

Verano #5

Community Development District

http://www.Verano5cdd.com

Darren Weimer, Vice Chairman

Marshall Kutz, Assistant Secretary

Shane Dinatali, Assistant Secretary

Joshua Wortman, Assistant Secretary

October 15, 2026

GMS
Governmental
Management Services

Verano #5
Community Development District

Revised Meeting Agenda

Seat 1: Open Seat	
Seat 2: Darren Weimer – (V.C.)	
Seat 3: Marshall Kutz – (A.S.)	
Seat 5: Shane Dinatali – (A.S.)	
Seat 4: Joshua Wortman – (A.S.)	

Thursday
October 15, 2026
11:00 a.m.

Verano Social Clubhouse
10291 SW Visconti Way, Port St. Lucie, FL
Join the meeting Now
Meeting ID: 221 658 881 196 and Passcode: EL6Ak9xT
1 872-240-4685 and Phone Conference ID: 327 042 38#

1. Roll Call

2. Organizational Matters
   A. Acceptance of Resignation Letter from Mr. Josh Hoot **– Page 4**

   B. Consideration of Appointment of Supervisor(s) to Unexpired Term(s) of Office – Seat #5 (11/2026)

   C. Oath of Office for Newly Appointed Supervisor(s) **– Page 5**

   D. Election of Officer(s) – Resolution **– Page 6**

3. Approval of Minutes of the July 16, 2026 Meeting **– Page 8**

4. Consideration of **Resolution #2027-01** Fiscal Year 2026 Budget Amendment – **Page 15**

5. Approval of:
   A. Interlocal Agreement to Maintain Landscaping and Related Improvements Lying Within Certain Rights-of-Way – Commerce Center Drive by and between City of Port St. Lucie **– Page 19**

   B. Second Amended and Restated District Interlocal Agreement **– Page 29**

6. Consideration of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2026 **– Page 66**

7. Update on Erosion Project

8. Ratification of:
   A. Fiscal Year 2027 Deficit Funding Agreement with PSL Land Investments, LLC and KH CW Treasure Coast, LLC **– Page 71**

   B. Agreement for Erosion Repair Services with Ron's Restoration & Service, LLC **– Page 86**

   C. Agreement for Goods and Services by and between Verano #5 CDD and PCF Enterprises TC, Inc. **– Page 108**

9. Approval of Estimate #B17792 for Mulching with Florida Mulch, Inc. **– Page 114**

10. Staff Reports
    A. Attorney

B. Engineer

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

   2) Final – Approval of the FY2025 – FY2026 Report Performance Measures and Standards as Required by Florida Statute 189.069 **– Page 115**

   3) Consideration of FY2026 – FY2027 Performance Measures and Standards as Required by Florida Statute 189.069 **– Page 120**

11. Financial Reports
    A. Acceptance of Check Run Summary **– Page 125**

    B. Acceptance of Unaudited Financials **– Page 139**

12. Supervisors Requests and Audience Comments

13. 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.verano5cdd.com

From: Josh Hoot <jhoot@kolterhomes.com>
Date: Monday, September 21, 2026 at 8:30 PM
To: Andressa Hinz Philippi <AHPhilippi@gmssf.com>
Subject: Resignation From CDD's

Hi Andressa,

I need to resign from my positions on the CDD boards. I would like a smooth transition, so please let me know the best way to do that so it runs smoothly.

I have taken over another division for our company so will only get in the way otherwise.

Thank you,

Joshua Hoot
Division Vice President
Kolter Homes, LLC
Phone: 772-646-4427 Ext: 125
Direct: 561-473-9860
Email: jhoot@kolterhomes.com
Web www.kolterhomes.com



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Oath of Office

I, _____ a resident of the State of Florida and citizen of the United States of America, and being a Supervisor of the **Verano #5 Community Development District** and a recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly and impartially discharge the duties devolving upon me in the office of Supervisor of the **Verano #5 Community Development District, _____County, Florida**.

Signature: _____

Mailing Address: _____

_____

County of Residence: _____

Telephone #: _____

E-mail: _____

Date: _____

Sworn to (or affirmed) before me this _____ day of _____, by _____ whose signature appears hereinabove.

_____
Notary Public State of Florida

_____
Print Name

My Commission expires

Personally known _____ or produced identification _____

Type of identification_____

RESOLUTION 202__-___

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERANO #5 COMMUNITY DEVELOPMENT DISTRICT ELECTING OFFICERS OF THE VERANO #5 COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO SECTION 190.006(6), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, pursuant to the requirements of Section 190.006(6), *Florida Statutes*, the Board of Supervisors of the **Verano #5 Community Development District** (the "Board") desires to elect the below recited persons to the offices specified.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VERANO #5 COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The following persons are elected to the Verano #5 Community Development District offices below, to wit:

OFFICE	OFFICER	SEAT	SUPERVISOR TERM*
Chairman		GE Seat	Term Expires: 11-202
Vice Chairman		GE Seat	Term Expires: 11-202
Assistant Secretary		GE Seat	Term Expires: 11-202
Assistant Secretary		GE Seat	Term Expires: 11-202
Assistant Secretary		GE Seat	Term Expires: 11-202
Treasurer	Patti Powers	GMS - SF	N/A
Assistant Treasurer	Sharyn Henning	GMS - SF	N/A
Secretary	Paul Winkeljohn	GMS - SF	N/A
Assistant Secretary	_____	GMS - SF	N/A

* Denotes the term of the Supervisor for informational purposes, not the term of the District office. The election of officers may occur upon and at the discretion of the Board and shall occur as soon as practicable after each election or appointment to the Board. Section 190.006, *Florida Statutes*.

Section 2. All sections, or parts thereof, which conflict herewith, are, to the extent of such conflict, superseded and repealed. In the event that any portion of this Resolution is found

to be unconstitutional or improper, it shall be severed herein and shall not affect the validity of the remaining portions of this Resolution.

Section 3. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED BY THE BOARD OF SUPERVISORS OF THE VERANO #5 COMMUNITY DEVELOPMENT DISTRICT, THIS ___DAY OF _____, 202__.

VERANO #5 COMMUNITY DEVELOPMENT DISTRICT

_____
Print name:_____
Chairman / Vice Chairman

_____
Print name:_____
Secretary / Assistant Secretary

MINUTES OF MEETING
VERANO #5
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of Verano #5 Community Development District was held on Thursday, July 16, 2026, at 1:00 p.m. at 10291 SW Visconti Way, Port St. Lucie, Florida.

Present and constituting a quorum were:

Josh Hoot	Chairman
Darren Weimer	Vice Chairman
Marshall Kutz	Assistant Secretary
Shane Dinatali	Assistant Secretary
Joshua Wortman	Assistant Secretary

Also present were:

Andressa Hinz Philippi	District Manager
Matthew Hans	Governmental Management Services
Jere Earlywine	District Counsel

FIRST ORDER OF BUSINESS Roll Call

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

SECOND ORDER OF BUSINESS Organizational Matters

A. Consideration of Resolution #2026-06 Landowners Election

Ms. Hinz Philippi presented resolution #2026-06, landowners election and gave a brief explanation of this item. She then asked for any comments or questions, and upon hearing none, she asked for a motion to adopt the resolution.

> On MOTION by Mr. Hoot seconded by Mr. Kutz with all in favor, Resolution #2026-06 Landowners Election was approved.

THIRD ORDER OF BUSINESS Approval of the Minutes of the April 23, 2026 Meeting

Ms. Hinz Philippi presented the minutes from the April 23, 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. Dinatali seconded by Mr. Wortman with all in favor, the Minutes of the April 23, 2026 Meeting were approved.

FOURTH ORDER OF BUSINESS Public Hearing to Adopt the Fiscal Year 2027 Budget

A. Motion to Open the Public Hearing

Ms. Hinz Philippi presented item No. 4, public hearing to adopt the fiscal year 2027 budget and asked for a motion to open the public hearing.

> On MOTION by Mr. Hoot seconded by Mr. Weimer with all in favor, opening the Public Hearing was approved.

B. Public Comment and Discussion

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

Ms. Hinz Philippi moved to public comment and discussion and stated there was no public in attendance for any comments. She then moved to resolution #2026-07, the annual appropriation resolution and gave a brief explanation of this item. Ms. Hinz Philippi then asked for any comments or questions, and upon hearing none, asked for a motion to adopt the resolution.

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

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

Ms. Hinz Philippi presented resolution #2026-08 levy of Non Ad Valorem Assessments and gave a brief explanation of this item. She then asked for any

comments or questions, and upon hearing none, asked for a motion to adopt the resolution.

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

E. Consideration of Deficit Funding Agreement

Ms. Hinz Philippi presented the deficit funding agreement.

Mr. Earlywine gave a brief explanation of this item and asked for any comments or questions. Upon hearing none, he asked for a motion to approve the agreement.

> On MOTION by Mr. Hoot seconded by Mr. Wortman with all in favor, accepting the Deficit Funding Agreement was approved.

F. Motion to Close the Public Hearing

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

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

FIFTH ORDER OF BUSINESS Public Hearing to Adopt the Rules

A. Motion to Open the Public Hearing

Ms. Hinz Philippi presented item No. 5, public hearing to adopt the rules and asked for a motion to open the public hearing.

> On MOTION by Mr. Kutz seconded by Mr. Dinatali with all in favor, opening the Public Hearing was approved.

B. Public Comment and Discussion

C. Consideration of Resolution #2026-09 Adopting the Rules

Ms. Hinz Philippi moved to public comment and discussion and again stated there was no public in attendance for any comments. Ms. Hinz Philippi then moved on to resolution #2026-09 and gave a brief explanation of this item.

Mr. Earlywine stated this was just updating some technical changes in the rules.

Ms. Hinz Philippi then asked for any comments or questions, and upon hearing none, she asked for a motion to adopt the resolution.

> On MOTION by Mr. Dinatali seconded by Mr. Wortman with all in favor, Resolution #2026-09 Adopting the Rules was approved.

D. Motion to Close the Public Hearing

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

> On MOTION by Mr. Hoot seconded by Mr. Dinatali with all in favor, closing the Public Hearing was approved.

SIXTH ORDER OF BUSINESS — Consideration of Resolution #2026-10 Authorizing Actions to Implement Capital Improvement Plan

Ms. Hinz Philippi presented resolution #2026-10 authorizing actions to implement capital improvement plan and indicated this item was included in the agenda on page 118.

Mr. Earlywine then stated this was same resolution as Verano #4 and was being presented for approval at this time for execution. He then asked for any comments or questions and upon hearing none, he asked for a motion to adopt the resolution.

> On MOTION by Mr. Weimer seconded by Mr. Kutz with all in favor, Resolution #2026-10 authorizing actions to implement capital improvement plan was approved.

SEVENTH ORDER OF BUSINESS — Approval of Cost Share Agreement (Commercial Parcel) for Lots 4 & 5 with PSL Land Investments

Mr. Weimer requested this item be tabled at this time and bring it back later in the meeting.

Ms. Hinz Phillipi stated they would table this item.

EIGHTH ORDER OF BUSINESS Ratification of:

A. Landscape Agreement with Norman Landscape, LLC
B. Landscape Agreement (Groundcovers) with Normal Landscape, LLC
C. Invoice 1378 & 1379 with Norman Landscape, LLC

Ms. Hinz Philippi stated items A through C were already presented and approved by the Board at a previous meeting and were just being brought back for ratification of the District's records, so the Board could just make one motion to ratify all items.

> On MOTION by Mr. Wortman seconded by Mr. Kutz with all in favor, ratifying items A through C listed above was approved.

NINTH ORDER OF BUSINESS Staff Reports

A. Attorney

There not being any report, the next item followed.

B. Engineer

There not being any report, the next item followed.

C. Manager

1) Consideration of Proposed Fiscal Year 2027 Meeting Schedule

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

> On MOTION by Mr. Hoot seconded by Mr. Dinatali with all in favor, accepting the proposed Fiscal Year 2027 Meeting Schedule and authorizing staff to advertise was approved.

2) Form 1 Financial Disclosure Due July 1, 2026
3) Reminder to Complete Annual Ethics Training by December 31, 2026

Ms. Hinz Philippi presented the Form 1 financial disclosure due July 1, 2026 and stated everyone had filed except for Darren Weimer and Joshua Wortman. Mr. Weimer and Mr. Wortman indicted they would submit their forms. Ms. Hinz Phillippi also reminded the Board to complete their annual ethics training by December 31, 2026.

TENTH ORDER OF BUSINESS Financial Reports

A. Acceptance of 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, he asked for a motion to accept the financials.

> On MOTION by Mr. Hoot seconded by Mr. Kutz with all in favor, the Check Run Summary and the Unaudited Financials were approved.

ELEVETH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Ms. Hinz Philippi asked for any Supervisor's requests and stated there was no audience in attendance for any comments.

Mr. Hoot made a motion for a pilot program to perform an RFP on the critical erosion areas in Verano #2, not to exceed the approval amount of $195,000 as identified by the District engineer.

(At this point there was a discussion among the Board members, Mr. Earlywine and Ms. Hinz Philippi relating to this item, along with the Interlocal Agreement of Verano #5 allowing it to manage the stormwater system)(Mr. Earlywine stated the Board could authorize the District Engineer to gather proposals up to the bid threshold of $195K)

Mr. Earlywine stated the motion would be to approve the pilot project, as well as the District Engineer to work with the vice chairman, Darren Weimer, to identify those areas and then begin the work.

Ms. Hinz Philippi then repeated the motion, which would be to obtain bids up to the threshold of $195,000 to correct the most urgent erosion areas in Verano #2 and authorizing the engineer to start the work.

> On MOTION by Mr. Hoot seconded by Mr. Dinatali with all in favor, appointing Darren Weimer to work with the District Engineer to obtain bids not to exceed the $195,000 threshold and to move forward with the pilot project of repairing the most urgent erosion areas in Verano #2 was approved.

SEVENTH ORDER OF BUSINESS Approval of Cost Share Agreement (Commercial Parcel) for Lots 4 & 5 with PSL Land Investments (Cont.)

Mr. Weimer requested going back to the cost share agreement for the commercial parcel for lots 4 & 5 included in the agenda on page 120 and stated the issue was that PSL Land Investments could not sign for this because the lot had been sold.

(At this point there was a discussion among the Board members and Mr. Earlywine relating to this item)(Mr. Earlywine stated that could update agreement with the new name and the Board could just approve the agreement in substantial final form)

> On MOTION by Mr. Weiner seconded by Mr. Kutz with all in favor, accepting the Cost Share Agreement (Commercial Parcel) for Lots 4 & 5 with PSL Land Investments in substantial final form was approved.

TWELFTH ORDER OF BUSINESS Adjournment

Ms. Hinz Philippi stated if there was nothing else to discuss, she would ask for a motion to adjourn the meeting.

> On MOTION by Mr. Hoot seconded by Mr. Dinatali with all in favor, the meeting was adjourned.

_____ _____

Secretary / Assistant Secretary Chairman / Vice Chairman

RESOLUTION 2027-01

WHEREAS, the Board of Supervisors, hereinafter referred to as the "Board", of the Verano #5 Community Development District, hereinafter referred to as "District", adopted a General Fund Budget for Fiscal Year 2026, and

WHEREAS, the Board desires to reallocate funds budgeted to re-appropriate Revenues and Expenditures approved during the Fiscal Year.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VERANO #5 COMMUNITY DEVELOPMENT DISTRICT TO THE FOLLOWING:

1. The General Fund Budget is hereby amended in accordance with Exhibit "A" attached.

2. This resolution shall become effective this 15th day of October and be reflected in the monthly and fiscal Year End 9/30/2026 Financial Statements and Audit Report of the District.

VERANO #5
Community Development District

by: _____
Chairman/Vice-Chairman

Attest:

by: _____
Secretary/Assistant Secretary

Verano #5

Community Development District

Budget Amendment

FY 2026

Verano #5
Community Development District
Budget Amendment
General Fund
Exhibit A

Description	Actuals Thru 9/30/26	Adopted Budget FY2026	Proposed Increase/ (Decrease)	Budget Amendment FY 2026
REVENUES:				
Maintenance Assessments - V#1 S2015	$ 62,888	$ 62,122	$ 766	$ 62,888
Maintenance Assessments - V#1 S2017	87,948	86,910	1,038	87,948
Maintenance Assessments - V#2 S2017	310,441	308,523	1,918	310,441
Maintenance Assessments - V#2 S2020	304,085	301,753	2,332	304,085
Maintenance Assessments - V#2 S2024	110,778	110,041	737	110,778
Maintenance Assessments - V#3 S2021	654,274	649,498	4,776	654,274
Maintenance Assessments - V#3 S2022	759,616	753,580	6,036	759,616
Maintenance Assessments - V#4 S2023	42,212	41,525	688	42,212
Maintenance Assessments - V#4 S2025	44,534	44,085	450	44,534
Maintenance Assessments - V#5	38,523	38,523	-	38,523
Maintenance Assessments - V Center	14,227	13,377	850	14,227
Developer Contribution - Unplatted lots	-	-	-	-
Stormwater Rebate Fees	777,743	680,228	97,515	777,743
Interest Income	48,390	30,797	17,594	48,390
Carry Forward Surplus	954,084	-	413,997	413,997
TOTAL REVENUES	**$ 4,209,744**	**$ 3,120,961**	**$ 548,696**	**$ 3,669,657**
EXPENDITURES:				
Administrative:				
Engineering	$ 4,635	$ 20,000	$ -	$ 20,000
Attorney	159,101	20,000	160,000	180,000
Annual Audit	4,600	5,000	(400)	4,600
Assessement Roll Administration	15,000	15,000	-	15,000
Dissemination Agent	5,000	5,000	0	5,000
Dissemination Agent Software	5,000	-	5,000	5,000
Management Fees	150,000	150,000	-	150,000
Website Maintenance	827	827	(0)	827
Telephone	-	50	(50)	-
Postage	2,275	900	1,375	2,275
Insurance General Liability	5,512	5,720	(208)	5,512
Printing & Binding	231	2,000	(1,769)	231
Legal Advertising	7,508	1,300	6,208	7,508
Other Current Charges	1,154	650	504	1,154
Office Supplies	109	300	-	300
Dues, Licenses & Subscriptions	175	175	-	175
Contingency	-	300	-	300
First Quarter Operating Capital	-	-	-	-
TOTAL ADMINISTRATIVE	**$ 361,127**	**$ 227,222**	**$ 170,659**	**$ 397,882**

Verano #5
Community Development District
Budget Amendment
General Fund
Exhibit A

Description	Actuals Thru 9/30/26	Adopted Budget FY2026	Proposed Increase/ (Decrease)	Budget Amendment FY 2026
Operations & Maintenance				
Field				
Conservation Easement Preserve	14,875	25,000	$ (10,125)	$ 14,875
TOTAL FIELD	**$ 14,875**	**$ 25,000**	**$ (10,125)**	**$ 14,875**
Master Right-Off-Way				
Field Management	$ 24,000	$ 26,460	$ (2,460)	$ 24,000
Electric streetlights	40,712	40,200	513	40,713
Landscape Verano Parkway	128,354	163,242	(34,888)	128,354
Irriagion maintenance	896	5,000	-	5,000
TOTAL MASTER RIGHT-OFF-WAY	**$ 193,962**	**$ 234,902**	**$ (36,835)**	**$ 198,067**
Stormwater				
Lake Maintenance				
Verano # 1	44,354	55,685	$ (11,331)	$ 44,354
Verano # 2	84,000	96,520	(12,520)	84,000
Verano # 3	40,620	51,839	(11,219)	40,620
Verano # 4	38,040	79,181	(41,141)	38,040
			-	-
Lake Bank Mowing			-	-
Verano # 1	76,472	88,251	(11,779)	76,472
Verano # 2	156,147	100,191	55,956	156,147
Verano # 3	71,160	35,597	35,563	71,160
Verano # 4	93,803	139,472	(45,669)	93,803
			-	-
Landscape - Freeze Project	268,568	-	268,568	268,568
Erosion Project V#1	20,000	-	62,000	62,000
Water Sampling-BMAP	6,063	8,000	(1,937)	6,063
Contingency	591	302,489	-	302,489
Reserve for Lake/Lake Banks	-	-	-	-
TOTAL STORMWATER MAINTENANCE	**$ 899,816**	**$ 957,224**	**$ 286,490**	**$ 1,243,714**
TOTAL OPERATING AND MAINTEANCE	**$ 1,108,653**	**$ 1,217,126**	**$ 239,530**	**$ 1,456,656**
TOTAL EXPENDITURES	**$ 1,469,780**	**$ 1,444,348**	**$ 410,189**	**$ 1,854,538**
Other Sources/(Uses)				
Intergovernmental Transfer	$ (1,815,120)	$ (1,676,613)	$ (138,507)	$ (1,815,120)
TOTAL OTHER SOURCES/(USES)	**$ (1,815,120)**	**$ (1,676,613)**	**$ (138,507)**	**$ (1,815,120)**
EXCESS REVENUES (EXPENDITURES)	**$ 924,845**	**$ -**	**$ -**	**$ -**

INTERLOCAL AGREEMENT TO MAINTAIN LANDSCAPING AND RELATED IMPROVEMENTS LYING WITHIN CERTAIN RIGHTS-OF-WAY VERANO COMMUNITY DEVELOPMENT DISTRICTS

THIS AGREEMENT ("**Agreement**") is made and entered into effective as of the date signed by the last Party below by and between the **CITY OF PORT ST. LUCIE** ("**City**"), a municipal corporation of the State of Florida, and **VERANO #5 COMMUNITY DEVELOPMENT DISTRICT** ("**District #5**"), a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Port St. Lucie County, Florida, for itself and on behalf of the Districts as defined in that certain Second Amended and Restated District Interlocal Agreement recorded at Official Records Book _____ Page _____, of the Official Records of St. Lucie County, Florida, as may be amended from time to time (the "**District Interlocal Agreement**"). City and District may each be referred to as a "**Party**" or collectively as the "**Parties**" herein.

PRELIMINARY STATEMENT:

1. The Districts are contiguous or in close proximity to one another and encompass a portion of the mixed use developments referred to as "Verano" (the "**Developments**"); and

2. The lands within each of the Districts ("**District Lands**")-are located entirely within the corporate limits of the City; and

3. The principal purpose of each of the Districts is to exercise its special powers to provide infrastructure, public improvements, and community facilities and-services for the benefit of the District Lands within its individual boundaries, as provided in Section 190.012, Florida Statutes; and

4. Pursuant to the District Interlocal Agreement, the Districts have delegated to District #5 the power and authority to act on behalf of all the districts to acquire, construct, operate, and maintain Master Improvements as defined in the District Interlocal Agreement, serving more than one of the Districts; and

5. Among the Master Improvements are landscaping, hardscape, irrigation, and other improvements constructed or installed within the public roadway known as Commerce Center Drive, which is within the jurisdiction of the City and benefits the Districts; and

6. The City has previously accepted ownership and maintenance responsibilities for that portion of Commerce Center Drive extending from the intersection with Crosstown Parkway, through the roundabout connecting Commerce Center Drive to Visconti Way, and extending east to the eastern boundary of the Districts; and

7. The developer of the District Lands and current landowner (the "**Developer**") has requested that the City accept ownership and maintenance responsibilities for that portion of Commerce Center Drive set forth in **Exhibit A** hereto (the "**Roadway Segment**"), extending from the eastern boundary of the Districts to the portion of Commerce Center Drive owned by St. Lucie County as set forth on the Plat of PGA Commerce Centre at the Reserve as recorded in Plat Book 37, Page 6 in the Official Records of St. Lucie County, Florida; and

8. The City has agreed to accept the Roadway Segment subject to Developer securing final approval and acceptance thereof in accordance with Section 156.148 of the Code of Ordinances of the City of Port St. Lucie; and

9. District #5 has determined that it would be in the best interests of all the Districts and their residents for District #5 to provide landscape and irrigation maintenance for the Roadway Segment on behalf of those Districts benefitted thereby pursuant to its authority under the District Interlocal Agreement; and

10. The Florida Interlocal Cooperation Act of 1969, Section 163.01, Florida Statutes, provides a method for governmental entities to make efficient use of their powers by enabling them to cooperate with one another to provide services and facilities that best accord with geographic, economic, population, and other factors influencing the needs and development of local communities; and

11. The City and District #5 desire to enter this Agreement to provide for landscape and irrigation maintenance for the Roadway Segment pursuant to the authority granted under Section 163.01, Florida Statutes.

