

Verano #3
Community Development District

Adopted Budget
FY 2027



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Verano #3
Community Development District
Adopted Budget
General Fund

	Adopted Budget	Actuals Thru	Projected Next	Projected Thru	Adopted Budget
Description	FY2026	7/31/26	2 Months	9/30/26	FY 2027

REVENUES:

Special Assessments - Tax Roll	\$ 1,226,227	\$ 1,234,126	\$ -	\$ 1,234,126	\$ 1,445,195
Intergovernmental Transfer from Verano # 5	34,188	34,188	-	34,188	-
Stormwater Fees	-	-	-	-	115,239
Interest income	20,000	37,693	7,000	44,693	5,000
Amenity Revenue	-	4,685	-	4,685	-
Carry Forward Surplus	70,500	818,000	-	818,000	818,000
TOTAL REVENUES	\$ 1,350,915	\$ 2,128,691	\$ 7,000	\$ 2,135,691	\$ 2,383,434

EXPENDITURES:

Administrative

Engineering	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Attorney	-	-	-	-	23,000
Annual Audit	6,700	6,800	-	6,800	6,900
Assessment Roll Administration	-	-	-	-	3,000
Arbitrage Rebate	1,100	1,100	-	1,100	1,100
Dissemination Agent	5,513	4,594	918	5,513	5,789
Management Fees	-	-	-	-	35,438
Trustee Fees	13,200	8,889	-	8,889	9,500
Information Technology	-	-	-	-	-
Website Maintenance	827	689	138	827	868
Postage	-	-	-	-	100
Insurance General Liability	5,886	5,672	-	5,672	6,239
Printing/Copies	-	-	-	-	50
Legal Advertising	-	-	-	-	500
Office Supplies	-	-	-	-	50
Other Current Charges	787	969	240	1,209	1,655
Dues, Licenses & Subscriptions	175	175	-	175	175
First Quarter Operating Capital	-	-	-	-	350,000
TOTAL ADMINISTRATIVE	\$ 34,188	\$ 28,889	\$ 1,297	\$ 30,186	\$ 449,364

Operations & Maintenance

Master Right-off-Way

Electric Streetlights	\$ -	\$ -	\$ -	\$ -	\$ 16,125
Landscape Verano Parkway	-	-	-	-	48,199
Irrigation Maintenance	-	-	-	-	1,920
Contingency	-	-	-	-	6,088
TOTAL MASTER RIGHT-OFF-WAY	\$ -	\$ -	\$ -	\$ -	\$ 72,332

Field

Conservation Easement Preserve	\$ -	\$ -	\$ -	\$ -	\$ 8,115
TOTAL FIELD	\$ -	\$ -	\$ -	\$ -	\$ 8,115

Stormwater

Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 40,620
Lake Bank Maintenance	-	-	-	-	72,258
Mosquito Control	-	-	-	-	-
Water Sampling-BMAP	-	-	-	-	2,361
TOTAL STORMWATER	\$ -	\$ -	\$ -	\$ -	\$ 115,239

