Verano #3

Community Development District

http://www.Verano3cdd.com

William Fife, Chairman

Jonathan Seifel, Vice Chairman

Josh Long, Assistant Secretary

Luis Carcamo, Assistant Secretary

Benjamin Mann, Assistant Secretary

October 15, 2026

GMS
Governmental
Management Services

Verano #3
Community Development District
Agenda

Seat 4: William Fife – (C.)	
Seat 3: Jonathan Seifel – (V.C.)	
Seat 1: Josh Long – (A.S.)	
Seat 5: Luis Carcamo – (A.S.)	
Seat 2: Benjamin Mann – (A.S.)	

Thursday
October 15, 2026
12:00 p.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. Approval of Minutes of the August 20, 2026 Meeting **– Page 4**

3. Consideration of:
   A. **Resolution 2027-01** Authorizing Debt Service Reserve Release & Final Requisition for Phase 2 Assessment Area (Series 2022) Project **– Page 17**

   B. **Resolution 2027-02** Project Completion, Series 2022 **– Page 32**

   C. **Resolution 2027-03** Project Completion, Series 2021 **– Page 46**

   D. Phase 1 Assessment Area Acquisition **– Page 63**

   E. Phase 2 Assessment Area Acquisition **– Page 89**

4. **Audit Selection Committee Meeting: – Page 114**
   Opening Audit Selection Committee Meeting
   A. Roll Call

   B. Ranking of Respondents to RFP

   C. Adjournment

5. **Selection of Audit Firms**

6. Approval of Second Amended and Restated District Interlocal Agreement **– Page 180**

7. Ratification of Amended and Restated Agreement between Verano #3 Community Development Districts and Solitude Lake Management, LLC for Lake Maintenance Services **– Page 217**

8. Staff Reports
   A. Attorney
      1) Authorizing a Board Member to Approve Filing of Complaint Related to Mailbox Pavilion Construction Defects

      2) Authorizing a Board Member to Approve Filing of Complaint Related to Pool Construction Defects, Pending Completion of Ch. 558 Notice Period

   B. Engineer

C. Field Manager
   1) Monthly Report – Page 237

   2) Consideration and Approval of Proposal for Shade Structure:
      a. Creative Shade Solutions **– Page 243**

      b. Atlantix Structural, LLC **– Page 245**

      c. Pro Playground **– Page 247**

   3) Estimates #8521 & #8522 with Florida Exotic Landscaping Irrigation **– Page 250**

   4) HOA Proposal for Policy Change for Pavers **– Page 252**

   5) Discussion of Parking Policies

D. Manager

9. Financial Reports
   A. Acceptance of Check Run Summary **– Page 253**

   B. Acceptance of Unaudited Financials **– Page 264**

10. Supervisors Requests and Audience Comments

11. 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.verano3cdd.com

MINUTES OF MEETING
VERANO #3
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Verano #3 Community Development Districts was held on Thursday, August 20, 2026, at 12:00 p.m. at 10291 SW Visconti Way, Port St. Lucie, Florida.

Present and constituting a quorum were:

William Fife	Chairman
Josh Long	Assistant Secretary
Luis Carcamo	Assistant Secretary
Benjamin Mann	Assistant Secretary

Also present were:

Andressa Hinz Philippi	District Manager
Matthew Hans	Governmental Management Services
Jere Earlywine	District Counsel
Enola Harrison	Resident
Several Residents	

FIRST ORDER OF BUSINESS Roll Call

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

SECOND 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. Fife seconded by Mr. Carcamo with all in favor, the Minutes of the April 23, 2026 Meeting were approved.

THIRD ORDER OF BUSINESS Public Hearing to Adopt the Rules

A. Motion to Open the Public Hearing

Ms. Hinz Philippi presented item No. 3, public hearing to adopt the rules and asked for a motion to open the public hearing.

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

B. Public Comment and Discussion

C. Consideration of Resolution #2026-08 Adopting the Rules

Ms. Hinz Philippi asked for any public comment or discussion relating the rules. The were no comments at this time. Ms. Hinz Philippi then moved on to resolution #2026-08 and asked Mr. Earlywine to give a brief explanation of this item.

Mr. Earlywine indicated every 3 to 5 years the Rules of Procedures are updated to coincide with any changes in the State Statutes. He then gave a brief summary of some of the recent changes to 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. Fife seconded by Mr. Carcamo with all in favor, Resolution #2026-08 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. Fife seconded by Mr. Carcamo with all in favor, closing the Public Hearing was approved.

FOURTH ORDER OF BUSINESS Consideration of Resolution #2026-10 Rules Amenities Facilities

Ms. Hinz Philippi presented resolution #2026-10 rules amenities facilities 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.

Mr. Hans made a few additional comments on this item stating there were two main rule changes, one was to clarify the rule on how many people per household could come to the clubhouse at a cap of 6 people. He also stated the other rule change was the food policy

of the clubhouse limiting food to light snacks only, no big gatherings for chicken wings, pizza, cake, etc. to make it easier for the security guards to enforce the rules.

> On MOTION by Mr. Fife seconded by Mr. Carcamo with all in favor, Resolution #2026-10 Rules Amenities Facilities was approved.

FIFTH 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. 5, public hearing to adopt the fiscal year 2027 budget and asked for a motion to open the public hearing.

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

B. Public Comment and Discussion

Ms. Hinz Philippi asked for any public comment or discussion relating to the 2027 budget.

A resident asked if there was money allocated in the budget to upgrade the playground area and include more equipment for the children and make it ADA compliant.

Mr. Hans stated there was no specific line item in the budget for adding anything to the playground, however they have obtained proposals to add shade to the playground area which would be discussed later.

Another resident asked what the $1,300 assessment was for.

Mr. Hans stated it was for the operating budget of the CDD which was subject to change each fiscal year to pay for the landscape maintenance, the road maintenance, the lake maintenance, reserves, etc.

Ms. Hinz Phillipi asked if there were any other public comments or discussion on the budget. Hearing no other questions, she moved to the next item.

C. Consideration of Resolution #2026-11 Annual Appropriation Resolution

Ms. Hinz Philippi then moved on to resolution #2026-11, the annual appropriation resolution and gave a brief explanation of this item and asked for any comments or questions. Upon hearing none, she asked for a motion to adopt the resolution.

On MOTION by Mr. Fife seconded by Mr. Carcamo with all in favor, Resolution #2026-11 the Annual Appropriation Resolution was approved.

D. Consideration of Resolution #2026-12 Levy of Non Ad Valorem Assessments

Ms. Hinz Philippi presented resolution #2026-12 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. Fife seconded by Mr. Carcamo with all in favor, Resolution #2026-12 the Levy of Non Ad Valorem Assessments was approved.

E. Motion to Close the Public Hearing

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

On MOTION by Mr. Fife seconded by Mr. Carcamo with all in favor, closing the Public Hearing was approved.

SIXTH ORDER OF BUSINESS Consideration of Resolution #2026-13 Authorizing Actions to Implement Capital Improvement Plan

Ms. Hinz Philippi presented resolution #2026-13 authorizing actions to implement capital improvement plan included in the agenda and asked Mr. Earlywine to give a brief explanation of this item.

Mr. Earlywine indicated this was a standard resolution that is usually done with all their Districts, however, this item was never done for this particular District. He then gave a brief summary of the resolution at this time. Mr. Earlywine then asked for any comments or questions, and upon hearing none, asked for a motion to adopt the resolution.

On MOTION by Mr. Fife seconded by Mr. Carcamo with all in favor, Resolution #2026-13 authorizing actions to implement Capital Improvement Plan was approved.

SEVENTH ORDER OF BUSINESS Appointment of Audit Selection Committee

Audit Selection Committee Meeting

A. Opening Audit Selection Committee Meeting
B. Roll Call
C. Selection of Criteria for Evaluation
D. Authorizing of RFP
E. Adjournment

Ms. Hinz Philippi presented the appointment of the audit selection committee and recommended the entire Board of Supervisors serve as the audit selection committee. She then asked for any comments or questions and upon hearing none, asked for a motion to open the audit selection committee meeting.

> On MOTION by Mr. Fife seconded by Mr. Carcamo with all in favor, opening the Audit Selection Committee meeting was approved.

Ms. Hinz Philippi stated the roll call had been taken earlier at the start of the regular Board meeting and those were the same individuals now serving as the audit selection committee. She then moved on to item C, selection of criteria for evaluation and gave a brief explanation of the criteria. Ms. Hinz Philippi then asked for any comments or questions and upon hearing none, asked for a motion to accept the criteria.

> On MOTION by Mr. Carcamo seconded by Mr. Fife with all in favor, accepting the criteria for evaluation was approved.

Ms. Hinz Philippi moved to item D, authorization of RFP 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 authorize the RFP.

> On MOTION by Mr. Carcamo seconded by Mr. Fife with all in favor, authorizing staff to advertise the RFP was approved.

Ms. Hinz Philippi then asked for a motion to adjourn the audit selection committee meeting.

> On MOTION by Mr. Fife seconded by Mr. Carcamo with all in favor, the Audit Selection Committee meeting was adjourned.

EIGHTH ORDER OF BUSINESS Consideration of:

A. Agreement Regarding Irrigation Water with Crosstown Commons Community Association, Inc.

Ms. Hinz Philippi presented the agreement regarding irrigation water with Crosstown Commons Community Association, Inc.

Mr. Hans stated that should not be Crosstown Commons, it should be for Verano #3 Central Park POA.

Mr. Earlywine also made a few additional comments stating this agreement needed to be corrected with the correct entity name which he would go back and revise because Crosstown Commons was actually for Verano #2, so this item could be tabled by the Board and brought back to the next meeting.

Ms. Hinz Philippi stated the Board could approve the agreement in substantial final form and have Mr. Earlywine review the document and bring it back with the corrected entity name to the next meeting.

> On MOTION by Mr. Fife seconded by Mr. Carcamo with all in favor, accepting the agreement regarding irrigation water with Central Park Community Association in substantial final form with District Counsel correcting the entity name was approved.

B. Services Agreement with Solitude Lake Management, LLC

Ms. Hinz Philippi presented the services agreement with Solitude Lake Management and gave a brief explanation of this item. She then asked for any questions or comments, and upon hearing none, asked for a motion to approve.

> On MOTION by Mr. Carcamo seconded by Mr. Fife with all in favor, accepting the Services Agreement with Solitude Lake Management, LLC for lake maintenance service for Verano #3 was approved.

NINTH ORDER OF BUSINESS Ratification of:

A. Agreement for Services by and between Verano #3 Community Development District and Rocket Pest Control, LLC
B. Landscape Agreement with Florida Exotic a Landscape Company, Inc.
C. Agreement for Traffic Enforcement and CDD Roads by and between the City of Port St. Lucie and Verano #3 Community Development District

Ms. Hinz Philippi presented items A through C listed above for ratification and stated these items were previously approved by the Board at a prior meeting and were just being brought back to the Board for ratification of the District's records. She then asked for any questions or comments, and upon hearing none, asked for one motion to ratify items A through C.

> On MOTION by Mr. Fife seconded by Mr. Carcamo with all in favor, ratifying items A, B, and C listed above as stated on the record was approved.

TENTH ORDER OF BUSINESS Lifestyle Management Report

A. Dance Fit & Aqua Fit Proposal
B. Event Attendance Report

Ms. Hinz Philippi presented the Lifestyle Management report and asked Natalie if she had anything to report on this item. Ms. Natalie stated she had nothing to report.

Mr. Hans stated that Jerry the lifestyle coordinator was requesting permission from the Board for an aqua aerobics group to be hosted at the clubhouse, it would be free to residents but they are asking for the CDD to pay the instructor $60 for each session.

Ms. Hinz Philppi asked how many people would be attending. Mr. Hans stated it did not specify how people would be in attendance, it would just be open to the community bi-weekly. She also stated that item B, event attendance report, was just for informational purposes for the Board.

(At this point there was a discussion among the Board members, Mr. Hans, Ms. Hinz Philippi and the attending audience relating to this item)(The Board agreed to table this item and have staff get some additional information)

ELEVENTH ORDER OF BUSINESS Approval of Reimbursements for Board Members

Ms. Hinz Philippi presented the approval of reimbursements for Board members and stated she did not know why this was placed on the agenda, it might have been carried over from Verano #1 because they have a resident Board.

TWELFTH 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. Field Manager

1) Monthly Report

Mr. Hans gave a brief update on some of the items listed on his field manager's report and stated the areas behind some homes where the drainage issues are, the surveys for those had been completed and the District engineer was working on a new drainage plan for those areas to bring back to the Board at the next meeting for approval. He also made a few additional comments relating to repairs of the splash pad, Ramco being onsite to work on the access system, the replacement of the sim cards in the readers, etc.

(At this point there was a discussion among the Board members and Mr. Hans relating to this item)

2) Consideration of Approval of Proposal for Shade Structure:

- **a. Creative Shade Solutions**
- **b. Atlantic Structural, LLC**

Mr. Hans then moved down to item #2 approval of proposals for shade structure stating he had requested 6 different companies to bid, however, only 2 came back with pricing. He also stated it would be a 35' X 65' shade structure over the playground and the least expensive option was the one for $64,150, the other proposal came in at $70,000. Mr. Hans indicated this would be something that could be done in the fall and so this item could be tabled to the next meeting to see if any other companies respond with better pricing.

(At this point there was a discussion among the Board members, Mr. Hans and the attending audience relating to this item)(The Board agreed to table this item to the next meeting)

Mr. Hans indicated he had a couple of other items to discuss that did not make it on the agenda and stated he was aware of some slip and falls in the community in relation to some of the sidewalks. He also stated he was working with the District engineer, Brandon Ulmer and Chris from his office due to some of the areas being in low spots and that the sidewalks had not been pressure washed since January so now would be the time to do it

again. He also stated he had reached out to the same company that had previously done the pressure cleaning and their last proposal came in $10,000 cheaper than any of the other bids, however this time they were requesting an increase of 7% which was still significantly less than any of the other companies.

(At this point there was a discussion among the Board members and Mr. Hans, and Ms. Hinz Philippi relating to this item)

Ms. Hinz Philippi stated this was a maintenance item and the Board could approve it if they wanted to move forward with it. She then asked for a motion to approve the proposal for pressure cleaning.

> On MOTION by Mr. Fife seconded by Mr. Carcamo with all in favor, accepting proposal #10179 from Pressure Perfection for pressure cleaning the entire community in the amount of $10,925 was approved.

Mr. Hans then stated he had a proposal to finish off the street signs in the community at the same rate as before for all the remaining signs in the community which includes the signs for the townhome section and the signs would be installed at a later time when the developer had completed construction. These signs would also replace the 5 remaining handicap signs in the clubhouse parking lot, a few remaining speed limit signs that were not yet taken care of, as well as the remaining street signs on the intersections that were needed for the amount of $31,255.15.

(At this point there was a brief discussion among the Board members, Mr. Hans, and Ms. Hinz Philippi relating to this item)

> On MOTION by Mr. Fife seconded by Mr. Carcamo with all in favor, approving the proposal from Onsight Industries for community signage replacement and installation in the amount of $31,255.15 was approved.

Mr. Hans then indicated he had a proposal from Florida Exotic and stated when they were doing the plant install they had miscounted for the backside of the Crosstown Parkway wall which was approximately 400 clusia short for that area, so the proposal would finish off that wall area, install the remaining clusia for $12.50 per plant, removing any debris and cleaning up the area

(At this point there was a brief discussion among the Board members, Mr. Hans, and Ms. Hinz Philippi relating to this item)

> On MOTION by Mr. Fife seconded by Mr. Carcamo with all in favor, approving the proposal from Florida Exotic for mulch at the Crosstown Parkway wall in the amount of $5,000 was approved.

Mr. Hans then indicated he had a proposal from Florida Mulch, Inc. for mulch installation throughout the community and this was the same company that did the mulch last year and they were keeping the same rate as the previous year. He also stated the Board had approved this last year to be completed in October and this needed to be done again this year.

(At this point there was a brief discussion among the Board members, Mr. Hans, and Ms. Hinz Philippi relating to this item)

> On MOTION by Mr. Fife seconded by Mr. Carcamo with all in favor, approving the proposal from Florida Mulch, Inc. for installation of mulch in the amount of $24,940.23 was approved.

3) Discussion of Suspension of Amenity Privileges for Resdietns – Fernando, Enola, and Garofalo

Mr. Hans then gave a brief explanation relating to the suspension of amenity privileges for 3 separate families living within the community stating these were active clubhouse suspensions that needed the Board's review. He indicated the first one was Garofalo and issues relating to their renter. Mr. Hans then gave a brief summary relating to this particular suspension stating the renter's kids were jumping the fence to gain access to the clubhouse, riding through the area on scooters, etc. and their suspension was due to end today. He also stated staff's recommendation would be to extend the suspension for another 30 days due to the extent of damage to the clubhouse.

(At this point there was a brief discussion among the Board members, Mr. Hans, Ms. Hinz Philippi and Mr. Earlywine relating to this item)(The Board agreed to suspend clubhouse privileges until damages were paid for)

> On MOTION by Mr. Long seconded by Mr. Carcamo with all in favor, authorizing staff to suspend clubhouse privileges until all damages were paid in full by the Garofalo family or their renter was approved.

Mr. Hans then stated the second suspension was for Enola Harrison and gave a brief explanation relating to this particular suspension stating they had an afterhours party where they were gathered at the pool deck and in the clubhouse until 4:00 a.m. consuming alcohol and smoking at the facility which was in violation of the rules.

(At this point there was a brief discussion among the Board members, Mr. Hans, Ms. Hinz Philippi, Mr. Earlywine and Ms. Harrison relating to this item)(The Board agreed to suspend clubhouse privileges for 30 days until September 5, 2026)

> On MOTION by Mr. Fife seconded by Mr. Mann with all in favor, authorizing staff to suspend clubhouse privileges for 30 days until September 5, 2026 for the Harrison family was approved.

Mr. Hans then stated the third suspension was for Fernando Medeiros and gave a brief explanation relating to this particular suspension stating this was an incident between Mr. Medeiros and clubhouse staff, he became argumentative and was verbally abusive using profanity with the HOA staff.

(At this point there was a brief discussion among the Board members, Mr. Hans, Ms. Hinz Philippi and Mr. Earlywine relating to this item)(The Board agreed to suspend clubhouse privileges for 30 days)

> On MOTION by Mr. Mann seconded by Mr. Fife with all in favor, authorizing staff to suspend clubhouse privileges for 30 days for the Medeiros family was approved.

D. Manager

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

Ms. Hinz Philippi presented the selection of the W. Executive Suites, LLC, 1860 SW Fountainview Blvd., Suite 100, Port St. Lucie as the District's records office and gave a brief explanation of this item. She then asked for any questions or comments, and upon hearing none, she asked for a motion to approve.

> On MOTION by Mr. Fife seconded by Mr. Carcamo with all in favor, accepting W. Executive Suites, LLC, 1860 SW Fountainveiw Blvd., Suite 100, Port St. Lucie, FL as the District's records office was approved.

2) 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. Fife seconded by Mr. Carcamo with all in favor, accepting the proposed Fiscal Year 2027 Meeting Schedule was approved.

3) Form 1 Financial Disclosure Due July 1, 2026 – *everyone has filed*

4) Reminder to Complete Annual Ethics Training by December 21, 2026

Ms. Hinz Philippi presented the Form 1 financial disclosure due July 1, 2026 and stated everyone had filed their forms. She also reminded the Board to complete their annual ethics training by December 31, 2026.

5) Final Approval of the FY2025-FY2026 Report Performance Measures and Standards as Required by Florida Statute 189.069

Ms. Hinz Philippi presented the final approval of the FY2025-FY2026 report performance measures and standards which was included in the agenda. She then gave a brief explanation of the report and asked for any questions or comments. Upon hearing none, she asked for a motion to accept the report.

> On MOTION by Mr. Fife seconded by Mr. Carcamo with all in favor, final approval of the FY2025-FY2026 Report Performance Measures and Standards as required by Florida Statute 189.069 was approved.

6) Consideration of the FY2026-FY2027 Performance Measures and Standards as Required by Florida Statute 189.069

Ms. Hinz Philippi then presented the FY2026-2027 performance measures and standards as required by Florida Statute 189.069, gave a brief explanation of this item and asked for any questions or comments. Upon hearing none, she asked for a motion to approve the performance measures and standards.

> On MOTION by Mr. Fife seconded by Mr. Carcamo with all in favor, accepting the FY2026-FY2027 Performance Measures and Standards as required by Florida Statute 189.069 was approved.

THIRTEENTH ORDER OF BUSINESS Financial Reports

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

> On MOTION by Mr. Fife seconded by Mr. Carcamo with all in favor, the check run summary and the unaudited financial were approved.

FOURTEENTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Ms. Hinz Philippi asked for any Supervisor's requests, there were none at this time. She then asked if there were any audience comments.

A resident asked how many days before the meetings are the agendas posted on the website.

Ms. Hinz Philippi stated it was 7 days before the meeting.

FIFTEENTH ORDER OF BUSINESS Adjournment

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

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

_____ _____

Secretary / Assistant Secretary Chairman / Vice Chairman

RESOLUTION 2027-01

[RESOLUTION AUTHORIZING DEBT SERVICE RESERVE RELEASE & FINAL REQUISITION FOR PHASE 2 ASSESSMENT AREA (SERIES 2022) PROJECT]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERANO #3 COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING DISTRICT STAFF TO CONFIRM THE SATISFACTION OF THE RESERVE ACCOUNT RELEASE CONDITION #1 OF THE SPECIAL ASSESSMENT BONDS, SERIES 2022 (PHASE 2 ASSESSMENT AREA), UPON SATISFACTION, AUTHORIZING THE RELEASE OF THE DEBT SERVICE RESERVE FUNDS INTO THE SERIES 2022 ACQUISITION AND CONSTRUCTION ACCOUNT; AUTHORIZING REQUISITIONS FOR PAYMENT OF THE BALANCE OF THE SERIES 2022 ACQUISITION AND CONSTRUCTION ACCOUNTS; PROVIDING ADDITIONAL AUTHORIZATION; AND PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, the Verano #3 Community Development District ("**District**") is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, Chapter 190, Florida Statutes, authorizes the District to construct, install, operate and/or maintain systems and facilities for certain basic infrastructure, including water and sewer, roadways, water management and utilities; and

WHEREAS, the District previously issued Special Assessment Bonds, Series 2022 (Phase 2 Assessment Area) ("**Bond**") in order to finance the District's "Series Phase 2 Assessment Area Project" (**"Project"**); and

WHEREAS, in connection with the issuance of the Bonds, certain eligible construction monies, in the amount of $694,858.76 ("**Reserve Fund**"), were originally placed in the **"Series 2022 Reserve Account"** for the protection of the bondholders until certain Release Conditions (defined herein) are met; and

WHEREAS, the *Tenth Supplemental Trust Indenture* dated as of October 1, 2022, identifies the **"Release Conditions"** as:

> **'Release Conditions #1**' shall mean all of the following: (a) all of the lands subject to the Series 2022 Special Assessments within District #3 have been fully developed, platted and sold and closed with homebuilders; and (b) no Event of Default under the Master Indenture has occurred, all as evidenced pursuant to Section 4.01(f) [of the Tenth Supplemental Indenture].

WHEREAS, the District desires to authorize District Staff to confirm the satisfaction of Reserve Account Release Condition #1 and, upon satisfaction, to release the applicable portion of the Reserve Fund from the Series 2022 Reserve Account into the Series 2022 Master Infrastructure and Pod 7 Acquisition and Construction Account; and

WHEREAS, the District has acquired Master Infrastructure and Pod 7 Roadway, Stormwater Management, Water/Sewer/Undergrounding Differential, Streetscape and Landscaping Improvements,

and Work Product as part of the Project and in the total amount of $18,799,000.00, a portion of which was intended to be financed via available bond proceeds and a portion of which was intended to be funded by Developer and which Developer has already funded in the amount of $1,129,637.28, leaving an amount of **$10,451,708.61**("**Unpaid Amount 2**" and together with Unpaid Amount 1, the "**Unpaid Amounts**"), as evidenced in **Exhibit C** attached hereto, and which can be paid with funds released from the Reserve Fund into the Series 2022 Master Infrastructure and Pod 7 Acquisition and Construction Account; and

WHEREAS, the District desires to authorize the payment of the Requisition in order to fund a portion of the Unpaid Amount.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VERANO #3 COMMUNITY DEVELOPMENT DISTRICT:

1. RECITALS. The foregoing recitals are incorporated herein as true and correct findings of the District's Board of Supervisors.

2. AUTHORIZATION FOR DISTRICT STAFF TO CONFIRM THE SATISFACTION OF THE RESERVE ACCOUNT RELEASE CONDITION #1 OF THE SPECIAL ASSESSMENT BONDS, SERIES 2022, AND, UPON SATISFACTION, AUTHORIZATION FOR THE RELEASE OF THE DEBT SERVICE RESERVE FUNDS INTO THE MASTER INFRASTRUCTURE AND POD 7 ACQUISITION AND CONSTRUCTION ACCOUNT. The District hereby authorizes District Staff to confirm the satisfaction of the Reserve Account Release Condition #1 by accepting certificates from the Developer and the District Engineer, in the forms included in **Exhibit A** attached hereto. Upon satisfaction of the Reserve Account Release Condition #1, the District hereby authorizes District Staff to request the release of the applicable Reserve Fund monies from the Series 2022 Reserve Account to the Series 2022 Master Infrastructure and Pod 7 Acquisition and Construction Account, through a letter to Trustee in the form included in **Exhibit B** attached hereto.

2. AUTHORIZATION FOR REQUISITIONS. Once the applicable Reserve Funds have been transferred from the Series 2022 Reserve Account to the Series 2022 Master Infrastructure and Pod 7 Acquisition and Construction Account, the District hereby authorizes the Requisitions for payment of the Unpaid Amounts to the Developer in the forms attached hereto as **Exhibit C**. The District Manager and District Engineer are authorized to execute on behalf of the District and process the Requisitions without further action of the Board.

3. GENERAL AUTHORIZATION. The Chairman, members of the Board of Supervisors and District staff are hereby generally authorized, upon the adoption of this Resolution, to do all acts and things required of them by this Resolution or desirable or consistent with the requirements or intent hereof.

4. CONFLICTS. All District resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

5. SEVERABILITY. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

6. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 20th day of August, 2026.

ATTEST:	**VERANO #3 COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Secretary / Asst. Secretary	By:_____
	Its: _____

Exhibit A: Developer's Certificate & District Engineer's Certificate
Exhibit B: Request to Trustee
Exhibit C: Requisition

EXHIBIT A

DISTRICT ENGINEER'S JOINDER TO DISTRICT CERTIFICATE
REGARDING SATISFACTION OF RESERVE ACCOUNT RELEASE CONDITION #1

_____, 2026

The undersigned, as a representative of the District Engineer, hereby joins in the District Certificate regarding Satisfaction of Reserve Account Release Condition #1 in order to further certify that, to the best of our knowledge and belief after reasonable inquiry, the following is true and correct:

1. All of the lands subject to the Series 2022 Special Assessments within District #3 have been fully developed, platted and sold and closed with homebuilders.

MILLS, SHORT & ASSOCIATES, LLC

_____
By: _____
Its:_____

DEVELOPER'S JOINDER TO DISTRICT CERTIFICATE
REGARDING SATISFACTION OF RESERVE ACCOUNT RELEASE CONDITION #2

_____, 2026

DK Central Park LLC hereby joins in the Verano #3 Community Development District's Certificate regarding Satisfaction of Release Conditions in order to further certify that, to the best of the corporation's knowledge and belief, after reasonable inquiry, the following is true and correct:

1. All of the lands subject to the Series 2022 Special Assessments within District #3 have been fully developed, platted and sold and closed with homebuilders.

DK CENTRAL PARK LLC

_____
By: _____
Its:_____

EXHIBIT B

VERANO #3 COMMUNITY DEVELOPMENT DISTRICT

c/o GMS-SF LLC
5385 N Nob Hill Rd
Sunrise, FL 33351
954-721-8681

_____, 20__

U.S. Bank National Association
Global Corporate Trust
500 West Cypress Creek Road, Suite 460
Fort Lauderdale, Florida 33309
Attn: Scott Schuhle
E-mail: scott.schuhle@usbank.com

VIA EMAIL

RE: Verano #3 Community Development District
Special Assessment Bonds, Series 2022 (Phase 2 Assessment Area)
Satisfaction of Release Conditions #1

Dear Scott:

We are writing pursuant to the applicable supplemental trust indenture for the above-referenced bonds, and to inform you that "Release Conditions #1" have been satisfied. Accordingly, and based on the certificate(s) attached hereto, please recognize the satisfaction of the release condition(s), calculate the revised applicable reserve account requirement(s), and transfer any surplus from the applicable reserve account to the applicable acquisition and construction account. Thank you for your assistance.

Verano #3 Community Development District

_____
By:_____
Its: District Manager

Exhibit A: Applicable Supplemental Trust Indenture Provisions
Exhibit B: District Certificate

EXHIBIT A

The following provisions of the *Tenth Supplemental Trust Indenture* dated as of October 1, 2022, are applicable:

> **'Release Conditions #1**' shall mean all of the following: (a) all of the lands subject to the Series 2022 Special Assessments within District #3 have been fully developed, platted and sold and closed with homebuilders; and (b) no Event of Default under the Master Indenture has occurred, all as evidenced pursuant to Section 4.01(f) hereof. (Article I – Definitions.)
>
> **'Series 2022 Reserve Requirement' or 'Reserve Requirement'** shall mean an amount initially equal to the maximum annual debt service with respect to the initial principal amount of the Series 2022 Bonds as determined on the date of issue. Upon satisfaction of the Release Conditions #1, the Series 2022 Reserve Requirement shall be reduced to an amount equal to fifty percent (50%) of the maximum annual debt service with respect to the then Outstanding principal amount of the Series 2022 Bonds. Upon satisfaction of the Release Conditions #2, the Series 2022 Account Requirement shall be reduced to an amount equal to ten percent (10%) of the maximum annual debt service with respect to the then Outstanding principal amount of the Series 2022 Bonds. If a portion of the Series 2022 Bonds are redeemed pursuant to Section 3.01(b)(i) or Section 3.01(b)(iii), the Reserve Requirement shall be reduced to the maximum annual debt service of the Series 2022 Bonds after taking into account such extraordinary mandatory redemption (prior to satisfaction of the Release Conditions #1 or Release Conditions #2) or fifty percent (50%) after satisfaction of the Release Conditions #1 or ten percent (10%) after satisfaction of the Release Conditions #2 of the maximum annual debt service of the Series 2022 Bonds after taking into account such extraordinary mandatory redemption. Any amount in the Series 2022 Reserve Account may, upon final maturity or redemption of all Outstanding Series 2022 Bonds be used to pay principal of and interest on the Series 2022 Bonds at that time. The initial Series 2022 Reserve Requirement shall be equal to $694,858.76. (Article I – Definitions.)
>
> On each March 15 and September 15 (or, if such date is not on a Business Day, on the Business Day next preceding such day), the Trustee shall determine the amount on deposit in the Series 2022 Reserve Account and transfer any excess therein above the Reserve Requirement prior to the Completion Date of the entire Phase 2 Assessment Area Project for the Series 2022 Bonds caused by investment earnings to the Master Infrastructure and Pod 7 Acquisition and Construction Account and, after the Completion Date for the whole of the Phase 2 Assessment Area Project, to the Series 2022 Revenue Account to be applied in accordance with 4.02 hereof.. . . Upon satisfaction of the Release Conditions #1 or Release Conditions #2, as evidenced by a written certificate of the District Manager delivered to the Issuer and the Trustee, stating that the Release Conditions #1 or Release Conditions #2 have been satisfied and setting forth the amount of the new Series 2022 Reserve Requirement, the Trustee shall without further direction reduce the Series 2022 Reserve Requirement to either fifty

percent (50%) of the maximum annual debt service of the then Outstanding principal amount of the Series 2022 Bonds, as calculated by the District Manager, upon satisfaction of Release Conditions #1 or ten percent (10%) upon satisfaction of Release Conditions #2 of the maximum annual debt service of the then Outstanding principal amount of the Series 2022 Bonds as calculated by the District Manager. The excess amount in the Series 2022 Reserve Account as a result of the satisfaction of Release Conditions #1 or Release Conditions #2 shall be transferred to the Master Infrastructure and Pod 7 Acquisition and Construction Account. The Trustee may conclusively rely on such written certificate of the District Manager.

EXHIBIT B

DISTRICT CERTIFICATE
REGARDING SATISFACTION OF RESERVE ACCOUNT RELEASE CONDITION #1

_____, 20__

U.S. Bank National Association
Global Corporate Trust
500 West Cypress Creek Road, Suite 460
Fort Lauderdale, Florida 33309
Attn: Scott Schuhle
E-mail: scott.schuhle@usbank.com

VIA EMAIL

RE: Verano #3 Community Development District
Special Assessment Bonds, Series 2022 (Phase 2 Assessment Area)
Satisfaction of Reserve Account Release Condition #1

We are writing pursuant to the applicable supplemental trust indenture for the above-referenced bonds, and to address the satisfaction of certain reserve account release condition(s), as follows:

1. To the best of our knowledge and belief after reasonable inquiry, and based in part on the attached joinders, the following conditions have been satisfied:

> **'Release Conditions #1**' shall mean all of the following: (a) all of the lands subject to the Series 2022 Special Assessments within District #3 have been fully developed, platted and sold and closed with homebuilders; and (b) no Event of Default under the Master Indenture has occurred, all as evidenced pursuant to Section 4.01(f) hereof. (Article I – Definitions.)

2. Based on the foregoing, it is appropriate at this time that the Trustee recognize the satisfaction of the release condition(s), calculate the revised applicable reserve account requirement(s), transfer any surplus from the applicable reserve account to the applicable acquisition and construction account, and make payment for the enclosed requisition.

[CONTINUED ON FOLLOWING PAGE]

WHEREFORE, the undersigned authorized representative has executed the foregoing District Certificate regarding Satisfaction of Reserve Account Release Condition #1.

VERANO #3 COMMUNITY DEVELOPMENT DISTRICT

_____
By: _____
Its: District Manager

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of □ physical presence or □ online notarization, this ___ day of _____, 20__, by _____, as District Manager for the Verano #3 Community Development District, who is personally known to me or who has produced _____as identification, and did [ ] or did not [ ] take the oath.

_____
Notary Public, State of _____

Print Name: _____

Commission No.:_____

My Commission Expires: _____

EXHIBIT C

VERANO #3 COMMUNITY DEVELOPMENT DISTRICT
REQUISITION FOR PHASE 2 ASSESSMENT AREA PROJECT

The undersigned, an Authorized Officer of Verano #3 Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the District to U.S. Bank Trust Company, National Association, as Successor in Interest to U.S. Bank National Association, Orlando, Florida, as trustee (the "Trustee"), dated as of June 1, 2015 (the "Master Indenture"), as supplemented by the Tenth Supplemental Trust Indenture from the District to the Trustee, dated as of October 1, 2022 (the "Supplemental Indenture" and together with the Master Indenture, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: ***#8, Master Infrastructure and Pod 7***

(B) Name of Payee: ***DK Central Park LLC***

(C) Amounts Payable: **$347,491.45 ***

Note that the amount of this requisition is equal to the anticipated balance of the Master Infrastructure and Pod 7 Acquisition and Construction Account following DSRF Release #1, consisting of $347,429.38 release funds and $62.07 interest in the Reserve Account. The Acquisition of Master Infrastructure and Pod 7 Roadway, Stormwater Management, Water/Sewer/Undergrounding Differential, Streetscape and Landscaping Improvements, and Work Product are in the greater amount of $10,410,364.57, as detailed below. To the extent that additional monies are released into the Series 2022 Master Infrastructure and Pod 7 Acquisition and Construction Account, the Trustee is directed to make payment of any remaining amounts owed by the District for the Master Infrastructure and Pod 7 Roadway, Stormwater Management, Water/Sewer/Undergrounding Differential, Streetscape Improvements, and Work Product up to the full amount of $10,410,364.57.

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments or state Costs of Issuance, if applicable): ***Master Infrastructure and Pod 7 Roadway, Stormwater Management, Water/Sewer/Undergrounding Differential, Streetscape Improvements, and Work Product***

EVENT	***AMOUNT***
Acquisition, Master Infrastructure and Pod 7	*$18,799,000.00*
Developer Portion (excluded from Bond financing)	*($1,129,637.28)*
Requisition #1 Pod 7	*($2,798,132.03)*
Requisition #2 Pod 7	*($2,935,289.79)*
Requisition #3 Pod 7	*($1,414,434.12)*
Requisition #4 Pod 7	*($11,017.50)*
Requisition #5 Pod 7	*($37,621.32)*
Requisition #6 Pod 7	*($32,934.48)*
Requisition #7 Pod 7	*($29,568.91)*
Balance Owed After Requisition #6 Pod 7, If Any	**$10,410,364.57**

(E) Fund or Account and subaccount, if any, from which disbursement to be made: ***Series 2022 Master Infrastructure and Pod 7 Acquisition and Construction Account***

The undersigned hereby certifies that:

☑ obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the Series 2022 Master Infrastructure and Pod 7 Acquisition and Construction Account referenced above, that each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Phase 2 Assessment Area Project and each represents a Cost of the Phase 2 Assessment Area Project, and has not previously been paid out of such Account;

OR

☐ this requisition is for costs of issuance payable from the Series 2022 Costs of Issuance Account that has not previously been paid out of such Account.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Attached hereto are originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested.

VERANO #3 COMMUNITY DEVELOPMENT DISTRICT

By: _____
Responsible Officer

CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE REQUESTS ONLY

If this requisition is for a disbursement from other than the Series 2022 Costs of Issuance Account, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Phase 2 Assessment Area Project and is consistent with (i) the applicable acquisition or construction contract, (ii) the plans and specifications for the portion of the Phase 2 Assessment Area Project with respect to which such disbursement is being made, and (iii) the report of the Consulting Engineer attached as an exhibit to the Supplemental Indenture, as such report shall have been amended or modified on the date hereof.

_____
Consulting Engineer

RESOLUTION 2027-02

[PROJECT COMPLETION RESOLUTION FOR PHASE 2 ASSESSMENT AREA (SERIES 2022) PROJECT]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERANO #3 COMMUNITY DEVELOPMENT DISTRICT ADDRESSING REAL ESTATE CONVEYANCES AND PERMITS; ACCEPTING A CERTIFICATE OF THE DISTRICT ENGINEER AND DECLARING CERTAIN PROJECT COMPLETE; PROVIDING DIRECTION TO DISTRICT STAFF; FINALIZING ASSESSMENTS; AUTHORIZING CONVEYANCES; PROVIDING FOR A SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

Background

WHEREAS, the Verano #3 Community Development District ("**District**") was established for the purpose of providing infrastructure improvements, facilities, and services to the lands within the District as provided in Chapter 190, *Florida Statutes*; and

WHEREAS, the District previously issued its Special Assessment Bonds, Series 2022 ("**Bonds**"), which Bonds are secured by debt service special assessments ("**Assessments**") levied on certain lands within the District, and which Bonds were used to finance a portion of the "Phase 2 Assessment Area Project" ("**Project**"); and

WHEREAS, pursuant to Chapter 170, *Florida Statutes*, and the trust indentures for the Bonds, the District Engineer has executed and delivered an "**Engineer's Certificate**," attached hereto as **Exhibit A**, wherein the District Engineer certified the Project complete; and

WHEREAS, the District Manager similarly has executed and delivered a "**District Certificate,**" attached hereto as **Exhibit B**, wherein the District Manager has made certain certifications relating to the completion of the Project; and

WHEREAS, in reliance upon the Engineer's Certificate and District Certificate, the District's Board desires to certify the Project complete in accordance with the trust indentures for the Bonds, the assessment resolutions levying the Assessments, and pursuant to Chapter 170, *Florida Statutes*, and to establish a date of the completion for the Project; and

WHEREAS, the District has acquired Pod 6 Roadway, Stormwater Management, Water/Sewer/Undergrounding Differential, Streetscape and Landscaping Improvements, and Work Product as part of the Project and in the total amount of $ 1,494,000.00, a portion of which has already been paid in the amount of $846,277.06 and a portion which was funded by the Developer in the amount of $498,300.74, leaving an amount of **$ 149,422.20** ("**Unpaid Amount 1**"), as evidenced in **Exhibit C** attached hereto, and which can be paid with funds released from the Series 2022 Pod 6 Parcel Infrastructure Account; and

WHEREAS, the District has acquired Master and Pod 7 Roadway, Stormwater Management, Water/Sewer/Undergrounding Differential, Streetscape and Landscaping Improvements, and Work

Product as part of the Project and in the total amount of $18,799,000.00, a portion of which has already been paid in the amount of $11,569,570.76 and a portion which was funded by the Developer in the amount of $1,129,637.28, leaving an amount of **$10,439,933.48** ("**Unpaid Amount 2**"), as evidenced in **Exhibit C** attached hereto, and which can be paid with funds released from the Series 2022 Master Infrastructure and Pod 7 Infrastructure Account.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VERANO #3 COMMUNITY DEVELOPMENT DISTRICT:

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

2. AUTHORITY. This Resolution is adopted pursuant to the Indenture and provisions of Florida law, including Chapters 170 and 190, *Florida Statutes*.

3. ACCEPTANCE OF ENGINEER'S CERTIFICATE AND DISTRICT CERTIFICATE. The Board hereby accepts the Engineer's Certificate, attached hereto as **Exhibit A**, and District Certificate, attached hereto as **Exhibit B**, and certifies the Project complete in accordance with the trust indentures for the Bonds, the assessment resolutions levying the Assessments, and pursuant to Chapter 170, *Florida Statutes*. The Date of Completion, as that term is defined in the trust indentures, and for purposes of the trust indentures, shall be the date upon which after (i) satisfaction of the Series 2022 Reserve Account Release Condition #2, (ii) release of the corresponding monies from the Series 2022 Reserve Account and into the Master Improvements and Pod 7 Acquisition and Construction Account, and (iii) the final requisition payment has been made for the Project using the balance of the Master Improvements and Pod 7 Acquisition and Construction Account and the Pod 6 Parcel Infrastructure Account, after payment has been made using those released monies and for any final project costs. The District Manager and District Engineer are authorized to execute on behalf of the District and process any final requisition without further action of the Board. That said, the Project shall be deemed complete for purposes of Chapter 170, *Florida Statutes*, and for accounting purposes, as of the date of the Engineer's Certificate attached hereto as **Exhibit A.** NOTWITHSTANDING ANYTHING TO THE CONTRARY IN THIS RESOLUTION, THE DISTRICT BOARD'S APPROVAL OF THIS RESOLUTION IS NOT INTENDED TO, AND DOES NOT, WAIVE ANY RIGHTS THAT THE DISTRICT MAY HAVE WITH RESPECT TO THE OPEN ITEMS IDENTIFIED IN ATTACHMENT NO. 1 TO THE ENGINEER'S CERTIFICATE, AND ALL SUCH OPEN ITEMS ARE EXPRESSLY EXCEPTED FROM THIS RESOLUTION.

4. DIRECTION TO DISTRICT STAFF. District Staff are directed to notify the Trustee for the Bonds of the completion of the Project, and to effect any final transfers of funds from the reserve accounts and acquisition and construction accounts for the Bonds, and close the acquisition and construction accounts, upon completion of such transfers.

5. FINALIZATION OF ASSESSMENTS. Pursuant to Section 170.08, *Florida Statutes*, and the assessment resolutions levying the Assessments, and because the Project is complete, the Assessments are to be credited the difference in the assessment as originally made, approved, and confirmed and a proportionate part of the actual project costs of the Project. Because all of the original construction proceeds from the Bonds were used to construct the Project, respectively, and all contribution requirements (if any) were satisfied, no such credit is due. Accordingly, and pursuant to Section 170.08, *Florida Statutes*, the Assessments are hereby finalized in the amount of the outstanding debt due on the Bonds, respectively, in accordance with **Exhibit B** herein, and are hereby apportioned in accordance with

the assessment resolutions and reports adopted for the levy of the Assessments, as well as the Final Assessment Lien Roll on file with the District Manager.