NOW, THEREFORE, in consideration of the covenants, conditions, and premises set forth herein, the City and District #5, for themselves, their legal representatives, successors, and assigns, hereby agree as follows:

1. Recitals. The recitations and finding set forth in the above Preliminary Statement are true, correct, and incorporated herein by this reference. This Agreement is entered into pursuant to the Florida Interlocal Cooperation Act of 1969, Section 163.01, Florida Statutes.

2. Definitions. Except as otherwise provided, as used in this Agreement, the following terms shall have the meanings set forth below.

A. "**Florida Greenbook**" shall mean the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways, as adopted by the Florida Department of Transportation (2023 edition, effective March 13, 2025), as it may be amended or as revisions or new versions may be adopted.

B. "**Hardscape Improvements**" shall mean the following, if and when installed: decorative paving, terracing materials, fences, walls, decorative structures and decorative architectural treatments on headwall facilities, and decorative features; but shall not include regulatory signs or street lights.

C. "**Irrigation System**" shall mean all irrigation zonal distribution lines, heads, clocks, and controls within the Roadway Segment, but excluding any pump stations.

D. "**Landscaping**" shall mean all plant materials.

E. "**Maintenance**" shall mean and include only the following, subject to the terms and conditions in this Agreement:

i. For Hardscape Improvements, periodically cleaning the Hardscape Improvements and keeping such items in good order, including having the option, but not responsibility, to either repair, replace or remove any Hardscape Improvement that is damaged or destroyed.

ii. For Landscaping, maintenance shall mean according to generally accepted maintenance standards, and in no event less than the more rigorous of (i) the applicable standard set forth in Chapter 10, Section B.5.b Routine Maintenance, of the Florida Greenbook as applied within the City, or (ii) the then-current landscaping standards adopted by the City applicable to right-of-way owned by the City, and shall include:

iii. watering and fertilizing all plants and keeping them as free as reasonably practicable from disease and harmful insects;

iv. mulching the plant beds annually (recycled mulch in a uniform color, reasonably subject to the approval of the City prior to placement, 2" minimum);

v. periodic clearing of weeds;

vi. periodic mowing and/or cutting the grass;

vii. removing all or parts of dead or diseased plants and trees, or plants and trees in accordance with the latest edition of the Florida Department of Agriculture's "Grades and Standards for Nursery Plants";

viii. keeping the Hardscape Improvements free from weeds and the option, but not the obligation, to repair any areas that are in disrepair and may be a safety hazard; and

ix. removing litter prior to regular maintenance activities

Notwithstanding anything herein to the contrary, Maintenance of the Landscaping shall specifically exclude pruning plants and trees that present a visual hazard for those using the Road and replacing any plants and/or trees which may become dead or diseased, unless such replacement is required as a result of the gross negligence or willful misconduct of District #5 or the failure of District #5 to perform its responsibilities under this Agreement, in which event such plants and trees shall be replaced with plants and trees of similar size and grade, as may be appropriate based on survivability, safety, and other relevant factors, and consistent with the general intent of the original plans and specifications. In the event any replacements are required for any reason other than those that are expressly set forth as the District #5's responsibility in the preceding sentence (for example, acts of God, weather conditions that are unusually severe or exceed average conditions for that time of year, persistent inclement weather, accidents caused by an unrelated third party, etc.) or repairs or replacements are required as a result of the gross negligence or willful misconduct of the City, then the City shall complete such repairs and/or replacements. The City shall be responsible for pruning plants and trees that present a visual hazard for those using the Road.

3. Easement. The City hereby grants an easement to District #5 for the purpose of accessing and conducting Maintenance over the Roadway Segment as more particularly described in **Exhibit A** hereto. District #5 shall have the right to enter the property at any time, provided that such entry is reasonably necessary for such purposes. In the event of revocation of this easement, District #5 shall have no further duties under this Agreement pertaining to Maintenance of the Roadway.

4. District #5 Responsibilities – Irrigation System, Landscaping, and Hardscape Improvements.

A. Maintenance. During the entire term of this Agreement, District #5 shall be responsible for all Maintenance and for any repairs to the Irrigation System and/or the Landscaping that cost less than Five Thousand Dollars ($5,000.00) (the "**Threshold**") per repair. For the purposes of this Paragraph, the term "repair" shall also apply in the aggregate to multiple repairs to interconnected components when such repairs are completed concurrently. For every repair that costs more than the Threshold, District #5 shall deliver a bill for such repairs to the City at the notice addresses set forth below. The City shall pay such reimbursement bill within thirty (30) days after receipt from District #5. All Maintenance of the Landscaping and Hardscape Improvements and repairs of the Irrigation System and Landscaping for which District #5 is responsible under this Agreement shall be performed by licensed and insured contractors retained for such purpose by District #5, and not by its own employees. District #5 agrees to require any and all of the contractors who enter upon and perform work within the Roadway Segment to obtain and maintain in full force and effect insurance insuring against loss or liability in connection with bodily injury, death, property damage, or destruction occurring on or about the Roadway Segment. The City shall be named as an additional insured under the policies. Prior to any contractor entering onto and commencing work within the Roadway Segment, District #5 shall deliver to the City certificates of insurance for such contractor evidencing the coverages required by this paragraph.

B. Timeframe for Maintenance. If the City identifies any Maintenance or repairs required by the District hereunder that the District has not completed, the City shall deliver notice to the District of such incomplete Maintenance or repair. Upon the Districts receipt of such notice, the District shall perform such Maintenance or repair within the timeframes specified by the Florida Department of Transportation ("**FDOT**") Guidance for Establishing Construction Contract Duration.

5. Termination of Agreement. Notwithstanding any other provision, the City may terminate this Agreement at any time following the Effective Date and thereafter assume responsibility for Maintenance of the Landscaping and Hardscape Improvements and routine repairs of the Irrigation System upon (1) the City providing written notice to the District #5 detailing a default in the District's Maintenance obligations under this Agreement, and (2) District #5 failing, within ninety (90) days of receiving such written notice, to cure such default or to commence reasonable corrective action if the default cannot be fully cured within such period. In the event of a default by the City and a failure of the City to cure such failure within ninety (90) days after written notice from District #5, District #5 shall be entitled to all remedies available at law and in equity.

6. City Responsibilities and Step-In Rights. The City shall remain responsible for the maintenance and operation of the paved portions of all public roads located within the Roadway Segment, including all pavement, street drainage facilities, curbing, sidewalks, and official traffic control devices (as defined in Section 316.003(23), Florida Statutes, or successor provision), and for supplying electric power to the Street Lights. In the event the City proposes, after the Effective Date of this Agreement, any modification to the roadways lying within the Roadway Segment, the City shall provide written notice to District No. 5 as soon as practicable in the planning process for such proposed

modification. The notice shall identify all affected portions of the Roadway Segment and the anticipated impact of the proposed modification, if any, on the public roads located within the Roadway Segment. The City shall be responsible for all costs of removal or alteration thereof. Notwithstanding Section 4 of this Agreement, the City shall maintain the right in its sole discretion, but not the obligation, to perform Maintenance of the Roadway Segment at its sole cost and expense throughout the term of this Agreement.

7. Indemnification. To the extent permitted by law, District #5 agrees to release, waive, relinquish, discharge, hold harmless, and indemnify the City, its officers, elected officials, employees, agents, successors, and assigns, from any and all actual claims, actions, causes of action, liens (including mechanic's liens and materialman's liens), demands, and liabilities related to activities contemplated by this Agreement, not attributable solely to the willful, wanton, or grossly negligent acts of the City, or that may arise directly from the District #5's Maintenance and/or repair activities within the Roadway Segment. The types of claims, actions, causes of action, demands and liabilities that are released, waived, discharged, relinquished, and will be indemnified herein include, but are not limited to, claims for acts of the District #5's contractors, agents, employees, members, invitees, and consultants pursuant to the terms set forth herein. Further, District #5 understands that the release, hold harmless, and indemnification agreement detailed in this paragraph shall inure to the benefit of the City, its officers, elected officials, employees, agents, successors, and assigns, and that it shall bind District #5 and its heirs, legal representatives, members, assigns, and successors in interest. The foregoing indemnities with respect to any waiver of sovereign immunity shall be limited to the extent specified in Section 768.28, Florida Statutes. This paragraph shall not be construed to constitute an agreement by District #5 to indemnify the City for the willful or malicious misconduct or negligent actions performed by or solely caused by the City or its consultants, experts, contractors, officers, employees, or agents acting for or on behalf of the City.

8. Term. The term of this Agreement shall commence upon the Effective Date (as defined below), and shall run in perpetuity unless terminated pursuant to the terms contained herein or as otherwise agreed between the parties.

9. Resolution of Disputes. Prior to initiating litigation regarding any dispute arising under this Agreement, the parties shall submit the dispute to the conflict resolution procedures provided by the Florida Governmental Conflict Resolution Act, Chapter 164, Florida Statutes. If there is a failure to resolve a dispute through the procedures provided in Chapter 164, Florida Statutes, each party may avail itself of any otherwise available legal right, including but not limited to seeking specific performance of the obligations set forth in this Agreement.

10. Notices. Any notice, demand, direction, request, or other instrument authorized or required by this Agreement to be given to or filed with a party shall be deemed to have been sufficiently given or filed for all purposes of this Agreement if and when personally delivered and receipted for, or sent by registered United States mail, return receipt requested, or via recognized overnight delivery service, addressed to the applicable party as follows:

To the City:
Public Works Department
City of Port St. Lucie

121 S.W. Port St. Lucie Boulevard
Port St. Lucie, Florida 34984

City Attorney
City of Port St. Lucie
121 S.W. Port St. Lucie Boulevard
Port St. Lucie, Florida 34984
City Clerk
City of Port St. Lucie
121 S.W. Port St. Lucie Boulevard
Port St. Lucie, Florida 34984

To District:
District Manager
c/o Governmental Management Services
5385 N. Nob Hill Road
Sunrise, Florida 33351

District Counsel
Kutak Rock LLP
107 West College Ave.
Tallahassee, Florida 32301

Either of the parties may, by notice sent to the other party, designate a different or additional address to which notices under this Agreement are to be sent.

11. Entire Agreement; Amendment. This Agreement contains the entire agreement of the parties on the subjects addressed, and no representation, inducement, promise, or agreement, oral or otherwise, between the parties not embodied in this Agreement shall be of any force or effect. No amendment to this Agreement shall be binding unless in writing and executed by both parties. Nothing in this Agreement shall be interpreted to alter the obligations of the parties under the Art Contribution Agreement.

12. Counterparts. This Agreement may be executed in multiple counterparts, each of which shall constitute an original, but all of which taken together shall constitute one and the same agreement.

13. Cooperation. Whenever any review or approval is required from a party, such party agrees that the required review or approval will be promptly conducted and concluded. Moreover, each party agrees that it will act reasonably in exercising its review and approval functions under this Agreement and that no approval shall be unreasonably delayed nor withheld. Nothing in this Agreement shall be construed as to require a party to exercise its regulatory authority in any manner not consistent with law, ordinance, policy, or reasonable discretion or to allow delay to constitute a regulatory approval or its equivalent.

14. Rights Cumulative. All rights, powers, remedies, benefits, and privileges available to any party under this Agreement are in addition to and cumulative of any and all rights, powers, remedies, benefits, and privileges available to such party at law and in equity.

15. No Third Party Beneficiary. This Agreement has been entered into for the sole benefit and protection of the parties and no other person or entity shall have any right of action under or by reason of this Agreement.

16. Severability. This Agreement is intended to be performed in accordance with, and only to the extent permitted by, all applicable laws, ordinances, rules, and regulations. If any provision of this Agreement or the application thereof to any person or circumstance shall, for any reason and to any extent, be invalid or unenforceable, the remainder of this Agreement and the application of such provision to other persons or circumstances shall not be affected thereby but rather shall be enforced to the greatest extent permitted by law.

17. Filing. This Agreement shall be filed with the Clerk of the Circuit Court of St. Lucie County, Florida, for recording in the public records of the County.

18. Effective Date. This Agreement shall be deemed effective as the date of filing this Agreement with the Clerk of the Circuit Court as provided in Section 17 (the "Effective Date").

19. Access to Records. The District and the City shall allow public access to all documents, papers, letters, and other materials that are subject to the provisions of Chapter 119, Florida Statutes, and made or received by them in conjunction with this Agreement.

THE REMAINDER OF THIS PAGE IS ITENTNIONALLY LEFT BLANK.

SIGNATURE PAGE FOLLOWS.

IN WITNESS WHEREOF, the parties have made and executed this Agreement on the respective dates appearing under each signature, through the City Counsel for the City and through the Board of Supervisors for District #5, each signing by and through its duly authorized representative.

ATTEST:

CITY OF PORT ST. LUCIE

_____
Sally Walsh, City Clerk
City Hall
121 SW Port St. Lucie Blvd.
Port St. Lucie, FL 39484

By: _____
Shannon M. Martin, Mayor

APPROVED AS TO FORM:

_____
Richard Berrios, City Attorney
City Hall
121 SW Port St. Lucie Blvd.
Port St. Lucie, FL 39484

STATE OF FLORIDA
COUNTY OF ST. LUCIE

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____ 20___, by Shannon M. Martin, as Mayor of the City of Port St. Lucie, who is personally known to me or has produced _____ as identification.

_____
Signature of Notary Public
Printed Name of Notary: _____
Commission Number: _____
(NOTARY SEAL) Commission Expiration: _____

WITNESS #1

VERANO #5 COMMUNITY DEVELOPMENT DISTRICT

_____
Name: _____
Address: _____
_____

_____
Chair/Vice Chair, Board of Supervisors

WITNESS #2

_____
Name: _____
Address: _____
_____

STATE OF FLORIDA
COUNTY OF ST. LUCIE

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____ 20___, by _____, as Chair/Vice Chair of the Verano #5 Community Development District, who is personally known to me or has produced _____ as identification.

_____
Signature of Notary Public
Printed Name of Notary: _____
Commission Number: _____
(NOTARY SEAL) Commission Expiration: _____

Exhibit A
Roadway Segment

COMMERCE CENTRE DRIVE DESCRIPTION:

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

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 27, TOWNSHIP 36 SOUTH, RANGE 39 EAST; THENCE N.89°46'43"E., ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (1/4) OF SECTION 35, TOWNSHIP 36 SOUTH, RANGE 39 EAST, A DISTANCE OF 123.45 FEET; THENCE S.00°00'11"W., DEPARTING SAID NORTH LINE, A DISTANCE OF 1141.77 FEET TO THE POINT OF BEGINNING, ALSO THE SOUTHEAST CORNER OF TRACT R-1A, AS SHOWN ON PGA COMMERCE CENTRE AT THE PRESERVE, RECORDED IN PLAT BOOK 37, PAGES 6, 6A AND 6B, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA ; THENCE CONTINUE S.00°00'11"W., A DISTANCE OF 472.40 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 5065.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°05'45", A DISTANCE OF 2395.30 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 2060.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°29'56", A DISTANCE OF 449.39 FEET TO A POINT OF A NON-TANGENT INTERSECTION AND TO THE NORTHEASTERN CORNER OF TRACT "A", AS SHOWN ON VERANO, P.U.D. NO. 1, BEING A REPLAT OF MONTAGE, P.U.D. NO. 1, RECORDED IN PLAT BOOK 56, PAGES 11 THROUGH 17, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE S.89°52'54"W., ALONG THE NORTH LINE OF SAID TRACT “A”, A DISTANCE OF 159.48 FEET TO A POINT OF A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 1940.00 FEET AND A RADIAL BEARING OF N.47°23'28"W., AT SAID INTERSECTION, ALSO BEING THE NORTHWESTERN CORNER OF SAID TRACT "A"; THENCE THE FOLLOWING THREE (3) COURSES BEING ALONG THE EAST LINE OF COMMON AREA TRACT, AS SHOWN ON LAKES AT PGA VILLAGE, RECORDED IN PLAT BOOK 43, PAGES 32, 32A THROUGH 32F, INCLUSIVE, OF SAID PUBLIC RECORDS: 1) THENCE NORTHEASTERLY, DEPARTING SAID NORTH LINE OF SAID TRACT “A”, AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°30'36", A DISTANCE OF 525.16 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 4945.00 FEET; 2) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°05'45", A DISTANCE OF 2338.55 FEET TO A POINT OF TANGENCY; 3) THENCE N.00°00'11"E., A DISTANCE OF 472.40 FEET TO THE SOUTHWEST CORNER OF TRACT R-1A, AS SHOWN ON SAID PLAT OF PGA COMMERCE CENTRE AT THE PRESERVE; THENCE S.89°59'49"E., ALONG THE SOUTH LINE OF SAID TRACT R-1A, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.

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

Prepared by and return to:

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

SECOND AMENDED AND RESTATED DISTRICT INTERLOCAL AGREEMENT

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

W I T N E S S E T H :

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

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

WHEREAS, the Districts previously entered into that certain *Amended and Restated District Interlocal Agreement* dated April 9, 2015, and recorded in Official Records Book 3733, Pages 2535-2556 of the Public Records of St. Lucie County, Florida(as amended from time to time, "**Verano Interlocal**"), which authorizes District #5 to, among other things, administer the operation and maintenance of various capital improvements on behalf of the Districts and with respect to Verano; and

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

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

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

WHEREAS, the Florida Interlocal Cooperation Act of 1969, Section 163.01, Florida Statutes, permits local governmental units to make the most efficient use of their respective powers by enabling them to cooperate with

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one another on a basis of mutual advantage and thereby to provide services and facilities in a manner and pursuant to forms of governmental organization that will accord best with geographic, economic, population, and other factors influencing the needs and development of local communities; and

WHEREAS, as the development of Verano has progressed, the Districts now desire to restate the Verano Interlocal in order to clarify its terms, to allow each District to manage its individual neighborhood improvements while authorizing District #5 to continue to operate and maintain all "master" improvements such as the Stormwater System, as well as certain "**Additional Master Improvements**" (together with the Stormwater System, "**Master Improvements**"), as described more fully in **Exhibit A**, and further to provide for consistent design and establish a signature theme for the development within the Districts, including through implementation and enforcement of signage standards applicable to the lands within the Districts as set forth in the Verano Master Sign Program attached hereto as **Exhibit B**;

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

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

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

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

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

a. Serve as the point of contact among the Districts for all matters relating to the Stormwater System, including but not limited to maintenance, operation, repair and replacement of the Stormwater System; and

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b. Coordinate with the City of Port St. Lucie (the "**City**") regarding the City Agreement; and

c. Receive Stormwater Rebates or similar payments under the City Agreement and administer distribution as provided in this Agreement; and

d. Request and receive from each District reasonable documentation evidencing maintenance activities and compliance with stormwater-related permit requirements; and

e. Provide notices and administer the self-help process set forth in this Agreement; and

f. Otherwise carry out the purpose and intent of this Agreement and the City Agreement; and

g. Maintaining swales, conveyance channels, and waterways to ensure proper functioning of the stormwater management system in accordance with the design criteria set forth within all South Florida Water Management District surface water management permits applicable to the Stormwater System ("**Permits**"); and

h. Maintaining berms and drainage divides to assure structural integrity; and

i. Operating and maintaining stormwater control structures in accordance with the Permits, including managing allowable discharges from, and the storage of stormwater within, the Stormwater System; and

j. Analyzing and reporting water quality sampling as required by the Permits; and

k. Managing wetlands and preserve areas for water quality enhancement purposes in accordance with the Permits; and

l. Complying with all water quality standards imposed by all applicable governmental bodies, agencies, and special districts having authority within the boundaries of the Districts; and

m. Providing for the storage and conveyance of stormwater through the Stormwater System in accordance with the Permits; and

n. Maintaining the Designated Crosstown Stormwater Components located within the pathway generally depicted in the attached Exhibit A to the City Agreement, including those drainage pipes and related structures and facilities (A) lying within easements dedicated or to be dedicated to District #5 north of the Crosstown Parkway right-of-way, and (B) those facilities lying within the drainage easement as described in the sketch and legal description provided in Exhibit B to the City Agreement upon a portion of the Crosstown Parkway right-of-way, but not including maintenance of any other portion of the Crosstown Parkway drainage system; and

o. Otherwise taking all actions reasonably necessary to maintain, operate, repair and replace the Stormwater System consistent with the Permits, the City Agreement, and all applicable laws and approvals.

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

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

b. Operate, maintain, repair and replace the Additional Master Improvements, consistent with the terms of this Agreement; and

c. Comply with all applicable federal, state, and local laws, rules, regulations, ordinances, permits, and approvals applicable to the Additional Master Improvements; and

d. Invoice and collect from each District its proportionate share of costs related to the Additional Master Improvements in accordance with this Agreement; and

e. Request and receive from each District reasonable documentation evidencing maintenance activities and compliance with applicable permit requirements related to the Additional Master Improvements; and

f. Perform all administrative functions related to the foregoing, including but not limited to procurement of contractors and service providers, oversight of work, and recordkeeping;

g. Provide notices and administer the self-help process set forth in this Agreement with respect to the Additional Master Improvements; and

h. Otherwise carry out the purpose and intent of this Agreement with respect to the Additional Master Improvements.

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

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

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Budget Process **-** No later than ninety (90) days before the commencement of each fiscal year, the Administrative District shall distribute to all Districts a proposed budget for the costs to be allocated under this Agreement. Each District shall have thirty (30) days following receipt to provide written comments on the proposed budget. The Administrative District shall consider such comments in good faith but shall retain final authority to adopt a budget that it reasonably determines is necessary to maintain the Master Improvements in compliance with applicable law, the City Agreement, and all applicable permits. The Administrative District shall provide each District with an itemized invoice or assessment statement detailing the costs being allocated and the calculation of each District's proportionate share of the Master Improvements (individually, a "**Proportionate Share**", or collectively, "**Proportionate Shares**"). Each District shall pay its Proportionate Shares within thirty (30) days of receipt of an invoice or assessment from the Administrative District . Failure to pay within such period shall result in interest accruing at the rate of twelve percent per annum or the maximum rate permitted by Florida law, whichever is less.

