during each visit to the site. The inspections shall include the following:
 - Water levels
 - Water clarity or quality
 - Turbidity
 - Beneficial Aquatic Vegetation
 - Nuisance, Invasive, or Exotic Aquatic Vegetation
 - Algae
 - Physical components such as above ground pipes, inlet and outlet structures, trash racks, emergency spillways, and dams
 - Erosion
 - Issues with shoreline and bank stabilization measures such as rip rap stone, bulkheads, retaining walls, etc.
 - Forebays and inflowing or outflowing swales, ditches, and stream channels
 - Vegetated buffers
 - Sedimentation
 - Nuisance animal activity
 - Fish habitat
 - Mosquito breeding conditions and habitat
 - Trash and debris
2. Any issues or deficiencies that are observed during this visual monitoring will be documented by our staff in the field notes of the service order completed at the time the issue was first observed and reported to the Customer in writing as part of that month's service report.
3. Customer will be notified immediately if there are any deficiencies observed that appear in the judgment of our staff to be posing an immediate risk or otherwise jeopardizing the integrity of the pond(s) structures.
4. The scope of these services is limited to what can be reasonably observed at the surface of the water and above the ground around the water that makes up the physical structure of the lake(s). These routine inspection services are not intended to replace any requirement or need for a more comprehensive engineered inspection, or any other type of inspection that would require expertise or equipment to survey the condition of the physical components of the lake(s) underground, underwater, or inside any of the associated structures.



Aquatic Weed Control:

1. Any growth of undesirable aquatic weeds and vegetation found in the lake(s) with each inspection shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the specific varieties of aquatic weeds and vegetation found at the time of application.
2. Invasive and unwanted submersed and floating vegetation will be treated and controlled preventatively and curatively each spring and early summer through the use of systemic herbicides at the rate appropriate for control of the target species. Application rates will be designed to allow for selective control of unwanted species while allowing for desirable species of submersed and emergent wetland plants to prosper.

Shoreline Weed Control:

1. Shoreline areas will be inspected for any growth of cattails, phragmites, or other unwanted shoreline vegetation found within the lake areas shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required for control of the plants present at time of application.
2. Any growth of unwanted plants or weeds growing in areas where stone has been installed for bank stabilization and erosion control shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the unwanted growth present at the time of application.

Littoral Shelf Control:

1. Littoral areas will be inspected and treated on an as-needed basis to maintain compliance with governing agencies for the management of all nuisance and exotic species.
2. Maintenance of future littoral plantings may necessitate an increased service level at an additional cost.
3. All Species will be killed in place with an approved herbicide.
4. This proposal does not include debris removal or disposal.

Buffer Management:

1. Buffer vegetation will be selectively treated as required to limit any growth of unwanted vegetation and to maintain the beneficial aquatic and upland vegetation found within the buffer areas along the edge of the pond. This service is provided in order to maintain the pond buffers in a natural, yet desirable appearance. Buffer vegetation height and density will be encouraged to help prevent nuisance goose and other wildlife from utilizing the pond, as well as providing the necessary erosion control and reduction of nutrients necessary for the overall health and sustainability of the pond.

Larvicide Services:

1. Biological larvicides for the control of mosquito, midge flies, and black flies will be applied on a **one (1) time per month** basis.
2. Treatment area is limited to the first fifteen (15) feet of shoreline perimeter.
3. **NOTE:** These biological larvicides have no effect on midges, mosquitoes, or black flies that have reached the pupa/winged stage prior to treatments. As these aquatic insect species can travel some distance and are attracted to light, we suggest reducing problems around homes and



inhabited locations by turning off outside lighting if possible. Company highly recommends aeration and/or fish stocking as part of this program to help control these aquatic insect species. Company cannot guarantee the complete control of midges, mosquitoes or black flies.

Service Reporting:

1. Customer will be provided with a service report detailing all of the work performed as part of this Agreement after each visit.

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this Agreement will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense. The application method and equipment (boat, ATV, backpack, etc.) used is determined by our technician at the time of the treatment to ensure the most effective method is provided for optimal results.
7. Any technician visit that will require the application of any pesticide (to include herbicides and algaecides) must be scheduled by the Wednesday prior to the week of the visit.

SCHEDULE B – PRICING SCHEDULE

Total Price: **\$18,204.00**

Invoice Amount: **\$1,517.00**

Invoice Frequency: **Monthly**

EXHIBIT B: Certificate of Insurance

EXHIBIT C
PUBLIC INTEGRITY AFFIDAVIT

DIRECTIONS: All nongovernmental entities that are or potentially will be contracting, renewing or extending contracts with the District, must have an officer or representative fully execute this affidavit. Note, the certifications herein are mandatory requirements of Chapter 215, s. 787.06(13), Florida Statutes, and s. 287.138, Florida Statutes.

I _____ (insert name) as _____ (insert title) on behalf of _____ (insert firm name) under penalty of perjury hereby attest as follows:

1. I am over 21 years of age and have personal knowledge of the matters set forth in this affidavit.
2. My firm does not use coercion for labor or services as defined in s. 787.06(2)(a), Florida Statutes.
3. More particularly, my firm does not participate in any of the following actions:
 - a. Using or threatening to use physical force against any person;
 - b. Restraining, isolating or confining or threatening to restrain, isolate or confine any person without lawful authority and against her or his will;
 - c. Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt or the length and nature of the labor or services are not respectively limited and defined;
 - d. Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
 - e. Causing or threatening to cause financial harm to any person;
 - f. Enticing or luring any person by fraud or deceit; or
 - g. Providing a controlled substance as outlined in Schedule I or Schedule II of s. 893.03, Florida Statutes to any person for the purpose of exploitation of that person.
4. By executing this Certificate, the I certify that my firm is not: (1) listed on the Scrutinized Companies that Boycott Israel List, created pursuant to section 215.4725, Florida Statutes, (2) engaged in a boycott of Israel, (3) listed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to section 215.473, Florida Statutes, or (4) engaged in business operations in Cuba or Syria. Pursuant to section 287.135(5), Florida Statutes, the District may disqualify the bid proper immediately or immediately terminate any agreement entered into for cause if the firm is found to have submitted a false certification as to the above or if the firm is placed on the Scrutinized Companies that Boycott Israel List, is engaged in a boycott of Israel, 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, during the term of the Agreement. If the District determines that the firm has submitted a false certification, the District will provide written notice to the firm. Unless the firm demonstrates in writing, within 90 calendar days of receipt of the notice, that the District's determination of false certification was made in error, the District shall bring a civil action against the firm. If the District's determination is upheld, a civil penalty shall apply, and the firm will be ineligible to bid on any Agreement with a Florida agency or local governmental entity for three years after the date of District's determination of false certification by firm. As the person authorized to sign this statement, I certify that this firm complies fully with the foregoing requirements.
5. I certify that my firm:
 - a. Is not owned by the government of a foreign country of concern;
 - b. A government of a foreign country of concern does not have a controlling interest in Vendor; and
 - c. Is not organized under the laws of nor have its principal place of business in a foreign country of concern.
6. For purposes of this Affidavit, "Foreign Country of Concern" means the People's Republic of China, the Russian Federation, the Islamic Republic of Iran, the Democratic People's Republic of Korea, the Republic of Cuba, the Venezuelan regime of Nicolás Maduro, or the Syrian Arab Republic, including any agency of or any other entity of significant control of such foreign country of concern.