Verano #3
Community Development District
Adopted Budget
General Fund

	Adopted Budget	Actuals Thru	Projected Next	Projected Thru	Adopted Budget
Description	FY2026	7/31/26	2 Months	9/30/26	FY 2027
<u>Common Area Maintenance</u>					
Electric Utility Services	\$ 102,000	\$ 82,666	\$ 16,000	98,666	\$ 105,000
Landscape Maintenance	320,928	267,438	53,491	320,928	320,928
Plant Replacement	30,000	146,566	-	146,566	10,000
Irrigation Repairs	15,000	12,629	2,371	15,000	15,000
Irrigation Pump Maintenance	6,000	6,018	2,000	8,018	6,000
Midget Control	10,200	-	-	-	-
Mosquito Management	-	14,786	7,394	22,180	44,364
Repairs and Maintenance	-	7,189	-	7,189	5,000
Pest Control & Fertilization	26,000	513	-	513	3,136
Mulch	50,000	11,530	-	11,530	30,000
Sidewalk/Road Repairs	25,000	600	-	600	20,000
Sign Maintenance	-	29,540	-	29,540	10,000
Entry & Walls Maintenance	10,000	-	-	-	5,000
Contingency	25,000	-	-	-	-
Dog Waste Station		4,017	-	4,017	5,000
Golf Cart Maintenance		41	-	41	1,000
Mailbox Maintenance Holiday		79	-	79	500
Decoration	2,200	3,200	-	3,200	3,200
Capital Outlay	37,813	106,830	-	106,830	-
TOTAL COMMON AREA MAINTENANCE	\$ 660,141	\$ 693,640	\$ 81,255	\$ 774,896	\$ 584,128
<u>Amenity Center/Park Maintenance</u>					
Clubhouse/Restroom Building Maintenance	\$ 10,000	\$ 14,261	\$ 1,739	\$ 16,000	\$ 15,000
Common Area Maintenance	10,000	743	1,000	1,743	10,000
A/C Maintenance	3,000	240	1,000	1,240	3,000
Sidewalk/Parking lot repairs	15,000	-	2,000	2,000	15,000
Amenity Management	70,000	62,469	14,000	76,469	70,000
Lifestyle Management	31,417	21,811	4,000	25,811	31,417
Security Service	34,944	23,920	4,160	28,080	28,080
Property Insurance	60,000	54,392	-	54,392	59,831
Pool Maintenance Contracts	28,200	23,500	4,700	28,200	28,200
Pool Repairs	10,000	2,728	1,000	3,728	10,000
Pool Permits	525	525	-	525	525
Landscape and Park/Irrigation Maintenance	99,800	66,500	13,300	79,800	79,800
Mulch	20,000	-	5,000	5,000	20,000
Plant Replacement	20,000	6,000	10,000	16,000	20,000
Irrigation Repairs	12,500	-	6,000	6,000	12,500
Pest Control & Fertilization	10,000	-	5,000	5,000	10,000
Playground Maintenance (includes inspection)	5,000	-	5,000	5,000	5,000
Water Utility Services	20,000	8,135	2,955	11,090	12,804
Electrical Utility Services	18,000	9,986	2,000	11,986	12,000
Janitorial Services/Supplies	99,200	88,878	18,322	107,200	107,200
Access Control (gates)	8,000	1,814	2,000	3,814	8,000
Security Cameras (monitoring)	15,000	12,179	1,000	13,179	10,000
Trash Collection	5,000	2,371	474	2,845	3,000
Special Events	6,000	7,509	-	7,509	6,000
Contingency	25,000	-	-	-	5,800
Capital Improvements	20,000	-	-	-	-
TOTAL AMENITY CENTER/PARK MAINTENANCE	\$ 656,586	\$ 407,960	\$ 104,650	\$ 512,610	\$ 583,157
TOTAL OPERATING AND MAINTENANCE	\$ 1,316,727	\$ 1,101,600	\$ 185,906	\$ 1,287,506	\$ 1,362,970
TOTAL EXPENDITURES	\$ 1,350,915	\$ 1,130,489	\$ 187,202	\$ 1,317,692	\$ 1,812,334

Verano #3
Community Development District
Adopted Budget
General Fund

	Adopted Budget	Actuals Thru	Projected Next	Projected Thru	Adopted Budget
Description	FY2026	7/31/26	2 Months	9/30/26	FY 2027

Other Sources/(Uses)

Interlocal Transfer In/(Out) Previous Year	\$ -	\$ -	\$ -	\$ -	\$ (468,000)
Interlocal Transfer In/(Out) Current Year			-	-	(103,100)

TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ (571,100)
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EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 998,202	\$ (180,202)	\$ 818,000	\$ -
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⁽¹⁾ Transfers from Verano #5

Product	Assessable Units	Total Gross Assessments	* Combined Rate- Per Unit FY 2026	* Combined Rate- Per Unit FY 2027	Increase / (Decrease)
Apartments (Alton)	318	\$93,232.69	\$284.66	\$293.18	\$8.52
Casitas	158	\$81,122.77	\$498.47	\$513.44	\$14.96
40' Single Family	247	\$288,223.88	\$1,132.89	\$1,166.90	\$34.01
50' Single Family	371	\$497,857.17	\$1,302.82	\$1,341.93	\$39.11
60' Single Family	40	\$62,078.99	\$1,506.74	\$1,551.97	\$45.24
Villa/Townhome	528	\$548,348.86	\$1,008.27	\$1,038.54	\$30.27
Total (Gross)	1662	\$ 1,570,864.35			

