



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

July 16, 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
July 16, 2026
12:00 p.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 April 23, 2026 Meeting – **Page 4**
3. Update on Lake Erosion Report – **Page 11**
4. Consideration of **Resolution #2026-06** Acquisitions of Property and Improvements – **Page 76**
5. Consideration of:
 - A. Acquisition of Pod D5 Utilities Improvements and Related Requisition to the Developer for the Improvements – **Page 95**
 - B. Acquisition of Pod D5 Stormwater Improvements and Related Requisition to the Developer for the Improvements – **Page 108**
 - C. Acquisition of Pod D6 Utilities Improvements and Related Requisition to the Developer for the Improvements – **Page 134**
 - D. Acquisition of the Pod D6 Stormwater Improvements and Related Requisition to the Developer for the Improvements – **Page 147**
 - E. Acquisition of Pod D7 Utilities Improvements and Related Requisition to the Developer for the Improvements – **Page 174**
 - F. Acquisition of the Pod D7 Stormwater Improvements and Related Requisition to the Developer for the Improvements – **Page 187**
 - G. Agreement Regarding Irrigation Water with Crosstown Commons Community Association, Inc. – **Page 213**
6. Ratification of Agreement for Services by and between Verano #2 Community Development District and Venice Commercial Services, Inc. – **Page 219**
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager – Master Infrastructure
 - D. Field Manager – Crosstown Commons

1) Field Report – **Page 228**

2) Approval of Proposals for:

a. Crosstown Commons Pool Fence

1. Elite Fence & Gate – **Page 231**

b. Crosstown Commons Freeze Replacement Landscape

1. Florida Exotic – **Page 233**

2. Norman Landscape – **Page 234**

3. Greenland Nursery East, Inc. – **Page 235**

c. Pool Furniture for Chairs

1. Restaurant Furniture Plus – **Page 237**

2. Quote #36354636 with Restaurant Furniture Plus – **Page 239**

E. Manager – Lake Erosion Proposals

1) Solitude Lake Management – **Page 243**

8. Financial Reports

A. Acceptance of Check Run Summary – **Page 246**

B. Acceptance of Unaudited Financials – **Page 254**

9. Supervisors Requests and Audience Comments

10. Adjournment

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

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

The special meeting of the Board of Supervisors of the Verano #2 Community Development District was held on Thursday, April 23, 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

Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Andressa Hinz Philippi
Matthew Hans
Darrin Mossing
Tiziana Cessna
Jere Earlywine
Kirsten Mood
Brandon Ulmer

District Manager
Governmental Management Services
Governmental Management Services
Governmental Management Services (by phone)
District Counsel
Kutak Rock, LLP
Mills, Short & Associates (by phone)

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
January 15, 2026 Meeting**

Ms. Hinz Philippi presented the minutes from the January 15, 2026 meeting, asked for any comments, additions, corrections or deletions, and upon hearing none, asked for a motion to approve the minutes.

On MOTION by Mr. Weimer seconded by Mr. Scott with all in favor, the Minutes of the January 15, 2026 Meeting were approved.

THIRD ORDER OF BUSINESS

Consideration of Resolution #2026-05 Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing

Ms. Hinz Philippi presented resolution #2026-05 approving the proposed fiscal year 2027 budget and setting the public hearing and gave a brief overview of the proposed budget. She then stated pursuant to the Statute, the public hearing date needed to be set at least 60 days out from today's meeting which would be the July 16th or August 20th meeting and asked which date the Board would prefer.

(At this point there was a discussion among the Board members, Ms. Hinz Philippi, Mr. Mossing, Mr. Earlywine and District staff relating to Crosstown Commons and the proposed budget)

The Board agreed that August 20th would be the best date. Ms. Hinz Philippi then asked for any further comments or questions, and upon hearing none, asked for a motion to adopt the resolution.

On MOTION by Mr. Cann seconded by Mr. Yacoob with all in favor, Resolution #2026-05 approving the proposed Fiscal Year 2027 Budget and setting the Public Hearing on August 20, 2026 at 11:00 a.m. at 10291 SW Visconti Way, Port St. Lucie, Florida was approved.

FOURTH ORDER OF BUSINESS

Discussion of:

A. Correspondence with Kutak Rock, LLP for Central Park Mailbox Pavilion Construction

Ms. Hinz Philippi presented the correspondence with Kutak Rock, LLP for the Central Park mailbox pavilion and gave a brief explanation stating they were working on trying to get the deposit money back due to issues with the vendor and the installation of the mailbox pavilion at Verano #3.

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

B. Rules

Mr. Earlywine stated his office prepares the Rules of Procedures for all their CDD Districts they represent and they also monitor the annual legislation sessions. He also stated the intention of these rules was to update all the Rules of Procedures which were more technical in nature than anything else so the Board would need to approve them at this time and set a public hearing for August 20, 2026.

On MOTION by Mr. Weimer seconded by Mr. Yacoob with all in favor, accepting the Rules of Procedure as stated on the record and setting a public hearing for August 20, 2026 at 11:00 a.m. at 10291 SW Visconti Way, Port St. Lucie, Florida was approved.

C. Procedures for the General Election

Ms. Hinz Philippi presented the procedures for the general election which were included in the agenda package and stated there were three seats coming up for election in November, seat #1, John Scott, seat #4, Tom Caan, and seat #5, Leon Magett. She also stated the qualifying period would be from 12:00 noon on June 8th to 12:00 noon on June 12th and they would need to qualify during that time period with the Supervisor of Elections if they wished to run again for their seats. Ms. Hinz Philippi then stated if they had any questions they could call the Supervisor of Elections.

D. Second Amended and Restated Interlocal Agreement

Mr. Earlywine stated this item was discussed at previous meetings with the Board and was put on the agenda as a draft form just for review purposes. He then made some additional comments relating to the agreement stating previously there had been one interlocal agreement that governed all 6 Verano CDDs and it was very vague on how things were supposed to work for each individual CDD, so this would make it easier going forward. He also stated the basic concept of the agreement would be that the stormwater system would be a master improvement under Verano #5 since they have the agreement with the city for rebates and maintenance, and the spine road that was shared between Verano #2, #3, and #4 would be separated out. Mr. Earlywine also made a few additional comments relating to this item as well.

FIFTH ORDER OF BUSINESS

Ratification of:

- A. Agreement for Services with Clarke Environmental Mosquito Management, Inc.**
- B. Agreement for Pool Deck Resurface with Dino's Landscaping, Inc.**
- C. Lake Bank Repair with PHL Land Care, Inc,**
- D. Hoover Maintenance Agreement MA#7802 with Hoover Pumping Systems**

Ms. Hinz Philippi presented items A through D listed above for ratification which were included in the agenda and stated these items were approved at a previous meeting and she was just bringing them back for ratification. She then asked for any questions or comments and upon hearing none, she asked for a motion to ratify items A through D.

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

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

SIXTH ORDER OF BUSINESS

Update on Traffic Enforcement Agreement and Parking Enforcement

Ms. Hinz Philippi presented the update on the traffic enforcement agreement and parking enforcement of CDD roads.

Mr. Earlywine gave a brief explanation of this item stating they were still working with the city on the agreement to gather all the documentation and this item was scheduled to be on the city's agenda for May 11th.

Ms. Hinz Philippi also stated they have everything ready to go for parking enforcement with the submitted forms and Mr. Hans would be posted signs and sending an email to inform the residents of the state date for enforcing the parking rules.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There not being any report, the next item followed.

B. Engineer – Lake Bank Preservation Report

Ms. Hinz Philippi presented the lake bank preservation report and gave a brief explanation stating this report had multiple options to remediate the lake bank

preservation concern and there were 12 areas the District engineer indicated would need immediate attention.

Mr. Ulmer also made a few additional comments relating to his report stating there were 2 or 3 lakes that had significant washouts between some of the lots, and the worse areas were in Verano #2. He also stated he would come back to the next meeting with the specific locations to be remediated and a long term plan for erosion prevention.

Ms. Hinz Philippi also stated they would be working with the District engineer to obtain proposals from different companies to repair the more significant areas and also a plan for preventing future erosion.

C. Field Manager – Master Infrastructure

Ms. Hinz Philippi asked Mr. Ducci if he had any updates on the master infrastructure to bring to the Board.

Mr. Ducci stated he had nothing further to report other than what had already been discussed at the meeting.

D. Field Manager - Crosstown Commons

1) Field Report

2) Proposal for the Mailbox Pavilion:

a. Treasure Coast General Contractors, LLC

b. Venice Commercial Services

Ms. Hinz Philipp asked Mr. Hans for his field manager's report for Crosstown Commons and the proposals he had for the mailbox pavilion.

Mr. Hans stated his report was included in the agenda and if the Board had any questions he would be happy to answer them. He also stated he had two proposals to present for the mailbox pavilion construction for Crosstown Commons, to replace the vendor, Pillar Construction, they were currently using at the other CDD's. He stated one proposal was from Treasure Coast General Contractors for \$87,000 and the other one from Venice Commercial Services for \$82,360. Mr. Hans then gave a brief summary of each proposal and the scope of work that would be included.

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

On MOTION by Mr. Yacoob seconded by Mr. Weimer with all in favor, accepting the proposal from Venice Commercial Services, Inc. in the amount of \$82,360 for the mailbox pavilion construction at Crosstown Commons and authorizing District staff to draft an agreement was approved.

E. Manager

1) Lake Bank Restoration Proposals

Ms. Hinz Philippi stated this item had already been discussed earlier at this meeting.

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

Ms. Hinz Philippi then announced the number of registered voters in the District as 2,445 and stated this was just for informational purposes since the Board had already transitioned to a residential Board.

EIGHTH 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. Scott seconded by Mr. Caan with all in favor, the check run summary and the unaudited financial were approved.

NINTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

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

Mr. Yacoob had requested renewing the security service for the weekends at the pool for Crosstown Commons similar to the rate they had approved last year during the summer months, starting in June and also perhaps looking into getting proposals for extending the fence.

(At this point there was a brief discussion among the Board members relating to this item)(Mr. Hans stated he would obtain proposals for the fence and bring those back to the next meeting)

Ms. Hinz Philippi then asked for a motion to approve extending the security services for the pool at Crosstown Commons to be extended for 3 months, June to August at the rate of \$27 per hour.

On MOTION by Mr. Yacoob seconded by Mr. Weimer with all in favor, authorizing to extend the security services at the pool for Crosstown Commons at the rate of \$27 per hour on the weekends for the summer months of June through August, 2026 was approved.

Ms. Hinz Philippi then asked for any audience comments.

A resident made a suggestion when hiring contractors to perhaps withholding 10% of the final balance due and go over a punch list and a walk through with the contractor before final payment is made.

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

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Verano CDD#2

From: Brandon Ulmer, PE

Date April 22, 2026

Re: Pod B Lake Erosion Areas

Areas of erosion have been identified based on Lake numbers in the overall Master Lake exhibit and Property Addresses of adjacent homeowners.

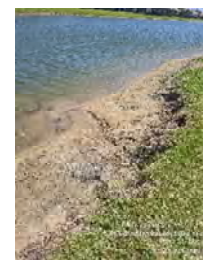
- Pod B Lake 4 did not identify any erosion issues as it relates to washouts.
- Pod B Lake 5 did not identify any erosion issues as it relates to washouts.
- Pod B Lake 6

- **11202 SW Lunato Way** – this is a smaller washout but should be addresses as option 1 with filer fabric. Lake bank should be restored to 4:1 max. Images 150820, 150847, 150944



- Pod B Lake 7

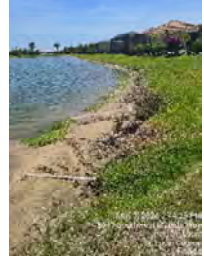
- 8935 SW Matilda Way – Washout from open space, this should be an Option #2, not immediate but needs to be fixed with a small spreader berm. Image 144336
- 8935 SW Matilda Way – longer stretch of bank has erosion this is not an immediate need and should just be a bank restoration as Option #1, image 144346
- **8941 SE Matilda Way** – washout between lots, this should be an priority fix with extension of roof drain between lots, Image 144407



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- **8947 SW Matilda Way** - washout between lots, this should be an priority fix with extension of roof drain between lots, Image 144428



- **Pod B Lake 8**

- **8821 SW Breve Way** – This appears to be washout from Open space area this should be a priority fix, recommend fixing with option #2 a small spreader berm should be added. Photo # 113800



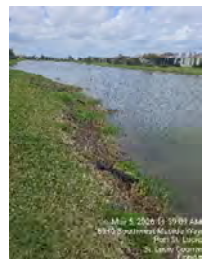
- **8821 SW Breve Way** - This appears to be washout from Open space area this should be a priority fix, recommend fixing with option #2 a small spreader berm should be added. Photo # 113822



- **8934 SW Matilda Way** - washout between lots, this should be an priority fix with extension of roof drain between lots, Image 113847



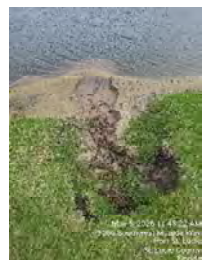
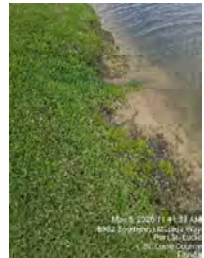
- **8940 SW Matilda Way** - washout between lots, this should be a priority fix, the roofdrain has already been extended. Image 113909



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- **8940 SW Matilda Way** - washout between lots, this should be a priority fix with extension of roof drain between lots, Image 113933, 113944,
- **8958 SW Matilda Way** – longer stretch of lake bank that has washed out, not immediate, should be repaired back to 4:1 lake bank. Image 114013
- **8982 SW Matilda Way** - washout between lots, this should be a priority fix with extension of roof drain between lots, Image 114133, 114150
- **8988 SW Matilda Way** - washout between lots, this should be a priority fix with extension of roof drain between lots, Image 114225
- **9006 SW Matilda Way** - washout between lots, this should be a priority fix with extension of roof drain between lots, Image 114322
- **9012 SW Matilda Way** - washout between lots, this should be a priority fix with extension of roof drain between lots, Image 114403, 114429



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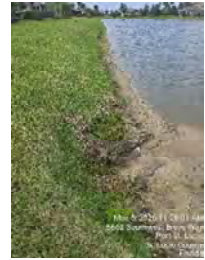
- **9018 SW Matilda Way** - This appears to be washout from Open space area this should be a priority fix, recommend fixing with option #2 a small spreader berm should be added. Photo # 114451
- **8923 SE Breve Way** - washout between lots, this should be a priority fix with extension of roof drain between lots, Image 114626, 114654
- **8887 SW Breve Way** - washout between lots, this should be a priority fix with extension of roof drain between lots, Image 114847
- **Pod B Lake 9**
 - **8820 SW Breve Way** – washout at end of lake from open space this should be a priority with a small spreader swale Image 112520
 - **8705 SW Vico Way** – Small washout should just be a standard lake bank repair not priority. Image 112617
 - **8844 SW Breve Way** - washout between lots, this should be a priority fix with extension of roof drain between lots, Image 112738



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- **8862 SW Breve Way** – smaller washout between lots, this should be a priority fix with extension of roof drain between lots, Image 112801
- **8874 SW Breve Way** - smaller washout between lots, this should be a priority fix with extension of roof drain between lots, Image 112818
- **8898 SW Breve Way** - smaller washout between lots, not priority, Image 112943
- **8910 SW Breve Way** - This appears to be washout from Open space area this should be a priority fix, recommend fixing with option #2 a small spreader berm should be added. Photo # 113001
- **8801 SE Vico Way** - This appears to be washout from Open space area this should be a priority fix, recommend fixing with option #2 a small spreader berm should be added. Photo # 113027
- **8771 SW Vico Way** - smaller washout between lots, this should be a priority fix with extension of roof drain between lots, Image 113214



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- **8759 SW Vico Way** - smaller washout between lots, this should be a priority fix with extension of roof drain between lots, Image 113241
- **8729 SE Vico Way** - smaller washout between lots, this should be a priority fix with extension of roof drain between lots, Image 113336
- **8717 SE Vico Way** - washout between lots, this should be a priority fix with extension of roof drain between lots, Image 113356
- **8705 SE Vico Way** - This appears to be washout from Open space area this should be a priority fix, recommend fixing with option #2 a small spreader berm should be added. Photo # 113446



Verano CDD

From: Brandon Ulmer, PE

Date April 22, 2026

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

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

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



Photo A

Photo B

Photo C

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

Field Observations (by photo/location)

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

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

Additional patterns noted

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

Immediate actions (within 30 days)

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

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

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

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

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

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

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

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

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

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

Prioritization & implementation plan

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

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

Materials & typical specifications

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

Estimated maintenance & monitoring

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

Cost considerations (order-of-magnitude)

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

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

Safety & regulatory notes

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

Recommended next steps

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

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Suggested Repair methods for First Priority Items:

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

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

1. Site preparation

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

2. Remove unstable material

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

3. Stabilize subgrade

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

4. Fill and grade

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

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

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

6. Surface finish and revegetation

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

7. Temporary erosion controls and establishment

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- Install temporary silt fence downslope of the repaired area and maintain until full turf establishment (min. 4–6 weeks). Remove when vegetation is stable.
- Re-seed any non-sodded areas with certified erosion-control seed mix and apply mulch tackifier as needed.

1. Inspection and closeout

- Inspect and repair after the first significant storm event and again at 30 and 60 days. Provide as-built photos and a brief completion report.

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

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

Typical Performance / Specification Notes

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

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

Schedule & Inspection

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

Safety & Cleanup

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

Proposal requirements

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

Verano CDD #2 – Pod A Lake Erosion Areas

Prepared By: Brandon Ulmer, PE

Date: May 20, 2026

Areas of erosion have been identified based on lake numbers in the overall Master Lake exhibit and adjacent homeowner property addresses. The following observations and repair recommendations summarize shoreline and bank deterioration conditions observed throughout the community.

Pod A Lake 11

8303 Holley Tree Trail

Issue: Shoreline erosion along lake bank with slope deterioration.

Priority: High Priority

Reference Photo: 134300

Observed Conditions: shoreline erosion with exposed soil, turf loss, and bank instability along the lake edge. Continued wave action and surface runoff are contributing to gradual shoreline deterioration.

Recommended Repairs:

- Restore eroded shoreline with compacted fill material.
- Regrade slope to improve stabilization and drainage control.
- Install shoreline stabilization materials where necessary.
- Replace damaged turf and monitor for further erosion activity.

9081 Southwest Pepoli Way

Issue: Active shoreline erosion with turf undermining along lake bank.

Priority: High Priority

Reference Photo: 134311

Observed Conditions: active erosion along the lake bank with visible washout, exposed soils, and turf edge undermining. Continued water movement is contributing to shoreline recession.

Recommended Repairs:

- Restore eroded areas with structural fill and compaction.
- Re-establish positive slope stabilization along shoreline.
- Install erosion control and shoreline protection materials.
- Replace sod and monitor for continued erosion progression.

9075 Southwest Pepoli Way

Issue: Shoreline erosion and slope instability along lake edge.

Priority: High Priority

Reference Photo: 134333

Observed Conditions: shoreline deterioration with exposed soil, edge collapse, and active erosion along the lake bank. Bank conditions indicate continued loss of supporting material from wave action and runoff.

Recommended Repairs:

- Rebuild eroded shoreline areas with compacted fill.
- Stabilize lake bank with erosion control materials.

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- Replace damaged turf along affected areas.
- Monitor shoreline for additional settlement or washout.

9075 Southwest Pepoli Way

Issue: Ongoing shoreline erosion with exposed bank deterioration.

Priority: High Priority

Reference Photo: 134357

Observed Conditions: continued erosion and soil displacement along lake bank with turf loss and exposed shoreline edges. Conditions indicate ongoing shoreline instability.

Recommended Repairs:

- Restore shoreline with compacted fill and grading.
- Install shoreline stabilization and erosion protection.
- Re-establish sod coverage along disturbed areas.
- Monitor for continued erosion and runoff impacts.

9069 Southwest Pepoli Way

Issue: Severe erosion channel with concentrated runoff discharge toward lake.

Priority: High Priority

Reference Photo: 134429

Observed Conditions: major erosion channel extending from turf area toward lake with concentrated runoff flow causing washout and shoreline deterioration. Exposed roots and soil loss are present.

Recommended Repairs:

- Install drainage improvements to redirect concentrated runoff.
- Restore eroded slope with compacted structural fill.
- Stabilize shoreline with erosion control materials.
- Replace turf and monitor for recurring runoff discharge.

9063 Southwest Pepoli Way

Issue: Active erosion channel and shoreline washout toward lake.

Priority: High Priority

Reference Photo: 134452

Observed Conditions: erosion gully extending down lake bank with visible soil loss and concentrated runoff discharge into lake. Shoreline stabilization has been compromised by ongoing erosion activity.

Recommended Repairs:

- Install runoff control measures to reduce concentrated discharge.
- Restore eroded slope with fill and compaction.
- Install shoreline stabilization materials and erosion protection.
- Re-establish sod coverage after grading repairs.

9051 Southwest Pepoli Way

Issue: Shoreline erosion and bank deterioration along lake edge.

Priority: High Priority

Reference Photo: 134518

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Observed Conditions: shoreline erosion with exposed soils and deteriorated lake bank conditions along multiple sections of shoreline. Turf recession and edge instability are visible.

Recommended Repairs:

- Restore eroded shoreline with compacted fill.
- Regrade slope to stabilize shoreline conditions.
- Install erosion control measures where necessary.
- Replace turf and monitor for continued shoreline movement.

8943 Southwest Pepoli Way

Issue: Shoreline erosion with exposed bank instability.

Priority: High Priority

Reference Photo: 134537

Observed Conditions: erosion along shoreline with exposed soil, turf undermining, and bank deterioration adjacent to lake edge. Continued wave action appears to be contributing to shoreline loss.

Recommended Repairs:

- Restore shoreline with compacted fill and grading.
- Install shoreline stabilization materials.
- Replace damaged turf along eroded areas.
- Monitor for continued erosion activity.

8943 Southwest Pepoli Way

Issue: Shoreline erosion and localized bank washout.

Priority: High Priority

Reference Photo: 134550

Observed Conditions: active shoreline erosion with localized washout areas and exposed soil conditions along lake bank. Turf edge recession and sediment displacement are present.

Recommended Repairs:

- Repair eroded shoreline using compacted fill material.
- Stabilize bank with erosion control measures.
- Restore sod coverage along affected shoreline.
- Monitor shoreline for future washout conditions.

8925 Southwest Pepoli Way

Issue: Erosion between lots with active runoff discharge toward lake.

Priority: High Priority

Reference Photo: 134651

Observed Conditions: shoreline erosion between adjacent lots with visible bank washout and turf undermining. Roof drainage appears to be directing concentrated runoff toward the lake slope, accelerating erosion activity.

Recommended Repairs:

- Install roof drain extension away from lake bank.
- Restore eroded slope with fill and compaction.
- Re-establish sod and shoreline stabilization materials.
- Monitor for continued runoff impacts after repair.

8913 Southwest Pepoli Way

Issue: Severe erosion channel with concentrated runoff into lake.

Priority: High Priority

Reference Photo: 134709

Observed Conditions: significant erosion gully extending from turf area into lake with concentrated runoff discharge causing extensive soil loss and shoreline instability. Conditions indicate accelerated bank deterioration.

Recommended Repairs:

- Install drainage extensions to redirect runoff away from slope.
- Restore eroded channel with compacted structural fill.
- Stabilize shoreline with erosion control materials.
- Replace sod and monitor for continued runoff-related erosion.

Lake 12

8725 Southwest Montova Way

Issue: Moderate shoreline erosion with turf loss along lake bank.

Priority: Medium Priority

Reference Photo: May 14, 2026 – 2:12:53 PM

Observed Conditions: shoreline erosion along lake edge with exposed sandy bank and gradual turf undermining. Early-stage bank recession is visible with sparse vegetation at waterline.

Recommended Repairs:

- Regrade shoreline to restore positive slope stability.
- Install erosion control fabric or shoreline stabilization materials.
- Replace lost sod along bank edge.
- Monitor for continued wave or runoff-related erosion.

8743 Southwest Montova Way

Issue: Active shoreline erosion with exposed bank and turf undermining.

Priority: High Priority

Reference Photo: May 14, 2026 – 2:13:34 PM / 2:13:49 PM

Observed Conditions: active erosion along lake bank with sections of undermined turf and exposed soil. Continued shoreline recession is occurring with loss of bank stability.

Recommended Repairs:

- Restore eroded shoreline with compacted structural fill.
- Stabilize bank using erosion control materials.
- Re-establish sod coverage along disturbed areas.
- Evaluate drainage patterns contributing to bank deterioration.

8761 Southwest Montova Way

Issue: Concentrated runoff discharge causing shoreline erosion.

Priority: High Priority

Reference Photo: May 14, 2026 – 2:14:33 PM

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Observed Conditions: concentrated runoff outlet discharging directly into lake, creating erosion at shoreline and loss of supporting soils. Bank instability is evident around discharge location.

Recommended Repairs:

- Install drainage extensions or energy dissipation measures.
- Restore eroded shoreline with compacted fill material.
- Stabilize discharge area with riprap or erosion protection.
- Replace damaged sod and monitor runoff activity.

8767 Southwest Montova Way

Issue: Shoreline erosion with exposed roots and bank instability.

Priority: High Priority

Reference Photo: May 14, 2026 – 2:14:49 PM

Observed Conditions: shoreline erosion resulting in exposed root systems and undermined turf edge. Continued soil displacement is contributing to shoreline instability.

Recommended Repairs:

- Rebuild eroded shoreline using structural fill.
- Install erosion control protection along water edge.
- Secure exposed root areas and restore vegetation coverage.
- Monitor for additional bank recession.

8779 Southwest Montova Way

Issue: Moderate shoreline erosion with exposed utility/drainage component.

Priority: Medium Priority

Reference Photo: May 14, 2026 – 2:15:13 PM / 2:15:54 PM

Observed Conditions: shoreline erosion with exposed soils and visible piping/material near lake edge. Continued erosion may compromise slope integrity and adjacent improvements.

Recommended Repairs:

- Backfill and compact eroded shoreline areas.
- Protect exposed piping/components from further erosion.
- Install shoreline stabilization measures.
- Restore sod and vegetation along disturbed bank.

8791 Southwest Montova Way

Issue: Shoreline erosion with displaced debris and bank deterioration.

Priority: Medium Priority

Reference Photo: May 14, 2026 – 2:16:30 PM

Observed Conditions: shoreline erosion with exposed bank areas and displaced debris/concrete fragments near waterline. Bank conditions indicate progressive soil loss.

Recommended Repairs:

- Remove loose debris from shoreline.
- Restore eroded bank with compacted fill.
- Install erosion control stabilization along shoreline edge.
- Replace sod and monitor shoreline conditions.

8803 Southwest Montova Way

Issue: Active shoreline erosion with turf undermining.

Priority: High Priority

Reference Photo: May 14, 2026 – 2:16:44 PM / 2:17:04 PM

Observed Conditions: ongoing shoreline erosion with undermined turf edge and exposed sandy soils. Bank recession is evident along multiple sections of shoreline.

Recommended Repairs:

- Restore shoreline with structural fill and grading.
- Stabilize bank using erosion control materials.
- Re-establish sod coverage along affected areas.
- Inspect for concentrated runoff contributing to erosion.

8815 Southwest Montova Way

Issue: Severe erosion channel with concentrated runoff into lake.

Priority: High Priority

Reference Photo: May 14, 2026 – 2:17:37 PM

Observed Conditions: significant erosion gully extending from turf area into lake with concentrated runoff discharge causing extensive soil loss and shoreline instability. Conditions indicate accelerated bank deterioration.

Recommended Repairs:

- Install drainage extensions to redirect runoff away from slope.
- Restore eroded channel with compacted structural fill.
- Stabilize shoreline with erosion control materials.
- Replace sod and monitor for continued runoff-related erosion.

8827 Southwest Montova Way

Issue: Moderate shoreline erosion with exposed sandy bank.

Priority: Medium Priority

Reference Photo: May 14, 2026 – 2:18:05 PM / 2:18:22 PM

Observed Conditions: shoreline erosion with exposed sandy soils and gradual turf edge recession along lake bank. Erosion appears continuous along shoreline segment.

Recommended Repairs:

- Regrade and restore shoreline profile.
- Install erosion stabilization materials along bank edge.
- Replace sod in disturbed areas.
- Monitor for future erosion progression.

8839 Southwest Montova Way

Issue: Moderate shoreline erosion with localized bank failure.

Priority: Medium Priority

Reference Photo: May 14, 2026 – 2:18:42 PM / 2:19:02 PM

Observed Conditions: localized shoreline erosion with exposed soils and minor bank collapse areas adjacent to lake edge. Conditions indicate ongoing soil displacement and shoreline instability.

Recommended Repairs:

- Restore eroded shoreline using compacted fill material.
- Stabilize affected bank sections with erosion control measures.
- Replace lost sod and vegetation.
- Monitor for continued shoreline recession and runoff impacts.

8863 Southwest Montova Way

Issue: Shoreline erosion and localized bank washout.

Priority: High Priority

Reference Photo: 142000

Observed Conditions: active shoreline erosion with localized washout areas and exposed soil conditions along lake bank. Turf edge recession and sediment displacement are present.

Recommended Repairs:

- Repair eroded shoreline using compacted fill material.
- Stabilize bank with erosion control measures.
- Restore sod coverage along affected shoreline.
- Monitor shoreline for future washout conditions.

8900 Southwest Pepoli Way

Issue: Minor shoreline erosion and thinning turf coverage.

Priority: Medium Priority

Reference Photo: 155743

Observed Conditions: minor shoreline wear with thinning vegetative coverage along lake bank. Early-stage erosion and soil exposure are visible near waterline.

Recommended Repairs:

- Add compacted fill to low shoreline areas as needed.
- Restore sod coverage to reinforce bank stabilization.
- Monitor shoreline for continued erosion activity.

8906 Southwest Pepoli Way

Issue: Severe shoreline erosion with pipe exposure and bank failure.

Priority: High Priority

Reference Photo: 155818

Observed Conditions: significant shoreline erosion with active washout conditions, exposed drainage pipe, and collapsing soil along lake bank. Turf loss and sediment displacement are extensive.

Recommended Repairs:

- Repair failed shoreline using compacted structural fill.
- Re-secure and protect exposed drainage pipe.
- Install erosion control stabilization measures.
- Restore sod and vegetative cover along affected bank.
- Monitor repaired area for additional settlement or washout.

8984 Southwest Pepoli Way

Issue: Shoreline erosion and bank instability.

Priority: High Priority

Reference Photo: 160118

Observed Conditions: active shoreline erosion with exposed soil and deteriorating lake bank conditions. Sediment displacement and turf recession are visible along water edge.

Recommended Repairs:

- Repair eroded shoreline using compacted fill material.
- Stabilize shoreline with erosion control measures.
- Restore sod coverage along affected bank.
- Monitor shoreline for future erosion activity.

8984 Southwest Pepoli Way

Issue: Shoreline erosion with exposed sandy bank conditions.

Priority: Medium Priority

Reference Photo: 160206

Observed Conditions: shoreline deterioration with exposed sandy soil and thinning turf conditions along lake edge. Minor sediment loss is present.

Recommended Repairs:

- Regrade shoreline with compacted fill as needed.
- Stabilize shoreline using erosion control methods.
- Restore sod coverage to affected areas.
- Monitor for continued shoreline recession.

8996 Southwest Pepoli Way

Issue: Minor shoreline erosion and exposed bank conditions.

Priority: Medium Priority

Reference Photo: 160254

Observed Conditions: minor erosion and exposed shoreline soil along lake bank. Vegetative coverage is reduced near waterline.

Recommended Repairs:

- Restore shoreline grade with compacted fill where necessary.
- Reinforce shoreline with erosion control stabilization.
- Replace damaged or missing sod coverage.
- Continue monitoring for progressive erosion.

8839 Southwest Montova Way

Issue: Localized shoreline erosion and exposed soil conditions.

Priority: Medium Priority

Reference Photo: 160325

Observed Conditions: localized shoreline erosion with exposed sandy soil and thinning vegetation along lake bank. Minor washout conditions are present.

Recommended Repairs:

- Repair affected shoreline using compacted fill material.
- Restore sod and vegetative coverage.

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- Stabilize shoreline to prevent additional washout.
- Monitor shoreline conditions routinely.

11941 Southwest Vano Way

Issue: Drain pipe discharge causing shoreline erosion risk.

Priority: Medium Priority

Reference Photo: 160625

Observed Conditions: corrugated drain pipe discharging directly at lake bank with surrounding soil saturation and erosion risk conditions present.

Recommended Repairs:

- Stabilize discharge area with erosion control materials.
- Install riprap or similar protective measures around pipe outlet.
- Restore surrounding turf and shoreline grade.
- Monitor discharge location for future erosion activity.

9044 Southwest Pepoli Way

Issue: Drain pipe discharge and shoreline erosion risk.

Priority: Medium Priority

Reference Photo: 160645

Observed Conditions: exposed drain pipe outlet at shoreline with surrounding soil instability and potential erosion conditions near discharge point.

Recommended Repairs:

- Stabilize shoreline surrounding drain outlet.
- Install erosion protection around discharge area.
- Restore disturbed sod and shoreline grading.
- Monitor outlet for continued erosion activity.

9056 Southwest Pepoli Way

Issue: Overgrown shoreline vegetation and concealed erosion risk.

Priority: Medium Priority

Reference Photo: 160734

Observed Conditions: excessive shoreline vegetation growth along lake bank concealing shoreline conditions and potential erosion areas.

Recommended Repairs:

- Trim and maintain shoreline vegetation.
- Inspect concealed bank areas for erosion activity.
- Restore shoreline stabilization measures where needed.
- Continue monitoring shoreline conditions.

9080 Southwest Pepoli Way

Issue: Localized sinkhole and shoreline erosion conditions.

Priority: High Priority

Reference Photo: 160757

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Observed Conditions: localized sinkhole/depression near shoreline with active erosion, exposed soil, and deteriorated turf conditions adjacent to lake bank.

Recommended Repairs:

- Investigate and repair sinkhole/depression area.
- Backfill and compact affected soil areas.
- Stabilize shoreline with erosion control measures.
- Restore sod coverage along disturbed areas.
- Monitor for future settlement or erosion activity.

9068 Southwest Pepoli Way

Issue: Overgrown shoreline vegetation and bank maintenance concerns.

Priority: Medium Priority

Reference Photo: 160803

Observed Conditions: overgrown vegetation encroaching along shoreline with potential concealed erosion and reduced shoreline visibility conditions.

Recommended Repairs:

- Trim and maintain shoreline vegetation growth.
- Inspect bank for hidden erosion conditions.
- Restore shoreline stabilization where necessary.
- Continue routine shoreline monitoring.

9068 Southwest Pepoli Way

Issue: Shoreline vegetation overgrowth and bank maintenance concerns.

Priority: Medium Priority

Reference Photo: 160807

Observed Conditions: dense shoreline vegetation growth along lake bank with possible concealed shoreline deterioration and maintenance concerns.

Recommended Repairs:

- Remove excessive vegetation growth.
- Inspect and repair any concealed erosion areas.
- Restore shoreline stabilization measures as needed.
- Monitor shoreline for future deterioration.

9080 Southwest Pepoli Way

Issue: Localized sinkhole and exposed irrigation/drain component.

Priority: High Priority

Reference Photo: 160825

Observed Conditions: localized sinkhole/depression with exposed pipe or irrigation component, soil displacement, and deteriorated turf conditions near shoreline area.

Recommended Repairs:

- Investigate exposed component and underlying cause of settlement.
- Backfill and compact eroded/sunken areas.
- Restore sod coverage and shoreline grading.
- Stabilize surrounding soil to prevent future washout.

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- Monitor repaired area for additional settlement conditions.

9080 Southwest Pepoli Way

Issue: Shoreline erosion and localized bank washout.

Priority: High Priority

Reference Photo: 160836

Observed Conditions: active shoreline erosion with localized washout areas and exposed soil conditions along lake bank. Turf edge recession and sediment displacement are present.

Recommended Repairs:

- Repair eroded shoreline using compacted fill material.
- Stabilize bank with erosion control measures.
- Restore sod coverage along affected shoreline.
- Monitor shoreline for future washout conditions.

11983 Southwest Vano Way

Issue: Shoreline erosion and localized bank washout.

Priority: High Priority

Reference Photo: 162341

Observed Conditions: active shoreline erosion with localized washout areas and exposed soil conditions along lake bank. Sediment displacement and loss of turf coverage are visible along the shoreline edge.

Recommended Repairs:

- Repair eroded shoreline using compacted fill material.
- Stabilize bank with erosion control measures.
- Restore sod coverage along affected shoreline.
- Monitor shoreline for future washout conditions.

9110 Southwest Pepoli Way

Issue: Shoreline erosion and turf edge deterioration.

Priority: High Priority

Reference Photo: 160925

Observed Conditions: shoreline erosion with thinning turf coverage and minor bank recession along lake edge. Areas of exposed soil and sediment displacement are present.

Recommended Repairs:

- Repair eroded shoreline areas with compacted fill material.
- Re-establish turf coverage along shoreline edge.
- Install erosion control measures to stabilize bank.
- Monitor area for continued shoreline deterioration.

9122 Southwest Pepoli Way

Issue: Shoreline erosion and bank instability.

Priority: High Priority

Reference Photo: 161026

Observed Conditions: active shoreline erosion with exposed soil conditions and signs of bank instability along lake edge. Turf recession and sediment displacement are visible.

Recommended Repairs:

- Repair eroded shoreline using suitable fill material.
- Stabilize shoreline with erosion control methods.
- Restore sod and vegetative coverage.
- Monitor shoreline for future washout activity.

9128 Southwest Pepoli Way

Issue: Shoreline erosion and slope washout.

Priority: High Priority

Reference Photo: 161048

Observed Conditions: localized shoreline erosion and slope washout along lake bank with exposed soil and deteriorated turf conditions. Sediment displacement is evident near waterline.

Recommended Repairs:

- Repair washout areas with compacted fill material.
- Stabilize shoreline using erosion control measures.
- Restore affected sod and vegetation.
- Continue monitoring for additional erosion activity.

9134 Southwest Pepoli Way

Issue: Shoreline erosion and exposed bank conditions.

Priority: High Priority

Reference Photo: 161107

Observed Conditions: shoreline erosion with exposed soil and minor bank recession along lake edge. Turf deterioration and sediment movement are present.

Recommended Repairs:

- Repair shoreline erosion with compacted fill material.
- Stabilize bank to reduce further erosion.
- Restore turf coverage in affected areas.
- Monitor shoreline conditions routinely.

9140 Southwest Pepoli Way

Issue: Severe shoreline erosion and concentrated washout.

Priority: High Priority

Reference Photo: 161128

Observed Conditions: severe localized shoreline washout with concentrated erosion channel extending from slope to lake edge. Exposed soil, sediment displacement, and bank instability are present.

Recommended Repairs:

- Fill and compact washout channel with suitable material.
- Install shoreline stabilization and erosion control measures.
- Restore sod and vegetative coverage along affected area.
- Monitor for recurring washout during storm events.

9152 Southwest Pepoli Way

Issue: Shoreline erosion and bank recession.

Priority: High Priority

Reference Photo: 161205

Observed Conditions: shoreline erosion with exposed sandy bank conditions and turf edge recession along lake perimeter. Minor sediment displacement is visible.

Recommended Repairs:

- Repair eroded shoreline areas with compacted fill.
- Stabilize bank using erosion control measures.
- Restore sod coverage along shoreline edge.
- Monitor for continued erosion activity.

12007 Southwest Vano Way

Issue: Shoreline erosion and exposed bank conditions.

Priority: High Priority

Reference Photo: 162128

Observed Conditions: shoreline erosion with exposed sandy bank conditions and deteriorated turf coverage along lake edge. Sediment displacement and minor bank recession are present.

Recommended Repairs:

- Repair shoreline erosion using compacted fill material.
- Stabilize bank with erosion control measures.
- Restore sod and vegetation along shoreline.
- Monitor shoreline for future washout conditions.

12019 Southwest Vano Way

Issue: Shoreline erosion and turf loss.

Priority: High Priority

Reference Photo: 162157

Observed Conditions: shoreline erosion with exposed soil conditions and turf loss along lake bank. Sediment displacement and shoreline recession are visible.

Recommended Repairs:

- Repair eroded shoreline with compacted fill material.
- Stabilize shoreline using erosion control methods.
- Restore sod coverage in affected areas.
- Monitor area for recurring erosion activity.

11989 Southwest Vano Way

Issue: Shoreline erosion and bank deterioration.

Priority: High Priority

Reference Photo: 162307

Observed Conditions: shoreline erosion with exposed sandy bank conditions, turf edge recession, and localized sediment displacement along lake edge.

Recommended Repairs:

- Repair shoreline erosion using compacted fill material.
- Stabilize bank with erosion control measures.

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- Restore sod coverage along affected shoreline.
- Monitor shoreline for future washout conditions.

Lake 13

8689 Southwest Carrara Way

Issue: Shoreline erosion and localized bank washout.

Priority: High Priority

Reference Photo: 140347

Observed Conditions: active shoreline erosion with localized washout areas and exposed sandy bank conditions along lake edge. Sediment displacement and turf recession are visible near shoreline.

Recommended Repairs:

- Repair eroded shoreline using compacted fill material.
- Stabilize bank with erosion control measures.
- Restore sod coverage along affected shoreline.
- Monitor shoreline for future washout conditions.

8683 Southwest Carrara Way

Issue: Shoreline erosion and bank recession.