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

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

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

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reasonably necessary to support District #5's ability to obtain, renew, modify, or comply with any Master Improvement Permit. To the extent District #5 is required to act as agent or responsible party under any permit applicable to a District's In-District Stormwater Facilities in order to perform its obligations hereunder, each District hereby authorizes District #5 to so act and shall cooperate fully with District #5 in connection therewith. Additionally, each district shall, upon request of the Administrative District, promptly execute and deliver any deeds, assignments, bills of sale, easements, or other instruments reasonably necessary to convey, assign, or confirm ownership in, and/or authorize the operation, maintenance, repair and/or replacement of the Master Improvements by, the Administrative District, and shall cooperate in obtaining any third-party consents or governmental approvals required in connection therewith.

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

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

A disputing District shall deliver written notice to the Administrative District within fifteen (15) days of receipt of the invoice or assessment giving rise to the dispute, describing the basis for the dispute in reasonable detail. Each District shall pay the undisputed portion of any invoice or assessment pending resolution; failure to do so shall not be excused by the pendency of a dispute. ***Step 1 - Meet and Confer.*** Within thirty (30) days of the

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dispute notice, the District Managers of the disputing District and the Administrative District shall meet and confer in good faith to attempt resolution. ***Step 2 - Board Escalation.*** If unresolved at the District Manager level, either party may escalate the dispute to the respective Boards of Supervisors, who shall meet within thirty (30) days to attempt resolution in good faith. ***Step 3 - Expert Determination.*** If the dispute remains unresolved following Board escalation, either party may submit the dispute to a mutually agreed independent expert with relevant experience in community development district finance or stormwater engineering, as appropriate to the nature of the dispute (the "**Expert**").

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

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

(a) ***Transition Period.*** The Administrative District shall continue performing all Administrative District obligations for at least twelve (12) months following the Termination Date, at the Districts' Proportionate Shares, unless all Districts agree in writing to a shorter period and applicable regulatory authorities confirm no lapse in permit coverage will result.

(b) ***Successor Administrator.*** No later than six (6) months prior to the Termination Date, the Districts shall designate a successor administrative entity or reallocate Administrative District responsibilities ("**Successor Administrator**"). Termination shall not become effective until a Successor Administrator has assumed all obligations of District #5 under the City Agreement and all Master Improvement Permits. If no Successor Administrator is designated, District #5 shall continue to serve and this Agreement shall remain in effect.

(c) ***City Agreement; Permits***. The City Agreement is not terminated by the termination of this Agreement, and no termination shall relieve any District of its obligations thereunder. Prior to the Termination Date, the Districts shall cooperate to transfer or novate District #5's obligations under the City Agreement to the Successor Administrator and to obtain all regulatory consents necessary to transfer the Master Improvement Permits without lapse. District #5 shall have no obligation to transfer operational responsibility for any Master Improvement until all required permit transfers are complete. Costs of permit transfers shall be allocated as Proportionate Shares.

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(d) ***Wind-Down and Records Transfer***. Within thirty (30) days of the Termination Date, the Administrative District shall provide an inventory of all active vendor contracts related to the Master Improvements. The Districts shall cooperate to assign, novate, or wind down such contracts no later than the conclusion of the Transition Period, with early termination costs allocated as Proportionate Shares; any dispute regarding such cost allocation shall be resolved in accordance with Section 10. All accrued payment obligations, indemnification obligations, records retention obligations, and permit cooperation obligations shall survive termination. Upon conclusion of the Transition Period, the Administrative District shall deliver to the Successor Administrator all records relating to the Master Improvements in its possession or control.

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

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

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

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

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

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

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

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

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

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

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SECTION 20. COUNTERPARTS. This Agreement may be executed in any number of counterparts each of which, when executed and delivered, shall be an original, but all counterparts shall together constitute one and the same instrument. This Agreement may be executed by PDF or by using an e-signature or digital transaction management platform such as DocuSign® with the same force and effect as original signatures.

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

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

WITNESS #1

_____

Name: _____

Address: _____

_____

WITNESS #2

_____

Name: _____

Address: _____

_____

VERANO CENTER COMMUNITY DEVELOPMENT DISTRICT

_____

Chair/Vice Chair, Board of Supervisors

STATE OF _____

COUNTY OF _____

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

_____

Signature of Notary Public

Printed Name of Notary: _____

Commission Number: _____

(NOTARY SEAL) Commission Expiration: _____

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WITNESS #1

Name: _____
Address: _____

_____

WITNESS #2

_____
Name: _____
Address: _____

_____

VERANO #1 COMMUNITY DEVELOPMENT DISTRICT

_____
Chair/Vice Chair, Board of Supervisors

STATE OF _____
COUNTY OF _____

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

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

(NOTARY SEAL)

DRAFT

WITNESS #1

Name: _____
Address: _____

_____

WITNESS #2

_____
Name: _____
Address: _____

_____

VERANO #2 COMMUNITY DEVELOPMENT DISTRICT

_____
Chair/Vice Chair, Board of Supervisors

STATE OF _____
COUNTY OF _____

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

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

(NOTARY SEAL)

DRAFT

WITNESS #1

Name: _____
Address: _____
_____

WITNESS #2

_____
Name: _____
Address: _____
_____

VERANO #3 COMMUNITY DEVELOPMENT DISTRICT

_____
Chair/Vice Chair, Board of Supervisors

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____ 20____, by _____, as Chair/Vice Chair of the Verano #3 Community Development District, who is personally known to me or has produced _____ as identification.

_____
Signature of Notary Public
Printed Name of Notary: _____
Commission Number: _____
(NOTARY SEAL) Commission Expiration: _____

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WITNESS #1

VERANO #4 COMMUNITY DEVELOPMENT DISTRICT

Name: _____

Address: _____

_____

Chair/Vice Chair, Board of Supervisors

WITNESS #2

Name: _____

Address: _____

_____

STATE OF _____

COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____ 20___, by _____, as Chair/Vice Chair of the Verano #4 Community Development District, who is personally known to me or has produced _____ as identification.

_____

Signature of Notary Public

Printed Name of Notary: _____

Commission Number: _____

(NOTARY SEAL)

Commission Expiration: _____

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WITNESS #1

Name: _____
Address: _____
_____

VERANO #5 COMMUNITY DEVELOPMENT DISTRICT

_____
Chair/Vice Chair, Board of Supervisors

WITNESS #2

_____
Name: _____
Address: _____
_____

STATE OF _____
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____ 20___, by _____, as Chair/Vice Chair of the Verano #5 Community Development District, who is personally known to me or has produced _____ as identification.

_____
Signature of Notary Public
Printed Name of Notary: _____
Commission Number: _____
(NOTARY SEAL) Commission Expiration: _____

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WITNESS #1

VERANO CENTER COMMUNITY DEVELOPMENT DISTRICT

Name: _____

Address: _____

_____

_____

Chair/Vice Chair, Board of Supervisors

WITNESS #2

_____

Name: _____

Address: _____

_____

STATE OF _____

COUNTY OF _____

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

_____

Signature of Notary Public

Printed Name of Notary: _____

Commission Number: _____

(NOTARY SEAL)

Commission Expiration: _____

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EXHIBIT A

MASTER IMPROVEMENTS

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

STORMWATER SYSTEM

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

VERANO 1

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

VERANO 2

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

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

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

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

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

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

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

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the Official Records of St. Lucie County, Florida

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

DEPICTION OF VERANO 1 AND 2 WATER MANAGEMENT TRACTS

DRAFT

EXHIBIT A



VERANO 3

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

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

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

VERANO 4

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

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

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

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

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

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

VERANO 5

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

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DEPICTION OF VERANO 2, 3, 4, AND 5 WATER MANAGEMENT TRACTS



Water Use Application #	Water Use Permit #	POD	Irrigated Acreage	ERP Application #	Total Per App.	Annual MGY	Max. Month MGM
170608-11	56-03576-W	A	13.20	170530-4			
170608-11	56-03576-W	B	16.62	170530-4			
171213-16	56-03576-W	C	23.65	171120-10	53.47	58.98	8.72
190516-15	56-03576-W	A3	3.54	170530-4			
190516-15	56-03576-W	A4	3.15	170530-4			
190516-15	56-03576-W	A5	6.32	170530-4			
190516-15	56-03576-W	A6	6.71	170530-4	19.72	21.75	3.22
190920-7	56-03576-W	D1	4.68	191026-2132			
190920-7	56-03576-W	E1	6.36	190822-7	11.04	12.18	1.80
200303-11	56-03576-W	A REC	2.57	180810-9			
200303-11	56-03576-W	B REC	0.48	180814-760			
200303-11	56-03576-W	C REC	1.45	180815-765			
200303-11	56-03576-W	A2	4.26	180924-859			
200303-11	56-03576-W	B2	1.17	170814-769			
200303-11	56-03576-W	C2	7.61	181226-1079			
200303-11	56-03576-W	A7	3.71	200802-3869			
200303-11	56-03576-W	B3	14.69	200130-2676			
200303-11	56-03576-W	C3	4.62	200303-2935			
200303-11	56-03576-W	C4	12.25	200810-4028			
200303-11	56-03576-W	D2	18.55	200309-2976			
200303-11	56-03576-W	D3	4.59	200728-3952	75.95	83.77	12.38
210209-2	56-03576-W	D4	29.23	210216-5369			
210209-2	56-03576-W	E2	29.53	210210-5331			
210209-2	56-03576-W	G1	59.76	201221-4930	118.52	130.72	19.33
210521-2	56-03576-W	G2	38.68	210507-6151			
210521-2	56-03576-W	G-Apts	10.06	210510-6167			
210521-2	56-03576-W	G-Casitas	4.19	210511-6181	52.93	58.38	8.63
220323-7	56-03576-W	D5	23.00	220215-33214	23.00	25.37	3.75
230203-5	56-04099-W	G2 TH	8.25	221205-36785	8.25	9.10	1.35
240430-5	56-04152-W	G3 & G4	56.04	211105-32086		61.81	9.14
240430-5	56-04152-W	G5	6.16	211105-32086		6.79	1.00
240430-5	56-04152-W	Golf (G6)	202.00	211105-32086		222.80	32.94
240430-5	56-04152-W	G7	24.11	240708-44630	288.31	26.59	3.93
		H1	43.58		43.58	48.07	7.11
		D6	17.30	240125-42135			
		D7	22.44	250429-52590	39.74		
Total Irrigated acreage	Total Irrigated acreage	Total Irrigated acreage	734.51	Acres			

EXHIBIT A

ADDITIONAL MASTER INFRASTRUCTURE

Right-of-Way	**Districts Benefitting**
Commerce Centre Drive	Verano Center and Verano 1 CDDs
Verano Parkway	Verano 2, Verano 3, and Verano 4 CDDs
Appian Way	Verano 2, Verano 4, and Verano 5 CDDs

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EXHIBIT A

COMMERCE CENTRE DRIVE



COMMERCE CENTRE DRIVE DESCRIPTION:

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

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

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

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

DRAFT

VERANO PARKWAY & APPIAN WAY
VERANO MASTER SIGN PROGRAM
EXHIBIT B
Verano Master Sign Program – Amendment 4
City of Port St. Lucie Project No. P14-144-A1
July 2026
[Verano Master Sign Program attached]

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EXHIBIT B


CDD 2
POD A
REC
TRACT
P17-258
11-652-30B
POD A7
P20-087
11-652-30H
LS A
WP-108
POD B PLAT 2
P17-211
11-652-31A
34 LOTS
POD B PLAT 1
P17-240
11-652-31
57 LOTS
NORTH
POD B
REC
TRACT
P17-257
11-652-31B
POD B PLAT 3
P19-164
11-652-31C
POD B PLAT 1
P17-240
11-652-31
20 LOTS
SOUTH
LS B
WP-109
POD E PLAT 2
P20-232
11-652-34B
POD E
PLAT 1
P19-012
LS E
WP-129
POD C PLAT 4
P20-081
11-652-32E
92 LOTS
POD C
PLAT 2
P19-005
11-652-32C
181 LOTS
POD C
11-652-32
P17-187
91 LOTS
POD C PLAT 3
P20-021
11-652-32D
85 LOTS
POD C
REC
TRACT
11-652-32A
P18-009
POD G
MULTIFAMILY
P21-053
11-652-36C
POD G
CASITAS
P21-107
11-652-36D
C-24 CANAL
PEACOCK CANAL
PEACOCK CANAL
VERANO PARKWAY
APPIAN WAY
ROCCA WAY
MATHILDA WAY
MICHELE WAY
MERACCIO WAY
VASARI WAY
PRATO WAY
TESSILI WAY
ROBBIA WAY
PACINI WAY
LIGORIO WAY
MACELLI WAY
LORENZO WAY
ROMA WAY
ARGO WAY
PIETRA WAY
VETTA WAY
ESSILE WAY
LATIUM WAY
Shared Among CDD 2, 3, & 4
Shared Among CDD 2, 4, & 5

LEGAL DESCRIPTION

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

BEGIN AT THE SOUTHEASTERLY CORNER OF VERANO SOUTH - P.U.D. 1 - POD G - PLAT NO.1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 92, PAGES 11 THROUGH 30 INCLUSIVE, SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF OPEN SPACE TRACT "CA-56 A" OF VERANO SOUTH - POD E - PLAT NO.1 REPLAT 1, THEREOF AS RECORDED IN PLAT BOOK 96, PAGES 23 THROUGH 26 INCLUSIVE, BOTH OF SAID PUBLIC RECORDS; THENCE THE FOLLOWING EIGHT (8) COURSES BEING BY THE EASTERLY BOUNDARY LINE OF SAID VERANO SOUTH - P.U.D. 1 - POD G-PLAT NO.1; (1) THENCE NORTH 04°37'46" WEST, A DISTANCE OF 115.59 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 380.00 FEET; (2) THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 55°12'12", A DISTANCE OF 366.12 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1620.00 FEET; (3) THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°06'06", A DISTANCE OF 596.64 FEET TO A POINT OF TANGENCY; (4) THENCE NORTH 38°43'51" WEST, A DISTANCE OF 362.67 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2280.00 FEET; (5) THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°27'37", A DISTANCE OF 1291.71 FEET TO A POINT OF TANGENCY; (6) THENCE NORTH 71°11'28" WEST, A DISTANCE OF 20.40 FEET; (7) THENCE NORTH 18°48'32" EAST, A DISTANCE OF 50.00 FEET; (8) THENCE NORTH 71°11'28" WEST, A DISTANCE OF 300.00 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY LINE OF VERANO SOUTH - POD E - PLAT NO.1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 91, PAGES 9 THROUGH 14, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 18°48'32" EAST, DEPARTING SAID EASTERLY BOUNDARY LINE OF VERANO SOUTH - P.U.D. 1 - POD G - PLAT NO.1, A DISTANCE OF 120.00 FEET TO A POINT ON THE WESTERLY RIGHT- OF -WAY OF APPIAN WAY, VERANO SOUTH - POD E - PLAT NO.1; THE FOLLOWING TWO (2) COURSES BEING BY THE WESTERLY RIGHT-OF-WAY LINE OF APPIAN WAY, VERANO SOUTH - POD E - PLAT NO.1; (1) THENCE SOUTH 71°11'28" EAST, A DISTANCE OF 0.09 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 18°48'32" EAST; (2) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°48'23", A DISTANCE OF 39.62 FEET TO A POINT NON-TANGENCY; THENCE SOUTH 71°01'21" EAST, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE OF APPIAN WAY, A DISTANCE OF 300.04 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF VERANO PARKWAY, VERANO SOUTH - POD E - PLAT NO.1; THE FOLLOWING TWO (2) COURSES BEING BY THE NORTHERLY RIGHT-OF-WAY LINE OF VERANO PARKWAY, VERANO SOUTH - POD E - PLAT NO.1, SAID POINT ALSO BEING A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 71°59'51" EAST; (1) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 88°30'19", A DISTANCE OF 38.62 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 2450.00 FEET; (2) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°45'48", A DISTANCE OF 374.72 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 46°49'46" EAST, DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 87.89 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE, VERANO SOUTH - POD E - PLAT NO.1; THE FOLLOWING THIRTEEN (13) COURSES BEING BY THE BOUNDARY LINE OF VERANO SOUTH - POD E - PLAT NO.1, SAID POINT ALSO BEING A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 3867.83 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 34°45'30" WEST; (1) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°10'30", A DISTANCE OF 484.36 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2500.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 39°54'15" WEST;

DESCRIPTION CONTINUED ON SHEET 2

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

REVISIONS			
No.	Date	Description	Dwn.

Sheet No. 01 of 06 Sheets

Prepared For: Kolter Land Partners, LLC.

Last Date of Field Survey: N/A

SURVEYOR'S CERTIFICATE

This certifies that a Sketch and Description of the hereon described property was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Digitally signed by Gary Rager
DN: c=US, st=Florida, l=Tampa, o=GeoPoint Surveying, Inc., ou=Professional Surveyor and Mapper, cn=Gary Rager, email=Gary.Rager@geopointsurvey.com
Gary Rager

Gary A. Rager
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS4828

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www.geopointsurvey.com
Licensed Business Number LB 7768

Drawn: DJS	Date: 10/14/21	Data File:
Check: GAR	P.C.:	Field Book:
Section: 4 Twn. 37 S Rng. 39 E Section: 33 Twn. 36 S Rng. 39 E		Job #: E1 - E1 Replat Roadway S+D

DWG NAME: W:\VERANO\SURVEY\POD PLAT E-1_PLAT E-1 REPLAT ROADWAY SKETCH - DESCRIPTION\VERANO_POD PLAT E-1_PLAT E-1 REPLAT ROADWAY S+D.DWG PLOTTED BY: DENNIS SCHOLL ON: 10/22/2021 10:51 AM LAST SAVED BY: DSCHOLL ON: 10/22/2021 10:50 AM

DESCRIPTION CONTINUED FROM SHEET 1

(2) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°21'54", A DISTANCE OF 495.90 FEET TO A POINT OF TANGENCY; (3) THENCE SOUTH 38°43'51" EAST, A DISTANCE OF 171.20 FEET; (4) THENCE SOUTH 51°16'22" WEST, A DISTANCE OF 25.00 FEET; (5) THENCE SOUTH 38°43'51" EAST, A DISTANCE OF 60.00 FEET; (6) THENCE NORTH 51°16'22" EAST, A DISTANCE OF 25.00 FEET; (7) THENCE SOUTH 38°43'51" EAST, A DISTANCE OF 131.46 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1400.00 FEET; (8) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°06'06", A DISTANCE OF 515.61 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 600.00 FEET; (9) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°59'49", A DISTANCE OF 125.63 FEET TO A POINT OF NON-TANGENCY; (10) THENCE SOUTH 42°09'52" WEST, A DISTANCE OF 50.00 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 550.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 42°09'52" WEST; (11) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 43°12'23", A DISTANCE OF 414.75 FEET TO A POINT OF TANGENCY; (12) THENCE SOUTH 04°37'46" EAST, A DISTANCE OF 88.14 FEET; (13) THENCE SOUTH 76°11'52" WEST, A DISTANCE OF 172.20 FEET TO THE POINT OF BEGINNING.

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

Not for Recordation

LEGEND

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

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

REVISIONS			
No.	Date	Description	Dwn.

Sheet No. 02 of 06 Sheets

Prepared For: Kolter Land Partners, LLC.
Last Date of Field Survey: N/A

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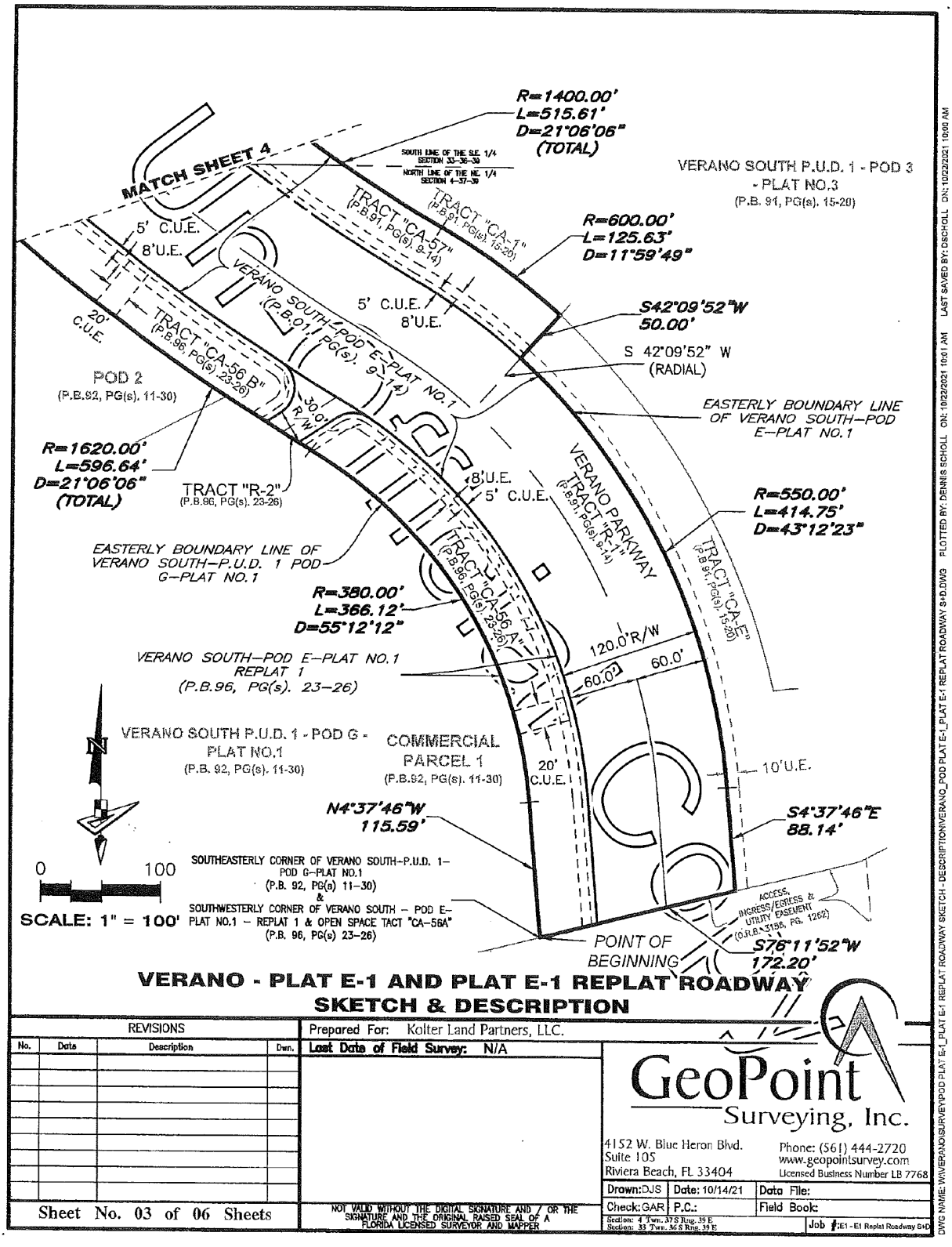
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Riviera Beach, FL 33404
Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business Number LB 7768

Drawn: DJS	Date: 10/14/21	Data File:
Check: GAR	P.C.:	Field Book:

Section: 4 Twn. 37 S Rng. 39 E
Section: 33 Twn. 36 S Rng. 39 E
Job #: E1 - E1 Replat Roadway S+D

DWG NAME: N:\VERANO\SURVEY\POD PLAT E-1_PLAT E-1 REPLAT ROADWAY SKETCH - DESCRIPTION\VERANO_POD PLAT E-1_PLAT E-1 REPLAT ROADWAY S+D.DWG PLOTTED BY: DENNIS SCHOLL ON: 10/22/2021 10:01 AM LAST SAVED BY: DSCHOLL ON: 10/22/2021 10:00 AM

EXHIBIT B



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

REVISIONS			
No.	Date	Description	Dwn.