FURTHER AFFIANT SAYETH NAUGHT.

Signature

STATE OF _____
COUNTY OF _____

SWORN TO AND SUBSCRIBED before me _____ in person or _____ online notarization by _____ as _____ on behalf of _____, who is personally known to me or who produced _____ as identification this _____ day of _____, 202____.

(Notary Seal)

Notary Public

Certificate Of Completion

Envelope Id: 161E8902-CCF2-8632-82E5-325C86923F22

Status: Completed

Subject: Verano #2: Complete with Docusign: Verano 2 CDD-Solitude (V2) Annual Lake Maintenance.docx, Verano 2

Source Envelope:

Document Pages: 40

Signatures: 6

Envelope Originator:

Certificate Pages: 2

Initials: 0

Ellen Acosta

AutoNav: Enabled

1001 Bradford Way

Envelopeld Stamping: Enabled

Kingston, TN 37763

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

eacosta@gmssf.com

IP Address: 162.199.192.217

Record Tracking

Status: Original

Holder: Ellen Acosta

Location: DocuSign

10/7/2026 9:31:21 AM

eacosta@gmssf.com

Signer Events

Andressa Hinz Philippi

AHPPhilippi@gmssf.com

Assistant Secretary

Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:

Andressa Hinz Philippi

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Timestamp

Sent: 10/7/2026 9:36:34 AM

Viewed: 10/7/2026 9:37:51 AM

Signed: 10/7/2026 9:38:01 AM

Signature Adoption: Pre-selected Style

Using IP Address:

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Electronic Record and Signature Disclosure:

Not Offered via Docusign

Darren Weimer

dweimer@kolter.com

Secretary

Security Level: Email, Account Authentication (None)

Signed by:

Darren Weimer

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Sent: 10/7/2026 9:36:33 AM

Viewed: 10/7/2026 9:50:39 AM

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Signature Adoption: Pre-selected Style

Using IP Address:

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Electronic Record and Signature Disclosure:

Not Offered via Docusign

Trina Duncan

tduncan@solitudelake.com

Business Manager

Solitude Lake Management LLC

Security Level: Email, Account Authentication (None)

DocuSigned by:

Trina Duncan

8DF38FAEE1754EC...

Sent: 10/7/2026 9:36:33 AM

Viewed: 10/7/2026 12:57:39 PM

Signed: 10/8/2026 6:55:52 AM

Signature Adoption: Pre-selected Style

Using IP Address: 98.190.54.165

Electronic Record and Signature Disclosure:

Not Offered via Docusign

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events	Status	Timestamp
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Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Certified Delivered	Security Checked	10/7/2026 12:57:39 PM
Signing Complete	Security Checked	10/8/2026 6:55:52 AM
Completed	Security Checked	10/8/2026 6:55:52 AM

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



VERANO 2 CDD

FIELD REPORT





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



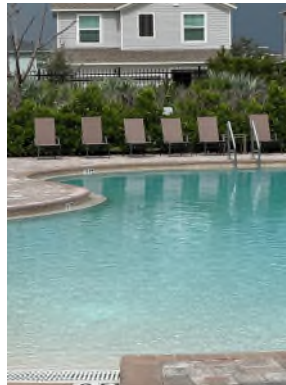
October 15, 2026

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

COMMON AREAS

- Pool furniture
 - All pool furniture has been delivered and assembled.

Pool furniture



- Pool deck fans and lighting
 - New fans and lighting have been installed at the pool deck.
- Pool fence
 - A new six-foot fence has been installed around the pool.

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

New six foot pool fence



- Mailbox keys
 - New metal tags engraved with identifying numbers have been ordered for the mailbox keys. Installation is scheduled for October 13, 2026.

Numbered mailbox key tags



- Pool
 - All pool equipment is functioning properly.

LANDSCAPE

- General maintenance
 - Florida Exotic has kept up with the community's landscape maintenance responsibilities despite recent weather conditions.



FIELD SUPERVISOR REPORT

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

- Plant replacement
 - Recent weather has delayed Florida Exotic's installation team. An installation date has not yet been confirmed. An update will be provided at the meeting.

IRRIGATION

- Irrigation break
 - An irrigation break occurred at 10748 SW Cremona. Repairs had previously been completed in this area, but a different section of the line separated this time. This section may have been disturbed during the original repairs. Florida Exotic has completed the repairs.

Irrigation break at 10748 SW Cremona





QUOTE

Matt Hans
FL

Date
Oct 6, 2026

Expiry
Nov 5, 2026

Quote Number
QU-5439

Checks Should be Sent to:
Currency Bank- Jelly Bean
LLC Payables
7054 Jefferson Hwy Suite
100
Baton Rouge, LA 70806

Description	Quantity	Unit Price	Amount USD
Jelly Bean Rubber Mulch 1575 sq ft 4" depth Free Shipping	20000.00	0.375	7,500.00
Subtotal			7,500.00
TOTAL TAX			0.00
TOTAL USD			7,500.00



Pro Playgrounds
3725 Apalachee Parkway
Tallahassee, FL 32311

Quote

Project Name
Verona II - Sfc



Date	Estimate #
10/6/2026	68438

Customer / Bill To
Verona II Attn: Matt Hans 9351 Ligorio Way Port St. Lucie, FL 34987

Ship To
Verona II Attn: Matt Hans 9351 Ligorio Way Port St. Lucie, FL 34987



WE WILL BEAT ANY PRICE BY 5%!

Item	Description	Qty	Cost	Total:
	Furnish 40 CY of EWF with no installation.			
	SAFETY SURFACING			
EWFM	Engineered Wood Fiber Playground Mulch	40	102.22025	4,088.81T
Shipping	Combined Shipping and Freight Charges	1	1,223.97	1,223.97
	*Note-Estimate does not include installation.			

AGREED AND ACCEPTED:

If the above total price, scope of work, specifications, terms and conditions are acceptable, sign below indicating your acceptance and authorization for Pro Playgrounds to proceed with the work and/or sales transaction described in this quotation. Upon signature and payment in accordance with this quote, Pro Playgrounds will proceed with the work and/or sales transaction.

Signature

Name / Title

Date

Subtotal: \$5,312.78

Sales Tax: (7.0%) \$286.22

Total: \$5,599.00

Terms and Conditions - Price valid for 30 days and subject to change. 1. If installation is not included with your purchase, client will be responsible for coordinating, receiving and unloading of all goods, delivery drivers will not help unload goods. 2. Client will be responsible to inspect goods for defect, damage or missing parts, any deficiency or missing parts must be noted on delivery slip. 3. Client will be responsible for costs due to cancelled or missed delivery appointments. 4. Client has reviewed all items, colors and descriptions on this quote for accuracy and correctness. 5. If quote includes installation of goods, the installation is subject to the terms and conditions of Pro Playgrounds "Standard Installation Agreement" a copy of which may be obtained from your Sales Representative.



Pro Playgrounds
3725 Apalachee Parkway
Tallahassee, FL 32311

Quote

Project Name
Verona II - Sfc



Date	Estimate #
10/6/2026	68440

Customer / Bill To
Verona II Attn: Matt Hans 9351 Ligorio Way Port St. Lucie, FL 34987

Ship To
Verona II Attn: Matt Hans 9351 Ligorio Way Port St. Lucie, FL 34987



WE WILL BEAT ANY PRICE BY 5%!