Priority: High Priority

Reference Photo: 140422

Observed Conditions: shoreline erosion with exposed sandy bank conditions and visible turf edge recession along lake shoreline. Minor sediment displacement is present throughout affected area.

Recommended Repairs:

- Repair eroded shoreline areas with compacted fill material.
- Stabilize shoreline using erosion control methods.
- Restore sod coverage along affected bank.
- Monitor shoreline for continued erosion activity.

8665 Southwest Carrara Way

Issue: Shoreline erosion and exposed bank conditions.

Priority: High Priority

Reference Photo: 140512

Observed Conditions: shoreline erosion with exposed sandy bank areas, turf deterioration, and localized sediment displacement along lake edge. Bank instability is visible in affected sections.

Recommended Repairs:

- Repair shoreline erosion using suitable compacted fill material.
- Stabilize bank with erosion control measures.
- Restore sod and vegetative coverage along shoreline.
- Monitor for future washout conditions.

8695 Southwest Carrara Way

Issue: Shoreline erosion and turf edge deterioration.

Priority: High Priority

Reference Photo: 140729

Observed Conditions: shoreline erosion with exposed sandy bank conditions and turf edge recession along lake perimeter. Minor sediment displacement and sparse vegetation are visible.

Recommended Repairs:

- Repair eroded shoreline using compacted fill material.
- Stabilize shoreline to reduce continued erosion.
- Restore sod coverage in affected areas.
- Monitor shoreline for additional deterioration.

8701 Southwest Carrara Way

Issue: Shoreline erosion and bank instability.

Priority: High Priority

Reference Photo: 140804

Observed Conditions: active shoreline erosion with exposed sandy bank conditions, localized sediment displacement, and minor bank instability along lake edge. Turf recession is present throughout affected area.

Recommended Repairs:

- Repair shoreline erosion with compacted fill material.
- Stabilize bank using erosion control measures.
- Restore sod and vegetation along shoreline edge.
- Monitor shoreline for recurring washout activity.

Lake 14

8700 Southwest Carrara Way

Issue: Severe shoreline erosion and drainage outfall washout.

Priority: High Priority

Reference Photo: 112004

Observed Conditions: significant shoreline erosion with active washout surrounding drainage outfall pipe along lake bank. Exposed piping, soil displacement, bank collapse, and turf loss are present in affected area. Additional shoreline recession is visible along adjacent bank sections.

Recommended Repairs:

- Repair eroded shoreline and washout area using compacted fill material.
- Stabilize drainage outfall and surrounding bank with reinforced erosion control measures.
- Restore sod coverage and grade shoreline to original contours.
- Inspect drainage discharge for continued erosion impacts.
- Monitor shoreline for future washout activity.

8694 Southwest Carrara Way

Issue: Shoreline erosion and localized bank washout.

Priority: High Priority

Reference Photo: 112025

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Observed Conditions: shoreline erosion with exposed sandy bank conditions, turf edge recession, and localized washout areas along lake edge. Minor sediment displacement is visible throughout affected area.

Recommended Repairs:

- Repair shoreline erosion using compacted fill material.
- Stabilize bank with erosion control measures.
- Restore sod coverage along affected shoreline.
- Monitor shoreline for continued erosion activity.

8676 Southwest Carrara Way

Issue: Shoreline erosion and bank deterioration.

Priority: High Priority

Reference Photo: 112057

Observed Conditions: shoreline erosion with exposed sandy bank conditions, turf recession, and localized sediment displacement along lake edge. Minor undercutting and bank instability are present in affected sections.

Recommended Repairs:

- Repair eroded shoreline areas using compacted fill material.
- Stabilize shoreline with erosion control measures.
- Restore sod and vegetative coverage along affected bank.
- Monitor shoreline for future washout conditions.

8670 Southwest Carrara Way

Issue: Shoreline erosion and turf edge recession.

Priority: High Priority

Reference Photo: 112138

Observed Conditions: active shoreline erosion with exposed sandy bank conditions and turf edge deterioration along lake shoreline. Localized sediment displacement and minor washout areas are visible.

Recommended Repairs:

- Repair shoreline erosion with compacted fill material.
- Stabilize shoreline using erosion control methods.
- Restore sod coverage along affected areas.
- Monitor for continued shoreline recession.

8658 Southwest Carrara Way

Issue: Shoreline erosion near drainage outlet.

Priority: High Priority

Reference Photo: 112223

Observed Conditions: shoreline erosion and localized washout conditions adjacent to drainage outlet area. Exposed piping, turf recession, and sediment displacement are present along lake bank.

Recommended Repairs:

- Repair eroded shoreline and outlet area using compacted fill material.
- Stabilize drainage outlet and surrounding bank with erosion control measures.
- Restore sod and vegetative coverage in disturbed areas.

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- Monitor for recurring erosion around drainage discharge location.

8640 Southwest Carrara Way

Issue: Shoreline erosion and bank instability.

Priority: High Priority

Reference Photo: 112304

Observed Conditions: shoreline erosion with exposed sandy bank conditions, turf recession, and localized bank instability along lake edge. Sediment displacement is visible in affected shoreline sections.

Recommended Repairs:

- Repair shoreline erosion with compacted fill material.
- Stabilize bank using erosion control measures.
- Restore sod coverage along shoreline edge.
- Monitor shoreline for additional deterioration.

8616 Southwest Carrara Way

Issue: Shoreline erosion and turf edge deterioration.

Priority: High Priority

Reference Photo: 112401

Observed Conditions: shoreline erosion with exposed sandy bank conditions and turf edge recession along curved lake shoreline. Minor sediment displacement and bank wear are visible throughout affected area.

Recommended Repairs:

- Repair eroded shoreline areas using compacted fill material.
- Stabilize shoreline with erosion control measures.
- Restore sod coverage along affected bank.
- Monitor shoreline for future washout conditions.

8541 Southwest Amare Way

Issue: Shoreline erosion and bank washout.

Priority: High Priority

Reference Photo: 112606

Observed Conditions: active shoreline erosion with exposed sandy bank conditions, turf recession, and localized washout along lake edge. Sediment displacement and minor undercutting are present in affected sections.

Recommended Repairs:

- Repair shoreline erosion using compacted fill material.
- Stabilize bank with erosion control methods.
- Restore sod and vegetation along shoreline edge.
- Monitor shoreline for recurring erosion activity.

8553 Southwest Amare Way

Issue: Shoreline erosion and bank recession.

Priority: High Priority

Reference Photo: 112715

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Observed Conditions: shoreline erosion with exposed sandy bank conditions and turf edge recession along lake perimeter. Localized sediment displacement is visible throughout affected shoreline.

Recommended Repairs:

- Repair eroded shoreline with compacted fill material.
- Stabilize shoreline using erosion control measures.
- Restore sod coverage along affected areas.
- Monitor shoreline for continued bank deterioration.

8565 Southwest Amare Way

Issue: Severe shoreline erosion and bank instability.

Priority: High Priority

Reference Photo: 112758

Observed Conditions: severe shoreline erosion with extensive exposed sandy bank conditions, active bank sloughing, and significant sediment displacement along lake edge. Turf edge recession is pronounced throughout affected area.

Recommended Repairs:

- Repair severely eroded shoreline using compacted structural fill material.
- Stabilize bank with reinforced erosion control measures.
- Restore sod and vegetative stabilization along shoreline.
- Monitor shoreline closely for future washout activity.

8571 Southwest Amare Way

Issue: Shoreline erosion and localized washout.

Priority: High Priority

Reference Photo: 112822

Observed Conditions: shoreline erosion with exposed sandy bank conditions, localized washout areas, and turf edge recession along lake shoreline. Minor sediment displacement is visible in affected sections.

Recommended Repairs:

- Repair shoreline erosion using compacted fill material.
- Stabilize bank with erosion control measures.
- Restore sod coverage along affected shoreline.
- Monitor for recurring erosion conditions.

8589 Southwest Amare Way

Issue: Shoreline erosion and bank deterioration.

Priority: High Priority

Reference Photo: 112902

Observed Conditions: shoreline erosion with exposed sandy bank conditions, turf recession, and localized bank wear along lake edge. Minor vegetation encroachment and sediment displacement are present in affected areas.

Recommended Repairs:

- Repair eroded shoreline using compacted fill material.
- Stabilize shoreline with erosion control methods.
- Restore sod and vegetation along affected bank.

- Monitor shoreline for continued deterioration.

Lake 15

8501 Southwest Felicita Way

Issue: Shoreline erosion and bank deterioration.

Priority: High Priority

Reference Photo: 140544

Observed Conditions: shoreline erosion with exposed sandy bank conditions, turf recession, and localized bank wear along lake edge. Minor vegetation encroachment and sediment displacement are present in affected areas.

Recommended Repairs:

- Repair eroded shoreline using compacted fill material.
- Stabilize shoreline with erosion control methods.
- Restore sod and vegetation along affected bank.
- Monitor shoreline for continued deterioration.

8489 Southwest Felicita Way

Issue: Shoreline erosion and bank deterioration.

Priority: High Priority

Reference Photo: 140648

Observed Conditions: shoreline erosion with exposed sandy bank conditions, minor turf recession, and gradual shoreline wear along lake edge. Sediment displacement and isolated bank instability are visible.

Recommended Repairs:

- Repair eroded shoreline using compacted fill material.
- Stabilize shoreline with erosion control measures.
- Restore sod coverage along affected areas.
- Monitor shoreline for future erosion activity.

8465 Southwest Felicita Way

Issue: Shoreline erosion and bank deterioration.

Priority: High Priority

Reference Photo: 140828

Observed Conditions: shoreline erosion with exposed soil, bank deterioration, and visible sediment displacement along waterline. Turf loss and uneven shoreline grading are present.

Recommended Repairs:

- Repair eroded shoreline using compacted fill material.
- Regrade and stabilize shoreline edge.
- Restore sod and vegetation coverage.
- Monitor shoreline for continued deterioration.

8447 Southwest Felicita Way

Issue: Shoreline erosion and bank deterioration.

Priority: High Priority

Reference Photo: 140918

Observed Conditions: shoreline erosion with exposed sandy bank conditions, turf recession, and shoreline wear along curved lake edge. Minor sediment movement is present.

Recommended Repairs:

- Repair eroded shoreline using compacted fill material.
- Stabilize shoreline with erosion control methods.
- Restore sod and vegetation along affected bank.
- Monitor shoreline conditions routinely.

8528 Southwest Amare Way

Issue: Shoreline erosion and bank deterioration.

Priority: High Priority

Reference Photo: 141023

Observed Conditions: shoreline erosion with exposed sandy bank conditions, turf undercutting, and minor shoreline instability. Sediment displacement and isolated debris accumulation are present along water edge.

Recommended Repairs:

- Repair eroded shoreline using compacted fill material.
- Stabilize shoreline with erosion control measures.
- Restore sod and vegetation along affected bank.
- Remove debris and monitor shoreline conditions.

8540 Southwest Amare Way

Issue: Shoreline erosion and bank deterioration.

Priority: High Priority

Reference Photo: 141115

Observed Conditions: shoreline erosion with exposed bank areas, turf recession, and sediment displacement along lake edge. Shoreline wear is visible throughout affected section.

Recommended Repairs:

- Repair eroded shoreline using compacted fill material.
- Stabilize shoreline using erosion control methods.
- Restore sod and vegetation along impacted areas.
- Monitor shoreline for additional deterioration.

8552 Southwest Amare Way

Issue: Shoreline erosion and bank deterioration.

Priority: High Priority

Reference Photo: 141201

Observed Conditions: shoreline erosion with exposed sandy bank conditions, turf loss, debris accumulation, and localized sediment displacement along waterline. Bank instability is visible in several sections.

Recommended Repairs:

- Repair eroded shoreline using compacted fill material.
- Stabilize shoreline with erosion control measures.

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- Remove debris and loose material from shoreline.
- Restore sod and vegetation along affected areas.
- Monitor shoreline for continued erosion activity.

8558 Southwest Amare Way

Issue: Severe shoreline erosion and bank failure.

Priority: High Priority

Reference Photo: 141222

Observed Conditions: severe shoreline erosion with exposed soil, collapsing bank sections, turf undercutting, and significant sediment displacement along lake edge. Multiple areas show active deterioration and unstable shoreline conditions.

Recommended Repairs:

- Repair eroded shoreline using compacted structural fill material.
- Regrade and stabilize failing bank sections.
- Install erosion control protection along shoreline.
- Restore sod and vegetation coverage.
- Monitor shoreline closely for continued deterioration.

8489 Southwest Felicita Way

Issue: Shoreline erosion and bank deterioration.

Priority: High Priority

Reference Photo: 141340

Observed Conditions: shoreline erosion with exposed sandy bank conditions, turf recession, and sediment displacement along lake edge. Localized shoreline instability is visible.

Recommended Repairs:

- Repair eroded shoreline using compacted fill material.
- Stabilize shoreline with erosion control methods.
- Restore sod and vegetation along affected bank.
- Monitor shoreline conditions routinely.

8588 Southwest Amare Way

Issue: Shoreline erosion and bank deterioration.

Priority: High Priority

Reference Photo: 141402

Observed Conditions: shoreline erosion with exposed soil, scattered rock displacement, turf recession, and localized bank instability along water edge. Sediment movement is present in affected areas.

Recommended Repairs:

- Repair eroded shoreline using compacted fill material.
- Regrade shoreline and stabilize loose bank sections.
- Restore sod and vegetation coverage.
- Monitor shoreline for future erosion activity.

8594 Southwest Amare Way

Issue: Shoreline erosion and bank deterioration.

Priority: High Priority

Reference Photo: 141427

Observed Conditions: shoreline erosion with exposed sandy bank conditions, turf recession, and shoreline wear along lake edge. Minor sediment displacement and isolated vegetation loss are present.

Recommended Repairs:

- Repair eroded shoreline using compacted fill material.
- Stabilize shoreline with erosion control measures.
- Restore sod and vegetation along affected bank.
- Monitor shoreline conditions for continued deterioration.

8600 Southwest Amare Way

Issue: Shoreline erosion and bank deterioration.

Priority: High Priority

Reference Photo: 141528

Observed Conditions: shoreline erosion with exposed sandy bank conditions, turf recession, and sediment displacement along curved lake shoreline. Localized bank wear and instability are present throughout affected areas.

Recommended Repairs:

- Repair eroded shoreline using compacted fill material.
- Stabilize shoreline with erosion control methods.
- Restore sod and vegetation along affected bank.
- Monitor shoreline for continued deterioration.

Lake 16

8714 Southwest Montova Way

Issue: Shoreline erosion and bank deterioration.

Priority: High Priority

Reference Photo: 113302

Observed Conditions: shoreline erosion with exposed sandy bank conditions, turf recession, and sediment displacement along curved lake shoreline. Localized bank wear and instability are present throughout affected areas.

Recommended Repairs:

- Repair eroded shoreline using compacted fill material.
- Stabilize shoreline with erosion control methods.
- Restore sod and vegetation along affected bank.
- Monitor shoreline for continued deterioration.

8720 Southwest Montova Way

Issue: Shoreline erosion and bank deterioration.

Priority: High Priority

Reference Photo: 113318

Observed Conditions: shoreline erosion with exposed sandy bank conditions, turf recession, and sediment displacement along lake bank. Minor washout activity and shoreline instability are visible.

Recommended Repairs:

- Repair eroded shoreline using compacted fill material.
- Stabilize shoreline with erosion control measures.
- Restore turf and vegetation along affected areas.
- Monitor shoreline for continued erosion activity.

8726 Southwest Montova Way

Issue: Shoreline erosion and bank deterioration.

Priority: High Priority

Reference Photo: 113337

Observed Conditions: severe shoreline erosion with active washout areas, exposed sandy soils, and slope deterioration adjacent to drainage structure. Evidence of concentrated runoff contributing to bank instability was noted.

Recommended Repairs:

- Repair eroded shoreline using structural fill material.
- Stabilize drainage outfall and surrounding shoreline.
- Install erosion control protection as needed.
- Restore sod and vegetation to disturbed areas.
- Monitor for future washout activity.

8732 Southwest Montova Way

Issue: Shoreline erosion and bank deterioration.

Priority: High Priority

Reference Photo: 113421

Observed Conditions: shoreline erosion with exposed sandy bank conditions, soil displacement, and localized washout areas along pond edge. Bank instability and vegetation loss are present.

Recommended Repairs:

- Repair eroded shoreline using compacted fill material.
- Stabilize shoreline with erosion control methods.
- Restore sod and vegetation along affected bank.
- Monitor shoreline for continued deterioration.

8744 Southwest Montova Way

Issue: Shoreline erosion and bank deterioration.

Priority: High Priority

Reference Photo: 113439

Observed Conditions: advanced shoreline erosion with exposed sandy soils, active washout channels, and bank recession along pond shoreline. Significant soil loss and instability are evident.

Recommended Repairs:

- Repair shoreline using compacted structural fill material.
- Stabilize affected bank with erosion control measures.
- Restore sod and shoreline vegetation.
- Monitor for continued shoreline degradation.

8750 Southwest Montova Way

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Issue: Shoreline erosion and bank deterioration.

Priority: High Priority

Reference Photo: 113458

Observed Conditions: shoreline erosion and washout conditions with exposed utility cleanout area, sandy soil displacement, and turf loss adjacent to pond bank. Localized runoff is contributing to bank instability.

Recommended Repairs:

- Repair eroded shoreline using compacted fill material.
- Stabilize shoreline and utility area against erosion.
- Restore sod and vegetation along disturbed bank.
- Inspect utility area for additional undermining.
- Monitor shoreline for future erosion activity.

8762 Southwest Montova Way

Issue: Shoreline erosion and bank deterioration.

Priority: High Priority

Reference Photo: 113536

Observed Conditions: shoreline erosion with exposed sandy bank conditions and localized turf recession along pond edge. Minor bank instability and sediment displacement were noted.

Recommended Repairs:

- Repair eroded shoreline using compacted fill material.
- Stabilize shoreline with erosion control methods.
- Restore sod and vegetation along affected bank.
- Monitor shoreline for continued deterioration.

8768 Southwest Montova Way

Issue: Shoreline erosion and bank deterioration.

Priority: High Priority

Reference Photo: 113608

Observed Conditions: shoreline erosion with exposed sandy shoreline conditions, turf loss, and sediment displacement adjacent to pond edge. Localized bank wear and instability are present.

Recommended Repairs:

- Repair eroded shoreline using compacted fill material.
- Stabilize shoreline with erosion control methods.
- Restore sod and vegetation along affected areas.
- Monitor shoreline for continued deterioration.

8780 Southwest Montova Way

Issue: Shoreline erosion and bank deterioration.

Priority: High Priority

Reference Photo: 113640

Observed Conditions: shoreline erosion with concentrated runoff channels, exposed sandy bank conditions, and localized soil displacement along pond shoreline. Turf recession and bank instability are evident.

Recommended Repairs:

- Repair eroded shoreline using compacted fill material.
- Stabilize runoff channels and shoreline areas.
- Restore sod and vegetation along affected bank.
- Monitor shoreline for continued deterioration.

8786 Southwest Montova Way

Issue: Shoreline erosion and bank deterioration.

Priority: High Priority

Reference Photo: 113659

Observed Conditions: shoreline erosion with active washout channels, exposed soils, and bank deterioration along pond edge. Localized slope instability and turf loss are present.

Recommended Repairs:

- Repair eroded shoreline using compacted structural fill material.
- Stabilize affected shoreline with erosion control measures.
- Restore sod and vegetation to disturbed areas.
- Monitor for additional shoreline deterioration.

8798 Southwest Montova Way

Issue: Shoreline erosion and bank deterioration.

Priority: High Priority

Reference Photo: 113738

Observed Conditions: shoreline erosion with exposed sandy bank conditions, turf recession, and sediment displacement along curved lake shoreline. Localized bank wear and instability are present throughout affected areas.

Recommended Repairs:

- Repair eroded shoreline using compacted fill material.
- Stabilize shoreline with erosion control methods.
- Restore sod and vegetation along affected bank.
- Monitor shoreline for continued deterioration.

8804 Southwest Montova Way

Issue: Shoreline erosion and bank deterioration.

Priority: High Priority

Reference Photo: 113722

Observed Conditions: shoreline erosion with exposed sandy shoreline conditions, sediment displacement, and localized runoff activity along pond edge. Turf recession and bank instability are present.

Recommended Repairs:

- Repair eroded shoreline using compacted fill material.
- Stabilize shoreline with erosion control measures.
- Restore sod and vegetation along affected bank.
- Monitor shoreline for continued deterioration.

8810 Southwest Montova Way

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Issue: Shoreline erosion and bank deterioration.

Priority: High Priority

Reference Photo: 113752

Observed Conditions: shoreline erosion with exposed sandy bank conditions, turf recession, and sediment displacement along pond shoreline. Localized bank wear and instability are visible throughout affected areas.

Recommended Repairs:

- Repair eroded shoreline using compacted fill material.
- Stabilize shoreline with erosion control methods.
- Restore sod and vegetation along affected bank.
- Monitor shoreline for continued deterioration.

8810 Southwest Montova Way

Issue: Shoreline erosion and bank deterioration.

Priority: High Priority

Reference Photo: 113816

Observed Conditions: shoreline erosion with exposed sandy bank conditions, turf recession, and sediment displacement along pond shoreline. Localized bank wear and instability are visible throughout affected areas.

Recommended Repairs:

- Repair eroded shoreline using compacted fill material.
- Stabilize shoreline with erosion control methods.
- Restore sod and vegetation along affected bank.
- Monitor shoreline for continued deterioration.

8822 Southwest Montova Way

Issue: Shoreline erosion and bank deterioration.

Priority: High Priority

Reference Photo: 113831

Observed Conditions: shoreline erosion with exposed sandy bank conditions, turf recession, and sediment displacement along pond shoreline. Localized bank wear and instability are visible throughout affected areas.

Recommended Repairs:

- Repair eroded shoreline using compacted fill material.
- Stabilize shoreline with erosion control methods.
- Restore sod and vegetation along affected bank.
- Monitor shoreline for continued deterioration.

8828 Southwest Montova Way

Issue: Shoreline erosion and bank deterioration.

Priority: High Priority

Reference Photo: 113909

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Observed Conditions: shoreline erosion with exposed sandy bank conditions, turf recession, and sediment displacement along pond shoreline. Localized bank wear and instability are visible throughout affected areas.

Recommended Repairs:

- Repair eroded shoreline using compacted fill material.
- Stabilize shoreline with erosion control methods.
- Restore sod and vegetation along affected bank.
- Monitor shoreline for continued deterioration.

8834 Southwest Montova Way

Issue: Shoreline erosion and bank deterioration.

Priority: High Priority

Reference Photo: 113927

Observed Conditions: shoreline erosion with exposed sandy bank conditions, turf recession, and sediment displacement along pond shoreline. Localized bank wear and instability are visible throughout affected areas.

Recommended Repairs:

- Repair eroded shoreline using compacted fill material.
- Stabilize shoreline with erosion control methods.
- Restore sod and vegetation along affected bank.
- Monitor shoreline for continued deterioration.

8840 Southwest Montova Way

Issue: Shoreline erosion and bank deterioration.

Priority: High Priority

Reference Photo: 113945

Observed Conditions: shoreline erosion with exposed sandy bank conditions, turf recession, and sediment displacement along pond shoreline. Localized bank wear and instability are visible throughout affected areas.

Recommended Repairs:

- Repair eroded shoreline using compacted fill material.
- Stabilize shoreline with erosion control methods.
- Restore sod and vegetation along affected bank.
- Monitor shoreline for continued deterioration.

8846 Southwest Montova Way

Issue: Shoreline erosion and bank deterioration.

Priority: High Priority

Reference Photo: 114000

Observed Conditions: shoreline erosion with exposed sandy bank conditions, turf recession, and sediment displacement along pond shoreline. Localized bank wear and instability are visible throughout affected areas.

Recommended Repairs:

- Repair eroded shoreline using compacted fill material.

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- Stabilize shoreline with erosion control methods.
- Restore sod and vegetation along affected bank.
- Monitor shoreline for continued deterioration.

8852 Southwest Montova Way

Issue: Shoreline erosion and bank deterioration.

Priority: High Priority

Reference Photo: 114019

Observed Conditions: shoreline erosion with exposed sandy bank conditions, turf recession, and sediment displacement along pond shoreline. Localized bank wear and instability are visible throughout affected areas.

Recommended Repairs:

- Repair eroded shoreline using compacted fill material.
- Stabilize shoreline with erosion control methods.
- Restore sod and vegetation along affected bank.
- Monitor shoreline for continued deterioration.

8864 Southwest Montova Way

Issue: Shoreline erosion and bank deterioration.

Priority: High Priority

Reference Photo: 114039

Observed Conditions: shoreline erosion with exposed sandy bank conditions, turf recession, and sediment displacement along pond shoreline. Localized bank wear and instability are visible throughout affected areas.

Recommended Repairs:

- Repair eroded shoreline using compacted fill material.
- Stabilize shoreline with erosion control methods.
- Restore sod and vegetation along affected bank.
- Monitor shoreline for continued deterioration.

8876 Southwest Flutto Way

Issue: Shoreline erosion and bank deterioration.

Priority: High Priority

Reference Photo: 114125

Observed Conditions: shoreline erosion with exposed sandy bank conditions, turf recession, and sediment displacement along pond shoreline. Localized bank wear and instability are visible throughout affected areas.

Recommended Repairs:

- Repair eroded shoreline using compacted fill material.
- Stabilize shoreline with erosion control methods.
- Restore sod and vegetation along affected bank.
- Monitor shoreline for continued deterioration.

8888 Southwest Montova Way

Issue: Shoreline erosion and bank deterioration.

Priority: High Priority

Reference Photo: 114142

Observed Conditions: shoreline erosion with exposed sandy bank conditions, turf recession, and sediment displacement along pond shoreline. Localized bank wear and instability are visible throughout affected areas.

Recommended Repairs:

- Repair eroded shoreline using compacted fill material.
- Stabilize shoreline with erosion control methods.
- Restore sod and vegetation along affected bank.
- Monitor shoreline for continued deterioration.

8894 Southwest Montova Way

Issue: Shoreline erosion and bank deterioration.

Priority: High Priority

Reference Photo: 114206

Observed Conditions: shoreline erosion with exposed sandy bank conditions, turf recession, and sediment displacement along pond shoreline. Localized bank wear and instability are visible throughout affected areas.

Recommended Repairs:

- Repair eroded shoreline using compacted fill material.
- Stabilize shoreline with erosion control methods.
- Restore sod and vegetation along affected bank.
- Monitor shoreline for continued deterioration.

8771 Southwest Flutto Way

Issue: Shoreline erosion and bank deterioration.

Priority: High Priority

Reference Photo: 114334

Observed Conditions: shoreline erosion with exposed sandy bank conditions, turf recession, and sediment displacement along pond shoreline. Localized bank wear and instability are visible throughout affected areas.

Recommended Repairs:

- Repair eroded shoreline using compacted fill material.
- Stabilize shoreline with erosion control methods.
- Restore sod and vegetation along affected bank.
- Monitor shoreline for continued deterioration.

8759 Southwest Flutto Way

Issue: Shoreline erosion and bank deterioration.

Priority: High Priority

Reference Photo: 114357

Observed Conditions: shoreline erosion with exposed sandy bank conditions, turf recession, and sediment displacement along pond shoreline. Localized bank wear and instability are visible throughout affected areas.

Recommended Repairs:

- Repair eroded shoreline using compacted fill material.
- Stabilize shoreline with erosion control methods.
- Restore sod and vegetation along affected bank.
- Monitor shoreline for continued deterioration.

8771 Southwest Flutto Way

Issue: Shoreline erosion and bank deterioration.

Priority: High Priority

Reference Photo: 114736

Observed Conditions: shoreline erosion with exposed sandy bank conditions, turf recession, and sediment displacement along pond shoreline. Localized bank wear and instability are visible throughout affected areas.

Recommended Repairs:

- Repair eroded shoreline using compacted fill material.
- Stabilize shoreline with erosion control methods.
- Restore sod and vegetation along affected bank.
- Monitor shoreline for continued deterioration.

8711 Southwest Flutto Way

Issue: Shoreline erosion and exposed erosion matting.

Priority: High Priority

Reference Photo: 114801

Observed Conditions: significant shoreline erosion with exposed erosion control fabric, undermined bank sections, soil loss, and deteriorated shoreline stabilization materials along pond edge.

Recommended Repairs:

- Remove and replace failed erosion control materials.
- Regrade and compact shoreline bank areas.
- Install reinforced shoreline stabilization measures.
- Restore vegetation and sod cover.
- Monitor for continued erosion activity.

8705 Southwest Flutto Way

Issue: Shoreline erosion and bank washout.

Priority: High Priority

Reference Photo: 114817

Observed Conditions: active shoreline erosion with bank recession, exposed sandy soils, sediment migration, and deteriorating shoreline conditions along pond edge.

Recommended Repairs:

- Rebuild eroded shoreline with compacted fill.
- Install erosion stabilization materials.
- Restore turf and shoreline vegetation.
- Monitor shoreline for future deterioration.

8699 Southwest Flutto Way

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Issue: Shoreline erosion and stormwater runoff damage.

Priority: High Priority

Reference Photo: 114836

Observed Conditions: concentrated erosion channeling and sediment displacement caused by stormwater runoff entering pond shoreline. Bank deterioration and exposed soils are visible.

Recommended Repairs:

- Repair runoff channel with compacted fill material.
- Stabilize discharge area to prevent future washout.
- Restore vegetation and sod along shoreline.
- Evaluate drainage flow patterns for additional mitigation.

8693 Southwest Flutto Way

Issue: Shoreline erosion and bank deterioration.

Priority: High Priority

Reference Photo: 114907

Observed Conditions: shoreline erosion with exposed sandy bank conditions, localized soil displacement, and deteriorating shoreline stability along pond edge.

Recommended Repairs:

- Repair eroded shoreline with compacted fill.
- Stabilize shoreline using erosion control measures.
- Restore sod and vegetation cover.
- Monitor shoreline for continued erosion activity.

8687 Southwest Flutto Way

Issue: Shoreline erosion and bank instability.

Priority: High Priority

Reference Photo: 114919

Observed Conditions: shoreline erosion with exposed bank areas, turf recession, and sediment displacement along pond shoreline. Evidence of ongoing shoreline wear is present.

Recommended Repairs:

- Regrade and stabilize affected shoreline areas.
- Install erosion control protection.
- Restore vegetation and sod along bank.
- Continue monitoring for additional erosion.

8681 Southwest Flutto Way

Issue: Shoreline erosion and exposed root structures.

Priority: High Priority

Reference Photo: 114942

Observed Conditions: severe shoreline erosion with exposed roots, undermined bank sections, soil loss, and deteriorating shoreline conditions adjacent to pond edge.

Recommended Repairs:

- Rebuild and compact eroded shoreline sections.

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- Stabilize shoreline with erosion control systems.
- Remove loose debris and restore vegetation cover.
- Monitor for continued shoreline degradation.

8675 Southwest Flutto Way

Issue: Shoreline erosion and turf loss.

Priority: High Priority

Reference Photo: 114956

Observed Conditions: shoreline erosion with turf recession, exposed sandy soils, and bank instability along pond shoreline. Minor debris accumulation is also present.

Recommended Repairs:

- Repair eroded shoreline with compacted fill material.
- Stabilize shoreline to reduce future erosion.
- Restore sod and vegetation along pond edge.
- Remove debris from shoreline area.

8663 Southwest Flutto Way

Issue: Shoreline erosion and bank deterioration.

Priority: High Priority

Reference Photo: 115030

Observed Conditions: shoreline erosion with exposed sandy bank conditions, turf recession, and localized soil displacement along pond shoreline. Continued bank wear is evident.

Recommended Repairs:

- Repair and compact eroded shoreline sections.
- Stabilize shoreline with erosion control measures.
- Restore sod and vegetation along affected areas.
- Monitor shoreline for future deterioration.

8639 Southwest Flutto Way

Issue: Shoreline erosion and localized bank failure.

Priority: High Priority

Reference Photo: 115104

Observed Conditions: shoreline erosion with localized bank collapse, exposed soils, and deteriorating shoreline conditions along pond edge. Signs of continued instability are visible.

Recommended Repairs:

- Repair failed shoreline sections using compacted fill.
- Stabilize shoreline with erosion protection systems.
- Restore vegetation and sod cover.
- Monitor for ongoing shoreline movement.

8615 Southwest Flutto Way

Issue: Shoreline erosion and bank deterioration.

Priority: High Priority

Reference Photo: 115217

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Observed Conditions: shoreline erosion with exposed sandy bank conditions, turf recession, and sediment displacement along pond shoreline. Localized bank wear and instability are visible throughout affected areas.

Recommended Repairs:

- Repair eroded shoreline using compacted fill material.
- Stabilize shoreline with erosion control methods.
- Restore sod and vegetation along affected bank.
- Monitor shoreline for continued deterioration.

Lake 17

8687 Southwest Felicita Way

Issue: Shoreline erosion and bank deterioration.

Priority: High Priority

Reference Photo: 144615

Observed Conditions: shoreline erosion with exposed sandy bank conditions, turf recession, and sediment displacement along pond shoreline. Localized bank wear and instability are visible throughout affected areas.

Recommended Repairs:

- Repair eroded shoreline using compacted fill material.
- Stabilize shoreline with erosion control methods.
- Restore sod and vegetation along affected bank.
- Monitor shoreline for continued deterioration.

8537 Southwest Felicita Way

Issue: Shoreline erosion and bank deterioration.

Priority: High Priority

Reference Photo: 143738

Observed Conditions: shoreline erosion with exposed sandy bank conditions, turf recession, and sediment displacement along pond shoreline. Localized bank wear and instability are visible throughout affected areas.

Recommended Repairs:

- Repair eroded shoreline using compacted fill material.
- Stabilize shoreline with erosion control methods.
- Restore sod and vegetation along affected bank.
- Monitor shoreline for continued deterioration.

8555 Southwest Felicita Way

Issue: Shoreline erosion and bank deterioration.

Priority: High Priority

Reference Photo: 143830

Observed Conditions: shoreline erosion with exposed sandy bank conditions, turf recession, and sediment displacement along pond shoreline. Localized bank wear and instability are visible throughout affected areas.

Recommended Repairs:

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- Repair eroded shoreline using compacted fill material.
- Stabilize shoreline with erosion control methods.
- Restore sod and vegetation along affected bank.
- Monitor shoreline for continued deterioration.

8501 Southwest Felicita Way

Issue: Shoreline erosion and bank deterioration.

Priority: High Priority

Reference Photo: 143923

Observed Conditions: shoreline erosion with exposed sandy bank conditions, exposed substrate, and deteriorating shoreline edge along pond bank. Significant erosion and loss of shoreline stability are visible in affected areas.

Recommended Repairs:

- Repair eroded shoreline using compacted fill material.
- Stabilize shoreline with erosion control methods.
- Restore sod and vegetation along affected bank.
- Monitor shoreline for continued deterioration.

8591 Southwest Felicita Way

Issue: Shoreline erosion and bank deterioration.

Priority: High Priority

Reference Photo: 144006

Observed Conditions: shoreline erosion with exposed sandy bank conditions, turf recession, and sediment displacement along pond shoreline. Localized bank wear and instability are visible throughout affected areas.

Recommended Repairs:

- Repair eroded shoreline using compacted fill material.
- Stabilize shoreline with erosion control methods.
- Restore sod and vegetation along affected bank.
- Monitor shoreline for continued deterioration.

8597 Southwest Felicita Way

Issue: Shoreline erosion and bank deterioration.

Priority: High Priority

Reference Photo: 144042

Observed Conditions: shoreline erosion with exposed sandy bank conditions, exposed roots, and shoreline instability along pond bank. Continued erosion is contributing to loss of turf coverage and bank support.

Recommended Repairs:

- Repair eroded shoreline using compacted fill material.
- Stabilize shoreline with erosion control methods.
- Restore sod and vegetation along affected bank.
- Monitor shoreline for continued deterioration.

8609 Southwest Felicita Way

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Issue: Shoreline erosion and bank deterioration.

Priority: High Priority

Reference Photo: 144105

Observed Conditions: shoreline erosion with exposed sandy bank conditions, exposed roots, and sediment displacement along pond shoreline. Bank instability and turf recession are visible throughout affected shoreline areas.

Recommended Repairs:

- Repair eroded shoreline using compacted fill material.
- Stabilize shoreline with erosion control methods.
- Restore sod and vegetation along affected bank.
- Monitor shoreline for continued deterioration.

8615 Southwest Felicita Way

Issue: Shoreline erosion and bank deterioration.

Priority: High Priority

Reference Photo: 144130

Observed Conditions: shoreline erosion with exposed sandy bank conditions, turf recession, and sediment displacement along pond shoreline. Localized bank wear and instability are visible throughout affected areas.

Recommended Repairs:

- Repair eroded shoreline using compacted fill material.
- Stabilize shoreline with erosion control methods.
- Restore sod and vegetation along affected bank.
- Monitor shoreline for continued deterioration.

8615 Southwest Felicita Way

Issue: Shoreline erosion and bank deterioration.

Priority: High Priority

Reference Photo: 144204

Observed Conditions: shoreline erosion with exposed sandy bank conditions, exposed aggregate material, and deteriorating shoreline edge along pond bank. Continued erosion is contributing to instability and loss of vegetation support.

Recommended Repairs:

- Repair eroded shoreline using compacted fill material.
- Stabilize shoreline with erosion control methods.
- Restore sod and vegetation along affected bank.
- Monitor shoreline for continued deterioration.

8627 Southwest Felicita Way

Issue: Shoreline erosion and bank deterioration.

Priority: High Priority

Reference Photo: 144231

Observed Conditions: shoreline erosion with exposed sandy bank conditions, exposed riprap material, and shoreline instability along pond edge. Turf recession and sediment loss are visible in affected areas.

Recommended Repairs:

- Repair eroded shoreline using compacted fill material.
- Stabilize shoreline with erosion control methods.
- Restore sod and vegetation along affected bank.
- Monitor shoreline for continued deterioration.

8627 Southwest Felicita Way

Issue: Shoreline erosion and bank deterioration.

Priority: High Priority

Reference Photo: 144303

Observed Conditions: shoreline erosion with exposed sandy bank conditions and undercut shoreline areas along pond edge. Erosion has resulted in localized loss of turf and reduced bank stability.

Recommended Repairs:

- Repair eroded shoreline using compacted fill material.
- Stabilize shoreline with erosion control methods.
- Restore sod and vegetation along affected bank.
- Monitor shoreline for continued deterioration.

8639 Southwest Felicita Way

Issue: Shoreline erosion and bank deterioration.

Priority: High Priority

Reference Photo: 144327

Observed Conditions: shoreline erosion with exposed sandy bank conditions, exposed root structures, and deteriorating shoreline edge along pond bank. Localized instability and vegetation loss are visible throughout affected areas.

Recommended Repairs:

- Repair eroded shoreline using compacted fill material.
- Stabilize shoreline with erosion control methods.
- Restore sod and vegetation along affected bank.
- Monitor shoreline for continued deterioration.

8651 Southwest Felicita Way

Issue: Shoreline erosion and bank deterioration.

Priority: High Priority

Reference Photo: 144414

Observed Conditions: shoreline erosion with exposed sandy bank conditions, exposed aggregate material, and turf recession along pond shoreline. Localized bank instability and sediment displacement are visible throughout affected areas.

Recommended Repairs:

- Repair eroded shoreline using compacted fill material.
- Stabilize shoreline with erosion control methods.
- Restore sod and vegetation along affected bank.
- Monitor shoreline for continued deterioration.

8657 Southwest Felicita Way

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Issue: Shoreline erosion and bank deterioration.

Priority: High Priority

Reference Photo: 144448

Observed Conditions: shoreline erosion with exposed sandy bank conditions, turf recession, and sediment displacement along pond shoreline. Localized bank wear and instability are visible throughout affected areas.

Recommended Repairs:

- Repair eroded shoreline using compacted fill material.
- Stabilize shoreline with erosion control methods.
- Restore sod and vegetation along affected bank.
- Monitor shoreline for continued deterioration.

8675 Southwest Felicita Way

Issue: Shoreline erosion and bank deterioration.

Priority: High Priority

Reference Photo: 144544

Observed Conditions: shoreline erosion with exposed sandy bank conditions, turf recession, and shoreline undercutting along pond bank. Localized instability and sediment loss are visible throughout affected areas.

Recommended Repairs:

- Repair eroded shoreline using compacted fill material.
- Stabilize shoreline with erosion control methods.
- Restore sod and vegetation along affected bank.
- Monitor shoreline for continued deterioration.

8680 Southwest Flutto Way

Issue: Shoreline erosion and bank deterioration.

Priority: High Priority

Reference Photo: 145947

Observed Conditions: shoreline erosion with exposed sandy bank conditions, turf recession, and shoreline undercutting along pond bank. Localized instability and sediment loss are visible throughout affected areas.

Recommended Repairs:

- Repair eroded shoreline using compacted fill material.
- Stabilize shoreline with erosion control methods.
- Restore sod and vegetation along affected bank.
- Monitor shoreline for continued deterioration.

12324 Fortezza Way

Issue: Shoreline erosion and bank deterioration.

Priority: High Priority

Reference Photo: 145452

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Land Planning & Landscape Architecture

Observed Conditions: shoreline erosion with exposed sandy bank conditions, turf recession, and shoreline undercutting along pond bank. Localized instability and sediment loss are visible throughout affected areas.

Recommended Repairs:

- Repair eroded shoreline using compacted fill material.
- Stabilize shoreline with erosion control methods.
- Restore sod and vegetation along affected bank.
- Monitor shoreline for continued deterioration.

8758 Southwest Flutto Way

Issue: Shoreline erosion and bank deterioration.