6. REAL ESTATE CONVEYANCES; PERMITS. In connection with the Project, the District: (i) has accepted permits, approvals, right-of-way agreements and other similar documents from governmental entities for the construction and/or operation of the improvements, and (ii) has accepted, conveyed and/or dedicated certain interests in real and personal property (e.g., roads, utilities, stormwater improvements, and other systems), and, for those purposes, has executed plats, deeds, easements, bills of sale, permit transfer documents, agreements, and other documents necessary for the conveyance and/or operation of improvements, work product and land ((i) and (ii) together, the "**Conveyances**"). All such Conveyances are hereby ratified, if not previously approved, and any remaining Conveyances are expressly authorized.

7. AUTHORIZATION FOR REQUISITIONS. The District hereby authorizes the Requisitions for payment of the Unpaid Amounts to the Developer in the forms attached hereto as **Exhibit C**. The District Manager and District Engineer are authorized to execute on behalf of the District and process the Requisitions without further action of the Board.

8. IMPROVEMENT LIEN BOOK. Immediately following the adoption of this Resolution, the Assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District's "Improvement Lien Book." The special assessment or assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

9. TRUE-UP PAYMENTS. As set forth in **Exhibit B**, all true-up obligations are deemed satisfied at this time.

10. GENERAL AUTHORIZATION. The Chairman, members of the Board of Supervisors and District staff are hereby generally authorized, upon the adoption of this Resolution, to do all acts and things required of them by this Resolution or desirable or consistent with the requirements or intent hereof.

11. CONFLICTS. This Resolution is intended to supplement the assessment resolutions levying the Assessments which remain in full force and effect. This Resolution and the assessment resolutions levying the Assessments shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

12. SEVERABILITY. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

13. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

[THIS SPACE INTENTIONALLY LEFT BLANK]

PASSED AND ADOPTED this ___ day of _____, 2026.

ATTEST:

VERANO #3 COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary

_____
By: _____
Its: ☐ Chair ☐ Vice Chair

Exhibit A: District Engineer's Certificate
Exhibit B: District Certificate
Exhibit C: Requisitions

EXHIBIT A

ENGINEER'S CERTIFICATE
REGARDING COMPLETION OF PHASE 2 ASSESSMENT AREA PROJECT

_____ __, 2026

Board of Supervisors
Verano #3 Community Development District

U.S. Bank National Association, as Trustee

RE: Certificate of Completion for Phase 2 Assessment Area Project

This Certificate is furnished in accordance with Chapter 170, *Florida Statutes*, and regarding the following District's "Phase 2 Assessment Area Project" ("**Project**"). This Certificate is intended to evidence the completion of the Project undertaken by the District. To the best of my knowledge and belief, and after reasonable inquiry, the undersigned, as an authorized representative of District Engineer, hereby makes the following certifications upon which the District may rely:

1. I have reviewed certain available documentation, including, but not limited to, agreements, invoices, plans, plats, deeds, bills of sale, and other documentation relating to the District's 2019 Projects and have had an opportunity to inspect the improvements and work product comprising the 2019 Projects.

2. It is my professional opinion that:

a. The Phase 2 Assessment Area Project, and all components thereof, have been acquired, constructed and installed in accordance with their specifications, and are capable of performing the functions for which they were intended.

b. To the best of my knowledge and belief, and after reasonable inquiry, all labor, services, materials, and supplies used in the Phase 2 Assessment Area Project have been paid for and, where practicable, acknowledgment of such payments has been obtained from all contractors and suppliers.

c. The purchase price paid by the District for the Phase 2 Assessment Area Project is no more than the lesser of: (1) the fair market value of such improvements and work product at the time of construction, and (2) the actual cost of construction of such improvements and creation of the work product.

d. The Phase 2 Assessment Area Project cost at least the amount of (i) the acquisition and construction proceeds available from the Series 2022 Bonds, plus (ii) applicable assessment contributions (if any) as set forth in the District's assessment methodologies.

e. The Phase 2 Assessment Area Project, as completed, continues to provide sufficient benefit to support the Assessments on the benefitted lands within the District.

NOTE: NOTWITHSTANDING ANYTHING TO THE CONTRARY HEREIN, THIS CERTIFICATE AND THE OPINIONS EXPRESSED HEREIN DO NOT APPLY TO THE ITEMS ADDRESSED IN ATTACHMENT NO. 1.

3. All plans, permits and specifications necessary for the operation and maintenance of the Project improvements are complete and on file with the District Engineer and have been transferred to the District or other appropriate governmental entity having charge of such operation and maintenance, or are in the process of being transferred to the District.

4. As part of the Project, the District did not fund any improvements that generated impact fee credits or similar credits.

5. The total cost of the Project was greater than the amount deposited in the applicable acquisition and construction account established for the Bonds related to the Project.

WHEREFORE, the undersigned authorized representative of the District Engineer executes this Engineer's Certificate.

MILLS, SHORT & ASSOCIATES, LLC

_____
_____ P.E.
Florida Registration No. _____
District Engineer

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of □ physical presence or □ online notarization, this ___ day of _____, 20___, by _____, P.E., an authorized representative of Mills, Short & Associates, LLC, as District Engineer of the Verano #3 Community Development District, who is personally known to me or who has produced _____as identification, and did [ ] or did not [ ] take the oath.

_____
Notary Public, State of _____

Print Name: _____

Commission No.:_____

My Commission Expires: _____

Attachment No. 1: List of Open Items

Exhibit A
Attachment No. 1

1. Asphalt Final Lift

EXHIBIT B

DISTRICT CERTIFICATE
REGARDING COMPLETION OF PHASE 2 ASSESSMENT AREA PROJECT

_____ __, 2026

Board of Supervisors
Verano #3 Community Development District

U.S. Bank National Association, as Trustee

RE: Certificate of Completion for District Project
District Manager Certifications

This Certificate is furnished in accordance with Chapter 170, *Florida Statutes*, and regarding the District's "Phase 2 Assessment Area Project" ("**Project**"), which was funded in part by the District's Special Assessment Bonds, Series 2022 (Phase 2 Assessment Area) **("Bonds**"). The Bonds were secured in part by debt service assessments (**"Assessments**") levied on certain lands within the boundaries of the District. This Certificate is intended to make certain certifications relating to the completion of the Project undertaken by the District.

To the best of my knowledge and belief, and after reasonable inquiry, the undersigned, as an authorized representative of the District's Manager, hereby makes the following certifications upon which the District may rely:

1. The total cost of the Project was greater than the amount deposited in the applicable acquisition and construction account established for the Bonds related to the Project. Further, the District has spent substantially all monies from the applicable construction account(s) for the Project. Accordingly, and pursuant to Section 170.08, *Florida Statutes*, no credit is due in connection with finalizing the Assessments.

2. Based on inquiry of the District Engineer, the benefits to the lands subject to the Assessments from the completed Project continue to be sufficient to support the applicable Assessments. Moreover, Assessments continue to be fairly and reasonably allocated consistent with the applicable assessment resolutions and reports.

3. The Developer has satisfied any and all requirements, <u>if any</u>, to make contributions of infrastructure in connection with the reduction of the Assessments to meet target levels, repay impact fee credits, or otherwise offset assessments.

4. As of the date hereof, no rebate amount is due and owing to the federal government with respect to the Bonds.

5. The Assessments are sufficient to pay the remaining debt service on the Bonds.

6. Based on a review of the applicable plats for lands within the District, no true-up is presently due and owing at this time for any of the Assessments.

WHEREFORE, the undersigned authorized representative has executed the foregoing District Certificate regarding Project Completion.

VERANO #3 COMMUNITY DEVELOPMENT DISTRICT

_____

By: _____

Its: District Manager

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of □ physical presence or □ online notarization, this ___ day of _____, 20___, by _____, as District Manager for the Verano #3 Community Development District, who is personally known to me or who has produced _____as identification, and did [ ] or did not [ ] take the oath.

_____

Notary Public, State of _____

Print Name: _____

Commission No.:_____

My Commission Expires: _____

EXHIBIT C

VERANO #3 COMMUNITY DEVELOPMENT DISTRICT
REQUISITION FOR PHASE 2 ASSESSMENT AREA PROJECT

The undersigned, an Authorized Officer of Verano #3 Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the District to U.S. Bank Trust Company, National Association, as Successor in Interest to U.S. Bank National Association, Orlando, Florida, as trustee (the "Trustee"), dated as of June 1, 2015 (the "Master Indenture"), as supplemented by the Ninth Supplemental Trust Indenture from the District to the Trustee, dated as of April 1, 2021 (the "Supplemental Indenture" and together with the Master Indenture, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: ***#3, Series 2022 Pod 6 Parcel Infrastructure Account***

(B) Name of Payee: ***DK Central Park LLC***

(C) Amounts Payable: **$ 6,932.65 ***

Note that the amount of this requisition is equal to the balance of the Pod 1 Acquisition and Construction Account. The Acquisition of Pod 6 Roadway, Stormwater Management, Water/Sewer/Undergrounding Differential, Streetscape and Landscaping Improvements, and Work Product are in the greater amount of $149,422.20, as detailed below. To the extent that additional monies are released into the Series 2022 Pod 6 Parcel Infrastructure Account, the Trustee is directed to make payment of any remaining amounts owed by the District for Pod 6 Roadway, Stormwater Management, Water/Sewer/Undergrounding Differential, Streetscape Improvements, and Work Product up to the full amount of $149,422.20.

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments or state Costs of Issuance, if applicable): ***Pod 1 Roadway, Stormwater Management, Water/Sewer/Undergrounding Differential, Streetscape and Landscaping Improvements, and Work Product***

EVENT	***AMOUNT***
Acquisition, Pod 6	*$2,730,000.00*
Requisition #1 Pod 6	*($844,424.56)*
Requisition #2 Pod 6	*($1,852.50)*
Developer Portion Pod 6	*($498,300.74)*
Balance Owed After Requisition #2 Pod 6, If Any	**$149,422.20**

(E) Fund or Account and subaccount, if any, from which disbursement to be made: ***Series 2022 Pod 6 Parcel Infrastructure Account***

The undersigned hereby certifies that:

☑ obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the Series 2022 Pod 1 Acquisition and Construction Account referenced above, that each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Phase 2 Assessment Area Project and each

represents a Cost of the Phase 2 Assessment Area Project, and has not previously been paid out of such Account;

OR

☐ this requisition is for costs of issuance payable from the Series 2022 Costs of Issuance Account that has not previously been paid out of such Account.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Attached hereto are originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested.

VERANO #3 COMMUNITY DEVELOPMENT DISTRICT

By: _____
Responsible Officer

CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE REQUESTS ONLY

If this requisition is for a disbursement from other than the Series 2022 Costs of Issuance Account, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Phase 2 Assessment Area Project and is consistent with (i) the applicable acquisition or construction contract, (ii) the plans and specifications for the portion of the Phase 2 Assessment Area Project with respect to which such disbursement is being made, and (iii) the report of the Consulting Engineer attached as an exhibit to the Supplemental Indenture, as such report shall have been amended or modified on the date hereof.

_____
Consulting Engineer

VERANO #3 COMMUNITY DEVELOPMENT DISTRICT
REQUISITION FOR PHASE 2 ASSESSMENT AREA PROJECT

The undersigned, an Authorized Officer of Verano #3 Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the District to U.S. Bank Trust Company, National Association, as Successor in Interest to U.S. Bank National Association, Orlando, Florida, as trustee (the "Trustee"), dated as of June 1, 2015 (the "Master Indenture"), as supplemented by the Ninth Supplemental Trust Indenture from the District to the Trustee, dated as of April 1, 2021 (the "Supplemental Indenture" and together with the Master Indenture, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: ***#7, Series 2022 Master Infrastructure and Pod 7 Infrastructure Acquisition and Construction Account***

(B) Name of Payee: ***DK Central Park LLC***

(C) Amounts Payable: **$ 29,568.91 ***

Note that the amount of this requisition is equal to the balance of the Master Infrastructure and Pod 7 Infrastructure Acquisition and Construction Account. The Acquisition of Master and Pod 7 Roadway, Stormwater Management, Water/Sewer/Undergrounding Differential, Streetscape and Landscaping Improvements, and Work Product are in the greater amount of $10,439,933.48, as detailed below. To the extent that additional monies are released into the Series 2022 Master Infrastructure and Pod 7 Infrastructure Acquisition and Construction Account, the Trustee is directed to make payment of any remaining amounts owed by the District for Master and Pod 7 Roadway, Stormwater Management, Water/Sewer/Undergrounding Differential, Streetscape Improvements, and Work Product up to the full amount of $10,439,933.48.

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments or state Costs of Issuance, if applicable): ***Master and Pod 7 Roadway, Stormwater Management, Water/Sewer/Undergrounding Differential, Streetscape and Landscaping Improvements, and Work Product***

EVENT	***AMOUNT***
Acquisition, Master & Pod 7	*$ 18,799,000.00*
Requisition #1, Master & Pod 7	*($2,798,132.03)*
Requisition #2, Master & Pod 7	*($2,935,289.79)*
Requisition #3, Master & Pod 7	*($1,414,434.12)*
Requisition #4 Master & Pod 7	*($11,017.50)*
Requisition #5, Master & Pod 7	*($37,621.32)*
Requisition #6, Master & Pod 7	*($32,934.48)*
Developer Portion	*($1,129,637.28)*
Balance Owed After Requisition #5 – Master and Pod 7, If Any	**$10,439,933.48**

(E) Fund or Account and subaccount, if any, from which disbursement to be made: ***Series 2022 Master Infrastructure and Pod 7 Infrastructure Acquisition and Construction Account***

The undersigned hereby certifies that:

☑ obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the Series 2022 Pod 1 Acquisition and Construction Account referenced above, that each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Phase 2 Assessment Area Project and each represents a Cost of the Phase 2 Assessment Area Project, and has not previously been paid out of such Account;

OR

☐ this requisition is for costs of issuance payable from the Series 2022 Costs of Issuance Account that has not previously been paid out of such Account.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Attached hereto are originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested.

VERANO #3 COMMUNITY DEVELOPMENT DISTRICT

By: _____
Responsible Officer

CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE REQUESTS ONLY

If this requisition is for a disbursement from other than the Series 2022 Costs of Issuance Account, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Phase 2 Assessment Area Project and is consistent with (i) the applicable acquisition or construction contract, (ii) the plans and specifications for the portion of the Phase 2 Assessment Area Project with respect to which such disbursement is being made, and (iii) the report of the Consulting Engineer attached as an exhibit to the Supplemental Indenture, as such report shall have been amended or modified on the date hereof.

_____
Consulting Engineer

RESOLUTION 2027-03

[PROJECT COMPLETION RESOLUTION FOR PHASE 1 ASSESSMENT AREA (SERIES 2021) PROJECT]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERANO #3 COMMUNITY DEVELOPMENT DISTRICT ADDRESSING REAL ESTATE CONVEYANCES AND PERMITS; ACCEPTING A CERTIFICATE OF THE DISTRICT ENGINEER AND DECLARING CERTAIN PROJECT COMPLETE; PROVIDING DIRECTION TO DISTRICT STAFF; FINALIZING ASSESSMENTS; AUTHORIZING CONVEYANCES; AUTHORIZING REQUISITIONS FOR PAYMENT OF THE BALANCE OF THE SERIES 2022 ACQUISITION AND CONSTRUCTION ACCOUNTS; PROVIDING FOR A SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

Background

WHEREAS, the Verano #3 Community Development District ("**District**") was established for the purpose of providing infrastructure improvements, facilities, and services to the lands within the District as provided in Chapter 190, *Florida Statutes*; and

WHEREAS, the District previously issued its Special Assessment Bonds, Series 2021 ("**Bonds**"), which Bonds are secured by debt service special assessments ("**Assessments**") levied on certain lands within the District, and which Bonds were used to finance a portion of the "Phase 1 Assessment Area Project" ("**Project**"); and

WHEREAS, pursuant to Chapter 170, *Florida Statutes*, and the trust indentures for the Bonds, the District Engineer has executed and delivered an "**Engineer's Certificate**," attached hereto as **Exhibit A**, wherein the District Engineer certified the Project complete; and

WHEREAS, the District Manager similarly has executed and delivered a "**District Certificate,**" attached hereto as **Exhibit B**, wherein the District Manager has made certain certifications relating to the completion of the Project; and

WHEREAS, in reliance upon the Engineer's Certificate and District Certificate, the District's Board desires to certify the Project complete in accordance with the trust indentures for the Bonds, the assessment resolutions levying the Assessments, and pursuant to Chapter 170, *Florida Statutes*, and to establish a date of the completion for the Project; and

WHEREAS, the District has acquired Pod 1 Roadway, Stormwater Management, Water/Sewer/Undergrounding Differential, Streetscape and Landscaping Improvements, and Work Product as part of the Project and in the total amount of $ 2,730,000.00, a portion of which has already been paid in the amount of $2,256,363.33, leaving an amount of **$473,636.67** ("**Unpaid Amount 1**"), as evidenced in **Exhibit C** attached hereto, and which can be paid with funds released from the Series 2021 Pod 1 Acquisition and Construction Account; and

WHEREAS, the District has acquired Pod 4 Roadway, Stormwater Management, Water/Sewer/Undergrounding Differential, Streetscape and Landscaping Improvements, and Work Product as part of the Project and in the total amount of $2,050,000.00, a portion of which has already been paid in the amount of $1,802,025.24, leaving an amount of **$247,974.76** ("**Unpaid Amount 2**"), as evidenced in **Exhibit C** attached hereto, and which can be paid with funds released from the Series 2021 Pod 4 Acquisition and Construction Account; and

WHEREAS, the District has acquired Master Infrastructure and Pod 5 Roadway, Stormwater Management, Water/Sewer/Undergrounding Differential, Streetscape and Landscaping Improvements, and Work Product as part of the Project and in the total amount of $ 15,050,340.00, a portion of which has already been paid in the amount of $7,907,865.25, leaving an amount of **$7,142,474.75** ("**Unpaid Amount 3**" and together with Unpaid Amount 1 and Unpaid Amount 2, the "**Unpaid Amounts**"), as evidenced in **Exhibit C** attached hereto, and which can be paid with funds released from the Reserve Fund into the Series 2021 Master Acquisition and Construction Account; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VERANO #3 COMMUNITY DEVELOPMENT DISTRICT:

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

2. AUTHORITY. This Resolution is adopted pursuant to the Indenture and provisions of Florida law, including Chapters 170 and 190, *Florida Statutes*.

3. ACCEPTANCE OF ENGINEER'S CERTIFICATE AND DISTRICT CERTIFICATE. The Board hereby accepts the Engineer's Certificate, attached hereto as **Exhibit A**, and District Certificate, attached hereto as **Exhibit B**, and certifies the Project complete in accordance with the trust indentures for the Bonds, the assessment resolutions levying the Assessments, and pursuant to Chapter 170, *Florida Statutes*. The Date of Completion, as that term is defined in the trust indentures, and for purposes of the trust indentures, shall be the date upon which the final requisition payment has been made for the Project using the balance of the Series 2021 Acquisition and Construction Account, after payment has been made using those released monies and for any final project costs. The District Manager and District Engineer are authorized to execute on behalf of the District and process any final requisition without further action of the Board. That said, the Project shall be deemed complete for purposes of Chapter 170, *Florida Statutes*, and for accounting purposes, as of the date of the Engineer's Certificate attached hereto as **Exhibit A.** NOTWITHSTANDING ANYTHING TO THE CONTRARY IN THIS RESOLUTION, THE DISTRICT BOARD'S APPROVAL OF THIS RESOLUTION IS NOT INTENDED TO, AND DOES NOT, WAIVE ANY RIGHTS THAT THE DISTRICT MAY HAVE WITH RESPECT TO THE OPEN ITEMS IDENTIFIED IN ATTACHMENT NO. 1 TO THE ENGINEER'S CERTIFICATE, AND ALL SUCH OPEN ITEMS ARE EXPRESSLY EXCEPTED FROM THIS RESOLUTION.

4. DIRECTION TO DISTRICT STAFF. District Staff are directed to notify the Trustee for the Bonds of the completion of the Project, and to effect any final transfers of funds from acquisition and construction accounts for the Bonds, and close the acquisition and construction accounts, upon completion of such transfers.

5. FINALIZATION OF ASSESSMENTS. Pursuant to Section 170.09, *Florida Statutes*, and the assessment resolutions levying the Assessments, and because the Project is complete, the Assessments are to be credited the difference in the assessment as originally made, approved, and confirmed and a

proportionate part of the actual project costs of the Project. Because all of the original construction proceeds from the Bonds were used to construct the Project, respectively, and all contribution requirements (if any) were satisfied, no such credit is due. Accordingly, and pursuant to Section 170.09, *Florida Statutes*, the Assessments are hereby finalized in the amount of the outstanding debt due on the Bonds, respectively, in accordance with **Exhibit B** herein, and are hereby apportioned in accordance with the assessment resolutions and reports adopted for the levy of the Assessments, as well as the Final Assessment Lien Roll on file with the District Manager.

6. REAL ESTATE CONVEYANCES; PERMITS. In connection with the Project, the District: (i) has accepted permits, approvals, right-of-way agreements and other similar documents from governmental entities for the construction and/or operation of the improvements, and (ii) has accepted, conveyed and/or dedicated certain interests in real and personal property (e.g., roads, utilities, stormwater improvements, and other systems), and, for those purposes, has executed plats, deeds, easements, bills of sale, permit transfer documents, agreements, and other documents necessary for the conveyance and/or operation of improvements, work product and land ((i) and (ii) together, the "**Conveyances**"). All such Conveyances are hereby ratified, if not previously approved, and any remaining Conveyances are expressly authorized.

7. AUTHORIZATION FOR REQUISITIONS. The District hereby authorizes the Requisitions for payment of the Unpaid Amounts to the Developer in the forms attached hereto as **Exhibit C**. The District Manager and District Engineer are authorized to execute on behalf of the District and process the Requisitions without further action of the Board.

8. IMPROVEMENT LIEN BOOK. Immediately following the adoption of this Resolution, the Assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District's "Improvement Lien Book." The special assessment or assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

9. TRUE-UP PAYMENTS. As set forth in **Exhibit B**, all true-up obligations are deemed satisfied at this time.

10. GENERAL AUTHORIZATION. The Chairman, members of the Board of Supervisors and District staff are hereby generally authorized, upon the adoption of this Resolution, to do all acts and things required of them by this Resolution or desirable or consistent with the requirements or intent hereof.

11. CONFLICTS. This Resolution is intended to supplement the assessment resolutions levying the Assessments which remain in full force and effect. This Resolution and the assessment resolutions levying the Assessments shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

12. SEVERABILITY. If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a

section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

13. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this ___ day of _____, 2026.

ATTEST:

VERANO #3 COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary

_____
By: _____
Its: ☐ Chair ☐ Vice Chair

Exhibit A: District Engineer's Certificate
Exhibit B: District Certificate
Exhibit C: Requisitions

EXHIBIT A

ENGINEER'S CERTIFICATE
REGARDING COMPLETION OF PHASE 1 ASSESSMENT AREA PROJECT

_____ __, 2026

Board of Supervisors
Verano #3 Community Development District

U.S. Bank National Association, as Trustee

RE: Certificate of Completion for Phase 1 Assessment Area Project

This Certificate is furnished in accordance with Chapter 170, *Florida Statutes*, and regarding the following District's "Phase 1 Assessment Area Project" ("**Project**"). This Certificate is intended to evidence the completion of the Project undertaken by the District. To the best of my knowledge and belief, and after reasonable inquiry, the undersigned, as an authorized representative of District Engineer, hereby makes the following certifications upon which the District may rely:

1. I have reviewed certain available documentation, including, but not limited to, agreements, invoices, plans, plats, deeds, bills of sale, and other documentation relating to the District's 2019 Projects and have had an opportunity to inspect the improvements and work product comprising the 2019 Projects.

2. It is my professional opinion that:

a. The Phase 1 Assessment Area Project, and all components thereof, have been acquired, constructed and installed in accordance with their specifications, and are capable of performing the functions for which they were intended.

b. To the best of my knowledge and belief, and after reasonable inquiry, all labor, services, materials, and supplies used in the Phase 1 Assessment Area Project have been paid for and, where practicable, acknowledgment of such payments has been obtained from all contractors and suppliers.

c. The purchase price paid by the District for the Phase 1 Assessment Area Project is no more than the lesser of: (1) the fair market value of such improvements and work product at the time of construction, and (2) the actual cost of construction of such improvements and creation of the work product.

d. The Phase 1 Assessment Area Project cost at least the amount of (i) the acquisition and construction proceeds available from the Series 2021 Bonds, plus (ii) applicable assessment contributions (if any) as set forth in the District's assessment methodologies.

e. The Phase 1 Assessment Area Project, as completed, continues to provide sufficient benefit to support the Assessments on the benefitted lands within the District.

NOTE: NOTWITHSTANDING ANYTHING TO THE CONTRARY HEREIN, THIS CERTIFICATE AND THE OPINIONS EXPRESSED HEREIN DO NOT APPLY TO THE ITEMS ADDRESSED IN ATTACHMENT NO. 1.

3. All plans, permits and specifications necessary for the operation and maintenance of the Project improvements are complete and on file with the District Engineer and have been transferred to the District or other appropriate governmental entity having charge of such operation and maintenance, or are in the process of being transferred to the District.

4. As part of the Project, the District did not fund any improvements that generated impact fee credits or similar credits.

5. The total cost of the Project was greater than the amount deposited in the applicable acquisition and construction account established for the Bonds related to the Project.

WHEREFORE, the undersigned authorized representative of the District Engineer executes this Engineer's Certificate.

MILLS, SHORT & ASSOCIATES, LLC

_____
_____ P.E.
Florida Registration No. _____
District Engineer

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of □ physical presence or □ online notarization, this ___ day of _____, 20___, by _____, P.E., an authorized representative of Mills, Short & Associates, LLC, as District Engineer of the Verano #3 Community Development District, who is personally known to me or who has produced _____as identification, and did [ ] or did not [ ] take the oath.

_____
Notary Public, State of _____

Print Name: _____

Commission No.:_____

My Commission Expires: _____

Attachment No. 1: List of Open Items

Exhibit A
Attachment No. 1

1. Asphalt Final Lift

EXHIBIT B

DISTRICT CERTIFICATE
REGARDING COMPLETION OF PHASE 1 ASSESSMENT AREA PROJECT

_____ __, 2026

Board of Supervisors
Verano #3 Community Development District

U.S. Bank National Association, as Trustee

RE: Certificate of Completion for District Project
District Manager Certifications

This Certificate is furnished in accordance with Chapter 170, *Florida Statutes*, and regarding the District's "Phase 1 Assessment Area Project" ("**Project**"), which was funded in part by the District's Special Assessment Bonds, Series 2021 (Phase 1 Assessment Area) **("Bonds**"). The Bonds were secured in part by debt service assessments (**"Assessments**") levied on certain lands within the boundaries of the District. This Certificate is intended to make certain certifications relating to the completion of the Project undertaken by the District.

To the best of my knowledge and belief, and after reasonable inquiry, the undersigned, as an authorized representative of the District's Manager, hereby makes the following certifications upon which the District may rely:

1. The total cost of the Project was greater than the amount deposited in the applicable acquisition and construction account established for the Bonds related to the Project. Further, the District has spent substantially all monies from the applicable construction account(s) for the Project. Accordingly, and pursuant to Section 170.09, *Florida Statutes*, no credit is due in connection with finalizing the Assessments.

2. Based on inquiry of the District Engineer, the benefits to the lands subject to the Assessments from the completed Project continue to be sufficient to support the applicable Assessments. Moreover, Assessments continue to be fairly and reasonably allocated consistent with the applicable assessment resolutions and reports.

3. The Developer has satisfied any and all requirements, <u>if any</u>, to make contributions of infrastructure in connection with the reduction of the Assessments to meet target levels, repay impact fee credits, or otherwise offset assessments.

4. As of the date hereof, no rebate amount is due and owing to the federal government with respect to the Bonds.

5. The Assessments are sufficient to pay the remaining debt service on the Bonds.

6. Based on a review of the applicable plats for lands within the District, no true-up is presently due and owing at this time for any of the Assessments.

WHEREFORE, the undersigned authorized representative has executed the foregoing District Certificate regarding Project Completion.

VERANO #3 COMMUNITY DEVELOPMENT DISTRICT

_____

By: _____

Its: District Manager

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of □ physical presence or □ online notarization, this ___ day of _____, 20___, by _____, as District Manager for the Verano #3 Community Development District, who is personally known to me or who has produced _____as identification, and did [ ] or did not [ ] take the oath.

_____

Notary Public, State of _____

Print Name: _____

Commission No.:_____

My Commission Expires: _____

EXHIBIT C

VERANO #3 COMMUNITY DEVELOPMENT DISTRICT
REQUISITION FOR PHASE 1 ASSESSMENT AREA PROJECT

The undersigned, an Authorized Officer of Verano #3 Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the District to U.S. Bank Trust Company, National Association, as Successor in Interest to U.S. Bank National Association, Orlando, Florida, as trustee (the "Trustee"), dated as of June 1, 2015 (the "Master Indenture"), as supplemented by the Ninth Supplemental Trust Indenture from the District to the Trustee, dated as of April 1, 2021 (the "Supplemental Indenture" and together with the Master Indenture, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: ***#23, Series 2021 Pod 1 Acquisition and Construction Account***

(B) Name of Payee: ***DK Central Park LLC***

(C) Amounts Payable: **$ 12,882.95***
Note that the amount of this requisition is equal to the balance of the Pod 1 Acquisition and Construction Account. The Acquisition of Pod 1 Roadway, Stormwater Management, Water/Sewer/Undergrounding Differential, Streetscape and Landscaping Improvements, and Work Product are in the greater amount of $2,730,000.00, as detailed below. To the extent that additional monies are released into the Series 2021 Pod 1 Acquisition and Construction Account, the Trustee is directed to make payment of any remaining amounts owed by the District for Pod 1 Roadway, Stormwater Management, Water/Sewer/Undergrounding Differential, Streetscape Improvements, and Work Product up to the full amount of $473,636.67.

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments or state Costs of Issuance, if applicable): ***Pod 1 Roadway, Stormwater Management, Water/Sewer/Undergrounding Differential, Streetscape and Landscaping Improvements, and Work Product***

EVENT	***AMOUNT***
Acquisition, Pod 1	*$2,730,000.00*
Requisition #1 Pod 1	*($152,900.00)*
Requisition #16 Pod 1	*($2,101,903.33)*
Requisition #18 Pod 1	*($1,560.00)*
Balance Owed After Requisition #18 Pod 1, If Any	**$473,636.67**

(E) Fund or Account and subaccount, if any, from which disbursement to be made: ***Series 2021 Pod 5 and Master Acquisition and Construction Account***

The undersigned hereby certifies that:

☑ obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the Series 2021 Pod 1 Acquisition and Construction Account referenced above, that each disbursement set forth above was incurred in

connection with the acquisition and/or construction of the Phase 1 Assessment Area Project and each represents a Cost of the Phase 1 Assessment Area Project, and has not previously been paid out of such Account;

OR

☐ this requisition is for costs of issuance payable from the Series 2021 Costs of Issuance Account that has not previously been paid out of such Account.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Attached hereto are originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested.

VERANO #3 COMMUNITY DEVELOPMENT DISTRICT

By: _____
Responsible Officer

CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE REQUESTS ONLY

If this requisition is for a disbursement from other than the Series 2021 Costs of Issuance Account, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Phase 2 Assessment Area Project and is consistent with (i) the applicable acquisition or construction contract, (ii) the plans and specifications for the portion of the Phase 1 Assessment Area Project with respect to which such disbursement is being made, and (iii) the report of the Consulting Engineer attached as an exhibit to the Supplemental Indenture, as such report shall have been amended or modified on the date hereof.

_____
Consulting Engineer

VERANO #3 COMMUNITY DEVELOPMENT DISTRICT
REQUISITION FOR PHASE 1 ASSESSMENT AREA PROJECT

The undersigned, an Authorized Officer of Verano #3 Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the District to U.S. Bank Trust Company, National Association, as Successor in Interest to U.S. Bank National Association, Orlando, Florida, as trustee (the "Trustee"), dated as of June 1, 2015 (the "Master Indenture"), as supplemented by the Ninth Supplemental Trust Indenture from the District to the Trustee, dated as of April 1, 2021 (the "Supplemental Indenture" and together with the Master Indenture, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: ***#24, Series 2021 Pod 4 Acquisition and Construction Account***

(B) Name of Payee: ***DK Central Park LLC***

(C) Amounts Payable: **$ 2,375.45***

Note that the amount of this requisition is equal to the balance of the Pod 4 Acquisition and Construction Account. The Acquisition of Pod 4 Roadway, Stormwater Management, Water/Sewer/Undergrounding Differential, Streetscape and Landscaping Improvements, and Work Product are in the greater amount of $247,974.76, as detailed below. To the extent that additional monies are released into the Series 2021 Pod 4 Acquisition and Construction Account, the Trustee is directed to make payment of any remaining amounts owed by the District for Pod 4 Roadway, Stormwater Management, Water/Sewer/Undergrounding Differential, Streetscape Improvements, and Work Product up to the full amount of $247,974.76.

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments or state Costs of Issuance, if applicable): ***Pod 4 Roadway, Stormwater Management, Water/Sewer/Undergrounding Differential, Streetscape and Landscaping Improvements, and Work Product***

EVENT	***AMOUNT***
Acquisition, Pod 4	*$ 2,050,000.00*
Requisition #1, Pod 4	*($136,450.00)*
Requisition #9, Pod 4	*($1,662,915.24)*
Requisition #11 - Pod 4	*($2,660.00)*
Balance Owed After Requisition #22 – Pod 4, If Any	**$247,974.76**

(E) Fund or Account and subaccount, if any, from which disbursement to be made: ***Series 2021 Pod 4 Acquisition and Construction Account***

The undersigned hereby certifies that:

☑ obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the Series 2021 Pod 1 Acquisition and Construction Account referenced above, that each disbursement set forth above was incurred in

connection with the acquisition and/or construction of the Phase 1 Assessment Area Project and each represents a Cost of the Phase 1 Assessment Area Project, and has not previously been paid out of such Account;

OR

☐ this requisition is for costs of issuance payable from the Series 2021 Costs of Issuance Account that has not previously been paid out of such Account.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Attached hereto are originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested.

VERANO #3 COMMUNITY DEVELOPMENT DISTRICT

By: _____
Responsible Officer

CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE REQUESTS ONLY

If this requisition is for a disbursement from other than the Series 2021 Costs of Issuance Account, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Phase 2 Assessment Area Project and is consistent with (i) the applicable acquisition or construction contract, (ii) the plans and specifications for the portion of the Phase 1 Assessment Area Project with respect to which such disbursement is being made, and (iii) the report of the Consulting Engineer attached as an exhibit to the Supplemental Indenture, as such report shall have been amended or modified on the date hereof.

_____
Consulting Engineer

VERANO #3 COMMUNITY DEVELOPMENT DISTRICT
REQUISITION FOR PHASE 1 ASSESSMENT AREA PROJECT

The undersigned, an Authorized Officer of Verano #3 Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the District to U.S. Bank Trust Company, National Association, as Successor in Interest to U.S. Bank National Association, Orlando, Florida, as trustee (the "Trustee"), dated as of June 1, 2015 (the "Master Indenture"), as supplemented by the Ninth Supplemental Trust Indenture from the District to the Trustee, dated as of April 1, 2021 (the "Supplemental Indenture" and together with the Master Indenture, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number: ***#25, Series 2021 Master and Pod 5 Acquisition and Construction Account***

(B) Name of Payee: ***DK Central Park LLC***

(C) Amounts Payable: **$ 28,853.88***

Note that the amount of this requisition is equal to the balance of the Master and Pod 5 Acquisition and Construction Account. The Acquisition of Master and Pod 5 Roadway, Stormwater Management, Water/Sewer/Undergrounding Differential, Streetscape and Landscaping Improvements, and Work Product are in the greater amount of $7,145,474.75, as detailed below. To the extent that additional monies are released into the Series 2021 Master and Pod 5 Acquisition and Construction Account, the Trustee is directed to make payment of any remaining amounts owed by the District for Master and Pod 5 Roadway, Stormwater Management, Water/Sewer/Undergrounding Differential, Streetscape Improvements, and Work Product up to the full amount of $7,145,474.75.

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments or state Costs of Issuance, if applicable): ***Master and Pod 5 Roadway, Stormwater Management, Water/Sewer/Undergrounding Differential, Streetscape and Landscaping Improvements, and Work Product***

EVENT	***AMOUNT***
Acquisition, Master and Pod 5	*$ 15,050,340.00*
Requisition #1, Master and Pod 5	*($2,478,539.92)*
Requisition #2, Master and Pod 5	*($2,448,357.03)*
Requisition #3 - Master and Pod 5	*($482,644.74)*
Requisition # 4 - Master and Pod 5	*($322,264.72)*
Requisition # 5 - Master and Pod 5	*($76,950.93)*
Requisition # 6 - Master and Pod 5	*($417,171.88)*
Requisition # 7 - Master and Pod 5	*($278,074.32)*
Requisition #12 - Master and Pod 5	*($48,260.00)*
Requisition #8 - Master and Pod 5	*($345,727.98)*
Requisition # 10 - Master and Pod 5	*($165,833.89)*
Requisition # 13 -Master and Pod 5	*($138,074.97)*
Requisition # 14 -Master and Pod 5	*($382,600.88)*
Requisition # 15 - Master and Pod 5	*($3,062.99)*

Requisition # 17 - Master and Pod 5	*($34,144.24)*
Requisition # 19 - Master and Pod 5	*($7,312.50)*
Requisition # 20- Master and Pod 5	*($194,789.50)*
Requisition #21 - Master and Pod 5	*($3,607.50)*
Requisition #22- Master and Pod 5	*($77,447.26)*
Balance Owed After Requisition #22 – Master and Pod 5, If Any	**$7,145,474.75**

(E) Fund or Account and subaccount, if any, from which disbursement to be made: ***Series 2021 Master and Pod 5 Acquisition and Construction Account***

The undersigned hereby certifies that:

☑ obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the Series 2021 Pod 1 Acquisition and Construction Account referenced above, that each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Phase 1 Assessment Area Project and each represents a Cost of the Phase 1 Assessment Area Project, and has not previously been paid out of such Account;

OR

☐ this requisition is for costs of issuance payable from the Series 2021 Costs of Issuance Account that has not previously been paid out of such Account.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Attached hereto are originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested.

VERANO #3 COMMUNITY DEVELOPMENT DISTRICT

By: _____
Responsible Officer

CONSULTING ENGINEER'S APPROVAL FOR NON-COST OF ISSUANCE REQUESTS ONLY

If this requisition is for a disbursement from other than the Series 2021 Costs of Issuance Account, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Phase 2 Assessment Area Project and is consistent with (i) the applicable acquisition or construction contract, (ii) the plans and specifications for the portion of the Phase 1 Assessment Area Project with respect to which

such disbursement is being made, and (iii) the report of the Consulting Engineer attached as an exhibit to the Supplemental Indenture, as such report shall have been amended or modified on the date hereof.

_____

Consulting Engineer

_____, 2026

Verano #3 Community Development District
c/o District Manager
Governmental Management Services – South Florida, LLC
5385 N. Nob Hill Road
Sunrise, Florida 33351

Re: Letter Agreement Regarding Acquisition of Phase 1 Assessment Area Improvements

Dear District Manager,

Pursuant to that certain *Improvement Acquisition Agreement – Phase 1 Assessment Area Project),* dated May 6, 2021 (**"Acquisition Agreement"**), by and between the Verano #3 Community Development District (**"District"**) and DK Central Park, LLC ("**Developer**"), you are hereby notified that the Developer has completed and wishes to sell ("**Sale**") to the District certain "**Improvements**" and "**Work Product**" as described in **Exhibit A** attached hereto. Subject to the terms of the Acquisition Agreement, the following terms govern the proposed Sale:

- As consideration for the Sale, and subject to the terms of the Acquisition Agreement, the District agrees to pay from bond proceeds the amount identified in **Exhibit A** attached hereto, which represents the actual cost of constructing and/or creating the Improvements. Subject to the terms of the Acquisition Agreement, this amount will be processed by requisition and paid to Developer upon availability of bond proceeds.
- Notwithstanding anything to the contrary herein, certain amounts, as identified in **Exhibit A,** may still be owed to contractors (balance to finish & retainage) and Developer agrees to ensure that all punch list and/or other open items necessary to complete the Improvements are completed and to timely make payment for all remaining amounts owed under the contract, and to ensure that no liens are placed on the Improvements. Subject to the terms of the Acquisition Agreement, and with respect to any punch list items, the District may pay the Developer upon completion of such items, upon the availability of bond proceeds and upon proof of payment by the Developer to the Contractor of the remaining amounts.
- The Developer agrees, at the direction of the District, to assist with the transfer of any permits or similar approvals, as well as other work product, necessary for the operation of the Improvements, and to provide any maintenance bonds or other forms of security required by the City for turnover of the utilities (which comprise a portion of the Improvements) to the City.

Sincerely,

Agreed to by:
VERANO #3 COMMUNITY DEVELOPMENT DISTRICT

_____
Name: _____
Title: _____

DK Central Park, LLC

_____
Name: _____
Title: _____

EXHIBIT A

Description of Phase 1 Assessment Area Improvements

Pod 1, Pod 4, and Pod 5 Roadways – All roads, pavement, curbing, and other physical improvements – including but not limited to landscaping elements, located within or upon the rights-of-way within or upon Tract R-1 (Private Streets Rights-of-Way) on the plat known as *Verano South P.U.D. I – Pod G – Plat No. 1*, as recorded in Plat Book 92, Pages 11 through 30, inclusive, of the Official Records of St. Lucie County, Florida.

Pod 1, Pod 2, Pod 3, Pod 4, and Pod 5 Drainage & Surface Water Management – 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 Tract R-1 (Private Streets Rights-of-Way), Rec Tract and Recreation Tract, Pod 2, Pod 3, 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, and CA-21 (Common Area), Tracts WMT-1, WMT-2, WMT-3, WMT-4, WMT-5, WMT-6, and WMT-7 (Stormwater Management Tracts), the "Drainage Easements," the "Utility Easements," the "Landscape Easements," and the "Lake Maintenance Easements," and 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 through 30, inclusive, of the Official Records of St. Lucie County, Florida.

Pod 1, Pod 2, Pod 3, Pod 4, and Pod 5 Water and Sewer System – All wastewater lines and potable water lines, including but not limited to all pipes, structures, fittings, fire hydrants, wells, pumping stations, sewage disposal plants, valves, services, tees, laterals to the point of connection, manholes, facilities, lift stations, equipment and appurtenances thereto within or upon Tract R-1 (Private Streets Rights-of-Way), Rec Tract and Recreation Tract, Pod 2, Pod 3, 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, and CA-21 (Common Area), Tracts WMT-1, WMT-2, WMT-3, WMT-4, WMT-5, WMT-6, and WMT-7 (Stormwater Management Tracts), the "Drainage Easements," the "Utility Easements," the "Landscape Easements," and the "Lake Maintenance Easements," and 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 through 30, inclusive, of the Official Records of St. Lucie County, Florida.

Pod 1, Pod 2, Pod 3, Pod 4, and Pod 5 Remaining Improvements - All fencing and gates, security improvements, lighting improvements, hardscape and landscape, including but not limited to trails, walkways, retaining walls, decks, plants, trees, timber, shrubbery, and other landscaping and plantings, related lighting, signage, and electric services, and other landscaping and irrigation improvements located within or upon portions of the rights-of-way and real property designated as Tract R-1 (Private Streets Rights-of-Way), Rec Tract and Recreation Tract, Pod 2, Pod 3, 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, and CA-21 (Common Area), Tracts WMT-1, WMT-2, WMT-3, WMT-4, WMT-5, WMT-6, and WMT-7 (Stormwater Management Tracts), the "Drainage Easements," the "Utility Easements," the "Landscape Easements," and the "Lake Maintenance Easements," and as identified in the plat known as *Verano South P.U.D. I – Pod G – Plat No. 1*, as

EXHIBIT A

Description of Phase 1 Assessment Area Improvements

recorded in Plat Book 92, Pages 11 through 30, inclusive, of the Official Records of St. Lucie County, Florida.

Recreation Facilities - Any and all recreation facilities and improvements including but not limited to the following items: a clubhouse, swimming pool facilities with open deck area; parking and driveway surface improvements; sitting area and pavilions; playground equipment; pocket parks; dog park, landscaping; electrical, water and sewer facilities; signs; open spaces, alleys, sidewalks, easements and right-of-way improvements, fixtures and furniture, and all other associated appurtenances and improvements and work product related to the operation and maintenance of the same.as constructed in and for the Verano #3 Community Development District capital improvement plan as described in the Supplemental Engineer's Report dated March 18, 2021,and Revised March 30, 2021, in and for the development of the real property known as REC TRACT and RECREATION TRACT 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 through 30, inclusive, of the Official Records of St. Lucie County, Florida.

