Verano #5

Community Development District

Budget Amendment

FY 2026

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Verano #5
Community Development District
Budget Amendment
General Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Budget Amendment FY 2026
REVENUES:					
Maintenance Assessments - V#1 S2015	$ 62,122	$ 62,869	$ -	$ 62,869	$ 62,888
Maintenance Assessments - V#1 S2017	86,910	87,927	-	87,927	87,948
Maintenance Assessments - V#2 S2017	308,523	310,160	-	310,160	310,441
Maintenance Assessments - V#2 S2020	301,753	304,050	-	304,050	304,085
Maintenance Assessments - V#2 S2024	110,041	110,769	-	110,769	110,778
Maintenance Assessments - V#3 S2021	649,498	654,514	-	654,514	654,274
Maintenance Assessments - V#3 S2022	753,580	759,598	-	759,598	759,616
Maintenance Assessments - V#4 S2023	41,525	42,198	-	42,198	42,212
Maintenance Assessments - V#4 S2025	44,085	44,514	-	44,514	44,534
Maintenance Assessments - V#5	38,523	38,523	-	38,523	38,523
Maintenance Assessments - V Center	13,377	14,227	-	14,227	14,227
Developer Contribution - Unplatted lots	-	-	-	-	-
Stormwater Rebate Fees	680,228	777,743	51,650	829,393	777,743
Interest Income	30,797	37,862	10,000	47,862	48,390
Carry Forward Surplus	-	141,259	-	141,259	413,997
TOTAL REVENUES	**$ 3,120,961**	**$ 3,386,211**	**$ 61,650**	**$ 3,447,862**	**$ 3,669,657**
EXPENDITURES:					
Administrative:					
Engineering	$ 20,000	$ 2,750	$ 17,250	$ 20,000	$ 20,000
Attorney	20,000	105,715	40,000	145,715	180,000
Annual Audit	5,000	4,600	-	4,600	4,600
Assessement Roll Administration	15,000	15,000	-	15,000	15,000
Dissemination Agent	5,000	3,750	1,250	5,000	5,000
Dissemination Agent Software	-	5,000	-	5,000	5,000
Management Fees	150,000	112,500	37,500	150,000	150,000
Website Maintenance	827	620	207	827	827
Telephone	50	-	25	25	-
Postage	900	731	169	900	2,275
Insurance General Liability	5,720	5,512	-	5,512	5,512
Printing & Binding	2,000	18	100	118	231
Legal Advertising	1,300	1,517	500	2,017	7,508
Other Current Charges	650	997	180	1,177	1,154
Office Supplies	300	1	50	51	300
Dues, Licenses & Subscriptions	175	175	-	175	175
Contingency	300	-	-	-	300
First Quarter Operating Capital	-	-	-	-	-
TOTAL ADMINISTRATIVE	**$ 227,222**	**$ 258,886**	**$ 97,231**	**$ 356,117**	**$ 397,882**