Priority: High Priority

Reference Photo: 145459

Observed Conditions: shoreline erosion with exposed sandy bank conditions, turf recession, and shoreline undercutting along pond bank. Localized instability and sediment loss are visible throughout affected areas.

Recommended Repairs:

- Repair eroded shoreline using compacted fill material.
- Stabilize shoreline with erosion control methods.
- Restore sod and vegetation along affected bank.
- Monitor shoreline for continued deterioration.

8758 Southwest Flutto Way

Issue: Shoreline erosion and bank deterioration.

Priority: High Priority

Reference Photo: 145519

Observed Conditions: shoreline erosion with exposed sandy bank conditions, turf recession, and shoreline undercutting along pond bank. Localized instability and sediment loss are visible throughout affected areas.

Recommended Repairs:

- Repair eroded shoreline using compacted fill material.
- Stabilize shoreline with erosion control methods.
- Restore sod and vegetation along affected bank.
- Monitor shoreline for continued deterioration.

8746 Southwest Flutto Way

Issue: Shoreline erosion and bank deterioration.

Priority: High Priority

Reference Photo: 145545

Observed Conditions: shoreline erosion with exposed sandy bank conditions, turf recession, and shoreline undercutting along pond bank. Localized instability and sediment loss are visible throughout affected areas.

Recommended Repairs:

- Repair eroded shoreline using compacted fill material.

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- Stabilize shoreline with erosion control methods.
- Restore sod and vegetation along affected bank.
- Monitor shoreline for continued deterioration.

8746 Southwest Flutto Way

Issue: Shoreline erosion and bank deterioration.

Priority: High Priority

Reference Photo: 145552

Observed Conditions: shoreline erosion with exposed sandy bank conditions, turf recession, and shoreline undercutting along pond bank. Localized instability and sediment loss are visible throughout affected areas.

Recommended Repairs:

- Repair eroded shoreline using compacted fill material.
- Stabilize shoreline with erosion control methods.
- Restore sod and vegetation along affected bank.
- Monitor shoreline for continued deterioration.

8746 Southwest Flutto Way

Issue: Shoreline erosion and bank deterioration.

Priority: High Priority

Reference Photo: 145608

Observed Conditions: shoreline erosion with exposed sandy bank conditions, turf recession, and shoreline undercutting along pond bank. Localized instability and sediment loss are visible throughout affected areas.

Recommended Repairs:

- Repair eroded shoreline using compacted fill material.
- Stabilize shoreline with erosion control methods.
- Restore sod and vegetation along affected bank.
- Monitor shoreline for continued deterioration.

8746 Southwest Flutto Way

Issue: Shoreline erosion and bank deterioration.

Priority: High Priority

Reference Photo: 145624

Observed Conditions: shoreline erosion with exposed sandy bank conditions, turf recession, and shoreline undercutting along pond bank. Localized instability and sediment loss are visible throughout affected areas.

Recommended Repairs:

- Repair eroded shoreline using compacted fill material.
- Stabilize shoreline with erosion control methods.
- Restore sod and vegetation along affected bank.
- Monitor shoreline for continued deterioration.

8734 Southwest Flutto Way

Issue: Shoreline erosion and bank deterioration.

Priority: High Priority

Reference Photo: 145638

Observed Conditions: shoreline erosion with exposed sandy bank conditions, turf recession, and shoreline undercutting along pond bank. Localized instability and sediment loss are visible throughout affected areas.

Recommended Repairs:

- Repair eroded shoreline using compacted fill material.
- Stabilize shoreline with erosion control methods.
- Restore sod and vegetation along affected bank.
- Monitor shoreline for continued deterioration.

8728 Southwest Flutto Way

Issue: Shoreline erosion and bank deterioration.

Priority: High Priority

Reference Photo: 145702

Observed Conditions: shoreline erosion with exposed sandy bank conditions, turf recession, and shoreline undercutting along pond bank. Localized instability and sediment loss are visible throughout affected areas.

Recommended Repairs:

- Repair eroded shoreline using compacted fill material.
- Stabilize shoreline with erosion control methods.
- Restore sod and vegetation along affected bank.
- Monitor shoreline for continued deterioration.

8728 Southwest Flutto Way

Issue: Shoreline erosion and bank deterioration.

Priority: High Priority

Reference Photo: 145723

Observed Conditions: shoreline erosion with exposed sandy bank conditions, turf recession, and shoreline undercutting along pond bank. Localized instability and sediment loss are visible throughout affected areas.

Recommended Repairs:

- Repair eroded shoreline using compacted fill material.
- Stabilize shoreline with erosion control methods.
- Restore sod and vegetation along affected bank.
- Monitor shoreline for continued deterioration.

8710 Southwest Flutto Way

Issue: Shoreline erosion and bank deterioration.

Priority: High Priority

Reference Photo: 145742

Observed Conditions: shoreline erosion with exposed sandy bank conditions, turf recession, and shoreline undercutting along pond bank. Localized instability and sediment loss are visible throughout affected areas.

Recommended Repairs:

- Repair eroded shoreline using compacted fill material.
- Stabilize shoreline with erosion control methods.
- Restore sod and vegetation along affected bank.
- Monitor shoreline for continued deterioration.

8710 Southwest Flutto Way

Issue: Shoreline erosion and bank deterioration.

Priority: High Priority

Reference Photo: 145812

Observed Conditions: shoreline erosion with exposed sandy bank conditions, turf recession, and shoreline undercutting along pond bank. Localized instability and sediment loss are visible throughout affected areas.

Recommended Repairs:

- Repair eroded shoreline using compacted fill material.
- Stabilize shoreline with erosion control methods.
- Restore sod and vegetation along affected bank.
- Monitor shoreline for continued deterioration.

8698 Southwest Flutto Way

Issue: Shoreline erosion and bank deterioration.

Priority: High Priority

Reference Photo: 145832

Observed Conditions: shoreline erosion with exposed sandy bank conditions, turf recession, and shoreline undercutting along pond bank. Localized instability and sediment loss are visible throughout affected areas.

Recommended Repairs:

- Repair eroded shoreline using compacted fill material.
- Stabilize shoreline with erosion control methods.
- Restore sod and vegetation along affected bank.
- Monitor shoreline for continued deterioration.

8680 Southwest Flutto Way

Issue: Shoreline erosion and bank deterioration.

Priority: High Priority

Reference Photo: 145909

Observed Conditions: shoreline erosion with exposed sandy bank conditions, turf recession, and shoreline undercutting along pond bank. Localized instability and sediment loss are visible throughout affected areas.

Recommended Repairs:

- Repair eroded shoreline using compacted fill material.
- Stabilize shoreline with erosion control methods.
- Restore sod and vegetation along affected bank.
- Monitor shoreline for continued deterioration.

8680 Southwest Flutto Way

Issue: Shoreline erosion and bank deterioration.

Priority: High Priority

Reference Photo: 150008

Observed Conditions: shoreline erosion with exposed sandy bank conditions, turf recession, and shoreline undercutting along pond bank. Localized instability and sediment loss are visible throughout affected areas.

Recommended Repairs:

- Repair eroded shoreline using compacted fill material.
- Stabilize shoreline with erosion control methods.
- Restore sod and vegetation along affected bank.
- Monitor shoreline for continued deterioration.

8668 Southwest Flutto Way

Issue: Shoreline erosion and drainage outfall deterioration.

Priority: High Priority

Reference Photo: 150034

Observed Conditions: shoreline erosion surrounding stormwater discharge area with exposed soils, sediment displacement, and bank instability adjacent to drainage outfall structure. Erosion is contributing to localized washout conditions along pond edge.

Recommended Repairs:

- Repair eroded shoreline and outfall discharge area using compacted fill material.
- Stabilize discharge point with erosion control protection.
- Restore turf and vegetation along disturbed bank areas.
- Inspect and monitor outfall for continued erosion activity.

8662 Southwest Flutto Way

Issue: Shoreline erosion and bank void formation.

Priority: High Priority

Reference Photo: 150100

Observed Conditions: shoreline erosion with exposed sandy banks, turf loss, and formation of voids/undercutting along pond edge. Continued erosion is contributing to unstable bank conditions and sediment migration into pond.

Recommended Repairs:

- Repair eroded shoreline using compacted fill material.
- Stabilize shoreline with erosion control measures.
- Backfill voided areas and restore grade.
- Restore sod and vegetation along affected bank.
- Monitor shoreline for continued deterioration.

8656 Southwest Flutto Way

Issue: Shoreline erosion and stormwater outfall instability.

Priority: High Priority

Reference Photo: 150126

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Observed Conditions: shoreline erosion and bank deterioration adjacent to stormwater outfall pipe. Exposed soils, sediment displacement, and localized washout conditions are visible around discharge structure and shoreline edge.

Recommended Repairs:

- Repair eroded shoreline and outfall area using compacted fill material.
- Stabilize shoreline and discharge point with erosion control measures.
- Restore sod and vegetation along disturbed bank areas.
- Inspect outfall structure for continued erosion impacts.

8656 Southwest Flutto Way

Issue: Shoreline erosion and exposed drainage piping.

Priority: High Priority

Reference Photo: 150157

Observed Conditions: shoreline erosion with exposed drainage piping, bank undercutting, and turf recession along pond edge. Continued erosion is contributing to instability surrounding stormwater infrastructure.

Recommended Repairs:

- Repair eroded shoreline using compacted fill material.
- Stabilize exposed drainage piping and surrounding bank areas.
- Restore sod and vegetation along affected shoreline.
- Monitor drainage structures and shoreline for continued deterioration.

8644 Southwest Flutto Way

Issue: Shoreline erosion and bank void formation.

Priority: High Priority

Reference Photo: 150229

Observed Conditions: shoreline erosion with exposed sandy bank conditions, turf recession, and void formation along pond shoreline. Localized sediment loss and bank instability are visible throughout affected areas.

Recommended Repairs:

- Repair eroded shoreline using compacted fill material.
- Stabilize shoreline with erosion control methods.
- Backfill voided areas and restore shoreline grade.
- Restore sod and vegetation along affected bank.
- Monitor shoreline for continued deterioration.

8644 Southwest Flutto Way

Issue: Shoreline erosion and bank deterioration.

Priority: High Priority

Reference Photo: 150244

Observed Conditions: shoreline erosion with exposed soils, shoreline recession, and undercut bank conditions along pond edge. Localized instability and sediment migration are evident throughout affected areas.

Recommended Repairs:

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- Repair eroded shoreline using compacted fill material.
- Stabilize shoreline with erosion control measures.
- Restore sod and vegetation along affected bank.
- Monitor shoreline for continued deterioration.

8638 Southwest Flutto Way

Issue: Shoreline erosion and stormwater outfall deterioration.

Priority: High Priority

Reference Photo: 150259

Observed Conditions: shoreline erosion surrounding stormwater discharge pipe with exposed soils, sediment displacement, and localized washout conditions along pond edge. Continued erosion is contributing to instability near drainage structure.

Recommended Repairs:

- Repair eroded shoreline and outfall area using compacted fill material.
- Stabilize shoreline and discharge point with erosion control measures.
- Restore sod and vegetation along disturbed bank areas.
- Inspect and monitor outfall for continued erosion activity.

8638 Southwest Flutto Way

Issue: Shoreline erosion and bank deterioration.

Priority: High Priority

Reference Photo: 150325

Observed Conditions: shoreline erosion with exposed sandy bank conditions, turf recession, and shoreline undercutting along pond bank. Localized instability and sediment loss are visible throughout affected areas.

Recommended Repairs:

- Repair eroded shoreline using compacted fill material.
- Stabilize shoreline with erosion control methods.
- Restore sod and vegetation along affected bank.
- Monitor shoreline for continued deterioration.

Verano CDD #2 –Lake Erosion Summary

Condensed field observations and repair recommendations for identified shoreline erosion areas.

- 8303 Holley Tree Trail** | Shoreline erosion along lake bank with slope deterioration. | **High Priority** | Ref: 134300
- 9081 Southwest Pepoli Way** | Active shoreline erosion with turf undermining along lake bank. | **High Priority** | Ref: 134311
- 9075 Southwest Pepoli Way** | Shoreline erosion and slope instability along lake edge. | **High Priority** | Ref: 134333
- 9075 Southwest Pepoli Way** | Ongoing shoreline erosion with exposed bank deterioration. | **High Priority** | Ref: 134357
- 9069 Southwest Pepoli Way** | Severe erosion channel with concentrated runoff discharge toward lake. | **High Priority** | Ref: 134429
- 9063 Southwest Pepoli Way** | Active erosion channel and shoreline washout toward lake. | **High Priority** | Ref: 134452
- 9051 Southwest Pepoli Way** | Shoreline erosion and bank deterioration along lake edge. | **High Priority** | Ref: 134518
- 8943 Southwest Pepoli Way** | Shoreline erosion with exposed bank instability. | **High Priority** | Ref: 134537
- 8943 Southwest Pepoli Way** | Shoreline erosion and localized bank washout. | **High Priority** | Ref: 134550
- 8925 Southwest Pepoli Way** | Erosion between lots with active runoff discharge toward lake. | **High Priority** | Ref: 134651
- 8913 Southwest Pepoli Way** | Severe erosion channel with concentrated runoff into lake. | **High Priority** | Ref: 134709
- 8725 Southwest Montova Way** | Moderate shoreline erosion with turf loss along lake bank. | **Medium Priority** | Ref: May 14, 2026 – 2:12:53 PM
- 8743 Southwest Montova Way** | Active shoreline erosion with exposed bank and turf undermining. | **High Priority** | Ref: May 14, 2026 – 2:13:34 PM / 2:13:49 PM
- 8761 Southwest Montova Way** | Concentrated runoff discharge causing shoreline erosion. | **High Priority** | Ref: May 14, 2026 – 2:14:33 PM
- 8767 Southwest Montova Way** | Shoreline erosion with exposed roots and bank instability. | **High Priority** | Ref: May 14, 2026 – 2:14:49 PM
- 8779 Southwest Montova Way** | Moderate shoreline erosion with exposed utility/drainage component. | **Medium Priority** | Ref: May 14, 2026 – 2:15:13 PM / 2:15:54 PM
- 8791 Southwest Montova Way** | Shoreline erosion with displaced debris and bank deterioration. | **Medium Priority** | Ref: May 14, 2026 – 2:16:30 PM
- 8803 Southwest Montova Way** | Active shoreline erosion with turf undermining. | **High Priority** | Ref: May 14, 2026 – 2:16:44 PM / 2:17:04 PM

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8815 Southwest Montova Way | Severe erosion channel with concentrated runoff into lake. | **High Priority** | Ref: May 14, 2026 – 2:17:37 PM

8827 Southwest Montova Way | Moderate shoreline erosion with exposed sandy bank. | **Medium Priority** | Ref: May 14, 2026 – 2:18:05 PM / 2:18:22 PM

8839 Southwest Montova Way | Moderate shoreline erosion with localized bank failure. | **Medium Priority** | Ref: May 14, 2026 – 2:18:42 PM / 2:19:02 PM

8863 Southwest Montova Way | Shoreline erosion and localized bank washout. | **High Priority** | Ref: 142000

8900 Southwest Pepoli Way | Minor shoreline erosion and thinning turf coverage. | **Medium Priority** | Ref: 155743

8906 Southwest Pepoli Way | Severe shoreline erosion with pipe exposure and bank failure. | **High Priority** | Ref: 155818

8984 Southwest Pepoli Way | Shoreline erosion and bank instability. | **High Priority** | Ref: 160118

8984 Southwest Pepoli Way | Shoreline erosion with exposed sandy bank conditions. | **Medium Priority** | Ref: 160206

8996 Southwest Pepoli Way | Minor shoreline erosion and exposed bank conditions. | **Medium Priority** | Ref: 160254

8839 Southwest Montova Way | Localized shoreline erosion and exposed soil conditions. | **Medium Priority** | Ref: 160325

11941 Southwest Vano Way | Drain pipe discharge causing shoreline erosion risk. | **Medium Priority** | Ref: 160625

9044 Southwest Pepoli Way | Drain pipe discharge and shoreline erosion risk. | **Medium Priority** | Ref: 160645

9056 Southwest Pepoli Way | Overgrown shoreline vegetation and concealed erosion risk. | **Medium Priority** | Ref: 160734

9080 Southwest Pepoli Way | Localized sinkhole and shoreline erosion conditions. | **High Priority** | Ref: 160757

9068 Southwest Pepoli Way | Overgrown shoreline vegetation and bank maintenance concerns. | **Medium Priority** | Ref: 160803

9068 Southwest Pepoli Way | Shoreline vegetation overgrowth and bank maintenance concerns. | **Medium Priority** | Ref: 160807

9080 Southwest Pepoli Way | Localized sinkhole and exposed irrigation/drain component. | **High Priority** | Ref: 160825

9080 Southwest Pepoli Way | Shoreline erosion and localized bank washout. | **High Priority** | Ref: 160836

11983 Southwest Vano Way | Shoreline erosion and localized bank washout. | **High Priority** | Ref: 162341

9110 Southwest Pepoli Way | Shoreline erosion and turf edge deterioration. | **High Priority** | Ref: 160925

9122 Southwest Pepoli Way | Shoreline erosion and bank instability. | **High Priority** | Ref: 161026

9128 Southwest Pepoli Way | Shoreline erosion and slope washout. | **High Priority** | Ref: 161048

9134 Southwest Pepoli Way | Shoreline erosion and exposed bank conditions. | **High Priority** | Ref: 161107

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9140 Southwest Pepoli Way | Severe shoreline erosion and concentrated washout. | **High Priority** | Ref: 161128

9152 Southwest Pepoli Way | Shoreline erosion and bank recession. | **High Priority** | Ref: 161205

12007 Southwest Vano Way | Shoreline erosion and exposed bank conditions. | **High Priority** | Ref: 162128

12019 Southwest Vano Way | Shoreline erosion and turf loss. | **High Priority** | Ref: 162157

11989 Southwest Vano Way | Shoreline erosion and bank deterioration. | **High Priority** | Ref: 162307

8689 Southwest Carrara Way | Shoreline erosion and localized bank washout. | **High Priority** | Ref: 140347

8683 Southwest Carrara Way | Shoreline erosion and bank recession. | **High Priority** | Ref: 140422

8665 Southwest Carrara Way | Shoreline erosion and exposed bank conditions. | **High Priority** | Ref: 140512

8695 Southwest Carrara Way | Shoreline erosion and turf edge deterioration. | **High Priority** | Ref: 140729

8701 Southwest Carrara Way | Shoreline erosion and bank instability. | **High Priority** | Ref: 140804

8700 Southwest Carrara Way | Severe shoreline erosion and drainage outfall washout. | **High Priority** | Ref: 112004

8694 Southwest Carrara Way | Shoreline erosion and localized bank washout. | **High Priority** | Ref: 112025

8676 Southwest Carrara Way | Shoreline erosion and bank deterioration. | **High Priority** | Ref: 112057

8670 Southwest Carrara Way | Shoreline erosion and turf edge recession. | **High Priority** | Ref: 112138

8658 Southwest Carrara Way | Shoreline erosion near drainage outlet. | **High Priority** | Ref: 112223

8640 Southwest Carrara Way | Shoreline erosion and bank instability. | **High Priority** | Ref: 112304

8616 Southwest Carrara Way | Shoreline erosion and turf edge deterioration. | **High Priority** | Ref: 112401

8541 Southwest Amare Way | Shoreline erosion and bank washout. | **High Priority** | Ref: 112606

8553 Southwest Amare Way | Shoreline erosion and bank recession. | **High Priority** | Ref: 112715

8565 Southwest Amare Way | Severe shoreline erosion and bank instability. | **High Priority** | Ref: 112758

8571 Southwest Amare Way | Shoreline erosion and localized washout. | **High Priority** | Ref: 112822

8589 Southwest Amare Way | Shoreline erosion and bank deterioration. | **High Priority** | Ref: 112902

8501 Southwest Felicita Way | Shoreline erosion and bank deterioration. | **High Priority** | Ref: 140544

8489 Southwest Felicita Way | Shoreline erosion and bank deterioration. | **High Priority** | Ref: 140648

8465 Southwest Felicita Way | Shoreline erosion and bank deterioration. | **High Priority** | Ref: 140828

8447 Southwest Felicita Way | Shoreline erosion and bank deterioration. | **High Priority** | Ref: 140918

8528 Southwest Amare Way | Shoreline erosion and bank deterioration. | **High Priority** | Ref: 141023

8540 Southwest Amare Way | Shoreline erosion and bank deterioration. | **High Priority** | Ref: 141115

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8552 Southwest Amare Way | Shoreline erosion and bank deterioration. | **High Priority** | Ref: 141201

8558 Southwest Amare Way | Severe shoreline erosion and bank failure. | **High Priority** | Ref: 141222

8489 Southwest Felicita Way | Shoreline erosion and bank deterioration. | **High Priority** | Ref: 141340

8588 Southwest Amare Way | Shoreline erosion and bank deterioration. | **High Priority** | Ref: 141402

8594 Southwest Amare Way | Shoreline erosion and bank deterioration. | **High Priority** | Ref: 141427

8600 Southwest Amare Way | Shoreline erosion and bank deterioration. | **High Priority** | Ref: 141528

8714 Southwest Montova Way | Shoreline erosion and bank deterioration. | **High Priority** | Ref: 113302

8720 Southwest Montova Way | Shoreline erosion and bank deterioration. | **High Priority** | Ref: 113318

8726 Southwest Montova Way | Shoreline erosion and bank deterioration. | **High Priority** | Ref: 113337

8732 Southwest Montova Way | Shoreline erosion and bank deterioration. | **High Priority** | Ref: 113421

8744 Southwest Montova Way | Shoreline erosion and bank deterioration. | **High Priority** | Ref: 113439

8750 Southwest Montova Way | Shoreline erosion and bank deterioration. | **High Priority** | Ref: 113458

8762 Southwest Montova Way | Shoreline erosion and bank deterioration. | **High Priority** | Ref: 113536

8768 Southwest Montova Way | Shoreline erosion and bank deterioration. | **High Priority** | Ref: 113608

8780 Southwest Montova Way | Shoreline erosion and bank deterioration. | **High Priority** | Ref: 113640

8786 Southwest Montova Way | Shoreline erosion and bank deterioration. | **High Priority** | Ref: 113659

8798 Southwest Montova Way | Shoreline erosion and bank deterioration. | **High Priority** | Ref: 113738

8804 Southwest Montova Way | Shoreline erosion and bank deterioration. | **High Priority** | Ref: 113722

8810 Southwest Montova Way | Shoreline erosion and bank deterioration. | **High Priority** | Ref: 113752

8810 Southwest Montova Way | Shoreline erosion and bank deterioration. | **High Priority** | Ref: 113816

8822 Southwest Montova Way | Shoreline erosion and bank deterioration. | **High Priority** | Ref: 113831

8828 Southwest Montova Way | Shoreline erosion and bank deterioration. | **High Priority** | Ref: 113909

8834 Southwest Montova Way | Shoreline erosion and bank deterioration. | **High Priority** | Ref: 113927

8840 Southwest Montova Way | Shoreline erosion and bank deterioration. | **High Priority** | Ref: 113945

8846 Southwest Montova Way | Shoreline erosion and bank deterioration. | **High Priority** | Ref: 114000

8852 Southwest Montova Way | Shoreline erosion and bank deterioration. | **High Priority** | Ref: 114019

8864 Southwest Montova Way | Shoreline erosion and bank deterioration. | **High Priority** | Ref: 114039

8876 Southwest Flutto Way | Shoreline erosion and bank deterioration. | **High Priority** | Ref: 114125

8888 Southwest Montova Way | Shoreline erosion and bank deterioration. | **High Priority** | Ref: 114142

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8894 Southwest Montova Way | Shoreline erosion and bank deterioration. | **High Priority** | Ref: 114206

8771 Southwest Flutto Way | Shoreline erosion and bank deterioration. | **High Priority** | Ref: 114334

8759 Southwest Flutto Way | Shoreline erosion and bank deterioration. | **High Priority** | Ref: 114357

8771 Southwest Flutto Way | Shoreline erosion and bank deterioration. | **High Priority** | Ref: 114736

8711 Southwest Flutto Way | Shoreline erosion and exposed erosion matting. | **High Priority** | Ref: 114801

8705 Southwest Flutto Way | Shoreline erosion and bank washout. | **High Priority** | Ref: 114817

8699 Southwest Flutto Way | Shoreline erosion and stormwater runoff damage. | **High Priority** | Ref: 114836

8693 Southwest Flutto Way | Shoreline erosion and bank deterioration. | **High Priority** | Ref: 114907

8687 Southwest Flutto Way | Shoreline erosion and bank instability. | **High Priority** | Ref: 114919

8681 Southwest Flutto Way | Shoreline erosion and exposed root structures. | **High Priority** | Ref: 114942

8675 Southwest Flutto Way | Shoreline erosion and turf loss. | **High Priority** | Ref: 114956

8663 Southwest Flutto Way | Shoreline erosion and bank deterioration. | **High Priority** | Ref: 115030

8639 Southwest Flutto Way | Shoreline erosion and localized bank failure. | **High Priority** | Ref: 115104

8615 Southwest Flutto Way | Shoreline erosion and bank deterioration. | **High Priority** | Ref: 115217

8687 Southwest Felicita Way | Shoreline erosion and bank deterioration. | **High Priority** | Ref: 144615

8537 Southwest Felicita Way | Shoreline erosion and bank deterioration. | **High Priority** | Ref: 143738

8555 Southwest Felicita Way | Shoreline erosion and bank deterioration. | **High Priority** | Ref: 143830

8501 Southwest Felicita Way | Shoreline erosion and bank deterioration. | **High Priority** | Ref: 143923

8591 Southwest Felicita Way | Shoreline erosion and bank deterioration. | **High Priority** | Ref: 144006

8597 Southwest Felicita Way | Shoreline erosion and bank deterioration. | **High Priority** | Ref: 144042

8609 Southwest Felicita Way | Shoreline erosion and bank deterioration. | **High Priority** | Ref: 144105

8615 Southwest Felicita Way | Shoreline erosion and bank deterioration. | **High Priority** | Ref: 144130

8615 Southwest Felicita Way | Shoreline erosion and bank deterioration. | **High Priority** | Ref: 144204

8627 Southwest Felicita Way | Shoreline erosion and bank deterioration. | **High Priority** | Ref: 144231

8627 Southwest Felicita Way | Shoreline erosion and bank deterioration. | **High Priority** | Ref: 144303

8639 Southwest Felicita Way | Shoreline erosion and bank deterioration. | **High Priority** | Ref: 144327

8651 Southwest Felicita Way | Shoreline erosion and bank deterioration. | **High Priority** | Ref: 144414

8657 Southwest Felicita Way | Shoreline erosion and bank deterioration. | **High Priority** | Ref: 144448

8675 Southwest Felicita Way | Shoreline erosion and bank deterioration. | **High Priority** | Ref: 144544

Mills, Short & Associates
Civil & Structural Engineering
Land Planning & Landscape Architecture

8680 Southwest Flutto Way | Shoreline erosion and bank deterioration. | **High Priority** | Ref: 145947

12324 Fortezza Way | Shoreline erosion and bank deterioration. | **High Priority** | Ref: 145452

8758 Southwest Flutto Way | Shoreline erosion and bank deterioration. | **High Priority** | Ref: 145459

8758 Southwest Flutto Way | Shoreline erosion and bank deterioration. | **High Priority** | Ref: 145519

8746 Southwest Flutto Way | Shoreline erosion and bank deterioration. | **High Priority** | Ref: 145545

8746 Southwest Flutto Way | Shoreline erosion and bank deterioration. | **High Priority** | Ref: 145552

8746 Southwest Flutto Way | Shoreline erosion and bank deterioration. | **High Priority** | Ref: 145608

8746 Southwest Flutto Way | Shoreline erosion and bank deterioration. | **High Priority** | Ref: 145624

8734 Southwest Flutto Way | Shoreline erosion and bank deterioration. | **High Priority** | Ref: 145638

8728 Southwest Flutto Way | Shoreline erosion and bank deterioration. | **High Priority** | Ref: 145702

8728 Southwest Flutto Way | Shoreline erosion and bank deterioration. | **High Priority** | Ref: 145723

8710 Southwest Flutto Way | Shoreline erosion and bank deterioration. | **High Priority** | Ref: 145742

8710 Southwest Flutto Way | Shoreline erosion and bank deterioration. | **High Priority** | Ref: 145812

8698 Southwest Flutto Way | Shoreline erosion and bank deterioration. | **High Priority** | Ref: 145832

8680 Southwest Flutto Way | Shoreline erosion and bank deterioration. | **High Priority** | Ref: 145909

8680 Southwest Flutto Way | Shoreline erosion and bank deterioration. | **High Priority** | Ref: 150008

8668 Southwest Flutto Way | Shoreline erosion and drainage outfall deterioration. | **High Priority** | Ref: 150034

8662 Southwest Flutto Way | Shoreline erosion and bank void formation. | **High Priority** | Ref: 150100

8656 Southwest Flutto Way | Shoreline erosion and stormwater outfall instability. | **High Priority** | Ref: 150126

8656 Southwest Flutto Way | Shoreline erosion and exposed drainage piping. | **High Priority** | Ref: 150157

8644 Southwest Flutto Way | Shoreline erosion and bank void formation. | **High Priority** | Ref: 150229

8644 Southwest Flutto Way | Shoreline erosion and bank deterioration. | **High Priority** | Ref: 150244

8638 Southwest Flutto Way | Shoreline erosion and stormwater outfall deterioration. | **High Priority** | Ref: 150259

8638 Southwest Flutto Way | Shoreline erosion and bank deterioration. | **High Priority** | Ref: 150325

RESOLUTION 2026-06
[POD 4 STORMWATER POND ACCEPTANCE]

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF VERANO #2
COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING,
CONFIRMING, AND APPROVING THE ACCEPTANCE OF
DEDICATION OF PROPERTY AND IMPROVEMENTS; APPROVING A
DRAINAGE EASEMENT AND OTHER RIGHTS AGREEMENT; AND
ADDRESSING SEVERABILITY AND AN EFFECTIVE DATE.**

WHEREAS, the Verano #2 Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes* ("**Act**"); and

WHEREAS, the Act authorizes the District to construct, acquire, operate and maintain public infrastructure improvements; and

WHEREAS, the District has adopted an improvement plan for the planning, design, acquisition, construction, and installation of certain infrastructure improvements, facilities and services within and without the boundaries of the District, which plan is detailed in the *Master Engineer's Report*, dated June 2023, as supplemented by the *First Supplemental Engineer's Report (Assessment Area One)*, dated November 2023, and the *Second Supplemental Engineer's Report (Assessment Area Two)*, dated October 2025; and

WHEREAS, Verano Development, LLC, a Florida limited liability limited company and owner of certain lands within the District ("**Landowner**") has constructed certain pond improvements ("**Improvements**") located within the District in Tracts WMT-1, WMT-2, WMT-3, WMT-4 and WMT-5 (Stormwater Management Tract), *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 ("**Property**"), and desires to convey the Improvements and Property to the District; and

WHEREAS, the District agrees to accept a conveyance of the Improvements and Property and assumes operation and maintenance responsibilities for the same.

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

SECTION 1. AUTHORIZING, CONFIRMING, AND APPROVING THE ACCEPTANCE OF DEDICATION OF PROPERTY AND IMPROVEMENTS. The Board of Supervisors ("**Board**") hereby authorizes the dedication of the Property to the District by the assignment of plat dedication, quit claim deeds and easement agreement set forth in substantial form in **Exhibit A** attached hereto. The Board further authorizes the acceptance of certain improvements on the Property by the bill of sale set forth in **Exhibit B**, subject to the certificate by the District's Engineer as set

forth in **Exhibit C**. Furthermore, the Board finds that the acceptance of such conveyance is hereby declared and affirmed as being in the best interests of the District and is hereby authorized, approved, and confirmed by the Board.

SECTION 2. SEVERABILITY. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this ____ day of _____, 2026.

ATTEST:

**VERANO #2 COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Assignment of Plat Dedications, HOA to District
Quit Claim Deed, Developer to District
Quit Claim Deed, HOA to District
Easement Agreement, Developer to District
Exhibit B: Bill of Sale
Exhibit C: Engineer's Certificate

EXHIBIT A:

Assignment of Plat Dedication,
Quit Claim Deeds & Easement Agreement

This instrument was prepared by and
upon recording should be returned to:

(This space reserved for Clerk)

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

ASSIGNMENT OF PLAT DEDICATION
[VERANO SOUTH P.U.D. I – POD D – PLAT NO. 4]

THIS ASSIGNMENT OF PLAT DEDICATION is made as of this _____ day of _____, 2026, by **VERANO PROPERTY OWNERS ASSOCIATION, INC.**, a Florida not-for-profit organization, with an address of 790 Park of Commerce Boulevard, Suite 200, Boca Raton, Florida 33487 (“**Assignor**”), in favor of **VERANO #2 COMMUNITY DEVELOPMENT DISTRICT**, which is a local unit of special-purpose government situated in St. Lucie County, Florida, and having offices at Governmental Management Services – South Florida, LLC, 5385 N. Nob Hill Road, Sunrise, Florida 33351 (“**Assignee**”).

(Wherever used herein, the terms “Assignor” and “Assignee” include all of the parties to this instrument, the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies, governmental entities, and corporations.)

WITNESSETH:

That Assignor, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, transfer, and assign to Assignee the original dedication of rights to Assignor and with respect to:

TRACTS WMT-1, WMT-2, WMT-3, WMT-4 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. 4, AS RECORDED IN PLAT BOOK 102, PAGES 1 – 16, OF THE OFFICIAL RECORDS OF ST. LUCIE COUNTY, FLORIDA.

This Assignment shall be for the use and benefit of Assignee and Assignee’s successors and assigns forever.

This Assignment shall be binding on Assignor, its successors and assigns, and shall inure to the benefit of Assignee, its successors and assigns.

IN WITNESS WHEREOF, Assignor has caused these presents to be executed in manner and form sufficient to bind it as of the day and year first above written.

WITNESSES

**VERANO PROPERTY OWNERS
ASSOCIATION, INC.**

By: _____
Name: _____
Address: _____

Name: _____
Title: _____

By: _____
Name: _____
Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was sworn and subscribed to before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 2026, by _____ as _____ of **Verano Property Owners Association, Inc.**, and with authority to execute the foregoing on behalf of the entity(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

[CONTINUED ON FOLLOWING PAGE]

This Assignment of Plat Dedication is accepted by:

WITNESSES

**VERANO #2 COMMUNITY DEVELOPMENT
DISTRICT**

By: _____
Name: _____
Address: _____

Name: _____
Title: _____

By: _____
Name: _____
Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2026, by _____ as _____ of the Verano #2 Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, on behalf of said entity, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped
or Typed as Commissioned)

This instrument was prepared by and
upon recording should be returned to:

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

(This space reserved for Clerk)

QUIT CLAIM DEED
[VERANO SOUTH P.U.D. I – POD D – PLAT NO. 4]

THIS QUIT CLAIM DEED is made as of the ____ day of _____ 2026, by and between:

VERANO DEVELOPMENT, LLC, a Florida limited liability company, with an address of 4807 PGA Boulevard, Palm Beach Gardens, Florida 33418 ("**Grantor**"); and

VERANO #2 COMMUNITY DEVELOPMENT DISTRICT, which is a local unit of special-purpose government situated in St. Lucie County, Florida, and having offices at Governmental Management Services – South Florida, LLC, 5385 N. Nob Hill Road, Sunrise, Florida 33351 ("**Grantee**").

WITNESSETH

THAT GRANTOR, for good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, do hereby remise, release and quitclaim unto the Grantee forever, all the right, title, interest, claim and demand which the Grantor has in and to the following described lot, piece or parcel of land, and more particularly below ("**Property**"):

TRACTS WMT-1, WMT-2, WMT-3, WMT-4 AND WMT-5 (STORMWATER MANAGEMENT TRACT), 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.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever, subject to taxes for the year hereof and subsequent years, as applicable, and all easements, restrictions, reservations, conditions, covenants, limitations and agreements of record. This reference to such matters of record shall not operate to re-impose the same.

RESERVATION OF EASEMENT

GRANTOR hereby reserves unto itself and its successors and assigns, and Grantee by acceptance hereby gives and grants unto Grantor and its successors and assigns, non-exclusive easements for ingress and egress over, upon and across the Property, together with the rights to install, maintain, repair, plant, mow, cultivate, irrigate, improve and care for all drainage, hardscaping, landscaping, irrigation, wetland and related improvements, and the right to maintain, repair, replace and improve any improvements now or hereafter located on the Property; provided, however, that (i) Grantor's reservation of rights hereunder shall not be deemed to impose any obligations on Grantor to maintain, repair or replace any part of the Property or improvements located thereon, and (ii) Grantor's exercise of such reserved rights shall not unreasonably interfere with the District's use and enjoyment of the Property for its intended purposes.

NOTE: Nothing herein shall be construed to waive Grantor's right to consideration in the improvements located on the Property and pursuant to the Acquisition Agreement between Grantor and Grantee. Instead, Grantor reserves all such rights, and payment for any improvements shall be governed by separate conveyance documents between the parties and evidenced by a final bill of sale.

[CONTINUED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has caused these presents to be executed to be effective as of the day and year first above written.

WITNESSES

VERANO DEVELOPMENT, LLC

By: _____
Name: _____
Address: _____

Name: _____
Title: _____

By: _____
Name: _____
Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was sworn and subscribed to before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 2026, by _____ as _____ of **VERANO DEVELOPMENT, LLC**, and with authority to execute the foregoing on behalf of the entity(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.

This instrument was prepared by and
upon recording should be returned to:

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

(This space reserved for Clerk)

QUIT CLAIM DEED
[VERANO SOUTH P.U.D. I – POD D – PLAT NO. 4]

THIS QUIT CLAIM DEED is made as of the ____ day of _____ 2026, by and between:

VERANO PROPERTY OWNERS ASSOCIATION, INC., a Florida not-for-profit organization, with an address of 790 Park of Commerce Boulevard, Suite 200, Boca Raton, Florida 33487 ("**Grantor**"); and

VERANO #2 COMMUNITY DEVELOPMENT DISTRICT, which is a local unit of special-purpose government situated in St. Lucie County, Florida, and having offices at Governmental Management Services – South Florida, LLC, 5385 N. Nob Hill Road, Sunrise, Florida 33351 ("**Grantee**").

WITNESSETH

THAT GRANTOR, for good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, do hereby remise, release and quitclaim unto the Grantee forever, all the right, title, interest, claim and demand which the Grantor has in and to the following described lot, piece or parcel of land, and more particularly below ("**Property**"):

TRACTS WMT-1, WMT-2, WMT-3, WMT-4 AND WMT-5 (STORMWATER MANAGEMENT TRACT), 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.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever, subject to taxes for the year hereof and subsequent years, as applicable, and all easements, restrictions, reservations, conditions, covenants, limitations and agreements of record. This reference to such matters of record shall not operate to re-impose the same.

NOTE: Nothing herein shall be construed to waive Grantor's right to consideration in the improvements located on the Property and pursuant to the Acquisition Agreement between Grantor and Grantee. Instead, Grantor reserves all such rights, and payment for any improvements shall be governed by separate conveyance documents between the parties and evidenced by a final bill of sale.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed to be effective as of the day and year first above written.

WITNESSES

**VERANO PROPERTY OWNERS
ASSOCIATION, INC.**

By: _____
Name: _____
Address: _____

Name: _____
Title: _____

By: _____
Name: _____
Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was sworn and subscribed to before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 2026, by _____ as _____ of **Verano Property Owners Association, Inc.**, and with authority to execute the foregoing on behalf of the entity(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.

EXHIBIT B:
Bill of Sale

BILL OF SALE AND LIMITED ASSIGNMENT
[POD D4 STORMWATER IMPROVEMENTS]

THIS BILL OF SALE AND LIMITED ASSIGNMENT is made to be effective as of the ____ day of _____, 2026, by and between **VERANO DEVELOPMENT, LLC**, a Florida limited liability company, with an address of 4807 PGA Boulevard, Palm Beach Gardens, Florida 33418 ("**Grantor**"), and for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, to the **VERANO #2 COMMUNITY DEVELOPMENT DISTRICT** ("**District**" or "**Grantee**"), which is a local unit of special-purpose government situated in St. Lucie County, Florida, and having offices at c/o Governmental Management Services – South Florida, LLC, 5385 N. Nob Hill Road, Sunrise, Florida 33351.

(Wherever used herein, the terms "Grantor" and "Grantee" include all of the parties to this instrument, the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies, governmental entities, and corporations.)

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee, intending to be legally bound, do hereby agree as follows:

1. Grantor hereby transfers, grants, conveys, and assigns to Grantee all right, title and interest of Grantor, if any, in and to the property (together, "**Property**") described in **Exhibit A** and below to have and to hold for Grantee's own use and benefit forever:

a) All of the improvements and work product identified in **Exhibit A**; and

b) All of the right, title, interest, and benefit of Grantor, if any, in, to and under any and all contracts, guaranties, affidavits, warranties, bonds, claims, lien waivers, and other forms of indemnification, given heretofore and with respect to the construction, installation, or composition of the improvements described in **Exhibit A**.

2. Grantor hereby covenants that: (i) Grantor is the lawful owner of the Property; (ii) the Property is free from any liens or encumbrances and the Grantor covenants to timely address any such liens or encumbrances if and when filed; (iii) Grantor has good right to sell the Property; and (iv) the Grantor will warrant and defend the sale of the Property hereby made unto the Grantee against the lawful claims and demands of all persons whosoever.

3. Without waiving any of the rights against third parties granted under Section 1(b), this conveyance is made on an "as is" basis. The Grantor represents that it has no knowledge of any latent or patent defects in the Property, and hereby assigns, transfers and conveys to the Grantee any and all rights against any and all firms or entities which may have caused any latent

or patent defects, including, but not limited to, any and all warranties and other forms of indemnification.