Work Product—Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced Improvements.

EXHIBIT A

Description of Phase 1 Assessment Area Improvements

Pod 1 Infrastructure Account			
Improvement	**Total**	**Previous Amounts Paid By District**	**Balance Owed**
Pod 1 Pod-Specific Roadways	$520,000.00	$456,460.73	$63,569.27
Pod 1 Pod-Specific Stormwater	$590,000.00	$748,716.47	($158,716.47)
Pod 1 Pod-Specific Water/Sewer/Electric Underground	$1,190,000.00	$896,726.13	$293,273.87
Pod 1 Pod-Specific Streetscape/Landscaping	$60,000.00		$60,000.00
Pod 1 Pod-Specific Professional Fees	$370,000.00	$154,460.00	$215,540.00
TOTAL	$2,730,000.00	$2,256,363.33	**$473,636.67**

Pod 4 Infrastructure Account			
Improvement	**Total**	**Previous Amounts Paid By District**	**Balance Owed**
Pod 4 Pod-Specific Roadways	$ 340,000.00	$ 277,360.67	$62,639.33
Pod 4 Pod-Specific Stormwater	$ 580,000.00	$ 629,179.21	($49,179.21)
Pod 4 Pod-Specific Water/Sewer/Electric Underground	$ 760,000.00	$ 756,375.36	$ 3,624.64
Pod 4 Pod-Specific Streetscape/Landscaping	$ 40,000.00	--	$ 40,000.00
Pod 4 Pod-Specific Professional Fees	$ 330,000.00	$ 139,110.00	$ 190,890.00
TOTAL	$ 2,050,000.00	$ 1,802,025.24	**$ 247,974.76**

EXHIBIT A

Description of Phase 1 Assessment Area Improvements

Master Infrastructure Account			
Improvement	**Total**	**Previous Amounts Paid By District**	**Balance Owed**
Pod 5 & Master Roadways	$ 1,170,000.00	$ 1,668,107.31	($498,107.31)
Pod 5 & Master Stormwater	$ 5,040,000.00	$ 2,934,796.27	$ 2,123,096.76
Pod 5 & Master Water/Sewer/Electric Underground	$ 3,390,340.00	$ 2,360,513.08	$ 1,029,826.92
Pod 5 & Master Streetscape/Landscaping	$ 160,000.00	--	$ 160,000.00
Master Amenities	$ 4,300,000.00	--	$ 4,300,000.00
Pod 5 & Master Professional Fees	$ 990,000.00	$ 822,269.24	$ 167,730.76
TOTAL	$ 15,050,340.00	$ 7,767,792.87	**$ 7,282,547.13**

CORPORATE DECLARATION AND AGREEMENT
[PHASE 1 ASSESSMENT AREA IMPROVEMENTS]

DK Central Park, LLC, a Florida limited liability company ("**Developer**"), the developer of certain lands within the Verano #3 Community Development District ("**District**"), a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes,* does hereby certify:

1. Developer is the developer of certain lands within the District.

2. The District's *Master Engineer's Report for Public Infrastructure Serving the Verano Community Development Districts* dated November 17, 2005, as amended March 5, 2015 and *Supplemental Engineer's Report for Certain Public Infrastructure Serving the Verano #3 Community Development District* dated March 18, 2021, as revised March 30, 2021 ("**Engineer's Report**") describes certain public infrastructure improvements that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*.

3. Developer has expended funds to develop and/or acquire certain of the public infrastructure improvements described in the Engineer's Report and more specifically described in **Exhibit A**. The attached **Exhibit A** accurately identifies certain of those improvements that have been completed to date and states the amounts that Developer has spent on those improvements. Notwithstanding anything to the contrary herein, certain amounts are still owed to contractors and Developer agrees to timely make payment for all remaining amounts owed, and to ensure that no liens are placed on the property.

4. Developer acknowledges that the District intends to rely on this Declaration for purposes of acquiring the infrastructure improvements identified in **Exhibit A**.

[CONTINUED ON FOLLOWING PAGE]

SIGNATURE PAGE TO CORPORATE DECLARATION AND AGREEMENT
[Phase 1 Assessment Area Improvements]

Executed this _____ day of _____, 2026.

DK CENTRAL PARK, LLC

_____
Name: _____
Title: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was sworn and subscribed to before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2026, by _____ as _____ of **DK CENTRAL PARK, LLC**, and with authority to execute the foregoing on behalf of the entity(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

_____
NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name:_____
(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

Exhibit A – Description of Phase 1 Assessment Area Improvements

CONTRACTOR ACKNOWLEDGMENT AND RELEASE
[Phase 1 Assessment Area Improvements]

THIS ACKNOWLEDGMENT & RELEASE ("Release") is made the ___ day of _____, 2026, by **_____,** a Florida corporation/limited liability company, having a mailing address _____ ("**Contractor**"), in favor of the **Verano #3 Community Development District** ("**District**"), which is a local unit of special-purpose government situated in St. Lucie County, Florida, and having offices at Governmental Management Services – South Florida, LLC, 5385 N. Nob Hill Road, Sunrise, Florida 33351.

RECITALS

WHEREAS, pursuant to that certain construction agreements, dated _____, and between Contractor and DK Central Park, LLC, a Florida limited liability company ("**Developer**"), Contractor has constructed for Developer certain infrastructure improvements, as described in **Exhibit A** ("**Improvements**"); and

WHEREAS, Developer may in the future convey the Improvements to the District and for that purpose has requested Contractor to confirm the release of all restrictions on the District's right to use and rely upon the Improvements; and

WHEREAS, Contractor has agreed to the release of any such restrictions.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Contractor provides the following acknowledgment and release:

1. **GENERAL.** The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

2. **ACQUISITION OF IMPROVEMENTS.** Contractor acknowledges that the District is or has acquired the Improvements constructed by Contractor in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same.

3. **WARRANTY.** Contractor hereby expressly acknowledges the District's right to enforce the terms of the Contract, including but not limited to any warranties and other forms of indemnification provided therein and to rely upon and enforce any other warranties provided under Florida law.

4. **CERTIFICATION.** Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies that, except as set forth herein, no outstanding requests for payment exist

related to the Improvements, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. Except as set forth herein, this document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer or District for the Improvements.

Notwithstanding anything to the contrary herein, Contractor is owed approximately the amount identified as balance to finish and/or retainage as noted in **Exhibit A** under the Contract and understands that such amounts shall be paid by Developer. The effectiveness of this Release is contingent upon such payment being timely made.

5. **EFFECTIVE DATE.** This Release shall take effect upon execution.

[SIGNATURE PAGE TO FOLLOW]

[SIGNATURE PAGE FOR CONTRACTOR ACKNOWLEDGMENT AND RELEASE]

_____

_____
By:_____
Its:_____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2026, by _____ as _____ of _____, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

_____
NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name:_____
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

DISTRICT ENGINEER'S CERTIFICATE
[PHASE 1 ASSESSMENT AREA IMPROVEMENTS]

_____, 2026

Board of Supervisors
Verano #3 Community Development District

Re: Acquisition of Improvements and Work Product

Ladies and Gentlemen:

The undersigned is a representative of MILLS, SHORT & ASSOCIATES, LLC ("**District Engineer**"), as District Engineer for the Verano #3 Community Development District ("**District**") and does hereby make the following certifications in connection with the District's acquisition from DK Central Park, LLC ("**Developer**") as to certain public "**Improvements**" and "**Work Product**" as further detailed in **Exhibit A**. The undersigned, an authorized representative of the District Engineer, hereby certifies that:

1. I have reviewed the Improvements and Work Product. I have further reviewed certain documentation relating to the same, including but not limited to certain invoices, plans, and other documents.
2. The Improvements and Work Product are within the scope of the District's capital improvement plan as set forth in the District's *Supplemental Engineer's Report for Certain Public Infrastructure Serving the Verano #3 Community Development District – Phase 1 Assessment Area,* dated March 18, 2021, as revised March 30, 2021 ("**Engineer's Report**") and specially benefit property within the District as further described in the Engineer's Report.
3. I am not aware of any defects in the Improvements or Work Product.
4. The total costs associated with the Improvements and Work Product are as set forth in **Exhibit A.** Such costs are equal to or less than each of the following: (i) what was actually paid by the Developer to create and/or acquire the Improvements and Work Product, and (ii) the reasonable fair market value of the Improvements and Work Product.
5. Based on the foregoing, it is appropriate at this time for the District to acquire the Improvements and Work Product.

MILLS, SHORT & ASSOCIATES, LLC

_____
_____, P.E.
Florida Registration No. _____
District Engineer

BILL OF SALE AND LIMITED ASSIGNMENT
[Phase 1 Assessment Area Improvements]

THIS BILL OF SALE AND LIMITED ASSIGNMENT is made to be effective as of the ___ day of _____, 2026, by and between **DK CENTRAL PARK, LLC**, a Florida limited liability company, with an address of 4807 PGA Boulevard, Palm Beach Gardens, Florida 33418 ("**Grantor**"), and for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, to the **VERANO #3 COMMUNITY DEVELOPMENT DISTRICT** ("**District**" or "**Grantee**"), which is a local unit of special-purpose government situated in St. Lucie County, Florida, and having offices at c/o Governmental Management Services – South Florida, LLC, 5385 N. Nob Hill Road, Sunrise, Florida 33351.

(Wherever used herein, the terms "Grantor" and "Grantee" include all of the parties to this instrument, the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies, governmental entities, and corporations.)

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee, intending to be legally bound, do hereby agree as follows:

1. Grantor hereby transfers, grants, conveys, and assigns to Grantee all right, title and interest of Grantor, if any, in and to the property (together, "**Property**") described in **Exhibit A** and below to have and to hold for Grantee's own use and benefit forever:

a) All of the improvements and work product identified in **Exhibit A;** and

b) All of the right, title, interest, and benefit of Grantor, if any, in, to and under any and all contracts, guaranties, affidavits, warranties, bonds, claims, lien waivers, and other forms of indemnification, given heretofore and with respect to the construction, installation, or composition of the improvements described in **Exhibit A**.

2. Grantor hereby covenants that: (i) Grantor is the lawful owner of the Property; (ii) the Property is free from any liens or encumbrances and the Grantor covenants to timely address any such liens or encumbrances if and when filed; (iii) Grantor has good right to sell the Property; and (iv) the Grantor will warrant and defend the sale of the Property hereby made unto the Grantee against the lawful claims and demands of all persons whosoever.

3. Without waiving any of the rights against third parties granted under Section 1(b), this conveyance is made on an "as is" basis. The Grantor represents that it has no knowledge of any latent or patent defects in the Property, and hereby assigns, transfers and conveys to the Grantee any and all rights against any and all firms or entities which may have caused any latent or patent defects, including, but not limited to, any and all warranties and other forms of indemnification.

4. By execution of this document, the Grantor affirmatively represents that it has the contractual right, consent and lawful authority of any and all forms to take this action in this document and in this form. Nothing herein shall be construed as a waiver of Grantee's limitations on liability as provided in Section 768.28, *Florida Statutes*, and other statutes and law.

WHEREFORE, the foregoing Bill of Sale and Limited Assignment is hereby executed and delivered on the date first set forth above.

Signed, sealed and delivered by:

WITNESSES

By: _____
Name: _____
Address: _____
_____

By: _____
Name: _____
Address: _____
_____

DK CENTRAL PARK, LLC

_____
Name: _____
Title: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was sworn and subscribed to before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2026, by _____ as _____ of **DK CENTRAL PARK, LLC**, and with authority to execute the foregoing on behalf of the entity(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

_____
NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name:_____
(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

This instrument was prepared by and upon recording should be returned to: Jere Earlywine, Esq. Kutak Rock LLP 107 W College Avenue Tallahassee, Florida 32301	(This space reserved for Clerk)

QUIT CLAIM DEED
[VERANO SOUTH P.U.D. I – POD G – PLAT NO. 2]
[VERANO SOUTH POD G – PLAT NO. 2 – POD NO. 2 – REPLAT NO. 1]

THIS QUIT CLAIM DEED is made as of the _____ day of _____ 2026, by and between **DK CENTRAL PARK, LLC**, a Florida limited liability company, with an address of 4807 PGA Boulevard, Palm Beach Gardens, Florida 33418 ("**Grantor**"); and **VERANO #3 COMMUNITY DEVELOPMENT DISTRICT**, which is a local unit of special-purpose government situated in St. Lucie County, Florida, and having offices at Governmental Management Services – South Florida, LLC, 5385 N. Nob Hill Road, Sunrise, Florida 33351 ("**Grantee**").

WITNESSETH

THAT GRANTOR, for good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, do hereby remise, release and quitclaim unto the Grantee forever, all the right, title, interest, claim and demand which the Grantor has in and to the following described lot, piece or parcel of land, and more particularly described below ("**Property**"):

> Rec Tract and Recreation Tract, Tracts WMT-1, WMT-2, WMT-3, WMT-4, WMT-5, WMT-6, and WMT-7 (Stormwater Management Tracts), the "Drainage Easements," the "Utility Easements," the "Landscape Easements," and the "Lake Maintenance Easements," and 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 through30, inclusive, of the Official Records of St. Lucie County, Florida.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever, subject to taxes for the year hereof and subsequent years, as applicable, and all easements, restrictions, reservations, conditions, covenants, limitations and agreements of record. This reference to such matters of record shall not operate to re-impose the same.

RESERVATION OF EASEMENT

GRANTOR hereby reserves unto itself and its successors and assigns, and Grantee by acceptance hereby gives and grants unto Grantor and its successors and assigns, non-exclusive easements for ingress and egress over, upon and across the Property, together with the rights to install, maintain, repair, plant, mow, cultivate, irrigate, improve and care for all drainage, hardscaping, landscaping, irrigation, wetland and related improvements, and the right to maintain, repair, replace and improve any improvements now or hereafter located on the Property; provided, however, that (i) Grantor's reservation of rights hereunder shall not be deemed to impose any obligations on Grantor to maintain, repair or replace any part of the Property or improvements located thereon, and (ii) Grantor's exercise of such reserved rights shall not unreasonably interfere with the District's use and enjoyment of the Property for its intended purposes.

NOTE: Nothing herein shall be construed to waive Grantor's right to consideration in the improvements located on the Property and pursuant to the Acquisition Agreement between Grantor and Grantee. Instead, Grantor reserves all such rights, and payment for any improvements shall be governed by separate conveyance documents between the parties and evidenced by a final bill of sale.

[CONTINUED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has caused these presents to be executed to be effective as of the day and year first above written.

WITNESSES

By: _____
Name: _____
Address: _____
_____

By: _____
Name: _____
Address: _____
_____

DK CENTRAL PARK, LLC

_____
Name: _____
Title: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was sworn and subscribed to before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2026, by _____ as _____ of **DK CENTRAL PARK, LLC**, and with authority to execute the foregoing on behalf of the entity(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

_____
NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name:_____
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.

This instrument was prepared by and
upon recording should be returned to:

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

(This space reserved for Clerk)

QUIT CLAIM DEED
[VERANO SOUTH P.U.D. I – POD G – PLAT NO. 2]
[VERANO SOUTH POD G – PLAT NO. 2 – POD NO. 2 – REPLAT NO. 1]

THIS QUIT CLAIM DEED is made as of the _____ day of _____ 2026, by and between **VERANO #5 COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government situated in St. Lucie County, Florida, having offices at Governmental Management Services – South Florida, LLC, 5385 N. Nob Hill Road, Sunrise, Florida 33351 ("**Grantor**"); and **VERANO #3 COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government situated in St. Lucie County, Florida, having offices at Governmental Management Services – South Florida, LLC, 5385 N. Nob Hill Road, Sunrise, Florida 33351 ("**Grantee**").

WITNESSETH

THAT GRANTOR, for good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, do hereby remise, release and quitclaim unto the Grantee forever, all the right, title, interest, claim and demand which the Grantor has in and to the following described lot, piece or parcel of land, and more particularly described below ("**Property**"):

> Rec Tract and Recreation Tract, Tracts WMT-1, WMT-2, WMT-3, WMT-4, WMT-5, WMT-6, and WMT-7 (Stormwater Management Tracts), the "Drainage Easements," the "Utility Easements," the "Landscape Easements," and the "Lake Maintenance Easements," and 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 through 30, inclusive, of the Official Records of St. Lucie County, Florida.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever, subject to taxes for the year hereof and subsequent years, as applicable, and all easements, restrictions, reservations, conditions, covenants, limitations and agreements of record. This reference to such matters of record shall not operate to re-impose the same.

RESERVATION OF EASEMENT

GRANTOR hereby reserves unto itself and its successors and assigns, and Grantee by acceptance hereby gives and grants unto Grantor and its successors and assigns, non-exclusive easements for ingress and egress over, upon and across the Property, together with the rights to install, maintain, repair, plant, mow, cultivate, irrigate, improve and care for all drainage, hardscaping, landscaping, irrigation, wetland and related improvements, and the right to maintain, repair, replace and improve any improvements now or hereafter located on the Property; provided, however, that (i) Grantor's reservation of rights hereunder shall not be deemed to impose any obligations on Grantor to maintain, repair or replace any part of the Property or improvements located thereon, and (ii) Grantor's exercise of such reserved rights shall not unreasonably interfere with the District's use and enjoyment of the Property for its intended purposes.

NOTE: Nothing herein shall be construed to waive Grantor's right to consideration in the improvements located on the Property and pursuant to the Acquisition Agreement between Grantor and Grantee. Instead, Grantor reserves all such rights, and payment for any improvements shall be governed by separate conveyance documents between the parties and evidenced by a final bill of sale.

[CONTINUED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has caused these presents to be executed to be effective as of the day and year first above written.

WITNESSES	**VERANO #5 COMMUNITY DEVELOPMENT DISTRICT**
By: _____	_____
Name: _____	Name: _____
Address: _____	Title: _____
_____	
By: _____	
Name: _____	
Address: _____	
_____	

STATE OF _____
COUNTY OF _____

The foregoing instrument was sworn and subscribed to before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2026, by _____ as _____ of **VERANO #5 COMMUNITY DEVELOPMENT DISTRICT**, and with authority to execute the foregoing on behalf of the entity(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

_____
NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name:_____
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.

This instrument was prepared by:

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

EASEMENT AGREEMENT
[VERANO SOUTH P.U.D. I – POD G – PLAT NO. 1]

THIS EASEMENT AGREEMENT is made and entered into this ___ day of _____, 2026, by and among:

DK CENTRAL PARK, LLC, a Florida limited liability company, with an address of 4807 PGA Boulevard, Palm Beach Gardens, Florida 33418 ("Landowner"); and

VERANO PROPERTY OWNERS ASSOCIATION, INC., a Florida not-for-profit organization, with an address of 699 N Federal Hwy, Suite 450, FORT LAUDERDALE, FL 33304 ("Association"); and

VERANO #3 COMMUNITY DEVELOPMENT DISTRICT, which is a local unit of special-purpose government situated in St. Lucie County, Florida, and having offices at Governmental Management Services – South Florida, LLC, 5385 N. Nob Hill Road, Sunrise, Florida 33351 ("District" or "Grantee").

W I T N E S S E T H:

WHEREAS, the District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended ("Act"), and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the Act authorizes the District to plan, finance, construct, install, operate and/or maintain certain infrastructure, including, but not limited to, stormwater ponds, roadway improvements, and other improvements and uses within the boundaries of the District; and

WHEREAS, Landowner desires to formally grant to, and/or clarify the terms of, the District easements over the properties being more particularly described herein (collectively, "Easement Areas") for the purposes more particularly described here; and

WHEREAS, Landowner and District acknowledge that use of the Easement Areas is necessary for the District to carry out its essential purpose; and

WHEREAS, the District has requested that Landowner and Association grant to the District a perpetual easement over the Easement Areas and the Landowner and Association are agreeable to granting such an easement on the terms and conditions set forth herein, to the extent of their respective interests therein, if any.

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

1. Recitals. The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Easement Agreement.

2. Grant of Non-Exclusive Easement. Landowner and Association hereby grant – to the extent of their respective interests, if any - to the District, its successors, and assigns, in perpetuity, non-exclusive easements over, upon, under, through, and across the lands identified below ("Easement Areas") to have and to hold the same unto the District, its successors and assigns forever for the following purposes (collectively, "Easement"):

> 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, and CA-21 (Common Area), the "Drainage Easements," the "Utility Easements," the "Landscape Easements," and the "Lake Maintenance Easements," and 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 through30, inclusive, of the Official Records of St. Lucie County, Florida.

The parties agree that, absent a separate agreement between the Landowner, Association and the District, the District shall be responsible for the ownership, operation, maintenance, repair and replacement of the master stormwater system.

3. **Inconsistent Use**. Landowner and Association agree and covenant that they shall not exercise any rights in the Easement Areas inconsistent with, or which unreasonably interfere with, the rights herein afforded to the District. Further, no permanent improvements shall be placed within Easement Areas that interfere with the rights granted hereunder.

4. **Beneficiaries of Easement Rights.** This Easement Agreement shall be for the non-exclusive benefit and use of Grantee and its permitted employees, agents, assignees, contractors (and their subcontractors, employees and materialmen), or representatives for the purposes contemplated herein, and no third party shall have any rights under this Easement Agreement.

5. **Binding Effect.** This Easement Agreement and all of the provisions, representations, covenants, and conditions contained herein shall be binding upon and inure to the benefit of the Parties hereto and shall run with the land, and be binding upon, and for the benefit of, successors and assigns in interest to the Easement Area.

6. **Default**. A default by any party under this Easement Agreement shall entitle the other party to all remedies available at law or in equity, which may include but not be limited to the right of actual damages, injunctive relief and/or specific performance.

7. **Enforcement of Agreement**. In the event that either District, Landowner, or Association seek to enforce this Easement 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.

8. **Notices**. Any notice, demand, consent, authorization, request, approval, or other communication that any party is required, or may desire, to give to or make upon the other party pursuant to this Easement Agreement shall be effective and valid only if in writing and delivered personally to the other Parties or sent by express 24-hour guaranteed courier or delivery service or by certified mail of the United States Postal Service, postage prepaid and return receipt requested, addressed to the other party as follows at the addresses first set forth above (or to such other place as any party may by notice to the others specify).Notice shall be deemed given when received, except that if delivery is not accepted, notice shall be deemed given on the date of such non-acceptance. 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 day. If any time for giving notice 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 the Landowner and Association and counsel(s) for Grantee may deliver Notice on behalf of the Landowner and Association and Grantee, respectively.

9. **Assignment**. Neither party may assign, transfer or license all or any portion of its real property rights under this Easement Agreement without the prior written consent of the other party. Any assignments attempted to be made by any party without the prior written approval of the other party are void. Notwithstanding the foregoing, nothing herein shall prevent Grantee from assigning its maintenance obligations for the stormwater improvements within the Easement Areas to a third party without the consent of the Landowner and Association.

10. **Controlling Law; Venue.** This Easement Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The Parties consent to and agree that the exclusive venue for any dispute arising hereunder shall be in the County in which the District is located.

11. **Public Records.** Landowner and Association understand and agree that all documents of any kind provided to Grantee or to District staff in connection with this Easement Agreement are public records and are to be treated as such in accordance with Florida law.

12. **Severability.** The invalidity or unenforceability of any one or more provisions of this Easement Agreement shall not affect the validity or enforceability of the remaining portions

of this Easement Agreement, or any part of this Easement Agreement not held to be invalid or unenforceable.

13. Binding Effect. This Easement Agreement and all of the provisions thereof shall inure to the benefit of and be binding upon the parties set forth herein and their respective successors and permitted assigns, and the agents, employees, invitees, tenants, subtenants, licensees, lessees, mortgagees in possession and independent contractors thereof, as a covenant running with and binding upon the Easement Areas.

14. Authorization. By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this Easement Agreement, and that each party has complied with all the requirements of law and has full power and authority to comply with the terms and provisions of this instrument.

15. Amendments. Amendments to and waivers of the provisions contained in this Easement Agreement may be made only by an instrument in writing which is executed by both Parties hereto.

16. Entire Agreement. This instrument shall constitute the final and complete expression of the agreement between the Parties relating to the subject matter of this Easement Agreement.

17. Counterparts. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, Landowner, Association, and District have caused these presents to be executed on the day and year first above written.

WITNESSES

By: _____
Name: _____
Address: _____
_____

By: _____
Name: _____
Address: _____
_____

DK CENTRAL PARK, LLC

_____
Name: _____
Title: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was sworn and subscribed to before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2026, by _____ as _____ of **DK Central Park, LLC**, and with authority to execute the foregoing on behalf of the entity(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

_____
NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name:_____
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

[CONTINUED ON FOLLOWING PAGE]

WITNESSES

By: _____
Name: _____
Address: _____
_____

By: _____
Name: _____
Address: _____
_____

VERANO PROPERTY OWNERS ASSOCIATION, INC.

_____
Name: _____
Title: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was sworn and subscribed to before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2026, by _____ as _____ of **VERANO PROPERTY OWNERS ASSOCIATION, INC.**, and with authority to execute the foregoing on behalf of the entity(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

_____
NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name:_____
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

[CONTINUED ON FOLLOWING PAGE]

WITNESSES

By: _____
Name:_____
Address: _____
_____

By: _____
Name:_____
Address: _____
_____

VERANO #3 COMMUNITY DEVELOPMENT DISTRICT

By:_____
Name:_____
Title:_____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of □ physical presence or □ online notarization, this _____ day of _____, 2026, by _____ as _____ of the Verano #3 Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* , on behalf of said entity, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

_____
NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name:_____
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.

_____, 2026

Verano #3 Community Development District
c/o District Manager
Governmental Management Services – South Florida, LLC
5385 N. Nob Hill Road
Sunrise, Florida 33351

Re: Letter Agreement Regarding Acquisition of Phase 2 Assessment Area Improvements

Dear District Manager,

Pursuant to that certain *Improvement Acquisition and Developer Contribution Agreement (Phase 2 Assessment Area Project),* dated November 7, 2022 (**"Acquisition Agreement"**), by and between the Verano #3 Community Development District (**"District"**) and DK Central Park, LLC ("**Developer**"), you are hereby notified that the Developer has completed and wishes to sell ("**Sale**") to the District certain "**Improvements**" and "**Work Product**" as described in **Exhibit A** attached hereto. Subject to the terms of the Acquisition Agreement, the following terms govern the proposed Sale:

- As consideration for the Sale, and subject to the terms of the Acquisition Agreement, the District agrees to pay from bond proceeds the amount identified in **Exhibit A** attached hereto, which represents the actual cost of constructing and/or creating the Improvements. Subject to the terms of the Acquisition Agreement, this amount will be processed by requisition and paid to Developer upon availability of bond proceeds.
- Notwithstanding anything to the contrary herein, certain amounts, as identified in **Exhibit A,** may still be owed to contractors (balance to finish & retainage) and Developer agrees to ensure that all punch list and/or other open items necessary to complete the Improvements are completed and to timely make payment for all remaining amounts owed under the contract, and to ensure that no liens are placed on the Improvements. Subject to the terms of the Acquisition Agreement, and with respect to any punch list items, the District may pay the Developer upon completion of such items, upon the availability of bond proceeds and upon proof of payment by the Developer to the Contractor of the remaining amounts.
- The Developer agrees, at the direction of the District, to assist with the transfer of any permits or similar approvals, as well as other work product, necessary for the operation of the Improvements, and to provide any maintenance bonds or other forms of security required by the City for turnover of the utilities (which comprise a portion of the Improvements) to the City.

Sincerely,

Agreed to by:
VERANO #3 COMMUNITY DEVELOPMENT DISTRICT

DK Central Park, LLC

_____
Name: _____
Title: _____

_____
Name: _____
Title: _____

EXHIBIT A

Description of Phase 2 Assessment Area Improvements

Pod 6 and Pod 7 Roadways – All roads, pavement, curbing, and other physical improvements – including but not limited to landscaping elements, located within or upon the rights-of-way within or upon Tract R-1 (Public Streets Rights-of-Way), including those rights-of-way designated as Forli Way, Orviteto Way, Ghiara Way, Roma Way, Libertas Way, and Triton Way on the plat known as *Verano South P.U.D. I – Pod G – Plat No. 2*, as recorded in Plat Book 109, Pages 1 through 34, inclusive, of the Official Records of St. Lucie County, Florida.

Pod 6 and Pod 7 Drainage & Surface Water Management – 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 Tract R-1 (Public Streets Rights-of-Way) including those rights-of-way designated as Forli Way, Orviteto Way, Ghiara Way, Roma Way, Libertas Way, and Triton 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 (Common Area), Tracts WMT-8, WMT-9, WMT-10, and WMT-11 (Stormwater Management Tracts), the "Drainage Easements," the "Utility Easements," and the "Lake Maintenance Easements," and 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 through 34, inclusive, of the Official Records of St. Lucie County, Florida.

Pod 6 and Pod 7 Water and Sewer System – All wastewater lines and potable water lines, including but not limited to all pipes, structures, fittings, fire hydrants, wells, pumping stations, sewage disposal plants, valves, services, tees, laterals to the point of connection, manholes, facilities, lift stations, equipment and appurtenances thereto within or upon Tract R-1 (Public Streets Rights-of-Way) including those rights-of-way designated as Forli Way, Orviteto Way, Ghiara Way, Roma Way, Libertas Way, and Triton 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 (Common Area), Tracts WMT-8, WMT-9, WMT-10, and WMT-11 (Stormwater Management Tracts), the "Drainage Easements," the "Utility Easements," and the "Lake Maintenance Easements," and 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 through 34, inclusive, of the Official Records of St. Lucie County, Florida.

Pod 6 and Pod 7 Remaining Improvements - All fencing and gates, security improvements, lighting improvements, hardscape and landscape, including but not limited to trails, walkways, retaining walls, decks, plants, trees, timber, shrubbery, and other landscaping and plantings, related lighting, signage, and electric services, and other landscaping and irrigation improvements located within or upon portions of the rights-of-way and real property designated as Tract R-1 (Public Streets Rights-of-Way) including those rights-of-way designated as Forli Way, Orviteto Way, Ghiara Way, Roma Way, Libertas Way, and Triton 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 (Common Area), Tracts WMT-8, WMT-9, WMT-10, and WMT-11 (Stormwater Management Tracts), the "Drainage Easements," the "Utility Easements," and the "Lake Maintenance Easements," and as identified in the plat known as *Verano South P.U.D. I – Pod G –*

EXHIBIT A

Description of Phase 2 Assessment Area Improvements

Plat No. 2, as recorded in Plat Book 109, Pages 1 through 34, inclusive, of the Official Records of St. Lucie County, Florida.

South Townhome Pod Drainage & Surface Water Management – 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 Tract R-1 (Private Streets Rights-of-Way), Tracts CA-1, CA-2, CA-3, CA-4, CA-5, CA-6, CA-7 (Common Area), Stormwater Management Tract WMT-11, the "Drainage Easements," and the "Utility Easements" as identified in the plat known as *Verano South Pod G – Plat No. 2 – Pod No. 2 – Replat No. 1*, as recorded in Plat Book 117, Pages 29 through 19, inclusive, of the Official Records of St. Lucie County, Florida.

South Townhome Pod Water & Sewer System – All wastewater lines and potable water lines, including but not limited to all pipes, structures, fittings, fire hydrants, wells, pumping stations, sewage disposal plants, valves, services, tees, laterals to the point of connection, manholes, facilities, lift stations, equipment and appurtenances thereto within or upon Tract R-1 (Private Streets Rights-of-Way), Tracts CA-1, CA-2, CA-3, CA-4, CA-5, CA-6, CA-7 (Common Area), Stormwater Management Tract WMT-11, the "Drainage Easements," and the "Utility Easements" as identified in the plat known as *Verano South Pod G – Plat No. 2 – Pod No. 2 – Replat No. 1*, as recorded in Plat Book 117, Pages 29 through 19, inclusive, of the Official Records of St. Lucie County, Florida.

South Townhome Pod Remaining Improvements - All fencing and gates, security improvements, lighting improvements, hardscape and landscape, including but not limited to trails, walkways, retaining walls, decks, plants, trees, timber, shrubbery, and other landscaping and plantings, related lighting, signage, and electric services, and other landscaping and irrigation improvements located within or upon portions of the rights-of-way and real property designated as Tract R-1 (Private Streets Rights-of-Way), Tracts CA-1, CA-2, CA-3, CA-4, CA-5, CA-6, CA-7 (Common Area), Stormwater Management Tract WMT-11, the "Drainage Easements," and the "Utility Easements" as identified in the plat known as *Verano South Pod G – Plat No. 2 – Pod No. 2 – Replat No. 1*, as recorded in Plat Book 117, Pages 29 through 19, inclusive, of the Official Records of St. Lucie County, Florida.

Work Product—Any and all site plans, construction and development drawings, plans and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the above-referenced Improvements.

EXHIBIT A

Description of Phase 2 Assessment Area Improvements

Pod 6 Infrastructure Account			
Improvement	**Total**	**Previous Amounts Paid By District**	**Balance Owed**
Pod 6 Pod-Specific Roadways	$264,000.00	--	$264,000.00
Pod 6 Pod-Specific Stormwater	$430,000.00	$367,269.91	$62,730.09
Pod 6 Pod-Specific Water/Sewer	$590,000.00	$477,154.65	$112,845.35
Pod 6 Pod-Specific Streetscape/Landscaping	$100,000.00	--	$100,000.00
Pod 6 Pod-Specific Professional Fees	$110,000.00	$1,852.50	$108,147.50
SUBTOTAL	$1,494,000.00	$846,277.06	$647,722.94
		Developer Portion	*($498,300.74)*
		TOTAL	**$ 149,422.20**

Master Infrastructure and Pod 7 Infrastructure Account			
Improvement	**Total**	**Previous Amounts Paid By District**	**Balance Owed**
Pod 6 Master, Townhome South, & Pod 7 Stormwater	$5,416,000.00	$3,510,603.45	$1,905,396.55
Pod 6 Master & Pod 7 Roadways	$1,289,000.00	$651,514.92	$637,485.08
Pod 6 Master, Townhome South, & Pod 7 Water/Sewer	$5,567,000.00	$3,023,358.89	$2,543,641.11
Pod 6 Master, Townhome South, & Pod 7 Streetscape/Landscaping	$1,372,000.00	$0	$1,372,000.00
Pod 6 Master, Townhome South, & Pod 7 Amenities	$4,038,000.00	$32,934.48	$4,005,065.52
Pod 6 Master, Townhome South, & Pod 7 Professional Fees	$1,117,000.00	$11,017.50	$1,105,982.50
TOTAL	$18,799,000.00	$7,229,429.24	**$11,569,570.76**
		Developer Portion	*($1,129,637.28)*
		TOTAL	**$10,439,933.48**

CORPORATE DECLARATION AND AGREEMENT
[PHASE 2 ASSESSMENT AREA IMPROVEMENTS]

DK Central Park, LLC, a Florida limited liability company ("**Developer**"), the developer of certain lands within the Verano #3 Community Development District ("**District**"), a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes,* does hereby certify:

1. Developer is the developer of certain lands within the District.

2. The District's *Amended and Restated Supplemental Engineer's Report for Certain Public Infrastructure Serving the Verano #3 Community Development District* approved June 16, 2022, as revised October 10, 2022, and November 1, 2022 ("**Engineer's Report**") describes certain public infrastructure improvements that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*.

3. Developer has expended funds to develop and/or acquire certain of the public infrastructure improvements described in the Engineer's Report and more specifically described in **Exhibit A**. The attached **Exhibit A** accurately identifies certain of those improvements that have been completed to date and states the amounts that Developer has spent on those improvements. Notwithstanding anything to the contrary herein, certain amounts are still owed to contractors and Developer agrees to timely make payment for all remaining amounts owed, and to ensure that no liens are placed on the property.

4. Developer acknowledges that the District intends to rely on this Declaration for purposes of acquiring the infrastructure improvements identified in **Exhibit A**.

[CONTINUED ON FOLLOWING PAGE]

SIGNATURE PAGE TO CORPORATE DECLARATION AND AGREEMENT
[Phase 2 Assessment Area Improvements]

Executed this _____ day of _____, 2026.

DK CENTRAL PARK, LLC

_____
Name: _____
Title: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was sworn and subscribed to before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2026, by _____ as _____ of **DK CENTRAL PARK, LLC**, and with authority to execute the foregoing on behalf of the entity(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

_____
NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name:_____
(Name of Notary Public, Printed,
Stamped or Typed as Commissioned)

Exhibit A – Description of Phase 2 Assessment Area Improvements

CONTRACTOR ACKNOWLEDGMENT AND RELEASE
[Phase 2 Assessment Area Improvements]

THIS ACKNOWLEDGMENT & RELEASE ("Release") is made the ___ day of _____, 2026, by **_____,** a Florida corporation/limited liability company, having a mailing address _____ ("**Contractor**"), in favor of the **Verano #3 Community Development District** ("**District**"), which is a local unit of special-purpose government situated in St. Lucie County, Florida, and having offices at Governmental Management Services – South Florida, LLC, 5385 N. Nob Hill Road, Sunrise, Florida 33351.

RECITALS

WHEREAS, pursuant to that certain construction agreements, dated _____, and between Contractor and DK Central Park, LLC, a Florida limited liability company ("**Developer**"), Contractor has constructed for Developer certain infrastructure improvements, as described in **Exhibit A** ("**Improvements**"); and

WHEREAS, Developer may in the future convey the Improvements to the District and for that purpose has requested Contractor to confirm the release of all restrictions on the District's right to use and rely upon the Improvements; and

WHEREAS, Contractor has agreed to the release of any such restrictions.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Contractor provides the following acknowledgment and release:

1. **GENERAL.** The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

2. **ACQUISITION OF IMPROVEMENTS.** Contractor acknowledges that the District is or has acquired the Improvements constructed by Contractor in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same.

3. **WARRANTY.** Contractor hereby expressly acknowledges the District's right to enforce the terms of the Contract, including but not limited to any warranties and other forms of indemnification provided therein and to rely upon and enforce any other warranties provided under Florida law.

4. **CERTIFICATION.** Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies that, except as set forth herein, no outstanding requests for payment exist

related to the Improvements, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness of payment made for the Improvements. Except as set forth herein, this document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer or District for the Improvements.

Notwithstanding anything to the contrary herein, Contractor is owed approximately the amount identified as balance to finish and/or retainage as noted in **Exhibit A** under the Contract and understands that such amounts shall be paid by Developer. The effectiveness of this Release is contingent upon such payment being timely made.

5. **EFFECTIVE DATE.** This Release shall take effect upon execution.

[SIGNATURE PAGE TO FOLLOW]

[SIGNATURE PAGE FOR CONTRACTOR ACKNOWLEDGMENT AND RELEASE]

_____

_____
By:_____
Its:_____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2026, by _____ as _____ of _____, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

_____
NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name:_____
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

DISTRICT ENGINEER'S CERTIFICATE
[POD 6, POD 7, AND SOUTH TOWNHOME POD IMPROVEMENTS]

_____, 2026

Board of Supervisors
Verano #3 Community Development District

Re: Acquisition of Improvements and Work Product

Ladies and Gentlemen:

The undersigned is a representative of MILLS, SHORT & ASSOCIATES, LLC ("**District Engineer**"), as District Engineer for the Verano #3 Community Development District ("**District**") and does hereby make the following certifications in connection with the District's acquisition from DK Central Park, LLC ("**Developer**") as to certain public "**Improvements**" and "**Work Product**" as further detailed in **Exhibit A**. The undersigned, an authorized representative of the District Engineer, hereby certifies that:

1. I have reviewed the Improvements and Work Product. I have further reviewed certain documentation relating to the same, including but not limited to certain invoices, plans, and other documents.
2. The Improvements and Work Product are within the scope of the District's capital improvement plan as set forth in the District's *Supplemental Engineer's Report for Certain Public Infrastructure Serving the Verano #3 Community Development District,* dated June 16, 2022, as revised October 10, 2022, and November 1, 2022 ("**Engineer's Report**") and specially benefit property within the District as further described in the Engineer's Report.
3. I am not aware of any defects in the Improvements or Work Product.
4. The total costs associated with the Improvements and Work Product are as set forth in **Exhibit A.** Such costs are equal to or less than each of the following: (i) what was actually paid by the Developer to create and/or acquire the Improvements and Work Product, and (ii) the reasonable fair market value of the Improvements and Work Product.
5. Based on the foregoing, it is appropriate at this time for the District to acquire the Improvements and Work Product.

MILLS, SHORT & ASSOCIATES, LLC

_____
_____, P.E.
Florida Registration No. _____
District Engineer

BILL OF SALE AND LIMITED ASSIGNMENT
[Phase 2 Assessment Area Improvements]

THIS BILL OF SALE AND LIMITED ASSIGNMENT is made to be effective as of the ___ day of _____, 2026, by and between **DK CENTRAL PARK, LLC**, a Florida limited liability company, with an address of 4807 PGA Boulevard, Palm Beach Gardens, Florida 33418 ("**Grantor**"), and for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, to the **VERANO #3 COMMUNITY DEVELOPMENT DISTRICT** ("**District**" or "**Grantee**"), which is a local unit of special-purpose government situated in St. Lucie County, Florida, and having offices at c/o Governmental Management Services – South Florida, LLC, 5385 N. Nob Hill Road, Sunrise, Florida 33351.

(Wherever used herein, the terms "Grantor" and "Grantee" include all of the parties to this instrument, the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies, governmental entities, and corporations.)

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee, intending to be legally bound, do hereby agree as follows:

1. Grantor hereby transfers, grants, conveys, and assigns to Grantee all right, title and interest of Grantor, if any, in and to the property (together, "**Property**") described in **Exhibit A** and below to have and to hold for Grantee's own use and benefit forever:

a) All of the improvements and work product identified in **Exhibit A;** and

b) All of the right, title, interest, and benefit of Grantor, if any, in, to and under any and all contracts, guaranties, affidavits, warranties, bonds, claims, lien waivers, and other forms of indemnification, given heretofore and with respect to the construction, installation, or composition of the improvements described in **Exhibit A**.

2. Grantor hereby covenants that: (i) Grantor is the lawful owner of the Property; (ii) the Property is free from any liens or encumbrances and the Grantor covenants to timely address any such liens or encumbrances if and when filed; (iii) Grantor has good right to sell the Property; and (iv) the Grantor will warrant and defend the sale of the Property hereby made unto the Grantee against the lawful claims and demands of all persons whosoever.

3. Without waiving any of the rights against third parties granted under Section 1(b), this conveyance is made on an "as is" basis. The Grantor represents that it has no knowledge of any latent or patent defects in the Property, and hereby assigns, transfers and conveys to the Grantee any and all rights against any and all firms or entities which may have caused any latent or patent defects, including, but not limited to, any and all warranties and other forms of indemnification.

4. By execution of this document, the Grantor affirmatively represents that it has the contractual right, consent and lawful authority of any and all forms to take this action in this document and in this form. Nothing herein shall be construed as a waiver of Grantee's limitations on liability as provided in Section 768.28, *Florida Statutes*, and other statutes and law.

WHEREFORE, the foregoing Bill of Sale and Limited Assignment is hereby executed and delivered on the date first set forth above.

Signed, sealed and delivered by:

WITNESSES

By: _____
Name: _____

By: _____
Name: _____

DK CENTRAL PARK, LLC

_____
Name: _____
Title: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was sworn and subscribed to before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2026, by _____ as _____ of **DK CENTRAL PARK, LLC**, and with authority to execute the foregoing on behalf of the entity(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

_____
NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name:_____
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

This instrument was prepared by and
upon recording should be returned to:

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

(This space reserved for Clerk)

QUIT CLAIM DEED
[VERANO SOUTH P.U.D. I – POD G – PLAT NO. 2]
[VERANO SOUTH POD G – PLAT NO. 2 – POD NO. 2 – REPLAT NO. 1]

THIS QUIT CLAIM DEED is made as of the _____ day of _____ 2026, by and between **DK CENTRAL PARK, LLC**, a Florida limited liability company, with an address of 4807 PGA Boulevard, Palm Beach Gardens, Florida 33418 ("**Grantor**"); and **VERANO #3 COMMUNITY DEVELOPMENT DISTRICT**, which is a local unit of special-purpose government situated in St. Lucie County, Florida, and having offices at Governmental Management Services – South Florida, LLC, 5385 N. Nob Hill Road, Sunrise, Florida 33351 ("**Grantee**").