Item	Description	Qty	Cost	Total:
	Furnish 11 pallets of rubber mulch for 1576 sq ft playground area @ 6" depth.			
	SAFETY SURFACING			
GN75UN	Ground Smart - Black Uncoated Playground Mulch - 2000lb Super Sack - 75 cu ft	11	349.00	3,839.00T
Shipping	Combined Shipping and Freight Charges	1	3,091.27	3,091.27
	*Note-Customer is responsible for unloading freight carrier (forklift required). Estimate does not include installation.			

AGREED AND ACCEPTED:

If the above total price, scope of work, specifications, terms and conditions are acceptable, sign below indicating your acceptance and authorization for Pro Playgrounds to proceed with the work and/or sales transaction described in this quotation. Upon signature and payment in accordance with this quote, Pro Playgrounds will proceed with the work and/or sales transaction.

Signature

Name / Title

Date

Subtotal: \$6,930.27

Sales Tax: (7.0%) \$268.73

Total: \$7,199.00

Terms and Conditions - Price valid for 30 days and subject to change. 1. If installation is not included with your purchase, client will be responsible for coordinating, receiving and unloading of all goods, delivery drivers will not help unload goods. 2. Client will be responsible to inspect goods for defect, damage or missing parts, any deficiency or missing parts must be noted on delivery slip. 3. Client will be responsible for costs due to cancelled or missed delivery appointments. 4. Client has reviewed all items, colors and descriptions on this quote for accuracy and correctness. 5. If quote includes installation of goods, the installation is subject to the terms and conditions of Pro Playgrounds "Standard Installation Agreement" a copy of which may be obtained from your Sales Representative.

Verano #2
COMMUNITY DEVELOPMENT DISTRICT

Check Register

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
8/1 - 8/31/26	1040-1050	\$18,889.55
9/1 - 9/30/26	1051-1061	\$41,306.50

TOTAL CHECKS	\$60,196.05
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<i>Date</i>	<i>ACH</i>	<i>Amount</i>
8/1 - 8/31/26	80056-80059	\$4,336.39
9/1 - 9/30/26	80060-80063	\$4,086.63

TOTAL ACH	\$8,423.02
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TOTAL	\$68,619.07
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CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
8/05/26	00057	8/03/26 9948	202608 320-57200-34550		*	280.00	
		SECURITY 8/01/26					
		8/03/26 9948	202608 320-57200-34550		*	280.00	
		SECURITY 8/02/26					
		8/03/26 9948	202608 320-57200-34550		*	280.00	
		SECURITY 8/08/26					
		8/03/26 9948	202608 320-57200-34550		*	280.00	
		SECURITY 8/09/26					
				ALL FLORIDA SECURITY SERVICES INC			1,120.00 001040
8/05/26	00017	7/27/26 INV-0069	202607 320-57200-45300		*	1,050.00	
		CLEANING 7/06-7/19/26					
				CHARLES CLEANING SERVICES LLC			1,050.00 001041
8/05/26	00069	7/15/26 1040026	202607 320-53800-46350		*	1,426.10	
		JUL 26 - MOSQUITO MGMT					
				CLARKE ENVIRONMENTAL MOSQUITO MGMT			1,426.10 001042
8/05/26	00001	8/01/26 256	202608 310-51300-31300		*	218.75	
		AUG 26 - DISSEMINATION					
		8/01/26 256	202608 310-51300-35100		*	65.67	
		AUG 26 - WEBSITE ADMIN					
				GOVERNMENTAL MANAGEMENT SERVICES -			284.42 001043
8/12/26	00018	8/05/26 2640801	202608 320-57200-46400		*	1,800.00	
		AUG 26- POOL SV					
				SANDY GORDON, INC			1,800.00 001044
8/13/26	00064	8/13/26 S16527	202608 320-57200-60000		*	1,681.49	
		OUTDOOR STACK CHAIRS					
				RESTAURANT FURNITURES PLUS			1,681.49 001045
8/19/26	00057	8/17/26 9968	202608 320-57200-34550		*	280.00	
		SECURITY 8/15/26					
		8/17/26 9968	202608 320-57200-34550		*	280.00	
		SECURITY 8/16/26					
		8/17/26 9968	202608 320-57200-34550		*	280.00	
		SECURITY 8/22/26					
		8/17/26 9968	202608 320-57200-34550		*	280.00	
		SECURITY 8/23/26					
				ALL FLORIDA SECURITY SERVICES INC			1,120.00 001046
8/19/26	00063	8/01/26 43	202608 320-53800-34000		*	500.00	
		AUG 26- FIELD SERVICE					
		8/01/26 43	202608 320-57200-34000		*	500.00	
		AUG 26- AMENITY MGMT					
				CALM IV			1,000.00 001047

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
8/19/26	00016	8/06/26 199297	202608 320-53800-46240	TUBE SCREEN REPLACEMENT	*	4,210.17	
				HOOVER PUMPING SYSTEMS			4,210.17 001048
8/19/26	00018	8/19/26 2640802	202608 320-57200-46400	3 MONTH ALGECIDE	*	29.87	
				SANDY GORDON, INC			29.87 001049
8/26/26	00056	8/17/26 12651	202608 320-53800-46200	AUG 26- LANDSC MOWING	*	3,978.00	
		8/17/26 12651	202608 320-57200-46200	AUG 26- LANDSC MOWING	*	1,189.50	
				FLORIDA EXOTIC LANDSCAPING			5,167.50 001050
TOTAL FOR BANK A						18,889.55	

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
8/12/26	00023	7/28/26 17767967	202606 320-57200-43001 W/S 6/15-7/17/26	CITY OF PORT ST LUCIE (AUTOPAY)	*	518.37	518.37 080056
8/12/26	00009	7/28/26 JUL 26	202607 320-53800-43000 ENTRY WALL 2/26-3/27/26		*	36.34	
		7/28/26 JUL 26	202607 320-53800-43000 IRRIG PUMP 3/5-4/3/26		*	582.65	
		7/28/26 JUL 26	202607 320-53800-43100 STREETLIGHTS 2/26-3/27/26		*	2,479.88	
		7/28/26 JUL 26	202607 320-57200-43000 AMENITY 2/23-3/24/26		*	609.25	
			FPL (AUTO PAY)				3,708.12 080057
8/26/26	00021	8/02/26 16138550	202609 320-57200-34510 MONITORING 08/30-9/29/26	EVERON LLC (AUTOPAY)	*	40.15	40.15 080058
8/26/26	00044	8/01/26 1043103	202608 320-53800-49100 AUG 26- 96 GALL/DISP FEE	FCC ENVIRONMENTAL SERVICES AUTO PAY	*	69.75	69.75 080059
TOTAL FOR BANK Z						4,336.39	
TOTAL FOR REGISTER						23,225.94	