4. By execution of this document, the Grantor affirmatively represents that it has the contractual right, consent and lawful authority of any and all forms to take this action in this document and in this form. Nothing herein shall be construed as a waiver of Grantee's limitations on liability as provided in Section 768.28, *Florida Statutes*, and other statutes and law.

[CONTINUED ON FOLLOWING PAGE]

WHEREFORE, the foregoing Bill of Sale and Limited Assignment is hereby executed and delivered on the date first set forth above.

Signed, sealed and delivered by:

WITNESSES

VERANO DEVELOPMENT, LLC

By: _____
Name: _____

Name: _____
Title: _____

By: _____
Name: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was sworn and subscribed to before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 2026, by _____ as _____ of **VERANO DEVELOPMENT, LLC**, and with authority to execute the foregoing on behalf of the entity(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

EXHIBIT A
Description of Improvements

Pod D4 Drainage & Surface Water Management – All drainage and surface water management systems, including but not limited to St. Lucies, 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 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)¹, Tract WMT-1, WMT-2, WMT-3, WMT-4 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. 4*, as recorded in Plat Book 102, Pages 1 – 16, of the Official Records of St. Lucie County, Florida.

¹ Tracts CA-20, CA-27 and CA-49 (Common Area Tracts – Open Space, Landscape, Storm Water Management Purposes) have been re-platted in *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.

EXHIBIT C:
Engineer's Certificate

**CERTIFICATE OF DISTRICT REGARDING ACCEPTANCE
OF PROPERTY & IMPROVEMENTS**

_____, 2026

Board of Supervisors
Verano #2 Community Development District

Re: Amenity Center Improvements

Dear Board Members:

The undersigned, a representative of Mills, Short & Associates, LLC ("**District Engineer**"), as District Engineer for the Verano #2 Community Development District ("**District**"), hereby makes the following certifications in connection with acceptance of pond improvements (collectively, "**Improvements**"), as described in **Exhibit A** attached hereto. The undersigned, an authorized representative of the District Engineer, hereby certifies that:

1. I have reviewed certain documentation relating to the Improvements, including but not limited to, the forms of agreement, plans, as-builts, applicable permits, and other documents. I, or my authorized agent, have conducted on-site observations of the Improvements.
2. The Improvements are within the scope of the District's capital improvement plan as set forth in the *Supplemental Engineer's Report for Certain Public Infrastructure Serving the Verano #2 Community Development District – 2024 Assessment Area – Pods D4, D5 & D6 Project Area*, dated March 21, 2024, as revised April 4, 2024 (together, "**Engineer's Report**") for the District and specially benefit property within the District as further described in such Engineer's Report.
3. To the best of my knowledge and belief, the Improvements have been completed in substantial compliance with the applicable permit requirements and in substantial accordance with the permitted plans and specifications, are free from defects, and are functional for their intended purpose.
4. Copies of plans, permits and specifications necessary for the future operation and maintenance of the Improvements are complete and on file with the District, and to the best of my knowledge and belief have been transferred, or are capable of being transferred, to the District for future operations and maintenance responsibilities.

[CONTINUED ON FOLLOWING PAGE]

5. With this document, I hereby certify that it is appropriate at this time to acquire the Improvements.

MILLS, SHORT & ASSOCIATES, LLC

_____, P.E.
Florida Registration No. _____
District Engineer

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2026, by _____ as _____ of **MILLS, SHORT & ASSOCIATES, LLC**, and with authority to execute the foregoing on behalf of the entity(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

_____, 2026

Verano #2 Community Development District
c/o District Manager
Governmental Management Services – South Florida, LLC
5385 N. Nob Hill Road
Sunrise, Florida 33351

Re: Letter Regarding Acquisition of Pod D5 Improvements

Dear District Manager,

Pursuant to that certain *Improvement Acquisition and Developer Contribution Agreement (District #2 Pods D4, D5 and D6 Project)*, dated April 24, 2024 (“**Acquisition Agreement**”), by and between the Verano #2 Community Development District (“**District**”) and Verano Development, LLC (“**Developer**”), you are hereby notified that the Developer has completed and wishes to sell (“**Sale**”) to the District certain “**Improvements**” and “**Work Product**” as described in **Exhibit A** attached hereto. Subject to the terms of the Acquisition Agreement, the following terms govern the proposed Sale:

- As consideration for the Sale, and subject to the terms of the Acquisition Agreement, please pay from bond proceeds the amount identified in **Exhibit A** attached hereto, which represents the actual cost of constructing and/or creating the Improvements. Subject to the terms of the Acquisition Agreement, please process the requisition and make payment to the Developer upon availability of bond proceeds.
- Notwithstanding anything to the contrary herein, certain amounts, as identified in **Exhibit A**, may still be owed to contractors (balance to finish & retainage) and Developer agrees to ensure that all punch list and/or other open items necessary to complete the Improvements are completed and to timely make payment for all remaining amounts owed under the contract, and to ensure that no liens are placed on the Improvements.
- The Developer agrees, at the direction of the District, to assist with the transfer of any permits or similar approvals, as well as other work product, necessary for the operation of the Improvements, and to provide any maintenance bonds or other forms of security required by the City for turnover of the utilities (which comprise a portion of the Improvements) to the City.

Sincerely,

VERANO DEVELOPMENT, LLC

Name: _____

Title: _____

EXHIBIT A
Description of Pod D5 Improvements

Pod D5 Wastewater Improvements — All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, service leads, tees, manholes, gate valves, lift stations, equipment and appurtenances thereto, within or upon Tract R-1 (Private Streets Rights-of-Way), any “City Utility Easements,” and any “Utility Easements,” 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.

Pod D5 Potable Water Improvements — All potable water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, water mains, service leads, tees, fire hydrants, blowoff valves assemblies, equipment and appurtenances thereto, within or upon Tract R-1 (Private Streets Rights-of-Way), any “City Utility Easements,” and any “Utility Easements,” 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.

Work Product—Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced Improvements.

Improvement	Total	Paid to Contractor by Developer	Balance Owed	Retainage
Pod D5 Sewer	\$1,133,613.15	\$1,133,613.15	\$0.00	\$0.00
Pod D5 Water	<u>\$662,542.43</u>	<u>\$662,542.43</u>	<u>\$0.00</u>	<u>\$0.00</u>
TOTALS:	\$1,796,155.58	\$1,796,155.58	\$0.00	\$0.00

CORPORATE DECLARATION AND AGREEMENT
[POD D5 IMPROVEMENTS]

Verano Development, LLC, a Florida limited liability company ("**Developer**"), the developer of certain lands within the Verano #2 Community Development District ("**District**"), a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes*, does hereby certify:

1. Developer is the developer of certain lands within the District.
2. The District's *Supplemental Engineer's Report for Certain Public Infrastructure Serving the Verano #2 Community Development District – 2024 Assessment Area – Pods D4, D5 & D6 Project Area*, dated March 21, 2024, as revised April 4, 2024 ("**Engineer's Report**") describes certain public infrastructure improvements that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*.
3. Developer has expended funds to develop and/or acquire certain of the public infrastructure improvements described in the Engineer's Report and more specifically described in **Exhibit A**. The attached **Exhibit A** accurately identifies certain of those improvements that have been completed to date and states the amounts that Developer has spent on those improvements. Notwithstanding anything to the contrary herein, certain amounts are still owed to contractors and Developer agrees to timely make payment for all remaining amounts owed, and to ensure that no liens are placed on the property.
4. Developer acknowledges that the District intends to rely on this Declaration for purposes of acquiring the infrastructure improvements identified in **Exhibit A**.

[CONTINUED ON FOLLOWING PAGE]

**SIGNATURE PAGE TO CORPORATE DECLARATION AND AGREEMENT
[POD D5 IMPROVEMENTS]**

Executed this _____ day of _____, 2026.

VERANO DEVELOPMENT, LLC

Name: _____

Title: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was sworn and subscribed to before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 2026, by _____ as _____ of **VERANO DEVELOPMENT, LLC**, and with authority to execute the foregoing on behalf of the entity(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____

(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

Exhibit A – Description of Pod D5 Improvements

CONTRACTOR ACKNOWLEDGMENT AND RELEASE
[POD D5 IMPROVEMENTS]

THIS ACKNOWLEDGMENT & RELEASE (“Release”) is made the ____ day of _____, 2026, by **Centerline, Inc.**, a Florida corporation, having a mailing address 2180 SW Poma Drive, Palm City, Florida 34990 (“**Contractor**”), in favor of the **Verano #2 Community Development District (“District”)**, which is a local unit of special-purpose government situated in St. Lucie County, Florida, and having offices at Governmental Management Services – South Florida, LLC, 5385 N. Nob Hill Road, Sunrise, Florida 33351.

RECITALS

WHEREAS, pursuant to that certain construction agreement, dated April 11, 2022, and between Contractor and Verano Development, LLC, a Florida limited liability company (“**Developer**”), Contractor has constructed for Developer certain infrastructure improvements, as described in **Exhibit A (“Improvements”)**; and

WHEREAS, Developer may in the future convey the Improvements to the District and for that purpose has requested Contractor to confirm the release of all restrictions on the District’s right to use and rely upon the Improvements; and

WHEREAS, Contractor has agreed to the release of any such restrictions.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Contractor provides the following acknowledgment and release:

1. **GENERAL.** The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.
2. **ACQUISITION OF IMPROVEMENTS.** Contractor acknowledges that the District is or has acquired the Improvements constructed by Contractor in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same.
3. **WARRANTY.** Contractor hereby expressly acknowledges the District’s right to enforce the terms of the Contract, including but not limited to any warranties and other forms of indemnification provided therein and to rely upon and enforce any other warranties provided under Florida law.
4. **CERTIFICATION.** Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies that, except as set forth herein, no outstanding requests for payment exist related to the Improvements, including any payments to subcontractors, materialmen, suppliers

or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. Except as set forth herein, this document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer or District for the Improvements.

Notwithstanding anything to the contrary herein, Contractor is owed approximately the amount identified as balance to finish and/or retainage as noted in **Exhibit A** under the Contract and understands that such amounts shall be paid by Developer. The effectiveness of this Release is contingent upon such payment being timely made.

5. **EFFECTIVE DATE.** This Release shall take effect upon execution.

[SIGNATURE PAGE TO FOLLOW]

[SIGNATURE PAGE FOR CONTRACTOR ACKNOWLEDGMENT AND RELEASE]

CENTERLINE, INC.

By: _____
Its: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence
or ☐ online notarization this ____ day of _____, 2026, by
_____ as _____ of _____, and
with authority to execute the foregoing on behalf of the entity(ies) identified above, and who
appeared before me this day in person, and who is either personally known to me, or produced
_____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped
or Typed as Commissioned)

DISTRICT ENGINEER'S CERTIFICATE
[POD D5 IMPROVEMENTS]

_____, 2026

Board of Supervisors
Verano #2 Community Development District

Re: Acquisition of Improvements and Work Product

Ladies and Gentlemen:

The undersigned is a representative of Mills, Short & Associates, LLC ("**District Engineer**"), as District Engineer for the Verano #2 Community Development District ("**District**") and does hereby make the following certifications in connection with the District's acquisition from Verano Development, LLC ("**Developer**") as to certain public "**Improvements**" and "**Work Product**" as further detailed in **Exhibit A**. The undersigned, an authorized representative of the District Engineer, hereby certifies that:

1. I have reviewed the Improvements and Work Product. I have further reviewed certain documentation relating to the same, including but not limited to certain invoices, plans, and other documents.
2. The Improvements and Work Product are within the scope of the District's capital improvement plan as set forth in the District's *Supplemental Engineer's Report for Certain Public Infrastructure Serving the Verano #2 Community Development District – 2024 Assessment Area – Pods D4, D5 & D6 Project Area*, dated March 21, 2024, as revised April 4, 2024 ("**Engineer's Report**") and specially benefit property within the District as further described in the Engineer's Report.
3. I am not aware of any defects in the Improvements or Work Product.
4. The total costs associated with the Improvements and Work Product are as set forth in **Exhibit A**. Such costs are equal to or less than each of the following: (i) what was actually paid by the Developer to create and/or acquire the Improvements and Work Product, and (ii) the reasonable fair market value of the Improvements and Work Product.
5. Based on the foregoing, it is appropriate at this time for the District to acquire the Improvements and Work Product.

MILLS, SHORT & ASSOCIATES, LLC

_____, P.E.

Florida Registration No. _____

District Engineer

BILL OF SALE AND LIMITED ASSIGNMENT
[POD D5 IMPROVEMENTS]

THIS BILL OF SALE AND LIMITED ASSIGNMENT is made to be effective as of the ____ day of _____, 2026, by and between **VERANO DEVELOPMENT, LLC**, a Florida limited liability company, with an address of 4807 PGA Boulevard, Palm Beach Gardens, Florida 33418 ("**Grantor**"), and for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, to the **VERANO #2 COMMUNITY DEVELOPMENT DISTRICT** ("**District**" or "**Grantee**"), which is a local unit of special-purpose government situated in St. Lucie County, Florida, and having offices at c/o Governmental Management Services – South Florida, LLC, 5385 N. Nob Hill Road, Sunrise, Florida 33351.

(Wherever used herein, the terms "Grantor" and "Grantee" include all of the parties to this instrument, the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies, governmental entities, and corporations.)

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee, intending to be legally bound, do hereby agree as follows:

1. Grantor hereby transfers, grants, conveys, and assigns to Grantee all right, title and interest of Grantor, if any, in and to the property (together, "**Property**") described in **Exhibit A** and below to have and to hold for Grantee's own use and benefit forever:

a) All of the improvements and work product identified in **Exhibit A**; and

b) All of the right, title, interest, and benefit of Grantor, if any, in, to and under any and all contracts, guaranties, affidavits, warranties, bonds, claims, lien waivers, and other forms of indemnification, given heretofore and with respect to the construction, installation, or composition of the improvements described in **Exhibit A**.

2. Grantor hereby covenants that: (i) Grantor is the lawful owner of the Property; (ii) the Property is free from any liens or encumbrances and the Grantor covenants to timely address any such liens or encumbrances if and when filed; (iii) Grantor has good right to sell the Property; and (iv) the Grantor will warrant and defend the sale of the Property hereby made unto the Grantee against the lawful claims and demands of all persons whosoever.

3. Without waiving any of the rights against third parties granted under Section 1(b), this conveyance is made on an "as is" basis. The Grantor represents that it has no knowledge of any latent or patent defects in the Property, and hereby assigns, transfers and conveys to the Grantee any and all rights against any and all firms or entities which may have caused any latent

or patent defects, including, but not limited to, any and all warranties and other forms of indemnification.

4. By execution of this document, the Grantor affirmatively represents that it has the contractual right, consent and lawful authority of any and all forms to take this action in this document and in this form. Nothing herein shall be construed as a waiver of Grantee's limitations on liability as provided in Section 768.28, *Florida Statutes*, and other statutes and law.

[CONTINUED ON FOLLOWING PAGE]

WHEREFORE, the foregoing Bill of Sale and Limited Assignment is hereby executed and delivered on the date first set forth above.

Signed, sealed and delivered by:

WITNESSES

VERANO DEVELOPMENT, LLC

By: _____
Name: _____

Name: _____
Title: _____

By: _____
Name: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was sworn and subscribed to before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 2026, by _____ as _____ of **VERANO DEVELOPMENT, LLC**, and with authority to execute the foregoing on behalf of the entity(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

BILL OF SALE
[POD D5 IMPROVEMENTS]

KNOW ALL MEN BY THESE PRESENTS, that **VERANO #2 COMMUNITY DEVELOPMENT DISTRICT**, a special purpose unit of local government established under Chapter 190, *Florida Statutes*, whose address is Governmental Management Services – South Florida, LLC, 5385 N. Nob Hill Road, Sunrise, Florida 33351 (“SELLER”), in consideration of the mutual covenants and agreements contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, from **THE CITY OF PORT ST. LUCIE, FLORIDA**, a political subdivision of the State of Florida, whose address is 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida 34984 (“CITY”) has granted, bargained, sold, transferred, conveyed and delivered to the CITY, its executors, administrators, successors and assigns forever, the following:

Pod D5 Wastewater Improvements — All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, service leads, tees, manholes, gate valves, lift stations, equipment and appurtenances hereto, within or upon Tract R-1 (Private Streets Rights-of-Way), any “City Utility Easements,” and any “Utility Easements,” 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.

Pod D5 Potable Water Improvements — All potable water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, water mains, service leads, tees, fire hydrants, blowoff valves assemblies, equipment and appurtenances thereto, within or upon Tract R-1 (Private Streets Rights-of-Way), any “City Utility Easements,” and any “Utility Easements,” 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.

All on the property described in Exhibit “A”, attached hereto and made a part hereof, situate, lying and being in the County of St. Lucie, State of Florida.

TO HAVE AND TO HOLD the same unto the CITY, its successors and assigns forever. The CITY shall have all rights and title to the above-described personal property.

AND the SELLER hereby covenants to and with the CITY and its assigns that SELLER is the lawful owner of the said personal property; that said personal property is free from all liens and encumbrances; that SELLER has good right and lawful authority to sell said personal property; and that SELLER fully warrants title to said personal property and shall defend the same against the lawful claims and demands of all persons whomsoever.

[CONTINUED ON THE FOLLOWING PAGE]

BILL OF SALE
[POD D5 IMPROVEMENTS]

IN WITNESS WHEREOF, the SELLER has hereunto set its hand and seal, by and through its duly authorized representatives, this ____ day of _____, 2026.

WITNESSES:

**VERANO #2 COMMUNITY DEVELOPMENT
DISTRICT**

Signature: _____

Print Name: _____

By: _____

Its: Chairperson

Signature: _____

Print Name: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2026, by _____ as Chairperson of Verano #2 Community Development District, a special purpose unit of local government established under Chapter 190, *Florida Statutes*, on behalf of the District. He/She is personally known to me or has produced _____ as identification.

Signature of Notary Public

Name Typed, Printed or Stamped

Commission No.: _____

My Commission Expires: _____

_____, 2026

Verano #2 Community Development District
c/o District Manager
Governmental Management Services – South Florida, LLC
5385 N. Nob Hill Road
Sunrise, Florida 33351

Re: Letter Agreement Regarding Acquisition of Pod D5 Improvements

Dear District Manager,

Pursuant to that certain *Improvement Acquisition and Developer Contribution Agreement*, dated _____ (“**Acquisition Agreement**”), by and between the Verano #2 Community Development District (“**District**”) and Verano Development, LLC (“**Developer**”), you are hereby notified that the Developer has completed and wishes to sell (“**Sale**”) to the District certain “**Improvements**” and “**Work Product**” as described in **Exhibit A** attached hereto. Subject to the terms of the Acquisition Agreement, the following terms govern the proposed Sale:

- As consideration for the Sale, and subject to the terms of the Acquisition Agreement, the District agrees to pay from bond proceeds the amount identified in **Exhibit A** attached hereto, which represents the actual cost of constructing and/or creating the Improvements. Subject to the terms of the Acquisition Agreement, this amount will be processed by requisition and paid to Developer upon availability of bond proceeds.
- Notwithstanding anything to the contrary herein, certain amounts, as identified in **Exhibit A**, may still be owed to contractors (balance to finish & retainage) and Developer agrees to ensure that all punch list and/or other open items necessary to complete the Improvements are completed and to timely make payment for all remaining amounts owed under the contract, and to ensure that no liens are placed on the Improvements. Subject to the terms of the Acquisition Agreement, and with respect to any punch list items, the District may pay the Developer upon completion of such items, upon the availability of bond proceeds and upon proof of payment by the Developer to the Contractor of the remaining amounts.
- The Developer agrees, at the direction of the District, to assist with the transfer of any permits or similar approvals, as well as other work product, necessary for the operation of the Improvements, and to provide any maintenance bonds or other forms of security required by the City for turnover of the utilities (which comprise a portion of the Improvements) to the City.

Sincerely,

Agreed to by:
**VERANO #2 COMMUNITY
DEVELOPMENT DISTRICT**

VERANO DEVELOPMENT, LLC

Name: _____
Title: _____

Name: _____
Title: _____

EXHIBIT A
Description of Pod D5 Improvements

Pod D5 Drainage & Surface Water Management – All drainage and surface water management systems, including but not limited to St. Lucies, 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 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)¹, Tract WMT-1 (Stormwater Management Tract)², 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.

Work Product—Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced Improvements.

Improvement	Total	Paid to Contractor by Developer	Balance Owed	Retainage
Pod D5 Drainage	\$978,455.24	\$978,455.24	\$0.00	\$0.00

¹ Tracts CA-8, CA-9 and CA-12 (Common Area Tracts – Open Space, Landscape, Storm Water Management Purposes) have been re-platted in *Verano South P.U.D. I – Pod D – Plat No. 6*, as recorded in Plat Book 130, Page 17 – 24, of the Official Records of St. Lucie County, Florida.

² Tracts WMT-2 and WMT-5 (Stormwater Management Tracts) have been re-platted in *Verano South P.U.D. I – Pod D – Plat No. 6*, as recorded in Plat Book 130, Page 17 – 24, of the Official Records of St. Lucie County, Florida.

CORPORATE DECLARATION AND AGREEMENT
[POD D5 IMPROVEMENTS]

Verano Development, LLC, a Florida limited liability company ("**Developer**"), the developer of certain lands within the Verano #2 Community Development District ("**District**"), a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes*, does hereby certify:

1. Developer is the developer of certain lands within the District.
2. The District's *Supplemental Engineer's Report for Certain Public Infrastructure Serving the Verano #2 Community Development District – 2024 Assessment Area – Pods D4, D5 & D6 Project Area*, dated March 21, 2024, as revised April 4, 2024 ("**Engineer's Report**") describes certain public infrastructure improvements that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*.
3. Developer has expended funds to develop and/or acquire certain of the public infrastructure improvements described in the Engineer's Report and more specifically described in **Exhibit A**. The attached **Exhibit A** accurately identifies certain of those improvements that have been completed to date and states the amounts that Developer has spent on those improvements. Notwithstanding anything to the contrary herein, certain amounts are still owed to contractors and Developer agrees to timely make payment for all remaining amounts owed, and to ensure that no liens are placed on the property.
4. Developer acknowledges that the District intends to rely on this Declaration for purposes of acquiring the infrastructure improvements identified in **Exhibit A**.

[CONTINUED ON FOLLOWING PAGE]

**SIGNATURE PAGE TO CORPORATE DECLARATION AND AGREEMENT
[POD D5 IMPROVEMENTS]**

Executed this _____ day of _____, 2026.

VERANO DEVELOPMENT, LLC

Name: _____

Title: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was sworn and subscribed to before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2026, by _____ as _____ of **VERANO DEVELOPMENT, LLC**, and with authority to execute the foregoing on behalf of the entity(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____

(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

Exhibit A – Description of Pod D5 Improvements

CONTRACTOR ACKNOWLEDGMENT AND RELEASE
[POD D5 IMPROVEMENTS]

THIS ACKNOWLEDGMENT & RELEASE (“Release”) is made the ____ day of _____, 2026, by **Centerline, Inc.**, a Florida corporation/limited liability company, having a mailing address 2180 SW Poma Drive, Palm City, Florida 33418 (**“Contractor”**), in favor of the **Verano #2 Community Development District (“District”)**, which is a local unit of special-purpose government situated in St. Lucie County, Florida, and having offices at Governmental Management Services – South Florida, LLC, 5385 N. Nob Hill Road, Sunrise, Florida 33351.

RECITALS

WHEREAS, pursuant to that certain construction agreement, dated April 11, 2022, and between Contractor and Verano Development, LLC, a Florida limited liability company (**“Developer”**), Contractor has constructed for Developer certain infrastructure improvements, as described in **Exhibit A (“Improvements”)**; and

WHEREAS, Developer may in the future convey the Improvements to the District and for that purpose has requested Contractor to confirm the release of all restrictions on the District’s right to use and rely upon the Improvements; and

WHEREAS, Contractor has agreed to the release of any such restrictions.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Contractor provides the following acknowledgment and release:

1. **GENERAL.** The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.
2. **ACQUISITION OF IMPROVEMENTS.** Contractor acknowledges that the District is or has acquired the Improvements constructed by Contractor in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same.
3. **WARRANTY.** Contractor hereby expressly acknowledges the District’s right to enforce the terms of the Contract, including but not limited to any warranties and other forms of indemnification provided therein and to rely upon and enforce any other warranties provided under Florida law.
4. **CERTIFICATION.** Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies that, except as set forth herein, no outstanding requests for payment exist related to the Improvements, including any payments to subcontractors, materialmen, suppliers

or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. Except as set forth herein, this document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer or District for the Improvements.

Notwithstanding anything to the contrary herein, Contractor is owed approximately the amount identified as balance to finish and/or retainage as noted in **Exhibit A** under the Contract and understands that such amounts shall be paid by Developer. The effectiveness of this Release is contingent upon such payment being timely made.

5. **EFFECTIVE DATE.** This Release shall take effect upon execution.

[SIGNATURE PAGE TO FOLLOW]

[SIGNATURE PAGE FOR CONTRACTOR ACKNOWLEDGMENT AND RELEASE]

CENTERLINE, INC.

By: _____
Its: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence
or ☐ online notarization this _____ day of _____, 2026, by
_____ as _____ of _____, and
with authority to execute the foregoing on behalf of the entity(ies) identified above, and who
appeared before me this day in person, and who is either personally known to me, or produced
_____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped
or Typed as Commissioned)

DISTRICT ENGINEER'S CERTIFICATE
[POD D5 IMPROVEMENTS]

_____, 2026

Board of Supervisors
Verano #2 Community Development District

Re: Acquisition of Improvements and Work Product

Ladies and Gentlemen:

The undersigned is a representative of Mills, Short & Associates, LLC ("**District Engineer**"), as District Engineer for the Verano #2 Community Development District ("**District**") and does hereby make the following certifications in connection with the District's acquisition from Verano Development, LLC ("**Developer**") as to certain public "**Improvements**" and "**Work Product**" as further detailed in **Exhibit A**. The undersigned, an authorized representative of the District Engineer, hereby certifies that:

1. I have reviewed the Improvements and Work Product. I have further reviewed certain documentation relating to the same, including but not limited to certain invoices, plans, and other documents.
2. The Improvements and Work Product are within the scope of the District's capital improvement plan as set forth in the District's *Supplemental Engineer's Report for Certain Public Infrastructure Serving the Verano #2 Community Development District – 2024 Assessment Area – Pods D4, D5 & D6 Project Area*, dated March 21, 2024, as revised April 4, 2024 ("**Engineer's Report**") and specially benefit property within the District as further described in the Engineer's Report.
3. I am not aware of any defects in the Improvements or Work Product.
4. The total costs associated with the Improvements and Work Product are as set forth in **Exhibit A**. Such costs are equal to or less than each of the following: (i) what was actually paid by the Developer to create and/or acquire the Improvements and Work Product, and (ii) the reasonable fair market value of the Improvements and Work Product.
5. Based on the foregoing, it is appropriate at this time for the District to acquire the Improvements and Work Product.

MILLS, SHORT & ASSOCIATES, LLC

_____, P.E.

Florida Registration No. _____

District Engineer

BILL OF SALE AND LIMITED ASSIGNMENT
[POD D5 IMPROVEMENTS]

THIS BILL OF SALE AND LIMITED ASSIGNMENT is made to be effective as of the ____ day of _____, 2026, by and between **VERANO DEVELOPMENT, LLC**, a Florida limited liability company, with an address of 4807 PGA Boulevard, Palm Beach Gardens, Florida 33418 ("**Grantor**"), and for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, to the **VERANO #2 COMMUNITY DEVELOPMENT DISTRICT** ("**District**" or "**Grantee**"), which is a local unit of special-purpose government situated in St. Lucie County, Florida, and having offices at c/o Governmental Management Services – South Florida, LLC, 5385 N. Nob Hill Road, Sunrise, Florida 33351.

(Wherever used herein, the terms "Grantor" and "Grantee" include all of the parties to this instrument, the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies, governmental entities, and corporations.)

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee, intending to be legally bound, do hereby agree as follows:

1. Grantor hereby transfers, grants, conveys, and assigns to Grantee all right, title and interest of Grantor, if any, in and to the property (together, "**Property**") described in **Exhibit A** and below to have and to hold for Grantee's own use and benefit forever:

a) All of the improvements and work product identified in **Exhibit A**; and

b) All of the right, title, interest, and benefit of Grantor, if any, in, to and under any and all contracts, guaranties, affidavits, warranties, bonds, claims, lien waivers, and other forms of indemnification, given heretofore and with respect to the construction, installation, or composition of the improvements described in **Exhibit A**.

2. Grantor hereby covenants that: (i) Grantor is the lawful owner of the Property; (ii) the Property is free from any liens or encumbrances and the Grantor covenants to timely address any such liens or encumbrances if and when filed; (iii) Grantor has good right to sell the Property; and (iv) the Grantor will warrant and defend the sale of the Property hereby made unto the Grantee against the lawful claims and demands of all persons whosoever.

3. Without waiving any of the rights against third parties granted under Section 1(b), this conveyance is made on an "as is" basis. The Grantor represents that it has no knowledge of any latent or patent defects in the Property, and hereby assigns, transfers and conveys to the Grantee any and all rights against any and all firms or entities which may have caused any latent

or patent defects, including, but not limited to, any and all warranties and other forms of indemnification.

4. By execution of this document, the Grantor affirmatively represents that it has the contractual right, consent and lawful authority of any and all forms to take this action in this document and in this form. Nothing herein shall be construed as a waiver of Grantee's limitations on liability as provided in Section 768.28, *Florida Statutes*, and other statutes and law.

[CONTINUED ON FOLLOWING PAGE]

DRAFT

WHEREFORE, the foregoing Bill of Sale and Limited Assignment is hereby executed and delivered on the date first set forth above.

Signed, sealed and delivered by:

WITNESSES

VERANO DEVELOPMENT, LLC

By: _____
Name: _____

Name: _____
Title: _____

By: _____
Name: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was sworn and subscribed to before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2026, by _____ as _____ of **VERANO DEVELOPMENT, LLC**, and with authority to execute the foregoing on behalf of the entity(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

(NOTARY SEAL)

NOTARY PUBLIC, STATE OF _____

Name: _____
(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

This instrument was prepared by and
upon recording should be returned to:

(This space reserved for Clerk)

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

ASSIGNMENT OF PLAT DEDICATION
[VERANO SOUTH P.U.D. I – POD D – PLAT NO. 5]

THIS ASSIGNMENT OF PLAT DEDICATION is made as of this _____ day of _____, 2026, by **VERANO PROPERTY OWNERS ASSOCIATION, INC.**, a Florida not-for-profit organization, with an address of 790 Park of Commerce Boulevard, Suite 200, Boca Raton, Florida 33487 (“**Assignor**”), in favor of **VERANO #2 COMMUNITY DEVELOPMENT DISTRICT**, which is a local unit of special-purpose government situated in St. Lucie County, Florida, and having offices at Governmental Management Services – South Florida, LLC, 5385 N. Nob Hill Road, Sunrise, Florida 33351 (“**Assignee**”).

(Wherever used herein, the terms “Assignor” and “Assignee” include all of the parties to this instrument, the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies, governmental entities, and corporations.)

WITNESSETH:

That Assignor, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, transfer, and assign to Assignee the original dedication of rights to Assignor and with respect to:

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.

This Assignment shall be for the use and benefit of Assignee and Assignee’s successors and assigns forever.

This Assignment shall be binding on Assignor, its successors and assigns, and shall inure to the benefit of Assignee, its successors and assigns.

IN WITNESS WHEREOF, Assignor has caused these presents to be executed in manner and form sufficient to bind it as of the day and year first above written.

WITNESSES

**VERANO PROPERTY OWNERS
ASSOCIATION, INC.**

By: _____
Name: _____
Address: _____

Name: _____
Title: _____

By: _____
Name: _____
Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was sworn and subscribed to before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 2026, by _____ as _____ of **Verano Property Owners Association, Inc.**, and with authority to execute the foregoing on behalf of the entity(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

(NOTARY SEAL)

NOTARY PUBLIC, STATE OF _____

Name: _____
(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

[CONTINUED ON FOLLOWING PAGE]

This Assignment of Plat Dedication is accepted by:

WITNESSES

**VERANO #2 COMMUNITY DEVELOPMENT
DISTRICT**

By: _____
Name: _____
Address: _____

Name: _____
Title: _____

By: _____
Name: _____
Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2026, by _____ as _____ of the Verano #2 Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, on behalf of said entity, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped
or Typed as Commissioned)

This instrument was prepared by and
upon recording should be returned to:

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

(This space reserved for Clerk)

QUIT CLAIM DEED
[VERANO SOUTH P.U.D. I – POD D – PLAT NO. 5]

THIS QUIT CLAIM DEED is made as of the ____ day of _____ 2026, by and between:

VERANO DEVELOPMENT, LLC, a Florida limited liability company, with an address of 4807 PGA Boulevard, Palm Beach Gardens, Florida 33418 ("**Grantor**"); and

VERANO #2 COMMUNITY DEVELOPMENT DISTRICT, which is a local unit of special-purpose government situated in St. Lucie County, Florida, and having offices at Governmental Management Services – South Florida, LLC, 5385 N. Nob Hill Road, Sunrise, Florida 33351 ("**Grantee**").

WITNESSETH

THAT GRANTOR, for good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, do hereby remise, release and quitclaim unto the Grantee forever, all the right, title, interest, claim and demand which the Grantor has in and to the following described lot, piece or parcel of land, and more particularly below ("**Property**"):

TRACT WMT-1 (STORMWATER MANAGEMENT TRACT), 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.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever, subject to taxes for the year hereof and subsequent years, as applicable, and all easements, restrictions, reservations, conditions, covenants, limitations and agreements of record. This reference to such matters of record shall not operate to re-impose the same.

RESERVATION OF EASEMENT

GRANTOR hereby reserves unto itself and its successors and assigns, and Grantee by acceptance hereby gives and grants unto Grantor and its successors and assigns, non-exclusive easements for ingress and egress over, upon and across the Property, together with the rights to install, maintain, repair, plant, mow, cultivate, irrigate, improve and care for all drainage, hardscaping, landscaping, irrigation, wetland and related improvements, and the right to maintain, repair, replace and improve any improvements now or hereafter located on the Property; provided, however, that (i) Grantor's reservation of rights hereunder shall not be deemed to impose any obligations on Grantor to maintain, repair or replace any part of the Property or improvements located thereon, and (ii) Grantor's exercise of such reserved rights shall not unreasonably interfere with the District's use and enjoyment of the Property for its intended purposes.

NOTE: Nothing herein shall be construed to waive Grantor's right to consideration in the improvements located on the Property and pursuant to the Acquisition Agreement between Grantor and Grantee. Instead, Grantor reserves all such rights, and payment for any improvements shall be governed by separate conveyance documents between the parties and evidenced by a final bill of sale.

[CONTINUED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has caused these presents to be executed to be effective as of the day and year first above written.

WITNESSES

VERANO DEVELOPMENT, LLC

By: _____
Name: _____
Address: _____

Name: _____
Title: _____

By: _____
Name: _____
Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was sworn and subscribed to before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 2026, by _____ as _____ of **VERANO DEVELOPMENT, LLC**, and with authority to execute the foregoing on behalf of the entity(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

(NOTARY SEAL)

NOTARY PUBLIC, STATE OF _____

Name: _____
(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.

This instrument was prepared by and
upon recording should be returned to:

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

(This space reserved for Clerk)

QUIT CLAIM DEED
[VERANO SOUTH P.U.D. I – POD D – PLAT NO. 5]

THIS QUIT CLAIM DEED is made as of the ____ day of _____ 2026, by and between:

VERANO PROPERTY OWNERS ASSOCIATION, INC., a Florida not-for-profit organization, with an address of 790 Park of Commerce Boulevard, Suite 200, Boca Raton, Florida 33487 ("**Grantor**"); and

VERANO #2 COMMUNITY DEVELOPMENT DISTRICT, which is a local unit of special-purpose government situated in St. Lucie County, Florida, and having offices at Governmental Management Services – South Florida, LLC, 5385 N. Nob Hill Road, Sunrise, Florida 33351 ("**Grantee**").

WITNESSETH

THAT GRANTOR, for good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, do hereby remise, release and quitclaim unto the Grantee forever, all the right, title, interest, claim and demand which the Grantor has in and to the following described lot, piece or parcel of land, and more particularly below ("**Property**"):

TRACT WMT-1 (STORMWATER MANAGEMENT TRACT), 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.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever, subject to taxes for the year hereof and subsequent years, as applicable, and all easements, restrictions, reservations, conditions, covenants, limitations and agreements of record. This reference to such matters of record shall not operate to re-impose the same.

NOTE: Nothing herein shall be construed to waive Grantor's right to consideration in the improvements located on the Property and pursuant to the Acquisition Agreement between Grantor and Grantee. Instead, Grantor reserves all such rights, and payment for any improvements shall be governed by separate conveyance documents between the parties and evidenced by a final bill of sale.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed to be effective as of the day and year first above written.

WITNESSES

**VERANO PROPERTY OWNERS
ASSOCIATION, INC.**

By: _____
Name: _____
Address: _____

Name: _____
Title: _____

By: _____
Name: _____
Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was sworn and subscribed to before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 2026, by _____ as _____ of **Verano Property Owners Association, Inc.**, and with authority to execute the foregoing on behalf of the entity(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.

This instrument was prepared by:

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

EASEMENT AGREEMENT
[VERANO SOUTH P.U.D. I – POD D – PLAT NO. 5]

THIS EASEMENT AGREEMENT is made and entered into this ____ day of _____, 2026, by and among:

VERANO DEVELOPMENT, LLC, a Florida limited liability company, with an address of 4807 PGA Boulevard, Palm Beach Gardens, Florida 33418 (“**Landowner**”); and

VERANO PROPERTY OWNERS ASSOCIATION, INC., a Florida not-for-profit organization, with an address of 790 Park of Commerce Boulevard, Suite 200, Boca Raton, Florida 33487 (“**Association**”); and

VERANO #2 COMMUNITY DEVELOPMENT DISTRICT, which is a local unit of special-purpose government situated in St. Lucie County, Florida, and having offices at Governmental Management Services – South Florida, LLC, 5385 N. Nob Hill Road, Sunrise, Florida 33351 (“**District**” or “**Grantee**”).

WITNESSETH:

WHEREAS, the District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (“**Act**”), and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the Act authorizes the District to plan, finance, construct, install, operate and/or maintain certain infrastructure, including, but not limited to, stormwater ponds, roadway improvements, and other improvements and uses within the boundaries of the District; and

WHEREAS, Landowner desires to formally grant to, and/or clarify the terms of, the District easements over the properties being more particularly described herein (collectively, “**Easement Areas**”) for the purposes more particularly described herein; and

WHEREAS, Landowner and District acknowledge that use of the Easement Areas is necessary for the District to carry out its essential purpose; and

WHEREAS, the District has requested that Landowner and Association grant to the District a perpetual easement over the Easement Areas and the Landowner and Association are agreeable to granting such an easement on the terms and conditions set forth herein, to the extent of their respective interests therein, if any.

NOW THEREFORE, for good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. **Recitals.** The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Easement Agreement.

2. **Grant of Non-Exclusive Easement.** Landowner and Association hereby grant – to the extent of their respective interests, if any - to the District, its successors, and assigns, in perpetuity, non-exclusive easements over, upon, under, through, and across the lands identified below (“**Easement Areas**”) to have and to hold the same unto the District, its successors and assigns forever for the following purposes (collectively, “**Easement**”):

- a. The District shall have and is hereby granted a perpetual, non-exclusive easement for purposes of ingress and egress, construction, installation, use, maintenance, repair, reconstruction, and replacement by the District of drainage, irrigation and other district facilities, located within **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), 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.

The parties agree that, absent a separate agreement between the Landowner, Association and the District, the District shall be responsible for the ownership, operation, maintenance, repair and replacement of the master stormwater system.

3. **Inconsistent Use.** Landowner and Association agree and covenant that they shall not exercise any rights in the Easement Areas inconsistent with, or which unreasonably interfere with, the rights herein afforded to the District. Further, no permanent improvements shall be placed within Easement Areas that interfere with the rights granted hereunder.

4. **Beneficiaries of Easement Rights.** This Easement Agreement shall be for the non-exclusive benefit and use of Grantee and its permitted employees, agents, assignees, contractors (and their subcontractors, employees and materialmen), or representatives for the purposes contemplated herein, and no third party shall have any rights under this Easement Agreement.

5. **Binding Effect.** This Easement Agreement and all of the provisions, representations, covenants, and conditions contained herein shall be binding upon and inure to the benefit of the Parties hereto and shall run with the land, and be binding upon, and for the benefit of, successors and assigns in interest to the Easement Area.

6. **Default.** A default by any party under this Easement Agreement shall entitle the other party to all remedies available at law or in equity, which may include but not be limited to the right of actual damages, injunctive relief and/or specific performance.

7. **Enforcement of Agreement.** In the event that either District, Landowner, or Association seek to enforce this Easement Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, and expert witness fees and costs for trial, alternative dispute resolution or appellate proceedings.

8. **Notices.** Any notice, demand, consent, authorization, request, approval, or other communication that any party is required, or may desire, to give to or make upon the other party pursuant to this Easement Agreement shall be effective and valid only if in writing and delivered personally to the other Parties or sent by express 24-hour guaranteed courier or delivery service or by certified mail of the United States Postal Service, postage prepaid and return receipt requested, addressed to the other party as follows at the addresses first set forth above (or to such other place as any party may by notice to the others specify). Notice shall be deemed given when received, except that if delivery is not accepted, notice shall be deemed given on the date of such non-acceptance. 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 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 Landowner and Association and counsel(s) for Grantee may deliver Notice on behalf of the Landowner and Association and Grantee, respectively.