WITNESSETH

THAT GRANTOR, for good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, do hereby remise, release and quitclaim unto the Grantee forever, all the right, title, interest, claim and demand which the Grantor has in and to the following described lot, piece or parcel of land, and more particularly described below ("**Property**"):

Tract R-1, 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 (Common Area), Tracts WMT-8, WMT-9, WMT-10, and WMT-11 (Stormwater Management Tracts), as identified in the plat known as *Verano South P.U.D. I – Pod G – Plat No. 2*, recorded in Plat Book 109, Pages 1 through 34, inclusive, of the Official Records of St. Lucie County, Florida.
TOGETHER WITH
Stormwater Management Tract WMT-11, as identified in the plat known as *Verano South Pod G – Plat No. 2 – Pod No. 2 – Replat No. 1*, as recorded in Plat Book 117, Pages 29 through 19, inclusive, of the Official Records of St. Lucie County, Florida.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever, subject to taxes for the year hereof and subsequent years, as applicable, and all easements, restrictions, reservations, conditions, covenants, limitations and agreements of record. This reference to such matters of record shall not operate to re-impose the same.

RESERVATION OF EASEMENT

GRANTOR hereby reserves unto itself and its successors and assigns, and Grantee by acceptance hereby gives and grants unto Grantor and its successors and assigns, non-exclusive easements for ingress and egress over, upon and across the Property, together with the rights to install, maintain, repair, plant, mow, cultivate, irrigate, improve and care for all drainage, hardscaping, landscaping, irrigation, wetland and related improvements, and the right to maintain, repair, replace and improve any improvements now or hereafter located on the Property; provided, however, that (i) Grantor's reservation of rights hereunder shall not be deemed to impose any obligations on Grantor to maintain, repair or replace any part of the Property or improvements located thereon, and (ii) Grantor's exercise of such reserved rights shall not unreasonably interfere with the District's use and enjoyment of the Property for its intended purposes.

NOTE: Nothing herein shall be construed to waive Grantor's right to consideration in the improvements located on the Property and pursuant to the Acquisition Agreement between Grantor and Grantee. Instead, Grantor reserves all such rights, and payment for any improvements shall be governed by separate conveyance documents between the parties and evidenced by a final bill of sale.

[CONTINUED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has caused these presents to be executed to be effective as of the day and year first above written.

WITNESSES

By: _____
Name: _____
Address: _____
_____

By: _____
Name: _____
Address: _____
_____

DK CENTRAL PARK, LLC

_____
Name: _____
Title: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was sworn and subscribed to before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2026, by _____ as _____ of **DK CENTRAL PARK, LLC**, and with authority to execute the foregoing on behalf of the entity(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

_____
NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name:_____
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.

This instrument was prepared by and
upon recording should be returned to:

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

(This space reserved for Clerk)

QUIT CLAIM DEED
[VERANO SOUTH P.U.D. I – POD G – PLAT NO. 2
[VERANO SOUTH POD G – PLAT NO. 2 – POD NO. 2 – REPLAT NO. 1]

THIS QUIT CLAIM DEED is made as of the _____ day of _____ 2026, by and between **VERANO #5 COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government situated in St. Lucie County, Florida, having offices at Governmental Management Services – South Florida, LLC, 5385 N. Nob Hill Road, Sunrise, Florida 33351 ("**Grantor**"); and **VERANO #3 COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government situated in St. Lucie County, Florida, having offices at Governmental Management Services – South Florida, LLC, 5385 N. Nob Hill Road, Sunrise, Florida 33351 ("**Grantee**").

WITNESSETH

THAT GRANTOR, for good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, do hereby remise, release and quitclaim unto the Grantee forever, all the right, title, interest, claim and demand which the Grantor has in and to the following described lot, piece or parcel of land, and more particularly described below ("**Property**"):

Tract R-1, 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 (Common Area), Tracts WMT-8, WMT-9, WMT-10, and WMT-11 (Stormwater Management Tracts), as identified in the plat known as *Verano South P.U.D. I – Pod G – Plat No. 2*, recorded in Plat Book 109, Pages 1 through 34, inclusive, of the Official Records of St. Lucie County, Florida.
TOGETHER WITH
Stormwater Management Tract WMT-11, as identified in the plat known as *Verano South Pod G – Plat No. 2 – Pod No. 2 – Replat No. 1*, as recorded in Plat Book 117, Pages 29 through 19, inclusive, of the Official Records of St. Lucie County, Florida.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever, subject to taxes for the year hereof and subsequent years, as applicable, and all easements, restrictions, reservations, conditions, covenants, limitations and agreements of record. This reference to such matters of record shall not operate to re-impose the same.

RESERVATION OF EASEMENT

GRANTOR hereby reserves unto itself and its successors and assigns, and Grantee by acceptance hereby gives and grants unto Grantor and its successors and assigns, non-exclusive easements for ingress and egress over, upon and across the Property, together with the rights to install, maintain, repair, plant, mow, cultivate, irrigate, improve and care for all drainage, hardscaping, landscaping, irrigation, wetland and related improvements, and the right to maintain, repair, replace and improve any improvements now or hereafter located on the Property; provided, however, that (i) Grantor's reservation of rights hereunder shall not be deemed to impose any obligations on Grantor to maintain, repair or replace any part of the Property or improvements located thereon, and (ii) Grantor's exercise of such reserved rights shall not unreasonably interfere with the District's use and enjoyment of the Property for its intended purposes.

NOTE: Nothing herein shall be construed to waive Grantor's right to consideration in the improvements located on the Property and pursuant to the Acquisition Agreement between Grantor and Grantee. Instead, Grantor reserves all such rights, and payment for any improvements shall be governed by separate conveyance documents between the parties and evidenced by a final bill of sale.

[CONTINUED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has caused these presents to be executed to be effective as of the day and year first above written.

WITNESSES	**VERANO #5 COMMUNITY DEVELOPMENT DISTRICT**
By: _____	_____
Name: _____	Name: _____
Address: _____	Title: _____
_____	
By: _____	
Name: _____	
Address: _____	
_____	

STATE OF _____
COUNTY OF _____

The foregoing instrument was sworn and subscribed to before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2026, by _____ as _____ of **VERANO #5 COMMUNITY DEVELOPMENT DISTRICT**, and with authority to execute the foregoing on behalf of the entity(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

_____
NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name:_____
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.

This instrument was prepared by:

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

EASEMENT AGREEMENT
[VERANO SOUTH POD G – PLAT NO. 2 – POD NO. 2 – REPLAT NO. 1]

THIS EASEMENT AGREEMENT is made and entered into this ___ day of _____, 2026, by and among:

DK CENTRAL PARK, LLC, a Florida limited liability company, with an address of 4807 PGA Boulevard, Palm Beach Gardens, Florida 33418 ("**Landowner**"); and

TREDICI HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit organization, with an address of 699 N Federal Hwy, Suite 450, FORT LAUDERDALE, FL 33304 ("**Association**"); and

VERANO #3 COMMUNITY DEVELOPMENT DISTRICT, which is a local unit of special-purpose government situated in St. Lucie County, Florida, and having offices at Governmental Management Services – South Florida, LLC, 5385 N. Nob Hill Road, Sunrise, Florida 33351 ("**District**" or "**Grantee**").

W I T N E S S E T H :

WHEREAS, the District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended ("**Act**"), and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the Act authorizes the District to plan, finance, construct, install, operate and/or maintain certain infrastructure, including, but not limited to, stormwater ponds, roadway improvements, and other improvements and uses within the boundaries of the District; and

WHEREAS, Landowner desires to formally grant to, and/or clarify the terms of, the District easements over the properties being more particularly described herein (collectively, "**Easement Areas**") for the purposes more particularly described here; and

WHEREAS, Landowner and District acknowledge that use of the Easement Areas is necessary for the District to carry out its essential purpose; and

WHEREAS, the District has requested that Landowner and Association grant to the District a perpetual easement over the Easement Areas and the Landowner and Association are agreeable to granting such an easement on the terms and conditions set forth herein, to the extent of their respective interests therein, if any.

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

1. **Recitals.** The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Easement Agreement.

2. **Grant of Non-Exclusive Easement.** Landowner and Association hereby grant – to the extent of their respective interests, if any - to the District, its successors, and assigns, in perpetuity, non-exclusive easements over, upon, under, through, and across the lands identified below ("**Easement Areas**") to have and to hold the same unto the District, its successors and assigns forever for the following purposes (collectively, "**Easement**"):

> The District shall have and is hereby granted a perpetual, non-exclusive easement for purposes of ingress and egress, construction, installation, use, maintenance, repair, reconstruction, and replacement by the District of drainage, irrigation and other district facilities, located within or upon **Tract R-1 (Private Streets Rights-of-Way), Tracts CA-1, CA-2, CA-3, CA-4, CA-5, CA-6, CA-7 (Common Area), the "Drainage Easements," and the "Utility Easements" as identified in the plat known as *Verano South Pod G – Plat No. 2 – Pod No. 2 – Replat No. 1*, as recorded in Plat Book 117, Pages 29 through 19, inclusive, of the Official Records of St. Lucie County, Florida.**

The parties agree that, absent a separate agreement between the Landowner, Association and the District, the District shall be responsible for the ownership, operation, maintenance, repair and replacement of the master stormwater system.

3. **Inconsistent Use**. Landowner and Association agree and covenant that they shall not exercise any rights in the Easement Areas inconsistent with, or which unreasonably interfere with, the rights herein afforded to the District. Further, no permanent improvements shall be placed within Easement Areas that interfere with the rights granted hereunder.

4. **Beneficiaries of Easement Rights.** This Easement Agreement shall be for the non-exclusive benefit and use of Grantee and its permitted employees, agents, assignees, contractors (and their subcontractors, employees and materialmen), or representatives for the purposes contemplated herein, and no third party shall have any rights under this Easement Agreement.

5. **Binding Effect.** This Easement Agreement and all of the provisions, representations, covenants, and conditions contained herein shall be binding upon and inure to the benefit of the Parties hereto and shall run with the land, and be binding upon, and for the benefit of, successors and assigns in interest to the Easement Area.

6. **Default**. A default by any party under this Easement Agreement shall entitle the other party to all remedies available at law or in equity, which may include but not be limited to the right of actual damages, injunctive relief and/or specific performance.

7. **Enforcement of Agreement**. In the event that either District, Landowner, or Association seek to enforce this Easement 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.

8. **Notices**. Any notice, demand, consent, authorization, request, approval, or other communication that any party is required, or may desire, to give to or make upon the other party pursuant to this Easement Agreement shall be effective and valid only if in writing and delivered personally to the other Parties or sent by express 24-hour guaranteed courier or delivery service or by certified mail of the United States Postal Service, postage prepaid and return receipt requested, addressed to the other party as follows at the addresses first set forth above (or to such other place as any party may by notice to the others specify).Notice shall be deemed given when received, except that if delivery is not accepted, notice shall be deemed given on the date of such non-acceptance. 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 day. If any time for giving notice 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 the Landowner and Association and counsel(s) for Grantee may deliver Notice on behalf of the Landowner and Association and Grantee, respectively.

9. **Assignment**. Neither party may assign, transfer or license all or any portion of its real property rights under this Easement Agreement without the prior written consent of the other party. Any assignments attempted to be made by any party without the prior written approval of the other party are void. Notwithstanding the foregoing, nothing herein shall prevent Grantee from assigning its maintenance obligations for the stormwater improvements within the Easement Areas to a third party without the consent of the Landowner and Association.

10. **Controlling Law; Venue.** This Easement Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The Parties consent to and agree that the exclusive venue for any dispute arising hereunder shall be in the County in which the District is located.

11. **Public Records.** Landowner and Association understand and agree that all documents of any kind provided to Grantee or to District staff in connection with this Easement Agreement are public records and are to be treated as such in accordance with Florida law.

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

13. **Binding Effect.** This Easement Agreement and all of the provisions thereof shall inure to the benefit of and be binding upon the parties set forth herein and their respective successors and permitted assigns, and the agents, employees, invitees, tenants, subtenants, licensees, lessees, mortgagees in possession and independent contractors thereof, as a covenant running with and binding upon the Easement Areas.

14. **Authorization.** By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this Easement Agreement, and that each party has complied with all the requirements of law and has full power and authority to comply with the terms and provisions of this instrument.

15. **Amendments.** Amendments to and waivers of the provisions contained in this Easement Agreement may be made only by an instrument in writing which is executed by both Parties hereto.

16. **Entire Agreement.** This instrument shall constitute the final and complete expression of the agreement between the Parties relating to the subject matter of this Easement Agreement.

17. **Counterparts.** This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, Landowner, Association, and District have caused these presents to be executed on the day and year first above written.

WITNESSES

By: _____
Name: _____
Address: _____
_____

By: _____
Name: _____
Address: _____
_____

DK CENTRAL PARK, LLC

_____
Name: _____
Title: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was sworn and subscribed to before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2026, by _____ as _____ of **DK Central Park, LLC**, and with authority to execute the foregoing on behalf of the entity(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

_____
NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name:_____
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

[CONTINUED ON FOLLOWING PAGE]

WITNESSES

By: _____
Name: _____
Address: _____
_____

By: _____
Name: _____
Address: _____
_____

TREDICI HOMEOWNERS ASSOCIATION, INC.

_____
Name: _____
Title: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was sworn and subscribed to before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2026, by _____ as _____ of **Tredici Homeowners Association, Inc.**, and with authority to execute the foregoing on behalf of the entity(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

_____
NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name:_____
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

[CONTINUED ON FOLLOWING PAGE]

WITNESSES

By: _____
Name:_____
Address: _____
_____

By: _____
Name:_____
Address: _____
_____

VERANO #3 COMMUNITY DEVELOPMENT DISTRICT

By:_____
Name:_____
Title:_____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of □ physical presence or □ online notarization, this _____ day of _____, 2026, by _____ as _____ of the Verano #3 Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* , on behalf of said entity, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

_____
NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name:_____
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.

VERANO #3
COMMUNITY DEVELOPMENT DISTRICT

Audit Proposals - Fiscal Years 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035

Ranking Scale	Ability of Personnel	Proposer's Experience	Understanding Scope of Work	Ability to Furnish the Require Services	Price	TOTAL
Maximum Points	20	20	20	20	20	100

	FEE						
Berger, Toombs, Elam, Gaines & Frank							
Fort Pierce							
2026	$5,900						
2027	$5,900						
2028	$6,150						
2029	$6,150						
2030	$6,450						
2031	$6,450						
2032	$6,775						
2033	$6,775						
2034	$7,100						
2035	$7,100						
$64,750							
Grau & Associates							
Boca Raton							
2026	$4,600						
2027	$4,700						
2028	$4,800						
2029	$4,900						
2030	$5,000						
2031	$5,100						
2032	$5,200						
2033	$5,300						
2034	$5,400						
2035	$5,500						
$50,500							
Richie Tandoc, P.A.							
Miami							
2026	$3,200						
2027	$3,300						
2028	$3,400						
2029	$3,500						
2030	$3,600						
2031	$3,700						
2032	$3,800						
2033	$3,900						
2034	$4,000						
2035	$4,100						
$36,500							
RMcIntosh CPA							
Boca Raton							
2026	$5,000						
2027	$5,100						
2028	$5,200						
2029	$5,300						
2030	$5,400						
2031	$5,500						
2032	$5,600						
2033	$5,700						
2034	$5,800						
2035	$5,900						
$54,500							

other Community Development Districts in other contracts; character, integrity, reputation of respondent, etc.

3. Understanding of Scope of Work **20 Points**

Extent to which the proposal demonstrates an understanding of the Districts needs for the services requested.

4. Ability to Furnish the Required Services **20 Points**

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required. E.g. the existence of any natural disaster plan for business operations.

5. Price **20 Points**

Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to the services.

VERANO 3
COMMUNITY DEVELOPMENT DISTRICT

PROPOSAL FOR AUDIT SERVICES

PROPOSED BY:

Berger, Toombs, Elam, Gaines & Frank

CERTIFIED PUBLIC ACCOUNTANTS, PL

---

600 Citrus Avenue, Suite 200
Fort Pierce, Florida 34950

(772) 461-6120

CONTACT PERSON:

Maritza Stonebraker, CPA, Director

DATE OF PROPOSAL:

October 1, 2026

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Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL
600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950
772/461-6120 // 461-1155
FAX: 772/468-9278

October 1, 2026

Verano 3 Community Development District
Governmental Management Services-SF, LLC
5385 N. Nob Hill Road
Sunrise, FL 33351

Dear District Manager:

Thank you for the opportunity to present our professional credentials to provide audit services for Verano 3 Community Development District.

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL has assembled a team of governmental and nonprofit specialists second to none to serve our clients. Our firm has the necessary qualifications and experience to serve as the independent auditors for Verano 3 Community Development District.

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL is a recognized leader in providing services to governmental and nonprofit agencies throughout Florida. We have been the independent auditors for a number of local governmental agencies and through our experience in performing their audits, we have been able to increase our audit efficiency and; therefore, reduce costs. We have continually passed this cost savings on to our clients and will continue to do so in the future. As a result of our experience and expertise, we have developed an effective and efficient audit approach designed to meet or exceed the performance specifications in accordance with auditing standards generally accepted in the United States of America, the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States, and the standards for financial and compliance audits.

We will conduct the audit in accordance with auditing standards generally accepted in the United States of America with minimal disruption to your operations. Our firm has frequent technical updates to keep our personnel informed and up-to-date on all changes that are occurring within the industry.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL

Verano 3 Community Development District
October 1, 2026

Our firm is a member of the Government Audit Quality Center, an organization dedicated to improving government audit quality. We also utilize the audit program software of a nationally recognized CPA firm to assure us that we are up to date with all auditing standards and to assist us maintain maximum audit efficiencies.

To facilitate your evaluation of our qualifications and experience, we have arranged this proposal to include a resume of our firm, including our available staff, our extensive prior governmental and nonprofit auditing experience and clients to be contacted.

You need a firm that will provide an efficient, cost-effective, high-quality audit within critical time constraints. You need a firm with the prerequisite governmental and nonprofit experience to perform your audit according to stringent legal and regulatory requirements, a firm that understands the complex nature of community development districts and their unique compliance requirements. You need a firm with recognized governmental and nonprofit specialists within the finance and governmental communities. And, certainly, you need a firm that will provide you with valuable feedback to enhance your current and future operations. Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL is that firm. Maritza Stonebraker is the person authorized to make representations for the firm.

Thank you again for the opportunity to submit this proposal to Verano 3 Community Development District.

Sincerely,

Berger Toombs Elam Gaines + Frank

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

PROFILE OF THE PROPOSER

Description and History of Audit Firm

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL is a Treasure Coast public accounting firm, which qualifies as a small business firm, as established by the Small Business Administration (13 CFR 121.38), with offices in Fort Pierce and Stuart. We are a member of the Florida Institute of Certified Public Accountants and the American Institute of Certified Public Accountants. The firm was formed from the merger of Edwards, Berger, Harris & Company (originated in 1972) and McAlpin, Curtis & Associates (originated in 1949). J. W. Gaines and Associates (originated in 1979) merged with the firm in 2004. Our tremendous growth rate experienced over the last 75 years is directly attributable to the firm's unrelenting dedication to providing the highest quality, responsive professional services attainable to its clients.

We are a member of the Private Companies Practice Section (PCPS) of the American Institute of Certified Public Accountants (AICPA) to assure we meet the highest standards. Membership in this practice section requires that our firm meet more stringent standards than standard AICPA membership. These rigorous requirements include the requirement of a triennial peer review of our firm's auditing and accounting practice and annual Continuing Professional Education (CPE) for all accounting staff (whether CPA or non-CPA). For standard AICPA membership, only a quality review is required and only CPAs must meet CPE requirements.

We are also a member of the Government Audit Quality Center ("the Center") of the American Institute of Certified Public Accountants to assure the quality of our government audits. Membership in the Center, which is voluntary, requires our firm to comply with additional standards to promote the quality of government audits.

We have been extensively involved in serving local government entities with professional accounting, auditing and consulting services throughout the entire history of our firm. Our substantial experience over the years makes us uniquely qualified to provide accounting, auditing, and consulting services to these clients. We are a recognized leader in providing services to governmental and nonprofit agencies on the Treasure Coast and in Central and South Florida, with extensive experience in auditing community development districts and water control districts. We were the independent auditors of the City of Fort Pierce for over 37 years and for St. Lucie County for over 34 years. Additionally, we have performed audits of the City of Stuart, the City of Vero Beach, Indian River County and Martin County. We also presently audit over 100 Community Development Districts throughout Florida.

Our firm was founded on the belief that we are better able to respond to our clients needs through education, experience, independence, quality management, and personal service. Our firm's commitment to quality is reflected in our endeavor of professional excellence via continuing education, the use of the latest computer technology, professional membership in PCPS and peer review.

We believe our approach to audit engagements, intelligence and innovation teamed with sound professional judgment enables us to explore new concepts while remaining sensitive to the fundamental need for practical solutions. We take pride in giving you the assurance that the personal assistance you receive comes from years of advanced training, technical experience and financial acumen.

Professional Staff Resources

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL has a total of 29 professional and administrative staff (including 16 professional staff with extensive experience servicing government entities). The work will be performed out of our Fort Pierce office with a proposed staff of one senior accountant and one or two staff accountants supervised by an audit manager and audit partner. With the exception of the directors of the firm's offices, the professional staff is not specifically assigned to any of our individual offices. The professional and administrative staff resources available to you through Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL are as follows:

	Total
Partners/Directors (CPA's)	6
Managers	2
Senior/Supervisor Accountants (1 CPA)	3
Staff Accountants	10
Paraprofessional	3
Administrative	5
Total – all personnel	29

Following is a brief description of each employee classification:

Staff Accountant – Staff accountants work directly under the constant supervision of the auditor-in-charge and, are responsible for the various testing of documents, account analysis and any other duties as his/her supervisor believes appropriate. Minimum qualification for a staff accountant is graduation from an accredited university or college with a degree in accounting or equivalent.

Senior Accountant – A senior accountant must possess all the qualifications of the staff accountant, in addition to being able to draft the necessary reports and financial statements, and supervise other staff accountants when necessary.

Managers – A manager must possess the qualifications of the senior accountant, plus be able to work without extensive supervision from the auditor-in-charge. The manager should be able to draft audit reports from start to finish and to supervise the audit team, if necessary.

Partner/Director – The director has extensive governmental auditing experience and acts as the auditor-in-charge. Directors have a financial interest in the firm.

Professional Staff Resources (Continued)

Independence – Independence of the public accounting firm, with respect to the audit client, is the foundation from which the public gains its trust in the opinion issued by the public accounting firm at the end of the audit process. This independence must be in appearance as well as in fact. The public must perceive that the accounting firm is independent of the audit entity to ensure that nothing would compromise the opinion issued by the public accounting firm. **Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL** is independent of Verano 3 Community Development District, including its elected officials and related parties, at the date of this proposal, as defined by the following rules, regulations, and standards:

Au-C Section 220 – Statements on Auditing Standards issued by the American Institute of Certified Public Accountants;

ET Sections 101 and 102 – Code of Professional Conduct of the American Institute of Certified Public Accountants;

Chapter 21A-1, Florida Administrative Code;

Section 473.315, Florida Statutes; and,

Government Auditing Standards, issued by the Comptroller General of the United States.

On an annual basis, all members of the firm are required to confirm, in writing, that they have no personal or financial relationships or holdings that would impair their independence with regard to the firm's clients. If a potential conflict or Independence issue is identified, the individual is excluded from any involvement in the related engagement.

Independence is a hallmark of our profession. We encourage our staff to use professional judgment in situations where our independence could be impaired or the perception of a conflict of interest might exist. In the governmental sector, public perception is as important as professional standards. Therefore, the utmost care must be exercised by independent auditors in the performance of their duties.

GOVERNMENTAL AUDITING EXPERIENCE

Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL has been practicing public accounting in Florida for 75 years. Our success over the years has been the result of a strong commitment to providing personalized quality service to our clients.

The current members of our firm have performed audits of over 1,100 community development districts, and over 2,100 audits of municipalities, counties and other governmental entities such as the City of Fort Pierce and St. Lucie County.

Our firm provides a variety of accounting, auditing, tax litigation support, and consulting services. Some of the professional accounting, auditing and management consulting services that are provided by our firm are listed below:

- Performance of annual financial and compliance audits, including Single Audits of state and federal financial assistance programs, under the provisions of the Single Audit Act, Subpart F of Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance), with minimal disruptions to your operations;
- Performance of special compliance audits to ascertain compliance with the applicable local, state and federal laws and regulations;
- Issuance of comfort letters and consent letters in conjunction with the issuance of tax-exempt debt obligations, including compiling financial data and interim period financial statement reviews;
- Calculation of estimated and actual federal arbitrage rebates;
- Assistance in compiling historical financial data for first-time and supplemental submissions for GFOA Certificate of Achievement for Excellence in Financial Reporting;
- Preparation of indirect cost allocation systems in accordance with Federal and State regulatory requirements;
- Providing human resource and employee benefit consulting;
- Performance of automation feasibility studies and disaster recovery plans;
- Performance feasibility studies concerning major fixed asset acquisitions and utility plant expansion plans (including electric, water, pollution control, and sanitation utilities); and
- Assistance in litigation, including testimony in civil and criminal court.
- Assist clients who utilize QuickBooks software with their software needs. Our Certified QuickBooks Advisor has undergone extensive training through QuickBooks and has passed several exams to attain this Certification.

Continuing Professional Education

All members of the governmental audit staff of our firm, and audit team members assigned to this engagement, are in compliance with the Continuing Professional Education (CPE) requirements set forth in Government Auditing Standards issued by the Comptroller General of the United States. In addition, our firm is in compliance with the applicable provisions of the Florida Statutes that require CPA's to have met certain CPE requirements prior to proposing on governmental audit engagements.

GOVERNMENTAL AUDITING EXPERIENCE (CONTINUED)

The audit team has extensive experience in performing governmental audits and is exposed to intensive and continuing concentration on these types of audits. Due to the total number of governmental audits our team performs, each member of our governmental staff must understand and be able to perform several types of governmental audits. It is our objective to provide each professional employee fifty hours or more of comprehensive continuing professional education each year. This is accomplished through attending seminars throughout Florida and is reinforced through in-house training.

Our firm has made a steadfast commitment to professional education. Our active attendance and participation in continuing professional education is a major part of our objective to obtain the most recent knowledge on issues which are of importance to our clients. We are growing on the reputation for work that our firm is providing today.

Quality Management

Quality management requires continuing commitment to professional excellence. **Berger, Toombs, Elam, Gaines & Frank, Certified Public Accountants, PL** is formally dedicated to that commitment.

To ensure maintaining the standards of working excellence required by our firm, we joined the Private Companies Practice Section (PCPS) of the American Institute of Certified Public Accountants (AICPA). To be a participating member firm of this practice section, a firm must obtain an independent Peer Review of its quality management policies and procedures to ascertain the firm's compliance with existing auditing standards on the applicable engagements.

The scope of the Peer Review is comprehensive in that it specifically reviews the following quality management policies and procedures of the participating firm:

- Professional, economic, and administrative independence;
- Assignment of professional personnel to engagements;
- Consultation on technical matters;
- Supervision of engagement personnel;
- Hiring and employment of personnel;
- Professional development;
- Advancement;
- Acceptance and continuation of clients; and,
- Inspection and review system.

We believe that our commitment to the program is rewarding not only to our firm, but primarily to our clients.

The external independent Peer Review of the elements of our quality management policies and procedures performed by an independent certified public accountant, approved by the PCPS of the AICPA, provides you with the assurance that we continue to conform to standards of the profession in the conduct of our accounting and auditing practice.

GOVERNMENTAL AUDITING EXPERIENCE (CONTINUED)

Our firm is also a member of Governmental Audit Quality Center (GAQC), a voluntary membership center for CPA firms that perform governmental audits. This center promotes the quality of governmental audits.

Our firm has completed successive Peer Reviews. These reviews included a representative sample of our firm's local governmental auditing engagements. As a result of these reviews, our firm obtained an unqualified opinion on our quality management program and work procedures. On page 15 is a copy of our most recent Peer Review report. It should be noted that we received a pass rating.

Our firm has never had any disciplinary actions by state regulatory bodies or professional organizations.

As our firm performs over one hundred audits each year that are reviewed by federal, state or local entities, we are constantly dealing with questions from these entities about our audits. We are pleased to say that any questions that have been raised were minor issues and were easily resolved.

References

Florida Green Finance Authority
Jeff Walker, Special District Services
(561) 630-4922

Oak Creek Community
Development District
Natasha Sowani, Inframark LLC
(813) 873-7300 ext 106

South Village Community Development District
Darrin Mossing, Governmental Management
Services LLC
(407) 841-5524

Clearwater Cay Community
Development District
Cal Teague, Premier District Management
(239) 690-7100 ext 101

We have the following additional governmental audit experience:

Governmental Organizations

City of Westlake

Florida Inland Navigation District

Fort Pierce Farms Water Control
District

Indian River Regional Crime
Laboratory, District 19, Florida

Viera Stewardship District

Office of the Medical Examiner,
District 19

Rupert J. Smith Law Library
of St. Lucie County

St. Lucie Education Foundation

Seminole Improvement District

Troup Indiantown Water
Control District

GOVERNMENTAL AUDITING EXPERIENCE (CONTINUED)

Current or Recent Single Audits

St. Lucie County, Florida
Early Learning Coalition, Inc.
Gateway Services Community Development District
Healthy Start Coalition

Special Districts

Bannon Lakes Community Development District
Bella Vida Community Development District
Buckhead Ridge Mosquito Control District
Catalina at Winkler Preserve Community Development District
Cedar Hammock Community Development District
Copperstone Community Development District
Del Webb Bexley Community Development District
Diamond Hill Community Development District
DP1 Community Development District
Greater Lakes/Sawgrass Bay Community Development District
Lake Lucie Community Development District
Magic Reserve Community Development District
Magnolia Creek Community Development District
Midtown Miami Community Development District
Mira Lago West Community Development District
Pier Park Community Development District
Seminole Improvement District
South Fork Community Development District
St. John's Forest Community Development District
The Verandahs Community Development District
Troup Indiantown Water Control District
WildBlue Community Development Districts

FEE SCHEDULE

We propose the fee for our audit services described below to be $5,900 for the years ending September 30, 2026 and 2027, $6,150 for the years ending September 30, 2028 and 2029, $6,450 for the years ending September 30, 2030 and 2031, $6,775 for the years ending September 30, 2032 and 2033 and $7,100 for the years ending September 30, 2034 and 2035. In addition, if a bond issuance occurs there will be an additional fee for each additional bond. The fee is contingent upon the financial records and accounting systems of Legacy Palm Drive Community Development District being “audit ready” and the financial activity for the District is not materially increased. If we discover that additional preparation work or subsidiary schedules are needed, we will consult with your authorized representative. We can assist with this additional work at our standard rates should you desire.

SCOPE OF WORK TO BE PERFORMED

If selected as the District's auditors, we will perform a financial and compliance audit in accordance with Section 11.45, Florida Statutes, in order to express an opinion on an annual basis on the financial statements of Verano 3 Community Development District as of September 30, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034 and 2035. The audits will be performed to the extent necessary to express an opinion on the fairness in all material respects with which the financial statements present the financial position, results of operations and changes in financial position in conformity with generally accepted accounting principles and to determine whether, for selected transactions, operations are properly conducted in accordance with legal and regulatory requirements. Reportable conditions that are also material weaknesses shall be identified as such in the Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters. Other (non-reportable) conditions discovered during the course of the audit will be reported in a separate letter to management, which will be referred to in the Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters.

Our audit will be performed in accordance with standards for financial and compliance audits contained in *Government Auditing Standards*, as well as in compliance with rules and regulations of audits of special districts as set forth by the State Auditor General in Chapter 10.550, Local Governmental Entity Audits, and other relevant federal, state and county orders, statutes, ordinances, charter, resolutions, bond covenants, Administrative Code and procedures, or rules and regulations which may pertain to the work required in the engagement.

The primary purpose of our audit will be to express an opinion on the financial statements discussed above. It should be noted that such audits are subject to the inherent risk that errors or irregularities may not be detected. However, if conditions are discovered which lead to the belief that material errors, defalcations or other irregularities may exist or if other circumstances are encountered that require extended services, we will promptly notify the appropriate individual.

Commitment to Quality Service

Personnel Qualifications and Experience

David S. McGuire, CPA, CITP
Director – 33 years experience

Education
- University of Central Florida, B.A. – Accounting
- Barry University – Master of Professional Accountancy

Registrations
- Certified Public Accountant – State of Florida, State Board of Accountancy
- Certified Information Technology Professional (CITP) – American Institute of Certified Public Accountants
- Certified Not-For-Profit Core Concepts

Professional Affiliations/Community Service
- Member of the American and Florida Institutes of Certified Public Accountants
- Associate Member, Florida Government Finance Office Associates
- Assistant Coach – St. Lucie County Youth Football Organization (1994 – 2005)
- Assistant Coach – Greater Port St. Lucie Football League, Inc. (2006 – 2010)
- Board Member – Greater Port St. Lucie Football League, Inc. (2011 – 2017)
- Treasurer, AIDS Research and Treatment Center of the Treasure Coast, Inc. (2000 – 2003)
- Board Member/Treasurer, North Treasure Coast Chapter, American Red Cross (2004 – 2010)
- Member/Board Member of Port St. Lucie Kiwanis (1994 – present)
- Member of Sunrise Kiwanis of Fort Pierce (2004 – present)
- Director of CUVEY Foundation (2025 – present)

Professional Experience
- Thirty-three years public accounting experience with an emphasis on nonprofit and governmental organizations.
- Four years of service in the United States Air Force in computer operations, with a top secret (SCI/SBI) security clearance.

Continuing Professional Education
- Mr. McGuire has attended numerous continuing professional education courses and seminars taught by nationally recognized sponsors in the accounting auditing and single audit compliance areas. He has attended courses over the last two years in those areas as follows:

  Not-for-Profit Auditing Financial Results and Compliance Requirements
  Update: Government Accounting Reporting and Auditing
  Annual Update for Accountants and Auditors

Commitment to Quality Service

Personnel Qualifications and Experience

Melissa Marlin, CPA
Director – 13 years

Education
- Indian River State College, A.A. – Accounting
- Florida Atlantic University, B.B.A. – Accounting

Registrations
- Certified Public Accountant – State of Florida, State Board of Accountancy

Professional Affiliations/Community Service

- Member of the American Institute of Certified Public Accountants
- Member of the Florida Institute of Certified Public Accountants
- Affiliate member of the Government Finance Officers Association

Professional Experience
- Accountant with over 10 years of experience providing professional services to nonprofit and governmental entities.
- Performed numerous audits of nonprofit and governmental organizations in accordance with Governmental Accounting Auditing Standards (GAAS)
- Performed Single Audits of nonprofit organizations in accordance with 2 CFR Part 200 Subpart F, Uniform Guidance, Audits of State, Local Governments, and Non-Profit Organizations.

Continuing Professional Education
- Mrs. Marlin participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments in accounting and auditing such as:
    - Governmental Accounting Report and Audit Update
    - Analytical Procedures, FICPA
    - Annual Update for Accountants and Auditors
    - Single Audit Sampling and Other Considerations

Commitment to Quality Service

Personnel Qualifications and Experience

Maritza Stonebraker, CPA
Director – 11 years

Education
- Indian River State College, B.S. – Accounting

Registrations
- Certified Public Accountant – State of Florida, State Board of Accountancy

Professional Affiliations/Community Service

- Member of the American Institute of Certified Public Accountants
- Member of the Florida Institute of Certified Public Accountants
- Affiliate of the Government Finance Officers Association

Professional Experience
- Maritza launched her professional auditing career at Berger, Toombs, Elam, Gaines, & Frank, accumulating over 10 years of expertise in the field
- Performed numerous audits of nonprofit and governmental organizations in accordance with Governmental Accounting Auditing Standards (GAAS)
- Performed Single Audits of nonprofit organizations in accordance with 2 CFR Part 200 Subpart F, Uniform Guidance, Audits of State, Local Governments, and Non-Profit Organizations.

Continuing Professional Education
- Mrs. Stonebraker participates in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments in accounting and auditing such as:
    - Governmental Accounting Report and Audit Update
    - Analytical Procedures, FICPA
    - Annual Update for Accountants and Auditors
    - Single Audit Sampling and Other Considerations

Commitment to Quality Service

Personnel Qualifications and Experience

Jonathan Herman, CPA
Director – 13 years

Education
- University of Central Florida, B.S. – Accounting
- Florida Atlantic University, MACC

Registrations
- Certified Public Accountant – State of Florida, State Board of Accountancy

Professional Affiliations/Community Service
- Member of the American and Florida Institutes of Certified Public Accountants
- Affiliate member Government Finance Officers Association

Professional Experience
- Over 10 years experience in all phases of public accounting and auditing experience, with a concentration in financial and compliance audits. Mr. Herman has been involved in all phases of the audits listed on the preceding pages.

Continuing Professional Education
- Has participated in numerous continuing professional education courses provided by nationally recognized sponsors to keep abreast of the latest developments. He has attended courses in those areas over the last two years such as:
  Governmental Accounting Report and Audit Update
  Annual Update: Government Accounting Reporting and Auditing
  Annual Update for Accountants and Auditors

6930 Gall Boulevard
Suite 200
Zephyrhills, FL 33542

813.788.2155
DGPerry.com

Report on the Firm's System of Quality Control

December 4, 2025

To the Partners of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL
and the Peer Review Committee of the Florida Institute of Certified Public Accountants

We have reviewed the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, in effect for the year ended May 31, 2025. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards). A summary of the nature, objectives, scope, limitations of, and the procedures performed in a system review as described in the Standards may be found at www.aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported on in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing and complying with a system of quality control to provide the firm with reasonable assurance of performing and reporting in conformity with the requirements of applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported on in conformity with the requirements of applicable professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of and compliance with the firm's system of quality control based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including a compliance audit under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL , in effect for the year ended May 31, 2025 has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of pass, pass with deficiency(ies), or fail. Berger, Toombs, Elam, Gaines & Frank, CPAs, PL has received a peer review rating of pass.

DG Perry

DGPerry
CPAs + Advisors

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Proposal to Provide Financial Auditing Services:

VERANO # 3

COMMUNITY DEVELOPMENT DISTRICT

Proposal Due: October 1, 2026
11:00AM

Submitted to:
Verano # 3
Community Development District
c/o District Manager
5385 N Nob Hill Road
Sunrise, Florida 33351

Submitted by:
Antonio J. Grau, Partner
Grau & Associates
1001 Yamato Road, Suite 301
Boca Raton, Florida 33431
Tel (561) 994-9299
Fax (561) 994-5823
tgrau@graucpa.com
www.graucpa.com

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

October 1, 2026

Verano # 3 Community Development District
c/o District Manager
5385 N Nob Hill Road
Sunrise, Florida 33351

Re: Request for Proposal for Professional Auditing Services for the fiscal year ended September 30, 2026, with an option for nine (9) additional annual renewals.

Grau & Associates (Grau) welcomes the opportunity to respond to the Verano # 3 Community Development District's (the "District") Request for Proposal (RFP), and we look forward to working with you on your audit. We are an energetic and robust team of knowledgeable professionals and are a recognized leader of providing services to Community Development Districts. As one of Florida's few firms to primarily focus on government, we are especially equipped to provide you with an effective and efficient audit.

Government audits are at the core of our practice: **95% of our work is performing audits for local governments and of that 98% are for special districts.** With our significant experience, we are able to increase efficiency, to provide immediate and continued savings, and to minimize disturbances to your operations.

Why Grau & Associates:

Knowledgeable Audit Team

Grau is proud that the personnel we assign to your audit are some of the most seasoned auditors in the field. Our staff performs governmental engagements year-round. When not working on your audit, your team is refining their audit approach for next year's audit. Our engagement partners have decades of experience and take a hands-on approach to our assignments, which all ensures a smoother process for you.

Servicing Your Individual Needs

Our clients enjoy personalized service designed to satisfy their unique needs and requirements. Throughout the process of our audit, you will find that we welcome working with you to resolve any issues as swiftly and easily as possible. In addition, due to Grau's very low turnover rate for our industry, you also won't have to worry about retraining your auditors from year to year.

Developing Relationships

We strive to foster mutually beneficial relationships with our clients. We stay in touch year-round, updating, collaborating and assisting you in implementing new legislation, rules and standards that affect your organization. We are also available as a sounding board and assist with technical questions.

Maintaining an Impeccable Reputation

We have never been involved in any litigation, proceeding or received any disciplinary action. Additionally, we have never been charged with, or convicted of, a public entity crime of any sort. We are financially stable and have never been involved in any bankruptcy proceedings.

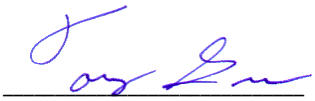
Complying With Standards

Our audit will follow the Auditing Standards of the AICPA, Generally Accepted Government Auditing Standards, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida, and any other applicable federal, state and local regulations. We will deliver our reports in accordance with your requirements.

This proposal is a firm and irrevocable offer for 90 days. We certify this proposal is made without previous understanding, agreement or connection either with any previous firms or corporations offering a proposal for the same items. We also certify our proposal is in all respects fair, without outside control, collusion, fraud, or otherwise illegal action, and was prepared in good faith. Only the person(s), company or parties interested in the project as principals are named in the proposal. Grau has no existing or potential conflicts and anticipates no conflicts during the engagement. Our Federal I.D. number is 20-2067322.

We would be happy to answer any questions or to provide any additional information. We are genuinely excited about the prospect of serving you and establishing a long-term relationship. Please do not hesitate to call or email either of our Partners, Antonio J. Grau, CPA (tgrau@graucpa.com) or Ben Steets, CPA (bsteets@graucpa.com) at 561.994.9299. We thank you for considering our firm's qualifications and experience.

Very truly yours,
Grau & Associates



Antonio J. Grau

Firm Qualifications

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Grau's Focus and Experience

Our Team

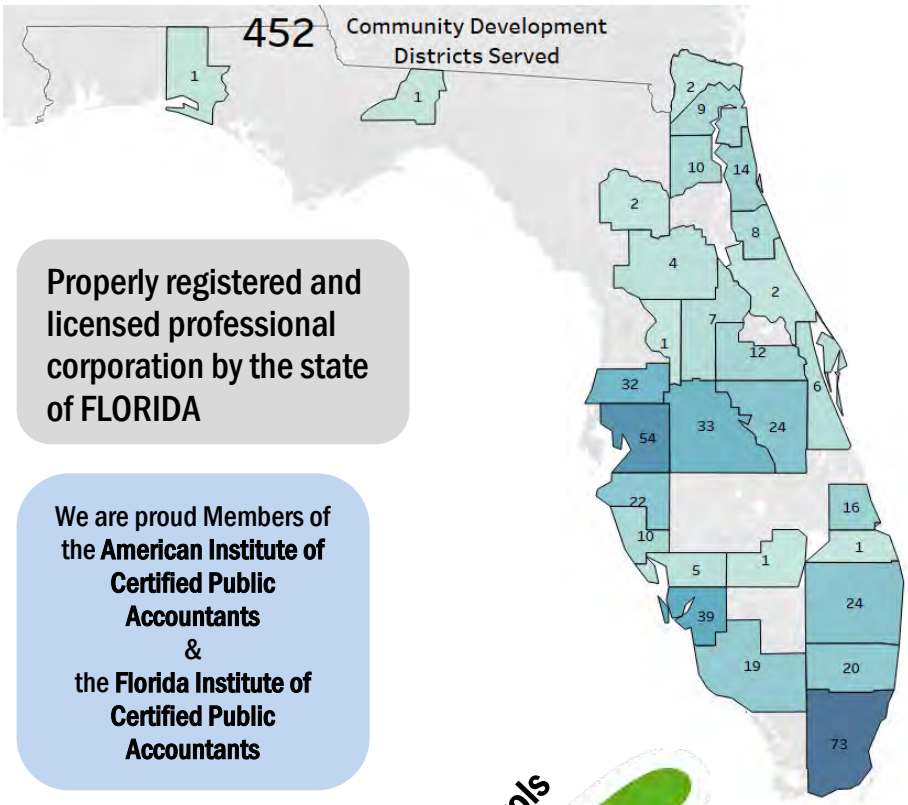
3 Partners

11 Professional Staff

2 Administrative Professionals

2005

Year founded



Properly registered and licensed professional corporation by the state of FLORIDA

We are proud Members of the **American Institute of Certified Public Accountants** & the **Florida Institute of Certified Public Accountants**

Services Provided

⇒ External quality review program: consistently receives a pass

⇒ Internal: ongoing monitoring to maintain quality

AICPA | FICPA | GFOA | FASD | FGFOA

See next page for report and certificate

FICPA
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

PGP
PRIDA, GUIDA & PEREZ, P.A.
CERTIFIED PUBLIC ACCOUNTANTS
2504 W. KATHLEEN STREET
TAMPA, FLORIDA 33607
TELEPHONE: (813) 226-6091
FAX: (813) 229-7754

Report on the Firm's System of Quality Control

October 3, 2025

To the Partners of Grau & Associates
And the Peer Review Committee of the
Florida Institute of Certified Public Accountants

We have reviewed the system of quality control for the accounting and auditing practice of Grau & Associates (the firm), in effect for the year ended June 30, 2025. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a system review as described in the Standards may be found at www.aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported on conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing and complying with a system of quality control to provide the firm with reasonable assurance of performing and reporting in conformity with the requirements of applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported on conformity with the requirements of applicable professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of and compliance with the firm's system of quality control based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including compliance audits under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Grau & Associates in effect for the year ended June 30, 2025, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass, pass with deficiency(ies),* or *fail*. Grau & Associates has received a peer review rating of *pass*.