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	...
9/02/26	00062	8/27/26	F10509 ANNUAL MAINT-EXTINGUISHER	202608	320-57200	-46100			FLORIDA ALARM & SECURITY	*	185.00	185.00	001051
9/02/26	00001	9/01/26	257 SEP 26 - DISSEMINATION	202609	310-51300	-31300				*	218.75		
		9/01/26	257 SEP 26 - WEBSITE ADMIN	202609	310-51300	-35100				*	65.67		
		9/01/26	257 SCREWS	202609	320-57200	-46100				*	28.73		
		9/01/26	257 REMOTE CONTROL HOLDER	202609	320-57200	-46100				*	7.37		
		9/01/26	257 STORAGE ROOM SIGN	202609	320-53800	-46600				*	9.83		
		9/01/26	257 FIRE ALARM CTRL PANEL SGN	202609	320-53800	-46600				*	9.83		
									GOVERNMENTAL MANAGEMENT SERVICES -			340.18	001052
9/09/26	00057	8/31/26	9990 SECURITY 8/29/26	202609	320-57200	-34550				*	280.00		
		8/31/26	9990 SECURITY 8/30/26	202609	320-57200	-34550				*	280.00		
		8/31/26	9990 SECURITY 9/05/26	202609	320-57200	-34550				*	280.00		
		8/31/26	9990 SECURITY 9/06/26	202609	320-57200	-34550				*	280.00		
		8/31/26	9990 SECURITY 9/07/26	202609	320-57200	-34550				*	280.00		
		8/31/26	9990 SECURITY 9/07/26	202609	320-57200	-34550				*	140.00		
									ALL FLORIDA SECURITY SERVICES INC			1,540.00	001053
9/09/26	00017	9/02/26	INV-0086 CLEANING 7/20-8/02/26	202608	320-57200	-45300				*	1,050.00		
		9/02/26	INV-0086 CLEANING 8/03-8/16/26	202608	320-57200	-45300				*	1,050.00		
		9/02/26	INV-0086 CLEANING 8/17-8/31/26	202608	320-57200	-45300				*	1,050.00		
									CHARLES CLEANING SERVICES LLC			3,150.00	001054
9/09/26	00006	7/30/26	12 SER 2017 POD B AMORT 8/1	202607	310-51300	-31300				*	100.00		
									DISCLOSURE SERVICES LLC			100.00	001055
9/09/26	00018	9/03/26	2640901 SEP 26- POOL SV	202609	320-57200	-46400				*	1,800.00		
									SANDY GORDON, INC			1,800.00	001056

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
9/16/26	00074	9/04/26	VERANO2- 202609 320-57200-46100 HANG 5 OUTDOOR FANS CLBHS	ATLANTIX STRUCTURAL, LLC	*	400.00	400.00 001057
9/23/26	00069	8/17/26	1040446 202608 320-53800-46350 AUG 26 - MOSQUITO MGMT	CLARKE ENVIRONMENTAL MOSQUITO MGMT	*	1,426.10	1,426.10 001058
9/23/26	00056	9/15/26	12773 202609 320-53800-46200 SEP 26- LANDSC MOWING	FLORIDA EXOTIC LANDSCAPING	*	3,978.00	5,167.50 001059
		9/15/26	12773 202609 320-57200-46200 SEP 26- LANDSC MOWING		*	1,189.50	
9/23/26	00073	7/17/26	INV-0000 202607 320-57200-60000 BALANCE FENCE INSTALL	ELITE FENCE AND GATE	*	26,197.72	26,197.72 001060
9/30/26	00063	9/01/26	47 202609 320-53800-34000 SEP 26- FIELD SERVICE		*	500.00	
		9/01/26	47 202609 320-57200-34000 SEP 26- AMENITY MGMT	CALM IV	*	500.00	1,000.00 001061
TOTAL FOR BANK A						41,306.50	

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
9/02/26	00023	8/25/26 17871803	202607 320-57200-43001		*	202.02	
		W/S 7/17-8/18/26					
				CITY OF PORT ST LUCIE (AUTOPAY)			202.02 080060
9/09/26	00009	8/27/26 AUG 26	202608 320-53800-43000		*	36.23	
		ENTRY WALL 7/28-8/27/26					
		8/27/26 AUG 26	202608 320-53800-43000		*	624.29	
		IRRIG PUMP 8/5-9/3/26					
		8/27/26 AUG 26	202608 320-53800-43100		*	2,479.88	
		STREETLIGHTS 7/28-8/27/26					
		8/27/26 AUG 26	202608 320-57200-43000		*	655.23	
		AMENITY 7/23-8/24/26					
				FPL (AUTO PAY)			3,795.63 080061
9/16/26	00021	9/01/26 16156388	202609 300-15500-10000		*	19.23	
		MONITOR 9/30-10/29/26					
				EVERON LLC (AUTOPAY)			19.23 080062
9/16/26	00044	9/01/26 1046082	202609 320-53800-49100		*	69.75	
		SEP 26- 96 GALL/DISP FEE					
				FCC ENVIRONMENTAL SERVICES AUTO PAY			69.75 080063
TOTAL FOR BANK Z						4,086.63	
TOTAL FOR REGISTER						45,393.13	

Verano #2
Community Development District

Unaudited Financial Reporting
September 30, 2026



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Verano #2
Community Development District
Combined Balance Sheet
September 30, 2026

	General Fund	Debt Service Funds	Capital Project Funds	Totals Governmental Funds
Assets:				
<u>Cash:</u>				
Operating Account	\$ 20,912	\$ -	\$ -	\$ 20,912
Assessments Receivable	-	136,956	-	136,956
<u>Investments:</u>				
Bank United - MMA	224,814	-	-	224,814
State Board of Administration (SBA)	640,008	-	-	640,008
Series 2017 Pod (A,B,C)				
Reserve - Pod A	-	214,952	-	214,952
Reserve - Pod B	-	169,588	-	169,588
Reserve - Pod C	-	177,617	-	177,617
Revenue - Pod A	-	401,211	-	401,211
Revenue - Pod B	-	253,109	-	253,109
Revenue - Pod C	-	294,905	-	294,905
Prepayment - Pod A	-	134	-	134
Prepayment - Pod B	-	4,234	-	4,234
Prepayment - Pod C	-	3,602	-	3,602
Series 2020 (Pod C,D,E)				
Reserve - Pod C	-	109,641	-	109,641
Reserve - Pod D	-	141,494	-	141,494
Reserve - Pod E	-	108,744	-	108,744
Revenue - Pod C	-	110,794	-	110,794
Revenue - Pod D	-	209,164	-	209,164
Revenue - Pod E	-	153,097	-	153,097
Prepayment - Pod C	-	2,962	-	2,962
Prepayment - Pod E	-	1,602	-	1,602
Construction - Pod D	-	-	16,786	16,786
Series 2024 (Pod D 4,5,6)				
Reserve	-	680,035	-	680,035
Revenue	-	292,811	-	292,811
Construction	-	-	7,910	7,910
Series 2024 (Pod D 7)				
Reserve	-	350,703	-	350,703
Revenue	-	11,770	-	11,770
Construction	-	-	4,526,895	4,526,895
Prepaid Expenses	19	-	-	19
Deposits	2,171	-	-	2,171
Total Assets	\$ 887,924	\$ 3,829,124	\$ 4,551,591	\$ 9,268,638
Liabilities:				
Accounts Payable	\$ 7,729	\$ -	\$ -	\$ 7,729
Total Liabilities	\$ 7,729	\$ -	\$ -	\$ 7,729
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 19	\$ -	\$ -	\$ 19
Deposits	2,171	-	-	2,171
Restricted for:				
Debt Service	-	3,829,124	-	3,829,124
Capital Project	-	-	4,551,591	4,551,591
Unassigned	878,005	-	-	878,005
Total Fund Balances	\$ 880,195	\$ 3,829,124	\$ 4,551,591	\$ 9,260,909
Total Liabilities & Fund Balance	\$ 887,924	\$ 3,829,124	\$ 4,551,591	\$ 9,268,638