9. **Assignment.** Neither party may assign, transfer or license all or any portion of its real property rights under this Easement Agreement without the prior written consent of the other party. Any assignments attempted to be made by any party without the prior written approval of the other party are void. Notwithstanding the foregoing, nothing herein shall prevent Grantee from assigning its maintenance obligations for the stormwater improvements within the Easement Areas to a third party without the consent of the Landowner and Association.

10. **Controlling Law; Venue.** This Easement Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The Parties consent to and agree that the exclusive venue for any dispute arising hereunder shall be in the County in which the District is located.

11. Public Records. Landowner and Association understand and agree that all documents of any kind provided to Grantee or to District staff in connection with this Easement Agreement are public records and are to be treated as such in accordance with Florida law.

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

13. Binding Effect. This Easement Agreement and all of the provisions thereof shall inure to the benefit of and be binding upon the parties set forth herein and their respective successors and permitted assigns, and the agents, employees, invitees, tenants, subtenants, licensees, lessees, mortgagees in possession and independent contractors thereof, as a covenant running with and binding upon the Easement Areas.

14. Authorization. By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this Easement Agreement, and that each party has complied with all the requirements of law and has full power and authority to comply with the terms and provisions of this instrument.

15. Amendments. Amendments to and waivers of the provisions contained in this Easement Agreement may be made only by an instrument in writing which is executed by both Parties hereto.

16. Entire Agreement. This instrument shall constitute the final and complete expression of the agreement between the Parties relating to the subject matter of this Easement Agreement.

17. Counterparts. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, Landowner, Association, and District have caused these presents to be executed on the day and year first above written.

WITNESSES

VERANO DEVELOPMENT, LLC

By: _____
Name: _____
Address: _____

Name: _____
Title: _____

By: _____
Name: _____
Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was sworn and subscribed to before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 2026, by _____ as _____ of **Verano Development, LLC**, and with authority to execute the foregoing on behalf of the entity(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

(NOTARY SEAL)

NOTARY PUBLIC, STATE OF _____

Name: _____
(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

[CONTINUED ON FOLLOWING PAGE]

WITNESSES

**VERANO PROPERTY OWNERS
ASSOCIATION, INC.**

By: _____
Name: _____
Address: _____

Name: _____
Title: _____

By: _____
Name: _____
Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was sworn and subscribed to before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2026, by _____ as _____ of **Verano Property Owners Association, Inc.**, and with authority to execute the foregoing on behalf of the entity(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

(NOTARY SEAL)

NOTARY PUBLIC, STATE OF _____

Name: _____
(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

[CONTINUED ON FOLLOWING PAGE]

WITNESSES

**VERANO #2 COMMUNITY DEVELOPMENT
DISTRICT**

By: _____
Name: _____
Address: _____

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence
or ☐ online notarization, this _____ day of _____, 2026, by
_____ as _____ of the Verano #2 Community
Development District, a local unit of special-purpose government established pursuant to
Chapter 190, *Florida Statutes*, on behalf of said entity, who appeared before me this day in
person, and who is either personally known to me, or produced _____ as
identification.

(NOTARY SEAL)

NOTARY PUBLIC, STATE OF _____

Name: _____
(Name of Notary Public, Printed, Stamped
or Typed as Commissioned)

**Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate
as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida
Administrative Code.**

_____, 2026

Verano #2 Community Development District
c/o District Manager
Governmental Management Services – South Florida, LLC
5385 N. Nob Hill Road
Sunrise, Florida 33351

Re: Letter Regarding Acquisition of Pod D6 Improvements

Dear District Manager,

Pursuant to that certain *Improvement Acquisition and Developer Contribution Agreement (District #2 Pods D4 D5 and D6 Project)*, dated April 24, 2024 (“**Acquisition Agreement**”), by and between the Verano #2 Community Development District (“**District**”) and Verano Development, LLC (“**Developer**”), you are hereby notified that the Developer has completed and wishes to sell (“**Sale**”) to the District certain “**Improvements**” and “**Work Product**” as described in **Exhibit A** attached hereto. Subject to the terms of the Acquisition Agreement, the following terms govern the proposed Sale:

- As consideration for the Sale, and subject to the terms of the Acquisition Agreement, please pay from bond proceeds the amount identified in **Exhibit A** attached hereto, which represents the actual cost of constructing and/or creating the Improvements. Subject to the terms of the Acquisition Agreement, please process the requisition and make payment to the Developer upon availability of bond proceeds.
- Notwithstanding anything to the contrary herein, certain amounts, as identified in **Exhibit A**, may still be owed to contractors (balance to finish & retainage) and Developer agrees to ensure that all punch list and/or other open items necessary to complete the Improvements are completed and to timely make payment for all remaining amounts owed under the contract, and to ensure that no liens are placed on the Improvements.
- The Developer agrees, at the direction of the District, to assist with the transfer of any permits or similar approvals, as well as other work product, necessary for the operation of the Improvements, and to provide any maintenance bonds or other forms of security required by the City for turnover of the utilities (which comprise a portion of the Improvements) to the City.

Sincerely,

VERANO DEVELOPMENT, LLC

Name: _____

Title: _____

EXHIBIT A
Description of Pod D6 Improvements

Pod D6 Wastewater Improvements — All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, service leads, tees, manholes, gate valves, lift stations, equipment and appurtenances thereto, within or upon Tract R-1 (Private Streets Rights-of-Way), any “City Utility Easements,” “Lift Station Easement,” and any “Utility Easements,” 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.

Pod D6 Potable Water Improvements — All potable water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, water mains, service leads, tees, fire hydrants, blowoff valves assemblies, equipment and appurtenances thereto, within or upon Tract R-1 (Private Streets Rights-of-Way), any “City Utility Easements,” and any “Utility Easements,” 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.

Work Product—Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced Improvements.

Improvement	Total	Paid to Contractor by Developer	Balance Owed	Retainage
Pod D6 Sewer	\$1,720,696.85	\$1,720,696.85	\$0.00	\$0.00
Pod D6 Water	\$618,648.7	\$618,648.7	\$0.00	\$0.00
TOTALS:	\$2,339,345.55	\$2,339,345.55	\$0.00	\$0.00

CORPORATE DECLARATION AND AGREEMENT
[POD D6 IMPROVEMENTS]

Verano Development, LLC, a Florida limited liability company ("**Developer**"), the developer of certain lands within the Verano #2 Community Development District ("**District**"), a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes*, does hereby certify:

1. Developer is the developer of certain lands within the District.
2. The District's *Supplemental Engineer's Report for Certain Public Infrastructure Serving the Verano #2 Community Development District – 2024 Assessment Area – Pods D4, D5 & D6 Project Area*, dated March 21, 2024, as revised April 4, 2024 ("**Engineer's Report**") describes certain public infrastructure improvements that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*.
3. Developer has expended funds to develop and/or acquire certain of the public infrastructure improvements described in the Engineer's Report and more specifically described in **Exhibit A**. The attached **Exhibit A** accurately identifies certain of those improvements that have been completed to date and states the amounts that Developer has spent on those improvements. Notwithstanding anything to the contrary herein, certain amounts are still owed to contractors and Developer agrees to timely make payment for all remaining amounts owed, and to ensure that no liens are placed on the property.
4. Developer acknowledges that the District intends to rely on this Declaration for purposes of acquiring the infrastructure improvements identified in **Exhibit A**.

[CONTINUED ON FOLLOWING PAGE]

**SIGNATURE PAGE TO CORPORATE DECLARATION AND AGREEMENT
[POD D6 IMPROVEMENTS]**

Executed this _____ day of _____, 2026.

VERANO DEVELOPMENT, LLC

Name: _____

Title: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was sworn and subscribed to before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 2026, by _____ as _____ of **VERANO DEVELOPMENT, LLC**, and with authority to execute the foregoing on behalf of the entity(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____

(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

Exhibit A – Description of Pod D6 Improvements

CONTRACTOR ACKNOWLEDGMENT AND RELEASE
[POD D6 IMPROVEMENTS]

THIS ACKNOWLEDGMENT & RELEASE (“Release”) is made the ____ day of _____, 2026, by **Pipeline Utilities, Inc.**, a Florida corporation, having a mailing address of 3610 Fiscal Court, Riviera Beach, Florida 33404 (**“Contractor”**), in favor of the **Verano #2 Community Development District (“District”)**, which is a local unit of special-purpose government situated in St. Lucie County, Florida, and having offices at Governmental Management Services – South Florida, LLC, 5385 N. Nob Hill Road, Sunrise, Florida 33351.

RECITALS

WHEREAS, pursuant to that certain construction agreements, dated _____, and between Contractor and Verano Development, LLC, a Florida limited liability company (**“Developer”**), Contractor has constructed for Developer certain infrastructure improvements, as described in **Exhibit A (“Improvements”)**; and

WHEREAS, Developer may in the future convey the Improvements to the District and for that purpose has requested Contractor to confirm the release of all restrictions on the District’s right to use and rely upon the Improvements; and

WHEREAS, Contractor has agreed to the release of any such restrictions.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Contractor provides the following acknowledgment and release:

1. **GENERAL.** The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

2. **ACQUISITION OF IMPROVEMENTS.** Contractor acknowledges that the District is or has acquired the Improvements constructed by Contractor in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same.

3. **WARRANTY.** Contractor hereby expressly acknowledges the District’s right to enforce the terms of the Contract, including but not limited to any warranties and other forms of indemnification provided therein and to rely upon and enforce any other warranties provided under Florida law.

4. **CERTIFICATION.** Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies that, except as set forth herein, no outstanding requests for payment exist related to the Improvements, including any payments to subcontractors, materialmen, suppliers

or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. Except as set forth herein, this document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer or District for the Improvements.

Notwithstanding anything to the contrary herein, Contractor is owed approximately the amount identified as balance to finish and/or retainage as noted in **Exhibit A** under the Contract and understands that such amounts shall be paid by Developer. The effectiveness of this Release is contingent upon such payment being timely made.

5. **EFFECTIVE DATE.** This Release shall take effect upon execution.

[SIGNATURE PAGE TO FOLLOW]

[SIGNATURE PAGE FOR CONTRACTOR ACKNOWLEDGMENT AND RELEASE]

PIPELINE UTILITIES, INC.

By: _____
Its: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence
or ☐ online notarization this ____ day of _____, 2026, by
_____ as _____ of _____, and
with authority to execute the foregoing on behalf of the entity(ies) identified above, and who
appeared before me this day in person, and who is either personally known to me, or produced
_____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped
or Typed as Commissioned)

DISTRICT ENGINEER'S CERTIFICATE
[POD D6 IMPROVEMENTS]

_____, 2026

Board of Supervisors
Verano #2 Community Development District

Re: Acquisition of Improvements and Work Product

Ladies and Gentlemen:

The undersigned is a representative of AECOM Technical Services, Inc. ("**District Engineer**"), as District Engineer for the Verano #2 Community Development District ("**District**") and does hereby make the following certifications in connection with the District's acquisition from Verano Development, LLC ("**Developer**") as to certain public "**Improvements**" and "**Work Product**" as further detailed in **Exhibit A**. The undersigned, an authorized representative of the District Engineer, hereby certifies that:

1. I have reviewed the Improvements and Work Product. I have further reviewed certain documentation relating to the same, including but not limited to certain invoices, plans, and other documents.
2. The Improvements and Work Product are within the scope of the District's capital improvement plan as set forth in the District's *Supplemental Engineer's Report for Certain Public Infrastructure Serving the Verano #2 Community Development District – 2024 Assessment Area – Pods D4, D5 & D6 Project Area*, dated March 21, 2024, as revised April 4, 2024 ("**Engineer's Report**") and specially benefit property within the District as further described in the Engineer's Report.
3. I am not aware of any defects in the Improvements or Work Product.
4. The total costs associated with the Improvements and Work Product are as set forth in **Exhibit A**. Such costs are equal to or less than each of the following: (i) what was actually paid by the Developer to create and/or acquire the Improvements and Work Product, and (ii) the reasonable fair market value of the Improvements and Work Product.
5. Based on the foregoing, it is appropriate at this time for the District to acquire the Improvements and Work Product.

AECOM TECHNICAL SERVICES, INC.

_____, P.E.

Florida Registration No. _____

District Engineer

BILL OF SALE AND LIMITED ASSIGNMENT
[POD D6 IMPROVEMENTS]

THIS BILL OF SALE AND LIMITED ASSIGNMENT is made to be effective as of the ____ day of _____, 2026, by and between **VERANO DEVELOPMENT, LLC**, a Florida limited liability company, with an address of 4807 PGA Boulevard, Palm Beach Gardens, Florida 33418 ("**Grantor**"), and for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, to the **VERANO #2 COMMUNITY DEVELOPMENT DISTRICT** ("**District**" or "**Grantee**"), which is a local unit of special-purpose government situated in St. Lucie County, Florida, and having offices at c/o Governmental Management Services – South Florida, LLC, 5385 N. Nob Hill Road, Sunrise, Florida 33351.

(Wherever used herein, the terms "Grantor" and "Grantee" include all of the parties to this instrument, the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies, governmental entities, and corporations.)

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee, intending to be legally bound, do hereby agree as follows:

1. Grantor hereby transfers, grants, conveys, and assigns to Grantee all right, title and interest of Grantor, if any, in and to the property (together, "**Property**") described in **Exhibit A** and below to have and to hold for Grantee's own use and benefit forever:

a) All of the improvements and work product identified in **Exhibit A**; and

b) All of the right, title, interest, and benefit of Grantor, if any, in, to and under any and all contracts, guaranties, affidavits, warranties, bonds, claims, lien waivers, and other forms of indemnification, given heretofore and with respect to the construction, installation, or composition of the improvements described in **Exhibit A**.

2. Grantor hereby covenants that: (i) Grantor is the lawful owner of the Property; (ii) the Property is free from any liens or encumbrances and the Grantor covenants to timely address any such liens or encumbrances if and when filed; (iii) Grantor has good right to sell the Property; and (iv) the Grantor will warrant and defend the sale of the Property hereby made unto the Grantee against the lawful claims and demands of all persons whosoever.

3. Without waiving any of the rights against third parties granted under Section 1(b), this conveyance is made on an "as is" basis. The Grantor represents that it has no knowledge of any latent or patent defects in the Property, and hereby assigns, transfers and conveys to the Grantee any and all rights against any and all firms or entities which may have caused any latent

or patent defects, including, but not limited to, any and all warranties and other forms of indemnification.

4. By execution of this document, the Grantor affirmatively represents that it has the contractual right, consent and lawful authority of any and all forms to take this action in this document and in this form. Nothing herein shall be construed as a waiver of Grantee's limitations on liability as provided in Section 768.28, *Florida Statutes*, and other statutes and law.

[CONTINUED ON FOLLOWING PAGE]

WHEREFORE, the foregoing Bill of Sale and Limited Assignment is hereby executed and delivered on the date first set forth above.

Signed, sealed and delivered by:

WITNESSES

VERANO DEVELOPMENT, LLC

By: _____
Name: _____

Name: _____
Title: _____

By: _____
Name: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was sworn and subscribed to before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 2026, by _____ as _____ of **VERANO DEVELOPMENT, LLC**, and with authority to execute the foregoing on behalf of the entity(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

BILL OF SALE
[POD D6 IMPROVEMENTS]

KNOW ALL MEN BY THESE PRESENTS, that **VERANO #2 COMMUNITY DEVELOPMENT DISTRICT**, a special purpose unit of local government established under Chapter 190, *Florida Statutes*, whose address is Governmental Management Services – South Florida, LLC, 5385 N. Nob Hill Road, Sunrise, Florida 33351 (“SELLER”), in consideration of the mutual covenants and agreements contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, from **THE CITY OF PORT ST. LUCIE, FLORIDA**, a political subdivision of the State of Florida, whose address is 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida 34984 (“CITY”) has granted, bargained, sold, transferred, conveyed and delivered to the CITY, its executors, administrators, successors and assigns forever, the following:

Pod D6 Wastewater Improvements — All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, service leads, tees, manholes, gate valves, lift stations, equipment and appurtenances hereto, within or upon Tract R-1 (Private Streets Rights-of-Way), any “City Utility Easements,” “Lift Station Easement,” and any “Utility Easements,” 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.

Pod D6 Potable Water Improvements — All potable water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, water mains, service leads, tees, fire hydrants, blowoff valves assemblies, equipment and appurtenances thereto, within or upon Tract R-1 (Private Streets Rights-of-Way), any “City Utility Easements,” and any “Utility Easements,” 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.

All on the property described in Exhibit “A”, attached hereto and made a part hereof, situate, lying and being in the County of St. Lucie, State of Florida.

TO HAVE AND TO HOLD the same unto the CITY, its successors and assigns forever. The CITY shall have all rights and title to the above-described personal property.

AND the SELLER hereby covenants to and with the CITY and its assigns that SELLER is the lawful owner of the said personal property; that said personal property is free from all liens and encumbrances; that SELLER has good right and lawful authority to sell said personal property; and that SELLER fully warrants title to said personal property and shall defend the same against the lawful claims and demands of all persons whomsoever.

[CONTINUED ON THE FOLLOWING PAGE]

BILL OF SALE
[POD D6 IMPROVEMENTS]

IN WITNESS WHEREOF, the SELLER has hereunto set its hand and seal, by and through its duly authorized representatives, this ____ day of _____, 2026.

WITNESSES:

**VERANO #2 COMMUNITY DEVELOPMENT
DISTRICT**

Signature: _____

Print Name: _____

By: _____

Its: Chairperson

Signature: _____

Print Name: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2026, by _____ as Chairperson of Verano #2 Community Development District, a special purpose unit of local government established under Chapter 190, *Florida Statutes*, on behalf of the District. He/She is personally known to me or has produced _____ as identification.

Signature of Notary Public

Name Typed, Printed or Stamped

Commission No.: _____

My Commission Expires: _____

_____, 2026

Verano #2 Community Development District
c/o District Manager
Governmental Management Services – South Florida, LLC
5385 N. Nob Hill Road
Sunrise, Florida 33351

Re: Letter Agreement Regarding Acquisition of Pod D6 Improvements

Dear District Manager,

Pursuant to that certain *Improvement Acquisition and Developer Contribution Agreement (District #2 Pods D4 D5 and D6 Project)*, dated April 24, 2024 ("**Acquisition Agreement**"), by and between the Verano #2 Community Development District ("**District**") and Verano Development, LLC ("**Developer**"), you are hereby notified that the Developer has completed and wishes to sell ("**Sale**") to the District certain "**Improvements**" and "**Work Product**" as described in **Exhibit A** attached hereto. Subject to the terms of the Acquisition Agreement, the following terms govern the proposed Sale:

- As consideration for the Sale, and subject to the terms of the Acquisition Agreement, the District agrees to pay from bond proceeds the amount identified in **Exhibit A** attached hereto, which represents the actual cost of constructing and/or creating the Improvements. Subject to the terms of the Acquisition Agreement, this amount will be processed by requisition and paid to Developer upon availability of bond proceeds.
- Notwithstanding anything to the contrary herein, certain amounts, as identified in **Exhibit A**, may still be owed to contractors (balance to finish & retainage) and Developer agrees to ensure that all punch list and/or other open items necessary to complete the Improvements are completed and to timely make payment for all remaining amounts owed under the contract, and to ensure that no liens are placed on the Improvements. Subject to the terms of the Acquisition Agreement, and with respect to any punch list items, the District may pay the Developer upon completion of such items, upon the availability of bond proceeds and upon proof of payment by the Developer to the Contractor of the remaining amounts.
- The Developer agrees, at the direction of the District, to assist with the transfer of any permits or similar approvals, as well as other work product, necessary for the operation of the Improvements, and to provide any maintenance bonds or other forms of security required by the City for turnover of the utilities (which comprise a portion of the Improvements) to the City.

Agreed to by:
**VERANO #2 COMMUNITY
DEVELOPMENT DISTRICT**

Sincerely,
VERANO DEVELOPMENT, LLC

Name: _____
Title: _____

Name: _____
Title: _____

DRAFT

EXHIBIT A
Description of Pod D6 Improvements

Pod D6 Drainage & Surface Water Management – All drainage and surface water management systems, including but not limited to St. Lucies, 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 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 Purposes)¹, 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.

Work Product—Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced Improvements.

Improvement	Total	Paid to Contractor by Developer	Balance Owed	Retainage
Pod D6 Drainage	\$1,005,856.80	\$1,005,856.80	\$0	\$0

¹ Tracts CA-30, CA-31, CA-32 (Common Area Tracts – Open Space, Landscape, Storm Water Management Purposes) have been re-platted in *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.

CORPORATE DECLARATION AND AGREEMENT
[POD D6 IMPROVEMENTS]

Verano Development, LLC, a Florida limited liability company ("**Developer**"), the developer of certain lands within the Verano #2 Community Development District ("**District**"), a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes*, does hereby certify:

1. Developer is the developer of certain lands within the District.
2. The District's *Supplemental Engineer's Report for Certain Public Infrastructure Serving the Verano #2 Community Development District – 2024 Assessment Area – Pods D4, D5 & D6 Project Area*, dated March 21, 2024, as revised April 4, 2024 ("**Engineer's Report**") describes certain public infrastructure improvements that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*.
3. Developer has expended funds to develop and/or acquire certain of the public infrastructure improvements described in the Engineer's Report and more specifically described in **Exhibit A**. The attached **Exhibit A** accurately identifies certain of those improvements that have been completed to date and states the amounts that Developer has spent on those improvements. Notwithstanding anything to the contrary herein, certain amounts are still owed to contractors and Developer agrees to timely make payment for all remaining amounts owed, and to ensure that no liens are placed on the property.
4. Developer acknowledges that the District intends to rely on this Declaration for purposes of acquiring the infrastructure improvements identified in **Exhibit A**.

[CONTINUED ON FOLLOWING PAGE]

**SIGNATURE PAGE TO CORPORATE DECLARATION AND AGREEMENT
[POD D6 IMPROVEMENTS]**

Executed this _____ day of _____, 2026.

VERANO DEVELOPMENT, LLC

Name: _____

Title: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was sworn and subscribed to before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2026, by _____ as _____ of **VERANO DEVELOPMENT, LLC**, and with authority to execute the foregoing on behalf of the entity(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____

(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

Exhibit A – Description of Pod D6 Improvements

CONTRACTOR ACKNOWLEDGMENT AND RELEASE
[POD D6 IMPROVEMENTS]

THIS ACKNOWLEDGMENT & RELEASE ("Release") is made the ____ day of _____, 2026, by **Pipeline Utilities, Inc.**, a Florida corporation/limited liability company, having a mailing address 3610 Fiscal Court, Riviera Beach, Florida 33404 ("**Contractor**"), in favor of the **Verano #2 Community Development District ("District")**, which is a local unit of special-purpose government situated in St. Lucie County, Florida, and having offices at Governmental Management Services – South Florida, LLC, 5385 N. Nob Hill Road, Sunrise, Florida 33351.

RECITALS

WHEREAS, pursuant to that certain construction agreements, dated _____, and between Contractor and Verano Development, LLC, a Florida limited liability company ("**Developer**"), Contractor has constructed for Developer certain infrastructure improvements, as described in **Exhibit A ("Improvements")**; and

WHEREAS, Developer may in the future convey the Improvements to the District and for that purpose has requested Contractor to confirm the release of all restrictions on the District's right to use and rely upon the Improvements; and

WHEREAS, Contractor has agreed to the release of any such restrictions.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Contractor provides the following acknowledgment and release:

1. **GENERAL.** The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.
2. **ACQUISITION OF IMPROVEMENTS.** Contractor acknowledges that the District is or has acquired the Improvements constructed by Contractor in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same.
3. **WARRANTY.** Contractor hereby expressly acknowledges the District's right to enforce the terms of the Contract, including but not limited to any warranties and other forms of indemnification provided therein and to rely upon and enforce any other warranties provided under Florida law.
4. **CERTIFICATION.** Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies that, except as set forth herein, no outstanding requests for payment exist

related to the Improvements, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. Except as set forth herein, this document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer or District for the Improvements.

Notwithstanding anything to the contrary herein, Contractor is owed approximately the amount identified as balance to finish and/or retainage as noted in **Exhibit A** under the Contract and understands that such amounts shall be paid by Developer. The effectiveness of this Release is contingent upon such payment being timely made.

5. **EFFECTIVE DATE.** This Release shall take effect upon execution.

[SIGNATURE PAGE TO FOLLOW]

[SIGNATURE PAGE FOR CONTRACTOR ACKNOWLEDGMENT AND RELEASE]

PIPELINE UTILITIES, INC.

By: _____
Its: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence
or ☐ online notarization this _____ day of _____, 2026, by
_____ as _____ of _____, and
with authority to execute the foregoing on behalf of the entity(ies) identified above, and who
appeared before me this day in person, and who is either personally known to me, or produced
_____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped
or Typed as Commissioned)

DISTRICT ENGINEER'S CERTIFICATE
[POD D6 IMPROVEMENTS]

_____, 2026

Board of Supervisors
Verano #2 Community Development District

Re: Acquisition of Improvements and Work Product

Ladies and Gentlemen:

The undersigned is a representative of Mills, Short & Associates, LLC ("**District Engineer**"), as District Engineer for the Verano #2 Community Development District ("**District**") and does hereby make the following certifications in connection with the District's acquisition from Verano Development, LLC ("**Developer**") as to certain public "**Improvements**" and "**Work Product**" as further detailed in **Exhibit A**. The undersigned, an authorized representative of the District Engineer, hereby certifies that:

1. I have reviewed the Improvements and Work Product. I have further reviewed certain documentation relating to the same, including but not limited to certain invoices, plans, and other documents.
2. The Improvements and Work Product are within the scope of the District's capital improvement plan as set forth in the District's *Supplemental Engineer's Report for Certain Public Infrastructure Serving the Verano #2 Community Development District – 2024 Assessment Area – Pods D4, D5 & D6 Project Area*, dated March 21, 2024, as revised April 4, 2024 ("**Engineer's Report**") and specially benefit property within the District as further described in the Engineer's Report.
3. I am not aware of any defects in the Improvements or Work Product.
4. The total costs associated with the Improvements and Work Product are as set forth in **Exhibit A**. Such costs are equal to or less than each of the following: (i) what was actually paid by the Developer to create and/or acquire the Improvements and Work Product, and (ii) the reasonable fair market value of the Improvements and Work Product.
5. Based on the foregoing, it is appropriate at this time for the District to acquire the Improvements and Work Product.

MILLS, SHORT & ASSOCIATES, LLC

_____, P.E.

Florida Registration No. _____

District Engineer

BILL OF SALE AND LIMITED ASSIGNMENT
[POD D6 IMPROVEMENTS]

THIS BILL OF SALE AND LIMITED ASSIGNMENT is made to be effective as of the ____ day of _____, 2026, by and between **VERANO DEVELOPMENT, LLC**, a Florida limited liability company, with an address of 4807 PGA Boulevard, Palm Beach Gardens, Florida 33418 ("**Grantor**"), and for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, to the **VERANO #2 COMMUNITY DEVELOPMENT DISTRICT** ("**District**" or "**Grantee**"), which is a local unit of special-purpose government situated in St. Lucie County, Florida, and having offices at c/o Governmental Management Services – South Florida, LLC, 5385 N. Nob Hill Road, Sunrise, Florida 33351.

(Wherever used herein, the terms "Grantor" and "Grantee" include all of the parties to this instrument, the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies, governmental entities, and corporations.)

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee, intending to be legally bound, do hereby agree as follows:

1. Grantor hereby transfers, grants, conveys, and assigns to Grantee all right, title and interest of Grantor, if any, in and to the property (together, "**Property**") described in **Exhibit A** and below to have and to hold for Grantee's own use and benefit forever:

- a) All of the improvements and work product identified in **Exhibit A**; and
- b) All of the right, title, interest, and benefit of Grantor, if any, in, to and under any and all contracts, guaranties, affidavits, warranties, bonds, claims, lien waivers, and other forms of indemnification, given heretofore and with respect to the construction, installation, or composition of the improvements described in **Exhibit A**.

2. Grantor hereby covenants that: (i) Grantor is the lawful owner of the Property; (ii) the Property is free from any liens or encumbrances and the Grantor covenants to timely address any such liens or encumbrances if and when filed; (iii) Grantor has good right to sell the Property; and (iv) the Grantor will warrant and defend the sale of the Property hereby made unto the Grantee against the lawful claims and demands of all persons whosoever.

3. Without waiving any of the rights against third parties granted under Section 1(b), this conveyance is made on an "as is" basis. The Grantor represents that it has no knowledge of any latent or patent defects in the Property, and hereby assigns, transfers and conveys to the Grantee any and all rights against any and all firms or entities which may have caused any latent

or patent defects, including, but not limited to, any and all warranties and other forms of indemnification.

4. By execution of this document, the Grantor affirmatively represents that it has the contractual right, consent and lawful authority of any and all forms to take this action in this document and in this form. Nothing herein shall be construed as a waiver of Grantee's limitations on liability as provided in Section 768.28, *Florida Statutes*, and other statutes and law.

[CONTINUED ON FOLLOWING PAGE]

DRAFT

WHEREFORE, the foregoing Bill of Sale and Limited Assignment is hereby executed and delivered on the date first set forth above.

Signed, sealed and delivered by:

WITNESSES

VERANO DEVELOPMENT, LLC

By: _____
Name: _____

Name: _____
Title: _____

By: _____
Name: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was sworn and subscribed to before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2026, by _____ as _____ of **VERANO DEVELOPMENT, LLC**, and with authority to execute the foregoing on behalf of the entity(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

(NOTARY SEAL)

NOTARY PUBLIC, STATE OF _____

Name: _____
(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

This instrument was prepared by and
upon recording should be returned to:

(This space reserved for Clerk)

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

ASSIGNMENT OF PLAT DEDICATION
[VERANO SOUTH P.U.D. I – POD D – PLAT NO. 6]

THIS ASSIGNMENT OF PLAT DEDICATION is made as of this _____ day of _____, 2026, by **VERANO PROPERTY OWNERS ASSOCIATION, INC.**, a Florida not-for-profit organization, with an address of 790 Park of Commerce Boulevard, Suite 200, Boca Raton, Florida 33487 (“**Assignor**”), in favor of **VERANO #2 COMMUNITY DEVELOPMENT DISTRICT**, which is a local unit of special-purpose government situated in St. Lucie County, Florida, and having offices at Governmental Management Services – South Florida, LLC, 5385 N. Nob Hill Road, Sunrise, Florida 33351 (“**Assignee**”).

(Wherever used herein, the terms “Assignor” and “Assignee” include all of the parties to this instrument, the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies, governmental entities, and corporations.)

WITNESSETH:

That Assignor, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, transfer, and assign to Assignee the original dedication of rights to Assignor and with respect to:

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.

This Assignment shall be for the use and benefit of Assignee and Assignee’s successors and assigns forever.

This Assignment shall be binding on Assignor, its successors and assigns, and shall inure to the benefit of Assignee, its successors and assigns.

IN WITNESS WHEREOF, Assignor has caused these presents to be executed in manner and form sufficient to bind it as of the day and year first above written.

WITNESSES

**VERANO PROPERTY OWNERS
ASSOCIATION, INC.**

By: _____
Name: _____
Address: _____

Name: _____
Title: _____

By: _____
Name: _____
Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was sworn and subscribed to before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 2026, by _____ as _____ of **Verano Property Owners Association, Inc.**, and with authority to execute the foregoing on behalf of the entity(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

(NOTARY SEAL)

NOTARY PUBLIC, STATE OF _____

Name: _____
(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

[CONTINUED ON FOLLOWING PAGE]

This Assignment of Plat Dedication is accepted by:

WITNESSES

**VERANO #2 COMMUNITY DEVELOPMENT
DISTRICT**

By: _____
Name: _____
Address: _____

Name: _____
Title: _____

By: _____
Name: _____
Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2026, by _____ as _____ of the Verano #2 Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, on behalf of said entity, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped
or Typed as Commissioned)

This instrument was prepared by and
upon recording should be returned to:

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

(This space reserved for Clerk)

QUIT CLAIM DEED
[VERANO SOUTH P.U.D. I – POD D – PLAT NO. 6]

THIS QUIT CLAIM DEED is made as of the ____ day of _____ 2026, by and between:

VERANO DEVELOPMENT, LLC, a Florida limited liability company, with an address of 4807 PGA Boulevard, Palm Beach Gardens, Florida 33418 ("**Grantor**"); and

VERANO #2 COMMUNITY DEVELOPMENT DISTRICT, which is a local unit of special-purpose government situated in St. Lucie County, Florida, and having offices at Governmental Management Services – South Florida, LLC, 5385 N. Nob Hill Road, Sunrise, Florida 33351 ("**Grantee**").

WITNESSETH

THAT GRANTOR, for good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, do hereby remise, release and quitclaim unto the Grantee forever, all the right, title, interest, claim and demand which the Grantor has in and to the following described lot, piece or parcel of land, and more particularly below ("**Property**"):

**TRACTS WMT-1, WMT-2 AND WMT-5 (STORMWATER MANAGEMENT TRACT),
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.**

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever, subject to taxes for the year hereof and subsequent years, as applicable, and all easements, restrictions, reservations, conditions, covenants, limitations and agreements of record. This reference to such matters of record shall not operate to re-impose the same.

RESERVATION OF EASEMENT

GRANTOR hereby reserves unto itself and its successors and assigns, and Grantee by acceptance hereby gives and grants unto Grantor and its successors and assigns, non-exclusive easements for ingress and egress over, upon and across the Property, together with the rights to install, maintain, repair, plant, mow, cultivate, irrigate, improve and care for all drainage, hardscaping, landscaping, irrigation, wetland and related improvements, and the right to maintain, repair, replace and improve any improvements now or hereafter located on the Property; provided, however, that (i) Grantor's reservation of rights hereunder shall not be deemed to impose any obligations on Grantor to maintain, repair or replace any part of the Property or improvements located thereon, and (ii) Grantor's exercise of such reserved rights shall not unreasonably interfere with the District's use and enjoyment of the Property for its intended purposes.

NOTE: Nothing herein shall be construed to waive Grantor's right to consideration in the improvements located on the Property and pursuant to the Acquisition Agreement between Grantor and Grantee. Instead, Grantor reserves all such rights, and payment for any improvements shall be governed by separate conveyance documents between the parties and evidenced by a final bill of sale.

[CONTINUED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has caused these presents to be executed to be effective as of the day and year first above written.

WITNESSES

VERANO DEVELOPMENT, LLC

By: _____
Name: _____
Address: _____

Name: _____
Title: _____

By: _____
Name: _____
Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was sworn and subscribed to before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 2026, by _____ as _____ of **VERANO DEVELOPMENT, LLC**, and with authority to execute the foregoing on behalf of the entity(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

(NOTARY SEAL)

NOTARY PUBLIC, STATE OF _____

Name: _____
(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.

This instrument was prepared by and
upon recording should be returned to:

(This space reserved for Clerk)

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

QUIT CLAIM DEED
[VERANO SOUTH P.U.D. I – POD D – PLAT NO. 6]

THIS QUIT CLAIM DEED is made as of the ____ day of ____ 2026, by and between:

VERANO PROPERTY OWNERS ASSOCIATION, INC., a Florida not-for-profit organization, with an address of 790 Park of Commerce Boulevard, Suite 200, Boca Raton, Florida 33487 ("**Grantor**"); and

VERANO #2 COMMUNITY DEVELOPMENT DISTRICT, which is a local unit of special-purpose government situated in St. Lucie County, Florida, and having offices at Governmental Management Services – South Florida, LLC, 5385 N. Nob Hill Road, Sunrise, Florida 33351 ("**Grantee**").

WITNESSETH

THAT GRANTOR, for good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, do hereby remise, release and quitclaim unto the Grantee forever, all the right, title, interest, claim and demand which the Grantor has in and to the following described lot, piece or parcel of land, and more particularly below ("**Property**"):

**TRACTS WMT-1, WMT-2 AND WMT-5 (STORMWATER MANAGEMENT TRACT),
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.**

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever, subject to taxes for the year hereof and subsequent years, as applicable, and all easements, restrictions, reservations, conditions, covenants, limitations and agreements of record. This reference to such matters of record shall not operate to re-impose the same.

NOTE: Nothing herein shall be construed to waive Grantor's right to consideration in the improvements located on the Property and pursuant to the Acquisition Agreement between Grantor and Grantee. Instead, Grantor reserves all such rights, and payment for any improvements shall be governed by separate conveyance documents between the parties and evidenced by a final bill of sale.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed to be effective as of the day and year first above written.

WITNESSES

**VERANO PROPERTY OWNERS
ASSOCIATION, INC.**

By: _____
Name: _____
Address: _____

Name: _____
Title: _____

By: _____
Name: _____
Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was sworn and subscribed to before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 2026, by _____ as _____ of **Verano Property Owners Association, Inc.**, and with authority to execute the foregoing on behalf of the entity(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

(NOTARY SEAL)

NOTARY PUBLIC, STATE OF _____

Name: _____
(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.

This instrument was prepared by:

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

EASEMENT AGREEMENT
[VERANO SOUTH P.U.D. I – POD D – PLAT NO. 6]

THIS EASEMENT AGREEMENT is made and entered into this ____ day of _____, 2026, by and among:

VERANO DEVELOPMENT, LLC, a Florida limited liability company, with an address of 4807 PGA Boulevard, Palm Beach Gardens, Florida 33418 (“**Landowner**”); and

VERANO PROPERTY OWNERS ASSOCIATION, INC., a Florida not-for-profit organization, with an address of 790 Park of Commerce Boulevard, Suite 200, Boca Raton, Florida 33487 (“**Association**”); and

VERANO #2 COMMUNITY DEVELOPMENT DISTRICT, which is a local unit of special-purpose government situated in St. Lucie County, Florida, and having offices at Governmental Management Services – South Florida, LLC, 5385 N. Nob Hill Road, Sunrise, Florida 33351 (“**District**” or “**Grantee**”).

WITNESSETH:

WHEREAS, the District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (“**Act**”), and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the Act authorizes the District to plan, finance, construct, install, operate and/or maintain certain infrastructure, including, but not limited to, stormwater ponds, roadway improvements, and other improvements and uses within the boundaries of the District; and

WHEREAS, Landowner desires to formally grant to, and/or clarify the terms of, the District easements over the properties being more particularly described herein (collectively, “**Easement Areas**”) for the purposes more particularly described herein; and

WHEREAS, Landowner and District acknowledge that use of the Easement Areas is necessary for the District to carry out its essential purpose; and

WHEREAS, the District has requested that Landowner and Association grant to the District a perpetual easement over the Easement Areas and the Landowner and Association are agreeable to granting such an easement on the terms and conditions set forth herein, to the extent of their respective interests therein, if any.

NOW THEREFORE, for good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. **Recitals.** The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Easement Agreement.

2. **Grant of Non-Exclusive Easement.** Landowner and Association hereby grant – to the extent of their respective interests, if any - to the District, its successors, and assigns, in perpetuity, non-exclusive easements over, upon, under, through, and across the lands identified below (“**Easement Areas**”) to have and to hold the same unto the District, its successors and assigns forever for the following purposes (collectively, “**Easement**”):

- a. The District shall have and is hereby granted a perpetual, non-exclusive easement for purposes of ingress and egress, construction, installation, use, maintenance, repair, reconstruction, and replacement by the District of drainage, irrigation and other district facilities, located within **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, and CA-29 (Common Area Tracts – Open Space, Landscape, Storm Water Management Purposes), 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.

The parties agree that, absent a separate agreement between the Landowner, Association and the District, the District shall be responsible for the ownership, operation, maintenance, repair and replacement of the master stormwater system.

3. **Inconsistent Use.** Landowner and Association agree and covenant that they shall not exercise any rights in the Easement Areas inconsistent with, or which unreasonably interfere with, the rights herein afforded to the District. Further, no permanent improvements shall be placed within Easement Areas that interfere with the rights granted hereunder.

4. **Beneficiaries of Easement Rights.** This Easement Agreement shall be for the non-exclusive benefit and use of Grantee and its permitted employees, agents, assignees, contractors (and their subcontractors, employees and materialmen), or representatives for the purposes contemplated herein, and no third party shall have any rights under this Easement Agreement.

5. **Binding Effect.** This Easement Agreement and all of the provisions, representations, covenants, and conditions contained herein shall be binding upon and inure to the benefit of the Parties hereto and shall run with the land, and be binding upon, and for the benefit of, successors and assigns in interest to the Easement Area.

6. **Default.** A default by any party under this Easement Agreement shall entitle the other party to all remedies available at law or in equity, which may include but not be limited to the right of actual damages, injunctive relief and/or specific performance.

7. **Enforcement of Agreement.** In the event that either District, Landowner, or Association seek to enforce this Easement Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, and expert witness fees and costs for trial, alternative dispute resolution or appellate proceedings.

8. **Notices.** Any notice, demand, consent, authorization, request, approval, or other communication that any party is required, or may desire, to give to or make upon the other party pursuant to this Easement Agreement shall be effective and valid only if in writing and delivered personally to the other Parties or sent by express 24-hour guaranteed courier or delivery service or by certified mail of the United States Postal Service, postage prepaid and return receipt requested, addressed to the other party as follows at the addresses first set forth above (or to such other place as any party may by notice to the others specify). Notice shall be deemed given when received, except that if delivery is not accepted, notice shall be deemed given on the date of such non-acceptance. 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 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 Landowner and Association and counsel(s) for Grantee may deliver Notice on behalf of the Landowner and Association and Grantee, respectively.