Total (Net) \$1,445,195.20

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

Verano #3
Community Development District
Proposed Budget
Capital Reserve Fund

Description	Adopted Budget FY2026	Actuals Thru 7/31/26	Projected Next 2 Months	Projected Thru 9/30/26	Adopted Budget FY 2027
<u>REVENUES:</u>					
Interest Income	\$ -	\$ -	\$ -	\$ -	\$ 5,000
TOTAL REVENUES	\$ -	\$ -	\$ -	\$ -	\$ 5,000
<u>EXPENDITURES:</u>					
<u>Capital Outlay</u>					
Improvements	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -
<u>Other Sources/(Uses)</u>					
Interlocal Transfer In/(Out) Previous Year	\$ -	\$ -	\$ -	\$ -	\$ 468,000
Interlocal Transfer In/(Out) Current Year	-	-	-	-	103,100
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ 571,100
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ -	\$ -	\$ -	\$ 576,100

Verano #3
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.

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.

Arbitrage Rebate

The District has contracted with its independent auditors to annually calculate the arbitrage rebate liability on its bonds.

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.

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.

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.

Postage

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

Verano #3

Community Development District

Budget Narrative

FY 2027

Expenditures - Administrative (continued)

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.

Office Supplies

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

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 - Master Right-Off-Way

Electric

The District has utility accounts with FPL for electric.

Vendor		Monthly fee	total units	Annual
FPL	12275 SW Nettono Way SL	\$640	1662	\$2,949
FPL	SW Verano Pkwy	\$2,860	1662	\$13,176
	Total		1662	\$16,125

Landscape Maintenance

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

Vendor	Description	monthly	total units	Annual
PHL Land Care	Verano Parkway lawn mowing	\$10,462	1662	\$48,199

Irrigation Repair

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

Vendor	Description	total units	Annual
PHL Land Care	Verano Parkway	1662	\$1,920

Contingency

Cost to cover anything unexpected repairs.

Expenditures - Field

Conservation Easement Preserve

The estimated cost to comply with the conservation easement preserve permit required with SFWMD. Funds will be transferred to District #5 for full payment or move to Transfer (Out) - Conservation Easement (#5)

Vendor	Description	total units	Annual
SFWMD	Conservation maintenance	1662	\$8,115

Verano #3
Community Development District
Budget Narrative
FY 2027

Expenditures – Stormwater O&M

Lake Maintenance

Mowing of the Lake Banks G2 includes 3% increase.

Description	Vendor	monthly	Annual
12 lakes maintenance	Florida Exotic Landscaping	\$3,385	\$40,620

Lake Bank Maintenance

Mowing of the Lake Banks G2. Includes 3% increase.

Description	Vendor	monthly	Annual
Lake Bank G2 Blue	Florida Exotic Landscaping	\$1,288	\$15,450
Lake Bank G2 Purple	Florida Exotic Landscaping	\$1,854	\$22,248
Lake Bank	Florida Exotic Landscaping	\$2,880	\$34,560
Total			\$72,258

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	Annual
Pace Analytical Service	Water Testing	1662	\$2,361

Expenditures – Common Area

Electric Utility Services

Electric service for the common are with FPL.

Meter	Location	monthly	Annual
13111-49445	9706 SW Libertas Way	\$950	\$11,400
10281-33500	12235 SW Roma Cir SL	\$5,550	\$66,600
68982-83228	11451 SW Roma Way	\$35	\$420
10935-34442	12455 SW Roma Cir-Fountain	\$1,335	\$16,020
752190-8009	12171 SW Roma Way	\$1,630	\$19,560
Total		\$9,500	\$114,000

Landscape Maintenance

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

Description	Vendor	monthly	Annual
Lawn maintenance (yellow)	Florida Exotic Landscape	\$14,544	\$174,528
Lawn maintenance (Orange)	Florida Exotic Landscape	\$12,200	\$146,400
Total		\$26,744	\$320,928

Verano #3
Community Development District
Budget Narrative
FY 2027

Expenditures – Common Area

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.

