

Verano #3
Community Development District

Adopted Budget
FY 2026



Table of Contents

1-2	<u>General Fund</u>
3-6	<u>Narratives</u>
7-8	<u>Debt Service Fund Series 2021</u>
9-10	<u>Debt Service Fund Series 2022</u>
11	<u>Assessment Schedules</u>

Verano #3
Community Development District
Adopted Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 7/31/25	Projected Next 2 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
-------------	-----------------------------	-------------------------	----------------------------	---------------------------	------------------------------

REVENUES:

Special Assessments - Tax Roll	\$ 1,197,523	\$ 688,341	\$ -	\$ 688,341	\$ 1,226,227
Intergovernmental Transfer ⁽¹⁾	-	-	-	-	34,188
Special Assessments - Estoppels	-	263,799	-	263,799	-
Interest income	15,000	35,571	6,000	41,571	20,000
Amenity Revenue	-	3,150	-	3,150	-
Carry Forward Surplus	100,865	577,874	-	577,874	70,500
TOTAL REVENUES	\$ 1,313,388	\$ 1,568,735	\$ 6,000	\$ 1,574,735	\$ 1,350,915

EXPENDITURES:

Administrative

Annual Audit	\$ 6,500	\$ 6,600	\$ -	\$ 6,600	\$ 6,700
Arbitrage Rebate	1,100	1,100	-	1,100	1,100
Dissemination Agent	5,250	4,375	875	5,250	5,513
Trustee Fees	12,000	8,081	-	8,081	13,200
Website Maintenance	788	657	131	788	827
Insurance General Liability	5,500	5,351	-	5,351	5,886
Other Current Charges	2,875	213	110	323	787
Dues, Licenses & Subscriptions	175	175	-	175	175
Total Administrative	\$ 34,188	\$ 26,552	\$ 1,116	\$ 27,668	\$ 34,188

Operations & Maintenance

Common Area Maintenance

Field Management	\$ 12,840	\$ 8,333	\$ 1,667	\$ 10,000	\$ -
Electric Utility Services	60,000	82,187	16,600	98,787	102,000
Landscape Maintenance	320,928	267,438	53,488	320,926	320,928
Plant Replacement	30,000	12,573	17,427	30,000	30,000
Irrigation Repairs	15,000	-	15,000	15,000	15,000
Irrigation Pump Maintenance	6,000	5,936	-	5,936	6,000
Lake Midgets	10,200	-	10,200	10,200	10,200
Pest Control & Fertilization	32,100	-	5,350	5,350	26,000
Mulch	58,000	-	50,000	50,000	50,000
Sidewalk/Road Repairs	25,000	4,597	20,403	25,000	25,000
Entry & Walls Maintenance	10,000	9,006	-	9,006	10,000
Contingency	30,032	-	-	-	25,000
Holiday Decoration	-	2,200	-	2,200	2,200
Capital Outlay	-	38,772	90,468	129,240	37,813
Total Common Area Maintenance	\$ 610,100	\$ 431,042	\$ 280,602	\$ 711,644	\$ 660,141