9. **Assignment.** Neither party may assign, transfer or license all or any portion of its real property rights under this Easement Agreement without the prior written consent of the other party. Any assignments attempted to be made by any party without the prior written approval of the other party are void. Notwithstanding the foregoing, nothing herein shall prevent Grantee from assigning its maintenance obligations for the stormwater improvements within the Easement Areas to a third party without the consent of the Landowner and Association.

10. **Controlling Law; Venue.** This Easement Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The Parties consent to and agree that the exclusive venue for any dispute arising hereunder shall be in the County in which the District is located.

11. Public Records. Landowner and Association understand and agree that all documents of any kind provided to Grantee or to District staff in connection with this Easement Agreement are public records and are to be treated as such in accordance with Florida law.

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

13. Binding Effect. This Easement Agreement and all of the provisions thereof shall inure to the benefit of and be binding upon the parties set forth herein and their respective successors and permitted assigns, and the agents, employees, invitees, tenants, subtenants, licensees, lessees, mortgagees in possession and independent contractors thereof, as a covenant running with and binding upon the Easement Areas.

14. Authorization. By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this Easement Agreement, and that each party has complied with all the requirements of law and has full power and authority to comply with the terms and provisions of this instrument.

15. Amendments. Amendments to and waivers of the provisions contained in this Easement Agreement may be made only by an instrument in writing which is executed by both Parties hereto.

16. Entire Agreement. This instrument shall constitute the final and complete expression of the agreement between the Parties relating to the subject matter of this Easement Agreement.

17. Counterparts. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, Landowner, Association, and District have caused these presents to be executed on the day and year first above written.

WITNESSES

VERANO DEVELOPMENT, LLC

By: _____
Name: _____
Address: _____

Name: _____
Title: _____

By: _____
Name: _____
Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was sworn and subscribed to before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 2026, by _____ as _____ of **Verano Development, LLC**, and with authority to execute the foregoing on behalf of the entity(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

(NOTARY SEAL)

NOTARY PUBLIC, STATE OF _____

Name: _____
(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

[CONTINUED ON FOLLOWING PAGE]

WITNESSES

**VERANO PROPERTY OWNERS
ASSOCIATION, INC.**

By: _____
Name: _____
Address: _____

Name: _____
Title: _____

By: _____
Name: _____
Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was sworn and subscribed to before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2026, by _____ as _____ of **Verano Property Owners Association, Inc.**, and with authority to execute the foregoing on behalf of the entity(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

(NOTARY SEAL)

NOTARY PUBLIC, STATE OF _____

Name: _____
(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

[CONTINUED ON FOLLOWING PAGE]

WITNESSES

**VERANO #2 COMMUNITY DEVELOPMENT
DISTRICT**

By: _____
Name: _____
Address: _____

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence
or ☐ online notarization, this _____ day of _____, 2026, by
_____ as _____ of the Verano #2 Community
Development District, a local unit of special-purpose government established pursuant to
Chapter 190, *Florida Statutes*, on behalf of said entity, who appeared before me this day in
person, and who is either personally known to me, or produced _____ as
identification.

(NOTARY SEAL)

NOTARY PUBLIC, STATE OF _____

Name: _____
(Name of Notary Public, Printed, Stamped
or Typed as Commissioned)

**Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate
as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida
Administrative Code.**

_____, 2026

Verano #2 Community Development District
c/o District Manager
Governmental Management Services – South Florida, LLC
5385 N. Nob Hill Road
Sunrise, Florida 33351

Re: Letter Regarding Acquisition of Pod D7 Improvements

Dear District Manager,

Pursuant to that certain *Improvement Acquisition and Developer Contribution Agreement (District #2 Pod D7 Project)*, dated November 14, 2024 ("**Acquisition Agreement**"), by and between the Verano #2 Community Development District ("**District**") and Verano Development, LLC ("**Developer**"), you are hereby notified that the Developer has completed and wishes to sell ("**Sale**") to the District certain "**Improvements**" and "**Work Product**" as described in **Exhibit A** attached hereto. Subject to the terms of the Acquisition Agreement, the following terms govern the proposed Sale:

- As consideration for the Sale, and subject to the terms of the Acquisition Agreement, please pay from bond proceeds the amount identified in **Exhibit A** attached hereto, which represents the actual cost of constructing and/or creating the Improvements. Subject to the terms of the Acquisition Agreement, please process the requisition and make payment to the Developer upon availability of bond proceeds.
- Notwithstanding anything to the contrary herein, certain amounts, as identified in **Exhibit A**, may still be owed to contractors (balance to finish & retainage) and Developer agrees to ensure that all punch list and/or other open items necessary to complete the Improvements are completed and to timely make payment for all remaining amounts owed under the contract, and to ensure that no liens are placed on the Improvements.
- The Developer agrees, at the direction of the District, to assist with the transfer of any permits or similar approvals, as well as other work product, necessary for the operation of the Improvements, and to provide any maintenance bonds or other forms of security required by the City for turnover of the utilities (which comprise a portion of the Improvements) to the City.

Sincerely,

VERANO DEVELOPMENT, LLC

Name: _____

Title: _____

EXHIBIT A
Description of Pod D7 Improvements

Pods D7 Wastewater Improvements — All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, service leads, tees, manholes, gate valves, lift stations, equipment and appurtenances hereto, within or upon Tract R-1 (Private Streets Rights-of-Way), any “City Utility Easements,” and any “Utility Easements,” 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.

Pod D7 Potable Water Improvements — All potable water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, water mains, service leads, tees, fire hydrants, blowoff valves assemblies, equipment and appurtenances thereto, within or upon Tract R-1 (Private Streets Rights-of-Way), any “City Utility Easements,” and any “Utility Easements,” 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.

Work Product—Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced Improvements.

Improvement	Total	Paid to Contractor by Developer	Balance Owed	Retainage
Pod D7 Sewer	\$2,141,620.70	\$1,902,192.85	\$49,208.57	\$190,219.28
Pod D7 Water	<u>\$985,040.00</u>	<u>\$838,350.00</u>	<u>\$62,855.00</u>	<u>\$83,835.00</u>
TOTALS:	\$3,126,660.70	\$2,740,542.85	\$112,063.57	\$274,054.28

CORPORATE DECLARATION AND AGREEMENT
[POD D7 IMPROVEMENTS]

Verano Development, LLC, a Florida limited liability company ("**Developer**"), the developer of certain lands within the Verano #2 Community Development District ("**District**"), a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes*, does hereby certify:

1. Developer is the developer of certain lands within the District.
2. The District's *Supplemental Engineer's Report for Certain Public Infrastructure Serving the Verano #2 Community Development District – 2024 Assessment Area – Pod D7 Project Area*, dated October 17, 2024, as revised October 24, 2024 ("**Engineer's Report**") describes certain public infrastructure improvements that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*.
3. Developer has expended funds to develop and/or acquire certain of the public infrastructure improvements described in the Engineer's Report and more specifically described in **Exhibit A**. The attached **Exhibit A** accurately identifies certain of those improvements that have been completed to date and states the amounts that Developer has spent on those improvements. Notwithstanding anything to the contrary herein, certain amounts are still owed to contractors and Developer agrees to timely make payment for all remaining amounts owed, and to ensure that no liens are placed on the property.
4. Developer acknowledges that the District intends to rely on this Declaration for purposes of acquiring the infrastructure improvements identified in **Exhibit A**.

[CONTINUED ON FOLLOWING PAGE]

**SIGNATURE PAGE TO CORPORATE DECLARATION AND AGREEMENT
[POD D7 IMPROVEMENTS]**

Executed this _____ day of _____, 2026.

VERANO DEVELOPMENT, LLC

Name: _____

Title: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was sworn and subscribed to before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2026, by _____ as _____ of **VERANO DEVELOPMENT, LLC**, and with authority to execute the foregoing on behalf of the entity(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____

(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

Exhibit A – Description of Pod D7 Improvements

CONTRACTOR ACKNOWLEDGMENT AND RELEASE
[POD D7 IMPROVEMENTS]

THIS ACKNOWLEDGMENT & RELEASE ("Release") is made the ____ day of _____, 2026, by **Pipeline Utilities, Inc.**, a Florida corporation/limited liability company, having a mailing address 3610 Fiscal Court, Riviera Beach, Florida 33404 ("**Contractor**"), in favor of the **Verano #2 Community Development District ("District")**, which is a local unit of special-purpose government situated in St. Lucie County, Florida, and having offices at Governmental Management Services – South Florida, LLC, 5385 N. Nob Hill Road, Sunrise, Florida 33351.

RECITALS

WHEREAS, pursuant to that certain construction agreements, dated _____, and between Contractor and Verano Development, LLC, a Florida limited liability company ("**Developer**"), Contractor has constructed for Developer certain infrastructure improvements, as described in **Exhibit A ("Improvements")**; and

WHEREAS, Developer may in the future convey the Improvements to the District and for that purpose has requested Contractor to confirm the release of all restrictions on the District's right to use and rely upon the Improvements; and

WHEREAS, Contractor has agreed to the release of any such restrictions.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Contractor provides the following acknowledgment and release:

1. **GENERAL.** The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

2. **ACQUISITION OF IMPROVEMENTS.** Contractor acknowledges that the District is or has acquired the Improvements constructed by Contractor in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same.

3. **WARRANTY.** Contractor hereby expressly acknowledges the District's right to enforce the terms of the Contract, including but not limited to any warranties and other forms of indemnification provided therein and to rely upon and enforce any other warranties provided under Florida law.

4. **CERTIFICATION.** Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies that, except as set forth herein, no outstanding requests for payment exist

related to the Improvements, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. Except as set forth herein, this document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer or District for the Improvements.

Notwithstanding anything to the contrary herein, Contractor is owed approximately the amount identified as balance to finish and/or retainage as noted in **Exhibit A** under the Contract and understands that such amounts shall be paid by Developer. The effectiveness of this Release is contingent upon such payment being timely made.

5. **EFFECTIVE DATE.** This Release shall take effect upon execution.

[SIGNATURE PAGE TO FOLLOW]

[SIGNATURE PAGE FOR CONTRACTOR ACKNOWLEDGMENT AND RELEASE]

PIPELINE UTILITIES, INC.

By: _____
Its: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence
or ☐ online notarization this _____ day of _____, 2026, by
_____ as _____ of _____, and
with authority to execute the foregoing on behalf of the entit(ies) identified above, and who
appeared before me this day in person, and who is either personally known to me, or produced
_____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped
or Typed as Commissioned)

DISTRICT ENGINEER'S CERTIFICATE
[POD D7 IMPROVEMENTS]

_____, 2026

Board of Supervisors
Verano #2 Community Development District

Re: Acquisition of Improvements and Work Product

Ladies and Gentlemen:

The undersigned is a representative of Mills, Short & Associates, LLC ("**District Engineer**"), as District Engineer for the Verano #2 Community Development District ("**District**") and does hereby make the following certifications in connection with the District's acquisition from Verano Development, LLC ("**Developer**") as to certain public "**Improvements**" and "**Work Product**" as further detailed in **Exhibit A**. The undersigned, an authorized representative of the District Engineer, hereby certifies that:

1. I have reviewed the Improvements and Work Product. I have further reviewed certain documentation relating to the same, including but not limited to certain invoices, plans, and other documents.
2. The Improvements and Work Product are within the scope of the District's capital improvement plan as set forth in the District's *Supplemental Engineer's Report for Certain Public Infrastructure Serving the Verano #2 Community Development District – 2024 Assessment Area – Pod D7 Project Area*, dated October 17, 2024, as revised October 24, 2024 ("**Engineer's Report**") and specially benefit property within the District as further described in the Engineer's Report.
3. I am not aware of any defects in the Improvements or Work Product.
4. The total costs associated with the Improvements and Work Product are as set forth in **Exhibit A**. Such costs are equal to or less than each of the following: (i) what was actually paid by the Developer to create and/or acquire the Improvements and Work Product, and (ii) the reasonable fair market value of the Improvements and Work Product.
5. Based on the foregoing, it is appropriate at this time for the District to acquire the Improvements and Work Product.

MILLS, SHORT & ASSOCIATES, LLC

_____, P.E.

Florida Registration No. _____

District Engineer

BILL OF SALE AND LIMITED ASSIGNMENT
[POD D7 IMPROVEMENTS]

THIS BILL OF SALE AND LIMITED ASSIGNMENT is made to be effective as of the ____ day of _____, 2026, by and between **VERANO DEVELOPMENT, LLC**, a Florida limited liability company, with an address of 4807 PGA Boulevard, Palm Beach Gardens, Florida 33418 ("**Grantor**"), and for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, to the **VERANO #2 COMMUNITY DEVELOPMENT DISTRICT** ("**District**" or "**Grantee**"), which is a local unit of special-purpose government situated in St. Lucie County, Florida, and having offices at c/o Governmental Management Services – South Florida, LLC, 5385 N. Nob Hill Road, Sunrise, Florida 33351.

(Wherever used herein, the terms "Grantor" and "Grantee" include all of the parties to this instrument, the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies, governmental entities, and corporations.)

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee, intending to be legally bound, do hereby agree as follows:

1. Grantor hereby transfers, grants, conveys, and assigns to Grantee all right, title and interest of Grantor, if any, in and to the property (together, "**Property**") described in **Exhibit A** and below to have and to hold for Grantee's own use and benefit forever:

a) All of the improvements and work product identified in **Exhibit A**; and

b) All of the right, title, interest, and benefit of Grantor, if any, in, to and under any and all contracts, guaranties, affidavits, warranties, bonds, claims, lien waivers, and other forms of indemnification, given heretofore and with respect to the construction, installation, or composition of the improvements described in **Exhibit A**.

2. Grantor hereby covenants that: (i) Grantor is the lawful owner of the Property; (ii) the Property is free from any liens or encumbrances and the Grantor covenants to timely address any such liens or encumbrances if and when filed; (iii) Grantor has good right to sell the Property; and (iv) the Grantor will warrant and defend the sale of the Property hereby made unto the Grantee against the lawful claims and demands of all persons whosoever.

3. Without waiving any of the rights against third parties granted under Section 1(b), this conveyance is made on an "as is" basis. The Grantor represents that it has no knowledge of any latent or patent defects in the Property, and hereby assigns, transfers and conveys to the Grantee any and all rights against any and all firms or entities which may have caused any latent

or patent defects, including, but not limited to, any and all warranties and other forms of indemnification.

4. By execution of this document, the Grantor affirmatively represents that it has the contractual right, consent and lawful authority of any and all forms to take this action in this document and in this form. Nothing herein shall be construed as a waiver of Grantee's limitations on liability as provided in Section 768.28, *Florida Statutes*, and other statutes and law.

[CONTINUED ON FOLLOWING PAGE]

DRAFT

WHEREFORE, the foregoing Bill of Sale and Limited Assignment is hereby executed and delivered on the date first set forth above.

Signed, sealed and delivered by:

WITNESSES

VERANO DEVELOPMENT, LLC

By: _____
Name: _____

Name: _____
Title: _____

By: _____
Name: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was sworn and subscribed to before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2026, by _____ as _____ of **VERANO DEVELOPMENT, LLC**, and with authority to execute the foregoing on behalf of the entity(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

(NOTARY SEAL)

NOTARY PUBLIC, STATE OF _____

Name: _____
(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

BILL OF SALE
[POD D7 IMPROVEMENTS]

KNOW ALL MEN BY THESE PRESENTS, that **VERANO #2 COMMUNITY DEVELOPMENT DISTRICT**, a special purpose unit of local government established under Chapter 190, *Florida Statutes*, whose address is Governmental Management Services – South Florida, LLC, 5385 N. Nob Hill Road, Sunrise, Florida 33351 (“SELLER”), in consideration of the mutual covenants and agreements contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, from **THE CITY OF PORT ST. LUCIE, FLORIDA**, a political subdivision of the State of Florida, whose address is 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida 34984 (“CITY”) has granted, bargained, sold, transferred, conveyed and delivered to the CITY, its executors, administrators, successors and assigns forever, the following:

Pod D7 Wastewater Improvements — All wastewater lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, force mains, service leads, tees, manholes, gate valves, lift stations, equipment and appurtenances hereto, within or upon Tract R-1 (Private Streets Rights-of-Way), any “City Utility Easements,” and any “Utility Easements,” 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.

Pod D7 Potable Water Improvements — All potable water lines, including but not limited to all pipes, structures, fittings, valves, pumps, laterals, water mains, service leads, tees, fire hydrants, blowoff valves assemblies, equipment and appurtenances thereto, within or upon Tract R-1 (Private Streets Rights-of-Way), any “City Utility Easements,” and any “Utility Easements,” 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.

All on the property described in Exhibit “A”, attached hereto and made a part hereof, situate, lying and being in the County of St. Lucie, State of Florida.

TO HAVE AND TO HOLD the same unto the CITY, its successors and assigns forever. The CITY shall have all rights and title to the above-described personal property.

AND the SELLER hereby covenants to and with the CITY and its assigns that SELLER is the lawful owner of the said personal property; that said personal property is free from all liens and encumbrances; that SELLER has good right and lawful authority to sell said personal property; and that SELLER fully warrants title to said personal property and shall defend the same against the lawful claims and demands of all persons whomsoever.

[CONTINUED ON THE FOLLOWING PAGE]

BILL OF SALE
[POD D7 IMPROVEMENTS]

IN WITNESS WHEREOF, the SELLER has hereunto set its hand and seal, by and through its duly authorized representatives, this ____ day of _____, 2026.

WITNESSES:

**VERANO #2 COMMUNITY DEVELOPMENT
DISTRICT**

Signature: _____

Print Name: _____

By: _____

Its: Chairperson

Signature: _____

Print Name: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2026, by _____ as Chairperson of Verano #2 Community Development District, a special purpose unit of local government established under Chapter 190, *Florida Statutes*, on behalf of the District. He/She is personally known to me or has produced _____ as identification.

Signature of Notary Public

Name Typed, Printed or Stamped

Commission No.: _____

My Commission Expires: _____

_____, 2026

Verano #2 Community Development District
c/o District Manager
Governmental Management Services – South Florida, LLC
5385 N. Nob Hill Road
Sunrise, Florida 33351

Re: Letter Agreement Regarding Acquisition of Pod D7 Improvements

Dear District Manager,

Pursuant to that certain *Improvement Acquisition and Developer Contribution Agreement (District #2 Pod D7 Project)*, dated November 14, 2024 (“**Acquisition Agreement**”), by and between the Verano #2 Community Development District (“**District**”) and Verano Development, LLC (“**Developer**”), you are hereby notified that the Developer has completed and wishes to sell (“**Sale**”) to the District certain “**Improvements**” and “**Work Product**” as described in **Exhibit A** attached hereto. Subject to the terms of the Acquisition Agreement, the following terms govern the proposed Sale:

- As consideration for the Sale, and subject to the terms of the Acquisition Agreement, the District agrees to pay from bond proceeds the amount identified in **Exhibit A** attached hereto, which represents the actual cost of constructing and/or creating the Improvements. Subject to the terms of the Acquisition Agreement, this amount will be processed by requisition and paid to Developer upon availability of bond proceeds.
- Notwithstanding anything to the contrary herein, certain amounts, as identified in **Exhibit A**, may still be owed to contractors (balance to finish & retainage) and Developer agrees to ensure that all punch list and/or other open items necessary to complete the Improvements are completed and to timely make payment for all remaining amounts owed under the contract, and to ensure that no liens are placed on the Improvements. Subject to the terms of the Acquisition Agreement, and with respect to any punch list items, the District may pay the Developer upon completion of such items, upon the availability of bond proceeds and upon proof of payment by the Developer to the Contractor of the remaining amounts.
- The Developer agrees, at the direction of the District, to assist with the transfer of any permits or similar approvals, as well as other work product, necessary for the operation of the Improvements, and to provide any maintenance bonds or other forms of security required by the City for turnover of the utilities (which comprise a portion of the Improvements) to the City.

Sincerely,

Agreed to by:
**VERANO #2 COMMUNITY
DEVELOPMENT DISTRICT**

VERANO DEVELOPMENT, LLC

Name: _____
Title: _____

Name: _____
Title: _____

EXHIBIT A
Description of Pod D7 Improvements

Pod D7 Drainage & Surface Water Management – All drainage and surface water management systems, including but not limited to St. Lucies, 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 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.

Work Product—Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced Improvements.

Improvement	Total	Paid to Contractor by Developer	Balance Owed	Retainage
Pod D7 Drainage	\$1,267,049.25	\$1,083,949.24	\$62,661.20	\$120,438.81

CORPORATE DECLARATION AND AGREEMENT
[POD D7 IMPROVEMENTS]

Verano Development, LLC, a Florida limited liability company ("**Developer**"), the developer of certain lands within the Verano #2 Community Development District ("**District**"), a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes*, does hereby certify:

1. Developer is the developer of certain lands within the District.
2. The District's *Supplemental Engineer's Report for Certain Public Infrastructure Serving the Verano #2 Community Development District – 2024 Assessment Area – Pod D7 Project Area*, dated October 17, 2024, as revised October 24, 2024 ("**Engineer's Report**") describes certain public infrastructure improvements that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*.
3. Developer has expended funds to develop and/or acquire certain of the public infrastructure improvements described in the Engineer's Report and more specifically described in **Exhibit A**. The attached **Exhibit A** accurately identifies certain of those improvements that have been completed to date and states the amounts that Developer has spent on those improvements. Notwithstanding anything to the contrary herein, certain amounts are still owed to contractors and Developer agrees to timely make payment for all remaining amounts owed, and to ensure that no liens are placed on the property.
4. Developer acknowledges that the District intends to rely on this Declaration for purposes of acquiring the infrastructure improvements identified in **Exhibit A**.

[CONTINUED ON FOLLOWING PAGE]

**SIGNATURE PAGE TO CORPORATE DECLARATION AND AGREEMENT
[POD D7 IMPROVEMENTS]**

Executed this _____ day of _____, 2026.

VERANO DEVELOPMENT, LLC

Name: _____

Title: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was sworn and subscribed to before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2026, by _____ as _____ of **VERANO DEVELOPMENT, LLC**, and with authority to execute the foregoing on behalf of the entity(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____

(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

Exhibit A – Description of Pod D7 Improvements

CONTRACTOR ACKNOWLEDGMENT AND RELEASE
[POD D7 IMPROVEMENTS]

THIS ACKNOWLEDGMENT & RELEASE (“Release”) is made the ____ day of _____, 2026, by **Pipeline Utilities, Inc.**, a Florida corporation/limited liability company, having a mailing address 3610 Fiscal Court, Rivera Beach, Florida 33404 (“**Contractor**”), in favor of the **Verano #2 Community Development District (“District”)**, which is a local unit of special-purpose government situated in St. Lucie County, Florida, and having offices at Governmental Management Services – South Florida, LLC, 5385 N. Nob Hill Road, Sunrise, Florida 33351.

RECITALS

WHEREAS, pursuant to that certain construction agreements, dated _____, and between Contractor and Verano Development, LLC, a Florida limited liability company (“**Developer**”), Contractor has constructed for Developer certain infrastructure improvements, as described in **Exhibit A (“Improvements”)**; and

WHEREAS, Developer may in the future convey the Improvements to the District and for that purpose has requested Contractor to confirm the release of all restrictions on the District’s right to use and rely upon the Improvements; and

WHEREAS, Contractor has agreed to the release of any such restrictions.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Contractor provides the following acknowledgment and release:

1. **GENERAL.** The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

2. **ACQUISITION OF IMPROVEMENTS.** Contractor acknowledges that the District is or has acquired the Improvements constructed by Contractor in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same.

3. **WARRANTY.** Contractor hereby expressly acknowledges the District’s right to enforce the terms of the Contract, including but not limited to any warranties and other forms of indemnification provided therein and to rely upon and enforce any other warranties provided under Florida law.

4. **CERTIFICATION.** Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies that, except as set forth herein, no outstanding requests for payment exist

related to the Improvements, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. Except as set forth herein, this document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer or District for the Improvements.

Notwithstanding anything to the contrary herein, Contractor is owed approximately the amount identified as balance to finish and/or retainage as noted in **Exhibit A** under the Contract and understands that such amounts shall be paid by Developer. The effectiveness of this Release is contingent upon such payment being timely made.

5. **EFFECTIVE DATE.** This Release shall take effect upon execution.

[SIGNATURE PAGE TO FOLLOW]

[SIGNATURE PAGE FOR CONTRACTOR ACKNOWLEDGMENT AND RELEASE]

PIPELINE UTILITIES, INC.

By: _____
Its: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence
or ☐ online notarization this _____ day of _____, 2026, by
_____ as _____ of _____, and
with authority to execute the foregoing on behalf of the entit(ies) identified above, and who
appeared before me this day in person, and who is either personally known to me, or produced
_____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped
or Typed as Commissioned)

DISTRICT ENGINEER'S CERTIFICATE
[POD D7 IMPROVEMENTS]

_____, 2026

Board of Supervisors
Verano #2 Community Development District

Re: Acquisition of Improvements and Work Product

Ladies and Gentlemen:

The undersigned is a representative of Mills, Short & Associates, LLC ("**District Engineer**"), as District Engineer for the Verano #2 Community Development District ("**District**") and does hereby make the following certifications in connection with the District's acquisition from Verano Development, LLC ("**Developer**") as to certain public "**Improvements**" and "**Work Product**" as further detailed in **Exhibit A**. The undersigned, an authorized representative of the District Engineer, hereby certifies that:

1. I have reviewed the Improvements and Work Product. I have further reviewed certain documentation relating to the same, including but not limited to certain invoices, plans, and other documents.
2. The Improvements and Work Product are within the scope of the District's capital improvement plan as set forth in the District's *Supplemental Engineer's Report for Certain Public Infrastructure Serving the Verano #2 Community Development District – 2024 Assessment Area – Pod D7 Project Area*, dated October 17, 2024, as revised October 24, 2024 ("**Engineer's Report**") and specially benefit property within the District as further described in the Engineer's Report.
3. I am not aware of any defects in the Improvements or Work Product.
4. The total costs associated with the Improvements and Work Product are as set forth in **Exhibit A**. Such costs are equal to or less than each of the following: (i) what was actually paid by the Developer to create and/or acquire the Improvements and Work Product, and (ii) the reasonable fair market value of the Improvements and Work Product.
5. Based on the foregoing, it is appropriate at this time for the District to acquire the Improvements and Work Product.

MILLS, SHORT & ASSOCIATES, LLC

_____, P.E.

Florida Registration No. _____

District Engineer

BILL OF SALE AND LIMITED ASSIGNMENT
[POD D7 IMPROVEMENTS]

THIS BILL OF SALE AND LIMITED ASSIGNMENT is made to be effective as of the ____ day of _____, 2026, by and between **VERANO DEVELOPMENT, LLC**, a Florida limited liability company, with an address of 4807 PGA Boulevard, Palm Beach Gardens, Florida 33418 ("**Grantor**"), and for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, to the **VERANO #2 COMMUNITY DEVELOPMENT DISTRICT** ("**District**" or "**Grantee**"), which is a local unit of special-purpose government situated in St. Lucie County, Florida, and having offices at c/o Governmental Management Services – South Florida, LLC, 5385 N. Nob Hill Road, Sunrise, Florida 33351.

(Wherever used herein, the terms "Grantor" and "Grantee" include all of the parties to this instrument, the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies, governmental entities, and corporations.)

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee, intending to be legally bound, do hereby agree as follows:

1. Grantor hereby transfers, grants, conveys, and assigns to Grantee all right, title and interest of Grantor, if any, in and to the property (together, "**Property**") described in **Exhibit A** and below to have and to hold for Grantee's own use and benefit forever:

a) All of the improvements and work product identified in **Exhibit A**; and

b) All of the right, title, interest, and benefit of Grantor, if any, in, to and under any and all contracts, guaranties, affidavits, warranties, bonds, claims, lien waivers, and other forms of indemnification, given heretofore and with respect to the construction, installation, or composition of the improvements described in **Exhibit A**.

2. Grantor hereby covenants that: (i) Grantor is the lawful owner of the Property; (ii) the Property is free from any liens or encumbrances and the Grantor covenants to timely address any such liens or encumbrances if and when filed; (iii) Grantor has good right to sell the Property; and (iv) the Grantor will warrant and defend the sale of the Property hereby made unto the Grantee against the lawful claims and demands of all persons whosoever.

3. Without waiving any of the rights against third parties granted under Section 1(b), this conveyance is made on an "as is" basis. The Grantor represents that it has no knowledge of any latent or patent defects in the Property, and hereby assigns, transfers and conveys to the Grantee any and all rights against any and all firms or entities which may have caused any latent

or patent defects, including, but not limited to, any and all warranties and other forms of indemnification.

4. By execution of this document, the Grantor affirmatively represents that it has the contractual right, consent and lawful authority of any and all forms to take this action in this document and in this form. Nothing herein shall be construed as a waiver of Grantee's limitations on liability as provided in Section 768.28, *Florida Statutes*, and other statutes and law.

[CONTINUED ON FOLLOWING PAGE]

DRAFT

WHEREFORE, the foregoing Bill of Sale and Limited Assignment is hereby executed and delivered on the date first set forth above.

Signed, sealed and delivered by:

WITNESSES

VERANO DEVELOPMENT, LLC

By: _____
Name: _____

Name: _____
Title: _____

By: _____
Name: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was sworn and subscribed to before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2026, by _____ as _____ of **VERANO DEVELOPMENT, LLC**, and with authority to execute the foregoing on behalf of the entity(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

(NOTARY SEAL)

NOTARY PUBLIC, STATE OF _____

Name: _____
(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

This instrument was prepared by and
upon recording should be returned to:

(This space reserved for Clerk)

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

ASSIGNMENT OF PLAT DEDICATION
[VERANO SOUTH P.U.D. I – POD D – PLAT NO. 7]

THIS ASSIGNMENT OF PLAT DEDICATION is made as of this _____ day of _____, 2026, by **VERANO PROPERTY OWNERS ASSOCIATION, INC.**, a Florida not-for-profit organization, with an address of 790 Park of Commerce Boulevard, Suite 200, Boca Raton, Florida 33487 (“**Assignor**”), in favor of **VERANO #2 COMMUNITY DEVELOPMENT DISTRICT**, which is a local unit of special-purpose government situated in St. Lucie County, Florida, and having offices at Governmental Management Services – South Florida, LLC, 5385 N. Nob Hill Road, Sunrise, Florida 33351 (“**Assignee**”).

(Wherever used herein, the terms “Assignor” and “Assignee” include all of the parties to this instrument, the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies, governmental entities, and corporations.)

WITNESSETH:

That Assignor, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, transfer, and assign to Assignee the original dedication of rights to Assignor and with respect to:

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.

This Assignment shall be for the use and benefit of Assignee and Assignee’s successors and assigns forever.

This Assignment shall be binding on Assignor, its successors and assigns, and shall inure to the benefit of Assignee, its successors and assigns.

IN WITNESS WHEREOF, Assignor has caused these presents to be executed in manner and form sufficient to bind it as of the day and year first above written.

WITNESSES

**VERANO PROPERTY OWNERS
ASSOCIATION, INC.**

By: _____
Name: _____
Address: _____

Name: _____
Title: _____

By: _____
Name: _____
Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was sworn and subscribed to before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 2026, by _____ as _____ of **Verano Property Owners Association, Inc.**, and with authority to execute the foregoing on behalf of the entity(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

(NOTARY SEAL)

NOTARY PUBLIC, STATE OF _____

Name: _____
(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

[CONTINUED ON FOLLOWING PAGE]

This Assignment of Plat Dedication is accepted by:

WITNESSES

**VERANO #2 COMMUNITY DEVELOPMENT
DISTRICT**

By: _____
Name: _____
Address: _____

Name: _____
Title: _____

By: _____
Name: _____
Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2026, by _____ as _____ of the Verano #2 Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, on behalf of said entity, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped
or Typed as Commissioned)

This instrument was prepared by and
upon recording should be returned to:

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

(This space reserved for Clerk)

QUIT CLAIM DEED
[VERANO SOUTH P.U.D. I – POD D – PLAT NO. 7]

THIS QUIT CLAIM DEED is made as of the ____ day of _____ 2026, by and between:

VERANO DEVELOPMENT, LLC, a Florida limited liability company, with an address of 4807 PGA Boulevard, Palm Beach Gardens, Florida 33418 ("**Grantor**"); and

VERANO #2 COMMUNITY DEVELOPMENT DISTRICT, which is a local unit of special-purpose government situated in St. Lucie County, Florida, and having offices at Governmental Management Services – South Florida, LLC, 5385 N. Nob Hill Road, Sunrise, Florida 33351 ("**Grantee**").

WITNESSETH

THAT GRANTOR, for good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, do hereby remise, release and quitclaim unto the Grantee forever, all the right, title, interest, claim and demand which the Grantor has in and to the following described lot, piece or parcel of land, and more particularly below ("**Property**"):

**TRACTS WMT-1, WMT-2 AND WMT-3 (STORMWATER MANAGEMENT TRACT),
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.**

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever, subject to taxes for the year hereof and subsequent years, as applicable, and all easements, restrictions, reservations, conditions, covenants, limitations and agreements of record. This reference to such matters of record shall not operate to re-impose the same.

RESERVATION OF EASEMENT

GRANTOR hereby reserves unto itself and its successors and assigns, and Grantee by acceptance hereby gives and grants unto Grantor and its successors and assigns, non-exclusive easements for ingress and egress over, upon and across the Property, together with the rights to install, maintain, repair, plant, mow, cultivate, irrigate, improve and care for all drainage, hardscaping, landscaping, irrigation, wetland and related improvements, and the right to maintain, repair, replace and improve any improvements now or hereafter located on the Property; provided, however, that (i) Grantor's reservation of rights hereunder shall not be deemed to impose any obligations on Grantor to maintain, repair or replace any part of the Property or improvements located thereon, and (ii) Grantor's exercise of such reserved rights shall not unreasonably interfere with the District's use and enjoyment of the Property for its intended purposes.

NOTE: Nothing herein shall be construed to waive Grantor's right to consideration in the improvements located on the Property and pursuant to the Acquisition Agreement between Grantor and Grantee. Instead, Grantor reserves all such rights, and payment for any improvements shall be governed by separate conveyance documents between the parties and evidenced by a final bill of sale.

[CONTINUED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has caused these presents to be executed to be effective as of the day and year first above written.

WITNESSES

VERANO DEVELOPMENT, LLC

By: _____
Name: _____
Address: _____

Name: _____
Title: _____

By: _____
Name: _____
Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was sworn and subscribed to before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 2026, by _____ as _____ of **VERANO DEVELOPMENT, LLC**, and with authority to execute the foregoing on behalf of the entity(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

(NOTARY SEAL)

NOTARY PUBLIC, STATE OF _____

Name: _____
(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.

This instrument was prepared by and
upon recording should be returned to:

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

(This space reserved for Clerk)

QUIT CLAIM DEED
[VERANO SOUTH P.U.D. I – POD D – PLAT NO. 7]

THIS QUIT CLAIM DEED is made as of the ____ day of ____ 2026, by and between:

VERANO PROPERTY OWNERS ASSOCIATION, INC., a Florida not-for-profit organization, with an address of 790 Park of Commerce Boulevard, Suite 200, Boca Raton, Florida 33487 ("**Grantor**"); and

VERANO #2 COMMUNITY DEVELOPMENT DISTRICT, which is a local unit of special-purpose government situated in St. Lucie County, Florida, and having offices at Governmental Management Services – South Florida, LLC, 5385 N. Nob Hill Road, Sunrise, Florida 33351 ("**Grantee**").

WITNESSETH

THAT GRANTOR, for good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, do hereby remise, release and quitclaim unto the Grantee forever, all the right, title, interest, claim and demand which the Grantor has in and to the following described lot, piece or parcel of land, and more particularly below ("**Property**"):

**TRACTS WMT-1, WMT-2 AND WMT-3 (STORMWATER MANAGEMENT TRACT),
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.**

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever, subject to taxes for the year hereof and subsequent years, as applicable, and all easements, restrictions, reservations, conditions, covenants, limitations and agreements of record. This reference to such matters of record shall not operate to re-impose the same.

NOTE: Nothing herein shall be construed to waive Grantor's right to consideration in the improvements located on the Property and pursuant to the Acquisition Agreement between Grantor and Grantee. Instead, Grantor reserves all such rights, and payment for any improvements shall be governed by separate conveyance documents between the parties and evidenced by a final bill of sale.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed to be effective as of the day and year first above written.

WITNESSES

**VERANO PROPERTY OWNERS
ASSOCIATION, INC.**

By: _____
Name: _____
Address: _____

Name: _____
Title: _____

By: _____
Name: _____
Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was sworn and subscribed to before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 2026, by _____ as _____ of **Verano Property Owners Association, Inc.**, and with authority to execute the foregoing on behalf of the entity(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

(NOTARY SEAL)

NOTARY PUBLIC, STATE OF _____

Name: _____
(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.

This instrument was prepared by:

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

EASEMENT AGREEMENT
[VERANO SOUTH P.U.D. I – POD D – PLAT NO. 7]

THIS EASEMENT AGREEMENT is made and entered into this ____ day of _____, 2026, by and among:

VERANO DEVELOPMENT, LLC, a Florida limited liability company, with an address of 4807 PGA Boulevard, Palm Beach Gardens, Florida 33418 ("**Landowner**"); and

VERANO PROPERTY OWNERS ASSOCIATION, INC., a Florida not-for-profit organization, with an address of 790 Park of Commerce Boulevard, Suite 200, Boca Raton, Florida 33487 ("**Association**"); and

VERANO #2 COMMUNITY DEVELOPMENT DISTRICT, which is a local unit of special-purpose government situated in St. Lucie County, Florida, and having offices at Governmental Management Services – South Florida, LLC, 5385 N. Nob Hill Road, Sunrise, Florida 33351 ("**District**" or "**Grantee**").

WITNESSETH:

WHEREAS, the District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended ("**Act**"), and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the Act authorizes the District to plan, finance, construct, install, operate and/or maintain certain infrastructure, including, but not limited to, stormwater ponds, roadway improvements, and other improvements and uses within the boundaries of the District; and

WHEREAS, Landowner desires to formally grant to, and/or clarify the terms of, the District easements over the properties being more particularly described herein (collectively, "**Easement Areas**") for the purposes more particularly described here; and

WHEREAS, Landowner and District acknowledge that use of the Easement Areas is necessary for the District to carry out its essential purpose; and

WHEREAS, the District has requested that Landowner and Association grant to the District a perpetual easement over the Easement Areas and the Landowner and Association are agreeable to granting such an easement on the terms and conditions set forth herein, to the extent of their respective interests therein, if any.

NOW THEREFORE, for good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. **Recitals.** The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Easement Agreement.

2. **Grant of Non-Exclusive Easement.** Landowner and Association hereby grant – to the extent of their respective interests, if any - to the District, its successors, and assigns, in perpetuity, non-exclusive easements over, upon, under, through, and across the lands identified below (“**Easement Areas**”) to have and to hold the same unto the District, its successors and assigns forever for the following purposes (collectively, “**Easement**”):

- a. The District shall have and is hereby granted a perpetual, non-exclusive easement for purposes of ingress and egress, construction, installation, use, maintenance, repair, reconstruction, and replacement by the District of drainage, irrigation and other district facilities, located within **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 and CA-18 (Common Area Tracts – Open Space, Landscape, Storm Water Management Purposes), 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.**

The parties agree that, absent a separate agreement between the Landowner, Association and the District, the District shall be responsible for the ownership, operation, maintenance, repair and replacement of the master stormwater system.

3. **Inconsistent Use.** Landowner and Association agree and covenant that they shall not exercise any rights in the Easement Areas inconsistent with, or which unreasonably interfere with, the rights herein afforded to the District. Further, no permanent improvements shall be placed within Easement Areas that interfere with the rights granted hereunder.

4. **Beneficiaries of Easement Rights.** This Easement Agreement shall be for the non-exclusive benefit and use of Grantee and its permitted employees, agents, assignees, contractors (and their subcontractors, employees and materialmen), or representatives for the purposes contemplated herein, and no third party shall have any rights under this Easement Agreement.

5. **Binding Effect.** This Easement Agreement and all of the provisions, representations, covenants, and conditions contained herein shall be binding upon and inure to the benefit of the Parties hereto and shall run with the land, and be binding upon, and for the benefit of, successors and assigns in interest to the Easement Area.

6. **Default.** A default by any party under this Easement Agreement shall entitle the other party to all remedies available at law or in equity, which may include but not be limited to the right of actual damages, injunctive relief and/or specific performance.

7. **Enforcement of Agreement.** In the event that either District, Landowner, or Association seek to enforce this Easement Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, and expert witness fees and costs for trial, alternative dispute resolution or appellate proceedings.

8. **Notices.** Any notice, demand, consent, authorization, request, approval, or other communication that any party is required, or may desire, to give to or make upon the other party pursuant to this Easement Agreement shall be effective and valid only if in writing and delivered personally to the other Parties or sent by express 24-hour guaranteed courier or delivery service or by certified mail of the United States Postal Service, postage prepaid and return receipt requested, addressed to the other party as follows at the addresses first set forth above (or to such other place as any party may by notice to the others specify). Notice shall be deemed given when received, except that if delivery is not accepted, notice shall be deemed given on the date of such non-acceptance. 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 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 Landowner and Association and counsel(s) for Grantee may deliver Notice on behalf of the Landowner and Association and Grantee, respectively.

9. **Assignment.** Neither party may assign, transfer or license all or any portion of its real property rights under this Easement Agreement without the prior written consent of the other party. Any assignments attempted to be made by any party without the prior written approval of the other party are void. Notwithstanding the foregoing, nothing herein shall prevent Grantee from assigning its maintenance obligations for the stormwater improvements within the Easement Areas to a third party without the consent of the Landowner and Association.