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General Fund

Description	Adopted Budget FY2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Budget Amendment FY 2026
Operations & Maintenance					
Field					
Conservation Easement Preserve	25,000	-	47,000	47,000	14,875
TOTAL FIELD	**$ 25,000**	**$ -**	**$ 47,000**	**$ 47,000**	**$ 14,875**
Master Right-Off-Way					
Field Management	$ 26,460	$ 18,000	$ 6,000	$ 24,000	$ 24,000
Electric streetlights	40,200	30,451	10,200	40,651	40,713
Landscape Verano Parkway	163,242	96,134	32,220	128,354	128,354
Irriagion maintenance	5,000	896	4,104	5,000	5,000
TOTAL MASTER RIGHT-OFF-WAY	**$ 234,902**	**$ 145,481**	**$ 52,524**	**$ 198,005**	**$ 198,067**
Stormwater					
Lake Maintenance					
Verano # 1	55,685	33,265	11,087	44,352	44,354
Verano # 2	96,520	63,000	21,000	84,000	84,000
Verano # 3	51,839	30,465	10,155	40,620	40,620
Verano # 4	79,181	28,530	9,510	38,040	38,040
				0	
Lake Bank Mowing					-
Verano # 1	88,251	57,329	19,243	76,572	76,472
Verano # 2	100,191	124,073	30,390	154,463	156,147
Verano # 3	35,597	53,370	17,790	71,160	71,160
Verano # 4	139,472	70,352	23,452	93,804	93,803
					-
Landscape - Freeze Project	-	260,068	-	260,068	268,568
					62,000
Water Sampling-BMAP	8,000	5,063	1,853	6,916	6,063
Contingency	302,489	591	-	591	302,489
Reserve for Lake/Lake Banks	-	-	-	-	-
TOTAL STORMWATER MAINTENANCE	**$ 957,224**	**$ 726,106**	**$ 144,480**	**$ 870,585**	**$ 1,243,714**
TOTAL OPERATING AND MAINTEANCE	**$ 1,217,126**	**$ 871,587**	**$ 244,004**	**$ 1,115,590**	**$ 1,456,656**
TOTAL EXPENDITURES	**$ 1,444,348**	**$ 1,130,473**	**$ 341,235**	**$ 1,471,708**	**$ 1,854,538**
Other Sources/(Uses)					
Intergovernmental Transfer	$ (1,676,613)	$ (1,815,120)	$ -	$ (1,815,120)	$ (1,815,120)
Transfer Conservation Easement Preserve	-	-	-	-	-
Transfer Reserve Stormwater	-	-	(161,034)	(161,034)	-
TOTAL OTHER SOURCES/(USES)	**$ (1,676,613)**	**$ (1,815,120)**	**$ (161,034)**	**$ (1,976,154)**	**$ (1,815,120)**
EXCESS REVENUES (EXPENDITURES)	**$ -**	**$ 440,619**	**$ (440,619)**	**$ -**	**$ -**

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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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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	**$14,875**

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Master Right off Way

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	$2,000	**$24,000**

Electric
The District has utility accounts with FPL for electric.

Vendor		Monthly fee	Annual
FPL	12275 SW Nettono Way SL	$542.75	$6,513
FPL	SW Verano Pkwy	$2,850.00	$34,200
	Total		**$40,713**

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

Vendor	Description	monthly	Total
PHL Land Care	Landscape mowing	$10,740	**$128,354**

Irrigation Repair
Cost of routine repairs and maintenance of the District's irrigation system.

Freeze Project
Replacing landscape/trees on Verano Parkway Road

Stormwater

Lake Maintenance
Cost to maintain the lake for Verano #1, Verano #2, Verano # 3 and Verano # 4 Districts..

Verano # 1	Solitude Lake Mgmt	17 lakes	$3,696	$44,354
Verano #2	Solitude Lake Mgmt	Common Area	$7,000	$84,000
Verano # 3	Solitude Lake Mgmt	Central Park	$3,385	$40,620
Verano # 4	Superior Waterway Service	Astor Creek	$3,170	$38,040

Landscape / Lake Bank Maintenance
Mowing of the common area, CrossTown and Central Park and lake banks for Verano #1, Verano #2, Verano # 3 and Verano # 4.

	Vendor	Description	monthly	Total
Verano # 1	United Land Service	Lake Bank Mowing	$5,123	$61,472
	United Land Service	Canal 24-C - North	$1,250	$15,000
Verano #2	United Land Service	Lake Bank Mowing	$11,762	$141,147
	United Land Service	Canal 24-C - South	$1,250	$15,000
Verano # 3	Florida Exotic Landscaping	Lake Bank Mowing	$2,880	$34,560
	Florida Exotic Landscaping	Central Park G2 Purple	$1,250	$15,000
	Florida Exotic Landscaping	Central Park G2 Orange	$1,800	$21,600
Verano # 4	Impact Landscaping	Lake Bank Astor Creek	$4,535	$54,420
	Astor Creek Golf&County Club	Lake Bank Astor Creek	$3,282	$39,383

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Stormwater (continued)

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	**$6,063**

Erosion Project
Verano # 1 erosion project

Contingency
Excess stormwater projects