Verano #2
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
<u>Revenues:</u>				
Special Assessments - Tax Roll	\$ 406,102	\$ 406,102	\$ 407,890	\$ 1,788
Intergovernmental Transfer*	60,465	60,465	60,465	1
Interest Income	15,000	15,000	34,686	19,686
Miscellaneous Revenue	-	-	30,608	30,608
Total Revenues	\$ 481,566	\$ 481,566	\$ 533,649	\$ 52,082
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fee	\$ 6,000	\$ 6,000	\$ 3,800	\$ 2,200
FICA Tax	459	459	291	168
Annual Audit	6,400	6,400	7,900	(1,500)
Arbitrage Rebate	4,400	4,400	4,950	(550)
Dissemination Agent	2,625	2,625	2,725	(100)
Trustee Fees	30,150	30,150	29,121	1,029
Website Maintenance	788	788	788	(1)
Insurance General Liability	8,268	8,268	8,033	235
Other Current Charges	1,200	1,200	1,475	(275)
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 60,465	\$ 60,465	\$ 59,258	\$ 1,207
<u>Operations & Maintenance</u>				
Common Area Maintenance Expenditures				
Field Management	\$ 6,300	\$ 6,300	\$ 6,000	\$ 300
Electric Utility Services	17,600	17,600	13,176	4,424
Electric Utility Services- Streetlights	26,400	26,400	28,743	(2,343)
Irrigation Utility Services	3,000	3,000	-	3,000
Midge Control	4,000	4,000	-	4,000
Mosquito Management	-	-	8,557	(8,557)
Landscape Maintenance	73,458	73,458	55,185	18,273
Lake Maintenance	-	-	150	(150)
Mulch	15,000	15,000	7,650	7,350
Pest Control	1,800	1,800	-	1,800
Entry & Walls Maintenance	4,000	4,000	-	4,000
Plant Replacement	12,000	12,000	850	11,150
Irrigation Maintenance	10,800	10,800	5,838	4,962
Irrigation Water Monitoring	1,200	1,200	-	1,200
Pump System Maintenance	6,000	6,000	9,602	(3,602)
Trash Collection	840	840	833	7
Street Sweeping	1,677	1,677	-	1,677
Roadways Repairs & Maintenance	10,000	10,000	-	10,000
Streetsigns Maintenance	10,000	10,000	57	9,943
Pressure Cleaning	5,000	5,000	-	5,000
Holiday Décor	-	-	2,800	(2,800)
Contingency	19,107	19,107	-	19,107
Capital Outlay	-	-	20,353	(20,353)
Subtotal Field Expenditures	\$ 228,182	\$ 228,182	\$ 159,793	\$ 68,389

Verano #2
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Amenity Center Expenditures				
Amenity Center Management	\$ 6,300	\$ 6,300	\$ 6,000	\$ 300
Clubhouse Maintenance	40,000	40,000	4,672	35,328
Access Control	2,000	2,000	2,334	(334)
Telephone/Internet	840	840	316	524
Electric Utility Services	7,200	7,200	7,584	(384)
Water Utility Services	1,800	1,800	7,154	(5,354)
Property Insurance	13,589	13,589	11,452	2,137
Pool Maintenance	51,600	51,600	23,222	28,378
Landscape Maintenance	21,942	21,942	14,270	7,672
Mulch	5,000	5,000	-	5,000
Pest Control	1,800	1,800	-	1,800
Janitorial Services/Supplies	32,300	32,300	28,350	3,950
A/C Maintenance	1,226	1,226	-	1,226
Trash Collection	1,000	1,000	-	1,000
Pressure Cleaning	5,000	5,000	-	5,000
Contingency	1,323	1,323	325	998
Capital Outlay	-	-	59,680	(59,680)
Subtotal Amenity Center Expenditures	\$ 192,920	\$ 192,920	\$ 173,759	\$ 19,161
Total Operations & Maintenance	\$ 421,102	\$ 421,102	\$ 333,552	\$ 87,550
Total Expenditures	\$ 481,567	\$ 481,567	\$ 392,810	\$ 88,757
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 140,839	\$ 140,839
Net Change in Fund Balance	\$ -	\$ -	\$ 140,839	\$ 140,839
Fund Balance - Beginning	\$ -		\$ 739,356	
Fund Balance - Ending	\$ -		\$ 880,195	

* 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 September 30, 2026

	Adopted Budget	Prorated Budge Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Special Assessments Pod A- Tax Roll	\$ 364,385	\$ 364,385	\$ 365,687	\$ 1,302
Special Assessments Pod B- Tax Roll	271,950	271,950	272,922	971
Special Assessments Pod C- Tax Roll	213,001	213,001	213,769	769
Special Assessments Pod B- Prepayments	-	-	12,633	12,633
Interest Income	30,000	30,000	54,642	24,642
Total Revenues	\$ 879,336	\$ 879,336	\$ 919,652	\$ 40,316
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	112,600	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	88,563	88,563	-
Special Call - 08/01	-	-	10,000	(10,000)
Interest - 08/01	-	-	122	(122)
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	66,063	66,063	-
Total Expenditures	\$ 805,156	\$ 805,156	\$ 815,278	\$ (10,122)
Excess (Deficiency) of Revenues over Expenditure	\$ 74,180	\$ 74,180	\$ 104,374	\$ 30,194
Net Change in Fund Balance	\$ 74,180	\$ 74,180	\$ 104,374	\$ 30,194
Fund Balance - Beginning	\$ 883,650		\$ 1,414,978	
Fund Balance - Ending	\$ 957,830		\$ 1,519,352	

Verano #2

Community Development District

Debt Service Fund Series 2020

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budge Thru 09/30/26	Actual Thru 09/30/26	Variance
<u>Revenues:</u>				
Special Assessments Pod C - Tax Roll	\$ 216,001	\$ 216,001	\$ 217,142	\$ 1,142
Special Assessments Pod D - Tax Roll	305,354	305,354	306,948	1,594
Special Assessments Pod E - Tax Roll	240,579	240,579	241,835	1,256
Interest Income	10,000	10,000	34,177	24,177
Total Revenues	\$ 771,933	\$ 771,933	\$ 800,102	\$ 28,169
<u>Expenditures:</u>				
<u>Series 2020 - Pod C</u>				
Interest - 11/01	\$ 65,656	\$ 65,656	\$ 65,656	\$ -
Interest - 05/01	65,656	65,656	65,656	-
Principal - 05/01	85,000	85,000	85,000	-
<u>Series 2020 - Pod D</u>				
Interest - 11/01	\$ 86,319	\$ 86,319	\$ 86,319	\$ -
Interest - 05/01	86,319	86,319	86,319	-
Principal - 05/01	110,000	110,000	110,000	-
<u>Series 2020 - Pod E</u>				
Interest - 11/01	\$ 65,094	\$ 65,094	\$ 65,094	\$ -
Interest - 05/01	65,094	65,094	65,094	-
Principal - 05/01	80,000	80,000	80,000	-
Total Expenditures	\$ 709,138	\$ 709,138	\$ 709,138	\$ -
Excess (Deficiency) of Revenues over Expenditure	\$ 62,796	\$ 62,796	\$ 90,965	\$ 28,169
<u>Other Financing Sources/(Uses):</u>				
Interfund Transfer In/(Out)	\$ (10,000)	\$ (10,000)	\$ (5,182)	\$ 4,818
Total Other Financing Sources/(Uses)	\$ (10,000)	\$ (10,000)	\$ (5,182)	\$ 4,818
Net Change in Fund Balance	\$ 52,796	\$ 52,796	\$ 85,783	\$ 32,987
Fund Balance - Beginning	\$ 371,586		\$ 751,714	
Fund Balance - Ending	\$ 424,381		\$ 837,497	