Prepared For: Kolter Land Partners, LLC.

Last Date of Field Survey: N/A

Sheet No. 03 of 06 Sheets

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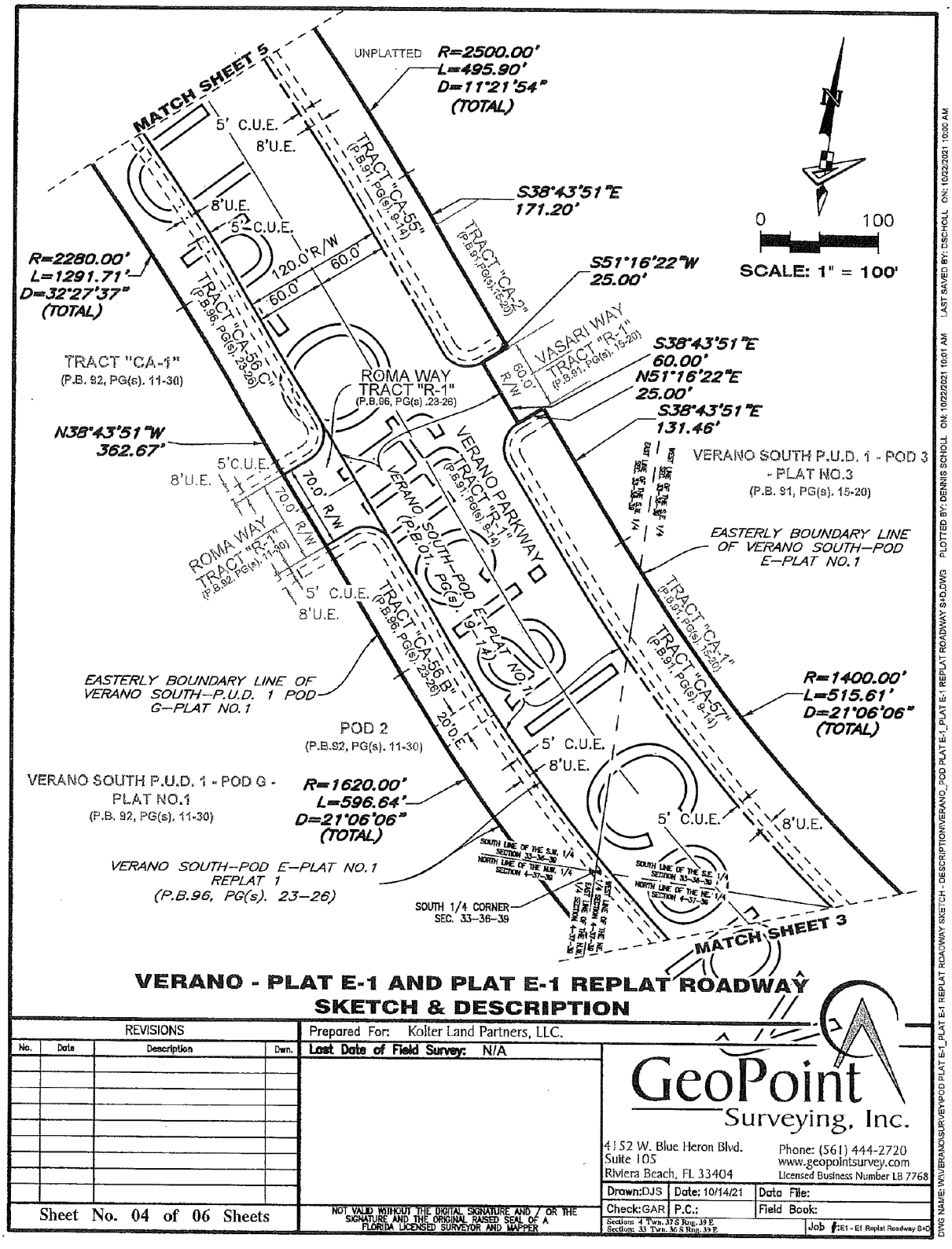
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Drawn: DJS	Date: 10/14/21	Data File:
Check: GAR	P.C.:	Field Book:

Section: 4 Twn. 37 S Rng. 39 E.
Section: 33 Twn. 36 S Rng. 39 E
Job #: E1 - E1 Replat Roadway S+D

DWG NAME: W:\VERANO\SURVEY\POD PLAT E-1_PLAT E-1 REPLAT ROADWAY SKETCH - DESCRIPTION\VERANO_POD PLAT E-1_PLAT E-1 REPLAT ROADWAY S+D.DWG PLOTTED BY: DENNIS SCHOLL ON: 10/22/2021 10:01 AM LAST SAVED BY: DSCHOLL ON: 10/22/2021 10:00 AM

EXHIBIT B



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

REVISIONS			
No.	Date	Description	Dwn.

Prepared For: Kolter Land Partners, LLC.

Last Date of Field Survey: N/A

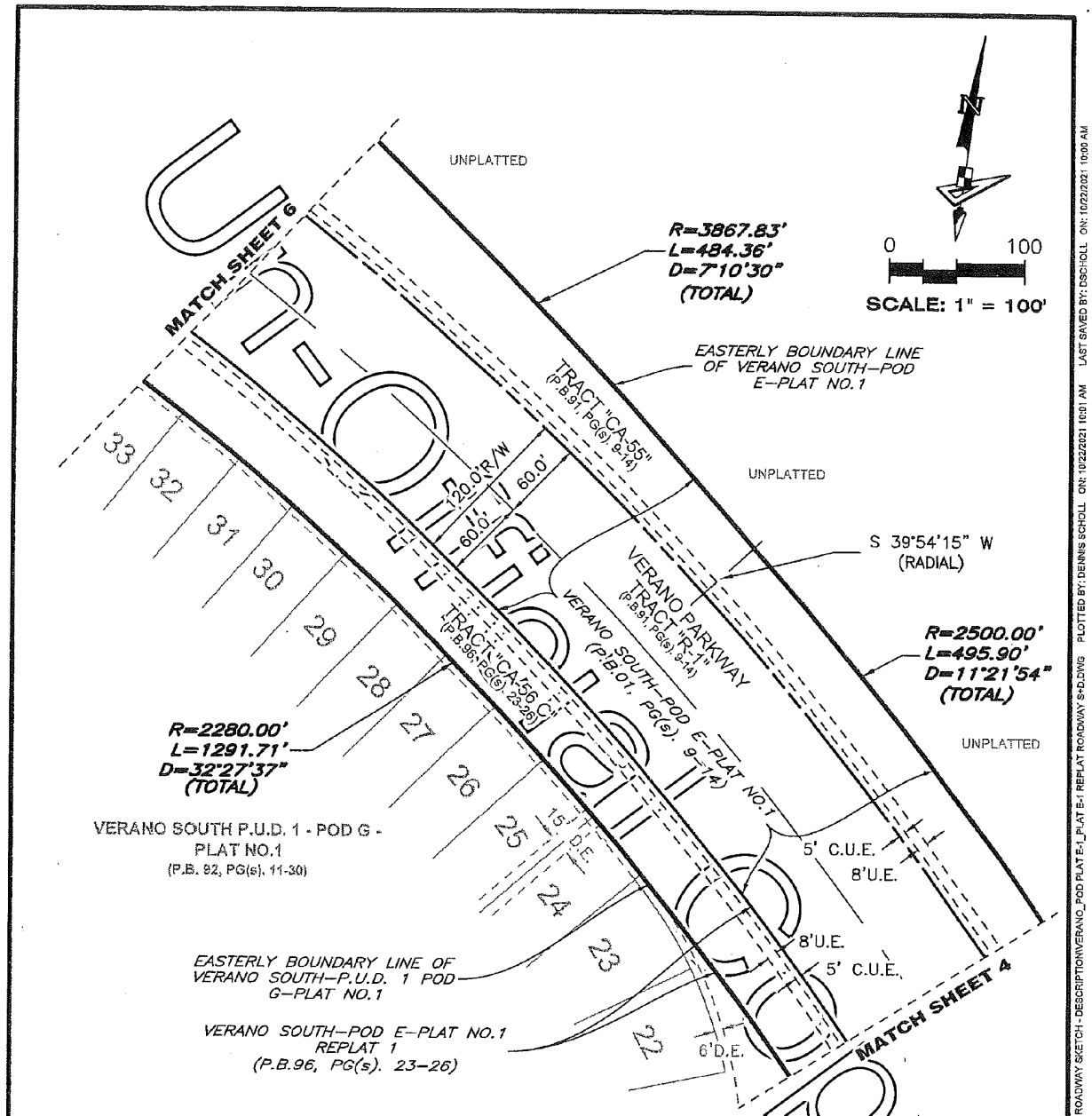
Sheet No. 04 of 06 Sheets

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Drawn:DJS	Date: 10/14/21	Data File:
Check:GAR	P.C.:	Field Book:
Section: 4 Twn. 37 S Rng. 39 E. Section: 33 Twn. 36 S Rng. 39 E.		Job #E1 - E1 Replat Roadway S+D

DWG NAME:W:\VERANO\SURVEY\POD PLAT E-1_PLAT E-1 REPLAT ROADWAY SKETCH - DESCRIPTION\VERANO_POD PLAT E-1_PLAT E-1 REPLAT ROADWAY S+D.DWG PLOTTED BY: DENNIS SCHOLL ON: 10/22/2021 10:01 AM LAST SAVED BY: DSCHOLL ON: 10/22/2021 10:00 AM



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

REVISIONS			
No.	Date	Description	Dwn.

Prepared For: Kolter Land Partners, LLC.

Last Date of Field Survey: N/A

Sheet No. 05 of 06 Sheets

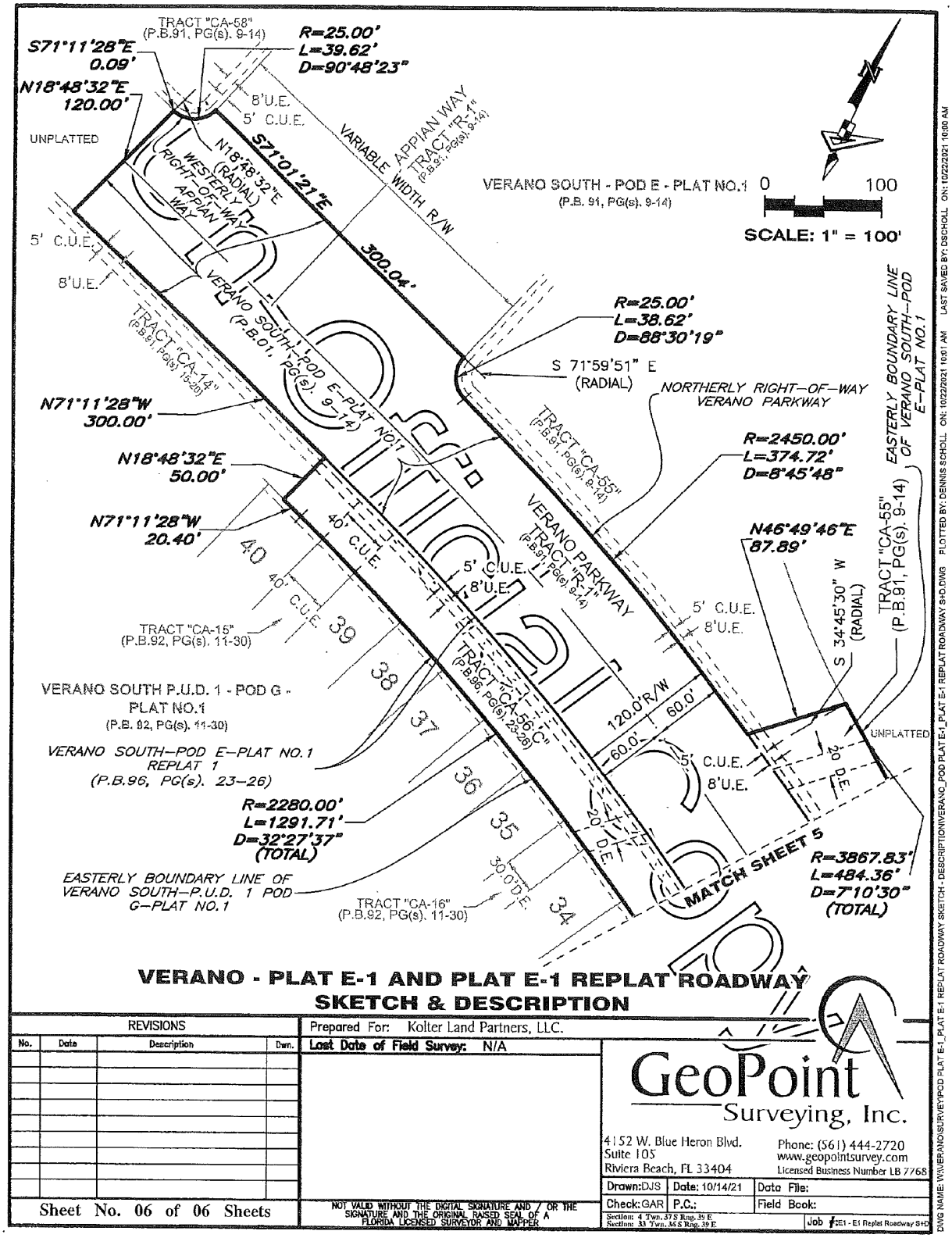
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Section: 4 Twn. 37 S Rng. 39 E
Section: 33 Twn. 36 S Rng. 39 E
Job #: E1 - E1 Replat Roadway S+D

DWG NAME: W:\VERANO\SURVEY\POD PLAT E-1_PLAT E-1 REPLAT ROADWAY SKETCH - DESCRIPTION\VERANO_POD PLAT E-1_PLAT E-1 REPLAT ROADWAY S+D.DWG PLOTTED BY: DENNIS SCHOLL ON: 10/22/2021 10:01 AM LAST SAVED BY: DSCHOLL ON: 10/22/2021 10:00 AM



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

REVISIONS			
No.	Date	Description	Dwn.

Sheet No. 06 of 06 Sheets

Prepared For: Kolter Land Partners, LLC.

Last Date of Field Survey: N/A

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Drawn:DJS	Date: 10/14/21	Data File:
Check:GAR	P.C.:	Field Book:

Section: 4 Twp. 37 S Rng. 39 E
Section: 33 Twp. 36 S Rng. 39 E
Job #E1 - E1 Replat Roadway SHD

DWG NAME: M:\VERANO\SURVEY\POD PLAT E-1_PLAT E-1 REPLAT ROADWAY SKETCH - DESCRIPTION\VERANO_POD PLAT E-1_PLAT E-1 REPLAT ROADWAY SHD.DWG PLOTTED BY: DENNIS SCHOLL ON: 10/22/2021 10:01 AM LAST SAVED BY: DSCHOLL ON: 10/22/2021 10:00 AM

DRAFT

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road ▪ Suite 301
Boca Raton, Florida 33431
(561) 994-9299 ▪ (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

July 31, 2026

Board of Supervisors
Verano #5 Community Development District
5385 N. Nob Hill Road
Sunrise, FL 33351

We are pleased to confirm our understanding of the services we are to provide Verano #5 Community Development District, City of Port St. Lucie, Florida ("the District") for the fiscal year ended September 30, 2026. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Verano #5 Community Development District as of and for the fiscal year ended September 30, 2026. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2026 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

1) Management's Discussion and Analysis

2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements. We will also issue a management letter as required by Chapter 10.550, Rules of the Auditor General of the State of Florida. As part of our audit, we will apply financial condition assessment procedures pursuant to Section 218.39(5), Florida Statutes, and Rule 10.556(8), Rules of the Auditor General, and will report, as applicable, whether the District met any of the conditions described in Section 218.503(1), Florida Statutes.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards.*

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: GMS-SF LLC - 5385 N Nob Hill Road Sunrise, FL 33351 - TELEPHONE: 954-721-8681 - RECORDREQUEST@GMSSFL.COM

Our fee for these services will not exceed $4,700 for the September 30, 2026 audit, unless there is a change in activity by the District, which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Verano #5 Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Verano #5 Community Development District.

By: _____

Title: _____

Date: _____

Florida Institute of Certified Public Accountants

AICPA Peer Review Program

Administered in Florida
by the Florida Institute of CPAs

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114 Review Number: 616829

Docusign Envelope ID: 883976CE-1920-89F9-83CE-2545A0259739

FISCAL YEAR 2027 DEFICIT FUNDING AGREEMENT

This **FISCAL YEAR 2027 DEFICIT FUNDING AGREEMENT** ("**Agreement**") is made and entered into this 29th day of July, 2026, by and between:

Verano 5 Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* (hereinafter "**District**"), located in St. Lucie County, Florida ("**County**"), and whose mailing address is c/o Governmental Management Services – South Florida, 5385 N. Nob Hill Road Sunrise, FL 33351; and

PSL Land Investments LLC, a Florida limited liability company, and **KH CW Treasure Coast LLC**, a Florida limited liability company, together the owners of certain property located within the boundaries of the District (hereinafter "**Developers**"), and each having mailing address of 4807 PGA Boulevard, Palm Beach Gardens, FL 33418.

RECITALS

WHEREAS, the District was established for the purposes of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, *Florida Statutes,* is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, the District has adopted its annual budget for Fiscal Year 2027 ("**FY 2027 Budget**"), which begins on October 1, 2026 and ends on September 30, 2027, and has levied and imposed operations and maintenance assessments ("**O&M Assessments**") on lands within the District to fund a portion of the FY 2026 Budget; and

WHEREAS, the Developers have agreed to fund the cost of any "**Budget Deficit**," representing the difference between the FY 2027 Budget amount and the amount of the O&M Assessments, but subject to the terms of this Agreement.

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

1. **FUNDING.** The Developers agree to make available to the District any monies ("**Developer Contributions**") necessary for the Budget Deficit as identified in **Exhibit A** (and as **Exhibit A** may be amended from time to time pursuant to Florida law, but subject to the Developers' consent to such amendments to incorporate them herein), and within thirty (30) days of written request by the District. As a point of clarification, the District shall only request as part of the Budget Deficit that the Developer fund the actual expenses of the District, and the Developers are not required to fund the total general fund budget in the event that actual expenses are less than the projected total general fund budget set forth in **Exhibit A.** The District shall have no obligation to repay any Developer Contributions provided hereunder.

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2. **ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement among the parties relating to the subject matter of this Agreement. 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 of the parties hereto.

3. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all of the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

4. **ASSIGNMENT.** This Agreement may be assigned, in whole or in part, by any party only upon the written consent of the other(s). Any purported assignment without such consent shall be void.

5. **DEFAULT.** A default by any party under this Agreement shall entitle the other(s) to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

6. **ENFORCEMENT.** In the event that any 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(s) all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

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

8. **CHOICE OF LAW.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

9. **ARM'S LENGTH.** This Agreement has been negotiated fully among the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

10. **EFFECTIVE DATE.** The Agreement shall be effective after execution by the parties hereto.

[SIGNATURES ON NEXT PAGE]

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IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

VERANO 5 COMMUNITY DEVELOPMENT DISTRICT

Signed by:
Josh Hoot
433A361F0A19438...

By: Josh Hoot

Its: Chair

PSL Land Investments LLC

Signed by:
Darren Weimer
3F303566389 64E3...

By: Darren Weimer

Its: Secretary

KH CW TREASURE COAST LLC

Signed by:
Darren Weimer
3F303566389 64E3...

By: Darren Weimer

Its: Secretary

EXHIBIT A: FY 2027 Budget

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Verano #5

Community Development District

Adopted Budget

FY 2027

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Verano #5
Community Development District
Adopted Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Adopted Budget FY 2027
REVENUES:					
Maintenance Assessments - V#1 S2015	$ 62,122	$ 62,869	$ -	$ 62,869	$ -
Maintenance Assessments - V#1 S2017	86,910	87,927	-	87,927	-
Maintenance Assessments - V#2 S2017	308,523	310,160	-	310,160	-
Maintenance Assessments - V#2 S2020	301,753	304,050	-	304,050	-
Maintenance Assessments - V#2 S2024	110,041	110,769	-	110,769	-
Maintenance Assessments - V#3 S2021	649,498	654,514	-	654,514	-
Maintenance Assessments - V#3 S2022	753,580	759,598	-	759,598	-
Maintenance Assessments - V#4 S2023	41,525	42,198	-	42,198	-
Maintenance Assessments - V#4 S2025	44,085	44,514	-	44,514	-
Maintenance Assessments - V#5	38,523	38,523	-	38,523	38,523
Maintenance Assessments - V Center	13,377	14,227	-	14,227	-
Developer Contribution - Unplatted lots	-	-	-	-	45,386
Stormwater Rebate Fees	680,228	777,743	51,650	829,393	-
Interest Income	30,797	37,862	10,000	47,862	10,000
Carry Forward Surplus	-	141,259	-	141,259	-
TOTAL REVENUES	**$ 3,120,961**	**$ 3,386,211**	**$ 61,650**	**$ 3,447,862**	**$ 93,910**
EXPENDITURES:					
Administrative:					
Engineering	$ 20,000	$ 2,750	$ 17,250	$ 20,000	$ 5,000
Attorney	20,000	105,715	40,000	145,715	10,000
Annual Audit	5,000	4,600	-	4,600	5,000
Assessement Roll Administration	15,000	15,000	-	15,000	1,500
Dissemination Agent	5,000	3,750	1,250	5,000	2,500
Dissemination Agent Software	-	5,000	-	5,000	5,000
Management Fees	150,000	112,500	37,500	150,000	25,000
Trustee Fees	-	-	-	-	4,000
Information Technology	-	-	-	-	-
Website Maintenance	827	620	207	827	827
Telephone	50	-	25	25	-
Postage	900	731	169	900	500
Insurance General Liability	5,720	5,512	-	5,512	6,063
Printing & Binding	2,000	18	100	118	500
Legal Advertising	1,300	1,517	500	2,017	500
Other Current Charges	650	997	180	1,177	1,000
Office Supplies	300	1	50	51	50
Dues, Licenses & Subscriptions	175	175	-	175	175
Contingency	300	-	-	-	-
First Quarter Operating Capital	-	-	-	-	25,000
TOTAL ADMINISTRATIVE	**$ 227,222**	**$ 258,886**	**$ 97,231**	**$ 356,117**	**$ 92,616**