Verano #3
Community Development District
Adopted Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 7/31/25	Projected Next 2 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
<u>Amenity Center/Park Maintenance</u>					
Clubhouse/Restroom Building Maintenance	\$ 15,000	\$ 386	\$ 2,500	\$ 2,886	\$ 10,000
Common Area Maintenance	30,000	1,542	5,000	6,542	10,000
A/C Maintenance	2,000	-	2,000	2,000	3,000
Sidewalk/Parking lot repairs	15,000	1,659	13,341	15,000	15,000
Amenity Management	75,000	16,667	3,333	20,000	70,000
Lifestyle Management	25,000	32,572	18,845	51,417	31,417
Security Service	-	-	-	-	34,944
Property Insurance	30,000	53,446	-	53,446	60,000
Pool Maintenance Contracts	28,200	23,500	4,700	28,200	28,200
Pool Repairs	3,000	898	2,102	3,000	10,000
Pool Permits	-	525	-	525	525
Landscape/Irrigation Maintenance	99,800	66,500	13,300	79,800	99,800
Mulch	11,800	-	11,800	11,800	20,000
Plant Replacement	20,000	4,165	15,835	20,000	20,000
Irrigation Repairs	12,500	-	12,500	12,500	12,500
Pest Control & Fertilization	5,500	-	917	917	10,000
Playground Maintenance (includes inspection)	2,500	-	2,500	2,500	5,000
Water Utility Services	30,000	10,812	1,300	12,112	20,000
Electrical Utility Services	75,000	10,478	2,400	12,878	18,000
Janitorial Services/Supplies	99,200	66,380	12,820	79,200	99,200
Telephone/Internet	6,000	-	-	-	-
Access Control (gates)	3,600	6,389	1,611	8,000	8,000
Security Cameras (monitoring)	25,000	4,566	765	5,331	15,000
Trash Collection	5,000	2,179	436	2,615	5,000
Special Events	-	-	-	-	6,000
Contingency	-	-	-	-	25,000
Capital Outlay	-	6,094	-	6,094	-
Capital Improvements	-	-	-	-	20,000
Total Amenity Center/Park Maintenance	\$ 619,100	\$ 308,758	\$ 128,005	\$ 436,763	\$ 656,586
<u>Capital Improvement</u>					
Capital Improvements	\$ 50,000	\$ -	\$ 50,000	\$ 50,000	\$ -
Total Capital Improvement	\$ 50,000	\$ -	\$ 50,000	\$ 50,000	\$ -
Total Operating Expenditures	\$ 1,279,200	\$ 739,799	\$ 458,608	\$ 1,198,407	\$ 1,316,727
TOTAL EXPENDITURES	\$ 1,313,388	\$ 766,351	\$ 459,724	\$ 1,226,075	\$ 1,350,915
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 802,384	\$ (453,724)	\$ 348,660	\$ -

⁽¹⁾ Transfers from Verano #5

Product	Assessable Units	Total Gross Assessments	* Combined Rate- Per Unit FY 2025	* Combined Rate- Per Unit FY 2026	Increase / (Decrease)
Apartments	318	\$90,524.46	\$284.65	\$284.67	\$0.00
Casitas	158	\$78,758.46	\$474.72	\$498.47	\$23.75
40' Single Family	247	\$279,822.51	\$1,078.90	\$1,132.88	\$53.98
50' Single Family	371	\$483,347.10	\$1,240.74	\$1,302.82	\$62.08
60' Single Family	40	\$60,269.42	\$1,434.94	\$1,506.74	\$71.80
Villa/Townhome	528	\$532,363.58	\$960.22	\$1,008.26	\$48.04
Total (Gross)	1662	\$1,525,085.52			5%
Total (Net)		\$1,403,078.68			

* These amounts are grossed up 8% to cover early payment discounts and County collection fees.

Verano #3
Community Development District
Budget Narrative
FY 2026

REVENUES

Special Assessments - Tax Roll/ Intergovernmental Transfer

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.

Interest

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

Expenditures - Administrative

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.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Trustee Fees

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

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.

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.

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.

Other Current Charges

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

Due, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175.

Expenditures – Field

Electric Utility Services

Electric service for the common are with FPL.

Meter	Location	monthly	Total
13111-49445	9706 SW Libertas Way	\$800	\$9,600
10281-33500	12235 SW Roma Cir SL	\$5,500	\$66,000
68982-83228	11451 SW Roma Way	\$50	\$600
10935-34442	12455 SW Roma Cir-Fountain	\$800	\$9,600
752190-8009	12171 SW Roma Way	\$1,350	\$16,200
	Total	\$8,500	\$102,000

Verano #3
Community Development District
Budget Narrative
FY 2026

Expenditures – Field (continued)

Landscape Maintenance

The district will contract a landscaping company to maintain the districts common area. Includes wet check.

Description	Vendor	monthly	Total
Lawn maintenance	Florida Exotic Landscape	\$14,544	\$174,528
Lawn maintenance CP G2	Florida Exotic Landscape	\$12,200	\$146,400
	Total	\$26,744	\$320,928

Plant Replacement

Costs to replace plants throughout the district.