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 September 30, 2026

	Amended Budget	Prorated Budge Thru 09/30/26	Actual Thru 09/30/26	Variance
<u>Revenues:</u>				
Special Assessments - Tax Roll	\$ 678,124	\$ 678,124	\$ 680,194	\$ 2,070
Interest Income	20,000	20,000	37,142	17,142
Total Revenues	\$ 698,124	\$ 698,124	\$ 717,336	\$ 19,212
<u>Expenditures:</u>				
<u>Series 2024 Pod D 4,5,6</u>				
Interest - 11/01	\$ 268,689	\$ 268,689	\$ 268,689	\$ -
Interest - 05/01	268,689	268,689	268,689	-
Principal - 05/01	145,000	145,000	145,000	-
Total Expenditures	\$ 682,379	\$ 682,379	\$ 682,379	\$ -
Excess (Deficiency) of Revenues over Expenditure	\$ 15,746	\$ 15,746	\$ 34,958	\$ 19,212
<u>Other Financing Sources/(Uses):</u>				
Interfund Transfer In/(Out)	\$ (15,000)	\$ (15,000)	\$ (24,586)	\$ (9,586)
Total Other Financing Sources/(Uses)	\$ (15,000)	\$ (15,000)	\$ (24,586)	\$ (9,586)
Net Change in Fund Balance	\$ 746	\$ 746	\$ 10,372	\$ 9,626
Fund Balance - Beginning	\$ 287,683		\$ 962,474	
Fund Balance - Ending	\$ 288,429		\$ 972,846	

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 September 30, 2026

	Proposed Budget	Prorated Budge Thru 09/30/26	Actual Thru 09/30/26	Variance
<u>Revenues:</u>				
Special Assessments - Direct Bill	\$ 350,732	\$ 350,732	\$ 350,703	\$ (29)
Interest Income	10,000	10,000	14,130	4,130
Total Revenues	\$ 360,732	\$ 360,732	\$ 364,833	\$ 4,101
<u>Expenditures:</u>				
<u>Series 2024 Pod D 7</u>				
Interest - 11/01	\$ 138,511	\$ 138,511	\$ 138,511	\$ -
Interest - 05/01	138,511	138,511	138,511	-
Principal - 05/01	75,000	75,000	75,000	-
Total Expenditures	\$ 352,023	\$ 352,023	\$ 352,023	\$ -
Excess (Deficiency) of Revenues over Expenditure	\$ 8,709	\$ 8,709	\$ 12,811	\$ 4,101
<u>Other Financing Sources/(Uses):</u>				
Interfund Transfer In/(Out)	\$ (10,000)	\$ (10,000)	\$ (12,679)	\$ (2,679)
Total Other Financing Sources/(Uses)	\$ (10,000)	\$ (10,000)	\$ (12,679)	\$ (2,679)
Net Change in Fund Balance	\$ (1,291)	\$ (1,291)	\$ 131	\$ 1,422
Fund Balance - Beginning	\$ 147,529		\$ 499,298	
Fund Balance - Ending	\$ 146,239		\$ 499,429	

Verano #2
Community Development District
Capital Projects Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
<u>Revenues</u>				
Interest Income	\$ -	\$ -	\$ 500	500
Developer Contribution	-	-	-	-
Total Revenues	\$ -	\$ -	\$ 500	\$ 500
<u>Expenditures:</u>				
Capital Outlay - Pod C	\$ -	\$ -	\$ -	\$ -
Capital Outlay - Pod D	-	-	-	-
Capital Outlay - Pod E	-	-	-	-
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditure	\$ -	\$ -	\$ 500	\$ 500
<u>Other Financing Sources/(Uses)</u>				
Interfund Transfer In/(Out)	\$ -	\$ -	\$ 5,182	\$ 5,182
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 5,182	\$ 5,182
Net Change in Fund Balance	\$ -		\$ 5,682	
Fund Balance - Beginning	\$ -		\$ 11,104	
Fund Balance - Ending	\$ -		\$ 16,786	

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 September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
<u>Revenues</u>				
Interest Income	\$ -	\$ -	\$ 172,583	172,583
Total Revenues	\$ -	\$ -	\$ 172,583	\$ 172,583
<u>Expenditures:</u>				
Capital Outlay - Pod D 4,5,6	\$ -	\$ -	\$ 5,128,111	\$ (5,128,111)
Total Expenditures	\$ -	\$ -	\$ 5,128,111	\$ (5,128,111)
Excess (Deficiency) of Revenues over Expenditure	\$ -	\$ -	\$ (4,955,529)	\$ (4,955,529)
<u>Other Financing Sources/(Uses)</u>				
Interfund Transfer In/(Out)	\$ -	\$ -	\$ 24,586	\$ 24,586
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 24,586	\$ 24,586
Net Change in Fund Balance	\$ -		\$ (4,930,943)	
Fund Balance - Beginning	\$ -		\$ 4,938,853	
Fund Balance - Ending	\$ -		\$ 7,910	

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 September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
<u>Revenues</u>				
Interest Income	\$ -	\$ -	\$ 160,224	160,224
Total Revenues	\$ -	\$ -	\$ 160,224	\$ 160,224
<u>Expenditures:</u>				
Capital Outlay - Pod D 7	\$ -	\$ -	\$ -	\$ -
Cost of Issuance	-	-	-	-
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditure	\$ -	\$ -	\$ 160,224	\$ 160,224
<u>Other Financing Sources/(Uses)</u>				
Interfund Transfer In/(Out)	\$ -	\$ -	\$ 12,679	\$ 12,679
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 12,679	\$ 12,679
Net Change in Fund Balance	\$ -		\$ 172,903	
Fund Balance - Beginning	\$ -		\$ 4,353,991	
Fund Balance - Ending	\$ -		\$ 4,526,895	

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	\$ 12,823	\$ 1,643	\$ 3,184	\$ -	\$ -	\$ -	\$ 407,890
Intergovernmental Transfer*	-	60,465	-	-	-	-	-	-	-	-	-	-	60,465
Interest Income	2,368	2,112	2,905	3,286	2,938	3,124	3,020	3,109	3,028	3,077	2,941	2,779	34,686
Miscellaneous Revenue	-	-	-	-	-	-	-	30,608	-	-	-	-	30,608
Total Revenues	\$ 2,368	\$ 113,055	\$ 317,646	\$ 18,443	\$ 8,486	\$ 7,439	\$ 15,844	\$ 35,360	\$ 6,212	\$ 3,077	\$ 2,941	\$ 2,779	\$ 533,649