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Verano #5
Community Development District
Adopted Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Adopted Budget FY 2027
Operations & Maintenance					
Field					
Conservation Easement Preserve	25,000	-	47,000	47,000	30,000
TOTAL FIELD	**$ 25,000**	**$ -**	**$ 47,000**	**$ 47,000**	**$ 30,000**
Master Right-Off-Way					
Field Management	$ 26,460	$ 18,000	$ 6,000	$ 24,000	$ -
Electric streetlights	40,200	30,451	10,200	40,651	-
Landscape Verano Parkway	163,242	96,134	32,220	128,354	-
Irriagion maintenance	5,000	896	4,104	5,000	-
TOTAL MASTER RIGHT-OFF-WAY	**$ 234,902**	**$ 145,481**	**$ 52,524**	**$ 198,005**	**$ -**
Stormwater					
Lake Maintenance					
Verano # 1	55,685	33,265	11,087	44,352	-
Verano # 2	96,520	63,000	21,000	84,000	-
Verano # 3	51,839	30,465	10,155	40,620	-
Verano # 4	79,181	28,530	9,510	38,040	-
Lake Bank Mowing					
Verano # 1	88,251	57,329	19,243	76,572	-
Verano # 2	100,191	124,073	30,390	154,463	-
Verano # 3	35,597	53,370	17,790	71,160	-
Verano # 4	139,472	70,352	23,452	93,804	-
					-
Landscape - Freeze Project	-	260,068	-	260,068	-
Water Sampling-BMAP	8,000	5,063	1,853	6,916	-
Contingency	302,489	591	-	591	-
Reserve for Lake/Lake Banks	-	-	-	-	-
TOTAL STORMWATER MAINTENANCE	**$ 957,224**	**$ 726,106**	**$ 144,480**	**$ 870,585**	**$ -**
TOTAL OPERATING AND MAINTEANCE	**$ 1,217,126**	**$ 871,587**	**$ 244,004**	**$ 1,115,590**	**$ 30,000**
TOTAL EXPENDITURES	**$ 1,444,348**	**$ 1,130,473**	**$ 341,235**	**$ 1,471,708**	**$ 122,616**
Other Sources/(Uses)					
Intergovernmental Transfer	$ (1,676,613)	$ (1,815,120)	$ -	$ (1,815,120)	$ -
Transfer Conservation Easement Preserve	-	-	-	-	28,706
Transfer Reserve Stormwater	-	-	(161,034)	(161,034)	-
TOTAL OTHER SOURCES/(USES)	**$ (1,676,613)**	**$ (1,815,120)**	**$ (161,034)**	**$ (1,976,154)**	**$ 28,706**
EXCESS REVENUES (EXPENDITURES)	**$ -**	**$ 440,619**	**$ (440,619)**	**$ -**	**$ -**

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Verano #5
Community Development District
Adopted Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Adopted Budget FY 2027

Assessment Table

					Verano #5
Product	**Assessable Units**	**Total Gross Assessment**	**Gross Per Unit FY2026**	**Gross Per Unit FY2027**	**Increase/ (Decrease)**
40's	57	$ 7,791.90	$ -	$ 136.70	$ 136.70
50's	153	$ 24,053.13	$ -	$ 157.21	$ 157.21
60's	53	$ 9,635.93	$ -	$ 181.81	$ 181.81
70's	2	$ 392.34	$ -	$ 196.17	$ 196.17
Total Gross	265	**$ 41,873.30**			
Total Net		$ 38,523.44			

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Verano #5
Community Development District
Adopted Budget
Stormwater Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Adopted Budget FY 2027
REVENUES:					
Stormwater Rebate Fees	$ -	$ -	$ -	$ -	829,394
Interest Income	-	-	-	-	10,000
Carry Forward Surplus	-	-	-	-	161,034
TOTAL REVENUES	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,000,428**
Operations & Maintenance					
Stormwater					
Field Management	$ -	$ -	$ -	$ -	10,000
Lake Bank Mowing	-	-	-	-	9,000
Lake Maintenance	-	-	-	-	8,421
Water Sampling-BMAP	-	-	-	-	376
Reserve for Lake/Lake Banks	-	-	-	-	314,186
TOTAL STORMWATER MAINTENANCE	**$ -**	**$ -**	**$ -**	**$ -**	**$ 341,984**
TOTAL EXPENDITURES	**$ -**	**$ -**	**$ -**	**$ -**	**$ 341,984**
Other Sources/(Uses)					
Transfer Stormwater Fees	$ -	$ -	$ -	$ -	(658,444)
Transfer Reserve Stormwater			161,034	161,034	-
TOTAL OTHER SOURCES/(USES)	**$ -**	**$ -**	**$ 161,034**	**$ 161,034**	**$ (658,444)**
EXCESS REVENUES (EXPENDITURES)	**$ -**	**$ -**	**$ 161,034**	**$ 161,034**	**$ -**

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Verano #5
Community Development District
Budget Narrative

FY 2027

REVENUES

Special Assessments-Tax Roll
The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

Stormwater Rebate Fees
The City of Port St. Lucie assesses the residents of the District for Repairs, Maintenance and Capital Improvements of the Drainage System. The city then remits the storm water fees less an administrative fee to the District since the District provides all these services. Stormwater fees are collected in Verano # 5 and transferred to each Verano as needed.

Developer Contributions -Unplatted lots
The District will bill the developer of unplatted lots within the Districts to pay all of the operating expenses for the Fiscal Year in accordance with the adopted budget.

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

Expenditures - Administrative

Engineering
The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

Attorney
The District's Attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Annual Audit
The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

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

Dissemination Software
Continuing Disclosure software that FMS Bonds requires all Districts and Developers to use when bonds are issued.

Vendor	Description	
Disclosure Technology Services	Reporting Software	$5,000

Trustee Fees
The District bonds will be held and administered by a Trustee. This represents the trustee annual fee.

Management Fees
The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-South Florida, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Information Technology
The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services – South Florida, LLC.

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Verano #5
Community Development District
Budget Narrative

FY 2027

Expenditures - Administrative (Continued)

Website Maintenance
Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-SF, LLC and updated monthly.

Telephone
New internet and Wi-Fi service for Office.

Postage and Delivery
Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Insurance General Liability
The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

Printing and Binding
Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising
The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Other Current Charges
This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

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

Due, Licenses & Subscriptions
The District is required to pay an annual fee to the Florida Department of Commerce for $175.

First Quarter Operting Capital
To pay invoices for the 1st quarter of the Fiscal Year.

Expenditures – Field

Conservation Easement Preserve
The estimated cost to comply with the conservation easement preserve permit required with SFWMD. Funds will be transferred from V#1,2,3,4 for full payment or move to Transfer (In) - Conservation Easement (#5)

Vendor	Description	Annual
SFWMD	Conservation maintenance	**$30,000**

Other Sources/(Uses)

Transfer Conservation Easement Preserve
Transfer from each Verano for their portion of the conservation maintenance.

District		Total
Verano #1	1038	5,068.36
Verano #2	2162	10,556.64
Verano #3	1662	8,115.23
Verano #4	505	2,465.82
Verano Center	90000 sq.ft.	2,500.00
		28,706.05

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Verano #5

Community Development District

Budget Narrative

FY 2027

Expenditures – Stormwater

Field Management

The District has contracted with Lang Management Service for on-site field management of contracts for District services such as landscaping and lake maintenance.

Vendor	Description	Monthly fee	Annual
Lang Management Services	Operating Mgmt	$833	**$10,000**

Lake Bank Mowing

Mowing of the landscape between Verano # 2 and Verano # 3.

Vendor	Description	monthly	Total
TBD	Lake maintenance	$750	**$9,000**

Landscape Maintenance

Mowing of the landscape between Verano # 2 and Verano # 3.

Vendor	Description	monthly	Total
TDB	Landscape mowing	$702	**$8,421**

Water Sampling BMAP

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

Vendor	Description	total units	Total
Pace Analytical Services	Water Testing	265	**$376**

Reserve for Lake/Lake Banks

Reserve for Lake and Lake bank erosion.

Other Sources/(Uses)

Transfer Stormwater Fees

Verano#5 will transfer stormwater fees to each Verano as needed.

District		Total
Verano #1	17 Lakes	132,398.00
Verano #2	32 Lakes	233,889.00
Verano #3	12 Lakes	159,597.00
Verano #4	22 Lakes	132,560.00
		658,444.00

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Verano #5

Community Development District

Non-Ad Valorem Assessments Comparison
FY 2027

Neighborhood	O&M Units	Annual Maintenance Assessments		
	O&M Master	**FY 2027**	**FY2026**	**Increase/ (decrease)**
40's	57	$ 136.70	$ -	**$ 136.70**
50's	153	$ 157.21	$ -	**$ 157.21**
60's	53	$ 181.81	$ -	**$ 181.81**
70's	2	$ 196.17	$ -	**$ 196.17**
80's	0	$ -	$ -	**$ -**
Total	265			

Certificate Of Completion

Envelope Id: 883976CE-1920-89F9-83CE-2545A0259739
Status: Completed
Subject: Verano #5: Complete with Docusign: Deficit Funding Agreement- Vr#5.pdf
Source Envelope:
Document Pages: 13
Signatures: 3
Certificate Pages: 2
Initials: 0
AutoNav: Enabled
EnvelopeId Stamping: Enabled
Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Envelope Originator:
Ellen Acosta
1001 Bradford Way
Kingston, TN 37763
eacosta@gmssf.com
IP Address: 162.199.192.217

Record Tracking

Status: Original
7/29/2026 7:53:22 AM
Holder: Ellen Acosta
eacosta@gmssf.com
Location: DocuSign

Signer Events	Signature	Timestamp
Darren Weimer dweimer@kolter.com Secretary Security Level: Email, Account Authentication (None)	Signed by: Darren Weimer 3F30356638964E3... Signature Adoption: Pre-selected Style Using IP Address: 2601:58b:4b81:2cc0:75fe:b9de:22ad:bb16	Sent: 7/29/2026 8:01:27 AM Viewed: 7/30/2026 5:01:04 AM Signed: 7/30/2026 5:01:21 AM
Electronic Record and Signature Disclosure: Not Offered via Docusign		
Josh Hoot jhoot@kolter.com Chair Security Level: Email, Account Authentication (None)	Signed by: Josh Hoot 433A361F0A19438... Signature Adoption: Pre-selected Style Using IP Address: 2601:58b:4483:5550:3ca1:4207:2e49:5c91	Sent: 7/29/2026 8:01:27 AM Viewed: 7/29/2026 5:48:29 PM Signed: 7/29/2026 5:48:39 PM
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: 7/29/2026 8:01:30 AM Viewed: 7/29/2026 8:02:03 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	7/29/2026 8:01:30 AM
Certified Delivered	Security Checked	7/29/2026 5:48:29 PM
Signing Complete	Security Checked	7/29/2026 5:48:39 PM
Completed	Security Checked	7/30/2026 5:01:21 AM

Payment Events	Status	Timestamps

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AGREEMENT FOR EROSION REPAIR SERVICES

THIS AGREEMENT ("**Agreement**") is made and entered into as of the date signed by the last Party below (the "Effective Date"):

Verano #5 Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose mailing address is c/o GMS-SF, LLC, 5385 N Nob Hill Road, Sunrise, FL 33351 (the "**District**"), and

Ron's Restoration & Services LLC, a Florida limited liability company, with a mailing address of 1239 SW Dyer Point, Palm City, FL 34990 ("**Contractor**").

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District has a need to retain an independent contractor to provide the labor and materials necessary to provide erosion repair services for certain stormwater management ponds located within the boundaries of the District; and

WHEREAS, Contractor represents that it is licensed and qualified to provide the materials and perform the services as provided for herein and has agreed to provide the District with those materials and services; and

WHEREAS, Contractor represents that it has inspected the project site and has incorporate all site conditions into its proposal for services; and

WHEREAS, the District desires to enter into this Agreement to have Contractor provide the materials and perform the services as more particularly described herein.

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

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

Section 2. Duties

A. The Contractor agrees to provide the labor, materials, and services necessary for the provision of the erosion repair services described in the attached **Exhibit A**, which is incorporated herein by this reference (the "**Services**"). Prior to the start of Services, if applicable

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to the Services, Contractor shall execute and file with the District the Trench Safety Compliance Statement attached hereto as **Exhibit B**.

B. Services shall commence within a reasonable amount of time upon the District's issuance of a notice to proceed, which may be issued in one or more partial, limited notices to proceed. The Services subject to the notice(s) to proceed shall be completed within the number of days established in such notice, unless extended in writing by the District in its sole discretion or terminated earlier in accordance with Section 4 herein.

C. This Agreement grants to Contractor the right to enter the District lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations. To the extent the Services to be performed require access to private property located adjacent to the District lands, the Contractor acknowledges and agrees the District does not have the right to provide access to such private property and that it is the District's responsibility to seek approval of access from affected property owner(s) prior to start of any Services affecting such private property.

D. Contractor shall perform all Services in a neat and workmanlike manner. In the event the District finds that the work of Contractor is not satisfactory to District, District shall have the right to immediately terminate this Agreement and will only be responsible for payment of work satisfactorily completed and for materials actually incorporated into the Services.

E. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. 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.

F. Contractor shall report directly to the District Manager or his or her designee. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to commence repairs for any damage resulting from Contractor's activities and work within twenty-four (24) hours, and Contractor agrees to complete such repairs within a reasonable amount of time.

G. Contractor shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under the Agreement. At completion of the Services, the Contractor shall remove from the site waste materials, rubbish, tools, construction equipment, machinery and surplus materials. If the Contractor fails to clean up as provided herein, the District may do so, and the cost thereof shall be charged to the Contractor.

H. Prior to commencement of the Work, Contractor must identify the landscaping that is anticipated to be disturbed as part of the Project. All other landscaping must be protected and replaced in the event of damage.

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I. Prior to commencement of any phase of the Work, Contractor must provide notice to residents of the start date of the Services and Work, the expected completion date of such Services and Work, and contact information for any questions or concerns regarding the Services and Work.

Section 3. Compensation, Payment, and Retainage.

A. In exchange for completing the Services, the District agrees to pay the Contractor a total amount of **One Hundred Ninety-Five Thousand Dollars and No Cents ($195,000.00)**, which shall be due upon completion and acceptance of the Services by the District. Acceptance by the District shall be provided by written certification by the District Engineer after final inspection and walkthrough, which may be attended by Contractor. If the Services are phased with multiple limited notices to proceed, payment of the remaining balance may be made in partial payments according to a payment schedule mutually agreed to by the Parties and set forth in each corresponding notice to proceed. This compensation includes all parts, permits, installation, materials, labor and all other costs necessary to complete the Services as described herein. Compensation under this Agreement shall be paid by the District to Contractor in accordance with the Local Government Prompt Payment Act, as set forth in Sections 218.70, *Florida Statutes*.

B. If the District should desire additional work or services, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order(s) to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the parties and agreed to in writing.

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

D. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which the Parties agree are nevertheless necessary for the proper provision of Services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement without additional compensation provided therefore.

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Section 4. Termination. The District agrees that the Contractor may terminate this Agreement immediately for cause by providing written notice of termination to the District, provided, however, the District shall be provided a reasonable opportunity to cure any failure under the Agreement. The Contractor shall provide thirty (30) days' written notice of termination without cause. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor ("**Post-Termination Payment**"), and the District shall be entitled to the return of any amounts paid to Contractor prior to the effective termination of this Agreement to the extent such exceeds the Post-Termination Payment amount.

Section 5. Warranty. 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. In addition to all manufacturer warranties for materials used in the Services for purposes of this Agreement, the Services provided by the Contractor pursuant to this Agreement shall be warranted for workmanship for a period of two (2) years after final completion and acceptance by the District and the materials used in the Services for purposes of this Agreement shall be warranted for the term of the Manufacturer's Warranty, attached hereto as **Exhibit D** except that sod shall be warranted for a period of thirty (30) days after final completion and acceptance by the District. Neither final acceptance of the Services, nor final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or Services. If any of the materials or Services are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct, remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowners within the District. Warranty does not include the loss of material due to "acts of God" such as floods, hurricanes, or other catastrophic events, nor does it include loss due to theft, vandalism, or negligence by others, or other factors outside the control of the Contractor.

Contractor hereby covenants to the District that it shall perform the Services necessary to complete the Project: (i) using its best skill and judgment and in accordance with generally accepted professional and design standards and practices for projects of similar design and complexity as the development occurring within the District; (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, including, without limitation, all professional registration (both corporate and individual) for all required basic disciplines that it shall perform; and (iii) in an expeditious and economical manner consistent with the best interest of the District. Contractor agrees that the warranties and covenants provided herein may be assigned to the District upon conveyance of the constructed improvements to the District.

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Contractor hereby assigns to District all warranties extended to Contractor by material suppliers and subcontractors, including the Manufacturer's Warranty set forth in **Exhibit D** hereto. If an assignment of warranty requires the material supplier and/or subcontractor to consent to same, then Contractor may secure the material supplier's and/or subcontractor's consent to assign said warranties to District.

Section 6. Insurance.

A. The Contractor shall maintain throughout the term of this Agreement the following insurance:

1. Worker's Compensation Insurance in accordance with the laws of the State of Florida.

2. Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than One Million Dollars ($1,000,000.00) combined single limit bodily injury and property damage liability, and covering at least the following hazards:

a) Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractor's operation, if any.

3. Employer's Liability Coverage with limits of at least One Million Dollars ($1,000,000.00) per accident or disease.

4. Automobile Liability Insurance for bodily injuries in limits of not less than One Million Dollars ($1,000,000.00) combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

B. The District and the District's officers, supervisors, agents, and employees shall be named as additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District, unless it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida. Contractor's Certificate of Insurance shall be attached to this Agreement as **Exhibit C** upon execution.

C. If the Contractor fails to have secured and maintained the required insurance, the District has the right, but not the obligation, to secure such required insurance, in which event the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

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Section 7. Indemnification.

A. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, professional staff, 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. For avoidance of doubt, indemnification obligation of the Contractor herein requires the Contractor to indemnify the District for any and all percentage of fault attributable to Contractor in any claims arising hereunder (whether such claim is against the District, the Contractor or the District and Contractor as jointly liable parties) regardless of whether the District is adjudged to be more or less than 50% at fault.

B. Contractor further agrees that nothing herein 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. Notwithstanding anything to the contrary in this Agreement, Contractor's liability to the indemnified parties pursuant to this Section 7 is limited to $1,000,000 regardless of legal basis of recovery or type of claimed damages.

C. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, fines, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation and/or other expenses including but not limited to attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), and any interest all as actually incurred by the District.

Section 8. Compliance with Governmental Regulation. The Contractor shall keep, observe, and perform all requirements of applicable local, state, and federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, state, or federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination.

Section 9. Liens and Claims. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately

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discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

Section 10. Limitations on Governmental Liability. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other 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 such limitations of liability or by operation of law.

Section 11. No Third-Party Beneficiaries. This Agreement is solely for the benefit of the formal Parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement, expressed or implied, is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors and assigns.

Section 12. **Successors.** This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

Section 13. Custom and Usage. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

Section 14. Permits and Licenses. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the Contractor. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

Section 15. Independent Contractor. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this

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Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

Section 16. Headings for Convenience Only. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

Section 17. Agreement. This instrument shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement.

Section 18. Amendments. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and Contractor.

Section 19. Authorization. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and Contractor, both the District and Contractor have complied with all the requirements of law, and both the District and Contractor have full power and authority to comply with the terms and provisions of this Agreement.

Section 20. Notices. All notices, requests, consents and other communications under this Agreement ("**Notices**") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent overnight delivery service, to the Parties, as follows:

A. **If to District:** Verano #5 Community Development District
c/o GMS-SF LLC
5385 N Nob Hill Road
Sunrise, FL 33351
Attn: District Manager

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

B. **If to the Contractor:** Ron's Restoration & Services LLC
1239 SW Dyer Point
Palm City, FL 34990

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

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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 District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth in this Agreement.

Section 21. Enforcement of Agreement. In the event that either the District or Contractor is required to enforce this 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.

Section 22. 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. All actions and disputes shall be brought in the proper court and venue, which shall be Hillsborough County, Florida.

Section 23. Public Records. The Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Andressa Hinz-Phillipi** ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, the Contractor shall: 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT,

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CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 5385 N NOB HILL ROAD, SUNRISE, FL 33351, 954-721-8681, AHPHILIPPI@GMSSF.COM.

Section 24. Severability. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

Section 25. Counterparts; Electronic Signatures. 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. Additionally, the Parties acknowledge and agree that the Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, "electronic signature" shall include faxed versions of an original signature, electronically scanned and transmitted versions (e.g. via PDF) of an original signature, or signatures created in a digital format.

Section 26. 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 the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

Section 27. Construction Defects. PURSUANT TO SECTION 558.005, *FLORIDA STATUTES*, ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE NOT SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, *FLORIDA STATUTES.*

Section 28. Assignment. Neither party may assign this Agreement or any monies to become due hereunder without the prior written approval of the other party.

Section 29. Compliance with E-Verify. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.09(1), *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

Section 30. Compliance with Section 20.055, *Florida Statutes*. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any

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investigation, audit, inspection, review, or hearing pursuant to such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes.*

Section 31. Statement Regarding Chapter 287 Requirements. Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law ("**Public Integrity Laws**") apply to this Agreement:

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

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

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

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

E. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*; and

F. Section 787.06, *Florida Statutes*, titled *Human Trafficking*.

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

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

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

Section 32. Direct Purchased Materials. District represents to Contractor that District is a governmental entity exempt from Florida sales and use tax and will provide Contractor with a copy of its Consumer Exemption Certificate. At its sole discretion, and if it determines that it is in its best interests to do so, District may elect to implement a direct purchase arrangement whereby District will directly acquire certain materials (the "**Direct Purchase Materials**") necessary for the completion of the Work directly from Contractor's suppliers to take advantage of District's tax-exempt status. Such direct purchase arrangement shall be in accordance with the District's Procurement Procedures for District Purchased Material, which may be obtained upon request from the District's Public Records Custodian (hereinafter defined).

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

Attest:

DocuSigned by:
Andressa Hinz Pfeiffer
87D36659F55A4C5...
Secretary / Assistant Secretary

VERANO #5 COMMUNITY DEVELOPMENT DISTRICT

Signed by:
Josh Hoot
433A361F0A19438...
☒ Chair ☐ Vice Chair, Board of Supervisors

Witness:

Jean E. Sakowski
Signature of Witness
Jean E. Sakowski
Print Name

CONTRACTOR

By:
Print Name: Ron Temelkosk.
Its: Owner

Exhibit A	Scope of Services
Exhibit B	Trench Safety Compliance Affidavit
Exhibit C	Contractor's Certificate of Insurance
Exhibit D	Manufacturer's Warranty

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Exhibit A
Services

Scope of Work:

In accordance with the engineering plans and specifications (see attached), Ron's Restoration and Services DBA Ron's Underground Utilities and Services proposes to furnish all labor, equipment, materials, supervision, and transportation necessary to perform the lake banks erosion restoration, including but not limited to the following:

Site Preparation

- Mobilize all personnel, equipment, and materials to the project site.
- Strip and remove existing sod within the designated repair areas.
- Excavate and pull back displaced soil from the lake bank to restore the designed slope and grade.

Bank Stabilization

- Furnish and install No. 57 stone in designated washout areas.
- Compact the No. 57 stone to provide a stable foundation.
- Place and compact structural fill in maximum 6-inch lifts to achieve proper compaction.
- Furnish and install geotextile erosion control matting (Geo Mat) over the prepared slope.
- Secure and bury all Geo Mat edges with a minimum 1-foot trench to prevent displacement.
- Place suitable topsoil over the installed Geo Mat as required for final restoration.

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RON'S
RESTORATION & SERVICES

Site Restoration

- Furnish and install new sod over all restored areas.
- Perform final grading and cleanup of the work area upon completion.