Irrigation Repair

Cost for maintaining the irrigation system.

Irrigation Water Manager

Cost to monitor the common area clocks.

Irrigation Pump System maintenance

The district contracted Hoover Pumping Systems to maintain the pump system.

Lake Midgets

The district will contract Solitude Lake Management for larvicide treatments.

Pest Control & Fertilization

The district will contract a company for pest control throughout the district's common area.

Mulch

Cost for mulch throughout the district.

Sidewalk/Road Repairs

Cost to maintain and repair the common area roads.

Entry & Walls Maintenance

Costs to maintain walls of the district.

Contingency

Cost to cover anything unexpected repairs.

Holiday Decoration

Cost for Holiday decorations

Capital Outlay

Costs to maintain any capital improvements

Expenditures- Amenity Center/Park Maintenance

Clubhouse/Restroom Building Maintenance

Cost to maintain the clubhouse/restroom building.

Common Area Maintenance

Cost to maintain common area.

A/C Maintenance

Cost to maintain the Air conditioning unit per contract.

Sidewalk/Parking lot repairs

Cost to repair sidewalk and parking lot

Verano #3
Community Development District
Budget Narrative
FY 2026

Expenditures- Amenity Center/Park Maintenance (continued)

Amenity Management

District contracted Community Association CALM, LLC to oversee the amenity overall activities, oversee, interact performance, prepare scopes of work, evaluate vendors, review scope of services, review and inspect the common area, interact with residents and builders, issue amenity access cards and coordinate events reservations.

Description	Vendor	monthly	Total
Amenity personal for 28 hours	3 CALM II LLC	\$5,833	\$70,000

Lifestyle Management

District contracted FirstService Residential Florida, Inc with a Lifestyle Coordinator.

Description	Vendor	monthly	Total
Lifestyle Coordinator	FirstService Residential	\$2,618	\$31,417

Security Service

The District will contract with a security company to monitor the amenity area.

Description	Vendor	monthly	Total
3 Days 8 hours a week	TBD	\$2,912	\$34,944

Property Insurance

Insurance for Amenity/restroom/pavilion buildings

Pool Maintenance Contracts

Cost to maintain the pool per contract.

Description	Vendor	monthly	Total
Pool maintenance	Sandy Gordon	\$2,350	\$28,200

Pool Repairs

Cost to repairs and maintenance of amenity pool.

Pool Permits

Two Pool permit fees.

Landscape/Irrigation Maintenance

The District has a contract with Florida Exotic Landscaping to maintain the Central Park area within the district.

Turf maintenance 40 cuts per year
 Shrubbery/plant and tree trimming included - pinning and thinning 12 times per year
 Shrubs will be trimmed
 Beds raked and weeded 12 times per year
 Hedges height feet and higher will be maintained
 Small trees up to 10ft will be trimmed and shaped
 Fertilization of shrubs and palms included
 Turf grass will be fertilized
 Sidewalks, roads, curbs and patios will be blown clean
 St. Augustine, Bahia will be fertilized 4 times per year
 Shrubs and ground cover will be fertilized 4 times a year
 Ornamental and shade tree will be fertilized
 Insect and weed control bi weekly included
 Annual and mulching not included
 Irrigation inspection of sprinkler system included (labor for repairs and material not included)

Description	Vendor	monthly	Total
Lawn maintenance	Florida Exotic Landscape	\$6,650	\$79,800
Contingency	Florida Exotic Landscape		\$20,000
Total			\$99,800

Verano #3

Community Development District

Budget Narrative

FY 2026

Expenditures- Amenity Center/Park Maintenance (continued)

Mulch

Cost for mulch throughout the district.

Plant Replacement

Cost to replace plants/tress throughout the district.

Irrigation Repairs

Cost to repair irrigation throughout the district.

Pest Control & Fertilization

Cost for pest control and fertilization.

Playground Maintenance

Cost to maintain and repair the playground and annual inspection.

Water Utility Services

Water utility service for the clubhouse with City of Port St Lucie.