Prida Guida & Perez

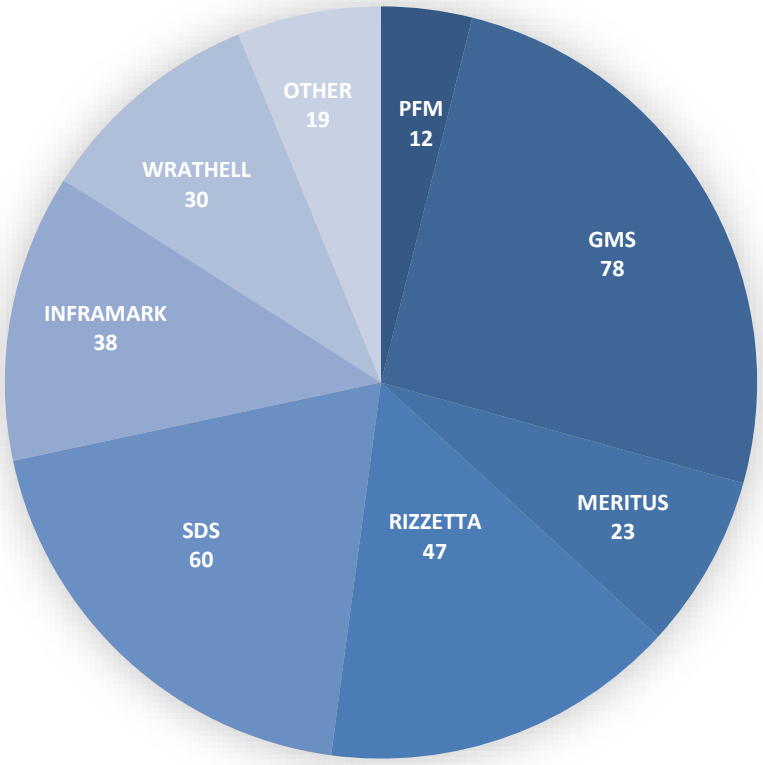
Prida Guida & Perez, P.A.

MEMBER AMERICAN INSTITUTE OF CERTIFIED PUBLIC ACCOUNTANTS
MEMBER FLORIDA INSTITUTE OF CERTIFIED PUBLIC ACCOUNTANTS

Firm & Staff Experience

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

GRAU AND ASSOCIATES COMMUNITY DEVELOPMENT DISTRICT EXPERIENCE BY MANAGEMENT COMPANY



Profile Briefs:

Antonio J GRAU, CPA (Partner)
Years Performing Audits: 35+
CPE (last 2 years): Government Accounting, Auditing: 24 hours; Accounting, Auditing and Other: 56 hours
Professional Memberships: AICPA, FICPA, FGFOA, GFOA

Ben Steets, CPA (Partner)
Years Performing Audits: 10+
CPE (last 2 years): Government Accounting, Auditing: 28 hours; Accounting, Auditing and Other: 88 hours
Professional Memberships: AICPA, FICPA, FGFOA, FASD

"Here at Grau & Associates, staying up to date with the current technological landscape is one of our top priorities. Not only does it provide a more positive experience for our clients, but it also allows us to perform a more effective and efficient audit. With the every changing technology available and utilized by our clients, we are constantly innovating our audit process."
- Tony Grau

"Quality audits and exceptional client service are at the heart of every decision we make. Our clients trust us to deliver a quality audit, adhering to high standards and assisting them with improvements for their organization."
- Ben Steets

YOUR ENGAGEMENT TEAM

Grau's client-specific engagement team is meticulously organized in order to meet the unique needs of each client. Constant communication within our solution team allows for continuity of staff and audit team. The Certified Information Technology Professional (CITP) Partner will bring a unique blend of IT expertise and understanding of accounting principles to the financial statement audit of the District.

The assigned personnel will work closely with the partner and the District to ensure that the financial statements and all other reports are prepared in accordance with professional standards and firm policy. Responsibilities will include planning the audit; communicating with the client and the partners the progress of the audit; and determining that financial statements and all reports issued by the firm are accurate, complete and are prepared in accordance with professional standards and firm policy.

The Engagement Partner will participate extensively during the various stages of the engagement and has direct responsibility for engagement policy, direction, supervision, quality control, security, confidentiality of information of the engagement and communication with client personnel. The engagement partner will also be involved directing the development of the overall audit approach and plan; performing an overriding review of work papers and ascertain client satisfaction.

Antonio 'Tony 'J. Grau, CPA
Partner

Contact: tgrau@graucpa.com | (561) 939-6672

Experience

For over 30 years, Tony has been providing audit, accounting and consulting services to the firm's governmental, non-profit, employee benefit, overhead and arbitrage clients. He provides guidance to clients regarding complex accounting issues, internal controls and operations.

As a member of the Government Finance Officers Association Special Review Committee, Tony participated in the review process for awarding the GFOA Certificate of Achievement in Financial Reporting. Tony was also the review team leader for the Quality Review of the Office of Management Audits of School Board of Miami-Dade County. Tony received the AICPA advanced level certificate for governmental single audits.

Education

University of South Florida (1983)
Bachelor of Arts
Business Administration

Clients Served (partial list)

(>300) Various Special Districts, including:

Bayside Improvement Community Development District
Dunes Community Development District
Fishhawk Community Development District (I, II, IV)
Grand Bay at Doral Community Development District
Heritage Harbor North Community Development District
Boca Raton Airport Authority
Greater Naples Fire Rescue District
Key Largo Wastewater Treatment District
Lake Worth Drainage District
South Indian River Water Control
St. Lucie West Services District
Ave Maria Stewardship Community District
Rivers Edge II Community Development District
Bartram Park Community Development District
Bay Laurel Center Community Development District

Professional Associations/Memberships

American Institute of Certified Public Accountants
Florida Institute of Certified Public Accountants
City of Boca Raton Financial Advisory Board Member
Florida Government Finance Officers Association
Government Finance Officers Association Member

Professional Education *(over the last two years)*

Course	***Hours***
Government Accounting and Auditing	24
Accounting, Auditing and Other	56
Total Hours	80 (*includes of 4 hours of Ethics CPE)*

Ben Steets, CPA, *Partner*

Contact : bsteets@graucpa.com / (561) 939-6669

Experience

Grau & Associates	Partner	2023-Present
Grau & Associates	Manager	2021-2023
Grau & Associates	Senior Auditor	2018-2021
Grau & Associates	Staff Auditor	2016-2018
PCAOB Registered Firm	Staff Auditor	2015-2016

Education

Florida Atlantic University (2015)

Clients Served *(partial list)*

(>300) Various Special Districts
Careersource Polk
Central Broward Water Control District
Dunes Community Development District
Greater Naples Fire Rescue District
Key Marco Community Development District
Lake Worth Drainage District
Mae Volen Senior Center
Port of the Islands Community Improvement District
San Carlos Park Fire and Rescue Service District
Sanibel Fire and Rescue District
South Broward Drainage District
South Trail Fire and Rescue District
Town of Highland Beach
Town of Lauderdale-By-The-Sea
Verona Walk Community Development District
West Villages Improvement District
Winding Cypress Community Development District

Professional Education (*over the last two years*)

Course	Hours
Government Accounting and Auditing	28
Accounting, Auditing and Other	88
Total Hours	116 (includes 4 hours of Ethics CPE)

Professional Associations/Memberships

American Institute of Certified Public Accountants
Florida Institute of Certified Public Accountants
Florida Association of Special Districts

References

We have included three references of government engagements that require compliance with laws and regulations, follow fund accounting, and have financing requirements, which we believe are similar to the District.

Dunes Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 1998
Client Contact	Darrin Mossing, Finance Director 475 W. Town Place, Suite 114 St. Augustine, Florida 32092 904-940-5850

Two Creeks Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2007
Client Contact	William Rizzetta, President 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614 813-933-5571

Journey's End Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2004
Client Contact	Todd Wodraska, Vice President 2501 A Burns Road Palm Beach Gardens, Florida 33410 561-630-4922

Specific Audit Approach

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

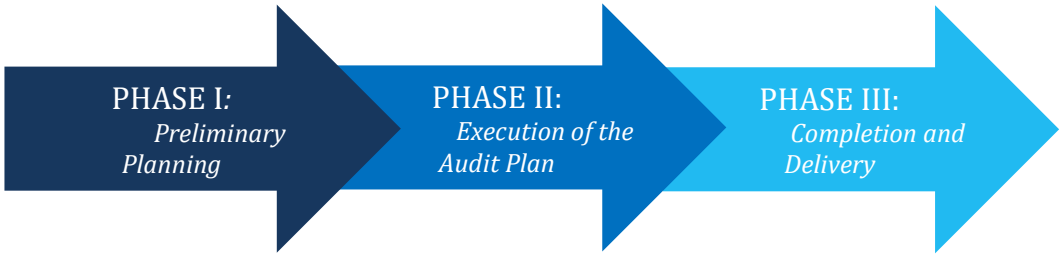
AUDIT APPROACH

Grau's Understanding of Work Product / Scope of Services:

We recognize the District is an important entity and we are confident our firm is eminently qualified to meet the challenges of this engagement and deliver quality audit services. ***You would be a valued client of our firm*** *and* ***we pledge to commit all firm resources to provide the level and quality of services (as described below) which not only meet the requirements set forth in the RFP but*** *will* ***exceed those expectations***. Grau & Associates fully understands the scope of professional services and work products requested. Our audit will follow the Auditing Standards of the AICPA, *Generally Accepted Government Auditing Standards*, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida and any other applicable Federal, State of Local regulations. **We will deliver our reports in accordance with your requirements.**

Proposed segmentation of the engagement

Our approach to the audit engagement is a risk-based approach which integrates the best of traditional auditing techniques and a total systems concept to enable the team to conduct a more efficient and effective audit. The audit will be conducted in three phases, which are as follows:



Phase I - Preliminary Planning

A thorough understanding of your organization, service objectives and operating environment is essential for the development of an audit plan and for an efficient, cost-effective audit. During this phase, we will meet with appropriate personnel to obtain and document our understanding of your operations and service objectives and, at the same time, give you the opportunity to express your expectations with respect to the services that we will provide. Our work effort will be coordinated so that there will be minimal disruption to your staff.

During this phase we will perform the following activities:

- Review the regulatory, statutory and compliance requirements. This will include a review of applicable federal and state statutes, resolutions, bond documents, contracts, and other agreements;
- Read minutes of meetings;
- Review major sources of information such as budgets, organization charts, procedures, manuals, financial systems, and management information systems;
- Obtain an understanding of fraud detection and prevention systems;
- Obtain and document an understanding of internal control, including knowledge about the design of relevant policies, procedures, and records, and whether they have been placed in operation;
- Assess risk and determine what controls we are to rely upon and what tests we are going to perform and perform test of controls;
- Develop audit programs to incorporate the consideration of financial statement assertions, specific audit objectives, and appropriate audit procedures to achieve the specified objectives;
- Discuss and resolve any accounting, auditing and reporting matters which have been identified.

Phase II – Execution of Audit Plan

The audit team will complete a major portion of transaction testing and audit requirements during this phase. The procedures performed during this period will enable us to identify any matter that may impact the completion of our work or require the attention of management. Tasks to be performed in Phase II include, but are not limited to the following:

- Apply analytical procedures to further assist in the determination of the nature, timing, and extent of auditing procedures used to obtain evidential matter for specific account balances or classes of transactions;
- Perform tests of account balances and transactions through sampling, vouching, confirmation and other analytical procedures; and
- Perform tests of compliance.

Phase III - Completion and Delivery

In this phase of the audit, we will complete the tasks related to year-end balances and financial reporting. All reports will be reviewed with management before issuance, and the partners will be available to meet and discuss our report and address any questions. Tasks to be performed in Phase III include, but are not limited to the following:

- Perform final analytical procedures;
- Review information and make inquiries for subsequent events; and
- Meeting with Management to discuss preparation of draft financial statements and any potential findings or recommendations.

You should expect more from your accounting firm than a signature in your annual financial report. Our concept of truly responsive professional service emphasizes taking an active interest in the issues of concern to our clients and serving as an effective resource in dealing with those issues. In following this approach, we not only audit financial information with hindsight but also consider the foresight you apply in managing operations.

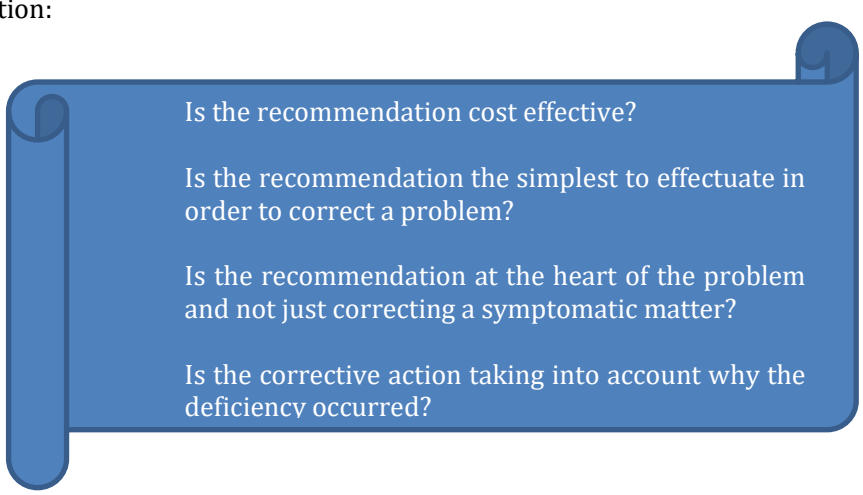
Application of this approach in developing our management letter is particularly important given the increasing financial pressures and public scrutiny facing today's public officials. We will prepare the management letter at the completion of our final procedures.

In preparing this management letter, we will initially review any draft comments or recommendations with management. In addition, we will take necessary steps to ensure that matters are communicated to those charged with governance.

In addition to communicating any recommendations, we will also communicate the following, if any:

- Significant audit adjustments;
- Significant deficiencies or material weaknesses;
- Disagreements with management; and
- Difficulties encountered in performing the audit.

Our findings will contain a statement of condition describing the situation and the area that needs strengthening, what should be corrected and why. Our suggestions will withstand the basic tests of corrective action:



To assure full agreement with facts and circumstances, we will fully discuss each item with Management prior to the final exit conference. This policy means there will be no "surprises" in the management letter and fosters a professional, cooperative atmosphere.

Communications

We emphasize a continuous, year-round dialogue between the District and our management team. We regularly communicate through personal telephone calls and electronic mail throughout the audit and on a regular basis.

Our clients have the ability to transmit information to us on our secure client portal with the ability to assign different staff with separate log on and viewing capability. This further facilitates efficiency as all assigned users receive electronic mail notification as soon as new information has been posted into the portal.

Cost of Services

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Our proposed all-inclusive fees for the financial audit for the fiscal years ended September 30, 2026-2035 are as follows:

Year Ended September 30,	Fee
2026	$4,600
2027	$4,700
2028	$4,800
2029	$4,900
2030	$5,000
2031	$5,100
2032	$5,200
2033	$5,300
2034	$5,400
2035	$5,500
TOTAL (2026-2035)	**$50,500**

The above fees are based on the assumption that the District maintains its current level of operations. Should conditions change or Bonds are issued the fees would be adjusted accordingly upon approval from all parties concerned.

Supplemental Information

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

PARTIAL LIST OF CLIENTS

SPECIAL DISTRICTS	Governmental Audit	Single Audit	Utility Audit	Current Client	Year End
Boca Raton Airport Authority	✓	✓		✓	9/30
Captain's Key Dependent District	✓			✓	9/30
Central Broward Water Control District	✓			✓	9/30
Collier Mosquito Control District	✓			✓	9/30
Coquina Water Control District	✓			✓	9/30
East Central Regional Wastewater Treatment Facility	✓		✓		9/30
Florida Green Finance Authority	✓				9/30
Greater Boca Raton Beach and Park District	✓			✓	9/30
Greater Naples Fire Control and Rescue District	✓	✓		✓	9/30
Green Corridor P.A.C.E. District	✓			✓	9/30
Hobe-St. Lucie Conservancy District	✓			✓	9/30
Indian River Farms Water Control District	✓			✓	9/30
Indian River Mosquito Control District	✓				9/30
Indian Trail Improvement District	✓			✓	9/30
Key Largo Wastewater Treatment District	✓	✓	✓	✓	9/30
Lake Asbury Municipal Service Benefit District	✓			✓	9/30
Lake Padgett Estates Independent District	✓			✓	9/30
Lake Worth Drainage District	✓			✓	9/30
Lealman Special Fire Control District	✓			✓	9/30
Loxahatchee Groves Water Control District	✓				9/30
Old Plantation Water Control District	✓			✓	9/30
Pal Mar Water Control District	✓			✓	9/30
Pinellas Park Water Management District	✓			✓	9/30
Pine Tree Water Control District (Broward)	✓			✓	9/30
Pinetree Water Control District (Wellington)	✓				9/30
Port of The Islands Community Improvement District	✓		✓	✓	9/30
Ranger Drainage District	✓	✓		✓	9/30
Renaissance Improvement District	✓			✓	9/30
San Carlos Park Fire Protection and Rescue Service District	✓			✓	9/30
Sanibel Fire and Rescue District	✓				9/30
South Central Regional Wastewater Treatment and Disposal Board	✓				9/30
South Indian River Water Control District	✓	✓		✓	9/30
South Trail Fire Protection & Rescue District	✓			✓	9/30
Spring Lake Improvement District	✓			✓	9/30
St. Lucie West Services District	✓		✓	✓	9/30
Sunrise Lakes Phase IV Recreation District	✓			✓	9/30
Sunshine Water Control District	✓			✓	9/30
Sunny Hills Units 12-15 Dependent District	✓			✓	9/30
West Villages Improvement District	✓			✓	9/30
Various Community Development Districts (452)	✓			✓	9/30
TOTAL	**491**	**5**	**4**	**484**	

ADDITIONAL SERVICES

CONSULTING / MANAGEMENT ADVISORY SERVICES

Grau & Associates also provide a broad range of other management consulting services. Our expertise has been consistently utilized by Governmental and Non-Profit entities throughout Florida. Examples of engagements performed are as follows:

- Accounting systems
- Development of budgets
- Organizational structures
- Financing alternatives
- IT Auditing
- Fixed asset records
- Cost reimbursement
- Indirect cost allocation
- Grant administration and compliance

ARBITRAGE

The federal government has imposed complex rules to restrict the use of tax-exempt financing. Their principal purpose is to eliminate any significant arbitrage incentives in a tax-exempt issue. We have determined the applicability of these requirements and performed the rebate calculations for more than 150 bond issues, including both fixed and variable rate bonds.

73 Current Arbitrage Calculations

We look forward to providing Verano # 3 Community Development District with our resources and experience to accomplish not only those minimum requirements set forth in your Request for Proposal, but to exceed those expectations!

For even more information on Grau & Associates please visit us on www.graucpa.com.

Proposal

To Serve

VERANO #3
COMMUNITY DEVELOPMENT DISTRICT

In Response to Request for Proposals for:

Annual Audit Services

Due by: 11:00 am, October 1, 2026

Richie Tandoc, P.A.
Certified Public Accountant & Consultant

Contact:

Richie C. Tandoc, Audit & Assurance Partner
Email: richie@rtandoc-cpa.com

13453 SW 105th Avenue
Miami, Florida 33176
Tel. (305) 720-2502, ext. 101

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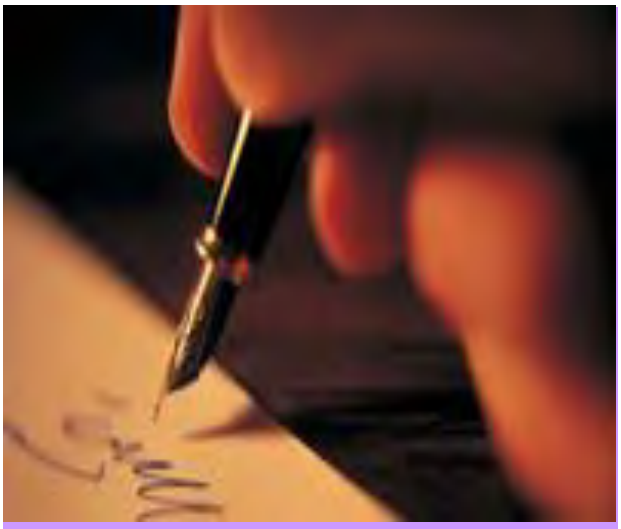


Letter of Transmittal / Executive Summary

Richie Tandoc, P.A.
Certified Public Accountant & Consultant
13453 SW 105th Ave, Miami, Florida 33176 / T. (305) 720-2502

September 28, 2026

Jennifer McConnell
District Manager
Verano #3 Community Development District
c/o Governmental Management Services
5385 N. Nob Hill Road
Sunrise, Florida 33351

RE: Proposal to Provide Annual Audit Services

Dear Ms. McConnell:

Richie Tandoc, P.A. is pleased to have the opportunity to submit a proposal to provide annual audit services to Verano #3 Community Development District (the "District") for the fiscal year ending September 30, 2026, with the option for nine (9) annual renewals.

Richie Tandoc, P.A. is committed to providing value-added and quality services to the District, combining the responsive personal contact associated with a smaller firm and the sophisticated professional resources of a larger firm. As leaders in servicing governmental and non-profit entities, Richie Tandoc, P.A. is fully qualified to provide audit services to the District. We strive to exceed the expectations of our clients, with a commitment to total quality service. Translating our experience and resources into effective and efficient value-added services to the District is our highest priority, which is why we believe we are best suited to be part of your professional team.

The task that the District faces in selecting a firm to provide audit services is not an easy one. Our goal in this proposal is to present those characteristics that distinguish us as the team best suited to serve the District.

Understanding of the Work and Ability to Perform

Based on the team's knowledge and experience gained in serving governmental and non-profit entities for over three decades, more specifically the experience that we've gained having been auditors for governmental organizations similar in size to the District, the team at Richie Tandoc, P.A. has a clear understanding and ability to provide the scope of services requested, as more thoroughly described throughout this proposal.

Committed to Serving Governmental and Non-Profit Entities

Although the Firm of Richie Tandoc, P.A. officially began operating as a CPA firm in 2025, the team members at Richie Tandoc, P.A. have been serving governmental and non-profit entities for over 30 years (previously as part of PAAST, P.L. and SKJ&T, LLP). Richie Tandoc, P.A. strives to maintain its objectives in the rendering of services of the highest quality with local firm attentiveness to all of its governmental and non-profit clients.

Richie Tandoc, P.A.'s professionals, from entry-level accountants, to the managers, and to the partner, are trained to understand the issues and meet the needs of governmental and non-profit entities.

Our professionals bring a comprehensive understanding of the issues that face governmental and non-profit entities as well as "bench strength" at all levels, allowing us to respond swiftly and effectively to your evolving needs.

Your proposed engagement team consists of the following supervisory professionals:

- Richie Tandoc, Client Service and Engagement Partner – has 33 years of experience auditing governmental and non-profit organizations;
- Jenny Orantes, Audit Senior Manager – has 26 years of experience auditing governmental and non-profit organizations; and
- Danae Garcia, Audit Supervisor – has 24 years of experience auditing governmental and non-profit organizations.

With this team, the District can be assured that we are committed to performing the audit services within the timeframe required in the request for proposals.

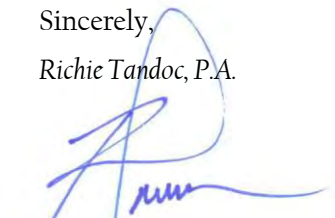
Responsiveness

Richie Tandoc, P.A. takes pride in responding to the needs of its clients. This responsiveness is not only demonstrated by committing to performing our services within the timeframe required, but in responding to other requests as well. Our ability to be responsive will be enhanced by the open communications and excellent working relationship that we hope to develop with the District.

We look forward to hearing from you and to working with the District. As a Partner of Richie Tandoc, P.A., I am the District's primary contact and I am duly authorized to make representations for, and bind, the Firm. I can be reached directly at (305) 720-2502, ext. 101 or at richie@rtandoc-cpa.com.

Sincerely,

Richie Tandoc, P.A.



Richie C. Tandoc
Audit & Assurance Partner

Proposal Requirements

Firm Background

Richie Tandoc, P.A. (the "Firm") was originally founded and incorporated on March 1, 2017, but was originally a member/owner of SKJ&T, LLP and PAAST, P.L. certified public accounting firms, for over two decades. Effective July 16, 2025, Richie Tandoc, P.A. separated from PAAST, P.L. and began operating full-time as its own certified public accounting firm. In addition, all of the governmental audit professionals from PAAST, P.L. have joined Richie Tandoc, P.A. As such, the Firm will continue to provide professional services to its governmental and non-profit clients, including accounting/bookkeeping, auditing, consulting, and other assurance and advisory services.

The Firm's audit and assurance practice (which consists of accounting, compilations, reviews, audits, consulting and other advisory services) is composed 70% of engagements in the governmental and non-profit industries, and 30% in the commercial industry, including investments, construction, manufacturing, distribution, import/export, retail, and services fields.

Richie Tandoc, P.A. is a member of the American Institute of Certified Public Accountants Private Companies Division for CPA firms. Richie Tandoc and all eligible employees are members of the American Institute of Certified Public Accountants and the Florida Institute of Certified Public Accountants, and are in good standing with such Institutes. In addition, two of the members on the assigned engagement team are Certified Fraud Examiners, and are members of the Association of Certified Fraud Examiners.

Size and Organizational Structure of the Firm

Richie Tandoc, P.A. is considered a local CPA firm, and consists of the following owner/partner:

	Years of Experience
Richie Tandoc, Audit & Assurance Partner	33

In addition to the Partner above, the Firm consists of 7 other audit professionals composed of the following:

	Number of Personnel
Audit Professionals:	
Managers/Supervisors	3
Staff	4
Total	7

Experience in Auditing Governmental and Non-Profit Entities

Our audit professionals have substantial experience in auditing governmental and non-profit entities in accordance with auditing standards generally accepted in the United States of America, *Audits of Not-for-profit Organizations*, *Government Auditing Standards*, OMB Uniform Guidance (i.e. Federal Single Audits), Chapter, 10.550 and 10.650, *Rules of the Auditor General* (i.e. State Single Audits) and the preparation of financial statements in accordance with such standards, and FASB and GASB pronouncements, statements and interpretations, where applicable. In addition, Richie Tandoc, P.A. is a member of the AICPA's Not-for-Profit Section the Government Finance Officers Association and the Florida Government Finance Officers Association.

The following is a select list of governmental and non-profit audits that the proposed audit team at Richie Tandoc, P.A. have worked on in the last five years (special districts and special purpose governments are highlighted in red):

Governmental and Non-Profit Financial Statement and Single Audits

- Alzheimer's Association SE Fl. Chapter, Inc.
- Bayfront Park Management Trust
- Bacardi Family Foundation, Inc.
- Boynton Beach Community Red. Agency
- Broward Housing Solutions, Inc.
- Catholic Charities Legal Services, Inc.
- City of Hialeah, Florida
- City of Miami, Florida
- City of Miami Midtown CRA
- City of Miami Omni CRA
- City of Miami SE Overtown Park West CRA
- Coconut Grove Business Improvement District
- CubaNet News, Inc.
- First Call For Help of Broward, Inc.
- Florida Rising, Inc. / Florida New Majority, Inc.
- Florida Rising Together, Inc. / Florida New Majority Education Fund, Inc.
- Kristi House, Inc.
- Foundation For Human Rights in Cuba, Inc.
- Lincoln Road Business Improvement District
- Miami Homes for All, Inc.
- Miami-Dade County Aviation Department
- Miami-Dade County General Segment
- Miami-Dade County Industrial Dev. Authority
- Miami-Dade Expressway Authority
- Miami-Dade Transit
- Miami Sports & Exhibition Authority
- Miami Workers Center, Inc.
- Ophthalmology Research Foundation, Inc.
- Outreach Aid to the Americas, Inc.
- School Board of Miami-Dade County
- Two Ridges Community Development District
- Virginia Key Beach Park Trust
- Washington Avenue Business Imp. District
- West Villages Improvement District
- Wynwood Business Improvement District

Proposed Engagement Team

In order to fulfill our commitment to the District, we have structured the proposed engagement team to be responsive to your needs, consisting of professionals with the skills and experience in dealing with the issues you face. Below are the resumes of the proposed engagement team members.

Richie Tandoc, CPA, CFE

Client Service & Engagement Partner

Responsibilities

Richie will serve as the primary contact for management to ensure open and effective channels of communication. His responsibilities include keeping abreast of important developments concerning issues that would directly affect the District; coordinating the total services to be provided through continuous communication with members of the engagement team; determining the content of the reports to be issued; ascertaining that professional standards have been complied with throughout the engagement; and directing and controlling the efforts of all personnel on the engagement.

Resume

Richie is a Certified Public Accountant and Certified Fraud Examiner with over 33 years of experience providing audit services to governmental and non-profit clients.

Richie specializes in providing services specifically to: non-profit organizations, including charitable, religious and educational organizations and foundations, community

Education:

- *Bachelor of Accounting*, Florida International University
- *Master of Accounting*, Florida International University

social welfare organizations, and business leagues; and governmental organizations, including state and local governments, special districts, and special-purpose governmental organizations. He also specializes in performing Federal and State Single Audits for governmental and non-profit organizations in accordance with *Government Auditing Standards*, OMB Uniform Guidance and Chapter, 10.650 and 10.550, *Rules of the Auditor General*, respectively.

Richie stays current with topics relating to accounting and auditing, and more specifically, in the government and non-profit industries, by frequently attending local, state and national training seminars and conferences provided by the American Institute of Certified Public Accountants; Florida Institute of Certified Public Accountants; Government Finance Officers Association; and Florida Government Finance Officers Association. Richie is compliant with the Yellow Book requirements for CPE.

Prior to starting Richie Tandoc, P.A., Richie was a Partner with SKJ&T, LLP/PAAST P.L. for 22 years, and prior to that, he was a Senior Manager with KPMG for 8 years. During his time at KPMG, Richie completed a 2-year audit rotation in KPMG's London, England office.

Professional and Business Affiliations:

- Certified Public Accountant, Florida
- Certified Fraud Examiner, ACFE
- *Member*, Association of Certified Fraud Examiners
- *Member*, American Institute of CPAs
- *Member*, Government Finance Officers Association
- *Member*, Florida Government Finance Officers Association
- *Alumni*, Florida International University
- *Member and Co-Chair*, United Way of Miami-Dade County Agency Audit Committee
- *Member*, United Way of Miami-Dade County Community Impact Committee
- *Former Board Member*, Early Learning Coalition of Miami-Dade/Monroe
- *Former Member*, Early Learning Coalition of Miami-Dade/Monroe Finance Committee
- *Member*, FICPA Audit Committee

Richie has provided services to a wide range of governmental clients including, amongst others: Boynton Beach Community Redevelopment Agency; City of Coral Springs; City of Hialeah; City of Miami; City of Miami Community Redevelopment Agencies; City of Pompano Beach; Coconut Grove Business Improvement District; Florida Department of Environmental Protection; Lincoln Road Business Improvement District; Miami-Dade County; Miami-Dade Expressway Authority; Miami-Dade County Industrial Dev. Authority; School Board of Miami-Dade County; School District of Palm Beach County; Two Ridges Community Development District; Washington Avenue Business Improvement District; West Villages Improvement District; and Wynwood Business Improvement District.

Jenny Orantes, CFE
Engagement Senior Manager

Responsibilities

Jenny will be responsible for developing and coordinating the overall audit work plan under the direction of the client service partner. Her responsibilities also include supervising staff personnel, coordinating the day-to-day audit fieldwork with the Supervisor, and performing an in-depth review of all pertinent work papers and reports.

Jenny will also be responsible for coordinating the completion of the audit and the preparation of the reports; and for bringing to the attention of the client service partner any technical and sensitive issues, and potential solutions to such.

Resume

Jenny is a Certified Fraud Examiner with over 26 years of experience providing audit services to governmental and non-profit clients. Prior to the joining Richie Tandoc, P.A., she spent her entire public accounting career at SKJ&T/PAAST, P.L., rising to the level of Senior Manager.

She has substantial experience in auditing governmental and non-profit entities in accordance with *Government Auditing Standards*, auditing federal and state grants in accordance with OMB Circular A-133/Uniform Guidance and *Rules of the Auditor General* of the State of Florida.

Jenny stays current with topics relating to accounting and auditing, and more specifically, in the government and non-profit industries, by frequently attending local, state and national training seminars and conferences provided by the American Institute of Certified Public Accountants; Florida Institute of Certified Public Accountants; Government Finance Officers Association; and Florida Government Finance Officers Association. Jenny is compliant with the Yellow Book requirements for CPE.

Jenny has provided services to a wide range of government clients including, amongst others: Boynton Beach Community Redevelopment Agency; City of Coral Springs; City of Miami Community Redevelopment Agencies; Coconut Grove Business Improvement District; Florida Department of Environmental Protection; Miami-Dade County; Miami-Dade County Aviation Department; Miami Beach Housing Authority; School Board of Miami-Dade County; School District of Palm Beach County; and Wynwood Business Improvement District.

Education:

- *Bachelor of Accounting*, Florida International University
- *Master of Accounting*, Florida International University

Professional and Business Affiliations:

- Certified Fraud Examiner, ACFE
- *Member*, Association of Certified Fraud Examiners
- *Associate Member*, American Institute of CPAs
- *Associate Member*, Florida Institute of CPAs
- *Member*, Gov't Finance Officers Association
- *Member*, Florida Gov't Finance Officers Association
- *Alumni*, Florida International University
- *Former Member*, United Way of Miami-Dade County Agency Audit Committee

Danae Garcia

Engagement Supervisor

Responsibilities

Danae will assist in the planning of the audit; allocate audit tasks to staff and direct the day-to-day performance of the plan; will be under the supervision of the client service partner and senior manager; supervise audit staff and oversee daily progress of the engagement; communicate with the senior manager regarding the progress of the audit; review all workpapers and reports; and identify any technical issues to be discussed with the senior manager.

Resume

Danae has over 24 years of experience providing audit services to governmental and non-profit clients. Prior to the joining Richie Tandoc, P.A, she spent her entire public accounting career at SKJ&T/PAAST, P.L., rising to the level of Supervisor. She has substantial experience in auditing governmental and non-profit entities in accordance with *Government Auditing Standards*, auditing federal and state grants in accordance with OMB Circular A-133/Uniform Guidance and *Rules of the Auditor General* of the State of Florida.

Danae stays current with topics relating to accounting and auditing, and more specifically, in the government and non-profit industries, by frequently attending local, state and national training seminars and conferences provided by the American Institute of Certified Public Accountants; Florida Institute of Certified Public Accountants; Government Finance Officers Association; and Florida Government Finance Officers Association. Danae is compliant with the Yellow Book requirements for CPE.

Education and Professional Affiliations:

- *Bachelor of Accounting*, Florida International University
- Currently studying for the Certified Fraud Examiners exam
- *Associate Member*, AICPA
- *Associate Member*, FICPA
- *Alumni*, Florida Int'l University

Danae has provided services to a wide range of government clients including, amongst others: Boynton Beach Community Redevelopment Agency; City of Miami; City of Miami Community Redevelopment Agencies; Coconut Grove Business Improvement District; Lincoln Road Business Improvement District; Miami-Dade County; Miami-Dade County Industrial Dev. Authority; School Board of Miami-Dade County; School District of Palm Beach County; Two Ridges Community Development District; Virginia Key Beach Park Trust; Washington Avenue Business Improvement District; West Villages Improvement District; and Wynwood Business Improvement District.

Experience in Auditing Special Districts

Our professionals have substantial experience in auditing governmental entities in accordance with auditing standards generally accepted in the United States of America, *Audits of Not-for-profit Organizations*, *Government Auditing Standards*, OMB Uniform Guidance (i.e. Federal Single Audits), Chapter, 10.650 and 10.550, *Rules of the Auditor General* (i.e. State Single Audits) and the preparation of financial statements in accordance with such standards, and FASB and GASB pronouncements, statements and interpretations, where applicable.

More specifically, we have significant experience in auditing special districts and other special purpose governmental entities, similar to the District. The following is a select list of special districts that the proposed team members have provided audit services to in the last year:

Boynton Beach Community Redevelopment Agency	
Services Conducted:	Financial statement audit
Principal Contact:	Vicki Hill, Finance Director 100 E. Ocean Ave, Boynton Beach, FL 33435 (561) 600-9092 HillV@bbfl.us

City of Miami Community Redevelopment Agencies (3 Special Districts)	
Services Conducted:	Financial statement audit, Federal single audit, and agreed-upon procedures
Principal Contact:	Miguel Valentin, Finance Officer 819 NW 2nd Ave, 3rd Floor, Miami, FL 33136 (305) 679-6810 mavalentin@miamigov.com

Coconut Grove Business Improvement District	
Services Conducted:	Financial statement audit
Principal Contact:	Mark Burns, Executive Director 3250 Mary St. #305, Coconut Grove, FL 33133 (305) 461-5506 mark@grovebid.com

Lincoln Road Business Improvement District	
Services Conducted:	Financial statement audit
Principal Contact:	Anabel Llopis, Executive Director 1620 Drexel Ave, Suite 100, Miami Beach, FL 33139 (305) 600-0219 anabel@lincolnrd.com

Miami-Dade County Industrial Development Authority	
Services Conducted:	Financial statement audit
Principal Contact:	Amanda Llovet, CFO 80 SW 8th St, Suite 2801, Miami, FL 33130 (305) 579-0070 allovet@mdcida.org

Two Ridges Community Development District	
Services Conducted:	Financial statement audit
Principal Contact:	Jeff Walker, CFO (Special District Services, Inc.) 2501A Burns Rd, Palm Beach Gardens, FL 33410 (561) 579-630-4922 JWalker@sdsinc.org

West Villages Improvement District	
Services Conducted:	Financial statement audit and state single audit
Principal Contact:	Jeff Walker, CFO (Special District Services, Inc.) 2501A Burns Rd, Palm Beach Gardens, FL 33410 (561) 579-630-4922 JWalker@sdsinc.org

Washington Avenue Business Improvement District	
Services Conducted:	Financial statement audit
Principal Contact:	Troy Wright, Executive Director 1234 Washington Ave, #204, Miami Beach, FL 33139 (305) 916-0779 twright@washavemb.com

Understanding of and Ability to Furnish the Scope of Work

Richie Tandoc, P.A. has the ability and capability to perform the services required in the RFP, based on the proposed team members' experience in auditing similar entities, and our knowledge of and expertise in state and local government accounting and auditing. We understand the scope of work includes an audit of the District's basic financial statements, in accordance with:

- Rules of the Auditor General of the State of Florida, Chapters 10.550;
- Section 218.415, Florida Statutes, *Local Government Investment Policies*;
- Audits of State and Local Governments, issued by the AICPA;
- Generally Accepted Auditing Standards;
- Government Auditing Standards, issued by the Comptroller General of the United States;
- Generally Accepted Governmental Accounting Standards; and
- Any other applicable federal, state, local regulations or professional guidance not specifically listed above, which may be adopted by these organizations in the future.

Our understanding of the reports to be issued for the District, include:

- Report on the fair presentation of the basic financial statements (independent auditor's report);
- Report on internal control over financial reporting and on compliance and other matters based on an audit of the financial statements (Yellow Book report);
- Management letter in accordance with "Rules of the Auditor General"; and
- Report on compliance with Section 218.415, Florida Statutes, *Local Government Investment Policies*.

As previously mentioned, although the Firm has only recently begun operations as its own CPA firm, all of the government audit professionals at the Firm have been together since their days at SKJ&T, LLP / PAAST, P.L. The three members on the proposed team have been working together since 2003, and have been providing audit services to our governmental clients since then, and will continue to do so under Richie Tandoc, P.A.

Proposed Fees

Richie Tandoc, P.A.'s policy is to estimate fees at amounts that are highly competitive, but will also enable us to respond to your needs and provide the quality of service that the District requires. In general, our fees are based on the level of experience and training of the individuals assigned to the engagement.

Our proposed fees below also include the availability of the members of the engagement team to assist the District in answering any accounting, auditing, and/or financial reporting technical questions, or any other questions within the scope of the audit engagement, during the engagement and throughout the year. We do not charge extra for these kinds of technical questions. However, questions or services that are not within the scope of the audit may include those services that would not impair our independence as your auditors, such as consent letters, certain agreed-upon procedures, tax-related research and inquiries, and certain other financial consulting services, and would therefore be charged at rates agreed-upon with management.

Richie Tandoc, P.A.'s lump sum proposed cost for the annual audit services, for the fiscal year ending September 30, 2026 and the nine (9) annual renewals, are as follows:

Year Ending Sep 30,	Lump Sum Proposed Cost
2026	$ 5,000
2027	5,000
2028	5,200
2029	5,200
2030	5,400
2031	5,400
2032	5,600
2033	5,600
2034	5,800
2035	5,800

Proposed Timetable

With management's approval, our proposed timetable for the audit is as follows:

Key Phase	Nov		Dec		Jan		Feb	
Audit Planning								
Interim Procedures								
Year-End Substantive Testing								
Exit Conference and Draft Reports								
Final Reports								

Once the timetable is agreed and finalized with management of the District, Richie Tandoc, P.A. will be committed to completing the audit within the dates specified.

Independent Audit Service Proposal

2385 NW Executive Center Dr.
Boca Raton, FL 33431

rmcintoshcpa.com

Verano 3 Community Development District

Prepared By:
McIntosh CPA

October 1, 2026

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Transmittal Letter

October 1, 2026

Board of Supervisors
Verano 3 Community Development District
Port St. Lucie County, FL

McIntosh CPA is pleased to submit this proposal to provide annual auditing services for the Verano 3 Community Development District (the "District"). Our firm specializes in auditing services for governmental entities, including special districts, ensuring compliance with Florida Statutes, Government Auditing Standards (Yellow Book), and the requirements set forth by the Florida Auditor General. We are a Woman & Minority Business certified by the State of Florida.

While the firm is new, the managing partner has been providing auditing services to special districts for over 18 years and has an impeccable reputation among former clients. With this experience and knowledge, we are uniquely qualified and ready to assist the District with the audit services needed. We are confident that we will not only provide the services required but exceed expectations.

We understand the importance of accountability and fiscal responsibility in government operations. Our audit methodology is designed to provide an efficient, thorough, and collaborative review process while minimizing disruption to your daily operations. Additionally, we are committed to maintaining open communication and delivering clear, actionable recommendations to support the District's financial integrity and operational efficiency

We have an established reputation for delivering high-quality, timely, and efficient audits. With our extensive experience, we are confident in our ability to provide the District with the highest level of professional service. We acknowledge that this proposal is valid for ninety (90) days following submission.

We thank you for the opportunity to provide a proposal and look forward to working with the District's team. Please do not hesitate to contact Racquel McIntosh at 2385 NW Executive Center Dr., Suite 100, Boca Raton FL 33431, 561-981-6282, or mcintoshcpa@outlook.com with any questions.