Equipment and Resources

The proposal includes all labor, equipment, and materials necessary to complete the work, including but not limited to:

- Excavators
- Skid Steers
- Buddy Buggies
- Dump Trucks
- Compaction Equipment
- General Labor
- Transportation of Fill Material
- No. 57 Stone
- Geo Mat/Erosion Control Material
- Sod
- Maintenance of Traffic (MOT), if required
- All incidental equipment and materials necessary to complete the work in accordance with the project plans and specifications.

Docusign Envelope ID: D10CF195-C3D4-85E4-8327-549C50F52DCB

Exhibit A
Services

Ron's Underground Utilities & Services

Ron's Underground Utilities & Services
2740 SW Martin Downs Blvd # 384
Palm City, FL 34990
877-944-4545
CGC-1534879 CCC-1330484
EC -13012889

LANG_MANG_CDD2_REV

LANG_MANG_CDD2_REV

DESCRIPTION	QTY
1. 9081 Southwest Pepoli Way	1.00 EA
2. 9075 Southwest Pepoli Way	1.00 EA
3. 8943 Southwest Pepoli Way	1.00 EA
4. 8943 Southwest Pepoli Way	1.00 EA
5. 8925 Southwest Pepoli Way	1.00 EA
6. 9075 Southwest Pepoli Way	1.00 EA
7. 9069 Southwest Pepoli Way	1.00 EA
8. 9063 Southwest Pepoli Way	1.00 EA
9. 9051 Southwest Pepoli Way	1.00 EA
10. 8913 Southwest Pepoli Way	1.00 EA
11. 8743 Southwest Montova Way	1.00 EA
12. 8761 Southwest Montova Way	1.00 EA
13. 8767 Southwest Montova Way	1.00 EA
14. 9906 Southwest Pepoli Way	1.00 EA
15. 9134 Southwest Pepoli Way	1.00 EA
16. 9140 Southwest Pepoli Way	1.00 EA
17. 9152 Southwest Pepoli Way	1.00 EA
18. 12019 Southwest Vano Way	1.00 EA
19. 11989 Southwest Vano Way	1.00 EA
20. 8501 Southwest Felicita Way	1.00 EA
21. 8489 Southwest Felicita Way	1.00 EA
22. 8447 Southwest Felicita Way	1.00 EA
23. 8489 Southwest Felicita Way	1.00 EA
24. 8588 Southwest Amare Way	1.00 EA
25. 8594 Southwest Amare Way	1.00 EA
26. 8600 Southwest Amora Way	1.00 EA
27. 8714 Southwest Montova Way	1.00 EA
28. 8720 Southwest Montova Way	1.00 EA
29. 8726 Southwest Montova Way	1.00 EA
30. 8732 Southwest Montova Way	1.00 EA
31. 8864 Southwest Montova Way	1.00 EA
32. 8876 Southwest Flutto Way	1.00 EA
33. 8894 Southwest Montova Way	1.00 EA
34. 8771 Southwest Flutto Way	1.00 EA
35. 8615 Southwest Flutto Way	1.00 EA
36. 8687 Southwest Felicita Way	1.00 EA
37. 8537 Southwest Felicita Way	1.00 EA
38. 8501 Southwest Felicita Way	1.00 EA
39. TOTAL	1.00 EA

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Exhibit A
Services

Ron's Underground Utilities & Services

Ron's Underground Utilities & Services
2740 SW Martin Downs Blvd # 384
Palm City, FL 34990
877-944-4545
CGC-1534879 CCC-1330484
EC -13012889

Grand Total	$195,000.00

Sharlene Corzine

•Include terms and conditions. Such as..
•30 day payment terms
•This proposal expires in 30 days
•Contractor not responsible for existing utilities not marked on plans
•Bid items are based on specifications provided by costumer
•If any revisions are made to plans after this quote is submitted, additional cost will be submitted to Owner to cover said scope.
•This quotation excludes permitting, bonds etc.
•Any other miscellaneous services outside this scope requested by client will be performed on hourly rates.

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Exhibit B
Trench Safety Affidavit

TRENCH SAFETY ACT COMPLIANCE STATEMENT

THIS STATEMENT ☑ is applicable to this Project and fully executed below.
☐ is not applicable to this Project

INSTRUCTIONS

Trench excavations on this Project are expected to be in excess of 5 feet, Chapter 90-96 of the Laws of Florida requires that construction on the Project comply with Occupational Safety and Health Administration Standard 29 C.F.R.s. 1926.650 Subpart P. Contractor is required to execute this Compliance Statement and the Compliance Cost Statement. Contractor acknowledges that costs for complying with the Trench Safety Act is incorporated into the Project's Proposal.

This form must be certified in the presence of a notary public or other officer authorized to administer oaths.

CERTIFICATION

1. I understand that Chapter 90-96 of the Laws of Florida (The Trench Safety Act) requires me to comply with OSHA Standard 29 C.F.R.s. 1926.650 Subpart P. I will comply with The Trench Safety Act, and I will design and provide trench safety systems at all trench excavations in excess of five feet in depth for this project.
2. The estimated cost imposed by compliance with The Trench Safety Act will be:
   _____ Dollars (Written)
   $ 195,000.00 (Figures).
3. The amount listed above has been included within the proposal for this Project.

Dated this 16th day of September, 20__.

Proposer: _____

By: _____
Title: Owner

STATE OF Florida
COUNTY OF St. Lucie

Sworn to and subscribed before me by means of ☑ physical presence or ☐ online notarization this 16 day of September, 2026, by Radoslav Temelkoski, as Owner _____ [title/official capacity] of Ron's Underground [entity], and is either ☐ personally known to me or ☑ has produced identification: FL DL.

JEAN E. SAKOWSKI MY COMMISSION EXPIRES 03-08-2029 NOTARY PUBLIC COMM. # HH 639173 STATE OF FLORIDA

[notary seal]

Jean E. Sakowski
(Official Notary Signature)

Name: Jean E. Sakowski

Docusign Envelope ID: D10CF195-C3D4-85E4-8327-549C50F52DCB

Exhibit B
Trench Safety Affidavit

TRENCH SAFETY ACT COMPLIANCE COST STATEMENT

THIS STATEMENT
- ☑ is applicable to this Project and fully executed below.
- ☐ is not applicable to this Project

INSTRUCTIONS

Trench excavations on this Project are expected to be in excess of 5 feet, Chapter 90-96, Laws of Florida requires that all Proposers submit a statement of the costs of complying with the Trench Safety Act. Said costs must also be incorporated into the Proposal. This form must be certified in the presence of a notary public or other officer authorized to administer oaths.

By executing this statement, proposer acknowledges that included in the various items of its Proposal and in the total Proposal price are costs for complying with the Florida Trench Safety Act (90-96, Laws of Florida) effective October 1, 1990. The Proposer further identifies the costs as follows:

Type of Trench Safety Mechanism	Quantity		Unit Cost[1]	Item Total Cost
			Project Total	

Dated this 16th day of September, 2025.

Proposer: _____

By: _____

Title: owner

STATE OF Florida

COUNTY OF St Lucie

Sworn to and subscribed before me by means of ☑ physical presence or ☐ online notarization this 16 day of September, 2026, by Radoslaw Tenekoski, as owner [title/official capacity] of Ron's Underground [entity], and is either ☐ personally known to me or ☑ has produced identification: FL DL.

JEAN E. SAKOWSKI MY COMMISSION NOTARY PUBLIC COMM. # HH 63972 STATE OF FLORIDA [notary seal]

Jean E. Sakowski
(Official Notary Signature)

Name: Jean E. Sakowski

[1] Use cost per linear square foot of trench excavation used and cost per square foot of shoring used.

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Exhibit C
Certificate of Insurance

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Exhibit C
Certificate of Insurance

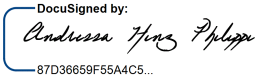
Certificate Of Completion

Envelope Id: D10CF195-C3D4-85E4-8327-549C50F52DCB
Status: Completed
Subject: Verano #5:Complete with Docusign: Rons Erosion Repair (CDD #2) - Verano 5 CDD 4904-5735-0608 v.1.pdf
Source Envelope:
Document Pages: 20
Signatures: 2
Certificate Pages: 2
Initials: 0
AutoNav: Enabled
EnvelopeId Stamping: Enabled
Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Envelope Originator:
Ellen Acosta
1001 Bradford Way
Kingston, TN 37763
eacosta@gmssf.com
IP Address: 162.199.192.217

Record Tracking

Status: Original
9/16/2026 12:02:47 PM
Holder: Ellen Acosta
eacosta@gmssf.com
Location: DocuSign

Signer Events	Signature	Timestamp
Andressa Hinz Philippi AHPhilippi@gmssf.com Assistant Secretary Security Level: Email, Account Authentication (None)	DocuSigned by:  87D36659F55A4C5... Signature Adoption: Pre-selected Style Using IP Address: 2601:58b:c84:ed60:65b6:784c:baf3:5606	Sent: 9/16/2026 12:04:47 PM Viewed: 9/16/2026 12:48:20 PM Signed: 9/16/2026 12:48:34 PM
Electronic Record and Signature Disclosure: Not Offered via Docusign		
Josh Hoot jhoot@kolter.com Chair Security Level: Email, Account Authentication (None)	Signed by:  433A361F0A19438... Signature Adoption: Pre-selected Style Using IP Address: 2601:58b:4483:5550:31f7:be27:e3cf:1f1	Sent: 9/16/2026 12:04:46 PM Viewed: 9/16/2026 6:18:10 PM Signed: 9/16/2026 6:18:48 PM
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

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	9/16/2026 12:04:47 PM

Envelope Summary Events	Status	Timestamps
Certified Delivered	Security Checked	9/16/2026 6:18:10 PM
Signing Complete	Security Checked	9/16/2026 6:18:48 PM
Completed	Security Checked	9/16/2026 6:18:48 PM

Payment Events	Status	Timestamps

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AGREEMENT FOR GOODS AND SERVICES

This Agreement is made by and between: **VERANO #5 COMMUNITY DEVELOPMENT DISTRICT ("District")** and **PCF ENTERPRISES TC INC.** ("**Contractor**"):

1. **EFFECTIVE DATE.** The Agreement shall be deemed effective as of the date of the full execution of the Agreement (the "**Effective Date**") and shall remain effective through Contractor's completion of the Services set forth in **Exhibit A** hereto.

2. **SCOPE.** The Contractor agrees to provide the Scope of Goods and Services attached hereto as **Exhibit A**. 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 Goods and Services described in this Agreement, the District agrees to pay the Contractor an amount not to exceed **$8,500.00** as 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. **WARRANTY**. 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. In addition to all manufacturer warranties for materials used in the Services for purposes of this Agreement, the Services provided by the Contractor pursuant to this Agreement shall be warranted for workmanship for a period of one (1) year after final completion and acceptance by the District and the materials used in the Services for purposes of this Agreement shall be warranted for the term of the Manufacturer's Warranty. Neither final acceptance of the Services, nor final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or Services. If any of the materials or Services are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct, remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowners within the District. Warranty does not include the loss of material due to "acts of God" such as floods, hurricanes, or other catastrophic events, nor does it include loss due to theft, vandalism, or negligence by others, or other factors outside the control of the Contractor. Contractor hereby covenants to the District that it shall perform the Services necessary to complete the Project: (i) using its best skill and judgment and in accordance with generally accepted professional and design standards and practices for projects of similar design and complexity as the development occurring within the District; (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, including, without limitation, all professional registration (both corporate and individual) for all required basic disciplines that it shall perform; and (iii) in an expeditious and economical manner consistent with the best interest of the District. Contractor agrees that the warranties and covenants provided herein may be assigned to the District upon conveyance of the constructed improvements to the District. Contractor shall assign to District all warranties extended to Contractor by material suppliers and subcontractors. If an assignment of warranty requires the material supplier and/or subcontractor to consent to same, then Contractor may secure the material supplier's and/or subcontractor's consent to assign said warranties to District. Contractor hereby assigns to District any and all such warranties, including Manufacturer's Warranty.

5. **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.

6. **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.

7. **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.

8. **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.

9. **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.

10. **CONTROLLING LAW AND VENUE.** This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. The parties agree that venue for any action arising hereunder shall be in a court of appropriate

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jurisdiction in Hillsborough County, Florida.

11. **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*.

12. **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.

13. **PUBLIC INTEGRITY LAWS.** Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law ("Public Integrity Laws") apply to this Agreement: Section 287.133, Florida Statutes, titled Public entity crime; denial or revocation of the right to transact business with public entities; Section 287.134, Florida Statutes, titled Discrimination; denial or revocation of the right to transact business with public entities; Section 287.135, Florida Statutes, titled Prohibition against contracting with scrutinized companies; Section 287.137, Florida Statutes, titled Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits; and Section 287.138, Florida Statutes, titled Contracting with entities of foreign countries of concern prohibited. Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District ("Prohibited Criteria"). Contractor acknowledges that the District may terminate this Agreement if the Contractor is found to have met the Prohibited Criteria or violated the Public Integrity Laws. Contractor certifies that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District. By entering into this Agreement, Contractor agrees that any renewal or extension of this Contract shall be deemed a recertification of such status.

14. **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.

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

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

17. **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 65 COMMUNITY DEVELOPMENT DISTRICT

By: 8E26EF223D60... Josh Hoot

Its: ☐ Chair ☐ Vice Chair

Date: 2026-08-27

PCF ENTERPRISES TC INC.

By: Paul Fasnacht

Its: President

Date: 8-27-26

Exhibit A: Scope

Exhibit B: Certificate of Insurance

Docusign Envelope ID: DFE26702-9EFD-897C-820C-3FF83DC04A90

Exhibit A: Scope

PCF ENTERPRISES INC.

3129 OLD EDWARDS RD
FT PIERCE, FL 34981

Estimate

Date	Estimate #
8/12/2026	2741

Name / Address
CDD #5 C/O LANG MANAGEMENT

Project

Description	Qty	Rate	Total
TRIM ROYAL PALM TREES	120	25.00	3,000.00

THANK YOU! TEL #772-370-5986

Total $3,000.00

Joshua Hoot

Digitally signed by Joshua Hoot
DN: cn=Joshua Hoot, c=US, o=Kolter Homes, ou=Vice President, email=JHoot@kolterhomes.com
Date: 2026.08.19 16:56:56 -04'00'

Docusign Envelope ID: DFE26702-9EFD-897C-820C-3FF83DC04A90

Exhibit A: Scope

PCF ENTERPRISES INC.

3129 OLD EDWARDS RD
FT PIERCE, FL 34981

Estimate

Date	Estimate #
8/12/2026	2743

Name / Address
CDD #5

Project

Description	Qty	Rate	Total
ISLAND CLEAN UP		0.00	0.00
TRIM PALMS		0.00	0.00
TRIM PALMETTOS		0.00	0.00
REMOVE VEGETATION		0.00	0.00
TOTAL		5,500.00	5,500.00

THANK YOU! TEL #772-370-5986

Total $5,500.00

Joshua Hoot

Digitally signed by Joshua Hoot
DN: cn=Joshua Hoot, c=US, o=Kolter Homes, ou=Vice President, email=JHoot@kolterhomes.com
Date: 2026.08.19 16:57:08 -04'00'

Docusign Envelope ID: DFE26702-9EFD-897C-820C-3FF83DC04A90

Exhibit A: Scope

Docusign Envelope ID: DFE26702-9EFD-897C-820C-3FF83DC04A90

Exhibit B: Certificate of Insurance

Florida Mulch, Inc.
PO Box 110189
Palm Bay, FL 32911
Phone # 407-891-8400

Estimate

DATE	ESTIMATE #
8/28/2026	B17792

NAME / ADDRESS	Project / Deliver To:
CDD#5 C/O Governmental Management Services 5385 N Nob Hill Road Sunrise, FL 33351	CDD#5 9197 SW Appian Port St Lucie FL 34986

P.O. NO.	TERMS	REP
	NET 30	Sean

DESCRIPTION	QTY	YARDS / BAGS	COSTS	TOTAL
CoCo Brown Mulch	244.64	YARDS	29.50	7,216.88T
Labor Installation-Non-Tax	244.64	YARDS	14.40	3,522.82
Fuel Surcharge	3		170.00	510.00
Notes: CDD				
7.0% Sales Tax			7.00%	505.18

Approval Signature:

Date:

Please note: There will be a 3% Credit Card Processing Fee.

This estimate will expire in 60 days.

THANK YOU FOR CHOOSING FLORIDA MULCH!

www.floridamulchonline.com

TOTAL	**$11,754.88**
Prepayments	$0.00
Balance Due	$11,754.88

Memorandum

To: Verano #5 Board of Supervisors

From: District Management

Date: October 1, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

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To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2025 legislative session. Starting on October 1, 2025, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2026), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2026 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A:

Goals, Objectives and Annual Reporting Form

Verano #5 Community Development District
Performance Measures/Standards &
Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisors meetings per year to conduct CDD related business and discuss community needs.
Measurement: Number of public board meetings held annually, as evidenced by meeting minutes and legal advertisements.
Standard: A minimum of three board meetings were held during the Fiscal Year.
Achieved: Yes ☑ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.
Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).
Achieved: Yes ☑ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.
Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date, as evidenced by District Management's records.
Standard: 100% of monthly website checks were completed by District Management.
Achieved: Yes ☑ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.
Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.
Standard: 100% of site visits were successfully completed as described within district management services agreement
Achieved: Yes ☑ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.
Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.
Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.
Achieved: Yes ☑ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.
Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.
Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.
Achieved: Yes ☑ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.
Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.
Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.
Achieved: Yes ☑ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.
Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.
Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.
Achieved: Yes ☑ No ☐

Chair/Vice Chair:_____ Date:_____
Print Name:_____
Verano #5 Community Development District

District Manager:_____ Date:_____
Print Name:_____
Verano #5 Community Development District

Memorandum

To: Verano #5 Board of Supervisors

From: District Management

Date: October 1, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

---

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2026 legislative session. Starting on October 1, 2026, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2027), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2027 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

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Performance Measures/Standards &
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October 1, 2026 – September 30, 2027

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Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

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Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.
Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.
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Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.
Achieved: Yes ☐ No ☐

Chair/Vice Chair:_____ Date:_____
Print Name:_____
Verano#5 Community Development District

District Manager:_____ Date:_____
Print Name:_____
Verano#5 Community Development District

Verano #5
COMMUNITY DEVELOPMENT DISTRICT

Check Register

Date	*check #'s*	*Amount*
7/1 - 7/31/26	*1237-1250*	$376,572.28
8/1 - 8/31/26	*1251-1265*	$97,162.42
9/1 - 9/30/26	*1266-1280*	$99,103.73
	TOTAL CHECKS	**$572,838.43**

Date	*ACH*	*Amount*
7/1 - 7/31/26	*80016*	$3,422.20
8/1 - 8/31/26	*80017-80018*	$3,422.20
9/1 - 9/30/26	*80019*	$3,416.47
	TOTAL ACH	**$10,260.87**

TOTAL	**$583,099.30**

*** CHECK DATES 07/01/2026 - 07/31/2026 *** VERANO #5 CDD
BANK A VERANO #5 CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/01/26	00041	6/04/26	1378	202606	320-53800-46900			*	22,815.50		
			FREEZE PROJ-1825 FIREBUSH								
		6/04/26	1378	202606	320-53800-46900			*	56,775.00		
			FREEZE PROJ-4542 COCOPLUM								
		6/04/26	1378	202606	320-53800-46900			*	4,225.00		
			FREEZE PROJ-338 CLUISA								
		6/04/26	1378	202606	320-53800-46900			*	4,750.00		
			FREEZE PROJ-380 VIBURNUM								
		6/04/26	1378	202606	320-53800-46900			*	1,500.00		
			FREEZE PROJ-120 PODOCARPU								
		6/04/26	1378	202606	320-53800-46900			*	6,300.00		
			FREEZE PROJ-504 TRINETTE								
		6/04/26	1378	202606	320-53800-46900			*	19,125.00		
			FREEZE PROJ-1530 PANAMA R								
		6/04/26	1378	202606	320-53800-46900			*	2,500.00		
			FREEZE PROJ-200 CROTON								
		6/04/26	1378	202606	320-53800-46900			*	5,000.00		
			FREEZE PROJ-8 JAP BLUEBER								
		6/04/26	1378	202606	320-53800-46900			*	850.00		
			FREEZE PROJ-2 LIGUSTRUM								
		6/04/26	1378	202606	320-53800-46900			*	1,200.00		
			FREEZE PROJ-96 FAKAHATCHE								
		6/04/26	1378	202606	320-53800-46900			*	875.00		
			FREEZE PROJ-70 DWARF PODO								
		6/04/26	1378	202606	320-53800-46900			*	2,250.00		
			FREEZE PROJ-30 SAW PALMET								
		6/04/26	1378	202606	320-53800-46900			*	875.00		
			FREEZE PROJ-70 SANDCORD								
		6/04/26	1378	202606	320-53800-46900			*	2,012.50		
			FREEZE PROJ-161 CARISSA								
		6/04/26	1378	202606	320-53800-46900			*	1,500.00		
			FREEZE PROJ-120 SILVER BU								
		6/04/26	1378	202606	320-53800-46900			*	7,872.00		
			FREEZE PROJ-1 ROYAL PALM								
		6/04/26	1378	202606	320-53800-46900			*	22,680.00		
			FREEZE PROJ- MULCH								
		6/04/26	1379	202606	320-53800-46900			*	48,400.00		
			GREEN ISLAND FREEZE PORJ								
		6/04/26	1379	202606	320-53800-46900			*	48,562.50		
			CLUSIA NANA FREEZE PROJ								
							NORMAN LANDSCAPE LLC			260,067.50	001237
7/07/26	00001	7/01/26	252	202607	310-51300-34000			*	12,500.00		
			JUL 26 - MANAGEMENT FEES								
		7/01/26	252	202607	310-51300-31400			*	416.67		
			JUL 26 - DISSEMINATION								

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		7/01/26	252	202607	310-51300-35100			*	68.92		
			JUL 26 - WEBSITE ADMIN								
		7/01/26	252	202607	310-51300-51000			*	61.68		
			JUL 26 - OFFICE SUPPLIES								
		7/01/26	252	202607	310-51300-42000			*	596.58		
			JUL 26 - POSTAGE								
		7/01/26	252	202607	310-51300-42500			*	203.40		
			JUL 26 - COPIES								
							GMS - SO FLORIDA, LLC			13,847.25	001238
7/07/26	00053	6/26/26	3763681	202605	310-51300-31500			*	1,325.50		
			V CENTER GEN THRU 5/30								
		6/26/26	3763682	202605	310-51300-31500			*	2,180.00		
			V#1 GEN COUNSEL THRU 5/30								
		6/26/26	3763683	202605	310-51300-31500			*	4,719.50		
			V#2 GEN COUNSEL THRU 4/26								
		6/26/26	3763684	202605	310-51300-31500			*	4,494.50		
			V#3 GEN COUNSEL THRU 5/30								
		6/26/26	3763685	202605	310-51300-31500			*	825.00		
			V#3 2025 BOUNDARY AMENDMT								
		6/26/26	3763686	202605	310-51300-31500			*	1,793.00		
			V#4 GEN COUNSEL THRU 5/30								
		6/26/26	3763687	202604	310-51300-31500			*	5,679.49		
			V#5 GEN COUNSEL THRU 4/30								
		6/26/26	3763688	202605	310-51300-31500			*	712.50		
			V#5 BOUNDARY THRU 5/26								
							KUTAK ROCK LLP			21,729.49	001239
7/07/26	00025	7/01/26	5CDD0701	202607	320-53800-34000			*	2,000.00		
			JUL 26 - MGMT FEE								
							LANG MANAGEMENT COMPANY, INC			2,000.00	001240
7/07/26	00052	7/01/26	1416	202606	320-53800-46204			*	4,535.00		
			JUN 26- LAKE BANK MAINT								
							SOUTH FLORIDA LANDWORKS LLC			4,535.00	001241
7/07/26	00057	6/30/26	7778840	202606	310-51300-48000			*	672.88		
			ADV BDGT 27&RULES 35DAYS								
		6/30/26	7778840	202606	310-51300-48000			*	294.04		
			ADV BDGT 27&RULES 28DAYS								
		6/30/26	7779016	202606	310-51300-48000			*	296.00		
			ADV BDGT 27 V#1								
		6/30/26	7779016	202606	310-51300-48000			*	346.96		
			ADV BDGT 27&RULES 28DAYS								
		6/30/26	7779017	202606	310-51300-48000			*	864.56		
			BDGT 27&RULES 35DAYS								