Meter	Location	monthly	Total
1578619254	12552 SW Roma Cir - Fountain	\$67	\$800
1577507026	12600 SW Roma Circle	\$600	\$7,200
1578619276	12601 SW Roma Circle Pool	\$1,000	\$12,000
	Total	\$1,667	\$20,000

Electrical Utility Service

Electric service for the clubhouse with FPL.

Meter	Location	monthly	Total
88303-66467	12600 SW Roma Circle	\$1,500	\$18,000

Janitorial Services/Supplies

Maintain the general appearance of all indoor spaces at all times: Facilitate emergency maintenance, vacuum carpet, dust mop, clean window and bathrooms, bathrooms includes all necessities. Cleaning supplies and chemicals are not included.

Description	Vendor	monthly	Total
Housekeeping 5 days a week	GMS	\$8,267	\$99,200

Access Control

Cost to have access control system service for the clubhouse.

Description	Vendor	monthly	Total
Access to amenity	Cell Gate	\$250	\$3,000
Fobs	Ramco Protective		\$5,000
	Total		\$8,000

Security Cameras monitoring

Cost for monitoring the clubhouse.

Description	Vendor	monthly	Total
Video Monitoring voice down speaker	SafeTouch	\$500	\$6,000
Additional cameras	SafeTouch		\$9,000
	Total		\$15,000

Trash Collection

Cost to remove trash at clubhouse and pavilion.

Description	Vendor	monthly	Total
Trash collection	FCC	\$417	\$5,000

Special Event

Lifestyle event costs.

Contingency

Costs that have not been covered above

Capital Improvements

Cost for capital improvements for the Amenity.

Verano #3
Community Development District
Adopted Budget
Debt Service Series 2021 Special Assessment Bonds

Description	Adopted FY2025	Actuals Thru 7/31/25	Projected Next 2 Months	Projected Thru 9/30/25	Adopted FY 2026
-------------	-------------------	-------------------------	----------------------------	---------------------------	--------------------

REVENUES:

Special Assessments - Tax Roll	\$ 538,231	\$ 543,933	\$ -	\$ 543,933	\$ 538,231
Interest Income	10,000	20,867	1,133	22,000	10,000
Carry Forward Balance ⁽¹⁾	195,169	200,324	-	200,324	214,666

TOTAL REVENUES	\$ 743,400	\$ 765,123	\$ 1,133	\$ 766,257	\$ 762,896
-----------------------	-------------------	-------------------	-----------------	-------------------	-------------------

EXPENDITURES:

Interest - 11/01	\$ 162,869	\$ 162,869	\$ -	\$ 162,869	\$ 160,316
Interest - 05/01	162,869	162,869	-	162,869	160,316
Principal - 05/01	215,000	215,000	-	215,000	220,000

TOTAL EXPENDITURES	\$ 540,738	\$ 540,738	\$ -	\$ 540,738	\$ 540,631
---------------------------	-------------------	-------------------	-------------	-------------------	-------------------

Other Sources/(Uses)

Transfer in/(Out)	\$ (8,000)	\$ (9,854)	\$ (1,000)	\$ (10,854)	\$ (8,000)
-------------------	------------	------------	------------	-------------	------------

TOTAL OTHER SOURCES/(USES)	\$ (8,000)	\$ (9,854)	\$ (1,000)	\$ (10,854)	\$ (8,000)
-----------------------------------	-------------------	-------------------	-------------------	--------------------	-------------------

TOTAL EXPENDITURES	\$ 548,738	\$ 550,591	\$ 1,000	\$ 551,591	\$ 548,631
---------------------------	-------------------	-------------------	-----------------	-------------------	-------------------

EXCESS REVENUES (EXPENDITURES)	\$ 194,663	\$ 214,532	\$ 133	\$ 214,666	\$ 214,265
---------------------------------------	-------------------	-------------------	---------------	-------------------	-------------------