Sincerely,

McIntoshCPA

Racquel McIntosh, CPA
President

Statement of Understanding and Scope of Work

The Verano 3 Community Development District requires independent audit services for the fiscal years ending September 30, 2026, with an option for nine additional one-year renewals. Our firm understands that the audit must comply with:

- Chapter 218.39, Florida Statutes
- Florida Auditor General's Rules
- Government Auditing Standards (Yellow Book)
- Licensure under Chapter 473

The audit will include an examination of the District's financial records, internal controls, and compliance with applicable laws and regulations.

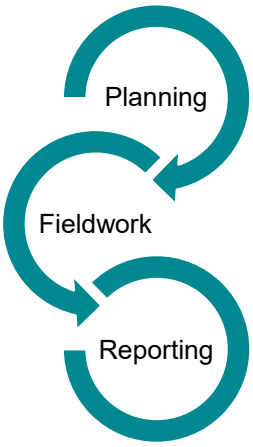
AUDIT TIMELINE

We recognize the importance of adhering to the District's annual audit deadline and are fully committed to ensuring a timely and efficient audit process. Racquel McIntosh will be responsible for the firm meeting the required deadline. Our team will strategically plan and execute the audit to ensure that the draft and auditor's reports are completed well in advance of the deadline, allowing ample time for review and discussion. Additionally, we will maintain open communication throughout the engagement to address any concerns promptly and ensure a smooth and seamless audit experience.

SCOPE OF WORK

- Conduct an independent audit in accordance with Government Auditing Standards
- Evaluate internal controls and compliance with Florida statutes
- Issue audited financial statements with findings and recommendations
- Report to the Board of Supervisors on the audit findings
- Provide ongoing support for financial and compliance questions

The audit will be performed in the three phases below;



AUDIT PLANNING

This is the most critical part of an audit, as a well planned audit determines the flow and efficiency for the entire audit. Planning consists of the following segments:

Obtain an understanding of the District – we will gain an understanding of the District in order to perform risk assessment for the various segments of the audit. It involves reviewing the policies and procedures, documenting the internal controls of the District, including compliance requirements, and making an initial assessment of inherent risk in order to determine the preliminary risk of material misstatement to the financial statements. It also includes gaining an understanding of the District's IT environment and how that affects financial reporting.

IT Assessment – we will discuss with management and document the District's IT infrastructure, including; general controls over the network and the accounting software, and specific controls within the accounting software. We will also discuss access, backups, disaster recovery, and virus protection. These discussions will assist in determining if the IT infrastructure is adequate to reduce any material financial statement misstatements.

Preliminary analytics – current vs prior year review of accounts to determine and document causes for fluctuations.

Risk Assessment - Used in conjunction with other planning items above to dictate further audit procedures.

FIELDWORK

Based on the risk assessment results from planning, a combination of analytical procedures, detail test of transactions, and use of audit confirmations will be applied by the auditor.

Analytical procedures – these will consist of revenue and expenditure variances from the prior year, variances with the budget, calculating revenue expectations, and reviewing trend analysis for anomalies.

Test of details – these will consist of tracing and vouching transactions to and from the accounting records. Will also include testing bond compliance.

Audit confirmations – these will be sent to attorneys, tax collector, bond trustees, and other entities as deemed necessary.

REPORTING

Once the fieldwork has been completed, a draft of the financial statements along with all related audit reports will be prepared for management's review. McIntosh CPA utilizes a memo to management regarding findings and recommendations not deemed significant and therefore not included in any of the audit reports. The memo will detail the observation and provide a recommendation for corrective action. No management response is required since it will not be presented in any audit report. Before a finding is reported in the audit report, a determination is made as to why the issue occurred and whether it was a one-time occurrence. We ensure that reporting items in the audit report are necessary and that recommendations are cost beneficial.

For all three phases above, if deficiencies or discrepancies are identified, management will be informed immediately to give them a chance to research and provide additional information or put corrective measures in place.

Qualifications and Experience

INDEPENDENCE

We affirm that McIntosh CPA is independent with respect to the District. We meet the independence standards of Generally Accepted Auditing Standards and the U.S. Government Accountability Office's *Government Auditing Standards*.

FIRM QUALIFICATIONS

- Licensed under Chapter 473, Florida Statutes
- Over 18 years of experience auditing governments
- Demonstrated expertise in auditing special districts and financials
- Strong track record of timely report delivery and responsiveness

The services as outlined in the statement of understanding will be overseen by Racquel McIntosh CPA, who brings over 18 years of exemplary service in the government auditing and accounting industry. In her previous role, she was an audit partner providing auditing services to municipalities and special districts throughout the State of Florida and was in charge of audit quality for the firm. In addition, she assisted clients with internal policy review, internal control best practices and implementation, and assisted with implementation of accounting software and accounting standards.

Further, she has met the educational requirements for CPAs set forth under Florida Statutes and the Government Auditing Standards (Yellow Book) issued by the Government Accountability Office (GAO). See next page for resume.

Value-Added Service

In addition to providing audit services for the District, Racquel provides an annual training session for the District accounting staff which will include; reviewing items found in the previous year's audit, accounting treatment for certain transactions, how to respond to auditor inquiry, how to analyze financial statements, and new accounting standards and regulations applicable to the upcoming audit year.

REFERENCES

Below are three districts that the engagement partner has worked on with the named management companies. In total, the engagement partner oversaw and worked on over 200 CDDs.

CATALINA AT WRINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT	Rizzetta & Company 3434 Colwell Avenue, Suite 200 Tampa, FL 33614
BERRY BAY COMMUNITY DEVELOPMENT DISTRICT	Meritus 2005 Pan Am Circle, Suite 300 Tampa, FL 33607
BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT	Inframark 210 N University Drive Coral Springs, FL 33071

561-981-6282

mcintoshcpa@outlook.com

Racquel Mcintosh, CPA

2385 NW Executive Center Dr. Suite 100, Boca Raton FL

EDUCATION

Masters of Accounting
Florida Atlantic University
2004

Bachelor of Arts B.B.A
Major: Accounting & Finance
Florida Atlantic University
2003

INDUSTRIES

Governments

Non-profits

MEMBERSHIPS

AICPA
CSDA
FASD
FICPA
FGFOA

FASD Board Member/Presenter

FICPA SLG Committee Member

RACQUEL MCINTOSH

CPA

Profile

Racquel has been providing auditing and consulting services to governments and non-profits for over 18 years. Her in-depth knowledge of government/non-profit compliance requirements, regulations, accounting principles and audit methodologies provides clients with the highest service quality delivered with the utmost integrity.

Experience

- Oct 2023- Present
  McIntosh CPA
  Founder & President

- 2005 - 2023
  Grau & Associates
  Audit Staff 2005 - 2009
  Audit Senior 2009 -2011
  Audit Manager 2011 - 2014,
  Audit Partner 2014 - 2023

- Continuing Professional Education
  Over the last two(2) years

	Hours
Government Accounting & Auditing	37.5
Accounting, Auditing & Other (Incl Ethics)	42.5
Total hours	**80**

Collaborations

In addition to external audits, Racquel has assisted clients with implementing new accounting standards and State legislation, switching ERP systems, improving internal controls via new policies and procedures, providing education via webinars/seminars, and providing guidance to management.

LIST OF SPECIAL DISTRICTS AUDITED

COMMUNITY DEVELOPMENT

- OVER 200

WATER CONTROL/DRAINAGE

- Central Broward Water Control District
- East Central Regional Water Reclamation Facility
- Old Plantation Water Control District
- Pinellas Park Water Management District
- Pinetree Water Control District (Broward and Palm Beach)
- Ranger Drainage District
- South Central Regional Wastewater Treatment & Disposal Plant

FIRE RESCUE

- San Carlos Park Fire Protection & Rescue District
- Sanibel Fire & Rescue District
- South Trail Fire & Rescue District

OTHER

- Boca Raton Airport Authority
- Greater Boca Raton Beach & Park District
- Indian Trail Improvement District
- Spring Lake Improvement District

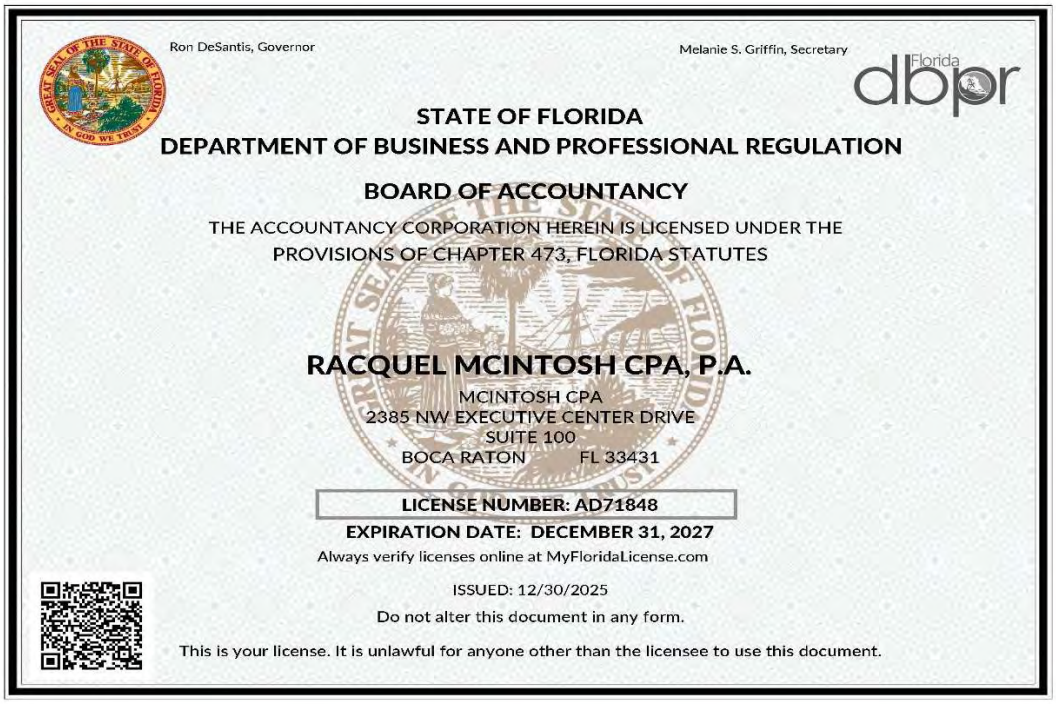
Schedule of Fees

Below are the all-inclusive fees for the District's annual financial statement audit

Fiscal Year	Proposed Fee
2026	$5,000
2027	$5,100
2028	$5,200
2029	$5,300
2030	$5,400
2031	$5,500
2032	$5,600
2033	$5,700
2034	$5,800
2035	$5,900

The above fees are based on the District not issuing Bonds in any of the fiscal years. If Bonds are issued, then fees will be renegotiated

Appendix



Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF ACCOUNTANCY

THE ACCOUNTANCY CORPORATION HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 473, FLORIDA STATUTES

RACQUEL MCINTOSH CPA, P.A.

MCINTOSH CPA
2385 NW EXECUTIVE CENTER DRIVE
SUITE 100
BOCA RATON FL 33431

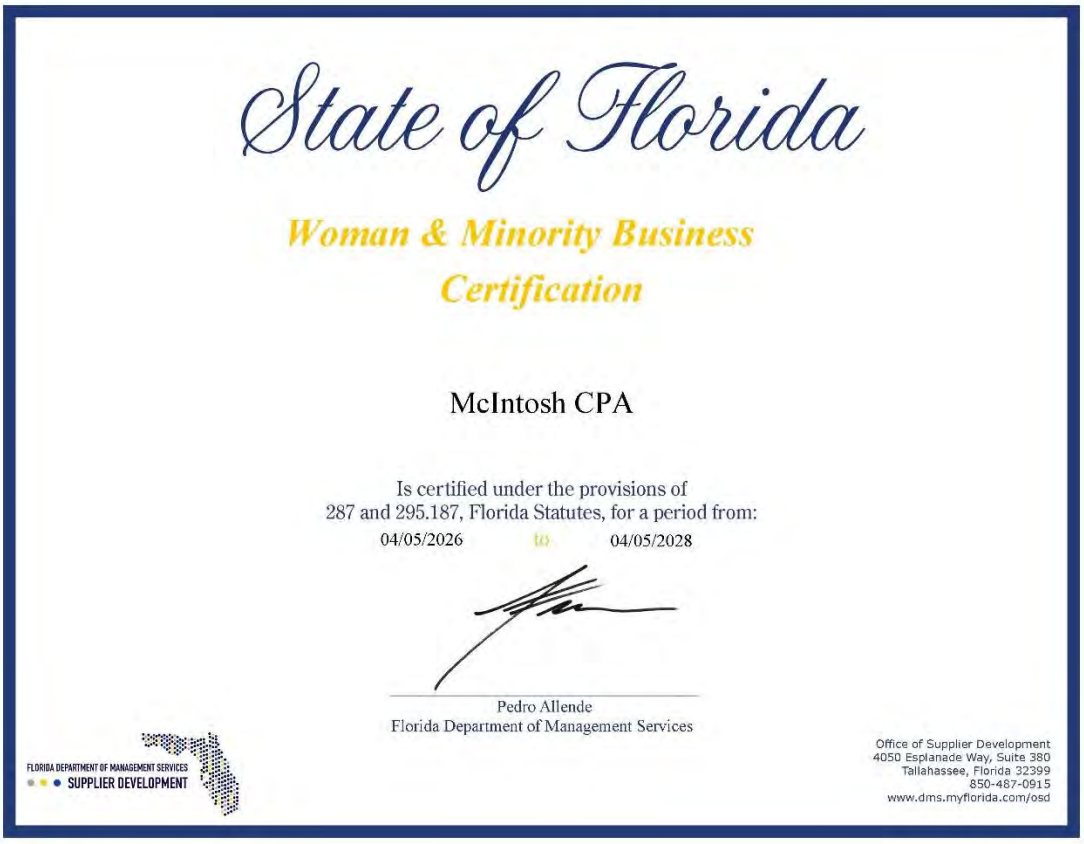
LICENSE NUMBER: AD71848
EXPIRATION DATE: DECEMBER 31, 2027

Always verify licenses online at MyFloridaLicense.com

ISSUED: 12/30/2025

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



State of Florida

Woman & Minority Business Certification

McIntosh CPA

Is certified under the provisions of
287 and 295.187, Florida Statutes, for a period from:
04/05/2026 to 04/05/2028

Pedro Allende
Florida Department of Management Services

FLORIDA DEPARTMENT OF MANAGEMENT SERVICES
SUPPLIER DEVELOPMENT

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Tallahassee, Florida 32399
850-487-0915
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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)

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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)

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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: _____

DRAFT

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: _____

DRAFT

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

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	1705304			
170608-11	56-03576-W	B	16.62	1705304			
171213-16	56-03576-W	C	23.65	171120-10	53.47	58.88	8.72
190516-15	56-03576-W	A3	3.54	1705304			
190516-15	56-03576-W	A4	3.15	1705304			
190516-15	56-03576-W	A5	8.32	1705304			
190818-15	56-03576-W	A6	6.71	1705304	19.72	21.75	3.22
190920-7	56-03576-W	D1	4.68	191026-2132			
190920-7	56-03576-W	E1	6.36	1906227	11.04	12.18	1.80
200303-11	56-03576-W	A REC	2.57	1808104			
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	180624-859			
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	200602-3989			
200303-11	56-03576-W	B3	14.69	200130-2876			
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	A7	29.23	210216-5389			
210209-2	56-03576-W	D4	29.53	210210-5331			
210209-2	56-03576-W	E2	59.76	201221-4930	118.52	130.72	18.33
210521-2	56-03576-W	G1	38.68	210507-6151			
210521-2	56-03576-W	G4pds	10.06	210510-6167			
210521-2	56-03576-W	G4Cadillac	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	56-040996-W	G2 IH	8.25	221205-36785	8.25	9.10	1.35
240430-5	56-04152-W	G3 & G4	55.04	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

DRAFT

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

DRAFT

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]

DRAFT

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
161 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-04 CANAL
PEACOCK CANAL
PEACOCK CANAL
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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GeoPoint Surveying, Inc.
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Suite 105
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: 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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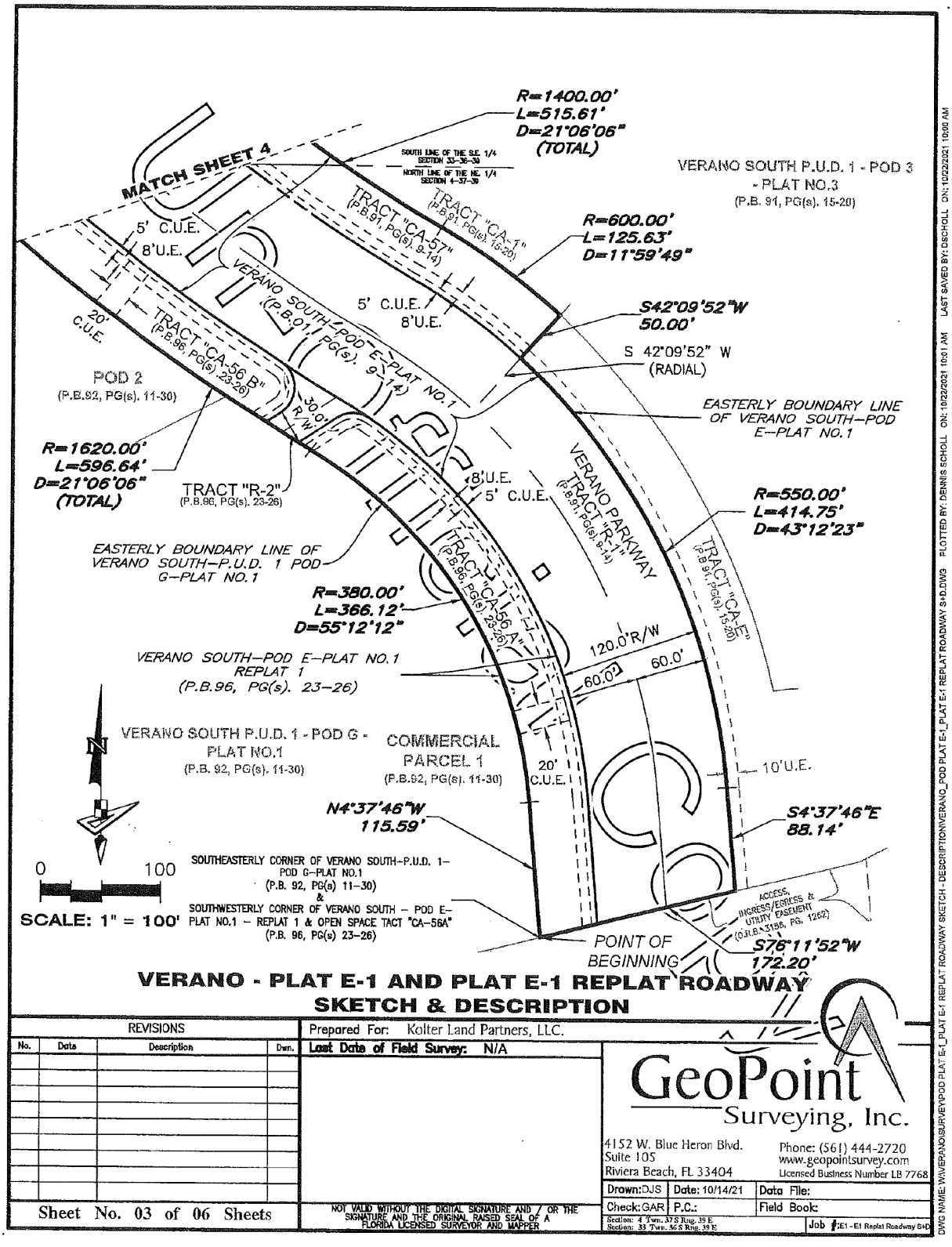
Drawn: DJS	Date: 10/14/21	Data File:
Check: GAR	P.C.:	Field Book:

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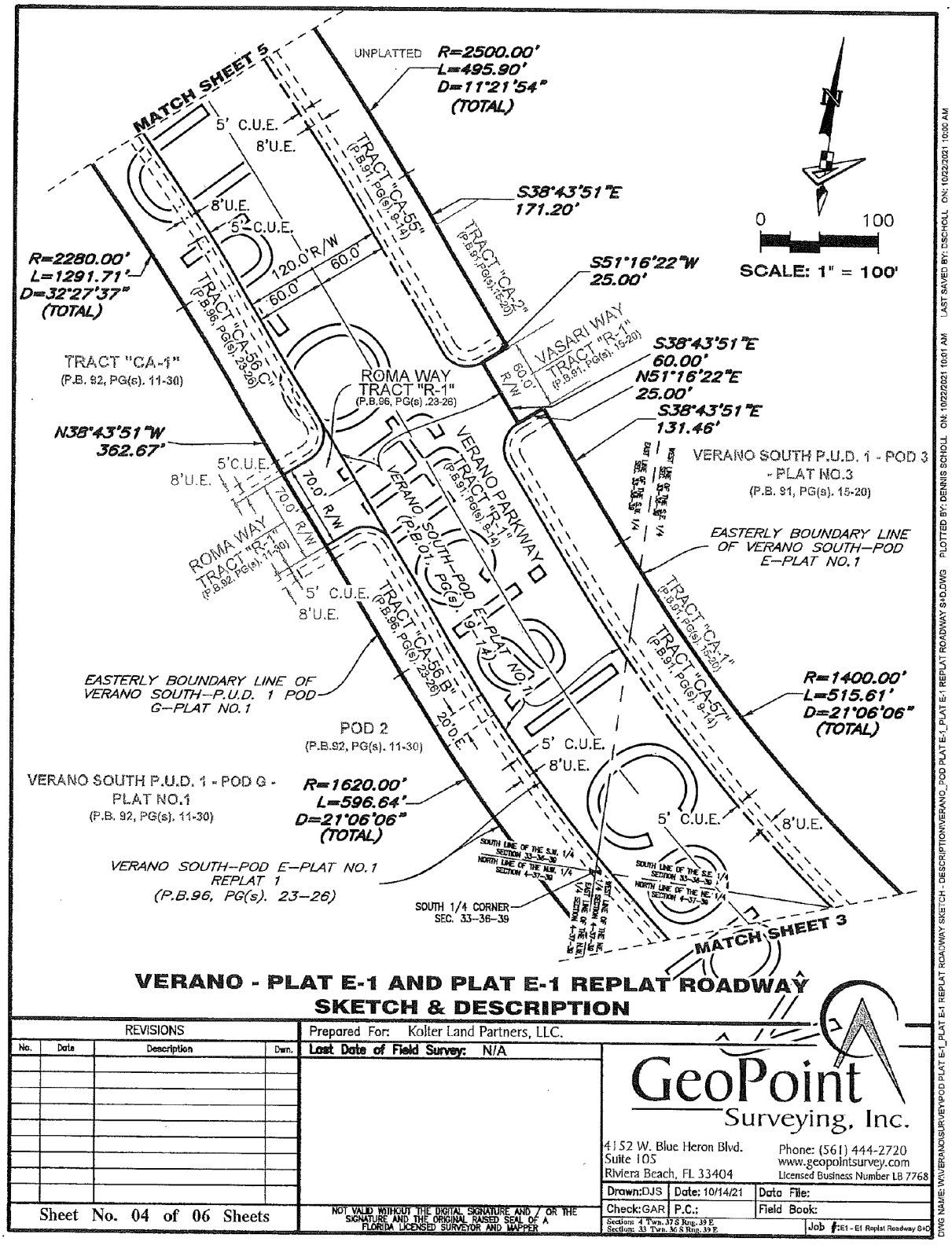
Drawn: DJS	Date: 10/14/21	Data File:
Check: GAR	P.C.:	Field Book:

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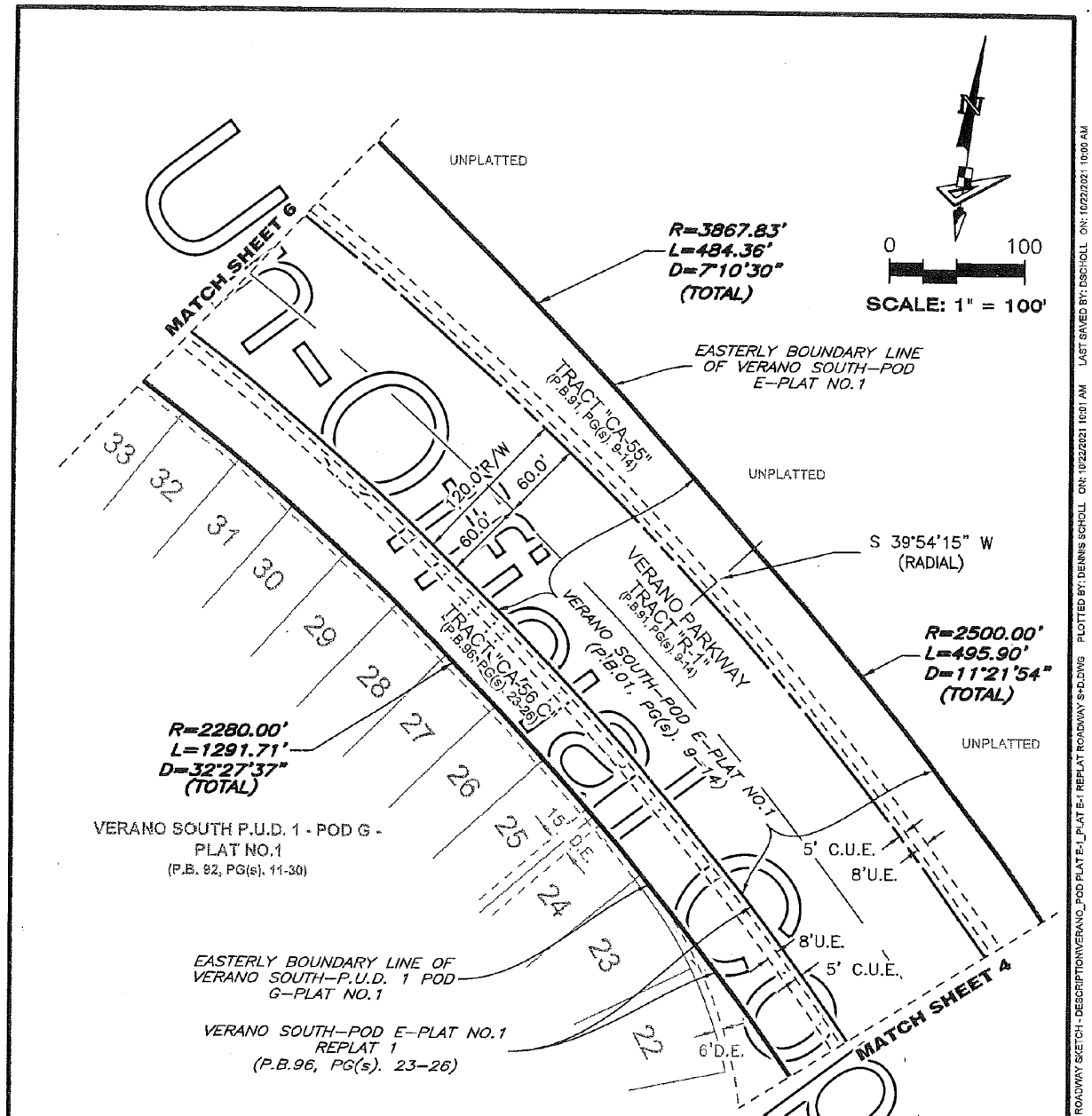
Drawn:DJS	Date: 10/14/21	Data File:
Check:GAR	P.C.:	Field Book:
Section: 4 Twn. 37 S Rng. 39 E. Section: 33 Twn. 36 S Rng. 39 E.		Job #E1 - E1 Replat Roadway S+D

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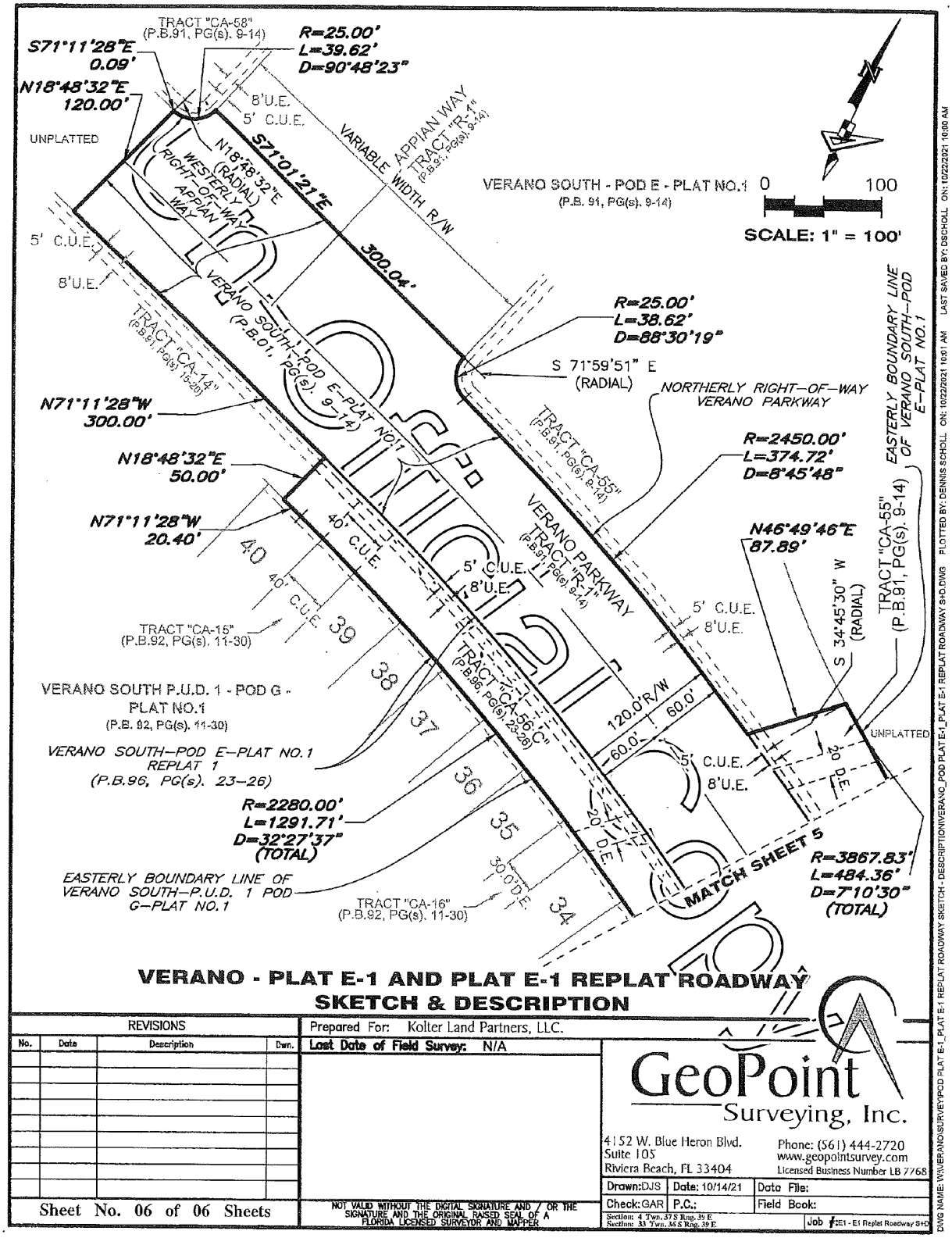
Drawn: DJS	Date: 10/14/21	Data File:
Check: GAR	P.C.:	Field Book:

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.

Sheet No. 06 of 06 Sheets

Prepared For: Kolter Land Partners, LLC.

Last Date of Field Survey: N/A

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GeoPoint Surveying, Inc.
4152 W. Blue Heron Blvd.
Suite 105
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 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

Docusign Envelope ID: 8773A388-E805-8F08-816A-E4C7EA754E6D

AMENDED AND RESTATED AGREEMENT BETWEEN VERANO #3 COMMUNITY DEVELOPMENT DISTRICT AND SOLITUDE LAKE MANAGEMENT, LLC, FOR LAKE MAINTENANCE SERVICES

THIS AGREEMENT (the "**Agreement**") is made and entered into effective as of October 1, 2026 by and between:

VERANO #3 COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and whose mailing address is 5385 N Nob Hill Road, Sunrise, FL 33351 ("**District**"); and

SOLITUDE LAKE MANAGEMENT, LLC, a Virginia limited liability company, with an address of 1253 Jensen Drive, Suite 103, Virginia Beach, Virginia 23451 (the "**Contractor**," together with District, the "**Parties**").

RECITALS

WHEREAS, the District was established pursuant to Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements, including but not limited to, stormwater management improvements; and

WHEREAS, the District currently owns, operates, and maintains stormwater management facilities within the boundary of the District as shown on **Exhibit A**, attached hereto and incorporated herein by reference (collectively referred to as the "**Ponds**"); and

WHEREAS, the District desires to retain an independent contractor to provide maintenance services for the Ponds, including inspection and treatment for control of nuisance vegetation in and around the Ponds; and

WHEREAS, the Contractor represents that it is capable, willing, and able to provide the pond maintenance services, and desires to contract with the District to do so in accordance with the terms of this Agreement; and

WHEREAS, the District and Contractor warrant and agree that they have all right, power, and authority to enter into and be bound by this Agreement.

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.

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SECTION 2. DESCRIPTION OF WORK AND SERVICES.

A. The Contractor agrees to provide the labor, materials, and services necessary for the provision of the pond maintenance services described in the attached **Exhibit A**, which is incorporated herein by reference (the "**Services**"). **Exhibit A** is attached solely for the purpose of clarifying the scope of Services to be provided to the District; to the extent any of the provisions of this Agreement are in conflict with the provisions of Exhibit A, this Agreement controls.

B. 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 and in accordance with this Agreement. Contractor shall use industry best practices and procedures when carrying out the Services. Any additional compensation for additional services shall be paid only as negotiated between the parties and upon the written authorization of the District.

C. This Agreement grants to Contractor the right to enter the 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, ordinances and regulations affecting the provision of the Services.

D. The Contractor shall report directly to the District's Designee who shall be the Community Manager. The District may change its designee by providing notice to the Contractor. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage and shall follow and be responsible for the provision of the Services. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.

SECTION 3. COMPENSATION; TERM.

A. As compensation for the completion of the Services, the District agrees to pay the Contractor **Three Thousand Four Hundred Eighty Seven Dollars and No Cents ($3,487.00) per month for a not-to-exceed annual total of Forty One Thousand Eight Hundred Forty Four Dollars and No Cents ($41,844.00)**, which amount includes all labor, materials and services necessary to complete the Services, as more specifically set forth in **Exhibit A**. Compensation for renewal periods after the initial term shall be as set forth in section 3.B.

B. The initial term of this Agreement shall commence October 1, 2026, and shall continue through September 30, 2027, unless terminated earlier by either party in accordance with the provisions of this Agreement. Following the conclusion of the initial term, this Agreement shall automatically renew for up to six (6) annual renewal terms. Any change in compensation or the scope of services must be presented in writing to the District's Board of Supervisors at a publicly noticed meeting and approved by vote of the District's Board of Supervisors.

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C. 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 a work order, addendum, addenda, or change order to this Agreement.

D. The District may require, as a condition precedent to making any payment to the Contractor that all 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.

E. The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render an invoice to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. This invoice is due and payable within thirty (30) days of receipt by the District. The invoice shall include such supporting information as the District may reasonably require the Contractor to provide.

SECTION 4. INSURANCE.

A. Contractor shall, at its own expense, maintain insurance during the performance of its Services under this Agreement, with limits of liability not less than the following:

Workers Compensation	statutory
General Liability	
Bodily Injury (including contractual)	$1,000,000
Property Damage (including contractual)	$1,000,000
Automobile Liability	
Bodily Injury and Property Damage	$1,000,000
Pollution Liability	$2,000,000

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B. The District, its staff, consultants, agents, employees, and supervisors shall be named as an 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, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.

C. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), 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.

SECTION 5. INDEPENDENT CONTRACTOR. It is understood and agreed that at all times the relationship of Contractor and its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor to the District is the relationship of an independent contractor and not that of an employee, agent, joint venturer or partner of the District. Nothing in this Agreement shall be interpreted or construed as creating or establishing the relationship of employer and employee between the District and Contractor or any of its employees, agents, subcontractors, or anyone directly or indirectly employed by Contractor. The parties acknowledge that Contractor is not an employee for state or federal tax purposes. Contractor shall hire and pay all of Contractor's employees, agents, subcontractors or anyone directly or indirectly employed by Contractor, all of whom shall be employees of Contractor and not employees of the District and at all times entirely under Contractor's supervision, direction and control.

In particular, District will not: i) Withhold FICA (Social Security) from Contractor's payments; ii) Make state or federal unemployment insurance contributions on Contractor's behalf; iii) Withhold state or federal income tax from payment to Contractor; iv) Make disability insurance contributions on behalf of Contractor; or v) Obtain workers' compensation insurance on behalf of Contractor.

SECTION 6. COMPLIANCE WITH LAWS, ORDINANCES AND REGULATIONS. In performing its obligations under this Agreement, Contractor and each of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor shall comply with all applicable laws, ordinances, rules, regulations, and orders of any public or governmental authority having appropriate jurisdiction, including all laws, regulations and rules relating to immigration and/or the status of foreign workers. Contractor shall initiate, maintain, and supervise all safety precautions and programs in connection with its obligations herein. Contractor shall ensure that all of Contractor's employees, agents, subcontractors, or anyone directly or indirectly employed by Contractor observe Contractor's rules and regulations of safety and conduct. Contractor shall take all reasonable precautions for the safety of and shall provide

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all reasonable protection to prevent damage, injury or loss to all of its employees, agents and subcontractors performing its obligations herein and other persons who may be affected, and any material, equipment and other property. Contractor shall remedy all damage or loss to any property caused in whole or in part by Contractor, its employees, agents, subcontractors, or anyone directly or indirectly employed by Contractor, or by anyone for whose acts Contractor may be liable. Contractor shall indemnify District for all damage or losses it may incur or be exposed to because of Contractor or any of its employees, agents, subcontractors, or anyone directly or indirectly employed by Contractor's failure to comply with the provisions contained herein.

SECTION 7. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

SECTION 8. ENFORCEMENT OF AGREEMENT. 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 attorney's fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 9. 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 the Contractor.

SECTION 10. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this instrument.

SECTION 11. NOTICES. All notices, requests, consents, and other communications under this Agreement ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A. If to Contractor: Solitude Lake Management, LLC
1253 Jensen Drive, Suite 103
Virginia Beach, Virginia 23451
Attn: Virgil Stolz

B. If to District: Verano #3 Community

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Development District
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

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 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 the District and counsel for the Contractor may deliver Notice on behalf of the District and the 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 herein.

SECTION 12. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. Both 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, both parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against either the District or the Contractor.

SECTION 13. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and the Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.

SECTION 14. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement or any monies to become due hereunder without the prior written approval of the other.

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SECTION 15. APPLICABLE 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. Each party consents that the venue for any litigation arising out of or related to this Agreement shall be in St. Lucie County, Florida.

SECTION 16. INDEMNIFICATION.

A. Contractor, its employees, agents and assigns shall defend, hold harmless and indemnify the District and its supervisors, officers, staff, employees, representatives and agents against any claims, damages, liabilities, losses and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by the acts or omissions of Contractor, and other persons employed or utilized by Contractor in the performance of this Agreement or the Services performed hereunder.

B. Obligations under this section shall include the payment of all settlements, judgments, damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

C. Notwithstanding anything to the contrary in this Agreement, Contractor's liability to the indemnified parties is limited to $2,000,000 regardless of legal basis of recovery or type of claimed damages.

SECTION 17. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the 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 statute, 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 the Doctrine of Sovereign Immunity or by operation of law.

SECTION 18. TERMINATION. The Parties agree that either party may terminate this Agreement with or without cause by providing thirty (30) days written notice of termination to the other party; provided, however, that the party receiving the termination notice shall be provided a reasonable opportunity to cure a failure under this Agreement, if any. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all services rendered up until the effective termination of this Agreement, subject to whatever claims or off sets the District may have against the Contractor as the sole means of recovery for termination.

SECTION 19. 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

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

SECTION 20. 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 21. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 22. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. None of the provisions of Exhibit A shall apply to this Agreement and Exhibit A shall not be incorporated herein, except that Exhibit A is applicable to the extent that it states and clarifies the scope of Services for the labor and materials to be provided under this Agreement.

SECTION 23. 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

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with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

SECTION 24. 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 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 25. 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:

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

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

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

G. 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

H. 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.

SECTION 26. ANTI-HUMAN TRAFFICKING STATEMENT. The Contractor does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, *Florida Statutes.*

[remainder of page intentionally left blank]

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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 Yung Philippi
87D36659F55A4C5...

Secretary / Assistant Secretary

VERANO #3 COMMUNITY DEVELOPMENT DISTRICT

DocuSigned by:
21AABD855FB74D4...

☒ Chair ☐ Vice Chair, Board of Supervisors

Witness:

_____

Signature of Witness

_____

Print Name

CONTRACTOR

By: DocuSigned by:
Trina Duncan
8DF38FAEE1754EC...

Print Name: Trina Duncan

Its: Business Manager

Exhibit A: Contractor's Proposal
Exhibit B: Certificate of Insurance
Exhibit C: Public Integrity Affidavit

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EXHIBIT A

SŌLITUDE
LAKE MANAGEMENT

SERVICES AGREEMENT

PROPERTY NAME: Verano 3 CDD - Central Park - Acct #: 17286
CUSTOMER NAME: Verano 3 CDD - Central Park
SERVICE DESCRIPTION: **Annual Maintenance Service Renewal for Twelve (12) Lakes (45.38 Acres, 28,286 linear feet)**
EFFECTIVE DATE: October 1, 2026 through September 30, 2027
SUBMITTED TO: Andressa Hinz-Philippi
SUBMITTED BY: Daniel Benitez, Inside Sales Manager

THIS SERVICES AGREEMENT (the "Agreement") is effective as of the date indicated above (the "Effective Date"), by and between SOLitude Lake Management, LLC ("SOLitude" or "Company"), and the customer identified above (the "Customer"), in accordance with the terms and conditions set forth in this Agreement.

1. SERVICES. SOLitude will provide services (the "Services") at the Customer's property in accordance with the Scope of Services attached hereto as Schedule A.

2. MODIFICATIONS. Any deviation from the requirements and Services outlined in Schedule A involving extra cost of material and labor will result in extra charges. Such additional services will be provided by SOLitude only upon a Change Order mutually approved by the parties in writing (the "Change Order").

3. PRICING. The Customer agrees to pay for the Services, as well as any applicable sales or other taxes, in accordance with the Pricing Schedule attached hereto as Schedule B. Prices are subject to annual increases. SOLitude will notify the Customer in writing (which may be by invoice) of such increases.

4. PAYMENT. Payment is due within thirty (30) days of the invoice date. Any disputes with an invoice or invoices must be brought to the attention of SOLitude by written notice within one hundred and twenty (120) days from the invoice date, otherwise Company will not be liable for any potential credits or adjustments. The parties agree to use good faith efforts to resolve any disputed invoice amounts within thirty (30) days after written notification of a dispute. Disputed amounts shall not affect payment of all undisputed amounts, and Customer agrees to pay all undisputed amounts owed on any disputed invoice within the applicable due dates. Invoices not paid on or before the invoice due date shall accrue interest charges at a rate of one percent (1%) per month, accruing as of the invoice date, until the time that such amounts are paid in full. Additionally, the Customer is liable for payment of all costs of collection of past due accounts, specifically including, but not limited to, court costs, expenses, and reasonable attorneys' fees. In addition to the compensation paid to SOLitude for performance of the Services, Customer shall reimburse SOLitude for all of the expenses paid or incurred by SOLitude in connection with the Services, including, but not limited to non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on SOLitude by the Customer that are not covered specifically by the written specifications of this Agreement ("Reimbursable Expenses"). Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, the customer will be invoiced and responsible for paying said additional taxes in addition to the contract price and other fees.

5. TERM AND EXPIRATION. This Agreement shall commence on the Effective Date and shall remain in effect for an initial term of one (1) year(s) (the "Initial Term"). Thereafter, this Agreement shall automatically renew under the same terms, conditions and specifications as set forth by this Agreement and for the same period of time as the Initial

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Term (each an "Additional Term") (the "Initial Term" and each "Additional Term" thereafter are collectively referred to herein as the "Term") unless either party gives written notice of cancellation thirty (30) days prior to the termination date of the Term then in effect. The parties understand and agree that the prices for each Additional Term shall automatically increase by six percent (6%) of then current annual pricing. SOLitude reserves the right to increase the amount charged for the Services. Such increase shall be communicated by written notice to the Customer, which notice may be by invoice. Customer may reject any such additional increase by notifying SOLitude in writing within fifteen (15) days of receiving such price increase notice.