Mosquito Control

The district has an agreement with Clarke Environmental Mosquito Management Inc for general service and larvicide storm drain

Vendor	Description	monthly	Annual
Clarke Environmental Mosquito Mgmt	Mosquito management	\$3,697	\$44,358

Repair and Maintenance

Any repairs throughout the district's common area.

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.

Signs Maintenance

To replace and maintain the signs of the districts.

Entry & Walls Maintenance

Costs to maintain walls of the district.

Dog Waste Station

To maintain and repairs the Dog waste station.

Golf Cart Maintenance

To maintain and repair the golf cart

Mail Box Maintenance

To maintain and repair the mail box.

Holiday Decoration

Cost for Holiday decorations

Capital Improvements

Cost for capital improvements for the Common Area.

Expenditures- Amenity Center/Park Maintenance
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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 2027

Expenditures- Amenity Center/Park Maintenance (continued)
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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	Annual
Amenity personal for 28 hours 3 days	CALM LLC	\$5,833	\$70,000

Lifestyle Management

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

Description	Vendor	monthly	Annual
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	Annual
3 Days 8 hours a week	All Florida Security	\$2,340	\$28,080

Property Insurance

Insurance for Amenity/restroom/pavilion buildings

Pool Maintenance Contracts

Cost to maintain the pool per contract.

Description	Vendor	monthly	Annual
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.

Description	Vendor	monthly	Annual
Lawn maintenance Park Pod	Florida Exotic Landscape	\$6,650	\$79,800

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	Annual
1578619254	12552 SW Roma Cir - Fountain	\$17	\$204
1577507026	12600 SW Roma Circle Amenity	\$350	\$4,200
1578619276	12601 SW Roma Circle Pool	\$700	\$8,400
Total		\$1,067	\$12,804

Electrical Utility Service

Electric service for the clubhouse with FPL.

Meter	Location	monthly	Annual
88303-66467	12600 SW Roma Circle Amenity	\$1,000	\$12,000

Verano #3
Community Development District
Budget Narrative
FY 2027

Expenditures- Amenity Center/Park Maintenance (continued)

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	Annual
Housekeeping 5 days a week	CALM II LLC	\$6,333	\$76,000
2 days a week	Charles Cleaning	\$2,600	\$31,200
			<u>\$107,200</u>

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		<u>\$8,000</u>

Security Cameras monitoring

Cost for monitoring the clubhouse.

Description	Vendor	monthly	Total
Video Monitoring voice down speaker	SafeTouch	\$500	\$6,000
Additional cameras	SafeTouch		\$4,000
	Total		<u>\$10,000</u>

Trash Collection

Cost to remove trash at clubhouse and pavilion.

Description	Vendor	monthly	Total
Trash collection	FCC	\$250	\$3,000

Special Event

Lifestyle event costs.

Other Sources/(Uses)

Interlocal Transfer In/(Out) Previous Year

Transferring the excess fund balance from previous Years.

Interlocal Transfer In/(Out) Current Year

Transferring the excess fund balance from current Year.

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

	Adopted Budget	Actuals Thru	Projected Next	Projected Thru	Adopted Budget
Description	FY2026	7/31/26	2 Months	9/30/26	FY 2027

REVENUES:

Special Assessments - Tax Roll	\$ 538,231	\$ 541,523	\$ (3,292)	\$ 538,231	\$ 538,231
Interest Income	10,000	18,684	2,000	20,684	10,000
Carry Forward Balance ⁽¹⁾	214,666	216,058	-	216,058	284,281
TOTAL REVENUES	\$ 762,896	\$ 776,265	\$ (1,292)	\$ 774,973	\$ 832,512

EXPENDITURES:

Interest - 11/01	\$ 160,316	\$ 160,316	\$ -	\$ 160,316	\$ 157,703
Interest - 05/01	160,316	160,316	-	160,316	157,703
Principal - 05/01	220,000	220,000	-	160,316	225,000
TOTAL EXPENDITURES	\$ 540,631	\$ 540,631	\$ -	\$ 480,947	\$ 540,406

Other Sources/(Uses)