⁽¹⁾ Carry forward surplus is net of the reserve requirement

Interest - 11/1/26 \$ 157,703

Product	Assessable Unitss	Total Assessments	* Gross per Unit FY2025	* Gross per Unit FY2026	Increase / (Decrease)
Phase 1					
Pod 1 - 50' Lots	139	\$196,387.36	1,412.86	\$1,412.86	\$0.00
Pod 4 - 40' Lots	122	\$159,110.54	1,304.18	\$1,304.18	\$0.00
Pod 4 - 50' Lots	2	\$2,825.72	1,412.86	\$1,412.86	\$0.00
Pod 5 - 40' Lots	23	\$32,495.75	1,412.86	\$1,412.86	\$0.00
Pod 5 - 50' Lots	63	\$89,010.10	1,412.86	\$1,412.86	\$0.00
Pod 5 - Park Lots 60'	40	\$65,209.13	1,630.23	\$1,630.23	\$0.00
Pod 5 - Villas	46	\$39,995.00	869.46	\$869.46	\$0.00
Total (Gross)	435	\$ 585,033.60			
Total (Net)		\$ 538,230.91			

* These amounts are grossed up 8% to cover early payment discounts and County collection fees.

Verano #3
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2021 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/24	\$ 9,095,000	2.375%	\$ -	\$ 162,869	\$ 162,869
05/01/25	9,095,000	2.375%	215,000	162,869	
11/01/25	8,880,000	2.375%	-	160,316	538,184
05/01/26	8,880,000	2.375%	220,000	160,316	
11/01/26	8,660,000	2.375%	-	157,703	538,019
05/01/27	8,660,000	3.000%	225,000	157,703	
11/01/27	8,435,000	3.000%	-	154,328	537,031
05/01/28	8,435,000	3.000%	230,000	154,328	
11/01/28	8,205,000	3.000%	-	150,878	535,206
05/01/29	8,205,000	3.000%	240,000	150,878	
11/01/29	7,965,000	3.000%	-	147,278	538,156
05/01/30	7,965,000	3.000%	245,000	147,278	
11/01/30	7,720,000	3.000%	-	143,603	535,881
05/01/31	7,720,000	3.000%	250,000	143,603	
11/01/31	7,470,000	3.000%	-	139,853	533,456
05/01/32	7,470,000	3.375%	260,000	139,853	
11/01/32	7,210,000	3.375%	-	135,466	535,319
05/01/33	7,210,000	3.375%	270,000	135,466	
11/01/33	6,940,000	3.375%	-	130,909	536,375
05/01/34	6,940,000	3.375%	280,000	130,909	
11/01/34	6,660,000	3.375%	-	126,184	537,094
05/01/35	6,660,000	3.375%	290,000	126,184	
11/01/35	6,370,000	3.375%	-	121,291	537,475
05/01/36	6,370,000	3.375%	300,000	121,291	
11/01/36	6,070,000	3.375%	-	116,228	537,519
05/01/37	6,070,000	3.375%	310,000	116,228	
11/01/37	5,760,000	3.375%	-	110,997	537,225
05/01/38	5,760,000	3.375%	320,000	110,997	
11/01/38	5,440,000	3.375%	-	105,597	536,594
05/01/39	5,440,000	3.375%	330,000	105,597	
11/01/39	5,110,000	3.375%	-	100,028	535,625
05/01/40	5,110,000	3.375%	340,000	100,028	
11/01/40	4,770,000	3.375%	-	94,291	534,319
05/01/41	4,770,000	3.375%	355,000	94,291	
11/01/41	4,415,000	3.375%	-	88,300	537,591
05/01/42	4,415,000	4.000%	365,000	88,300	
11/01/42	4,050,000	4.000%	-	81,000	534,300
05/01/43	4,050,000	4.000%	380,000	81,000	
11/01/43	3,670,000	4.000%	-	73,400	534,400
05/01/44	3,670,000	4.000%	395,000	73,400	
11/01/44	3,275,000	4.000%	-	65,500	533,900
05/01/45	3,275,000	4.000%	415,000	65,500	
11/01/45	2,860,000	4.000%	-	57,200	537,700
05/01/46	2,860,000	4.000%	430,000	57,200	
11/01/46	2,430,000	4.000%	-	48,600	535,800
05/01/47	2,430,000	4.000%	450,000	48,600	
11/01/47	1,980,000	4.000%	-	39,600	538,200
05/01/48	1,980,000	4.000%	465,000	39,600	
11/01/48	1,515,000	4.000%	-	30,300	534,900
05/01/49	1,515,000	4.000%	485,000	30,300	
11/01/49	1,030,000	4.000%	-	20,600	535,900
05/01/50	1,030,000	4.000%	505,000	20,600	
11/01/50	525,000	4.000%	-	10,500	536,100
05/01/51	525,000	4.000%	525,000	10,500	535,500
Total			\$ 9,095,000	\$ 5,545,638	\$ 14,640,638