Expenditures:

General & Administrative:

Supervisor Fee	\$ -	\$ 800	\$ -	\$ 800	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ 800	\$ 800	\$ -	\$ 3,800
FICA Tax	-	61	-	61	-	-	46	-	-	61	61	-	291
Annual Audit	-	500	7,400	-	-	-	-	-	-	-	-	-	7,900
Arbitrage Rebate	-	1,650	1,650	-	-	-	-	-	550	1,100	-	-	4,950
Dissemination Agent	219	219	219	219	219	219	219	219	219	219	219	319	2,725
Trustee Fees	-	-	4,256	9,671	-	-	10,938	4,256	-	-	-	-	29,121
Website Maintenance	66	66	66	66	66	66	66	66	66	66	66	66	788
Insurance General Liability	8,033	-	-	-	-	-	-	-	-	-	-	-	8,033
Other Current Charges	125	100	94	141	112	79	174	113	98	106	167	167	1,475
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 8,617	\$ 3,395	\$ 13,684	\$ 10,957	\$ 396	\$ 363	\$ 12,043	\$ 4,654	\$ 932	\$ 2,352	\$ 1,313	\$ 551	\$ 59,258

Operations & Maintenance

Common Area Maintenance Expenditures

Field Management	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 6,000
Electric Utility Services	1,095	1,097	1,332	1,330	1,685	1,580	1,571	790	758	619	661	660	13,176
Electric Utility Services- Streetlights	2,140	2,140	2,140	2,482	2,482	2,480	2,480	2,480	2,480	2,480	2,480	2,480	28,743
Irrigation Utility Services	-	-	-	-	-	-	-	-	-	-	-	-	-
Midge Control	-	-	-	-	-	-	-	-	-	-	-	-	-
Mosquito Management	-	-	-	-	-	-	1,426	1,426	1,426	1,426	1,426	1,426	8,557
Landscape Maintenance	3,979	3,979	3,979	3,979	3,979	7,551	3,979	7,851	3,978	3,978	3,978	3,978	55,185
Lake Maintenance	-	-	-	-	-	-	-	-	-	150	-	-	150
Mulch	-	-	7,650	-	-	-	-	-	-	-	-	-	7,650
Pest Control	-	-	-	-	-	-	-	-	-	-	-	-	-
Entry & Walls Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Plant Replacement	-	850	-	-	-	-	-	-	-	-	-	-	850
Irrigation Maintenance	-	-	-	279	5,204	-	-	355	-	-	-	-	5,838
Irrigation Water Monitoring	-	-	-	-	-	-	-	-	-	-	-	-	-
Pump System Maintenance	-	-	-	212	-	5,180	-	-	-	-	4,210	-	9,602
Trash Collection	70	70	70	70	70	70	70	66	70	70	70	70	833
Street Sweeping	-	-	-	-	-	-	-	-	-	-	-	-	-
Roadways Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Streetsigns Maintenance	-	-	-	-	-	-	-	-	-	37	-	20	57
Pressure Cleaning	-	-	-	-	-	-	-	-	-	-	-	-	-
Holiday Décor	-	2,800	-	-	-	-	-	-	-	-	-	-	2,800
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Outlay	-	-	18,716	-	-	-	(14,835)	-	16,472	-	-	-	20,353
Subtotal Field Expenditures	\$ 7,783	\$ 11,435	\$ 34,386	\$ 8,851	\$ 13,919	\$ 17,360	\$ (4,810)	\$ 13,467	\$ 25,684	\$ 9,260	\$ 13,324	\$ 9,133	\$ 159,793

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	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 6,000
Clubhouse Maintenance	-	-	-	-	1,019	424	148	-	375	2,085	185	436	4,672
Access Control	40	248	40	(58)	248	40	288	-	40	1,150	277	19	2,334
Security	-	-	-	-	-	-	-	-	2,240	2,380	2,240	1,540	8,400
Telephone/Internet	60	64	64	64	64	-	-	-	-	-	-	-	316
Electric Utility Services	587	585	626	721	700	596	604	595	651	609	655	655	7,584
Water Utility Services	158	173	97	253	569	1,285	2,001	1,485	519	203	205	205	7,154
Property Insurance	11,452	-	-	-	-	-	-	-	-	-	-	-	11,452
Pool Maintenance	1,866	1,800	3,309	1,800	1,817	1,800	1,800	1,800	1,800	1,800	1,830	1,800	23,222
Landscape Maintenance	1,189	1,189	1,189	1,189	1,189	1,189	1,189	1,189	1,189	1,190	1,190	1,190	14,270
Mulch	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control	-	-	-	-	-	-	-	-	-	-	-	-	-
Janitorial Services/Supplies	2,100	2,100	2,100	3,150	3,150	2,100	2,100	2,100	3,150	2,100	2,100	2,100	28,350
A/C Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Trash Collection	-	-	-	-	-	-	-	-	-	-	-	-	-
Pressure Cleaning	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-	325	0	-	-	-	325
Capital Outlay	-	4,103	-	-	-	-	-	-	-	53,895	1,681	-	59,680
Subtotal Amenity Expenditures	\$ 17,951	\$ 10,762	\$ 7,926	\$ 7,619	\$ 9,256	\$ 7,935	\$ 8,630	\$ 7,995	\$ 10,465	\$ 65,913	\$ 10,863	\$ 8,445	\$ 173,759
Total Operations & Maintenance	\$ 25,734	\$ 22,198	\$ 42,311	\$ 16,470	\$ 23,176	\$ 25,295	\$ 3,820	\$ 21,462	\$ 36,149	\$ 75,172	\$ 24,187	\$ 17,578	\$ 333,552
Total Expenditures	\$ 34,351	\$ 25,593	\$ 55,996	\$ 27,427	\$ 23,572	\$ 25,658	\$ 15,863	\$ 26,115	\$ 37,081	\$ 77,524	\$ 25,500	\$ 18,130	\$ 392,810
Excess (Deficiency) of Revenues over Expenditures	\$ (31,983)	\$ 87,462	\$ 261,650	\$ (8,984)	\$ (15,086)	\$ (18,219)	\$ (19)	\$ 9,244	\$ (30,869)	\$ (74,447)	\$ (22,559)	\$ (15,351)	\$ 140,839
Net Change in Fund Balance	\$ (31,983)	\$ 87,462	\$ 261,650	\$ (8,984)	\$ (15,086)	\$ (18,219)	\$ (19)	\$ 9,244	\$ (30,869)	\$ (74,447)	\$ (22,559)	\$ (15,351)	\$ 140,839

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)
	Aug 1, 2026 (Special Call)	(\$10,000)
Current Bonds Outstanding		\$3,640,000

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)	(\$85,000)
Current Bonds Outstanding		\$3,300,000

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)	(\$110,000)
Current Bonds Outstanding		\$4,340,000

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)	(\$80,000)
Current Bonds Outstanding		\$3,275,000

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)	(\$145,000)
Current Bonds Outstanding		\$9,500,000

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)	(\$75,000)
Current Bonds Outstanding		\$5,030,000

Total Current Bonds Outstanding		\$36,350,000
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Verano #2
Community Development District
Capital Projects Fund Series 2020