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		6/30/26	7779017	202606	310-51300-48000			*	284.24		
			BDGT 27&RULES 28DAYS								
		6/30/26	7779018	202606	310-51300-48000			*	754.64		
			ADV BDGT 27&RULES 35DAYS								
		6/30/26	7779018	202606	310-51300-48000			*	282.28		
			NOTICE OF RULEMAKING								
							USA TODAY MEDIA CORP.			3,795.60	001242
7/14/26	00059	7/02/26	31941	202607	320-53800-46500			*	13,125.00		
			INVASIVE PLNT ERADICATION								
							EW CONSULTANTS, INC			13,125.00	001243
7/14/26	00055	6/30/26	16416	202607	320-53800-46202			*	6,097.00		
			JUL 26-V#2 S LAKE BANKS								
		6/30/26	16417	202607	320-53800-46200			*	10,740.00		
			JUL 26- VERANO PRKWAY								
		6/30/26	16418	202607	320-53800-46201			*	5,131.00		
			JUL 26- V#1 N LAKE BANKS								
							PHL LAND CARE INC			21,968.00	001244
7/14/26	00004	7/15/26	07152026	202607	300-20700-10200			*	1,258.90		
			TXFER TAX COLLECTION								
							VERANO # 1 SERIES 2015			1,258.90	001245
7/22/26	00007	5/01/26	12503	202605	320-53800-46203			*	1,250.00		
			MAY 26- CP G2 LAWN MAINT								
		6/01/26	12504	202606	320-53800-46203			*	1,250.00		
			JUN 26- CP G2 LAWN MAINT								
		7/01/26	12446	202607	320-53800-46203			*	2,880.00		
			JUL 26- LAKE BANK MOW								
		7/01/26	12456	202607	320-53800-46203			*	1,800.00		
			JUL 26- CP G2 LAWN MOW								
		7/01/26	12505	202607	320-53800-46203			*	1,250.00		
			JUL 26- CP G2 LAWN MAINT								
		7/15/26	12491	202607	320-53800-46202			*	2,782.50		
			JUL 26- LAKE BANK MOWING								
							FLORIDA EXOTIC LANDSCAPING			11,212.50	001246
7/22/26	00033	7/02/26	282726	202607	320-53800-46303			*	3,385.00		
			JUL 26- LAKE MAINT								
		7/02/26	283814	202607	320-53800-46302			*	5,527.00		
			JUL 26- LAKE MAINT								
		7/02/26	283822	202607	320-53800-46302			*	1,473.00		
			JUL 26- LAKE MAINT CT								
		7/02/26	284017	202607	320-53800-46301			*	3,696.16		
			JUL 26- LAKE MAINT								
							SOLITUDE LAKE MANAGEMENT, LLC			14,081.16	001247

*** CHECK DATES 07/01/2026 - 07/31/2026 *** VERANO #5 CDD
BANK A VERANO #5 CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/22/26	00042	7/01/26	1013961 JUL 26- LAKE MAINT	202607	320	53800-46304				*	3,170.00		
									SUPERIOR WATERWAY SERVICES. INC			3,170.00	001248
7/27/26	00043	7/31/26	2026-JUL JUL 26- LAKE BANK	202607	320	53800-46204				*	3,281.88		
									ASTOR CREEK GOLF & COUNTRY CLUB			3,281.88	001249
7/27/26	00054	7/22/26	2168 JUL 26- CANAL C-24 NORTH	202607	320	53800-46201				*	1,250.00		
		7/22/26	2169 JUL 26- CANAL C-24 SOUTH	202607	320	53800-46202				*	1,250.00		
									TOLER ENTERPRISES, INC			2,500.00	001250
										TOTAL FOR BANK A	376,572.28		

*** CHECK DATES 07/01/2026 - 07/31/2026 *** VERANO #5 CDD
BANK Z VERANO #5 CDD AUTOPY

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
7/22/26	00045	6/30/26	01212-42 SW VERANO PWY 5/30-6/30	202606	320	53800	43000			*	2,810.24		
		7/10/26	60220-00 SL LED 6/10-7/10/26	202606	320	53800	43000			*	611.96		
									FPL AUTO PAY			3,422.20	080016

TOTAL FOR BANK Z 3,422.20

TOTAL FOR REGISTER 379,994.48

*** CHECK DATES 08/01/2026 - 08/31/2026 *** VERANO #5 CDD
BANK A VERANO #5 CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/05/26	00001	8/01/26	253	202608	310-51300-34000		*	12,500.00		
			AUG 26 - MANAGEMENT FEES							
		8/01/26	253	202608	310-51300-31400		*	416.67		
			AUG 26 - DISSEMINATION							
		8/01/26	253	202608	310-51300-35100		*	68.92		
			AUG 26 - WEBSITE ADMIN							
		8/01/26	253	202608	310-51300-51000		*	46.54		
			AUG 26 - OFFICE SUPPLIES							
		8/01/26	253	202608	310-51300-42000		*	833.33		
			AUG 26 - POSTAGE							
						GMS - SO FLORIDA, LLC			13,865.46	001251
8/05/26	00053	7/28/26	3779142	202606	310-51300-31500		*	302.30		
			V#5 GEN COUNSEL THRU 6/08							
		7/28/26	3779143	202606	310-51300-31500		*	800.00		
			V CENTER GEN THRU 6/25							
		7/28/26	3779144	202606	310-51300-31500		*	1,714.00		
			V#1 GEN COUNSEL THRU 6/29							
		7/28/26	3779145	202606	310-51300-31500		*	3,787.00		
			V#2 GEN COUNSEL THRU 6/29							
		7/28/26	3779146	202606	310-51300-31500		*	10,792.50		
			V#3 GEN COUNSEL THRU 6/30							
		7/28/26	3779150	202606	310-51300-31500		*	1,011.50		
			V#4 GEN COUNSEL THRU 6/25							
						KUTAK ROCK LLP			18,407.30	001252
8/05/26	00025	8/01/26	5CDD0801	202608	320-53800-34000		*	2,000.00		
			AUG 26 - MGMT FEE							
						LANG MANAGEMENT COMPANY, INC			2,000.00	001253
8/12/26	00007	8/01/26	12581	202608	320-53800-46203		*	2,880.00		
			AUG 26- LAKE BANK MOW							
		8/03/26	12594	202608	320-53800-46203		*	1,250.00		
			AUG 26- CP G2 LAWN MAINT							
		8/03/26	12595	202608	320-53800-46203		*	1,800.00		
			AUG 26- CP G2 LAWN MOW							
						FLORIDA EXOTIC LANDSCAPING			5,930.00	001254
8/12/26	00015	7/28/26	26357390	202607	320-53800-46801		*	999.80		
			QRT WATER ANALYSIS							
						PACE ANALYTICAL SERVICES, LLC			999.80	001255
8/12/26	00055	8/01/26	16650	202608	320-53800-46201		*	5,131.00		
			AUG 26- V#1 N LAKE BANKS							
		8/01/26	16651	202608	320-53800-46200		*	10,740.00		
			AUG 26- VERANO PRKWAY							

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		8/01/26	16652	202608	320	53800-46202				*	6,097.00		
			AUG 26-V#2 S LAKE BANKS										
									PHL LAND CARE INC			21,968.00	001256
8/12/26	00033	8/02/26	PSI29349	202608	320	53800-46303				*	3,385.00		
			AUG 26- LAKE MAINT										
		8/02/26	PSI29350	202608	320	53800-46302				*	1,473.00		
			AUG 26- LAKE MAINT CT										
		8/02/26	PSI29350	202608	320	53800-46301				*	3,696.16		
			AUG 26- LAKE MAINT										
									SOLITUDE LAKE MANAGEMENT, LLC			8,554.16	001257
8/12/26	00052	8/03/26	1444	202607	320	53800-46204				*	4,535.00		
			JUL 26- LAKE BANK MAINT										
									SOUTH FLORIDA LANDWORKS LLC			4,535.00	001258
8/12/26	00042	8/01/26	1014821	202608	320	53800-46304				*	3,170.00		
			AUG 26 - LAKE MAINTENANCE										
									SUPERIOR WATERWAY SERVICES. INC			3,170.00	001259
8/12/26	00057	7/31/26	7821861	202607	310	51300-48000				*	288.16		
			ADV BDGT 27&RULES 35DAYS										
		7/31/26	7821861	202607	310	51300-48000				*	346.96		
			ADV BDGT 27&RULES 28DAYS										
		7/31/26	7821862	202607	310	51300-48000				*	754.64		
			ADV BDGT 27&RULES 35DAYS										
		7/31/26	7821862	202607	310	51300-48000				*	366.56		
			ADV BDGT 27&RULES 28DAYS										
									USA TODAY MEDIA CORP.			1,756.32	001260
8/19/26	00033	8/02/26	PSI29351	202608	320	53800-46302				*	5,527.00		
			AUG 26- LAKE MAINT										
									SOLITUDE LAKE MANAGEMENT, LLC			5,527.00	001261
8/26/26	00020	8/12/26	20011731	202608	310	51300-31100				*	1,885.00		
			COORD FILE TRANSFER										
									AECOM TECHNICAL SERVICES, INC.			1,885.00	001262
8/26/26	00043	8/31/26	2026-AUG	202608	320	53800-46204				*	3,281.88		
			AUG 26- LAKE BANK										
									ASTOR CREEK GOLF & COUNTRY CLUB			3,281.88	001263
8/26/26	00007	8/17/26	12651	202608	320	53800-46202				*	2,782.50		
			AUG 26- LAKE BANK MOWING										
									FLORIDA EXOTIC LANDSCAPING			2,782.50	001264

*** CHECK DATES 08/01/2026 - 08/31/2026 *** VERANO #5 CDD
BANK A VERANO #5 CDD

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
8/26/26	00054	8/24/26	2173	202608	320	53800	46201			*	1,250.00		
		AUG 26- CANAL C-24 NORTH											
		8/24/26	2174	202608	320	53800	46202			*	1,250.00		
		AUG 26- CANAL C-24 SOUTH											
									TOLER ENTERPRISES, INC			2,500.00	001265

TOTAL FOR BANK A 97,162.42

*** CHECK DATES 08/01/2026 - 08/31/2026 *** VERANO #5 CDD
BANK Z VERANO #5 CDD AUTOPY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/12/26	00045	7/30/26	01212-42 SW VERANO PWY 6/30-7/30	202607	320	53800-43000			FPL AUTO PAY	*	2,810.24	2,810.24	080017
8/25/26	00045	8/11/26	60220-00 SL LED 7/10-8/11/26	202607	320	53800-43000			FPL AUTO PAY	*	611.96	611.96	080018

TOTAL FOR BANK Z 3,422.20

TOTAL FOR REGISTER 100,584.62

*** CHECK DATES 09/01/2026 - 09/30/2026 *** VERANO #5 CDD
BANK A VERANO #5 CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/02/26	00060	8/24/26	VERANO2- FILLED HOLE INTAKE PIPE	202608	320	53800-46202				*	1,685.00		
									ATLANTIX STRUCTURAL, LLC			1,685.00	001266
9/02/26	00059	8/13/26	32115 INVASIVE PLNT ERADICATION	202608	320	53800-46500				*	875.00		
									EW CONSULTANTS, INC			875.00	001267
9/02/26	00001	9/01/26	254 SEP 26 - MANAGEMENT FEES	202609	310	51300-34000				*	12,500.00		
		9/01/26	254 SEP 26 - DISSEMINATION	202609	310	51300-31400				*	416.67		
		9/01/26	254 SEP 26 - WEBSITE ADMIN	202609	310	51300-35100				*	68.92		
		9/01/26	254 SEP 26 - POSTAGE	202609	310	51300-42000				*	114.17		
		9/01/26	254 SEP 26 - COPIES	202609	310	51300-42500				*	9.15		
									GMS - SO FLORIDA, LLC			13,108.91	001268
9/02/26	00025	9/01/26	5CDD0901 SEP 26 - MGMT FEE	202609	320	53800-34000				*	2,000.00		
									LANG MANAGEMENT COMPANY, INC			2,000.00	001269
9/02/26	00061	8/28/26	7285 TRIM ROYAL PALM TREES	202608	320	53800-46900				*	3,000.00		
		8/28/26	7286 ISLAND CLEAN UP	202608	320	53800-46900				*	5,500.00		
									PCF ENTERPRISES INC.			8,500.00	001270
9/02/26	00055	9/01/26	16910 SEP 26- VERANO PRKWAY	202609	320	53800-46200				*	10,740.00		
		9/01/26	16911 SEP 26- V#1 N LAKE BANKS	202609	320	53800-46201				*	5,131.00		
		9/01/26	16912 SEP 26-V#2 S LAKE BANKS	202609	320	53800-46202				*	6,097.00		
									PHL LAND CARE INC			21,968.00	001271
9/02/26	00042	9/01/26	1015657 SEP 26 - LAKE MAINTENANCE	202609	320	53800-46304				*	3,170.00		
									SUPERIOR WATERWAY SERVICES. INC			3,170.00	001272
9/09/26	00007	9/01/26	12722 SEP 26- LAKE BANK MOW	202609	320	53800-46203				*	2,880.00		
		9/01/26	12734 SEP 26- CP G2 LAWN MOW	202609	320	53800-46203				*	1,800.00		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		9/01/26	12735	202609	320-53800-46203			*	1,250.00		
			SEP 26- CP G2 LAWN MAINT								
							FLORIDA EXOTIC LANDSCAPING			5,930.00	001273
9/09/26	00052	9/01/26	1465	202608	320-53800-46204			*	4,535.00		
			AUG 26- LAKE BANK MAINT								
							SOUTH FLORIDA LANDWORKS LLC			4,535.00	001274
9/09/26	00057	8/31/26	7864154	202608	310-51300-48000			*	131.36		
			ACM #1 2026 V3								
							USA TODAY MEDIA CORP.			131.36	001275
9/16/26	00033	9/02/26	300699	202609	320-53800-46303			*	3,385.00		
			SEP 26- LAKE MAINT								
		9/02/26	300901	202609	320-53800-46301			*	3,696.16		
			SEP 26- LAKE MAINT								
		9/02/26	301378	202609	320-53800-46302			*	5,527.00		
			SEP 26- LAKE MAINT								
		9/02/26	301402	202609	320-53800-46302			*	1,473.00		
			SEP 26- LAKE MAINT CT								
							SOLITUDE LAKE MANAGEMENT, LLC			14,081.16	001276
9/23/26	00043	9/30/26	2026-SEP	202609	320-53800-46204			*	3,281.88		
			SEP 26- LAKE BANK								
							ASTOR CREEK GOLF & COUNTRY CLUB			3,281.88	001277
9/23/26	00007	9/15/26	12773	202609	320-53800-46202			*	2,782.50		
			SEP 26- LAKE BANK MOWING								
							FLORIDA EXOTIC LANDSCAPING			2,782.50	001278
9/23/26	00053	9/11/26	3812286	202607	310-51300-31500			*	358.00		
			V CENTER GEN THRU 7/13								
		9/11/26	3812287	202607	310-51300-31500			*	2,307.98		
			V#1 GEN COUNSEL THRU 7/30								
		9/11/26	3812288	202607	310-51300-31500			*	4,460.98		
			V#2 GEN COUNSEL THRU 7/30								
		9/11/26	3812289	202607	310-51300-31500			*	4,517.50		
			V#3 GEN COUNSEL THRU 7/31								
		9/11/26	3812290	202607	310-51300-31500			*	1,058.98		
			V#4 GEN COUNSEL THRU 7/21								
		9/11/26	3812291	202607	310-51300-31500			*	1,851.48		
			V#5 GEN COUNSEL THRU 7/22								
							KUTAK ROCK LLP			14,554.92	001279
9/30/26	00054	9/23/26	2182	202609	320-53800-46201			*	1,250.00		
			SEP 26- CANAL C-24 NORTH								

*** CHECK DATES 09/01/2026 - 09/30/2026 ***
VERANO #5 CDD
BANK A VERANO #5 CDD

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		9/23/26	2183 SEP 26- CANAL C-24 SOUTH	202609	320	53800-46202				*	1,250.00		
									TOLER ENTERPRISES, INC			2,500.00	001280

TOTAL FOR BANK A 99,103.73

*** CHECK DATES 09/01/2026 - 09/30/2026 *** VERANO #5 CDD
BANK Z VERANO #5 CDD AUTOPY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/16/26	00045	9/10/26	AUG 26 SL LED 8/11-9/10/26	202608	320	53800	43000			*	606.23		
		9/10/26	AUG 26 SW VERANO PWY 7/30-8/31	202608	320	53800	43000			*	2,810.24		
									FPL AUTO PAY			3,416.47	080019

TOTAL FOR BANK Z 3,416.47

TOTAL FOR REGISTER 102,520.20

Verano #5

Community Development District

Unaudited Financial Reporting

September 30, 2026

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2-3	General Fund	
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6	Assessment Receipt Schedule	

Verano #5
Community Development District
Combined Balance Sheet
September 30, 2026

		General Fund
Assets:		
Cash:		
Operating Account	$	14,943
Investments:		
State Board of Administration (SBA)		958,423
Deposits		1,020
Total Assets	**$**	**974,387**
Liabilities:		
Accounts Payable	$	8,035
Total Liabilites	**$**	**8,035**
Fund Balance:		
Nonspendable:		
Deposits	$	1,020
Unassigned		965,332
Total Fund Balances	**$**	**966,352**
Total Liabilities & Fund Balance	$	974,387

Verano #5

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Maintenance Assessments - V#1 S2015	$ 62,122	$ 62,122	$ 62,888	$ 766
Maintenance Assessments - V#1 S2017	86,910	86,910	87,948	1,038
Maintenance Assessments - V#2 S2017	308,523	308,523	310,441	1,918
Maintenance Assessments - V#2 S2020	301,753	301,753	304,085	2,332
Maintenance Assessments - V#2 S2024	110,041	110,041	110,778	737
Maintenance Assessments - V#3 S2021	649,498	649,498	654,274	4,776
Maintenance Assessments - V#3 S2022	753,580	753,580	759,616	6,036
Maintenance Assessments - V#4 S2023	41,525	41,525	42,212	688
Maintenance Assessments - V#4 S2025	44,085	44,085	44,534	450
Maintenance Assessments - V#5	38,523	38,523	38,523	(0)
Maintenance Assessments - V Center	13,377	13,377	14,227	850
Stormwater Rebate Fees	680,228	680,228	777,743	97,515
Interest Income	30,797	30,797	48,390	17,594
Total Revenues	**$ 3,120,962**	**$ 3,120,962**	**$ 3,255,660**	**$ 134,698**
Expenditures:				
General & Administrative:				
Engineering	$ 20,000	$ 20,000	$ 4,635	$ 15,365
Attorney	20,000	20,000	138,677	(118,677)
Annual Audit	5,000	5,000	4,600	400
Assessment Administration	15,000	15,000	15,000	-
Dissemination Agent	5,000	5,000	5,000	(0)
Dissemination Agent Software	-	-	5,000	(5,000)
Management Fees	150,000	150,000	150,000	-
Website Maintenance	827	827	827	0
Telephone	50	50	-	50
Postage & Delivery	900	900	2,275	(1,375)
Insurance General Liability	5,720	5,720	5,512	208
Printing & Binding	2,000	2,000	231	1,769
Legal Advertising	1,300	1,300	7,201	(5,901)
Other Current Charges	650	650	1,154	(504)
Office Supplies	300	300	109	191
Dues, Licenses & Subscriptions	175	175	175	-
Contingency	300	300	-	300
Total General & Administrative	**$ 227,222**	**$ 227,222**	**$ 340,395**	**$ (113,173)**

Verano #5

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Operations & Maintenance				
Field Expenditures				
Field Management (Lang)	$ 26,460	$ 26,460	$ 24,000	$ 2,460
Electric (FPL)	40,200	40,200	40,812	(612)
Irrigation Repair	5,000	5,000	896	4,104
Lake Maintenance				
Verano#1	55,685	55,685	44,354	11,331
Verano#2	96,520	96,520	84,000	12,520
Verano#3	51,839	51,839	40,620	11,219
Verano#4	79,181	79,181	38,040	41,141
Lake Bank Mowing				
Verano#1	88,251	88,251	76,472	11,779
Verano#2	100,191	100,191	156,147	(55,956)
Verano#3	35,597	35,597	71,160	(35,563)
Verano#4	139,472	139,472	93,803	45,669
Landscape Maintenance				
Verano#5 (Verano Pakway)	163,242	163,242	128,354	34,888
Landscape - Freeze Project	-	-	268,568	(268,568)
Wetland and Mitigation	25,000	25,000	14,000	11,000
Water Sampling-BMAP	8,000	8,000	6,063	1,937
Contingency	302,489	302,489	591	301,898
Subtotal Field Expenditures	**$ 1,217,126**	**$ 1,217,126**	**$ 1,087,878**	**$ 129,248**
Total Operations & Maintenance	**$ 1,217,126**	**$ 1,217,126**	**$ 1,087,878**	**$ 129,248**
Total Expenditures	**$ 1,444,348**	**$ 1,444,348**	**$ 1,428,273**	**$ 16,075**
Excess (Deficiency) of Revenues over Expenditures	$ 1,676,613	$ 1,676,613	$ 1,827,387	$ 150,773
Other Financing Sources/(Uses):				
Intergovernmental Transfer to all Veranos	$ (1,676,613)	$ (1,676,613)	(1,815,120)	$ (138,507)
Total Other Financing Sources/(Uses)	**$ (1,676,613)**	**$ (1,676,613)**	**$ (1,815,120)**	**$ (138,507)**
Net Change in Fund Balance	**$ -**	**$ -**	**$ 12,267**	**$ 12,267**
Fund Balance - Beginning	$ -		$ 954,084	
Fund Balance - Ending	**$ -**		**$ 966,352**	