Verano #3
Community Development District
Adopted Budget
Debt Service Series 2022 Special Assessment Bonds

Description	Adopted FY2025	Actuals Thru 7/31/25	Projected Next 2 Months	Projected Thru 9/30/25	Adopted FY 2026
REVENUES:					
Special Assessments - Tax Roll	\$ 432,064	\$ 399,745	\$ -	\$ 399,745	\$ 695,100
Special Assessments - Estoppels	262,836	220,349	77,251	297,601	-
Interest Income	20,000	39,956	5,044	45,000	40,000
Carry Forward Balance	424,594	435,640	-	435,640	459,348
TOTAL REVENUES	\$ 1,139,494	\$ 1,095,690	\$ 82,295	\$ 1,177,986	\$ 1,194,448

EXPENDITURES:					
Interest - 11/01	\$ 288,568	\$ 288,568	\$ -	\$ 288,568	\$ 285,190
Principal - 11/01	115,000	115,000	-	115,000	120,000
Interest - 05/01	285,190	285,190	-	285,190	281,665
TOTAL EXPENDITURES	\$ 688,758	\$ 688,758	\$ -	\$ 688,758	\$ 686,855

Other Sources/(Uses)					
Transfer in/(Out)	\$ (20,000)	\$ (25,480)	\$ (4,400)	\$ (29,880)	\$ (26,400)
TOTAL OTHER SOURCES/(USES)	\$ (20,000)	\$ (25,480)	\$ (4,400)	\$ (29,880)	\$ (26,400)
TOTAL EXPENDITURES	\$ 708,758	\$ 714,238	\$ 4,400	\$ 718,638	\$ 713,255
EXCESS REVENUES (EXPENDITURES)	\$ 430,735	\$ 381,453	\$ 77,895	\$ 459,348	\$ 481,193

Principal - 11/1/26	\$ 130,000
Interest - 11/1/26	281,665
Total	<u>\$ 411,665</u>

Product	Assessable Unitss	Total Assessments	* Gross per Unit FY2025	* Gross per Unit FY2026	Increase / (Decrease)
Phase 2					
Pod 6 - 50's	82	\$115,869.57	\$1,413.04	\$1,413.04	\$0.00
Pod 7 - Townhomes	206	\$223,913.04	\$1,086.96	\$1,086.96	\$0.00
Pod 7 - 40's	102	\$133,043.48	\$1,304.35	\$1,304.35	\$0.00
Pod 7 - 50's	85	\$120,108.70	\$1,413.04	\$1,413.04	\$0.00
Pod 7 - Villas	56	\$66,956.52	\$1,195.65	\$1,195.65	\$0.00
South Parcel - Townh	220	\$95,652.17	\$434.78	\$434.78	\$0.00
Total (Gross)	751	\$ 755,543.48			
Total (Net)		\$ 695,100.00			

* These amounts are grossed up 8% to cover early payment discounts and County collection fees.