10. **Controlling Law; Venue.** This Easement Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The Parties consent to and agree that the exclusive venue for any dispute arising hereunder shall be in the County in which the District is located.

11. Public Records. Landowner and Association understand and agree that all documents of any kind provided to Grantee or to District staff in connection with this Easement Agreement are public records and are to be treated as such in accordance with Florida law.

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

13. Binding Effect. This Easement Agreement and all of the provisions thereof shall inure to the benefit of and be binding upon the parties set forth herein and their respective successors and permitted assigns, and the agents, employees, invitees, tenants, subtenants, licensees, lessees, mortgagees in possession and independent contractors thereof, as a covenant running with and binding upon the Easement Areas.

14. Authorization. By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this Easement Agreement, and that each party has complied with all the requirements of law and has full power and authority to comply with the terms and provisions of this instrument.

15. Amendments. Amendments to and waivers of the provisions contained in this Easement Agreement may be made only by an instrument in writing which is executed by both Parties hereto.

16. Entire Agreement. This instrument shall constitute the final and complete expression of the agreement between the Parties relating to the subject matter of this Easement Agreement.

17. Counterparts. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, Landowner, Association, and District have caused these presents to be executed on the day and year first above written.

WITNESSES

VERANO DEVELOPMENT, LLC

By: _____
Name: _____
Address: _____

Name: _____
Title: _____

By: _____
Name: _____
Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was sworn and subscribed to before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 2026, by _____ as _____ of **Verano Development, LLC**, and with authority to execute the foregoing on behalf of the entity(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

(NOTARY SEAL)

NOTARY PUBLIC, STATE OF _____

Name: _____
(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

[CONTINUED ON FOLLOWING PAGE]

WITNESSES

**VERANO PROPERTY OWNERS
ASSOCIATION, INC.**

By: _____
Name: _____
Address: _____

Name: _____
Title: _____

By: _____
Name: _____
Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was sworn and subscribed to before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2026, by _____ as _____ of **Verano Property Owners Association, Inc.**, and with authority to execute the foregoing on behalf of the entity(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

(NOTARY SEAL)

NOTARY PUBLIC, STATE OF _____

Name: _____
(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

[CONTINUED ON FOLLOWING PAGE]

WITNESSES

**VERANO #2 COMMUNITY DEVELOPMENT
DISTRICT**

By: _____
Name: _____
Address: _____

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence
or ☐ online notarization, this _____ day of _____, 2026, by
_____ as _____ of the Verano #2 Community
Development District, a local unit of special-purpose government established pursuant to
Chapter 190, *Florida Statutes*, on behalf of said entity, who appeared before me this day in
person, and who is either personally known to me, or produced _____ as
identification.

(NOTARY SEAL)

NOTARY PUBLIC, STATE OF _____

Name: _____
(Name of Notary Public, Printed, Stamped
or Typed as Commissioned)

**Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate
as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida
Administrative Code.**

**AGREEMENT REGARDING IRRIGATION WATER
(VERANO 2 CDD)**

THIS AGREEMENT for the use of irrigation water ("**Agreement**") is made and entered into effective as of the date signed by the last party below (the "**Effective Date**"), by and between:

VERANO 2 COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address of c/o GMS-SF, LLC, 5385 N Nob Hill Road, Sunrise, Florida 33351 ("**Verano 2**"); and

CROSTOWN COMMONS COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation, whose address is 543 NW Lake Whitney Pl., Port Saint Lucie, FL 34986 ("**Association**").

RECITALS

WHEREAS, the District utilizes irrigation well water ("**Irrigation Water**") for irrigation purposes on District-owned common areas within its boundaries pursuant to Permit No. 56-03576-W issued by the South Florida Water Management District ("**Permit**"); and

WHEREAS, the Association desires to use Irrigation Water to provide irrigation to its landscaping ("**Association Landscape Areas**") and pursuant to the Permit (collectively, the "**Irrigation Water System**"); and

WHEREAS, the Association has requested that the District allow the Association to withdraw available Irrigation Water from the District's Irrigation Water System to irrigate the Association Landscape Areas ("**Irrigation Water Withdrawals**"); and

WHEREAS the District and Association must operate the Irrigation Water System in accordance with the Permit; and

WHEREAS, the District determines that it is in the best interest of the community to allow for the Irrigation Water Withdrawals provided that the parties remain in compliance with the Permit.

NOW, THEREFORE, in consideration of the obligations set forth herein, the Parties agree as follows:

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated as a material part of this Agreement.

2. PROVISION OF IRRIGATION WATER. The District agrees to allow the Association to undertake the Irrigation Water Withdrawals from its Irrigation Water System as described in this Agreement, provided however that the Association agrees that it shall not allow the Irrigation Water Withdrawals associated with the Permit to exceed 1.07 million gallons per day (gpd), and shall use the Irrigation Water Withdrawals and otherwise exercise all rights hereunder in a manner consistent with the terms and provisions of the Permit. Furthermore, water withdrawals shall follow the schedules set forth in **Exhibit A** hereto. This Agreement does not guarantee the availability of Irrigation Water. Availability

may be subject to District pump capacity, and the District shall have no liability to the Association if irrigation water is no longer available for any reason.

3. TERM. This Agreement shall become effective as of the date signed by the last party below and shall remain in effect until terminated by either Party, with or without cause.

4. CARE OF THE PROPERTY. The Association shall use all due care to protect the property of the District from damage by the Association or its employees or agents. The Association agrees to repair any damage resulting from its negligence within seventy-two (72) hours, or such other amount of time as is reasonable under the circumstances. Any such repairs shall be at the Association's sole expense, provided, however that the District may undertake such repairs internally and bill the Association for associated actual costs.

5. COMPLIANCE WITH GOVERNMENTAL REGULATIONS. In connection with the use of District's irrigation Water System, the Association shall comply with all conditions and obligations imposed on the District by regulatory bodies. Further, the Association shall ensure that its actions are in compliance with all local, state, and federal regulations. The Association shall take any action necessary to promptly correct instances of non-compliance, or comply with any and all regulatory orders or requirements affecting the District's Irrigation Water System by any governmental authority having jurisdiction. The Association shall promptly notify the District in writing of all such instances of non-compliance, orders or requirements.

6. INDEMNIFICATION. Association will defend, indemnify, save and hold the District, and its supervisors, staff, and assigns ("**District Indemnitees**") harmless from all loss, damage, injury or any other claims, including all judgments, liens, penalties, fines, liabilities, debts and obligations resulting from the acts or omissions of Association's officers, directors, agents, assigns or employees in connection with the Irrigation Water Withdrawals. This obligation specifically includes any penalties, fines, or costs incurred by the District in connection with the actions authorized herein.

7. ENFORCEMENT OF AGREEMENT. In the event that either the District or Association is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

8. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the Parties hereto relating to the subject matter of this Agreement.

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 Parties hereto.

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

11. NOTICES. All notices, requests, consents and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by Federal Express or First Class Mail, postage prepaid, to the Parties, as follows:

A. If to District: Verano 2 Community Development District
c/o GMS-SF, LLC
5385 N Nob Hill Road
Sunrise, Florida 33351
Attn: District Manager

With a copy to: Kutak Rock LLP
107 W. College Avenue
Tallahassee, Florida 32301
Attn: Jere Earlywine, Esq.

B. If to HOA: Crosstown Commons Community Association, Inc.
543 NW Lake Whitney Pl.
Port Saint Lucie, FL 34986
Attn: _____

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 Association may deliver Notice on behalf of the District and Association. 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.

12. TERMINATION. At any time, either party may terminate this Agreement for any reason in its sole discretion and by providing at least ninety (90) days written notice to the other party of its intent to terminate.

13. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto, and no right or cause of action shall accrue upon or by reason of 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 or other entity other than the Parties hereto 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 Association and their respective representatives, successors, and assigns.

14. ASSIGNMENT. Neither the District nor Association may assign this Agreement or any monies to become due hereunder without the prior written approval of the other. Any purported assignment without such written approval shall be void.

15. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida.

The Parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in St. Johns County, Florida.

16. PUBLIC RECORDS. Association understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, shall be treated as such in accordance with the District's Records Retention Policy and Florida law. Pursuant to Section 119.07(1)(a), Florida Statutes, Association shall permit such records to be inspected and copied by any person desiring to do so. Failure of Association to comply with public records laws to the extent required by statute will result in immediate termination of the Agreement.

17. 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.

18. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control or affect the meaning or construction of any of the provisions of this Agreement.

19. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

20. NEGOTIATION AT ARM'S LENGTH. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement and received, or had the opportunity to receive, the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against any party.

21. 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 or law, 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.

IN WITNESS WHEREOF, the Parties have each caused their duly authorized officers to execute this Agreement as of the date and year first above-written.

Attest:

**VERANO 2 COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____
Its: _____
Date: _____

**CROSTOWN COMMONS COMMUNITY
ASSOCIATION, INC**

Witness

By: _____
Its: _____
Date: _____

Exhibit "A"

CROSSTOWN COMMONS UNITS IRRIGATION SCHEDULE PUMP STATION #1 (8703)		
DAYS TO WATER: MONDAY, WEDNESDAY, FRIDAY		
BLOCK #S: 3 & 4 ((MV#1) 1, 9, 6 (MV#2) 2,3,4,5)		600 GPM CAPACITY
WATER WINDOW	DURATION	TIME OF DAY
1	45 MINUTES	9:00PM - 9:45PM
2	45 MINUTES	9:50PM - 10:35PM
3	45 MINUTES	10:40PM - 11:25PM
4	15 MINUTES	11:30PM - 11:45PM
5	15 MINUTES	11:50PM - 12:05AM
6	15 MINUTES	12:10AM - 12:25AM
7	15 MINUTES	12:30AM - 12:45AM
8	15 MINUTES	12:50AM - 1:05AM
9	15 MINUTES	1:10AM - 1:25AM
10	15 MINUTES	1:30AM - 1:45AM
11	15 MINUTES	1:50AM - 2:05AM
12	15 MINUTES	2:10AM - 2:25AM
13	15 MINUTES	2:30AM - 2:45AM
14	15 MINUTES	2:50AM - 3:05AM
15	15 MINUTES	3:10AM - 3:25AM
16	15 MINUTES	3:30AM - 3:45AM
17	15 MINUTES	3:50AM - 4:05AM
18	15 MINUTES	4:10AM - 4:25AM
19	15 MINUTES	4:30AM - 4:45AM
20	15 MINUTES	4:50AM - 5:05AM
21	15 MINUTES	5:10AM - 5:25AM
22	15 MINUTES	5:30AM - 5:45AM
23	15 MINUTES	5:50AM - 6:05AM
24	15 MINUTES	6:10AM - 6:25AM
25	15 MINUTES	6:30AM - 6:45AM
26	15 MINUTES	6:50AM - 7:05AM
27	15 MINUTES	7:10AM - 7:25AM
28	15 MINUTES	7:30AM - 7:45AM

CROSSTOWN COMMONS UNITS IRRIGATION SCHEDULE PUMP STATION #2 (9010)		
DAYS TO WATER: MONDAY, WEDNESDAY, FRIDAY		
BLOCK #S: 1 & 2 ((MV#1) 10,17,15,16 (MV#2) 7, 8, 11,12,13,14)		600 GPM CAPACITY
WATER WINDOW	DURATION	TIME OF DAY
1	45 MINUTES	9:00PM - 9:45PM
2	45 MINUTES	9:50PM - 10:35PM
3	45 MINUTES	10:40PM - 11:25PM
4	15 MINUTES	11:30PM - 11:45PM
5	15 MINUTES	11:50PM - 12:05AM
6	15 MINUTES	12:10AM - 12:25AM
7	15 MINUTES	12:30AM - 12:45AM
8	15 MINUTES	12:50AM - 1:05AM
9	15 MINUTES	1:10AM - 1:25AM
10	15 MINUTES	1:30AM - 1:45AM
11	15 MINUTES	1:50AM - 2:05AM
12	15 MINUTES	2:10AM - 2:25AM
13	15 MINUTES	2:30AM - 2:45AM
14	15 MINUTES	2:50AM - 3:05AM
15	15 MINUTES	3:10AM - 3:25AM
16	15 MINUTES	3:30AM - 3:45AM
17	15 MINUTES	3:50AM - 4:05AM
18	15 MINUTES	4:10AM - 4:25AM
19	15 MINUTES	4:30AM - 4:45AM
20	15 MINUTES	4:50AM - 5:05AM
21	15 MINUTES	5:10AM - 5:25AM
22	15 MINUTES	5:30AM - 5:45AM
23	15 MINUTES	5:50AM - 6:05AM
24	15 MINUTES	6:10AM - 6:25AM
25	15 MINUTES	6:30AM - 6:45AM
26	15 MINUTES	6:50AM - 7:05AM
27	15 MINUTES	7:10AM - 7:25AM
28	15 MINUTES	7:30AM - 7:45AM

CROSSTOWN COMMONS COMMON AREA IRRIGATION SCHEDULE PUMP STATION #1 (8703)		
DAYS TO WATER: TUESDAY, THURSDAY, SATURDAY		
COMMON AREA ZONES		600 GPM CAPACITY
40 / 29 / 32	15 MINUTES	10:00PM - 10:15PM
31 / 25	15 MINUTES	10:15PM - 10:30PM
27 / 33	45 MINUTES	10:30PM - 11:15PM
30 / 41 / 28	45 MINUTES	11:15PM - 12:00PM
26 / 39	45 MINUTES	12:00PM - 12:45AM

CROSSTOWN COMMONS COMMON AREA IRRIGATION SCHEDULE PUMP STATION #2 (9010)		
DAYS TO WATER: TUESDAY, THURSDAY, SATURDAY		
COMMON AREA ZONES		600 GPM CAPACITY
19 / 34 / 38	45 MINUTES	10:00PM - 10:45PM
20 / 15 / 37	45 MINUTES	10:45PM - 11:30PM
22 / 36	45 MINUTES	11:30PM - 12:15PM
21	15 MINUTES	12:15PM - 12:30PM

AGREEMENT FOR SERVICES

This "Agreement" is made by and between: Verano 2 Community Development District ("District") and Venice Commercial Services, Inc. ("Contractor"):

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

IN WITNESS WHEREOF, the parties execute the foregoing Agreement as of the date signed by the last party below.

VERANO 2 COMMUNITY DEVELOPMENT DISTRICT

Signed by: Darren Weimer
By: Darren Weimer
Its: Secretary
Date: 2026-06-09

VENICE COMMERCIAL SERVICES, INC.

Firmado por: Luis Remartini
By: Luis Remartini
Its: President
Date: 2026-05-20

- Exhibit A: Proposal
- Exhibit B: Certificate of Insurance

Exhibit A: Proposal



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

CGC 1529328.
Tel: 772-480-5861.

PROPOSAL

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

Scope of Work – Mailbox Canopy Structure Construction

Crosstown Commons Community

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

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

1. General Description

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

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

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

Exhibit A: Proposal



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

CGC 1529328.
Tel: 772-480-5861.

2. Layout & Site Preparation

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

3. Foundations & Footings

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

4. Structural Steel Columns

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

5. Structural Beams & Framing

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

6. Roof Truss System

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

Exhibit A: Proposal



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

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Tel: 772-480-5861.

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

7. Roof Deck & Metal Roofing System

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

8. Architectural Finishes

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

9. Drainage & Water Management

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

10. General Inclusions

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

Exhibit A: Proposal



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

CGC 1529328.
Tel: 772-480-5861.

Project Objective

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

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

Project investment: \$82,360.

Exhibit B: Certificate of Insurance

Certificate Of Completion

Envelope Id: 0318A335-DDC1-8934-8152-5A12E2A3FBBE

Status: Completed

Subject: Verano #2: Complete with Docusign: Agmt Mailbox Roof Venice Comm Svcs - Verano 2 CDD 4932-6289-9625

Source Envelope:

Document Pages: 7

Signatures: 2

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

5/20/2026 9:29:13 AM

eacosta@gmssf.com

Signer Events

Darren Weimer

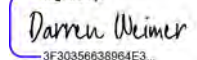
dweimer@kolter.com

Secretary

Security Level: Email, Account Authentication (None)

Signature

Signed by:


3F30356638964E3...

Signature Adoption: Pre-selected Style

Using IP Address: 167.248.239.50

Timestamp

Sent: 5/20/2026 9:33:16 AM

Resent: 6/9/2026 12:58:35 PM

Viewed: 6/9/2026 1:08:20 PM

Signed: 6/9/2026 1:08:34 PM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

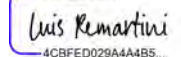
Luis Remartini

lremartini@vcservicesfl.com

President

Security Level: Email, Account Authentication (None)

Firmado por:


4CBFED029A4A4B5...

Signature Adoption: Pre-selected Style

Using IP Address: 2600:387:f:591b::9

Sent: 5/20/2026 9:33:15 AM

Viewed: 5/20/2026 9:38:42 AM

Signed: 5/20/2026 9:40:27 AM

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

Andressa Hinz Philippi

AHPhilippi@gmssf.com

Assistant Secretary

Security Level: Email, Account Authentication (None)

COPIED

Sent: 5/20/2026 9:33:15 AM

Viewed: 5/20/2026 9:33:37 AM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

Witness Events

Signature

Timestamp

Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	5/20/2026 9:33:16 AM
Certified Delivered	Security Checked	5/20/2026 9:38:42 AM
Signing Complete	Security Checked	5/20/2026 9:40:27 AM
Completed	Security Checked	6/9/2026 1:08:34 PM
Payment Events	Status	Timestamps



VERANO 2 CDD

FIELD REPORT



July 16th 2026

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



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

VERANO 2 CDD

COMMON AREAS

- Paver repair project
 - The paver repair project with Dino's Landscaping has been completed.
- Pool furniture
 - The new chairs have been built. There are roughly eight more chairs remaining to be assembled.
 - The handyman is scheduled to return before the 4th of July to complete the remaining chairs.
- Clubhouse
 - The abandoned bike has been removed from the clubhouse area.
 - The loose paver at the pool entrance has been resecured.

LANDSCAPE

- Freeze damage plant replacement list
 - The plant material list was prepared by Matt Hans and Florida Exotic. The list identifies the plant material and sod that were killed by the freeze and need to be replaced.
 - The replacement list totals 2,610 plants, along with 3 pallets of Bahia sod. The total plant/material count shown on the list is 2,613.

Summary by Plant / Material

Plant / Material	Quantity	Unit
Bahia Sod	3	pallets
Green Island	340	plants
Clusia	1,558	plants
Croton	48	plants
Coco Plum	291	plants
Fire Bush	76	plants
Cord Grass	30	plants
Red Dwarf Exora	267	plants

Summary by Area

Area	Quantity	Unit
Sod	3	pallets
Novella	470	plants



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

Front Entrance Monument	153	plants
Berm	740	plants
Amenity Center	1,247	plants

IRRIGATION

- Irrigation breaks
 - An irrigation break was identified behind 11039 SW Vasari Way.
 - An irrigation break was identified behind 10683 SW Vasari Way.
 - An irrigation break was identified behind 10705 SW Vasari Way.
 - All reported irrigation breaks have been repaired.

LAKES

- All lakes are in good condition and there is nothing further to report at this time.



Elite Fence & Gate

16769 Kingman Reef Street | Wimauma, Florida 33598
561-905-2206 | sales@elitefencengate.com | www.elitefencengate.com

RECIPIENT:

Verano 2 cdd Verano 2 cdd

5385 North Nob Hill Road
Sunrise, Florida 33351
Phone: 5164247641

Estimate #759

Sent on Jun 03, 2026

Total \$55,395.45

Product/Service	Description	Qty.	Unit Price	Total
Black Aluminum 3 Rail spare Top 6H	Removal of old fence 550 FT all around property including the park, pool area. Excluding 2 side panels at the main entrance 4 gates 6 x 4 Main entrance, pool entrance, park entrance (from the inside of the property), electrical entrance with latch and RFID electrical gate cards.	1	\$55,395.45	\$55,395.45

Total \$55,395.45

ESTIMATE TERMS & CONDITIONS This estimate, once approved, becomes a binding contract.

- Scope of Work** Contractor agrees to furnish labor and materials necessary to complete the work described in this estimate. Any work not specifically listed is not included and will require a written change order.
- Property Lines & Permits** Customer is responsible for confirming property lines, surveys, HOA approvals, and permits unless otherwise stated in writing. Contractor is not responsible for disputes related to property boundaries or setbacks.
- Underground Utilities** Contractor will contact utility locating services where required; however, Contractor is not responsible for unmarked, private, or improperly marked utilities, sprinklers, drainage, septic, or irrigation lines.
- Materials** All materials remain the property of Contractor until payment is made in full. Variations in color, texture, or finish may occur and are considered acceptable.
- Payment Terms** A 50% deposit is due upon acceptance of this estimate. The remaining balance is due prior to final walkthrough or the same day the work is completed, whichever occurs first. No warranties, lien releases, or documentation will be provided until payment is received in full. Any unpaid balance after two (2) days will accrue a 1.5% monthly finance charge. Contractor reserves the right to suspend or stop work and retain materials for non-payment.
- Change Orders** Any changes requested after approval must be made in writing and may affect price and completion time.
- Schedule & Delays** Estimated start and completion dates are approximate. Contractor is not responsible for delays due to weather, material availability, inspections, or circumstances beyond Contractor's control.
- Damage & Cleanup** Normal installation may result in minor disturbances to soil, grass, or landscaping. Contractor will make reasonable efforts to clean the work area but is not responsible for restoring landscaping.
- Warranty** Contractor provides a workmanship warranty of one (1) year unless otherwise stated. Manufacturer warranties apply to materials. Warranty does not cover damage caused by misuse, acts of nature, or third parties.
- Cancellation** Customer may cancel prior to material ordering. Special-order materials, deposits, or work already performed are non-refundable.



Elite Fence & Gate

16769 Kingman Reef Street | Wimauma, Florida 33598
561-905-2206 | sales@elitefencengate.com | www.elitefencengate.com

11. Lien Rights Contractor reserves all rights under Florida law to file a mechanic's lien for unpaid balances.

12. Governing Law This agreement shall be governed by the laws of the State of Florida.

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

Zelle - bocaelitefence@gmail.com

Signature: _____ Date: _____

Florida Exotic

Plant / Sod Material List

Sod					
Area	Plant / Material	Quantity		Unit	
Sod	Bahia Sod	3			palets
	Section Total	3	395		\$ 1,185.00

Novella					
Area	Plant / Material	Quantity		Unit	
Novella	Green Island	260	12.00	3,120.00	plants
Novella	Clusia	210	12.50	2,625.00	plants
	Section Total	470			\$ 5,745.00

Front Entrance Monument					
Area	Plant / Material	Quantity		Unit	
Front Entrance Monument	Crotons	20	12.50	250.00	plants
Front Entrance Monument	Green Island	80	12.00	960.00	plants
Front Entrance Monument	Coco Plum	25	12.50	312.50	plants
Front Entrance Monument	Clusia	28	12.50	350.00	plants
	Section Total	153			\$ 1,872.50

Berm					
Area	Plant / Material	Quantity		Unit	
Berm	Clusia	740	12.50	9,250.00	plants
	Section Total	740			\$ 9,250.00

Amenity Center					
Area	Plant / Material	Quantity		Unit	
Amenity Center	Clusia	580	12.50	7,250.00	plants
Amenity Center	Coco Plum	266	12.50	3,325.00	plants
Amenity Center	Fire Bush	76	12.50	950.00	plants
Amenity Center	Cord Grass	30	12.00	360.00	plants
Amenity Center	Croton	28	12.50	350.00	plants
Amenity Center	Red Dwarf Exora	267	12.50	3,337.50	plants
	Section Total	1247			\$ 15,572.50

Totals by Plant Type					
Plant / Material	Total Quantity		Unit		
Bahia Sod	3	395.00	1,185.00	palets	
Green Island	340	12.00	4,080.00	plants	
Clusia	1558	12.50	19,475.00	plants	
Croton	48	12.50	600.00	plants	
Coco Plum	291	12.50	3,637.50	plants	
Fire Bush	76	12.50	950.00	plants	
Cord Grass	30	12.00	360.00	plants	
Red Dwarf Exora	267	12.50	3,337.50	plants	
Grand Total	2613			\$	33,625.00

Totals by Area					
Area	Total Quantity		Notes		
Sod	3		\$ 1,185.00	palets	
Novella	470		\$ 5,745.00	plants	
Front Entrance Monument	153		\$ 1,872.50	plants	
Berm	740		\$ 9,250.00	plants	
Amenity Center	1247		\$ 15,572.50	plants	
			\$		33,625.00

op



2207 SW 37th Avenue
Okeechobee, FL 34974
863-484-0534

Proposal

Submitted 6/25/2026

Verano CDD

Port St. Lucie, FL

Verano Pkwy Freeze Damage

Description	Qty	Unit price	Total price
Firebush	75	\$14.50	\$1087.5
Cocoplum	291	\$14.50	\$4219.5
Clusia	1558	\$14.50	\$22,591.00
Croton	48	\$14.50	\$696.00
Green Island	340	\$14.50	\$4930.00
Red Dwarf Ixora	267	\$14.50	\$3871.50
Sandcord Grass	30	\$14.50	\$435.00
Bahia Sod	3	\$400.0	\$1,200.00

Notes:

Subtotal \$39,030.50

\$39,030.50

GREENLAND NURSERY EAST INC

1208 White Oak Ln
Fort Pierce, FL 34982-7680
USA
+17724672634
office@greenlandplants.com



Estimate

ADDRESS

Governmental Management
Services-South Florida
2160 Reserve Park Trace
Port Saint Lucie, Florida
34986

ESTIMATE # 2933**DATE 07/01/2026**

	QTY	RATE	AMOUNT
Verano 2 Plant Replacement			
Services	1,350	0.45	607.50
Bahia Sod SF (Does not include prep if needed)			
NOVELLA			0.00
Services	260	23.00	5,980.00
Green Island Ficus 3G			
Services	210	23.00	4,830.00
Clusia 3G			
FRONT ENTRANCE MONUMENT			0.00
Services	20	23.00	460.00
Crotons 3G			
Services	80	23.00	1,840.00
Green Island Ficus 3G			
Services	25	23.00	575.00
Cocoplum 3G			
Services	28	23.00	644.00
Clusia 3G			
BERM			
Services	740	23.00	17,020.00
Clusia 3G			
AMENITY CENTER			
Services	580	23.00	13,340.00
Clusia 3G			
Services	266	23.00	6,118.00
Cocoplum 3G			
Services	76	23.00	1,748.00
Fire Bush 3G			

	QTY	RATE	AMOUNT
Services Cord Grass 3G	30	23.00	690.00
Services Croton 3G	28	23.00	644.00
Services Red Dwarf Ixora	267	23.00	6,141.00
All plants include removal of existing shrub, installation of new plant, haul away & disposal			
Services OPTIONAL - Mulch (yrds) TBD	0	68.00	0.00

A DEPOSIT OF 40% IS REQUIRED TO ADD YOUR JOB TO OUR SCHEDULE	TOTAL	\$60,637.50
---	-------	--------------------

WARRANTY:
All materials and workmanship are warranted for one (1) year
from the date of installation. Warranty is void without proper
irrigation. Acts of nature are excluded.

Accepted By

Accepted Date

Due to high demand \$500 minimum order required.

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Seat: Solid Wood

Solid Wood: Rustic Patina Walnut

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\$2,040.00 

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mhans@gmssf.com

Ship to

Matt Hans

Verano 2 CDD, 9351 SW Ligorio Way, Port Saint Lucie FL
34987, US

Shipping

Standard · \$420.00

default shipping

Payment

Regions Bank ···· 4696



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Total

24 items

USD **\$2,602.80**

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Date	Quote #
7/2/2026	36354636

1001 W Culver Rd
Knox, IN 46534
United States
(844) 480-0855
sales@rfplus.com
www.restaurantfurnitureplus.com

Bill To:
Matt Hans Verano 2 Cdd 9351 SW LIGORIO WAY PORT SAINT LUCIE FL 34987-6302 United States +19545129580 mhans@gmssf.com

Ship To:
Matt Hans Verano 2 Cdd 9351 SW LIGORIO WAY PORT SAINT LUCIE FL 34987-6302 United States +19545129580 mhans@gmssf.com

Line	SKU	Description	Qty	Price Ea.	Amount
1	 7272139227221	Aluminum Bamboo Patio Side Chair With Black & White Rattan 3-4 week lead time	24	\$123.47	\$2,963.31
2		Shipping Charges	1	\$740.00	\$740.00

Signature: _____

Your Sales Rep:
Jeffrey Gaydos
+14408660148
jeffrey@rfplus.com

Sub Total:	\$3,703.31
Tax:	\$207.43
Shipping:	
Total:	\$3,910.74

SEE PRODUCT IMAGES AT END OF DOCUMENT (images are representative of the products and may not be accurate in all details)

Terms and Conditions:

- **Tariffs & Pricing:** Newly announced tariffs resulting in price changes from our manufacturers will be passed through to customers. All prices are based on current information as of the quote date and are subject to change without notice.
- **Inspection & Claims:** Customer agrees to inspect all packaging and merchandise immediately upon delivery. Any visible damage must be photographed, noted in writing on the delivery paperwork, and signed by the driver before leaving the premises. Concealed damage must be reported with photographs to Restaurant Furniture Plus (RFP) within 2 calendar days of delivery. Damaged merchandise must be retained in its original packaging until RFP provides further instruction. Failure to follow these procedures will nullify any claim.
- **Measurements & Accuracy:** Customer must verify all measurements and descriptions prior to ordering. The quote details supersede any implied or expressed communication, written or oral, between the customer and RFP.
- **Outdoor Use:** Unless explicitly stated, items are not intended for outdoor use.
- **Natural Materials:** Wood, stone, granite, quartz, and raw metals are inherently unique. Variations in color, grain, veining, texture, and finish are normal and expected characteristics, not defects, and will not be considered grounds for return or exchange.
- **Environmental Limitations:** Solid wood table tops are not warranted in high elevation areas (over 6,000 feet) or in high-humidity environments such as oceanside locations or the state of Florida, due to environmental conditions known to affect wood stability.
- **Assembly:** Items may require assembly. RFP makes no representation that furniture will arrive assembled.
- **Warranty & Exclusions:** RFP will assist customers with claims against the manufacturer's warranty for defective merchandise but does not provide additional warranty beyond that of the manufacturer. Exclusions: This warranty does not cover damage caused by misuse, abuse, neglect, accidents, alterations, improper installation, stacking, dragging, or use inconsistent with the product's intended purpose. Natural variations in materials are not considered defects. Damage caused by customer handling or attempts to alter or combine products after delivery is excluded from coverage.
- **Liability:** RFP is not responsible for removal, installation, or reinstallation costs. RFP's maximum liability is limited to the purchase price (or the portion allocable to the defective merchandise). RFP (including its employees, owners, and directors) is not responsible for indirect, special, incidental, punitive, consequential, or exemplary damages (including loss of profits or loss of use).
- **Payments:** All orders are payable prior to initiation unless other terms have been agreed to. No inventory is reserved until payment is received or otherwise indicated. Outstanding balances or fees will accrue interest at 1.5% per month. Costs related to collections, including third-party legal or collection services, will be the responsibility of the customer.
- **Shipping:** Standard delivery is curbside. Additional services (e.g., inside delivery, liftgate) requested at the time of delivery are the financial responsibility of the recipient and may increase shipping costs substantially. Customers should notify RFP at the time of order if such services are required to secure lower rates. Customers may also arrange to pick up items or provide their own shipping.

Cancellations and Refunds:

- **Sample Orders:** Sample orders are final sale and are not eligible for return, refund, exchange, or credit.
- Custom orders already in production cannot be cancelled. Returns are not accepted on custom orders.
- All non-custom orders are subject to a 35% restocking fee.
- If an order has shipped, the customer is responsible for return shipping charges.
- All merchandise must be returned in original packaging and in perfect, resalable condition. Items are subject to inspection for suitability of resale prior to granting a refund.
- Returns must be requested and items shipped back to the supplier within 14 days of delivery.
- No returns will be accepted after 14 days.

Acceptance of the Terms & Conditions occurs upon placing an order based on this quote and/or submitting payment for that order.

Payment Options

ACH Debit:

Pay via ACH with your routing and account number through our secure webform

Send Us An ACH Credit:

Details will be provided on invoice.

Mail a Check:

Restaurant Furniture Plus
Accounts Receivable
1001 W Culver Rd
Knox, IN 46534

Credit Card:

3% convenience charge will be added.



SKU	7272139227221
Price	\$123.47
Description	Aluminum Bamboo Patio Side Chair With Black & White Rattan
Website Link	

SKU	
Price	\$740.00
Description	Shipping Charges
Website Link	



ESTIMATE

Shoreline Restoration Repair

SOLitude Lake Management
1320 Brookwood Drive, Suite H
Little Rock, AR 72202
888.480.LAKE
www.solitudelakemanagement.com

PROJECT NAME:

Verano at Crestwind

SOLitude Contact:

Leo Guzman

772-418-9057
Leo.Guzman@solitudelake.com

LOCATION:

11425 SW Lunata Way, Port St. Lucie, FL 34987

Estimate Date:

May 6, 2026

Expires On:

July 6, 2026

Grand Total (USD):	\$969,246.00
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PRODUCT / SERVICE

- Repair eroded shoreline to create a Bioengineered Living Shoreline to stop future erosion and stabilize the shoreline
- Estimated area to be repaired: 8,370 linear feet, and 59,849 square feet
- Installation of geotextile erosion repair system (SOX Erosion Solutions™, Filtrexx® or similar) anchored into firm ground
 - Includes:
 - Geotextile, technical grade mesh material with rip-stop technology
 - Wooden stakes, diamond braid rope and/or steel anchors as required
- Geotextile mesh system will be filled with sediment dredged from the pond if suitable and/or imported fill as required
- Sod installation INCLUDED once the system is installed

SPECIAL PROJECT / SITE NOTES

- The service includes washouts on ten (10) ponds.
- The service includes 403' x 18' and 7,967' x 12' SOX systems.

CUSTOMER RESPONSIBILITIES

- Customer is responsible for securing and/or cost of any necessary permits
- Marking sprinkler heads, irrigation intakes or other structures, otherwise SOLitude will not be responsible for damages to unmarked equipment or structures
- Identify access points and staging areas for equipment and for fill delivery and storage during the project
- Watering/irrigating new sod, seed or plantings immediately following installation to ensure survival of living shoreline

WARRANTY

- Geotextile material is warranted for five (5) years
- The labor warranty for any manual adjustments needed is for one (1) year
- The warranties do not cover damage to material due to 'acts of God' such as floods, hurricanes or other catastrophic events, vandalism or theft.
- Lack of healthy sod, grass or plant cover due to insufficient watering/irrigation will void the warranties. This is a bioengineered living wall system that must be adequately watered

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipients may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



ESTIMATE

Shoreline Restoration Repair

SOLitude Lake Management
1320 Brookwood Drive, Suite H
Little Rock, AR 72202
888.480.LAKE
www.solitudelakemanagement.com

ACCEPTANCE OF ESTIMATE

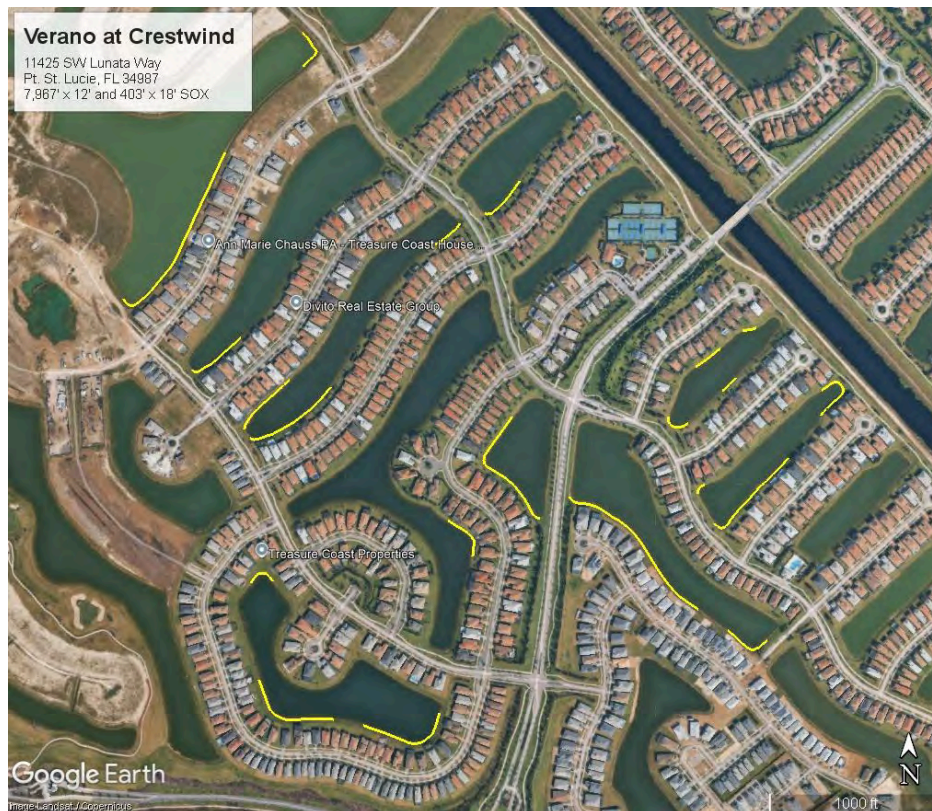
- Customer signature to this non-binding estimate, gives SOLitude's operations team approval to access the property to conduct a site survey to verify site conditions, equipment access and other project logistics.
- Following the operations site survey, a formal contract document will be forwarded for signature. Any adjustments to the project cost will be made prior to submitting the formal contract and will be discussed with the Customer at that time.

Signature

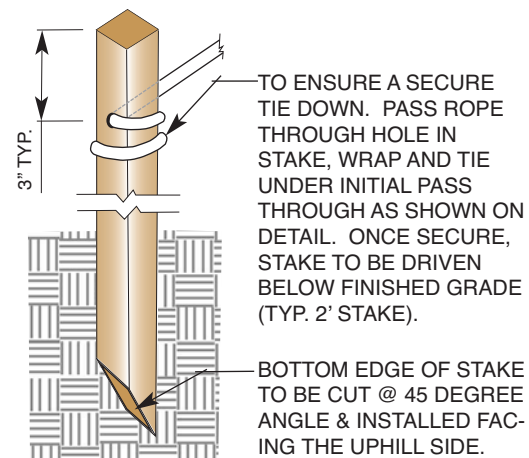
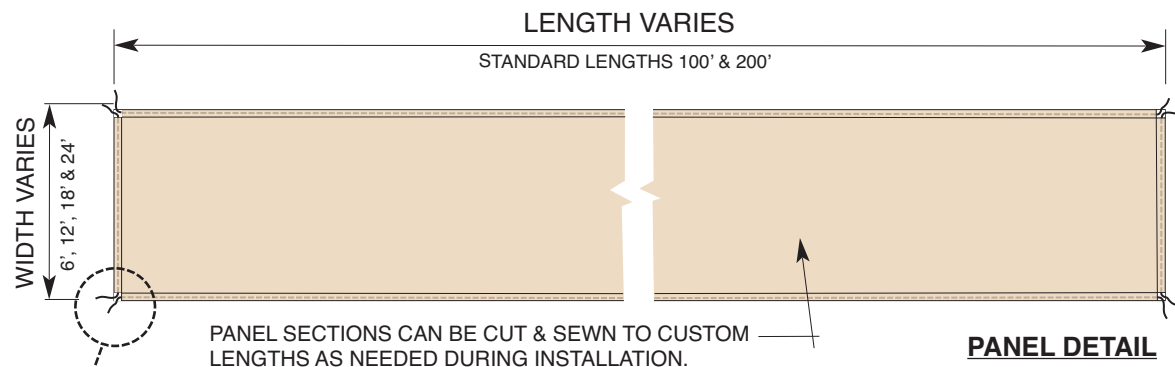
Date

Notes / Terms

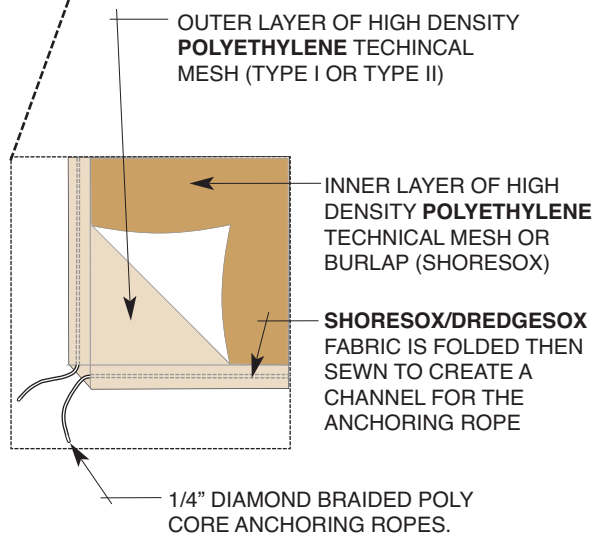
This estimate is for the work scope and materials as described above. Modifications, additional or inclusions will be at an additional cost to the customer.