Verano #5
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Maintenance Assessments - V#1 S2015	$ -	$ 15,145	$ 38,490	$ 3,231	$ 977	$ 1,644	$ 2,137	$ -	$ 1,244	$ 19	$ -	$ -	$ 62,888
Maintenance Assessments - V#1 S2017	-	18,642	54,003	4,945	1,502	1,801	6,249	191	595	21	-	-	87,948
Maintenance Assessments - V#2 S2017	-	14,187	84,337	4,289	700	1,017	2,431	597	767	23	-	-	108,348
Maintenance Assessments - V#2 S2017 Pod C	-	26,761	159,084	6,654	1,320	1,918	4,528	1,126	703	-	-	-	202,094
Maintenance Assessments - V#2 S2020	-	11,284	74,058	4,723	2,011	1,140	3,991	246	1,058	36	-	-	98,547
Maintenance Assessments - V#2 S2020 Pod C	-	23,717	155,657	8,503	4,228	2,397	8,296	518	2,224	-	-	-	205,538
Maintenance Assessments - V#2 S2024	37,513	5,617	62,508	2,260	329	639	1,469	159	276	9	-	-	110,778
Maintenance Assessments - V#3 S2021	-	9,319	63,262	1,639	10,805	860	282	-	806	18	-	-	86,992
Maintenance Assessments - V#3 S2021 Pod G	-	61,128	414,952	6,150	70,875	5,644	1,301	-	7,233	-	-	-	567,283
Maintenance Assessments - V#3 S2022	-	4,789	64,595	1,597	19,481	315	954	-	766	18	-	-	92,515
Maintenance Assessments - V#3 S2022 Pod G	-	34,902	470,729	5,833	141,964	2,298	5,794	-	5,581	-	-	-	667,101
Maintenance Assessments - V#4 S2023	-	4,137	27,746	1,723	5,452	398	1,953	424	365	15	-	-	42,212
Maintenance Assessments - V#4 S2025	9,222	-	31,715	225	1,639	-	8	-	1,705	20	-	-	44,534
Maintenance Assessments - V#5	38,523	-	-	-	-	-	-	-	-	-	-	-	38,523
Maintenance Assessments - V Center Direct	14,227	-	-	-	-	-	-	-	-	-	-	-	14,227
Stormwater fees	-	-	-	-	-	753,257	7,022	16,140	1,324	-	-	-	777,743
Interest Income	3,061	2,771	3,657	4,352	3,806	4,303	5,464	5,447	4,974	3,855	3,522	3,178	48,390
Total Revenues	**$ 102,546**	**$ 232,400**	**$ 1,704,792**	**$ 56,126**	**$ 265,088**	**$ 777,630**	**$ 51,877**	**$ 24,847**	**$ 29,621**	**$ 4,034**	**$ 3,522**	**$ 3,178**	**$ 3,255,660**
Expenditures:													
General & Administrative:													
Engineering	$ -	$ -	$ -	$ 2,750	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,885	$ -	$ 4,635
Attorney	9,121	6,527	4,973	14,093	13,309	13,435	22,528	21,729	18,407	14,555	-	-	138,677
Annual Audit	-	-	4,600	-	-	-	-	-	-	-	-	-	4,600
Assessment Administration	15,000	-	-	-	-	-	-	-	-	-	-	-	15,000
Dissemination Agent	417	417	417	417	417	417	417	417	417	417	417	417	5,000
Dissemination Agent Software	5,000	-	-	-	-	-	-	-	-	-	-	-	5,000
Management Fees	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	150,000
Website Maintenance	69	69	69	69	69	69	69	69	69	69	69	69	827
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	26	45	150	93	83	24	34	104	171	597	833	114	2,275
Insurance General Liability	5,512	-	-	-	-	-	-	-	-	-	-	-	5,512
Printing & Binding	-	2	1	1	4	-	11	-	-	203	-	9	231
Legal Advertising	437	-	427	-	-	-	184	469	3,796	1,756	131	-	7,201
Other Current Charges	42	80	-	-	18	55	-	39	762	81	-	76	1,154
Office Supplies	-	-	-	0	-	-	-	-	0	62	47	-	109
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Total General & Administrative	**$ 48,299**	**$ 19,639**	**$ 23,137**	**$ 29,923**	**$ 26,400**	**$ 26,500**	**$ 35,742**	**$ 35,327**	**$ 36,122**	**$ 30,240**	**$ 15,882**	**$ 13,185**	**$ 340,395**
Operations & Maintenance													
Field Expenditures													
Field Management (Lang)	$ 2,000	$ 2,000	$ 2,000	$ 2,000	$ 2,000	$ 2,000	$ 2,000	$ 2,000	$ 2,000	$ 2,000	$ 2,000	$ 2,000	$ 24,000
Electric (FPL)	3,293	3,314	3,347	3,425	3,425	3,422	3,422	3,402	3,422	3,422	3,416	3,500	40,812
Irrigation repair	523	-	-	-	-	-	373	-	-	-	-	-	896

Verano #5
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Lake Maintenance													
Verano#1													
Lake Maintenance- 17 Lakes (Solitude) #49	3,696	3,696	3,696	3,696	3,696	3,696	3,696	3,696	3,696	3,696	3,696	3,696	44,354
Verano#2													
Lake Maintenance 26 Lakes (Solitude) #92/*#102*	5,527	5,527	5,527	5,527	5,527	5,527	5,527	5,527	5,527	5,527	5,527	5,527	66,324
Lake Maintenance CrossTown Commons 6 Lakes (Solitude) #93/*#101*	1,473	1,473	1,473	1,473	1,473	1,473	1,473	1,473	1,473	1,473	1,473	1,473	17,676
Verano#3													
Lake Maintenance Central Park- 12 Lakes (Solitude) #71	3,385	3,385	3,385	3,385	3,385	3,385	3,385	3,385	3,385	3,385	3,385	3,385	40,620
Verano #4													
Lake Maintenance - 22 Lakes (Superior Waterway) #32	3,170	3,170	3,170	3,170	3,170	3,170	3,170	3,170	3,170	3,170	3,170	3,170	38,040
Lake Bank Mowing													
Verano#1													
Lake Bank Washout	-	-	-	-	-	-	-	-	-	-	-	-	-
Canal 24 C mowing (United Land Service) terminated	1,200	1,200	-	-	-	-	-	-	-	-	-	-	2,400
Canal 24 C mowing (Toler Enterprise) #50	-	-	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	12,500
Lake Bank Mowing (United Land Service) terminated	5,131	5,131	5,131	-	-	-	-	-	-	-	-	-	15,393
Lake bank mowing (PHL Land Care) 17 Lakes #51	-	-	-	5,131	5,131	5,131	5,131	5,131	5,131	5,131	5,131	5,131	46,179
Verano#2													
Canal 24 C mowing (United Land Service) terminated	1,200	1,200	-	-									2,400
Canal 24 C mowing (Toler Enterprise) #105	-	-	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	12,500
Lake Bank Mowing (United Land Service) terminated	6,097	6,097	6,097	-	-	-	-	-	-	-	-	-	18,291
Lake Bank mowing (PHL Land Care) 26 lakes #104	-	-	-	6,097	6,097	6,097	6,097	6,097	6,097	6,097	6,097	6,097	54,873
Lake Bank mowing Crosstown Commons (6 lakes) (Florida Exotic)	35,775	2,385	2,385	2,385	2,385	2,385	2,385	2,783	2,783	2,783	2,783	2,783	63,998
Lank Bank Repair - Various Addresses	-	-	-	-	2,400	-	-	-	-	-	1,685	-	4,085
Mosquito Managmenet (Clarke Environmental Mosquito)	-	-	-	-	-	-	-	-	-	-	-	-	-
Verano#3													
Central Park G2 Purple Orange (Florida Exotic) #44 in v3	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	15,000
Central Park G2 Purple (Florida Exotic) #32 in v5	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	21,600
Lake bank mowing Central Park- 12 Lakes (Florida Exotic) #32	2,880	2,880	2,880	2,880	2,880	2,880	2,880	2,880	2,880	2,880	2,880	2,880	34,560
Mosquito Managmenet (Clarke Environmental Mosquito)	-	-	-	-	-	-	-	-	-	-	-	-	-
Verano #4													
Lake Bank Turf Maintenance- 22 Lakes (South Florida Landworks) #39	4,535	4,535	4,535	4,535	4,535	4,535	4,535	4,535	4,535	4,535	4,535	4,535	54,420
Mowing and trimming Lake Bank maintenance (Astor Creek) *#40* and #34	3,282	3,282	3,282	3,282	3,282	3,282	3,282	3,282	3,282	3,282	3,282	3,282	39,383
Verano #5													
Verano Parkway (PHL Land Care)	10,462	10,462	10,740	10,740	10,740	10,740	10,740	10,740	10,740	10,740	10,740	10,740	128,324
Plant Replacement - 3 Gallon	-	-	-	-	30	-	-	-	-	-	-	-	30
Landscape - Freeze Project	-	-	-	-	-	-	-	-	260,068	-	8,500	-	268,568
Wetland and Mitigation	-	-	-	-	-	-	-	-	-	13,125	875	-	14,000
Water Sampling-BMAP	1,853	-	-	1,853	-	-	-	1,358	-	1,000	-	-	6,063
Contingency	454	-	-	-	-	-	137	-	-	-	-	-	591
Subtotal Field Expenditures	**$ 98,986**	**$ 62,787**	**$ 63,198**	**$ 65,129**	**$ 65,706**	**$ 63,273**	**$ 63,783**	**$ 65,008**	**$ 323,738**	**$ 77,796**	**$ 74,725**	**$ 63,749**	**$ 1,087,878**
Total Operations & Maintenance	**$ 98,986**	**$ 62,787**	**$ 63,198**	**$ 65,129**	**$ 65,706**	**$ 63,273**	**$ 63,783**	**$ 65,008**	**$ 323,738**	**$ 77,796**	**$ 74,725**	**$ 63,749**	**$ 1,087,878**
Total Expenditures	**$ 147,285**	**$ 82,426**	**$ 86,335**	**$ 95,053**	**$ 92,106**	**$ 89,773**	**$ 99,525**	**$ 100,334**	**$ 359,860**	**$ 108,035**	**$ 90,607**	**$ 76,933**	**$ 1,428,273**
Excess (Deficiency) of Revenues over Expenditures	$ (44,739)	$ 149,974	$ 1,618,457	$ (38,927)	$ 172,982	$ 687,857	$ (47,648)	$ (75,488)	$ (330,239)	$ (104,002)	$ (87,085)	$ (73,756)	$ 1,827,387
Other Financing Sources/Uses:													
Intergovernmental Transfer to all Veranos	$ (44,520)	$ (275,092)	$ (1,200,422)	$ (27,141)	$ (218,387)	$ (12,256)	$ (19,918)	$ (1,643)	$ (15,740)	$ -	$ -	$ -	$ (1,815,120)
Total Other Financing Sources/Uses	**$ (44,520)**	**$ (275,092)**	**$ (1,200,422)**	**$ (27,141)**	**$ (218,387)**	**$ (12,256)**	**$ (19,918)**	**$ (1,643)**	**$ (15,740)**	**$ -**	**$ -**	**$ -**	**$ (1,815,120)**
Net Change in Fund Balance	**$ (89,259)**	**$ (125,118)**	**$ 418,035**	**$ (66,067)**	**$ (45,405)**	**$ 675,601**	**$ (67,566)**	**$ (77,131)**	**$ (345,980)**	**$ (104,002)**	**$ (87,085)**	**$ (73,756)**	**$ 12,267**

Verano #1 - 5

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

								GF O&M Master	O&M POD C	O&M POD G	PS 84	VCCD	PS 85	PS 85	PS 85	PS86	PS86	PS86	PS88	PS87	PS95	PS89	PS97	
								Verano #5	Verano #2	Verano #3	Verano #1	Verano #1	Verano #2	Verano #2	Verano #2	Verano #2	Verano #2	Verano #2	Verano #2	Verano #3	Verano #3	Verano #4	Verano #4	Total
							gross	$738,042.73	$441,415.26	$1,332,855.44	$577,289.00	$684,958.92	$396,070.69	$295,598.32	$231,531.00	$234,798.50	$331,906.29	$261,498.86	$737,091.82	$585,033.54	$755,543.14	$421,195.53	$353,695.60	$8,378,524.64
							net	$678,999.31	$406,102.04	$1,226,227.00	$531,105.88	$630,162.21	$364,385.03	$271,950.45	$213,008.52	$216,014.62	$305,353.79	$240,578.95	$678,124.47	$538,230.86	$695,099.69	$387,499.89	$325,399.95	$7,708,242.67
								8.81%	5.27%	15.91%	6.89%	8.18%	4.73%	3.53%	2.76%	2.80%	3.96%	3.12%	8.80%	6.98%	9.02%	5.03%	4.22%	100.00%
Date Received	Description	Gross Tax Received	Discounts/ (Penalties)	Commissions	Property Appraisal	Interest	Net Amount Received	General Fund	General Fund	General Fund	Debt Service Fund	Debt Service Fund	Debt Service Fund	Debt Service Fund	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
				2.00%	2.00%			O&M Master	O&M Pod C	O&M Pod G	Series 2015	Series 2017	Series 2017 Pod A	Series 2017 Pod B	Series 2017 Pod C	Series 2020 Pod C	Series 2020 Pod D	Series 2020 Pod E	Series 2024 Pod D 4,5,6	Series 2021 Pod G	Series 2022 Pod G	Series 2023	Series 2025	
11/10/25	02/28-11/01/25	$71,167	$3,483	$1,354	$0	$0	$66,330	$6,792	$4,871	$1,357	$16,503	$15,702	$5,556	$4,146	$3,248	$1,898	$2,683	$2,114	$0	$790	$556	$114	$0	$66,330
11/17/25	11/01-11/06/25	$302,090	$12,084	$5,800	$0	$0	$284,206	$27,398	$18,848	$20,932	$51,447	$45,765	$17,287	$12,902	$10,105	$9,807	$13,863	$10,922	$14,333	$9,409	$11,623	$9,566	$0	$284,206
11/21/25	11/07-11/13/25	$564,345	$22,574	$10,835	$0	$0	$530,936	$48,931	$26,759	$73,741	$61,530	$73,700	$25,520	$19,046	$14,918	$13,351	$18,873	$14,869	$38,189	$48,181	$24,432	$28,898	$0	$530,936
12/02/25	11/14-11/20/25	$506,108	$20,245	$9,717	$0	$0	$476,146	$45,235	$25,686	$55,133	$37,197	$91,832	$24,753	$18,473	$14,470	$12,666	$17,904	$14,106	$44,868	$44,323	$9,150	$20,353	$0	$476,146
12/01/25	Property Appraiser	$0	$0	$0	$167,570	$0	($167,570)	-$14,761	-$8,828	-$26,657	-$11,546	-$13,699	-$7,921	-$5,912	-$4,631	-$4,696	-$6,638	-$5,230	-$14,742	-$11,701	-$15,111	-$8,424	-$7,074	-$167,570
12/08/25	11/21-11/27/25	$4,814,257	$192,572	$92,434	$0	$0	$4,529,251	$396,906	$257,409	$686,200	$243,157	$221,706	$233,083	$173,956	$136,253	$135,685	$191,801	$151,114	$494,336	$343,082	$342,973	$218,497	$303,090	$4,529,251
12/12/25	11/28-12/04/25	$512,623	$20,200	$9,848	$0	$0	$482,574	$45,743	$33,065	$39,175	$46,933	$72,221	$32,699	$24,404	$19,115	$15,817	$22,358	$17,615	$49,805	$17,337	$22,051	$24,237	$0	$482,574
12/19/25	12/05-12/11/25	$85,099	$2,881	$1,644	$0	$0	$80,574	$7,621	$3,794	$9,269	$9,924	$16,210	$2,242	$1,673	$1,310	$2,698	$3,814	$3,005	$7,378	$3,249	$6,154	$2,234	$0	$80,574
12/31/25	12/12-12/18/25	$318,657	$12,285	$6,127	$0	$0	$300,245	$19,969	$3,616	$122,561	$3,403	$3,296	$2,641	$1,971	$1,544	$2,276	$3,217	$2,535	$2,794	$0	$128,563	$1,861	$0	$300,245
01/06/26	12/19-12/25/25	$33,307	$983	$646	$0	$0	$31,677	$3,184	$2,318	$1,225	$4,718	$7,305	$1,201	$896	$702	$1,747	$2,470	$1,946	$2,794	$1,170	$0	$0	$0	$31,677
01/09/26	11/02-12/31/25	$109,328	$3,223	$2,122	$0	$0	$103,983	$10,081	$7,916	$4,949	$12,679	$15,441	$6,531	$4,874	$3,818	$4,545	$6,425	$5,062	$5,807	$2,340	$2,621	$10,895	$0	$103,983
01/09/26	Interest	$0	$0	$0	$0	$4,705	$4,705	$4,705	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$4,705
01/16/26	01/02-01/08/26	$24,049	$568	$470	$0	$0	$23,012	$2,069	$907	$3,668	$2,244	$2,266	$812	$606	$475	$483	$683	$538	$3,249	$2,364	$1,252	$1,395	$0	$23,012
01/26/26	01/09-01/15/26	$37,819	$801	$740	$0	$0	$36,278	$3,383	$3,790	$2,141	$2,490	$4,013	$3,074	$2,294	$1,797	$2,207	$3,120	$2,458	$3,265	$0	$2,246	$0	$0	$36,278
01/30/26	01/16-01/22/26	$11,787	$236	$231	$0	$0	$11,320	$1,210	$226	$0	$2,310	$3,592	$408	$305	$239	$0	$0	$0	$1,411	$0	$0	$1,619	$0	$11,320
02/06/26	01/23-01/29/26	$354,113	$7,127	$6,940	$0	$0	$340,046	$22,354	$2,156	$145,271	$3,438	$5,083	$936	$699	$547	$1,730	$2,446	$1,927	$0	$5,545	$146,295	$1,619	$0	$340,046
02/13/26	01/30-02/05/26	$28,902	$482	$568	$0	$0	$27,851	$2,559	$1,562	$3,750	$2,256	$4,919	$528	$394	$308	$1,342	$1,896	$1,494	$0	$1,194	$2,622	$3,028	$0	$27,851
02/23/26	02/06-02/12/26	$214,894	$2,149	$4,255	$0	$0	$208,490	$16,874	$829	$63,760	$0	$0	$461	$344	$270	$606	$857	$675	$1,426	$60,892	$0	$46,198	$15,297	$208,490
02/27/26	02/13-02/19/26	$11,614	$115	$230	$0	$0	$11,269	$1,108	$1,001	$59	$2,656	$886	$461	$344	$270	$788	$1,114	$877	$1,649	$56	$0	$0	$0	$11,269
03/06/26	02/20-02/26/26	$20,338	$182	$403	$0	$0	$19,753	$1,980	$648	$1,603	$2,656	$5,222	$0	$0	$0	$685	$968	$763	$1,426	$1,531	$0	$2,270	$0	$19,753
03/13/26	02/27-03/05/26	$26,496	$193	$526	$0	$0	$25,777	$2,360	$1,328	$4,062	$5,534	$3,186	$1,362	$1,017	$796	$606	$857	$675	$0	$2,728	$1,264	$0	$0	$25,777
03/20/26	03/06-03/12/26	$10,903	$23	$340	$0	$0	$10,663	$918	$1,221	$1,093	$0	$0	$1,099	$820	$642	$648	$916	$722	$0	$0	$1,146	$1,438	$0	$10,663
03/27/26	03/13-03/19/26	$26,000	$0	$520	$0	$0	$25,480	$2,556	$1,117	$1,184	$5,866	$4,648	$1,004	$750	$587	$593	$838	$661	$4,546	$1,131	$0	$0	$0	$25,480
04/03/26	03/20-03/26/26	$36,991	$0	$740	$0	$0	$36,251	$3,410	$2,117	$2,641	$1,031	$5,275	$1,299	$969	$759	$1,477	$2,088	$1,645	$5,761	$0	$2,770	$5,008	$0	$36,251
04/09/26	01/01-01/31/26	$42,360	$17	$847	$0	$0	$41,496	$4,163	$2,898	$1,484	$10,168	$8,795	$2,937	$2,192	$1,717	$1,344	$1,900	$1,497	$0	$0	$1,556	$844	$0	$41,496
04/09/26	Interest	$0	$0	$0	$0	$454	$454	$454	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$454
04/13/26	03/27-04/02/26	$88,840	$0	$1,779	$0	$113	$87,174	$9,021	$5,431	$1,845	$4,539	$28,758	$3,088	$2,305	$1,805	$3,933	$5,560	$4,380	$6,119	$1,242	$571	$8,577	$0	$87,174
04/20/26	04/01-04/09/26	$12,393	$0	$255	$0	$372	$12,510	$1,192	$1,038	$0	$1,062	$0	$858	$640	$502	$595	$841	$663	$1,716	$0	$0	$3,403	$0	$12,510
04/24/26	04/10-04/16/26	$13,198	($316)	$270	$0	$0	$13,243	$1,232	$1,339	$1,125	$1,185	$2,191	$0	$0	$0	$1,415	$2,000	$1,575	$0	$0	$1,180	$0	$0	$13,243
05/01/26	04/17-04/23/26	$4,747	($142)	$98	$0	$0	$4,791	$495	$275	$0	$0	$1,382	$496	$370	$290	$0	$0	$0	$1,483	$0	$0	$0	$0	$4,791
05/08/26	04/24-04/30/26	$5,493	($165)	$113	$0	$0	$5,544	$531	$225	$0	$0	$0	$0	$0	$0	$237	$336	$264	$0	$0	$0	$3,951	$0	$5,544
05/15/26	05/01-05/07/26	$3,255	($98)	$67	$0	$0	$3,286	$302	$600	$0	$0	$0	$555	$414	$324	$309	$437	$345	$0	$0	$0	$0	$0	$3,286
05/22/26	05/08-05/14/26	$3,097	($93)	$64	$0	$0	$3,126	$289	$544	$0	$0	$0	$984	$734	$575	$0	$0	$0	$0	$0	$0	$0	$0	$3,126
06/01/26	05/15-05/21/26	$6,495	($195)	$134	$0	$0	$6,556	$623	$758	$0	$1,062	$0	$0	$0	$0	$801	$1,132	$892	$1,290	$0	$0	$0	$0	$6,556
06/08/26	05/22-05/31/26	$9,834	($278)	$202	$0	$0	$9,910	$931	$511	$1,167	$3,701	$457	$466	$348	$272	$267	$378	$297	$0	$1,115	$0	$0	$0	$9,910
06/26/26	06/01-06/15/26	$66,528	($1,996)	$1,370	$0	$0	$67,154	$5,881	$1,916	$11,389	$4,618	$3,859	$1,270	$948	$743	$1,281	$1,811	$1,427	$1,290	$5,547	$5,854	$3,403	$15,915	$67,154
06/08/26	05/22-05/31/26	$1,393	($42)	$29	$0	$0	$1,406	$147	$0	$0	$1,259	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,406
07/09/26	Interest	$0	$0	$0	$0	$179	$179	$179	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$179
TOTALS		$8,378,521	$299,100	$161,721	$167,570	$5,823	$7,756,076	$688,027	$407,890	$1,234,126	$534,019	$634,011	$365,687	$272,922	$213,769	$217,142	$306,948	$241,835	$680,194	$541,523	$699,769	$390,986	$327,228	$7,756,076
						YTD collected %		100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
						YTD Gross collected		$738,042	$441,415	$1,332,854	$577,289	$684,959	$396,071	$295,598	$231,531	$234,799	$331,906	$261,499	$737,092	$585,033	$755,542	$421,196	$353,696	$8,378,521
						YTD Oustanding		$0	$0	$2	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1	$0	$0	$4