1. Recap of Capital Project Fund Activity Through September 30, 2026

Opening Balance in Construction Account		\$ 11,767,987
Source of Funds:		
	Interest Earned	109,597
	Developer Contribution	198,593
	Interfund Transfer In/(Out)	51,482
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)
	Cost of Issuance	(214,188)
	Total	\$ (12,110,873)

Adjusted Balance in Construction Account at September 30, 2026	<u><u>\$ 16,786</u></u>
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2. Funds Available For Construction at September 30, 2026

Book Balance of Construction Fund September 30, 2026	\$ 16,786
Construction Funds available at September 30, 2026	<u><u>\$ 16,786</u></u>

3. Investments - US Bank

September 30, 2026		<u>Principal</u>
Construction Fund:	\$	16,786
	Contracts Payable	0
Balance at 09/30/2026	<u><u>\$</u></u>	<u><u>16,786</u></u>

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

1. Recap of Capital Project Fund Activity Through September 30, 2026

Opening Balance in Construction Account		\$ 8,817,583
Source of Funds:		
	Interest Earned	554,030
	Developer Contribution	991,702
	Interfund Transfer In/(Out)	67,000
Use of Funds:		
Disbursements:		
	Roadways Improvements	\$ -
	Stormwater Management	(3,507,808)
	Water Distribution System	(6,509,430)
	Streetlighting & Landscaping	-
	Professional Fees	-
	Cost of Issuance	(405,167)
	Total	\$ (10,422,405)

Adjusted Balance in Construction Account at September 30, 2026	<u><u>\$7,910</u></u>
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2. Funds Available For Construction at September 30, 2026

Book Balance of Construction Fund September 30, 2026	\$ 7,910
Construction Funds available at September 30, 2026	<u><u>\$ 7,910</u></u>

3. Investments - US Bank

September 30, 2026		<u>Principal</u>
Construction Fund:	\$	7,910
	Contracts Payable	-
Balance at 09/30/2026	<u>\$</u>	<u>7,910</u>

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

1. Recap of Capital Project Fund Activity Through September 30, 2026

Opening Balance in Construction Account		\$ 4,487,278
Source of Funds:		
	Interest Earned	305,639
	Developer Contribution	-
	Interfund Transfer In/(Out)	21,978
Use of Funds:		
Disbursements:		
	Roadways Improvements	\$ -
	Stormwater Management	-
	Water Distribution System	-
	Streetlighting & Landscaping	-
	Professional Fees	-
	Cost of Issuance	(288,000)
	Total	\$ (288,000)

Adjusted Balance in Construction Account at September 30, 2026	<u><u>\$4,526,895</u></u>
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2. Funds Available For Construction at September 30, 2026

Book Balance of Construction Fund September 30, 2026	\$ 4,526,895
Construction Funds available at September 30, 2026	<u><u>\$ 4,526,895</u></u>

3. Investments - US Bank

September 30, 2026		<u>Principal</u>
Construction Fund:		\$ 4,526,895
	Contracts Payable	-
	Balance at 09/30/2026	<u><u>\$ 4,526,895</u></u>

Verano #2

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

								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	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
								\$276,701.88	\$406,102.04	\$364,385.03	\$271,950.45	\$213,008.52	\$216,014.62	\$305,353.79	\$240,578.95	\$678,124.47	\$2,972,219.76
								9.31%	13.66%	12.26%	9.15%	7.17%	7.27%	10.27%	8.09%	22.82%	100.00%
								Series 2017	Series 2017	Series 2017	Series 2017	Series 2017	Series 2020	Series 2020	Series 2020	Series 2024	
								Debt Service Fund	Debt Service Fund	Debt Service Fund	Debt Service Fund	Debt Service Fund	Debt Service Fund	Debt Service Fund	Debt Service Fund	Debt Service Fund	Total
								Pod A	Pod B	Pod C			Pod C	Pod D	Pod E	Pod D 4,5,6	
								General Fund	General Fund								Total
								A/B/C/D/E Master O&M	Pod C only								
Date Received	Description	Gross Tax Received	Discounts/ (Penalties)	Commissions	Property Appraisal	Interest	Net Amount Received										
								2.00%									
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
04/03/26	03/20-03/26/26	\$18,142	\$0	\$363	\$0	\$0	\$17,779	\$1,663	\$2,117	\$1,299	\$969	\$759	\$1,477	\$2,088	\$1,645	\$5,761	\$17,779
04/09/26	01/01-01/31/26	\$16,296	\$17	\$326	\$0	\$0	\$15,953	\$1,467	\$2,898	\$2,937	\$2,192	\$1,717	\$1,344	\$1,900	\$1,497	\$0	\$15,953
04/09/26	interest	\$0	\$0	\$0	\$0	\$90	\$90	\$90	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$90
04/13/26	03/27-04/02/26	\$36,685	\$0	\$734	\$0	\$0	\$35,952	\$3,331	\$5,431	\$3,088	\$2,305	\$1,805	\$3,933	\$5,560	\$4,380	\$6,119	\$35,952
04/20/26	04/01-04/09/26	\$7,486	\$0	\$154	\$0	\$225	\$7,556	\$703	\$1,038	\$858	\$640	\$502	\$595	\$841	\$663	\$1,716	\$7,556
04/24/26	04/10-04/16/26	\$6,940	(\$168)	\$142	\$0	\$0	\$6,966	\$637	\$1,339	\$0	\$0	\$0	\$1,415	\$2,000	\$1,575	\$0	\$6,966
05/01/26	04/17-04/23/26	\$3,189	(\$96)	\$66	\$0	\$0	\$3,219	\$304	\$275	\$496	\$370	\$290	\$0	\$0	\$0	\$1,483	\$3,219
05/08/26	04/24-04/30/26	\$1,158	(\$35)	\$24	\$0	\$0	\$1,169	\$107	\$225	\$0	\$0	\$0	\$237	\$336	\$264	\$0	\$1,169
05/15/26	05/01-05/07/26	\$3,255	(\$98)	\$67	\$0	\$0	\$3,286	\$302	\$600	\$555	\$414	\$324	\$309	\$437	\$345	\$0	\$3,286
05/22/26	05/08-05/14/26	\$3,097	(\$93)	\$64	\$0	\$0	\$3,126	\$289	\$544	\$984	\$734	\$575	\$0	\$0	\$0	\$0	\$3,126
06/01/26	05/15-05/21/26	\$5,321	(\$160)	\$110	\$0	\$0	\$5,371	\$499	\$758	\$0	\$0	\$0	\$801	\$1,132	\$892	\$1,290	\$5,371
06/08/26	05/22-05/31/26	\$2,786	(\$67)	\$57	\$0	\$0	\$2,796	\$257	\$511	\$466	\$348	\$272	\$267	\$378	\$297	\$0	\$2,796
06/26/26	06/01-06/15/26	\$11,665	(\$350)	\$240	\$0	\$0	\$11,775	\$1,088	\$1,916	\$1,270	\$948	\$743	\$1,281	\$1,811	\$1,427	\$1,290	\$11,775
TOTALS								\$279,834	\$407,890	\$365,687	\$272,922	\$213,769	\$217,142	\$306,948	\$241,835	\$680,194	\$2,986,221
YTD collected %								100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
YTD Gross collected								\$300,763	\$441,415	\$396,071	\$295,598	\$231,531	\$234,799	\$331,906	\$261,499	\$737,092	\$3,230,674
YTD Outstanding								\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0