Transfer in/(Out)	\$ (8,000)	\$ (8,244)	\$ (1,500)	\$ (9,744)	\$ -
TOTAL OTHER SOURCES/(USES)	\$ (8,000)	\$ (8,244)	\$ (1,500)	\$ (9,744)	\$ -
TOTAL EXPENDITURES	\$ 548,631	\$ 548,876	\$ 1,500	\$ 490,691	\$ 540,406
EXCESS REVENUES (EXPENDITURES)	\$ 214,265	\$ 227,389	\$ (2,792)	\$ 284,281	\$ 292,106

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

Interest - 11/1/27 \$ 154,328

Product	Assessable Unitss	Total Assessments	* Gross per Unit FY2026	* Gross per Unit FY2027	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

	Adopted Budget	Actuals Thru	Projected Next	Projected Thru	Adopted Budget
Description	FY2026	7/31/26	2 Months	9/30/26	FY 2027

REVENUES:

Special Assessments - Tax Roll	\$ 695,100	\$ 699,769	\$ (4,669)	\$ 695,100	\$ 695,100
Interest Income	40,000	35,379	5,000	40,379	20,000
Carry Forward Balance	459,348	461,679	-	461,679	483,903

TOTAL REVENUES	\$ 1,194,448	\$ 1,196,827	\$ 331	\$ 1,197,158	\$ 1,199,003
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EXPENDITURES:

Interest - 11/01	\$ 285,190	\$ 285,190	\$ -	\$ 285,190	\$ 281,665
Principal - 11/01	120,000	120,000	-	120,000	130,000
Interest - 05/01	281,665	281,665	-	281,665	277,846

TOTAL EXPENDITURES	\$ 686,855	\$ 686,855	\$ -	\$ 686,855	\$ 689,511
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Other Sources/(Uses)

Transfer in/(Out)	\$ (26,400)	\$ (20,995)	\$ (5,405)	\$ (26,400)	\$ -
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TOTAL OTHER SOURCES/(USES)	\$ (26,400)	\$ (20,995)	\$ (5,405)	\$ (26,400)	\$ -
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TOTAL EXPENDITURES	\$ 713,255	\$ 707,850	\$ 5,405	\$ 713,255	\$ 689,511
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EXCESS REVENUES (EXPENDITURES)	\$ 481,193	\$ 488,977	\$ (5,074)	\$ 483,903	\$ 509,492
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Principal - 11/1/27	\$ 135,000
Interest - 11/1/27	277,846
Total	<u>\$ 412,846</u>

Product	Assessable Unitss	Total Assessments	* Gross per Unit FY2026	* Gross per Unit FY2027	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
11/01/25	\$ 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
2026-2027