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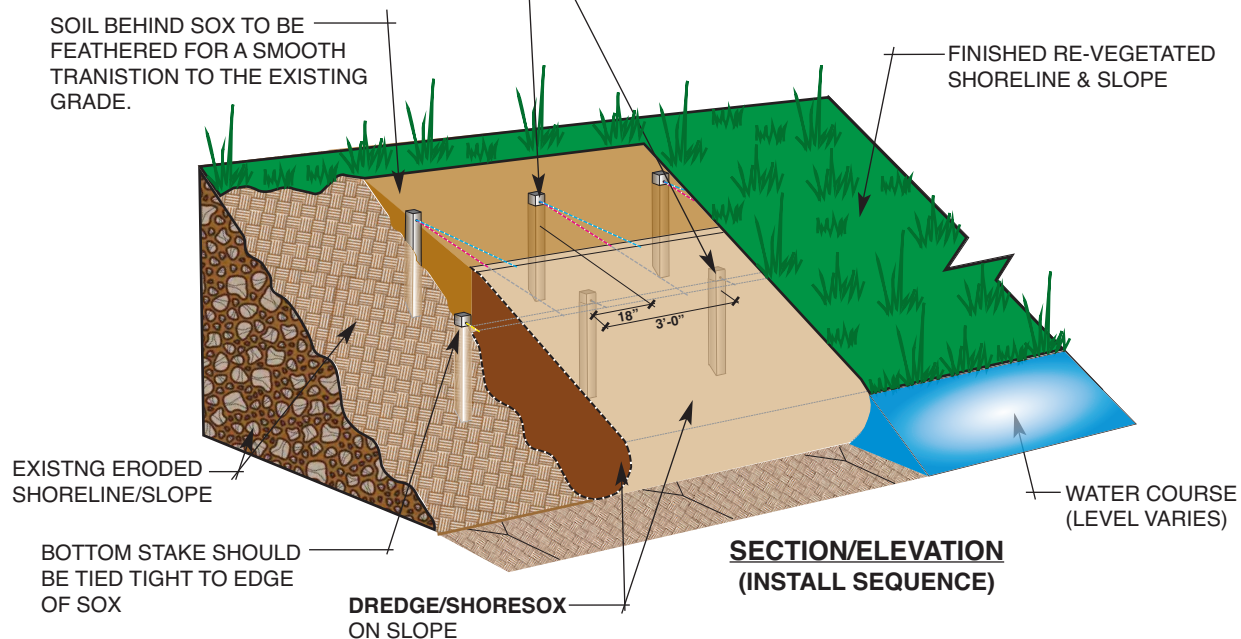
STAKE/ROPE DETAIL



FABRIC PANEL CORNER DETAIL

TOP & BOTTOM STAKES & ROPES TO BE SET BELOW FINISHED GRADE. STAKES PLACED EVERY 3'-OC, TOP AND BOTTOM STAKES TO BE OFFSET EVERY 18".

SOIL BEHIND SOX TO BE FEATHERED FOR A SMOOTH TRANSITION TO THE EXISTING GRADE.



NOTE: THIS DRAWING IS A "DIAGRAMMATIC ILLUSTRATION" OF A SOX INSTALL METHOD.

DETAIL QUESTIONS - Call: (408)461-0324 or Email: dginkel@soxerosion.com

TYPICAL SHORESUX/DREDGESUX DETAIL

GENERAL TECHNICAL INFORMATION



CORPORATE OFFICE:

950 PENINSULA CORPORATE
CIRCLE, SUITE 3018
BOCA RATON, FL 33487

(561)501.0057
WWW.SOXEROSION.COM

DRAWN BY:
D. GINKEL

APPROVED BY:
RL & BF

SCALE: N.T.S.

PROJECT: _____

DETAIL: _____

DATE: 1/26/2021
REVISIONS: 2/15/2021

Verano #2
COMMUNITY DEVELOPMENT DISTRICT

Check Register

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
4/1 - 4/30/26	1000-1004	\$13,134.42
5/1 - 5/31/26	1005-1012	\$22,863.90
6/1 - 6/30/26	1013-1024	\$38,973.64
TOTAL CHECKS		\$74,971.96
<i>Date</i>	<i>ACH</i>	<i>Amount</i>
4/1 - 4/30/26	80038-80041	\$5,541.83
5/1 - 5/31/26	80042-80046	\$6,369.19
6/1 - 6/30/26	80047-80050	\$5,975.26
TOTAL ACH		\$17,886.28
TOTAL		\$92,858.24

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
4/08/26	00063	4/01/26 27 APR 26-	202604 320-53800-34000 AMENITY MGMT		*	500.00	
		4/01/26 27 APR 26-	202604 320-57200-34000 FIELD SV		*	500.00	
			CALM IV				1,000.00 001000
4/08/26	00001	4/01/26 252 APR 26-	202604 310-51300-31300 DISSEMINATION		*	218.75	
		4/01/26 252 APR 26-	202604 310-51300-35100 WEBSITE ADMIN		*	65.67	
			GOVERNMENTAL MANAGEMENT SERVICES -				284.42 001001
4/08/26	00018	4/04/26 2640401 APR 26-	202604 320-57200-46400 POOL SV		*	1,800.00	
			SANDY GORDON, INC				1,800.00 001002
4/22/26	00017	4/01/26 INV-0031 CLEAN 03/02-03/15	202603 320-57200-45300 CSTNCOM		*	1,050.00	
		4/01/26 INV-0031 CLEAN 03/16-03/29	202603 320-57200-45300 CSTNCOM		*	1,050.00	
			CHARLES CLEANING SERVICES LLC				2,100.00 001003
4/22/26	00056	4/15/26 12137 APR 26-	202604 320-53800-46200 LANDSCAPE MAINT		*	6,121.00	
		4/15/26 12137 APR 26-	202604 320-57200-46200 LANDSCAPE MAINT		*	1,829.00	
			FLORIDA EXOTIC LANDSCAPING				7,950.00 001004
TOTAL FOR BANK A						13,134.42	

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
4/08/26	00023	3/24/26 17353751	202602 320-57200-43001 W/S 2/12-3/17/26	CITY OF PORT ST LUCIE (AUTOPAY)	*	568.32	568.32 080038
4/08/26	00021	4/01/26 16075228	202604 320-57200-34510 MONITORING 04/30-7/29/26	EVERON LLC (AUTOPAY)	*	248.32	248.32 080039
4/08/26	00009	3/24/26 MAR 26	202603 320-53800-43000 ENTRY WALL 2/26-3/27/26		*	35.92	
		3/24/26 MAR 26	202603 320-53800-43000 IRRIG PUMP 3/5-4/3/26		*	678.62	
		3/24/26 MAR 26	202603 320-53800-43000 IRRIG 3/5-4/3/26		*	865.15	
		3/24/26 MAR 26	202603 320-53800-43100 STREETLIGHTS 2/26-3/27/26		*	2,479.88	
		3/24/26 MAR 26	202603 320-57200-43000 AMENITY 2/23-3/24/26		*	595.87	
				FPL (AUTO PAY)			4,655.44 080040
4/27/26	00044	4/01/26 FCCFL261	202604 320-53800-49100 APR 26- MO/DISP FEE	FCC ENVIRONMENTAL SERVICES AUTO PAY	*	69.75	69.75 080041
TOTAL FOR BANK Z						5,541.83	
TOTAL FOR REGISTER						18,676.25	

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
5/07/26	00063	5/01/26 31 MAY 26-	202605 320-53800-34000 AMENITY MGMT		*	500.00	
		5/01/26 31 MAY 26-	202605 320-57200-34000 FIELD SV		*	500.00	
			CALM IV				1,000.00 001005
5/07/26	00001	5/01/26 253 MAY 26 -	202605 310-51300-31300 DISSEMINATION		*	218.75	
		5/01/26 253 MAY 26 -	202605 310-51300-35100 WEBSITE ADMIN		*	65.67	
			GOVERNMENTAL MANAGEMENT SERVICES -				284.42 001006
5/07/26	00018	5/03/26 2640501 MAY 26-	202605 320-57200-46400 POOL SV		*	1,800.00	
			SANDY GORDON, INC				1,800.00 001007
5/07/26	00068	4/14/26 4018611 EMERGENCY TEST BUTTON TST	202604 320-57200-46100		*	147.75	
			SUMMIT FIRE & SECURITY LLC				147.75 001008
5/07/26	00004	4/24/26 8163921 SERIES 2020 4/1-3/31/27	202604 310-51300-32300		*	10,938.13	
			U.S. BANK				10,938.13 001009
5/20/26	00017	5/01/26 INV-0043 CLEAN 03/29-04/11 CSTNCOM	202604 320-57200-45300		*	1,050.00	
		5/01/26 INV-0043 CLEAN 04/12-04/25 CSTNCOM	202604 320-57200-45300		*	1,050.00	
			CHARLES CLEANING SERVICES LLC				2,100.00 001010
5/20/26	00069	4/15/26 1038901 APR 26 -	202604 320-53800-46350 MOSQUITO MGMT		*	1,426.10	
			CLARKE ENVIRONMENTAL MOSQUITO MGMT				1,426.10 001011
5/27/26	00056	5/15/26 12258 MAY 26 -	202605 320-57200-46200 LAWN MOWING		*	5,167.50	
			FLORIDA EXOTIC LANDSCAPING				5,167.50 001012
TOTAL FOR BANK A						22,863.90	

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
5/13/26	00023	4/28/26 17457358	202603 320-57200-43001 W/S 3/17-4/17/26	CITY OF PORT ST LUCIE (AUTOPAY)	*	1,284.27	1,284.27 080042
5/13/26	00044	5/01/26 FCCFL/26	202605 320-53800-49100 MAY 26- 96 GALL/DISP FEE	FCC ENVIRONMENTAL SERVICES AUTO PAY	*	65.70	65.70 080043
5/13/26	00025	5/05/26 56-BID-8	202605 320-57200-49000 PERMIT 56-60-1985405	FLORIDA DEPARTMENT OF HEALTH	*	325.00	325.00 080044
5/13/26	00009	4/22/26 APR 26	202604 320-53800-43000 ENTRY WALL 3/27-4/27/26		*	35.86	
		4/22/26 APR 26	202604 320-53800-43000 IRRIG PUMP 4/3-5/5/26		*	747.56	
		4/22/26 APR 26	202604 320-53800-43000 IRRIG 4/3-5/5/26		*	787.17	
		4/22/26 APR 26	202604 320-53800-43100 STREETLIGHTS 3/27-4/27/26		*	2,479.88	
		4/22/26 APR 26	202604 320-57200-43000 AMENITY 3/24-4/22/26		*	603.60	
				FPL (AUTO PAY)			4,654.07 080045
5/20/26	00021	5/03/26 16090977	202606 320-57200-34510 MONITORING 05/30-6/29/26	EVERON LLC (AUTOPAY)	*	40.15	40.15 080046
TOTAL FOR BANK Z						6,369.19	
TOTAL FOR REGISTER						29,233.09	

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
6/03/26	00069	5/15/26 1039165 MAY 26 -	202605 320-53800-46350 MOSQUITO MGMT	CLARKE ENVIRONMENTAL MOSQUITO MGMT	*	1,426.10	1,426.10 001013
6/03/26	00056	5/28/26 12290 IRRIGATION REPAIR	202605 320-53800-46220	FLORIDA EXOTIC LANDSCAPING	*	355.00	355.00 001014
6/03/26	00001	6/01/26 254 JUN 26 -	202606 310-51300-31300 DISSEMINATION		*	218.75	
		6/01/26 254 JUN 26 -	202606 310-51300-35100 WEBSITE ADMIN	GOVERNMENTAL MANAGEMENT SERVICES -	*	65.67	284.42 001015
6/03/26	00004	5/22/26 8195525 S24 PODS D4,5,6 5/1-4/30	202605 310-51300-32300	U.S. BANK	*	4,256.13	4,256.13 001016
6/10/26	00057	6/08/26 9854 CLUBH SECURITY 6/06-6/14	202606 320-57200-34550	ALL FLORIDA SECURITY SERVICES INC	*	1,120.00	1,120.00 001017
6/10/26	00063	6/01/26 35 JUN 26 -	202606 320-53800-34000 AMENITY MGMT		*	500.00	
		6/01/26 35 JUN 26 -	202606 320-57200-34000 FIELD SV	CALM IV	*	500.00	1,000.00 001018
6/10/26	00018	6/04/26 2640601 JUN 26 -	202606 320-57200-46400 POOL SV	SANDY GORDON, INC	*	1,800.00	1,800.00 001019
6/10/26	00071	6/04/26 1861 20% MAILBOX CANOPY STRCTR	202606 320-53800-60000	VENICE COMMERCIAL SERVICES, INC	*	16,472.00	16,472.00 001020
6/24/26	00057	6/22/26 9877 CLUBH SECURITY 6/20-6/28	202606 320-57200-34550	ALL FLORIDA SECURITY SERVICES INC	*	1,120.00	1,120.00 001021
6/24/26	00017	5/31/26 INV-0046 CLEAN 04/26-05/09 CSTNCOM	202605 320-57200-45300		*	1,050.00	
		5/31/26 INV-0046 CLEAN 05/11-05/24 CSTNCOM	202605 320-57200-45300	CHARLES CLEANING SERVICES LLC	*	1,050.00	2,100.00 001022

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
6/24/26	00067	5/15/26 1531	202605 320-53800-46200		*	3,872.49	
		FINAL PAVER REPAIR		DINO'S LANDSCAPING, INC			3,872.49 001023
6/24/26	00056	6/15/26 12363	202606 320-57200-46200		*	5,167.50	
		JUN 26 - LAWN MOWING		FLORIDA EXOTIC LANDSCAPING			5,167.50 001024
TOTAL FOR BANK A						38,973.64	

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
6/24/26	00023	5/26/26 17560484	202604 320-57200-43001 W/S 4/17-5/19/26	CITY OF PORT ST LUCIE (AUTOPAY)	*	2,000.22	2,000.22 080047
6/24/26	00021	6/01/26 16105499	202607 320-57200-34510 MONITORING 06/30-7/29/26	EVERON LLC (AUTOPAY)	*	40.15	40.15 080048
6/24/26	00044	6/01/26 FCCFL/26	202606 320-53800-49100 JUN 26- 96 GALL/DISP FEE	FCC ENVIRONMENTAL SERVICES AUTO PAY	*	69.75	69.75 080049
6/24/26	00009	6/04/26 MAY 26	202605 320-53800-43000 ENTRY WALL 4/27-5/28/26		*	36.02	
		6/04/26 MAY 26	202605 320-53800-43000 IRRIG PUMP 5/5-6/4/26		*	753.92	
		6/04/26 MAY 26	202605 320-53800-43100 STREETLIGHTS 4/27-5/28/26		*	2,479.88	
		6/04/26 MAY 26	202605 320-57200-43000 AMENITY 4/22-5/22/26		*	595.32	
			FPL (AUTO PAY)				3,865.14 080050
TOTAL FOR BANK Z						5,975.26	
TOTAL FOR REGISTER						44,948.90	

Verano #2
Community Development District

Unaudited Financial Reporting
June 30, 2026



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6-7	<u>Debt Service Fund Series 2024</u>
8	<u>Capital Project Fund Series 2020</u>
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11-12	<u>Month to Month</u>
13	<u>Long Term Debt Report</u>
14	<u>Construction Schedule Series 2020</u>
15-16	<u>Construction Schedule Series 2024</u>
17	<u>Assessment Receipts Schedule</u>

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

	General Fund	Debt Service Funds	Capital Project Funds	Totals Governmental Funds
Assets:				
<u>Cash:</u>				
Operating Account	\$ 9,557	\$ -	\$ -	\$ 9,557
<u>Investments:</u>				
Bank United - MMA	223,126	-	-	223,126
State Board of Administration (SBA)	769,206	-	-	769,206
Series 2017 Pod (A,B,C)				
Reserve - Pod A	-	213,055	-	213,055
Reserve - Pod B	-	168,091	-	168,091
Reserve - Pod C	-	176,050	-	176,050
Revenue - Pod A	-	397,674	-	397,674
Revenue - Pod B	-	251,000	-	251,000
Revenue - Pod C	-	292,305	-	292,305
Prepayment - Pod A	-	133	-	133
Prepayment - Pod B	-	14,137	-	14,137
Prepayment - Pod C	-	3,571	-	3,571
Series 2020 (Pod C,D,E)				
Reserve - Pod C	-	108,350	-	108,350
Reserve - Pod D	-	141,494	-	141,494
Reserve - Pod E	-	107,784	-	107,784
Revenue - Pod C	-	109,823	-	109,823
Revenue - Pod D	-	207,327	-	207,327
Revenue - Pod E	-	151,753	-	151,753
Prepayment - Pod C	-	2,936	-	2,936
Prepayment - Pod E	-	1,588	-	1,588
Construction - Pod D	-	-	15,389	15,389
Series 2024 (Pod D 4,5,6)				
Reserve	-	680,035	-	680,035
Revenue	-	290,253	-	290,253
Construction	-	-	5,094,325	5,094,325
Series 2024 (Pod D 7)				
Reserve	-	350,703	-	350,703
Revenue	-	11,666	-	11,666
Construction	-	-	4,484,168	4,484,168
Prepaid Expenses	40	-	-	40
Deposits	2,171	-	-	2,171
Total Assets	\$ 1,004,101	\$ 3,679,727	\$ 9,593,882	\$ 14,277,710
Liabilities:				
Accounts Payable	\$ 9,404	\$ -	\$ -	\$ 9,404
Total Liabilities	\$ 9,404	\$ -	\$ -	\$ 9,404
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 40	\$ -	\$ -	\$ 40
Deposits	2,171	-	-	2,171
Restricted for:				
Debt Service	-	3,679,727	-	3,679,727
Capital Project	-	-	9,593,882	9,593,882
Unassigned	992,485	-	-	992,485
Total Fund Balances	\$ 994,696	\$ 3,679,727	\$ 9,593,882	\$ 14,268,306
Total Liabilities & Fund Balance	\$ 1,004,101	\$ 3,679,727	\$ 9,593,882	\$ 14,277,710

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

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	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	11,250	25,997	14,747
Miscellaneous Revenue	-	-	30,608	30,608
Total Revenues	\$ 481,566	\$ 477,816	\$ 524,959	\$ 47,142
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fee	\$ 6,000	\$ 4,000	\$ 2,200	\$ 1,800
FICA Tax	459	306	168	138
Annual Audit	6,400	6,400	7,900	(1,500)
Arbitrage Rebate	4,400	3,300	3,300	-
Dissemination Agent	2,625	1,969	1,969	-
Trustee Fees	30,150	29,121	29,121	-
Website Maintenance	788	591	591	(0)
Insurance General Liability	8,268	8,268	8,033	235
Other Current Charges	1,200	900	985	(85)
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 60,465	\$ 55,029	\$ 54,442	\$ 587
<u>Operations & Maintenance</u>				
Common Area Maintenance Expenditures				
Field Management	\$ 6,300	\$ 4,725	\$ 4,500	\$ 225
Electric Utility Services	17,600	13,200	11,279	1,921
Electric Utility Services- Streetlights	26,400	19,800	21,303	(1,503)
Irrigation Utility Services	3,000	2,250	-	2,250
Midge Control	4,000	3,000	-	3,000
Mosquito Management	-	-	4,278	(4,278)
Landscape Maintenance	73,458	55,094	43,251	11,843
Mulch	15,000	7,650	7,650	-
Pest Control	1,800	1,350	-	1,350
Entry & Walls Maintenance	4,000	3,000	-	3,000
Plant Replacement	12,000	9,000	850	8,150
Irrigation Maintenance	10,800	8,100	5,838	2,262
Irrigation Water Monitoring	1,200	900	-	900
Pump System Maintenance	6,000	6,000	5,392	608
Trash Collection	840	630	624	6
Street Sweeping	1,677	1,258	-	1,258
Roadways Repairs & Maintenance	10,000	7,500	-	7,500
Streetsigns Maintenance	10,000	7,500	-	7,500
Pressure Cleaning	5,000	3,750	-	3,750
Holiday Décor	-	-	2,800	(2,800)
Contingency	19,107	14,330	-	14,330
Capital Outlay	-	-	20,353	(20,353)
Subtotal Field Expenditures	\$ 228,182	\$ 169,037	\$ 128,118	\$ 40,919

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

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Amenity Center Expenditures				
Amenity Center Management	\$ 6,300	\$ 4,725	\$ 4,500	\$ 225
Clubhouse Maintenance	40,000	30,000	1,591	28,409
Access Control	2,000	1,500	888	612
Telephone/Internet	840	630	316	314
Electric Utility Services	7,200	5,400	5,613	(213)
Water Utility Services	1,800	1,350	6,537	(5,187)
Property Insurance	13,589	13,589	11,452	2,137
Pool Maintenance	51,600	38,700	17,792	20,908
Landscape Maintenance	21,942	16,457	10,702	5,755
Mulch	5,000	3,750	-	3,750
Pest Control	1,800	1,350	-	1,350
Janitorial Services/Supplies	32,300	24,225	21,000	3,225
A/C Maintenance	1,226	920	-	920
Trash Collection	1,000	750	-	750
Pressure Cleaning	5,000	3,750	-	3,750
Contingency	1,323	992	325	667
Capital Outlay	-	-	4,103	(4,103)
Subtotal Amenity Center Expenditures	\$ 192,920	\$ 148,087	\$ 87,058	\$ 61,029
Total Operations & Maintenance	\$ 421,102	\$ 317,124	\$ 215,176	\$ 101,948
Total Expenditures	\$ 481,567	\$ 372,153	\$ 269,618	\$ 102,535
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 105,663	\$ 255,341	\$ 149,677
Net Change in Fund Balance	\$ -	\$ 105,663	\$ 255,341	\$ 149,677
Fund Balance - Beginning	\$ -		\$ 739,356	
Fund Balance - Ending	\$ -		\$ 994,696	

* 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 June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	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	22,500	41,183	18,683
Total Revenues	\$ 879,336	\$ 871,836	\$ 906,194	\$ 34,358
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	-
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	\$ 805,156	\$ -
Excess (Deficiency) of Revenues over Expenditure	\$ 74,180	\$ 66,680	\$ 101,037	\$ 34,358
Net Change in Fund Balance	\$ 74,180	\$ 66,680	\$ 101,037	\$ 34,358
Fund Balance - Beginning	\$ 883,650		\$ 1,414,978	
Fund Balance - Ending	\$ 957,830		\$ 1,516,015	

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

	Adopted Budget	Prorated Budge Thru 06/30/26	Actual Thru 06/30/26	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	7,500	26,478	18,978
Total Revenues	\$ 771,933	\$ 769,433	\$ 792,403	\$ 22,970
<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	\$ 60,296	\$ 83,266	\$ 22,970
<u>Other Financing Sources/(Uses):</u>				
Interfund Transfer In/(Out)	\$ (10,000)	\$ (7,500)	\$ (3,925)	\$ 3,575
Total Other Financing Sources/(Uses)	\$ (10,000)	\$ (7,500)	\$ (3,925)	\$ 3,575
Net Change in Fund Balance	\$ 52,796	\$ 52,796	\$ 79,340	\$ 26,544
Fund Balance - Beginning	\$ 371,586		\$ 751,714	
Fund Balance - Ending	\$ 424,381		\$ 831,054	

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 June 30, 2026

	Amended Budget	Prorated Budge Thru 06/30/26	Actual Thru 06/30/26	Variance
<u>Revenues:</u>				
Special Assessments - Tax Roll	\$ 678,124	\$ 678,124	\$ 680,194	\$ 2,070
Interest Income	20,000	15,000	28,591	13,591
Total Revenues	\$ 698,124	\$ 693,124	\$ 708,786	\$ 15,661
<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	\$ 10,746	\$ 26,407	\$ 15,661
<u>Other Financing Sources/(Uses):</u>				
Interfund Transfer In/(Out)	\$ (15,000)	\$ (11,250)	\$ (18,593)	\$ (7,343)
Total Other Financing Sources/(Uses)	\$ (15,000)	\$ (11,250)	\$ (18,593)	\$ (7,343)
Net Change in Fund Balance	\$ 746	\$ (504)	\$ 7,814	\$ 8,318
Fund Balance - Beginning	\$ 287,683		\$ 962,474	
Fund Balance - Ending	\$ 288,429		\$ 970,288	

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 June 30, 2026

	Proposed Budget	Prorated Budge Thru 06/30/26	Actual Thru 06/30/26	Variance
<u>Revenues:</u>				
Special Assessments - Direct Bill	\$ 350,732	\$ 350,732	\$ 213,747	\$ (136,985)
Interest Income	10,000	7,500	10,936	3,436
Total Revenues	\$ 360,732	\$ 358,232	\$ 224,683	\$ (133,549)
<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	\$ 6,209	\$ (127,339)	\$ (133,549)
<u>Other Financing Sources/(Uses):</u>				
Interfund Transfer In/(Out)	\$ (10,000)	\$ (7,500)	\$ (9,589)	\$ (2,089)
Total Other Financing Sources/(Uses)	\$ (10,000)	\$ (7,500)	\$ (9,589)	\$ (2,089)
Net Change in Fund Balance	\$ (1,291)	\$ (1,291)	\$ (136,928)	\$ (135,637)
Fund Balance - Beginning	\$ 147,529		\$ 499,298	
Fund Balance - Ending	\$ 146,239		\$ 362,370	

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

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
<u>Revenues</u>				
Interest Income	\$ -	\$ -	\$ 360	360
Developer Contribution	-	-	-	-
Total Revenues	\$ -	\$ -	\$ 360	\$ 360
<u>Expenditures:</u>				
Capital Outlay - Pod C	\$ -	\$ -	\$ -	-
Capital Outlay - Pod D	-	-	-	-
Capital Outlay - Pod E	-	-	-	-
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditure	\$ -	\$ -	\$ 360	\$ 360
<u>Other Financing Sources/(Uses)</u>				
Interfund Transfer In/(Out)	\$ -	\$ -	\$ 3,925	\$ 3,925
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 3,925	\$ 3,925
Net Change in Fund Balance	\$ -		\$ 4,285	
Fund Balance - Beginning	\$ -		\$ 11,104	
Fund Balance - Ending	\$ -		\$ 15,389	

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 June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
<u>Revenues</u>				
Interest Income	\$ -	\$ -	\$ 136,879	136,879
Total Revenues	\$ -	\$ -	\$ 136,879	\$ 136,879
<u>Expenditures:</u>				
Capital Outlay - Pod D 4,5,6	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditure	\$ -	\$ -	\$ 136,879	\$ 136,879
<u>Other Financing Sources/(Uses)</u>				
Interfund Transfer In/(Out)	\$ -	\$ -	\$ 18,593	\$ 18,593
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 18,593	\$ 18,593
Net Change in Fund Balance	\$ -		\$ 155,472	
Fund Balance - Beginning	\$ -		\$ 4,938,853	
Fund Balance - Ending	\$ -		\$ 5,094,325	

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 June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
<u>Revenues</u>				
Interest Income	\$ -	\$ -	\$ 120,588	120,588
Total Revenues	\$ -	\$ -	\$ 120,588	\$ 120,588
<u>Expenditures:</u>				
Capital Outlay - Pod D 7	\$ -	\$ -	\$ -	\$ -
Cost of Issuance	-	-	-	-
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditure	\$ -	\$ -	\$ 120,588	\$ 120,588
<u>Other Financing Sources/(Uses)</u>				
Interfund Transfer In/(Out)	\$ -	\$ -	\$ 9,589	\$ 9,589
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 9,589	\$ 9,589
Net Change in Fund Balance	\$ -		\$ 130,177	
Fund Balance - Beginning	\$ -		\$ 4,353,991	
Fund Balance - Ending	\$ -		\$ 4,484,168	

Verano #2
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Revenues:</u>													
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	3,135	-	-	-	25,997
Miscellaneous Revenue	-	-	-	-	-	-	-	30,608	-	-	-	-	30,608
Total Revenues	\$ 2,368	\$ 113,055	\$ 317,646	\$ 18,443	\$ 8,486	\$ 7,439	\$ 15,844	\$ 35,360	\$ 6,319	\$ -	\$ -	\$ -	\$ 524,959
<u>Expenditures:</u>													
<u>General & Administrative:</u>													
Supervisor Fee	\$ -	\$ 800	\$ -	\$ 800	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,200
FICA Tax	-	61	-	61	-	-	46	-	-	-	-	-	168
Annual Audit	-	500	7,400	-	-	-	-	-	-	-	-	-	7,900
Arbitrage Rebate	-	1,650	1,650	-	-	-	-	-	-	-	-	-	3,300
Dissemination Agent	219	219	219	219	219	219	219	219	219	-	-	-	1,969
Trustee Fees	-	-	4,256	9,671	-	-	10,938	4,256	-	-	-	-	29,121
Website Maintenance	66	66	66	66	66	66	66	66	66	-	-	-	591
Insurance General Liability	8,033	-	-	-	-	-	-	-	-	-	-	-	8,033
Other Current Charges	125	100	94	141	112	79	174	113	48	-	-	-	985
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 8,617	\$ 3,395	\$ 13,684	\$ 10,957	\$ 396	\$ 363	\$ 12,043	\$ 4,654	\$ 332	\$ -	\$ -	\$ -	\$ 54,442
<u>Operations & Maintenance</u>													
Common Area Maintenance Expenditures													
Field Management	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ -	\$ -	\$ -	\$ 4,500
Electric Utility Services	1,095	1,097	1,332	1,330	1,685	1,580	1,571	790	800	-	-	-	11,279
Electric Utility Services- Streetlights	2,140	2,140	2,140	2,482	2,482	2,480	2,480	2,480	2,480	-	-	-	21,303
Irrigation Utility Services	-	-	-	-	-	-	-	-	-	-	-	-	-
Midge Control	-	-	-	-	-	-	-	-	-	-	-	-	-
Mosquito Management	-	-	-	-	-	-	1,426	1,426	1,426	-	-	-	4,278
Landscape Maintenance	3,979	3,979	3,979	3,979	3,979	7,551	3,979	7,851	3,978	-	-	-	43,251
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	-	-	-	-	-	-	5,392
Trash Collection	70	70	70	70	70	70	70	66	70	-	-	-	624
Street Sweeping	-	-	-	-	-	-	-	-	-	-	-	-	-
Roadways Repairs & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Streetsigns Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
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	\$ 25,726	\$ -	\$ -	\$ -	\$ 128,118

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	\$ -	\$ -	\$ -	\$ 4,500
Clubhouse Maintenance	-	-	-	-	1,019	424	148	-	-	-	-	-	1,591
Access Control	40	248	40	(58)	248	40	288	-	40	-	-	-	888
Security	-	-	-	-	-	-	-	-	2,240	-	-	-	2,240
Telephone/Internet	60	64	64	64	64	-	-	-	-	-	-	-	316
Electric Utility Services	587	585	626	721	700	596	604	595	600	-	-	-	5,613
Water Utility Services	158	173	97	253	569	1,285	2,001	1,000	1,000	-	-	-	6,537
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	-	-	-	17,792
Landscape Maintenance	1,189	1,189	1,189	1,189	1,189	1,189	1,189	1,189	1,189	-	-	-	10,702
Mulch	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control	-	-	-	-	-	-	-	-	-	-	-	-	-
Janitorial Services/Supplies	2,100	2,100	2,100	3,150	3,150	2,100	2,100	2,100	2,100	-	-	-	21,000
A/C Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Trash Collection	-	-	-	-	-	-	-	-	-	-	-	-	-
Pressure Cleaning	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-	325	0	-	-	-	325
Capital Outlay	-	4,103	-	-	-	-	-	-	-	-	-	-	4,103
Subtotal Amenity Expenditures	\$ 17,951	\$ 10,762	\$ 7,926	\$ 7,619	\$ 9,256	\$ 7,935	\$ 8,630	\$ 7,509	\$ 9,470	\$ -	\$ -	\$ -	\$ 87,058
Total Operations & Maintenance	\$ 25,734	\$ 22,198	\$ 42,311	\$ 16,470	\$ 23,176	\$ 25,295	\$ 3,820	\$ 20,977	\$ 35,196	\$ -	\$ -	\$ -	\$ 215,176
Total Expenditures	\$ 34,351	\$ 25,593	\$ 55,996	\$ 27,427	\$ 23,572	\$ 25,658	\$ 15,863	\$ 25,630	\$ 35,528	\$ -	\$ -	\$ -	\$ 269,618
Excess (Deficiency) of Revenues over Expenditur	\$ (31,983)	\$ 87,462	\$ 261,650	\$ (8,984)	\$ (15,086)	\$ (18,219)	\$ (19)	\$ 9,729	\$ (29,209)	\$ -	\$ -	\$ -	\$ 255,341
Net Change in Fund Balance	\$ (31,983)	\$ 87,462	\$ 261,650	\$ (8,984)	\$ (15,086)	\$ (18,219)	\$ (19)	\$ 9,729	\$ (29,209)	\$ -	\$ -	\$ -	\$ 255,341

Verano #2
Community Development District
Long Term Debt Report

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

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

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

Series 2020 Pod C, Special Assessment Bonds		
Interest Rate;	2.875%,3.25%,4.0%	
Maturity Date:	11/1/2050	
Reserve Fund Requirement:	50% Maximum Annual Debt Service	
Bonds outstanding - 9/30/2024		\$3,385,000
Less:	May 1, 2026 (Mandatory)	(\$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		\$36,360,000

Verano #2
Community Development District
Capital Projects Fund Series 2020

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

Opening Balance in Construction Account		\$ 11,767,987
Source of Funds:		
	Interest Earned	109,456
	Developer Contribution	198,593
	Interfund Transfer In/(Out)	50,225
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)
	<u>Total</u>	<u>\$ (12,110,873)</u>

Adjusted Balance in Construction Account at June 30, 2026	<u>\$ 15,389</u>
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2. Funds Available For Construction at June 30, 2026

Book Balance of Construction Fund June 30, 2026	\$ 15,389
Construction Funds available at June 30, 2026	<u>\$ 15,389</u>

3. Investments - US Bank

June 30, 2026		<u>Principal</u>
Construction Fund:		\$ 15,389
	Contracts Payable	0
	Balance at 06/30/2026	<u>\$ 15,389</u>

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

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

Opening Balance in Construction Account		\$ 8,817,583
Source of Funds:		
	Interest Earned	518,326
	Developer Contribution	-
	Interfund Transfer In/(Out)	61,007
Use of Funds:		
Disbursements:		
	Roadways Improvements	\$ -
	Stormwater Management	(1,523,496)
	Water Distribution System	(2,373,928)
	Streetlighting & Landscaping	-
	Professional Fees	-
	<u>Cost of Issuance</u>	<u>(405,167)</u>
	Total	\$ (4,302,592)

Adjusted Balance in Construction Account at June 30, 2026	<u><u>\$5,094,325</u></u>
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2. Funds Available For Construction at June 30, 2026

Book Balance of Construction Fund June 30, 2026	\$ 5,094,325
Construction Funds available at June 30, 2026	<u><u>\$ 5,094,325</u></u>

3. Investments - US Bank

June 30, 2026		<u>Principal</u>
Construction Fund:		\$ 5,094,325
	Contracts Payable	-
	Balance at 06/30/2026	<u><u>\$ 5,094,325</u></u>

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

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

Opening Balance in Construction Account		\$ 4,487,278
Source of Funds:		
	Interest Earned	266,003
	Developer Contribution	-
	Interfund Transfer In/(Out)	18,887
Use of Funds:		
Disbursements:		
	Roadways Improvements	\$ -
	Stormwater Management	-
	Water Distribution System	-
	Streetlighting & Landscaping	-
	Professional Fees	-
	<u>Cost of Issuance</u>	<u>(288,000)</u>
	Total	\$ (288,000)

Adjusted Balance in Construction Account at June 30, 2026	<u><u>\$4,484,168</u></u>
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2. Funds Available For Construction at June 30, 2026

Book Balance of Construction Fund June 30, 2026	\$ 4,484,168
Construction Funds available at June 30, 2026	<u><u>\$ 4,484,168</u></u>

3. Investments - US Bank

June 30, 2026		<u>Principal</u>
Construction Fund:		\$ 4,484,168
	Contracts Payable	-
	Balance at 06/30/2026	<u><u>\$ 4,484,168</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	Pod D 4,5,6	Pod D 4,5,6	Total
								2.00%	Pod C only	Pod A	Pod B	Pod C	Pod C	Pod D	Pod E	Pod D 4,5,6	Total
Date Received	Description	Gross Tax Received	Discounts/ (Penalties)	Commissions	Property Appraisal	Interest	Net Amount Received	General Fund	General Fund	Pod A	Pod B	Pod C	Pod C	Pod D	Pod E	Pod D 4,5,6	Total
11/10/25	02/28-11/01/25	\$28,925	\$1,373	\$551	\$0	\$0	\$27,001	\$2,485	\$4,871	\$5,556	\$4,146	\$3,248	\$1,898	\$2,683	\$2,114	\$0	\$27,001
11/17/25	11/01-11/06/25	\$126,580	\$5,063	\$2,430	\$0	\$0	\$119,086	\$11,020	\$18,848	\$17,287	\$12,902	\$10,105	\$9,807	\$13,863	\$10,922	\$14,333	\$119,086
11/21/25	11/07-11/13/25	\$201,006	\$8,040	\$3,859	\$0	\$0	\$189,107	\$17,583	\$26,759	\$25,520	\$19,046	\$14,918	\$13,351	\$18,873	\$14,869	\$38,189	\$189,107
12/02/25	11/14-11/20/25	\$202,688	\$8,108	\$3,892	\$0	\$0	\$190,689	\$17,764	\$25,686	\$24,753	\$18,473	\$14,470	\$12,666	\$17,904	\$14,106	\$44,868	\$190,689
12/01/25	Property Appraiser	\$0	\$0	\$0	\$64,613	\$0	(\$64,613)	-\$6,015	-\$8,828	-\$7,921	-\$5,912	-\$4,631	-\$4,696	-\$6,638	-\$5,230	-\$14,742	-\$64,613
12/08/25	11/21-11/27/25	\$2,079,072	\$83,164	\$39,918	\$0	\$0	\$1,955,989	\$182,351	\$257,409	\$233,083	\$173,956	\$136,253	\$135,685	\$191,801	\$151,114	\$494,336	\$1,955,989
12/12/25	11/28-12/04/25	\$251,733	\$9,979	\$4,835	\$0	\$0	\$236,919	\$22,042	\$33,065	\$32,699	\$24,404	\$19,115	\$15,817	\$22,358	\$17,615	\$49,805	\$236,919
12/19/25	12/05-12/11/25	\$30,181	\$1,023	\$583	\$0	\$0	\$28,574	\$2,662	\$3,794	\$2,242	\$1,673	\$1,310	\$2,698	\$3,814	\$3,005	\$7,378	\$28,574
12/31/25	12/12-12/18/25	\$23,829	\$675	\$463	\$0	\$0	\$22,691	\$2,098	\$3,616	\$2,641	\$1,971	\$1,544	\$2,276	\$3,217	\$2,535	\$2,794	\$22,691
01/06/26	12/19-12/25/25	\$16,319	\$490	\$317	\$0	\$0	\$15,513	\$1,438	\$2,318	\$1,201	\$896	\$702	\$1,747	\$2,470	\$1,946	\$2,794	\$15,513
01/09/26	11/02-12/31/25	\$52,078	\$1,506	\$1,011	\$0	\$0	\$49,561	\$4,584	\$7,916	\$6,531	\$4,874	\$3,818	\$4,545	\$6,425	\$5,062	\$5,807	\$49,561
01/09/26	interest	\$0	\$0	\$0	\$0	\$1,932	\$1,932	\$1,932	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,932
01/16/26	01/02-01/08/26	\$8,956	\$223	\$175	\$0	\$0	\$8,558	\$803	\$907	\$812	\$606	\$475	\$483	\$683	\$538	\$3,249	\$8,558
01/26/26	01/09-01/15/26	\$25,249	\$505	\$495	\$0	\$0	\$24,249	\$2,245	\$3,790	\$3,074	\$2,294	\$1,797	\$2,207	\$3,120	\$2,458	\$3,265	\$24,249
01/30/26	01/16-01/22/26	\$2,977	\$60	\$58	\$0	\$0	\$2,860	\$271	\$226	\$408	\$305	\$239	\$0	\$0	\$0	\$1,411	\$2,860
02/06/26	01/23-01/29/26	\$12,015	\$285	\$235	\$0	\$0	\$11,495	\$1,054	\$2,156	\$936	\$699	\$547	\$1,730	\$2,446	\$1,927	\$0	\$11,495
02/13/26	01/30-02/05/26	\$8,607	\$155	\$169	\$0	\$0	\$8,283	\$759	\$1,562	\$528	\$394	\$308	\$1,342	\$1,896	\$1,494	\$0	\$8,283
02/23/26	02/06-02/12/26	\$6,215	\$62	\$123	\$0	\$0	\$6,030	\$561	\$829	\$461	\$344	\$270	\$606	\$857	\$675	\$1,426	\$6,030
02/27/26	02/13-02/19/26	\$7,391	\$74	\$146	\$0	\$0	\$7,171	\$666	\$1,001	\$461	\$344	\$270	\$788	\$1,114	\$877	\$1,649	\$7,171
03/06/26	02/20-02/26/26	\$5,095	\$43	\$101	\$0	\$0	\$4,951	\$461	\$648	\$0	\$0	\$0	\$685	\$968	\$763	\$1,426	\$4,951
03/13/26	02/27-03/05/26	\$7,525	\$62	\$149	\$0	\$0	\$7,314	\$673	\$1,328	\$1,362	\$1,017	\$796	\$606	\$857	\$675	\$0	\$7,314
03/20/26	03/06-03/12/26	\$6,841	\$23	\$136	\$0	\$0	\$6,682	\$614	\$1,221	\$1,099	\$820	\$642	\$648	\$916	\$722	\$0	\$6,682
03/27/26	03/13-03/19/26	\$11,372	\$0	\$227	\$0	\$0	\$11,145	\$1,048	\$1,117	\$1,004	\$750	\$587	\$593	\$838	\$661	\$4,546	\$11,145
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		\$3,230,674	\$119,864	\$62,221	\$64,613	\$2,246	\$2,986,221	\$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