6. TERMINATION. SOLitude may terminate this Agreement at any time, with or without cause, upon thirty (30) days' written notice to Customer. Subject to Sec. 7, in the event that this Agreement is terminated for any reason prior to the end of the Term, Customer agrees to pay SOLitude, in addition to all other amounts owed, an early termination fee of fifty percent (50%) of the remaining value of the Agreement (the "Early Termination Fee"). The Early Termination Fee is not a penalty, but rather a charge to compensate SOLitude for the Customer's failure to satisfy the Agreement in which the Customer's pricing plan is based.

7. TERMINATION FOR CAUSE. If SOLitude fails to materially perform pursuant to the terms of this Agreement, Customer shall provide written notice to SOLitude specifying the default. If SOLitude does not cure such default within forty-five (45) days of SOLitude's receipt of Customer's written notice, Customer may terminate this Agreement, in whole or in part, for cause. The Company, in case of such default, shall be entitled to receive payment only for work completed prior to said default, so long as the total paid hereunder does not exceed the contract sum. Either party may terminate this Agreement immediately if the other party becomes the subject of a petition in bankruptcy or any other proceeding relating to insolvency, receivership, liquidation or assignment for the benefit of creditors.

8. INSURANCE. SOLitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. A certificate of insurance will be issued to Customer, upon request.

9. INDEMNIFICATION; LIMITATION OF LIABILITY. THE CUSTOMER AGREES THAT THE WORK PROVIDED UNDER THIS AGREEMENT IS NOT TO BE CONSTRUED AS INSURANCE, OR AS A COVENANT, GUARANTEE, WARRANTY, OR PROMISE OF ANY KIND THAT THE CUSTOMER IS IN COMPLIANCE WITH ANY LEGAL GUIDELINES OR REQUIREMENTS. COMPANY DISCLAIMS ANY LIABILITY OR RESPONSIBILITY REGARDING THE PRACTICES AND OPERATIONS OF THE CUSTOMER, AND BEARS NO RESPONSIBILITY OR LIABILITY FOR WHETHER THE CUSTOMER CARRIES OUT THE RECOMMENDATIONS MADE BY COMPANY AND IN NO EVENT WILL COMPANY BE LIABLE FOR CONSEQUENTIAL, INDIRECT, OR ECONOMIC DAMAGES. THE CUSTOMER SHALL INDEMNIFY AND HOLD COMPANY HARMLESS FROM AND AGAINST ALL CLAIMS, DEMANDS, LIABILITIES, OBLIGATIONS, AND ATTORNEYS' FEES OR COSTS BROUGHT BY ANY THIRD PARTIES, ARISING OUT OF OR RELATED TO THIS AGREEMENT OR BY FAILURE OF THE CUSTOMER TO ACT IN ACCORDANCE WITH ANY LEGAL REQUIREMENTS IN CONNECTION WITH THE SERVICES DESCRIBED IN SCHEDULE A. COMPANY SHALL NOT BE LIABLE FOR ANY DELAY IN PERFORMING THE SERVICES, NOR LIABLE FOR ANY FAILURE TO PROVIDE THE SERVICES, DUE TO ANY CAUSE BEYOND ITS REASONABLE CONTROL. COMPANY WILL BE RESPONSIBLE FOR ONLY THOSE DAMAGES, CLAIMS, CAUSES OF ACTION, INJURIES, OR LEGAL COSTS CAUSED BY ITS OWN DIRECT NEGLIGENCE OR MISCONDUCT, BUT THEN ONLY TO AN AMOUNT NOT TO EXCEED THE ANNUAL FEES CHARGED UNDER THE AGREEMENT.

10. CONFIDENTIAL INFORMATION. "Confidential Information" means any information disclosed by one party ("Discloser") to the other party ("Recipient"), either directly or indirectly, in writing, orally, or by inspection of tangible objects, other than information that the Recipient can establish (i) was publicly known and made generally available in the public domain prior to the time of disclosure; (ii) becomes publicly known and made generally available after

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disclosure other than through Recipient's action or inaction; or (iii) is in Recipient's possession, without confidentiality restrictions, at the time of disclosure by Discloser as shown by Recipient's files and records immediately prior to the time of disclosure. Recipient shall not at any time (a) disclose, sell, license, transfer, or otherwise make available to any person or entity any Confidential Information, or (b) use, reproduce, or otherwise copy any Confidential Information, except as necessary in connection with the purpose for which such Confidential Information is disclosed to Recipient or as required by applicable law. Recipient agrees to take all reasonable measures to protect the secrecy of and avoid disclosure and unauthorized use of the Confidential Information. All Confidential Information shall at all times remain the property of Discloser, and all documents, electronic media, and other tangible items containing or relating to any Confidential Information shall be delivered to Discloser immediately upon the request of Discloser.

Notwithstanding the foregoing, if Recipient is required by law, regulation, subpoena, government order, regulatory agency order, judicial order, or other court order to disclose any Confidential Information, Recipient shall give the Disclosing Party timely and lawful written notice of such a requirement prior to such disclosure, and shall reasonably and lawfully cooperate with the Disclosing Party to seek a protective order, confidential treatment, or other appropriate measures for such Confidential Information.

11. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

12. RIGHT TO SUBCONTRACT. The Company, in its sole discretion, may subcontract or delegate to an affiliate or third party any of its duties and obligations hereunder.

13. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

14. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

15. E-VERIFY. SOLitude utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

16. GOVERNING LAW. Except for the Mandatory Arbitration Clause in Section 17 of this Agreement, which is governed by and construed in accordance with the Federal Arbitration Act, this Agreement shall be governed by, and construed in accordance with, the laws of the state in which the Services are performed.

17. MANDATORY ARBITRATION. Any claim, dispute or controversy, regarding any contract, tort, statute, or otherwise ("Claim"), arising out of or relating to this Agreement or the relationships among the parties hereto shall be resolved by one arbitrator through binding arbitration administered by the American Arbitration Association ("AAA"),

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under the AAA Commercial or Consumer, as applicable, Rules in effect at the time the Claim is filed ("AAA Rules"). Copies of the AAA Rules and forms can be located at www.adr.org, or by calling 1-800-778-7879. The arbitrator's decision shall be final, binding, and non-appealable. Judgment upon the award may be entered and enforced in any court having jurisdiction. This clause is made pursuant to a transaction involving interstate commerce and shall be governed by the Federal Arbitration Act. Neither party shall sue the other party other than as provided herein or for enforcement of this clause or of the arbitrator's award; any such suit may be brought only in Federal District Court for the District in which the services were performed or, if any such court lacks jurisdiction, in any state court that has jurisdiction. The arbitrator, and not any federal, state, or local court, shall have exclusive authority to resolve any dispute relating to the interpretation, applicability, unconscionability, arbitrability, enforceability or formation of this Agreement including any claim that all or any part of the Agreement is void or voidable. Venue for arbitration hereunder shall be within the state where the customer's property, that is the subject of the services provided, is located.

18. ASSIGNMENT. The Company may assign this Agreement to a related or affiliated entity upon written notice to the Customer.

19. NOTICES. All notices, requests, consents, claims, demands, waivers and other communications hereunder shall be in writing and shall be directed to the individuals and addresses listed in the signature block. Notices sent in accordance with this Section shall be deemed effectively given: (a) when received, if delivered by hand (with written confirmation of receipt); (b) when received, if sent by a nationally recognized overnight courier (receipt requested); or (c) on the third (3rd) business day after the date mailed, by certified or registered mail, return receipt requested, postage prepaid.

20. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that may result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude. Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The Customer is responsible for notifying SOLitude in advance of the contract signing and the start of the Agreement if they utilize any of the water in their lakes or ponds for irrigation purposes. The Customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the Customer for irrigation without the consent or knowledge of SOLitude. Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes, lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the Customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The Customer also understands and accepts that similar risks would remain even if no work was performed. The Customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of SOLitude, unless there is willful negligence on the part of SOLitude.

21. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

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22. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

23. SEVERABILITY. If any part of this Agreement is held to be invalid or unenforceable for any reason, the remaining Terms and Conditions of this Agreement shall remain in full force and effect.

By signing below, the parties agree to be bound by the terms and conditions of this Agreement and any accompanying schedules as of the Effective Date.

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

Signature: _____

Printed Name: _____

Title: _____

Date: _____

Please Remit All Payments to:

SOLitude Lake Management, LLC
PO Box 85529
Chicago, IL 60689-5529

Please Mail All Notices and Agreements to:

SOLitude Lake Management, LLC
1253 Jensen Drive, Suite 103
Virginia Beach, VA 23451

Verano 3 CDD - Central Park

Signature: _____

Printed Name: _____

Title: _____

Date: _____

Customer's Address for Notice Purposes:

_____

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SCHEDULE A – SCOPE OF SERVICES

A SOLitude Aquatic Specialist will visit the site and inspect the pond(s) on a two (2) times per month basis.

Monitoring:

1. Observations and data collected during the inspections will be used to inform and guide all activities required to fulfill the requirements of this contract as specified in the description of services below.

Visual Inspections:

1. A visual inspection of the lake(s) will be performed during each visit to the site. The inspections shall include the following:
   - Water levels
   - Water clarity or quality
   - Turbidity
   - Beneficial Aquatic Vegetation
   - Nuisance, Invasive, or Exotic Aquatic Vegetation
   - Algae
   - Physical components such as above ground pipes, inlet and outlet structures, trash racks, emergency spillways, and dams
   - Erosion
   - Issues with shoreline and bank stabilization measures such as rip rap stone, bulkheads, retaining walls, etc.
   - Forebays and inflowing or outflowing swales, ditches, and stream channels
   - Vegetated buffers
   - Sedimentation
   - Nuisance animal activity
   - Fish habitat
   - Mosquito breeding conditions and habitat
   - Trash and debris
2. Any issues or deficiencies that are observed during this visual monitoring will be documented by our staff in the field notes of the service order completed at the time the issue was first observed and reported to the Customer in writing as part of that month's service report.
3. Customer will be notified immediately if there are any deficiencies observed that appear in the judgment of our staff to be posing an immediate risk or otherwise jeopardizing the integrity of the pond(s) structures.
4. The scope of these services is limited to what can be reasonably observed at the surface of the water and above the ground around the water that makes up the physical structure of the lake(s). These routine inspection services are not intended to replace any requirement or need for a more comprehensive engineered inspection, or any other type of inspection that would require expertise or equipment to survey the condition of the physical components of the lake(s) underground, underwater, or inside any of the associated structures.

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Aquatic Weed Control:

1. Any growth of undesirable aquatic weeds and vegetation found in the lake(s) with each inspection shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the specific varieties of aquatic weeds and vegetation found at the time of application.
2. Invasive and unwanted submersed and floating vegetation will be treated and controlled preventatively and curatively each spring and early summer through the use of systemic herbicides at the rate appropriate for control of the target species. Application rates will be designed to allow for selective control of unwanted species while allowing for desirable species of submersed and emergent wetland plants to prosper.

Shoreline Weed Control:

1. Shoreline areas will be inspected for any growth of cattails, phragmites, or other unwanted shoreline vegetation found within the lake areas shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required for control of the plants present at time of application.
2. Any growth of unwanted plants or weeds growing in areas where stone has been installed for bank stabilization and erosion control shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the unwanted growth present at the time of application.

Littoral Shelf Control:

1. Littoral areas will be inspected and treated on an as-needed basis to maintain compliance with governing agencies for the management of all nuisance and exotic species.
2. Maintenance of future littoral plantings may necessitate an increased service level at an additional cost.
3. All Species will be killed in place with an approved herbicide.
4. This proposal does not include debris removal or disposal.

Buffer Management:

1. Buffer vegetation will be selectively treated as required to limit any growth of unwanted vegetation and to maintain the beneficial aquatic and upland vegetation found within the buffer areas along the edge of the pond. This service is provided in order to maintain the pond buffers in a natural, yet desirable appearance. Buffer vegetation height and density will be encouraged to help prevent nuisance goose and other wildlife from utilizing the pond, as well as providing the necessary erosion control and reduction of nutrients necessary for the overall health and sustainability of the pond.

Larvicide Services:

1. Biological larvicides for the control of mosquito, midge flies, and black flies will be applied.
2. Treatment area is limited to the first fifteen (15) feet of shoreline perimeter.
3. **NOTE:** These biological larvicides have no effect on midges, mosquitoes, or black flies that have reached the pupa/winged stage prior to treatments. As these aquatic insect species can travel some distance and are attracted to light, we suggest reducing problems around homes and inhabited locations by turning off outside lighting if possible. Company highly recommends

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aeration and/or fish stocking as part of this program to help control these aquatic insect species. Company cannot guarantee the complete control of midges, mosquitoes or black flies.

Service Reporting:

1. Customer will be provided with a service report detailing all of the work performed as part of this Agreement after each visit.

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this Agreement will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense. The application method and equipment (boat, ATV, backpack, etc.) used is determined by our technician at the time of the treatment to ensure the most effective method is provided for optimal results.
7. Any technician visit that will require the application of any pesticide (to include herbicides and algaecides) must be scheduled by the Wednesday prior to the week of the visit.

SCHEDULE B – PRICING SCHEDULE

Total Price: **$41,844.00**

Invoice Amount: **$3,487.00**
Invoice Frequency: **Monthly**

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EXHIBIT B: Certificate of Insurance

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EXHIBIT C

PUBLIC INTEGRITY AFFIDAVIT

DIRECTIONS: All nongovernmental entities that are or potentially will be contracting, renewing or extending contracts with the District, must have an officer or representative fully execute this affidavit. Note, the certifications herein are mandatory requirements of Chapter 215, s. 787.06(13), Florida Statutes, and s. 287.138, Florida Statutes.

I _____ (insert name) as _____ (insert title) on behalf of _____ (insert firm name) under penalty of perjury hereby attest as follows:

1. I am over 21 years of age and have personal knowledge of the matters set forth in this affidavit.
2. My firm does not use coercion for labor or services as defined in s. 787.06(2)(a), Florida Statutes.
3. More particularly, my firm does not participate in any of the following actions:
    a. Using or threatening to use physical force against any person;
    b. Restraining, isolating or confining or threatening to restrain, isolate or confine any person without lawful authority and against her or his will;
    c. Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt or the length and nature of the labor or services are not respectively limited and defined;
    d. Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
    e. Causing or threatening to cause financial harm to any person;
    f. Enticing or luring any person by fraud or deceit; or
    g. Providing a controlled substance as outlined in Schedule I or Schedule II of s. 893.03, Florida Statutes to any person for the purpose of exploitation of that person.
4. By executing this Certificate, the I certify that my firm is not: (1) listed on the Scrutinized Companies that Boycott Israel List, created pursuant to section 215.4725, Florida Statutes, (2) engaged in a boycott of Israel, (3) listed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to section 215.473, Florida Statutes, or (4) engaged in business operations in Cuba or Syria. Pursuant to section 287.135(5), Florida Statutes, the District may disqualify the bid proper immediately or immediately terminate any agreement entered into for cause if the firm is found to have submitted a false certification as to the above or if the firm is placed on the Scrutinized Companies that Boycott Israel List, is engaged in a boycott of Israel, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, during the term of the Agreement. If the District determines that the firm has submitted a false certification, the District will provide written notice to the firm. Unless the firm demonstrates in writing, within 90 calendar days of receipt of the notice, that the District's determination of false certification was made in error, the District shall bring a civil action against the firm. If the District's determination is upheld, a civil penalty shall apply, and the firm will be ineligible to bid on any Agreement with a Florida agency or local governmental entity for three years after the date of District's determination of false certification by firm. As the person authorized to sign this statement, I certify that this firm complies fully with the foregoing requirements.
5. I certify that my firm:
    a. Is not owned by the government of a foreign country of concern;
    b. A government of a foreign country of concern does not have a controlling interest in Vendor; and
    c. Is not organized under the laws of nor have its principal place of business in a foreign country of concern.
6. For purposes of this Affidavit, "Foreign Country of Concern" means the People's Republic of China, the Russian Federation, the Islamic Republic of Iran, the Democratic People's Republic of Korea, the Republic of Cuba, the Venezuelan regime of Nicolás Maduro, or the Syrian Arab Republic, including any agency of or any other entity of significant control of such foreign country of concern.

FURTHER AFFIANT SAYETH NAUGHT.

_____
Signature

STATE OF _____
COUNTY OF _____
SWORN TO AND SUBSCRIBED before me ____ in person or _____ online notarization by _____ as _____ on behalf of _____, who is personally known to me or who produced _____ as identification this _____ day of _____, 202___.

_____
(Notary Seal) Notary Public

FIELD SUPERVISOR REPORT
Matt Hans / Andressa Hinz-Philippi
Mhans@gmssf.com / ahphilippi@gmssf.com
Phone# 954 512-9580 / 954 560-1858

VERANO 3 CDD

FIELD REPORT

OCTOBER 15, 2026

Governmental Management Services- South Florida, LLC
5385 N. Nob Hill Road
Sunrise, Florida 33351

FIELD SUPERVISOR REPORT
Matt Hans / Andressa Hinz-Philippi
Mhans@gmssf.com / ahphilippi@gmssf.com
Phone# 954 512-9580 / 954 560-1858

Governmental Management Services-South Florida, LLC
5385 N. Nob Hill Road Sunrise, FL 33351

LANDSCAPING & IRRIGATION

General Maintenance

• Weather over the past two months has disrupted Florida Exotic's regular service schedule, preventing some areas from being mowed each week.

• When mowing has not been possible, crews have been hand-pulling weeds.

Palm Tree Replacements

• Recent storms caused the loss of a royal palm on Roma Way and a coconut palm on the pool deck.

• Florida Exotic is preparing proposals to replace both trees.

Storm-damaged palm requiring replacement

Clusia Installation

• The installation approved at the previous meeting has not yet begun.

• Weather delays and previously scheduled projects have put Florida Exotic's installation crew behind schedule.

• Completion is expected by the end of October.

Mulch Installation

• Remulching of the community common areas was approved at the previous meeting and initially planned for early October.

• Due to forecasted weather for the remainder of October, installation has been rescheduled for the first week of November.

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Matt Hans / Andressa Hinz-Philippi
Mhans@gmssf.com / ahphilippi@gmssf.com
Phone# 954 512-9580 / 954 560-1858

COMMON AREAS / ROADWAYS

Dog Park Entrance

• Chattahoochee pebble was installed at the dog park entrance to address an area that previously became muddy and held standing water.

• A drainage trench was also added to provide a path for water to drain.

Dog park entrance following pebble installation

Sidewalk Cleaning

• Common area sidewalks and valley gutters are scheduled to be pressure washed on Tuesday, October 13.

Drainage Improvements

• GeoPoint Survey completed topographical surveys of the affected areas.

• The District Engineer is developing a new drainage plan for those locations.

FIELD SUPERVISOR REPORT
Matt Hans / Andressa Hinz-Philippi
Mhans@gmssf.com / ahphilippi@gmssf.com
Phone# 954 512-9580 / 954 560-1858

AMENITY CENTER

Mailbox Pavilion

- The pavilion remains in the same condition as reported at the previous meeting.
- District counsel is scheduled on the October 15 meeting agenda to discuss moving forward with the lawsuit concerning the pavilion damage.

Clubhouse Doors

- Installation of all door closers and crash bars has been completed.
- The main clubhouse entrance door recently became stuck in the closed position.
- JDM's Sliding Doors is scheduled to repair it on Thursday, October 8.
- The automatic game room door also disconnected from its track and became stuck closed.
- JDM's Sliding Doors completed repairs, and that door is now operating properly.

Game room entrance door

Access System

- Ramco replaced the SIM cards in each access reader after some readers became overloaded by access requests and were not communicating properly with the system.
- The system now appears to be functioning properly, except for the pickleball and basketball court readers.
- Those readers remain shut down while Ramco works to resolve the connection issues.

FIELD SUPERVISOR REPORT
Matt Hans / Andressa Hinz-Philippi
Mhans@gmssf.com / ahphilippi@gmssf.com
Phone# 954 512-9580 / 954 560-1858

New Umbrellas

- Seven new umbrellas were purchased for the clubhouse to replace damaged units.
- The damaged umbrellas are being returned to the manufacturer for refurbishment so they can be kept as backups.

Damaged umbrellas being returned for refurbishment

Pool Deck Cleaning

- The pool deck is scheduled to be pressure washed on Wednesday, October 14.

Pool Furniture

- The pool furniture was cleaned on October 1.
- Cleaning is performed quarterly to remove mold and mildew.

Pool furniture following quarterly cleaning

FIELD SUPERVISOR REPORT
Matt Hans / Andressa Hinz-Philippi
Mhans@gmssf.com / ahphilippi@gmssf.com
Phone# 954 512-9580 / 954 560-1858

POOL / SPLASH PAD

Pool

- All systems are functioning properly, with no issues to report.

Splash Pad

- The activation button was replaced and is functioning properly.
- The splash pad also became stuck in its running cycle.
- Resetting the system resolved the issue, but the cause could not be determined.
- Staff will continue to monitor for recurrence.

Replacement splash pad activation button

LAKES

Lake Conditions

- All lakes are in good condition.
- Eelgrass was observed in the clubhouse lake.
- It is a native submerged aquatic plant and is not a concern at this time.

CLUBHOUSE RENTALS

Completed Rentals

- September 20, 2026 — Pellegrino.
- Full deposit returned.

Upcoming Rentals

- November 15, 2026 — Barnes; November 21, 2026 — Huskiewicz.

CREATIVE SHADE SOLUTIONS

Estimate

1568 North Bend Dr.
Riverbend Industrial Park
Tarpon Springs, FL 34689
727-947-3067

Date	Order No.
8/10/2026	2026-0345

Name / Address	Ship To
Governmental Management Services-South Fl Matt Hans	

Project	Sales Person	P.O. No.

Qty	Item #	Description	Unit Price	Amount
		Verano 3 CDD 12600 sw roma circle, port st lucie, fl 34987		
1	6 post	6 Post Commercial Grade Shade 35 x 65 with 14 EL Galvanized post - Galvanized frame powder coated Frame color: TBD Quick release cable Commercial 95 fabric - 10 year warranty Fabric color: TBD	35,400.00	35,400.00T
1	Install	Full installation / materials / concrete Dirt removal, Spread on property 50' from job site *** Full access needed for trucks / trailers/concrete trucks *** No site work included	24,500.00	24,500.00T
1	Engineer Set	Sealed Engineered Drawings	1,200.00	1,200.00
1	Permit	Permit application - Prep and submit	750.00	750.00T
1	Permit Fees	County / City Permits Fees -TBD - paid by client - Actual permit fees will be added to final invoice		0.00T

- This is a quotation on the goods named, subject to the conditions noted below:
- Siteplan/Survey must be provided by client/owner showing the property as needed for permitting
- Client wil do the locating services. Call 811 before digging
- No site work incluced, client will fix any damaged underground pipe or wires
- Client will provide water and electricity. Water and electric available on job site.
- Dirt will be moved 75' away at no cost. Construction dumpster on job site
- Client will provide easy access to the work area, by removing fences ets.
- Will use standard insurances. Any extra insurance requiremants must be quoted on.
- If we don't do the installation: Add 7% for sales Tax
- Estimate valid for 30 days
- 3% Credit Card Processing fee
- 50% Deposit Required

A deposit payment is required to initiate fabrication and is non-refundable once fabrication has begun.

Subtotal	
Sales Tax (0.0%)	
Total	

Deposit Required
50%

Signature

THANK YOU FOR YOUR BUSINESS!

CREATIVE SHADE SOLUTIONS

Estimate

1568 North Bend Dr.
Riverbend Industrial Park
Tarpon Springs, FL 34689
727-947-3067

Date	Order No.
8/10/2026	2026-0345

Name / Address	Ship To
Governmental Management Services-South Fl Matt Hans	

Project	Sales Person	P.O. No.

Qty	Item #	Description	Unit Price	Amount
1	Shipping	***Estimated Shipping, subject to change***	2,300.00	2,300.00

- This is a quotation on the goods named, subject to the conditions noted below:
- Siteplan/Survey must be provided by client/owner showing the property as needed for permitting
- Client wil do the locating services. Call 811 before digging
- No site work incluced, client will fix any damaged underground pipe or wires
- Client will provide water and electricity. Water and electric available on job site.
- Dirt will be moved 75' away at no cost. Construction dumpster on job site
- Client will provide easy access to the work area, by removing fences ets.
- Will use standard insurances. Any extra insurance requiremants must be quoted on.
- If we don't do the installation: Add 7% for sales Tax
- Estimate valid for 30 days
- 3% Credit Card Processing fee
- 50% Deposit Required

A deposit payment is required to initiate fabrication and is non-refundable once fabrication has begun.

Subtotal	$64,150.00
Sales Tax (0.0%)	$0.00
Total	$64,150.00

Deposit Required
50%

Signature _____

THANK YOU FOR YOUR BUSINESS!

ATLANTIX STRUCTURAL, LLC

PROPOSAL

Date:	08/9/2026
Project Name:	Verano 3 CDD Commercial Shade Structure
Contact Person:	Ryan Fischer
Phone:	772-233-1755
E-Mail:	gary@atlantix-structural.com, ryanfisch95@gmail.com

Please send any correspondence to all.

Proposal Submitted To: Governmental Management Services-South Florida
ATTN: Matt Hans

Description of the Work Proposed

We propose to furnish equipment, labor and materials for a commercial-grade shade structure at Verano 3 CDD, 12600 SW Roma Circle, Port St. Lucie, FL 34987, according to the following scope and qualifications:

- Provide one approximately 35' x 65' six-post commercial-grade shade structure.
- Six galvanized steel support posts with galvanized structural frame and powder-coated finish.
- Frame color to be selected by Owner.
- Quick-release cable system.
- Commercial-grade 95 shade fabric with approximately 10-year fabric warranty.
- Fabric color to be selected by Owner.
- Complete installation, including concrete footings and standard installation materials.
- Sealed engineered drawings for the proposed structure.
- Preparation and submission of permit application.
- Estimated freight and delivery to the project site.

ATLANTIX STRUCTURAL, LLC

3261 SW Water Edge Way | Palm City, FL 34990
561-722-6533

PROPOSAL

Proposed Pricing

Description	Amount
35' x 65' Six-Post Commercial Shade Structure	$38,940.00
Complete Installation, Concrete & Materials	$26,950.00
Sealed Engineered Drawings	$1,320.00
Permit Preparation & Submission	$825.00
Estimated Freight / Delivery	$2,530.00
TOTAL PROPOSED PRICE	**$70,565.00**

Qualifications / General Conditions

- Pricing assumes normal access for work trucks, trailers and concrete trucks.
- Owner is responsible for providing an appropriate site plan or survey required for permitting.
- Utility locating must be completed prior to excavation.
- Repair of unidentified underground utilities, irrigation lines, electrical lines or piping is excluded.
- Site grading, drainage modifications, landscaping restoration and other site work are excluded unless specifically added.
- Water and electrical service required during construction are to be available at the project site.
- Final engineering requirements may affect footing dimensions and project pricing.
- Actual City/County permit fees are not included and would be billed at cost.

Exclusions

- Actual City/County permit fees.
- Survey and/or site layout unless specifically added.
- Major root removal or extensive vegetation clearing.
- Underground utility conflicts or relocation costs.
- Unforeseen site conditions requiring additional engineering or site work.

This work scope can be completed for: $70,565.00
Seventy Thousand Five Hundred Sixty-Five Dollars

Proposal valid for 30 days.

Thank you,
Ryan Fischer

TRUST *the* EXPERTS

For over a decade, our customers have entrusted us to provide safe and affordable playground and recreational equipment. Our team of Certified General Contractors and Playground Safety Inspectors will insure that your project is completed to perfection, providing truly turnkey service, with every step of the process from planning and budgeting, through the installation being handled under one roof.

PRO PLAYGROUNDS
The Play & Recreation Experts

1-800-573-7529 | www.proplaygrounds.com

PRO PLAYGROUNDS
The Play & Recreation Experts

Pro Playgrounds
3725 Apalachee Parkway
Tallahassee, FL 32311

Quote

Date	Estimate #
10/6/2026	68431

Project Name
Shade

IPEMA CERTIFIED to ASTM F1292 · IPEMA CERTIFIED to ASTM F2075 · IPEMA CERTIFIED to ASTM F1487

GUARANTEED BEST PRICE GUARANTEED

WE WILL BEAT ANY PRICE BY 5%!

Customer / Bill To	Ship To
Verona III Attn: Matt Hans 12600 SW Roma Circle Port St. Lucie 34987	Verona III Attn: Matt Hans 12600 SW Roma Circle Port St. Lucie 34987

Item	Description	Qty	Cost	Total:
	Furnish labor and materials to complete the following: 1. Installation of custom hip shade 65x35x14 over playground area			
	SHADE			
CSSD	Custom Shade Design 65X35X14 Hip Shade	1	59,354.30	59,354.30T
CLR	Colors: Frame color TBD			0.00
CLR	Colors: Fabric Color TBD			0.00
ENGS	Engineered Drawings for Shade Structure Only	1	950.00	950.00
Shipping	Combined Shipping and Freight Charges	1	4,308.00	4,308.00
	LABOR, INSTALLATION, RAW MATERIALS AND MISC			
RBAR5	No. 5 Rebar	833	1.25	1,041.25
RMC	Ready Mix Concrete 2500 PSI MIN	16	200.00	3,200.00
LBR	Labor and Installation	1	14,990.65	14,990.65
ISPERMIT	PERMIT - STATE OF FLORIDA - COST NOT INCLUDED IN PRICE, COST SHALL BE $2000 OR 5% OF TOTAL PROJECT COST, WHICHEVER IS GREATER. PRICE DOES NOT INCLUDE COST OF ENGINEERING OR SEALED DRAWINGS.		2,000.00	2,000.00

AGREED AND ACCEPTED:
If the above total price, scope of work, specifications, terms and conditions are acceptable, sign below indicating your acceptance and authorization for Pro Playgrounds to proceed with the work and/or sales transaction described in this quotation. Upon signature and payment in accordance with this quote, Pro Playgrounds will proceed with the work and/or sales transaction.

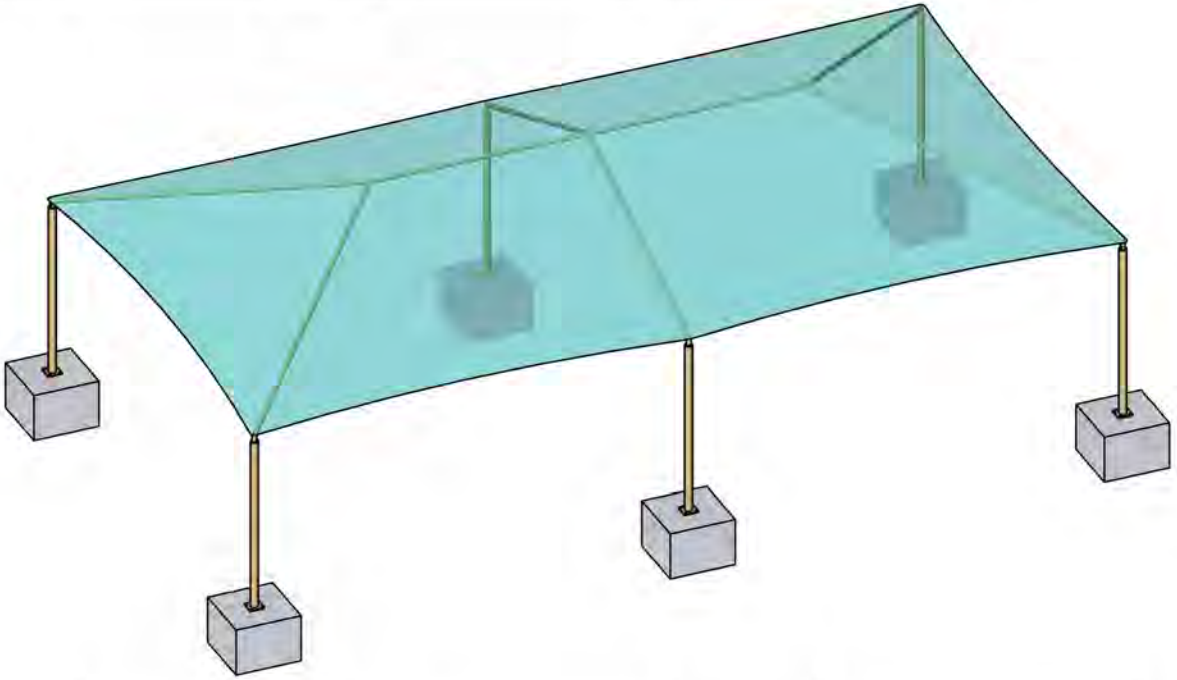
Signature _____ Name / Title _____ Date ___/___/___

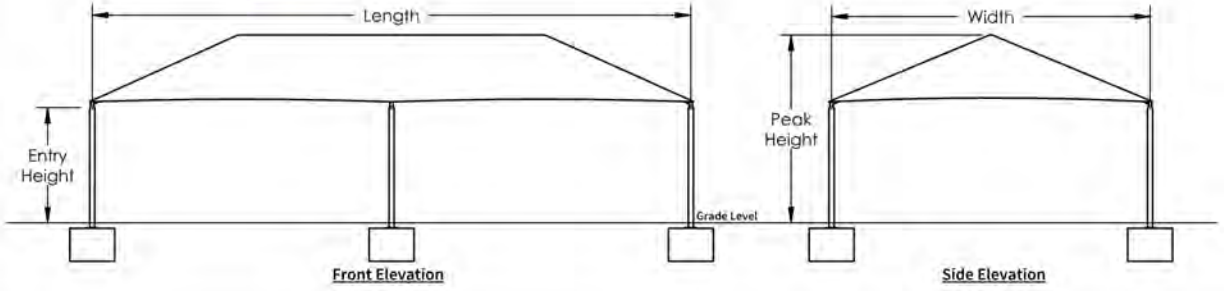
Subtotal:	$85,844.20
Sales Tax: (7.0%)	$4,154.80
Total:	$89,999.00

Terms and Conditions - Price valid for 30 days and subject to change. 1. If installation is not included with your purchase, client will be responsible for coordinating, receiving and unloading of all goods, delivery drivers will not help unload goods. 2. Client will be responsible to inspect goods for defect, damage or missing parts, any deficiency or missing parts must be noted on delivery slip. 3. Client will be responsible for costs due to cancelled or missed delivery appointments. 4. Client has reviewed all items, colors and descriptions on this quote for accuracy and correctness. 5. If quote includes installation of goods, the installation is subject to the terms and conditions of Pro Playgrounds "Standard Installation Agreement" a copy of which may be obtained from your Sales Representative.

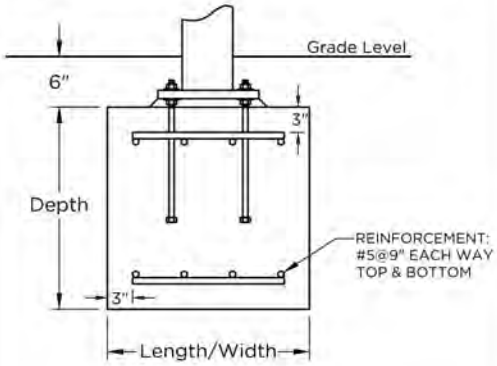
6-Column Hip Shade

Length	65'	**Width**	35'	**Entry Height**	14'
Peak Height	21.07'	**Elbow**	Standard	**Column Mount**	Base Plate
Column Size	12"x12"x1/4"	**Rafter Size**	7"x5"x1/4"	**Ridge Size**	7"x5"x1/4"
Column Length	14.5'	**Rafter Length**	24.88'	**Ridge Length**	32.57'
Dome Qty.	1	**Column Qty.**	6		

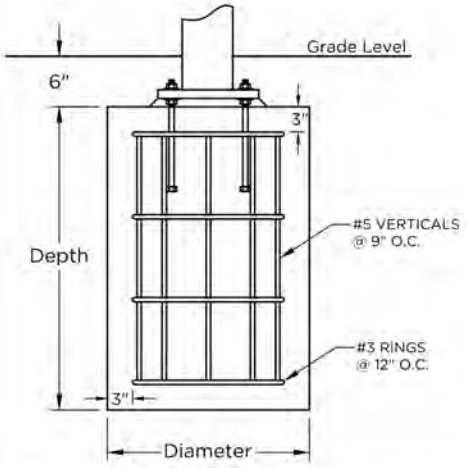




Square Footing		
Column	Length & Width	Depth
Single Cap	5.89	3
Double Cap	N/A	3



Auger Footing		
Diameter	Single Cap Depth	Double Cap Depth
1'-6"		
2'-0"	Out of range	N/A
2'-6"	Out of range	N/A
3'-0"	11.79	N/A



Superior Shade

QUOTE	SHADE SIZE	SHADE STYLE
140226	65 X 35	6-Column Hip Shade

These drawings are for reference only and should not be used as construction details. They show the general character and rough dimensions of the structural features. Exact spans, fasteners, materials, and foundations can be determined by a licensed professional engineer upon request. Estimated footing size above is based on 1,500 PSF soil bearing pressure.

FLORIDA Exotic Enterprises
Landscaping
Irrigation
4016 SW Moore Street, Palm City, FL 34990
Office ~ 772-286-2924 Fax ~ 772-286-1417
FloridaExotic@hughes.net

ESTIMATE

DATE	ESTIMATE #
10/7/2026	8521

NAME / ADDRESS
Central Park G2 - Verano CDD #3 - Orange

PROJECT
Central Park G2 - Verano CDD #3 - Orange

DESCRIPTION	QUANTITY	RATE	TOTAL
Royal Palm 6' gw	1	2,150.00	2,150.00

Total **$2,150.00**

FLORIDA Exotic Enterprises
Landscaping
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4016 SW Moore Street, Palm City, FL 34990
Office ~ 772-286-2924 Fax ~ 772-286-1417
FloridaExotic@hughes.net

ESTIMATE

DATE	ESTIMATE #
10/7/2026	8522

NAME / ADDRESS

Central Park G2 - Verano CDD #3 - Orange

PROJECT

Central Park G2 - Verano CDD #3 - Orange

DESCRIPTION	QUANTITY	RATE	TOTAL
Coconut Palm 8' 3' gw	1	850.00	850.00

Total **$850.00**

Hi Andressa,

This is our current policy

J. Driveway and Sidewalk Extensions Additional concrete walking area(s) adjacent to the driveway, which extends the overall total drive width, will not be allowed. Pavers may be installed up to two (2) feet on each side of the driveway. The 2-foot extension shall not be installed past the sidewalk within the right of ways which is between the curb and the sidewalk.