Neighborhood	O&M Units	O&M Units	Bonds Units	Bonds Units	Annual Maintenance Assessments						Annual Debt Assessments				Total Assessed Per Unit					
					FY 2027			FY2026			Increase/ (decrease)	FY 2027		FY2026		FY 2027		FY2026		Increase/ (decrease)
	O&M	O&M Pod G	Series 2021	Series 2022	O&M	O&M Master	O&M Pod G	O&M	O&M Master	O&M Pod G	O&M	Series 2021	Series 2022	Series 2021	Series 2022	Series 2021	Series 2022	Series 2021	Series 2022	Total
ON ROLL																				
Apartments						fixed	variable													
Pod 2 (Tredici)	318	318	0	0	\$293.18	\$60.15	\$233.03	\$284.66	\$60.15	\$224.52	\$8.50	\$0.00	\$0.00	\$0.00	\$0.00	\$293.18	\$293.18	\$284.67	\$284.67	\$8.50 3.0%
Casitas																				
Pod 3 (Havens)	158	158	0	0	\$513.44	\$60.15	\$453.29	\$498.47	\$60.15	\$438.32	\$14.96	\$0.00	\$0.00	\$0.00	\$0.00	\$513.44	\$513.44	\$498.47	\$498.47	\$14.96 3.0%
40' Single Family																				
Pod 4	122	122	122	0	\$1,166.90	\$136.70	\$1,030.20	\$1,132.89	\$136.70	\$996.18	\$34.01	\$1,304.18	\$0.00	\$1,304.18	\$0.00	\$2,471.08	\$1,166.90	\$2,437.06	\$1,132.88	\$34.01 3.0%
Pod 5	23	23	23	0	\$1,166.90	\$136.70	\$1,030.20	\$1,132.89	\$136.70	\$996.18	\$34.01	\$1,412.86	\$0.00	\$1,304.18	\$0.00	\$2,579.76	\$1,166.90	\$2,437.06	\$1,132.88	\$34.01 3.0%
Pod 7	102	102	0	102	\$1,166.90	\$136.70	\$1,030.20	\$1,132.89	\$136.70	\$996.18	\$34.01	\$0.00	\$1,304.35	\$0.00	\$1,304.35	\$1,166.90	\$2,471.25	\$1,132.88	\$2,437.23	\$34.01 3.0%
50' Single Family																				
Pod 1	139	139	139	0	\$1,341.93	\$157.21	\$1,184.72	\$1,302.82	\$157.21	\$1,145.61	\$39.11	\$1,412.86	\$0.00	\$1,412.86	\$0.00	\$2,754.79	\$1,341.93	\$2,715.68	\$1,302.82	\$39.11 3.0%
Pod 4	2	2	2	0	\$1,341.93	\$157.21	\$1,184.72	\$1,302.82	\$157.21	\$1,145.61	\$39.11	\$1,412.86	\$0.00	\$1,412.86	\$0.00	\$2,754.79	\$1,341.93	\$2,715.68	\$1,302.82	\$39.11 3.0%
Pod 5	63	63	63	0	\$1,341.93	\$157.21	\$1,184.72	\$1,302.82	\$157.21	\$1,145.61	\$39.11	\$1,412.86	\$0.00	\$1,412.86	\$0.00	\$2,754.79	\$1,341.93	\$2,715.68	\$1,302.82	\$39.11 3.0%
Pod 6	82	82	0	82	\$1,341.93	\$157.21	\$1,184.72	\$1,302.82	\$157.21	\$1,145.61	\$39.11	\$0.00	\$1,413.04	\$0.00	\$1,413.04	\$1,341.93	\$2,754.97	\$1,302.82	\$2,715.86	\$39.11 3.0%
Pod 7	85	85	0	85	\$1,341.93	\$157.21	\$1,184.72	\$1,302.82	\$157.21	\$1,145.61	\$39.11	\$0.00	\$1,413.04	\$0.00	\$1,413.04	\$1,341.93	\$2,754.97	\$1,302.82	\$2,715.86	\$39.11 3.0%
60' Single Family																				
Pod 5	40	40	40	0	\$1,551.97	\$181.81	\$1,370.16	\$1,506.74	\$181.81	\$1,324.93	\$45.24	\$1,630.23	\$0.00	\$1,630.23	\$0.00	\$3,182.20	\$1,551.97	\$3,136.97	\$1,506.74	\$45.24 3.0%
Villa/Townhome																				
Pod 5	46	46	46	0	\$1,038.54	\$121.66	\$916.88	\$1,008.27	\$121.66	\$886.60	\$30.28	\$869.46	\$0.00	\$869.46	\$0.00	\$1,908.00	\$1,038.54	\$1,877.72	\$1,008.26	\$30.28 3.0%
Pod 7	56	56	0	56	\$1,038.54	\$121.66	\$916.88	\$1,008.27	\$121.66	\$886.60	\$30.28	\$0.00	\$1,195.65	\$0.00	\$1,195.65	\$1,038.54	\$2,234.19	\$1,008.26	\$2,203.91	\$30.28 3.0%
Townhome South Parcel	220	220	0	220	\$1,038.54	\$121.66	\$916.88	\$1,008.27	\$121.66	\$886.60	\$30.28	\$0.00	\$434.78	\$0.00	\$434.78	\$1,038.54	\$1,473.32	\$1,008.26	\$1,443.04	\$30.28 3.0%
Townhome 20'	206	206	0	206	\$1,038.54	\$121.66	\$916.88	\$1,008.27	\$121.66	\$886.60	\$30.28	\$0.00	\$1,086.96	\$0.00	\$1,086.96	\$1,038.54	\$2,125.50	\$1,008.26	\$2,095.22	\$30.28 3.0%
Total	1662	1662	435	751																