Verano #3
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2022 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/24	\$ 8,885,000	5.875%	\$ 115,000	\$ 288,568	\$ 403,568
05/01/25	8,770,000	5.875%	-	285,190	
11/01/25	8,770,000	5.875%	120,000	285,190	690,380
05/01/26	8,650,000	5.875%	-	281,665	
11/01/26	8,650,000	5.875%	130,000	281,665	693,330
05/01/27	8,520,000	5.875%	-	277,846	
11/01/27	8,520,000	5.875%	135,000	277,846	690,693
05/01/28	8,385,000	5.875%	-	273,881	
11/01/28	8,385,000	5.875%	145,000	273,881	692,761
05/01/29	8,240,000	5.875%	-	269,621	
11/01/29	8,240,000	5.875%	155,000	269,621	694,243
05/01/30	8,085,000	6.450%	-	265,068	
11/01/30	8,085,000	6.450%	160,000	265,068	690,136
05/01/31	7,925,000	6.450%	-	259,908	
11/01/31	7,925,000	6.450%	170,000	259,908	689,816
05/01/32	7,755,000	6.450%	-	254,426	
11/01/32	7,755,000	6.450%	185,000	254,426	693,851
05/01/33	7,570,000	6.450%	-	248,459	
11/01/33	7,570,000	6.450%	195,000	248,459	691,919
05/01/34	7,375,000	6.450%	-	242,171	
11/01/34	7,375,000	6.450%	210,000	242,171	694,341
05/01/35	7,165,000	6.450%	-	235,398	
11/01/35	7,165,000	6.450%	220,000	235,398	690,796
05/01/36	6,945,000	6.450%	-	228,303	
11/01/36	6,945,000	6.450%	235,000	228,303	691,606
05/01/37	6,710,000	6.450%	-	220,724	
11/01/37	6,710,000	6.450%	250,000	220,724	691,449
05/01/38	6,460,000	6.450%	-	212,662	
11/01/38	6,460,000	6.450%	265,000	212,662	690,324
05/01/39	6,195,000	6.450%	-	204,116	
11/01/39	6,195,000	6.450%	285,000	204,116	693,231
05/01/40	5,910,000	6.450%	-	194,924	
11/01/40	5,910,000	6.450%	300,000	194,924	689,849
05/01/41	5,610,000	6.450%	-	185,249	
11/01/41	5,610,000	6.450%	320,000	185,249	690,499
05/01/42	5,290,000	6.450%	-	174,929	
11/01/42	5,290,000	6.450%	345,000	174,929	694,859
05/01/43	4,945,000	6.625%	-	163,803	
11/01/43	4,945,000	6.625%	365,000	163,803	692,606
05/01/44	4,580,000	6.625%	-	151,713	
11/01/44	4,580,000	6.625%	390,000	151,713	693,425
05/01/45	4,190,000	6.625%	-	138,794	
11/01/45	4,190,000	6.625%	415,000	138,794	692,588
05/01/46	3,775,000	6.625%	-	125,047	
11/01/46	3,775,000	6.625%	440,000	125,047	690,094
05/01/47	3,335,000	6.625%	-	110,472	
11/01/47	3,335,000	6.625%	470,000	110,472	690,944
05/01/48	2,865,000	6.625%	-	94,903	
11/01/48	2,865,000	6.625%	500,000	94,903	689,806
05/01/49	2,365,000	6.625%	-	78,341	
11/01/49	2,365,000	6.625%	535,000	78,341	691,681
05/01/50	1,830,000	6.625%	-	60,619	
11/01/50	1,830,000	6.625%	570,000	60,619	691,238
05/01/51	1,260,000	6.625%	-	41,738	
11/01/51	1,260,000	6.625%	610,000	41,738	693,475
05/01/52	650,000	6.625%	-	21,531	
11/01/52	650,000	6.625%	650,000	21,531	693,063
Total			\$ 8,885,000	\$ 10,891,569	\$ 19,776,569

Verano #3
Community Development District
Non-Ad Valorem Assessments Comparison
2025-2026