The owner would like to extend the apron of driveway with pavers between the curb and the sidewalk see below

NATALY JIMENEZ (she/her)
Community Association Manager
Central Park
543 NW Lake Whitney Place, Suite 101 | Port Saint Lucie, FL 34986
Direct 772.807.5209

http://https/centralparkstluciehoa.connectresident.com
24/7 Customer Care 866.378.1099
HODA
Residents get instant answers with HODA

Verano #3
COMMUNITY DEVELOPMENT DISTRICT

Check Register

Date	*check #'s*	*Amount*
8/1 - 8/31/26	*639-665*	$84,218.27
9/1 - 9/30/26	*666-690*	$87,071.12
	TOTAL CHECKS	**$171,289.39**

Date	*ACH*	*Amount*
8/1 - 8/31/26	*80037-80039*	$9,783.43
9/1 - 9/30/26	*80040-80042*	$10,220.11
	TOTAL ACH	**$20,003.54**
	TOTAL	**$191,292.93**

*** CHECK DATES 08/01/2026 - 08/31/2026 *** VERANO # 3 GENERAL FUND
BANK A VERANO #3 CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/05/26	00061	8/03/26	9949 SECURITY 8/01/26	202608	320	57200-34550				*	270.00		
		8/03/26	9949 SECURITY 8/02/26	202608	320	57200-34550				*	270.00		
		8/03/26	9949 SECURITY 8/08/26	202608	320	57200-34550				*	270.00		
		8/03/26	9949 SECURITY 8/09/26	202608	320	57200-34550				*	270.00		
									ALL FLORIDA SECURITY SERVICES, INC.			1,080.00	000639
8/05/26	00021	7/27/26	INV-0068 CLUBH CLEANING 7/1-7/31	202607	320	57200-45300				*	2,600.00		
									CHARLES CLEANING SERVICES LLC			2,600.00	000640
8/05/26	00084	7/15/26	1040027 JUL 26 - MOSQUITO MGMT	202607	320	53800-46350				*	3,696.50		
									CLARKE ENVIRONMENTAL MOSQUITO MGMT			3,696.50	000641
8/05/26	00014	7/31/26	11167605 COORD LIFEST 7/11-7/24/26	202607	320	57200-34100				*	1,224.00		
									FIRSTSERVICE RESIDENTIAL			1,224.00	000642
8/05/26	00048	7/31/26	119 SNACKS FOR POOL PARTY	202607	320	57200-49400				*	98.28		
		7/31/26	119 SHELLS FOR CRAFT/CHIPS	202607	320	57200-49400				*	52.12		
		7/31/26	119 BINGO GIFT CARDS	202607	320	57200-49400				*	50.00		
		7/31/26	119 PAINT	202607	320	57200-49400				*	27.81		
		7/31/26	119 PAINTING SUPPLIES	202607	320	57200-49400				*	45.65		
		7/31/26	119 REFRESHMENTS POOL PARTY	202607	320	57200-49400				*	66.24		
		7/31/26	119 GRAB BAG SUPPLIES	202607	320	57200-49400				*	76.86		
		7/31/26	119 EXTRA BINGO CARDS	202607	320	57200-49400				*	10.80		
		7/31/26	119 CANVAS BAGS/STENCILS	202607	320	57200-49400				*	93.88		
		7/31/26	119 JUICE BOXES FOR GRAB BAGS	202607	320	57200-49400				*	56.07		
		7/31/26	119 SNACK FOR GRAB BAGS	202607	320	57200-49400				*	101.70		
		7/31/26	119 CANVAS BAGS	202607	320	57200-49400				*	68.46		
									CENTRAL PARK HOA			747.87	000643

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	257	202608	310-51300-31300		*	459.42		
			AUG 26 - DISSEMINATION							
		8/01/26	257	202608	310-51300-35100		*	68.92		
			AUG 26 - WEBSITE ADMIN							
						GOVERNMENTAL MANAGEMENT SERVICES -			528.34	000644
8/05/26	00089	7/30/26	3785	202607	320-57200-60000		*	2,917.48		
			SQUARE MRKT CUT UMBRELLA							
						MTS OF JAX			2,917.48	000645
8/05/26	00027	7/26/26	26330702	202607	320-57200-46500		*	197.90		
			TOP MOUNT FLOWMETER							
						SANDY GORDON, INC			197.90	000646
8/12/26	00093	8/12/26	REFUND D	202608	300-22000-10000		*	250.00		
			REFUND DEPOSIT A TORRES							
						ALEJANDRO RUBIO TORRES			250.00	000647
8/12/26	00090	8/12/26	REFUND D	202608	300-22000-10000		*	250.00		
			REFUND DEPOSIT JARAMILLO							
						CHRISTIAN JARAMILLO			250.00	000648
8/12/26	00048	7/31/26	119-1	202607	320-57200-34100		*	5.00		
			BINGO PRIZES							
						CENTRAL PARK HOA			5.00	000649
8/12/26	00012	8/01/26	12582	202608	320-53800-46200		*	14,543.75		
			AUG 26- LAWN MAINT							
		8/01/26	12596	202608	320-57200-46200		*	6,650.00		
			AUG 26- LAWN MAINT							
		8/03/26	12593	202608	320-53800-46200		*	12,200.00		
			AUG 26- LAWN MAINT							
						FLORIDA EXOTIC LANDSCAPING CO INC			33,393.75	000650
8/12/26	00092	8/12/26	REFUND D	202608	300-22000-10000		*	250.00		
			REFUND DEPOSIT MERITAGE H							
						MERITAGE HOMES OF FLORIDA INC.			250.00	000651
8/12/26	00094	8/12/26	REFUND D	202608	300-22000-10000		*	250.00		
			REFUND DEPOSIT R ESTIME							
						ROMANE ESTIME			250.00	000652
8/12/26	00027	8/05/26	26330801	202608	320-57200-46400		*	2,350.00		
			AUG 26 - POOL SERVICE							
						SANDY GORDON, INC			2,350.00	000653

*** CHECK DATES 08/01/2026 - 08/31/2026 *** VERANO # 3 GENERAL FUND
BANK A VERANO #3 CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/12/26	00091	8/12/26	REFUND D	202608	300-22000-10000			*	250.00		
			REFUND DEPOSIT BLACKFORD								
							TAMMY BLACKFORD			250.00	000654
8/19/26	00061	8/17/26	9969	202608	320-57200-34550			*	270.00		
			SECURITY 8/15/26								
		8/17/26	9969	202608	320-57200-34550			*	270.00		
			SECURITY 8/16/26								
		8/17/26	9969	202608	320-57200-34550			*	270.00		
			SECURITY 8/22/26								
		8/17/26	9969	202608	320-57200-34550			*	270.00		
			SECURITY 8/23/26								
							ALL FLORIDA SECURITY SERVICES, INC.			1,080.00	000655
8/19/26	00034	8/01/26	44	202608	320-57200-34000			*	5,825.00		
			AUG 26- FIELD MGMT								
		8/01/26	44	202608	320-57200-45300			*	6,333.33		
			AUG 26- JANITORIAL								
							CALM IV			12,158.33	000656
8/19/26	00014	8/14/26	11170156	202608	320-57200-34100			*	1,170.60		
			COORD LIFEST 7/25-8/07/26								
							FIRSTSERVICE RESIDENTIAL			1,170.60	000657
8/19/26	00088	8/14/26	33036	202608	320-57200-46100			*	3,087.00		
			INST HD DOOR/WALL CLOSER								
							JDM LEADS LLC			3,087.00	000658
8/19/26	00095	8/01/26	08012026	202608	320-57200-46910			*	185.00		
			CLBHS A/C CLEAN OUT								
							NICKS HANDYMAN SERVICES			185.00	000659
8/19/26	00037	8/01/26	22113	202608	320-57200-34500			*	600.00		
			AUG 26 - VIDEO MON CLUBH								
							SAFETOUCH			600.00	000660
8/20/26	00012	7/16/26	12511	202607	320-53800-46250			*	8,000.00		
			FLORATAM SOD INSTALLED								
							FLORIDA EXOTIC LANDSCAPING CO INC			8,000.00	000661
8/20/26	00096	7/31/26	0122111-	202607	310-51300-31100			*	3,000.00		
			11-V3CDD G1 SVC THRU 7/31								
		7/31/26	0122205-	202607	310-51300-31100			*	750.00		
			12-V3CDD G2 SVC THRU 7/31								
							GEOPOINT SURVEYING, INC.			3,750.00	000662

*** CHECK DATES 08/01/2026 - 08/31/2026 *** VERANO # 3 GENERAL FUND
BANK A VERANO #3 CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/26/26	00084	8/17/26	1040447 AUG 26 - MOSQUITO MGMT	202608	320	53800-46350			CLARKE ENVIRONMENTAL MOSQUITO MGMT	*	3,696.50	3,696.50	000663
8/26/26	00098	8/26/26	REFUND D REFUND DEPOSIT D ACEVEDO	202608	300	22000-10000			DARWIN ACEVEDO	*	250.00	250.00	000664
8/26/26	00097	8/26/26	REFUND D REFUND DEPOSIT J CHARLES	202608	300	22000-10000			JONISHA CHARLES	*	250.00	250.00	000665

TOTAL FOR BANK A 84,218.27

*** CHECK DATES 08/01/2026 - 08/31/2026 *** VERANO # 3 GENERAL FUND
BANK Z VERANO #3 CDD AUTOPY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/12/26	00039	7/28/26	JUN 26 FOUNTAIN 6/15-7/17/26	202606	320	57200-43100				*	13.09		
		7/28/26	JUN 26 AMENITY 6/15-7/17/26	202606	320	57200-43100				*	632.66		
		7/28/26	JUN 26 POOL 6/15-7/17/26	202606	320	57200-43100				*	1,000.33		
									CITY OF PORT ST. LUCIE (AUTOPAY)			1,646.08	080037
8/26/26	00022	8/01/26	1043217 AUG 26- DUMPSTER/DISPOSAL	202608	320	57200-43300				*	237.11		
									FCC ENVIRONMENTAL SERVICES AUTO PAY			237.11	080038
8/28/26	00007	8/11/26	JULY 26 IRRIGATION 7/10-8/11/26	202607	320	53800-43100				*	1,006.71		
		8/11/26	JULY 26 MONUMENT 7/10-8/11/26	202607	320	53800-43001				*	67.42		
		8/11/26	JULY 26 SL 7/10-8/11/26	202607	320	53800-43000				*	5,569.73		
		8/11/26	JULY 26 AMENITY 7/10-8/11/26	202607	320	57200-43000				*	1,256.38		
									FPL AUTO PAY			7,900.24	080039
									TOTAL FOR BANK Z		9,783.43		
									TOTAL FOR REGISTER		94,001.70		

*** CHECK DATES 09/01/2026 - 09/30/2026 *** VERANO # 3 GENERAL FUND
BANK A VERANO #3 CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/02/26	00014	8/28/26	11175165	202608	320	57200-34100				*	1,056.90		
			COORD LIFEST 8/08-8/21/26										
									FIRSTSERVICE RESIDENTIAL			1,056.90	000666
9/02/26	99999	9/02/26	VOID	202609	000	00000-00000				C	.00		
			VOID CHECK										
									******INVALID VENDOR NUMBER******			.00	000667
9/02/26	00001	9/01/26	258	202609	310	51300-31300				*	459.42		
			SEP 26 - DISSEMINATION										
		9/01/26	258	202609	310	51300-35100				*	68.92		
			SEP 26 - WEBSITE ADMIN										
		9/01/26	258	202609	320	53800-46000				*	57.50		
			GIFT CARD GOLF CART GAS										
		9/01/26	258	202609	320	53800-46000				*	73.72		
			ASPHALT PATCH										
		9/01/26	258	202609	320	57200-45300				*	61.50		
			JANITORIAL SUPPLIES										
		9/01/26	258	202609	320	53800-46700				*	529.09		
			ENCLOSED BULLETIN BOARDS										
		9/01/26	258	202609	320	57200-45300				*	162.39		
			JANITORIAL SUPPLIES										
		9/01/26	258	202609	320	57200-45300				*	31.98		
			ZIPTIES										
		9/01/26	258	202609	320	57200-46000				*	40.24		
			FIRST AID KIT										
		9/01/26	258	202609	320	57200-45300				*	70.97		
			TOILET BOWL CLEANER										
		9/01/26	258	202609	320	57200-46000				*	1,134.05		
			UV LIGHTS SPLASH PAD										
		9/01/26	258	202609	320	57200-45300				*	314.18		
			JANITORIAL SUPPLIES										
		9/01/26	258	202609	320	57200-49400				*	36.90		
			PING PONG PADDLES										
		9/01/26	258	202609	320	57200-45300				*	34.35		
			CHEMICAL SPRAY BOTTLES										
		9/01/26	258	202609	320	57200-45300				*	753.97		
			JANITORIAL SUPPLIES										
		9/01/26	258	202609	320	53800-46900				*	332.17		
			DOGGIE WASTE STN BAGS										
		9/01/26	258	202609	320	53800-46900				*	186.15		
			DOGGIE WASTE STN BAGS										
		9/01/26	258	202609	320	53800-46910				*	18.08		
			GOFT CART GAS										
									GOVERNMENTAL MANAGEMENT SERVICES -			4,365.58	000668

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/02/26	00089	8/27/26	3832	202608	320	57200-60000				*	1,281.35		
			SQUARE MRKT CUT UMBRELLA										
									MTS OF JAX			1,281.35	000669
9/02/26	00025	8/20/26	78619	202608	320	57200-34501				*	1,502.55		
			300 LOGO KEY FOBS										
									RAMCO PROTECTIVE			1,502.55	000670
9/02/26	00027	8/26/26	26330802	202608	320	57200-46500				*	29.20		
			EZCLOR 2# STAIN MAGNET										
									SANDY GORDON, INC			29.20	000671
9/09/26	00061	8/31/26	9992	202609	320	57200-34550				*	270.00		
			SECURITY 8/29/26										
		8/31/26	9992	202609	320	57200-34550				*	270.00		
			SECURITY 8/30/26										
		8/31/26	9992	202609	320	57200-34550				*	270.00		
			SECURITY 9/05/26										
		8/31/26	9992	202609	320	57200-34550				*	270.00		
			SECURITY 9/06/26										
		8/31/26	9992	202609	320	57200-34550				*	270.00		
			SECURITY 9/07/26										
		8/31/26	9992	202609	320	57200-34550				*	135.00		
			SECURITY 9/07/26										
									ALL FLORIDA SECURITY SERVICES, INC.			1,485.00	000672
9/09/26	00021	9/02/26	INV-0085	202608	320	57200-45300				*	2,600.00		
			CLUBH CLEANING 8/1-8/31										
									CHARLES CLEANING SERVICES LLC			2,600.00	000673
9/09/26	00012	9/01/26	12723	202609	320	53800-46200				*	14,543.75		
			SEP 26- LAWN MAINT										
		9/01/26	12733	202609	320	57200-46200				*	6,650.00		
			SEP 26- LAWN MAINT										
									FLORIDA EXOTIC LANDSCAPING CO INC			21,193.75	000674
9/09/26	00037	8/28/26	22279	202608	320	57200-34500				*	6,886.14		
			REMOTE POWER KIT/INSTALL										
									SAFETOUCH			6,886.14	000675
9/09/26	00027	9/03/26	26330901	202609	320	57200-46400				*	2,350.00		
			SEP 26 - POOL SERVICE										
									SANDY GORDON, INC			2,350.00	000676
9/16/26	00048	8/31/26	120	202608	320	57200-49400				*	2.44		
			PAPER BAGS										

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		8/31/26	120	202608	320-57200-49400			*	79.31		
			ICE CREAM CUPS								
		8/31/26	120	202608	320-57200-49400			*	60.00		
			BINGO PRIZES								
		8/31/26	120	202608	320-57200-49400			*	20.34		
			BINGO CHIPS/BANNER								
		8/31/26	120	202608	320-57200-49400			*	126.27		
			SNACKS								
		8/31/26	120	202608	320-57200-49400			*	54.54		
			TABLE CLOTHS/CUPS								
							CENTRAL PARK HOA			342.90	000677
9/16/26	00012	9/01/26	12736	202609	320-53800-46200			*	12,200.00		
			SEP 26- LAWN MAINT								
							FLORIDA EXOTIC LANDSCAPING CO INC			12,200.00	000678
9/16/26	00096	8/31/26	0123108-	202608	310-51300-31100			*	2,000.00		
			11-V3CDD G1 SVC THRU 8/31								
							GEOPOINT SURVEYING, INC.			2,000.00	000679
9/16/26	00016	9/08/26	198430	202609	320-53800-46280			*	402.49		
			TIGHTEN ELECTR CONNECT								
		9/08/26	198432	202609	320-53800-46280			*	575.51		
			TIGHTEN ELECTR CONNECT								
							HOOVER PUMPING SYSTEMS			978.00	000680
9/16/26	00089	8/26/26	3829	202608	320-57200-60000			*	222.89		
			SQUARE MRKT CUT UMBRELLA								
							MTS OF JAX			222.89	000681
9/16/26	00037	9/01/26	22259	202609	320-57200-34500			*	600.00		
			SEP 26 - VIDEO MON CLUBH								
							SAFETOUCH			600.00	000682
9/23/26	00061	9/14/26	10010	202609	320-57200-34550			*	280.00		
			SECURITY 9/12/26								
		9/14/26	10010	202609	320-57200-34550			*	280.00		
			SECURITY 9/13/26								
		9/14/26	10010	202609	320-57200-34550			*	280.00		
			SECURITY 9/19/26								
		9/14/26	10010	202609	320-57200-34550			*	280.00		
			SECURITY 9/20/26								
							ALL FLORIDA SECURITY SERVICES, INC.			1,120.00	000683
9/23/26	00084	9/15/26	1040754	202609	320-53800-46350			*	3,696.50		
			SEP 26 - MOSQUITO MGMT								
							CLARKE ENVIRONMENTAL MOSQUITO MGMT			3,696.50	000684

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
9/23/26	00014	9/11/26	11177702	202608	320	57200-34100				*	1,153.50		
			COORD LIFEST 8/22-9/04/26										
									FIRSTSERVICE RESIDENTIAL			1,153.50	000685
9/23/26	00096	8/31/26	0123109-	202608	310	51300-31100				*	4,250.00		
			12-V3CDD G2 SVC THRU 8/31										
									GEOPOINT SURVEYING, INC.			4,250.00	000686
9/23/26	00099	9/16/26	10844	202609	320	57200-46100				*	1,015.00		
			35% DEPOSIT										
		9/16/26	10844	202609	320	57200-46000				*	3,867.50		
			35% DEPOSIT										
									PRESSURE PERFECTION, LLC			4,882.50	000687
9/30/26	00034	9/01/26	48	202609	320	57200-34000				*	5,825.00		
			SEP 26- FIELD MGMT										
		9/01/26	48	202609	320	57200-45300				*	6,333.33		
			SEP 26- JANITORIAL										
		9/01/26	48	202609	320	57200-34000				*	726.37-		
			CREDIT FOR OVER CHARGE										
									CALM IV			11,431.96	000688
9/30/26	00053	10/01/26	0138255-	202609	300	15500-10000				*	229.50		
			SERVICE 10/26-12/26										
									GOULDIN TECHNOLOGIES LLC			229.50	000689
9/30/26	00014	9/25/26	11182042	202609	320	57200-34100				*	1,212.90		
			COORD LIFEST 9/05-9/18/26										
									FIRSTSERVICE RESIDENTIAL			1,212.90	000690
									TOTAL FOR BANK A		87,071.12		

*** CHECK DATES 09/01/2026 - 09/30/2026 *** VERANO # 3 GENERAL FUND
BANK Z VERANO #3 CDD AUTOPY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/02/26	00039	8/25/26	JUL 26 FOUNTAIN 7/17-8/18/26	202607	320-57200-43100			*	13.09		
		8/25/26	JUL 26 AMENITY 7/17-8/18/26	202607	320-57200-43100			*	783.46		
		8/25/26	JUL 26 POOL 7/17-8/18/26	202607	320-57200-43100			*	472.39		
							CITY OF PORT ST. LUCIE (AUTOPAY)			1,268.94	080040
9/16/26	00022	9/01/26	1046194 SEP 26- DUMPSTER/DISPOSAL	202609	320-57200-43300			*	237.11		
							FCC ENVIRONMENTAL SERVICES AUTO PAY			237.11	080041
9/16/26	00007	9/10/26	AUG 26 IRRIG 8/11-9/10/26	202608	320-53800-43100			*	1,035.27		
		9/10/26	AUG 26 MONUMENT 8/11-9/10/26	202608	320-53800-43001			*	33.54		
		9/10/26	AUG 26 MONUMENT 8/11-9/10/26	202608	320-53800-43001			*	33.46		
		9/10/26	AUG 26 FOUNTAIN 8/11-9/10/26	202608	320-53800-43000			*	1,013.49		
		9/10/26	AUG 26 SL 8/11-9/10/26	202608	320-53800-43000			*	5,469.87		
		9/10/26	AUG 26 AMENITY 8/11-9/10/26	202608	320-57200-43000			*	1,128.43		
							FPL AUTO PAY			8,714.06	080042
								TOTAL FOR BANK Z	10,220.11		
								TOTAL FOR REGISTER	97,291.23		

Verano #3

Community Development District

Unaudited Financial Reporting

September 30, 2026

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Verano #3
Community Development District
Combined Balance Sheet
September 30, 2026

	General Fund	Debt Service Fund	Capital Project Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	$ 11,459	$ -	$ -	$ 11,459
Investments:				
State Board of Administration (SBA)	809,700	-	-	809,700
Series 2021				
Reserve	-	269,116	-	269,116
Revenue	-	228,753	-	228,753
Master Acquisition	-	-	28,854	28,854
Acquisiton Pod 1	-	-	12,883	12,883
Acquisition Pod 4	-	-	2,375	2,375
Series 2022				
Reserve	-	694,859	-	694,859
Revenue	-	491,885	-	491,885
Infrastructure Pod 6	-	-	6,933	6,933
Infrastructure Pod 7	-	-	29,569	29,569
Deposits	8,369	-	-	8,369
Total Assets	**$ 829,527**	**$ 1,684,613**	**$ 80,614**	**$ 2,594,754**
Liabilities:				
Accounts Payable	$ 12,300	$ -	$ -	$ 12,300
Clubhouse Deposits	500	-	-	500
Total Liabilites	**$ 12,800**	**$ -**	**$ -**	**$ 12,800**
Fund Balance:				
Nonspendable:				
Deposits	$ 8,369	$ -	$ -	$ 8,369
Restricted for:				
Debt Service	-	1,684,613	-	1,684,613
Capital Project	-	-	80,614	80,614
Assigned for:				
Capital Reserves	120,000	-	-	120,000
Unassigned	688,359	-	-	688,359
Total Fund Balances	**$ 816,727**	**$ 1,684,613**	**$ 80,614**	**$ 2,581,954**
Total Liabilities & Fund Balance	$ 829,527	$ 1,684,613	$ 80,614	$ 2,594,754

Verano #3

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:				
Special Assessments - Tax Roll	$ 1,226,227	$ 1,226,227	$ 1,234,126	$ 7,899
Intergovernmental Transfer [1]	34,188	34,188	34,188	-
Interest Income	20,000	20,000	43,519	23,519
Amenity Revenue	-	-	5,225	5,225
Total Revenues	**$ 1,280,415**	**$ 1,280,415**	**$1,317,058**	**$ 36,643**
Expenditures:				
General & Administrative:				
Engineering Fees	$ -	$ -	10,000	(10,000)
Annual Audit	6,700	6,700	6,800	(100)
Arbitrage Rebate	1,100	1,100	1,100	-
Dissemination Agent	5,513	5,513	5,513	(1)
Trustee Fees	13,200	13,200	8,889	4,311
Website Maintenance	827	827	827	0
Insurance General Liability	5,886	5,886	5,672	214
Other Current Charges	787	787	1,193	(406)
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	**$ 34,188**	**$ 34,188**	**$ 40,169**	**$ 4,019**
Operations & Maintenance				
Common Area Maintenance Expenditures				
Electric Utility Services	$ 102,000	$ 102,000	$ 98,299	$ 3,701
Landscape Maintenance	320,928	320,928	320,925	3
Plant Replacement	30,000	30,000	154,566	(124,566)
Irrigation Repairs	15,000	15,000	12,629	2,371
Irrigation Pump Maintenance	6,000	6,000	6,996	(996)
Lake Midgets	10,200	10,200	-	10,200
Mosquito Management	-	-	22,179	(22,179)
Repairs and Maintenance	-	-	7,320	(7,320)
Pest Control & Fertilization	26,000	26,000	513	25,487
Mulch	50,000	50,000	11,530	38,470
Sidewalk/Road Repairs	25,000	25,000	600	24,400
Sign Maintenance	10,000	10,000	30,069	(20,069)
Entry & Walls Maintenance	25,000	25,000	-	25,000
Dog Waste Station	-	-	4,535	(4,535)
Golf Cart Maintenace	-	-	59	(59)
Mailbox Maintenance	-	-	79	(79)
Holiday Decoration	2,200	2,200	3,200	(1,000)
Capital Outlay	37,813	37,813	106,830	(69,017)
SUBTOTAL COMMON AREA MAINTENANCE	**$ 660,141**	**$ 660,141**	**$ 780,329**	**$ (120,188)**

Verano #3

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
Amenity Center/Park Maintenance				
Clubhouse/Restroom Building Maintenance	$ 10,000	$ 10,000	$ 18,363	$ (8,363)
Common Area Maintenance	10,000	10,000	5,785	4,215
A/C Maintenance	3,000	3,000	425	2,575
Sidewalk/Parking lot repairs	15,000	15,000	-	15,000
Amenity Management	70,000	70,000	73,392	(3,392)
Lifestyle Management	31,417	31,417	27,634	3,784
Security Service	34,944	34,944	28,685	6,259
Property Insurance	60,000	60,000	54,392	5,608
Pool Maintenance Contracts	28,200	28,200	28,200	-
Pool repairs	10,000	10,000	2,955	7,045
Pool Permit	525	525	525	(0)
Landscape/Irrigation Maintenance	99,800	99,800	79,800	20,000
Mulch	20,000	20,000	-	20,000
Plant Replacement	20,000	20,000	6,000	14,000
Irrigation Repairs	12,500	12,500	-	12,500
Pest Control & Fertilization	10,000	10,000	-	10,000
Playground Maintenance (includes inspection)	5,000	5,000	-	5,000
Water Utility Services	20,000	20,000	11,009	8,991
Electrical Utility Services	18,000	18,000	12,571	5,429
Janitorial Services/Supplies	99,200	99,200	108,174	(8,974)
Access Control (gates)	8,000	8,000	3,816	4,184
Security Cameras (monitoring)	15,000	15,000	20,265	(5,265)
Trash Collection	5,000	5,000	2,845	2,155
Special Events	6,000	6,000	8,637	(2,637)
Capital Outlay	25,000	25,000	4,422	20,578
Capital Improvements	20,000	20,000	-	20,000
SUBTOTAL AMENITY CENTER/PARK MAINTENANCE	**$ 656,586**	**$ 656,586**	**$ 497,895**	**$ 158,691**
Total Operations & Maintenance	**$ 1,316,727**	**$ 1,316,727**	**$ 1,278,224**	**$ 38,503**
Total Expenditures	**$ 1,350,915**	**$ 1,350,915**	**$ 1,318,393**	**$ 42,522**
Excess (Deficiency) of Revenues over Expenditures	$ (70,500)	$ (70,500)	$ (1,336)	$ 79,164
Net Change in Fund Balance	**$ (70,500)**	**$ (70,500)**	**$ (1,336)**	**$ 79,164**
Fund Balance - Beginning	$ 70,500		$ 818,063	
Fund Balance - Ending	**$ -**		**$ 816,727**	

(1) Transfers from Verano #5

Verano #3

Community Development District

Debt Service Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budge Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 538,231	$ 538,231	$ 541,523	$ 3,292
Interest Income	10,000	10,000	21,658	11,658
Total Revenues	**$ 548,231**	**$ 548,231**	**$ 563,182**	**$ 14,951**
Expenditures:				
Interest - 11/01	$ 160,316	$ 160,316	$ 160,316	$ -
Principal - 05/01	220,000	220,000	220,000	-
Interest - 05/01	160,316	160,316	160,316	-
Total Expenditures	**$ 540,631**	**$ 540,631**	**$ 540,631**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 7,600	$ 7,600	$ 22,551	$ 14,951
Other Financing Sources/(Uses):				
Interfund Transfer In/(Out)	$ (8,000)	(8,000)	$ (9,856)	$ (1,856)
Total Other Financing Sources/(Uses)	$ (8,000)	$ (8,000)	$ (9,856)	$ (1,856)
Net Change in Fund Balance	**$ (400)**	**$ (400)**	**$ 12,695**	**$ 13,095**
Fund Balance - Beginning	$ 214,666		$ 485,174	
Fund Balance - Ending	**$ 214,265**		**$ 497,869**	

Verano #3

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budge Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 695,100	$ 695,100	$ 699,769	$ 4,669
Interest Income	40,000	40,000	42,414	2,414
Total Revenues	**$ 735,100**	**$ 735,100**	**$ 742,183**	**$ 7,083**
Expenditures:				
Interest - 11/01	$ 285,190	$ 285,190	$ 285,190	$ -
Principal - 11/01	120,000	120,000	120,000	-
Interest - 05/01	281,665	281,665	281,665	-
Total Expenditures	**$ 686,855**	**$ 686,855**	**$ 686,855**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 48,245	$ 48,245	$ 55,328	$ 7,083
Other Financing Sources/(Uses):				
Interfund Transfer In/(Out)	$ (26,400)	(26,400)	$ (25,122)	$ 1,278
Total Other Financing Sources/(Uses)	$ (26,400)	$ (26,400)	$ (25,122)	$ 1,278
Net Change in Fund Balance	**$ 21,845**	**$ 21,845**	**$ 30,206**	**$ 8,361**
Fund Balance - Beginning	$ 459,348		$ 1,156,538	
Fund Balance - Ending	**$ 481,193**		**$ 1,186,744**	

Verano #3

Community Development District

Capital Projects Fund Series 2021

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				
Interest Income	$ -	$ -	$ 1,389	$ 1,389
Total Revenues	**$ -**	**$ -**	**$ 1,389**	**$ 1,389**
Expenditures:				
Capital Outlay - Pod 5 Master	$ -	$ -	$ -	$ -
Capital Outlay - Pod 1	-	-	-	-
Capital Outlay - Pod 4	-	-	-	-
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	**$ -**	**$ -**	**$ 1,389**	**$ 1,389**
Other Financing Sources/(Uses)				
Interfund Transfer In/(Out)	$ -	$ -	$ 9,856	$ 9,856
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ 9,856**	**$ 9,856**
Net Change in Fund Balance	**$ -**	**$ -**	**$ 11,245**	**$ 11,245**
Fund Balance - Beginning	$ -		$ 32,868	
Fund Balance - Ending	**$ -**		**$ 44,112**	

Verano #3

Community Development District

Capital Projects Fund Series 2022

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				
Interest Income	$ -	$ -	$ 1,546	$ 1,546
Total Revenues	**$ -**	**$ -**	**$ 1,546**	**$ 1,546**
Expenditures:				
Capital Outlay - Pod 6	$ -	$ -	$ -	$ -
Capital Outlay - Pod 7	-	-	32,935	(32,935)
Total Expenditures	**$ -**	**$ -**	**$ 32,935**	**$ (32,935)**
Excess (Deficiency) of Revenues over Expenditures	**$ -**	**$ -**	**$ (31,389)**	**$ (31,389)**
Other Financing Sources/(Uses)				
Interfund Transfer In/(Out)	$ -	$ -	$ 25,122	$ 25,122
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ 25,122**	**$ 25,122**
Net Change in Fund Balance	**$ -**	**$ -**	**$ (6,267)**	**$ (6,267)**
Fund Balance - Beginning	$ -		$ 42,768	
Fund Balance - Ending	**$ -**		**$ 36,502**	

Verano #3
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	$ -	$ 96,031	$ 885,681	$ 11,983	$ 212,839	$ 7,941	$ 7,095	$ -	$ 12,556	$ -	$ -	$ -	$ 1,234,126
Intergovernmental Transfer (1)	-	34,188	-	-	-	-	-	-	-	-	-	-	34,188
Interest Income	2,417	2,201	3,598	4,456	4,225	4,819	4,419	4,271	3,933	3,354	3,087	2,740	43,519
Amenity Revenue	540	-	540	810	270	25	320	765	800	615	-	540	5,225
Total Revenues	**$ 2,957**	**$ 132,419**	**$ 889,819**	**$ 17,250**	**$ 217,334**	**$ 12,785**	**$ 11,834**	**$ 5,036**	**$ 17,289**	**$ 3,969**	**$ 3,087**	**$ 3,280**	**$ 1,317,058**
Expenditures:													
General & Administrative:													
Engineering Fees	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,750	$ 6,250	$ -	$ 10,000
Annual Audit	-	1,000	5,800	-	-	-	-	-	-	-	-	-	6,800
Arbitrage Rebate	-	-	550	-	-	-	-	550	-	-	-	-	1,100
Dissemination Agent	459	459	459	459	459	459	459	459	459	459	459	459	5,513
Trustee Fees	-	4,445	-	-	-	-	-	-	4,445	-	-	-	8,889
Management Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Website Maintenance	69	69	69	69	69	69	69	69	69	69	69	69	827
Insurance General Liability	5,672	-	-	-	-	-	-	-	-	-	-	-	5,672
Other Current Charges	83	188	84	81	46	47	90	118	126	107	98	126	1,193
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	**$ 6,458**	**$ 6,161**	**$ 6,962**	**$ 610**	**$ 575**	**$ 575**	**$ 618**	**$ 1,197**	**$ 5,099**	**$ 4,385**	**$ 6,876**	**$ 654**	**$ 40,169**
Operations & Maintenance													
Common Area Maintenance Expenditures													
Electric Utility Services	8,535	8,435	8,920	9,499	9,105	8,937	9,367	6,686	6,585	6,644	7,586	8,000	98,299
Landscape Maintenance	26,744	26,744	26,744	26,744	26,744	26,744	26,744	26,744	26,744	26,744	26,744	26,744	320,925
Plant Replacement	-	-	-	-	-	-	2,575	-	143,991	8,000	-	-	154,566
Irrigation Repairs	3,350	-	4,465	-	4,412	-	-	403	-	-	-	-	12,629
Irrigation Pump Maintenance	-	-	-	241	-	-	596	-	-	5,180	-	978	6,996
Lake Midgets	-	-	-	-	-	-	-	-	-	-	-	-	-
Mosquito Management	-	-	-	-	-	-	3,697	3,697	3,697	3,697	3,697	3,697	22,179
Repairs and Maintenance	-	-	-	-	-	-	5,400	1,111	189	489	-	131	7,320
Pest Control & Fertilization	-	-	339	-	-	-	-	-	-	174	-	-	513
Mulch	-	-	11,530	-	-	-	-	-	-	-	-	-	11,530
Sidewalk/Road Repairs	-	-	600	-	-	-	-	-	-	-	-	-	600
Sign Maintenance	-	-	-	-	-	-	14,489	563	14,489	-	-	529	30,069
Entry & Walls Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Dog Waste Station	-	-	-	-	-	-	-	4,017	-	-	-	518	4,535
Golf Cart Maintenace	-	-	-	-	-	-	-	41	-	-	-	18	59
Mailbox Maintenance	-	-	-	-	-	-	-	79	-	-	-	-	79
Holiday Decoration	-	3,200	-	-	-	-	-	-	-	-	-	-	3,200
Capital Outlay	22,120	17,210	38,772	9,428	19,300	-	-	-	-	-	-	-	106,830
Subtotal Field Expenditures	**$ 60,749**	**$ 55,589**	**$ 91,369**	**$ 45,912**	**$ 59,561**	**$ 35,681**	**$ 62,866**	**$ 43,340**	**$ 195,694**	**$ 50,928**	**$ 38,026**	**$ 40,615**	**$ 780,329**

Verano #3
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Amenity Center/Park Maintenance													
Clubhouse/Restroom Building Maintenance	$ 1,095	$ 2,840	$ 526	$ 2,049	$ 356	$ 1,896	$ -	$ 3,626	$ 875	$ 997	$ 3,087	$ 1,015	$ 18,363
Common Area Maintenance	-	-	-	-	-	583	-	-	-	160	-	5,042	5,785
A/C Maintenance	-	-	-	-	-	-	240	-	-	-	185	-	425
Sidewalk/Parking lot repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Amenity Management	5,825	6,563	6,209	5,825	5,825	6,135	5,825	7,202	7,234	5,825	5,825	5,099	73,392
Lifestyle Management	1,921	2,152	2,157	3,020	1,119	3,389	2,246	3,442	1,219	2,376	3,381	1,213	27,634
Security Service	2,160	2,160	2,700	2,185	2,160	2,160	3,375	2,565	2,160	2,295	2,160	2,605	28,685
Property Insurance	54,392	-	-	-	-	-	-	-	-	-	-	-	54,392
Pool Maintenance Contracts	2,350	2,350	2,350	2,350	2,350	2,350	2,350	2,350	2,350	2,350	2,350	2,350	28,200
Pool repairs	843	-	-	-	342	1,040	-	125	379	198	29	-	2,955
Pool Permit	-	-	-	-	-	-	-	525	-	-	-	-	525
Landscape/Irrigation Maintenance	6,650	6,650	6,650	6,650	6,650	6,650	6,650	6,650	6,650	6,650	6,650	6,650	79,800
Mulch	-	-	-	-	-	-	-	-	-	-	-	-	-
Plant Replacement	6,000	-	-	-	-	-	-	-	-	-	-	-	6,000
Irrigation Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control & Fertilization	-	-	-	-	-	-	-	-	-	-	-	-	-
Playground Maintenance (includes inspection)	-	-	-	-	-	-	-	-	-	-	-	-	-
Water Utility Services	728	605	521	375	564	377	1,299	1,013	1,649	1,272	1,303	1,303	11,009
Electrical Utility Services	953	874	947	964	882	980	956	1,248	1,183	1,256	1,128	1,200	12,571
Janitorial Services/Supplies	8,933	8,933	8,933	8,933	9,844	10,117	8,933	8,933	8,933	8,985	8,933	7,763	108,174
Access Control (gates)	230	-	-	153	-	973	-	230	-	230	1,503	500	3,816
Security Cameras (monitoring)	1,050	500	500	500	500	641	6,088	600	600	1,200	7,486	600	20,265
Trash Collection	237	237	237	237	237	237	237	237	237	237	237	237	2,845
Special Events	978	973	856	1,005	327	1,088	835	508	938	748	343	37	8,637
Capital Outlay	-	-	-	-	-	-	-	-	-	2,917	1,504	-	4,422
Capital Improvements	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Amenity Expenditures	**$ 94,344**	**$ 34,837**	**$ 32,587**	**$ 34,246**	**$ 31,156**	**$ 38,615**	**$ 39,035**	**$ 39,254**	**$ 34,407**	**$ 37,696**	**$ 46,105**	**$ 35,613**	**$ 497,895**
Total Operations & Maintenance	**$ 155,093**	**$ 90,426**	**$ 123,956**	**$ 80,157**	**$ 90,717**	**$ 74,296**	**$ 101,901**	**$ 82,595**	**$ 230,100**	**$ 88,624**	**$ 84,131**	**$ 76,228**	**$ 1,278,224**
Total Expenditures	**$ 161,551**	**$ 96,587**	**$ 130,918**	**$ 80,767**	**$ 91,292**	**$ 74,872**	**$ 102,519**	**$ 83,791**	**$ 235,199**	**$ 93,009**	**$ 91,007**	**$ 76,882**	**$ 1,318,393**
Excess (Deficiency) of Revenues over Expen	$ (158,594)	$ 35,832	$ 758,901	$ (63,517)	$ 126,042	$ (62,086)	$ (90,685)	$ (78,755)	$ (217,910)	$ (89,040)	$ (87,920)	$ (73,602)	$ (1,336)
Net Change in Fund Balance	**$ (158,594)**	**$ 35,832**	**$ 758,901**	**$ (63,517)**	**$ 126,042**	**$ (62,086)**	**$ (90,685)**	**$ (78,755)**	**$ (217,910)**	**$ (89,040)**	**$ (87,920)**	**$ (73,602)**	**$ (1,336)**

Verano #3

Community Development District

Long Term Debt Report

Series 2021, Special Assessment Bonds (Phase 1 Assessment Area)		
Bond Issue:	5/6/2021	$9,710,000
Term 1:	$1,050,000	
Interest Rate:	2.375%	
Maturity Date:	5/1/2026	
Term 2:	$1,190,000	
Interest Rate:	3.000%	
Maturity Date:	5/1/2031	
Term 3:	$3,055,000	
Interest Rate:	3.375%	
Maturity Date:	5/1/2041	
Term 4:	$4,415,000	
Interest Rate:	4.000%	
Maturity Date:	5/1/2051	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	$269,116	
Reserve Fund Balance	269,116	
Bonds Outstanding		$9,710,000
Less: Principal Payment - 5/1/22		($200,000)
Less: Principal Payment - 5/1/23		($205,000)
Less: Principal Payment - 5/1/24		($210,000)
Less: Principal Payment - 5/1/25		($215,000)
Less: Principal Payment - 5/1/26		($220,000)
Current Bonds Outstanding		**$8,660,000**

Series 2022, Special Assessment Bonds (Phase 2 Assessment Area)		
Bond Issue:	11/15/2022	$9,015,000
Term 1:	$930,000	
Interest Rate:	5.875%	
Maturity Date:	11/1/2029	
Term 2:	$3,140,000	
Interest Rate:	6.450%	
Maturity Date:	11/1/2042	
Term 3:	$4,945,000	
Interest Rate:	6.625%	
Maturity Date:	11/1/2052	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	$694,859	
Reserve Fund Balance	694,859	
Bonds Outstanding		$9,015,000
Less: Principal Payment - 11/1/23		($130,000)
Less: Principal Payment - 11/1/24		($115,000)
Less: Principal Payment - 11/1/25		($120,000)
Current Bonds Outstanding		**$8,650,000**

Verano #3

Community Development District

Capital Projects Fund Series 2021

1. Recap of Capital Project Fund Activity Through September 30, 2026

Opening Balance in Construction Account		$9,198,510.84
Source of Funds:	Interest Earned	$31,996.34
	Impact Fees	$189,200.00
	Sales Proceeds	$289,300.00
	Developer Funding	$3,136,785.04
	Interfund Transfer In/(Out)	$47,992.98
Use of Funds:		
Disbursements:		
	Roadways Improvements	($2,572,802.53)
	Stormwater Management	($3,958,912.20)
	Water Distribution System	($5,036,456.72)
	Professional Fees	($1,115,839.24)
	Cost of Issuance	($165,662.25)
Adjusted Balance in Construction Account at September 30, 2026		**$44,112.26**

2. Funds Available For Construction at September 30, 2026

Book Balance of Construction Fund September 30, 2026	$44,112.26
Construction Funds available at September 30, 2026	$44,112.26

3. Investments - US Bank

September 30, 2026	Principal
Construction Fund:	$44,112.26
Contracts Payable	$0.00
Balance at 09/30/2026	**$44,112.26**

Verano #3

Community Development District
Capital Projects Fund Series 2022

1. Recap of Capital Project Fund Activity Through September 30, 2026

Opening Balance in Construction Account		$8,320,141.24
Source of Funds:	Interest Earned	$66,075.95
	Interfund Transfer In/(Out)	$110,652.12
	Developer Contribution	$1,627,938.02
Use of Funds:		
Disbursements:		
	Roadways Improvements	($963,509.91)
	Stormwater Management	($4,243,258.13)
	Water Distribution System	($4,451,071.80)
	Tot Lot	($32,934.68)
	Professional Fees	($12,870.00)
	Cost of Issuance	($384,661.25)
Adjusted Balance in Construction Account at September 30, 2026		**$36,501.56**

2. Funds Available For Construction at September 30, 2026

Book Balance of Construction Fund September 30, 2026	$36,501.56
Construction Funds available at September 30, 2026	$36,501.56

3. Investments - US Bank

September 30, 2026	Principal
Construction Fund:	$36,501.56
Contracts Payable	$0.00
Balance at 09/30/2026	**$36,501.56**

Verano #3

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

									GF POD G	PS87	PS95	
								Verano #5	Verano #3	Verano #3	Verano #3	Total
							gross	$192,230.09	$1,332,855.44	$585,033.54	$755,543.14	$2,865,662.21
							net	$176,851.68	$1,226,227.00	$538,230.86	$695,099.69	$2,636,409.23
								6.71%	46.51%	20.42% Series 2021	26.37% Series 20222	100.00%
Date Received	Description	Gross Tax Received	Discounts/ (Penalties)	Commissions 2.00%	Property Appraisal	Interest	Net Amount Received	General Fund Master O&M	General Fund O&M Pod G	Debt Service Fund Pod G	Debt Service Fund Pod G	Total
11/10/25	02/28-11/01/25	$3,127	$165	$59	$0	$0	$2,902	$199	$1,357	$790	$556	$2,902
11/17/25	11/01-11/06/25	$47,817	$1,913	$918	$0	$0	$44,986	$3,022	$20,932	$9,409	$11,623	$44,986
11/21/25	11/07-11/13/25	$167,136	$6,685	$3,209	$0	$0	$157,241	$10,887	$73,741	$48,181	$24,432	$157,241
12/02/25	11/14-11/20/25	$124,233	$4,969	$2,385	$0	$0	$116,878	$8,273	$55,133	$44,323	$9,150	$116,878
12/01/25	Property Appraiser	$0	$0	$0	$57,313	$0	($57,313)	-$3,845	-$26,657	-$11,701	-$15,111	-$57,313
12/08/25	11/21-11/27/25	$1,564,510	$62,581	$30,039	$0	$0	$1,471,891	$99,635	$686,200	$343,082	$342,973	$1,471,891
12/12/25	11/28-12/04/25	$89,353	$3,420	$1,719	$0	$0	$84,215	$5,652	$39,175	$17,337	$22,051	$84,215
12/19/25	12/05-12/11/25	$21,085	$682	$408	$0	$0	$19,995	$1,324	$9,269	$3,249	$6,154	$19,995
12/31/25	12/12-12/18/25	$284,717	$11,307	$5,468	$0	$0	$267,942	$16,818	$122,561	$0	$128,563	$267,942
01/06/26	12/19-12/25/25	$2,716	$81	$53	$0	$0	$2,582	$187	$1,225	$1,170	$0	$2,582
01/09/26	11/02-12/31/25	$11,179	$335	$217	$0	$0	$10,626	$716	$4,949	$2,340	$2,621	$10,626
01/09/26	interest	$0	$0	$0	$0	$1,498	$1,498	$1,498	$0	$0	$0	$1,498
01/16/26	01/02-01/08/26	$8,147	$163	$160	$0	$0	$7,825	$541	$3,668	$2,364	$1,252	$7,825
01/26/26	01/09-01/15/26	$4,874	$97	$96	$0	$0	$4,681	$294	$2,141	$0	$2,246	$4,681
01/30/26	01/16-01/22/26	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
02/06/26	01/23-01/29/26	$330,209	$6,604	$6,472	$0	$0	$317,133	$20,023	$145,271	$5,545	$146,295	$317,133
02/13/26	01/30-02/05/26	$8,368	$104	$165	$0	$0	$8,099	$534	$3,750	$1,194	$2,622	$8,099
02/23/26	02/06-02/12/26	$138,500	$1,385	$2,742	$0	$0	$134,372	$9,721	$63,760	$60,892	$0	$134,372
02/27/26	02/13-02/19/26	$127	$0	$3	$0	$0	$124	$9	$59	$56	$0	$124
03/06/26	02/20-02/26/26	$3,475	$27	$69	$0	$0	$3,379	$244	$1,603	$1,531	$0	$3,379
03/13/26	02/27-03/05/26	$8,886	$54	$177	$0	$0	$8,655	$601	$4,062	$2,728	$1,264	$8,655
03/20/26	03/06-03/12/26	$2,437	$0	$49	$0	$0	$2,388	$150	$1,093	$0	$1,146	$2,388
03/27/26	03/13-03/19/26	$2,546	$0	$51	$0	$0	$2,495	$180	$1,184	$1,131	$0	$2,495
04/03/26	03/20-03/26/26	$5,891	$0	$118	$0	$0	$5,773	$362	$2,641	$0	$2,770	$5,773
04/09/26	01/01-01/31/26	$3,310	$0	$66	$0	$0	$3,244	$204	$1,484	$0	$1,556	$3,244
04/09/26	interest	$0	$0	$0	$0	$242	$242	$242	$0	$0	$0	$242
04/13/26	03/27-04/02/26	$3,930	$0	$80	$0	$81	$3,931	$273	$1,845	$1,242	$571	$3,931
04/20/26	04/01-04/09/26	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
04/24/26	04/10-04/16/26	$2,437	($73)	$50	$0	$0	$2,460	$154	$1,125	$0	$1,180	$2,460
05/01/26	04/17-04/23/26	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
05/08/26	04/24-04/30/26	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
05/15/26	05/01-05/07/26	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
05/22/26	05/08-05/14/26	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
06/01/26	05/15-05/21/26	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
06/08/26	05/22-05/31/26	$2,437	($73)	$50	$0	$0	$2,460	$178	$1,167	$1,115	$0	$2,460
06/26/26	06/01-06/15/26	$24,213	($726)	$499	$0	$0	$24,441	$1,651	$11,389	$5,547	$5,854	$24,441
06/08/26	05/22-05/31/26	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
TOTALS		$2,865,658	$99,700	$55,321	$57,313	$1,822	$2,655,146	$179,728	$1,234,126	$541,523	$699,769	$2,655,146
						YTD collected %		100.00%	100.00%	100.00%	100.00%	100.00%
						YTD Gross collected		$192,230	$1,332,854	$585,033	$755,542	$2,865,658
						YTD Oustanding		$0	$2	$0	$1	$4