

Verano #5
Community Development District

Approved Proposed Budget
FY 2027



Table of Contents

1-3 General Fund

4 Stormwater Fund

5-7 Narratives

8 Assessment Schedule

Verano #5
Community Development District
Approved Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
REVENUES:					
Maintenance Assessments - V#1 S2015	\$ 62,122	\$ 59,487	\$ 2,635	\$ 62,122	\$ -
Maintenance Assessments - V#1 S2017	86,910	80,892	6,017	86,910	-
Maintenance Assessments - V#2 S2017	308,523	300,267	8,257	308,523	-
Maintenance Assessments - V#2 S2020	301,753	287,717	14,036	301,753	-
Maintenance Assessments - V#2 S2024	110,041	108,866	1,175	110,041	-
Maintenance Assessments - V#3 S2021	649,498	644,635	4,864	649,498	-
Maintenance Assessments - V#3 S2022	753,580	746,504	7,076	753,580	-
Maintenance Assessments - V#4 S2023	41,525	39,456	2,069	41,525	-
Maintenance Assessments - V#4 S2025	44,085	42,801	1,284	44,085	-
Maintenance Assessments - V#5	38,523	38,523	-	38,523	38,523
Maintenance Assessments - V Center	13,377	14,227	-	14,227	-
Developer owned unplatted lots	-	-	-	-	20,386
Stormwater Rebate Fees	680,228	753,257	76,136	829,393	-
Interest Income	30,797	21,951	8,846	30,797	10,000
Carry Forward Surplus	-	25,000	-	25,000	25,000
TOTAL REVENUES	\$ 3,120,961	\$ 3,163,582	\$ 132,394	\$ 3,295,976	\$ 93,910

EXPENDITURES:

Administrative:

Engineering	\$ 20,000	\$ 2,750	\$ 17,250	\$ 20,000	\$ 5,000
Attorney	20,000	44,862	20,000	64,862	10,000
Annual Audit	5,000	4,600	-	4,600	5,000
Assesment Roll Administration	15,000	15,000	-	15,000	1,500
Dissemination Agent	5,000	2,500	2,500	5,000	2,500
Dissemination Agent Software	-	5,000	-	5,000	5,000
Management Fees	150,000	75,000	75,000	150,000	25,000
Trustee Fees	-	-	-	-	4,000
Information Technology	-	-	-	-	-
Website Maintenance	827	414	414	827	827
Telephone	50	-	50	50	-
Postage	900	422	478	900	500
Insurance General Liability	5,720	5,512	-	5,512	6,063
Printing & Binding	2,000	8	500	508	500
Legal Advertising	1,300	865	435	1,300	500
Other Current Charges	650	195	400	595	1,000
Office Supplies	300	0	100	100	50
Dues, Licenses & Subscriptions	175	175	-	175	175
Contingency	300	-	-	-	-
First Quarter Operating Capital	-	-	-	-	25,000
TOTAL ADMINISTRATIVE	\$ 227,222	\$ 157,303	\$ 117,127	\$ 274,430	\$ 92,616

Verano #5
Community Development District
Approved Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Proposed 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	\$ 12,000	\$ 12,000	\$ 24,000	\$ -
Electric streetlights	40,200	16,805	23,395	40,200	-
Landscape Verano Parkway	163,242	82,214	81,028	163,242	-
Irrigation maintenance	5,000	523	4,477	5,000	-
TOTAL MASTER RIGHT-OFF-WAY	\$ 234,902	\$ 111,542	\$ 120,900	\$ 232,442	\$ -
Stormwater					
Lake Maintenance					
Verano # 1	55,685	22,177	22,175	44,352	-
Verano # 2	96,520	42,000	42,000	84,000	-
Verano # 3	51,839	20,310	20,310	40,620	-
Verano # 4	79,181	19,020	19,020	38,040	-
Lake Bank Mowing					
Verano # 1	88,251	38,186	38,386	76,572	-
Verano # 2	100,191	46,382	91,782	138,164	-
Verano # 3	35,597	17,280	17,280	34,560	-
Verano # 4	139,472	46,901	46,903	93,804	-
Mosquito Control					
Verano # 3	-	-	25,876	25,876	-
Water Sampling-BMAP	8,000	3,705	4,295	8,000	-
Contingency	302,489	454	177,396	177,850	-
Reserve for Lake/Lake Banks	-	-	-	-	-
TOTAL STORMWATER MAINTENANCE	\$ 957,224	\$ 256,416	\$ 505,422	\$ 761,838	\$ -
TOTAL OPERATING AND MAINTENANCE	\$ 1,217,126	\$ 367,958	\$ 673,322	\$ 1,041,280	\$ 30,000
TOTAL EXPENDITURES	\$ 1,444,348	\$ 525,260	\$ 790,449	\$ 1,315,709	\$ 122,616
Other Sources/(Uses)					
Intergovernmental Transfer	\$ (1,676,613)	\$ (1,777,818)	\$ (16,415)	\$ (1,794,233)	\$ -
Transfer Conservation Easement Preserve	-	-	-	-	28,706
Transfer Reserve Stormwater	-	-	(161,034)	(161,034)	-
TOTAL OTHER SOURCES/(USES)	\$ (1,676,613)	\$ (1,777,818)	\$ (177,449)	\$ (1,955,267)	\$ 28,706
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 860,504	\$ (835,504)	\$ 25,000	\$ -

Verano #5
Community Development District
Approved Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Proposed 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			

Verano #5
Community Development District
Approved Proposed Budget
Stormwater Fund

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
<u>REVENUES:</u>					
Stormwater Rebate Fees	\$ -	\$ -	\$ -	\$ -	829,394
Interest Income	-	-	-	-	10,000
Carry Forward Surplus	-	-	-	-	161,034
	
TOTAL REVENUES	\$ -	\$ -	\$ -	\$ -	\$ 1,000,428
 <i>Operations & Maintenance</i>					
<u>Stormwater</u>					
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
<u>Other Sources/(Uses)</u>					
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	\$ -

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 owned 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.

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 Operating 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

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
TBD	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

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				