Neighborhood	O&M Units	Bonds Units	Bonds Units	Annual Maintenance Assessments			Annual Debt Assessments				Total Assessed Per Unit					
				FY 2026	FY2025	Increase/ (decrease)	FY 2026		FY2025		FY 2026		FY2025		Increase/ (decrease)	
	O&M	Series 2021	Series 2022	O&M	O&M	O&M	Series 2021	Series 2022	Series 2021	Series 2022	Series 2021	Series 2022	Series 2021	Series 2022	Total	
ON ROLL																
Apartments																
Pod 2	318	0	0	\$284.67	\$284.65	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$284.67	\$284.67	\$284.65	\$284.65	\$0.00	0.00%
Casitas																
Pod 3	158	0	0	\$498.47	\$474.72	\$23.75	\$0.00	\$0.00	\$0.00	\$0.00	\$498.47	\$498.47	\$474.72	\$474.72	\$23.75	5.00%
40' Single Family																
Pod 4	122	122	0	\$1,132.88	\$1,078.90	\$53.98	\$1,304.18	\$0.00	\$1,304.18	\$0.00	\$2,437.06	\$1,132.88	\$2,383.08	\$1,078.90	\$53.98	5.00%
Pod 5	23	23	0	\$1,132.88	\$1,078.90	\$53.98	\$1,412.86	\$0.00	\$1,304.18	\$0.00	\$2,545.74	\$1,132.88	\$2,383.08	\$1,078.90	\$53.98	5.00%
Pod 7	102	0	102	\$1,132.88	\$1,078.90	\$53.98	\$0.00	\$1,304.35	\$0.00	\$1,304.35	\$1,132.88	\$2,437.23	\$1,078.90	\$2,383.25	\$53.98	5.00%
50' Single Family																
Pod 1	139	139	0	\$1,302.82	\$1,240.74	\$62.08	\$1,412.86	\$0.00	\$1,412.86	\$0.00	\$2,715.68	\$1,302.82	\$2,653.60	\$1,240.74	\$62.08	5.00%
Pod 4	2	2	0	\$1,302.82	\$1,240.74	\$62.08	\$1,412.86	\$0.00	\$1,412.86	\$0.00	\$2,715.68	\$1,302.82	\$2,653.60	\$1,240.74	\$62.08	5.00%
Pod 5	63	63	0	\$1,302.82	\$1,240.74	\$62.08	\$1,412.86	\$0.00	\$1,412.86	\$0.00	\$2,715.68	\$1,302.82	\$2,653.60	\$1,240.74	\$62.08	5.00%
Pod 6	82	0	82	\$1,302.82	\$1,240.74	\$62.08	\$0.00	\$1,413.04	\$0.00	\$1,413.04	\$1,302.82	\$2,715.86	\$1,240.74	\$2,653.78	\$62.08	5.00%
Pod 7	85	0	85	\$1,302.82	\$1,240.74	\$62.08	\$0.00	\$1,413.04	\$0.00	\$1,413.04	\$1,302.82	\$2,715.86	\$1,240.74	\$2,653.78	\$62.08	5.00%
60' Single Family																
Pod 5	40	40	0	\$1,506.74	\$1,434.94	\$71.80	\$1,630.23	\$0.00	\$1,630.23	\$0.00	\$3,136.97	\$1,506.74	\$3,065.17	\$1,434.94	\$71.80	5.00%
Villa/Townhome																
Pod 5	46	46	0	\$1,008.26	\$960.22	\$48.04	\$869.46	\$0.00	\$869.46	\$0.00	\$1,877.72	\$1,008.26	\$1,829.68	\$960.22	\$48.04	5.00%
Pod 7	56	0	56	\$1,008.26	\$960.22	\$48.04	\$0.00	\$1,195.65	\$0.00	\$1,195.65	\$1,008.26	\$2,203.91	\$960.22	\$2,155.87	\$48.04	5.00%
Townhome South Parce	220	0	220	\$1,008.26	\$960.22	\$48.04	\$0.00	\$434.78	\$0.00	\$434.78	\$1,008.26	\$1,443.04	\$960.22	\$1,395.00	\$48.04	5.00%
Townhome 20'	206	0	206	\$1,008.26	\$960.22	\$48.04	\$0.00	\$1,086.96	\$0.00	\$1,086.96	\$1,008.26	\$2,095.22	\$960.22	\$2,047.18	\$48.04	5.00%
Total	1662	435	751													