



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

August 20, 2026



Verano #3

Community Development District

Agenda

Thursday
August 20, 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#

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.)	

1. Roll Call
2. Approval of Minutes of the April 23, 2026 Meeting – **Page 5**
3. Public Hearing to Adopt the Rules
 - A. Motion to Open the Public Hearing
 - B. Public Comment and Discussion
 - C. Consideration of **Resolution #2026-08** Adopting the Rules – **Page 15**
 - D. Motion to Close the Public Hearing
4. Consideration of **Resolution #2026-10** Rules Amenities Facilities – **Page 93**
5. Public Hearing to Adopt the Fiscal Year 2027 Budget
 - A. Motion to Open the Public Hearing
 - B. Public Comment and Discussion
 - C. Consideration of **Resolution #2026-11** Annual Appropriation Resolution – **Page 112**
 - D. Consideration of **Resolution #2026-12** Levy of Non Ad Valorem Assessments – **Page 133**
 - E. Motion to Close the Public Hearing
6. Consideration of **Resolution #2026-13** Authorizing Actions to Implement Capital Improvement Plan – **Page 162**
7. **Appointment of Audit Selection Committee – Page 164**
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**

8. Consideration of:
 - A. Agreement Regarding Irrigation Water with Crosstown Commons Community Association, Inc. – [Page 165](#)
 - B. Services Agreement with Solitude Lake Management, LLC – [Page 207](#)
9. Ratification:
 - A. Agreement for Services by and between Verano #3 Community Development District and Rocket Pest Control, LLC – [Page 215](#)
 - B. Landscape Agreement with Florida Exotic a Landscape Company, Inc. – [Page 220](#)
 - C. Agreement for Traffic Enforcement and CDD Roads by and between the City of Port St. Lucie and Verano #3 Community Development District – [Page 236](#)
10. Lifestyle Management Report:
 - A. Dance Fit & Aqua Fit Proposal – [Page 248](#)
 - B. Event Attendance Report – [Page 251](#)
11. Approval of Reimbursements for Board Members
12. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager
 - 1) Monthly Report – [Page 253](#)
 - 2) Consideration and Approval of Proposal for Shade Structure:
 - a. Creative Shade Solutions – [Page 270](#)
 - b. Atlantic Structural, LLC – [Page 272](#)
 - 3) Discussion of Suspension of Amenity Privileges for Residents – Fernando, Enola, and Garofalo – [Page 274](#)
 - D. Manager
 - 1) Selection of the W Executive Suites, LLC, 1860 SW Fountainview Blvd., Suite 100, Port Saint Lucie, FL 34986 as the District's Records Office
 - 2) Consideration of Proposed Fiscal Year 2027 Meeting Schedule – [Page 286](#)
 - 3) Form 1 Financial Disclosure Due July 1, 2026 – [everyone has filed – Page 287](#)
 - 4) Reminder to Complete 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 – [Page 289](#)
 - 6) Consideration of FY2026 – FY2027 Performance Measures and Standards as Required by Florida Statute 189.069 – [Page 294](#)

13. Financial Reports
 - A. Acceptance of Check Run Summary – **Page 299**
 - B. Acceptance of Unaudited Financials – **Page 317**
14. Supervisors Requests and Audience Comments
15. 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 special meeting of the Board of Supervisors of the Verano #3 Community Development Districts was held on Thursday, April 23, 2026, at 11:30 a.m. at 10291 SW Visconti Way, Port St. Lucie, Florida.

Present and constituting a quorum were:

William Fife
John Seifel
Luis Carcamo

Chairman
Vice Chairman
Assistant Secretary

Also present were:

Andressa Hinz Philippi
Matthew Hans
Darrin Mossing
Jere Earlywine
Kirsten Mood
Brandon Ulmer
Several Residents

District Manager
Governmental Management Services
Governmental Management Services
District Counsel
Kutak Rock, LLP
Mills, Short & Associates (by phone)

FIRST ORDER OF BUSINESS

Roll Call

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

Ms. Hinz Philippi stated she had received a resignation letter from Mr. Tim Smith yesterday stating he wished to resign from the Verano #3 CDD Board. She then asked for a motion to accept his resignation letter.

On MOTION by Mr. Fife seconded by Mr. Seifel with all in favor, accepting the resignation letter from Mr. Tim Smith to resign from Verano #3 CDD Board was approved.
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SECOND ORDER OF BUSINESS Organizational Matters

A. Consideration of Appointment to Fill Unexpired Term(s) of Office(s) – Seat #2 (11/2028)

B. Oath of Office for Newly Appointed Supervisor(s)

Ms. Hinz Philippi asked the Board if there was anyone they wished to appoint to the unexpired term of office for seat #1.

Mr. Fife made a motion to appoint Josh Long to seat #1.

On MOTION by Mr. Fife seconded by Mr. Seifel with all in favor, appointing Josh Long to fill the unexpired term of office for seat #1 was approved.

Ms. Hinz Philippi then administered the oath of office to Mr. Josh Long for seat #1 for Verano #3.

C. Election of Officers

Ms. Hinz Philippi moved to the election of officers, read the current slate of officers into the record and stated the Board could rearrange the slate if they wished electing a chairman, a vice chairman and then the remaining Board members would serve as assistant secretaries.

Mr. Fife stated he would be fine with keeping the slate the same and adding Josh Long as an assistant secretary. He also asked Ms. Hinz Philippi if they should also to fill seat #2 at this time since the Board was converting to a resident controlled Board.

Ms. Hinz Philippi stated seat #2 was an open seat and asked if he had anyone to appoint at this time.

Mr. Fife then stated if anyone in the audience wished to be appointed to the Board they could do that now.

Mr. Benjamin Mann stated he would be interested in being on the CDD Board.

Mr. Fife made a motion to appoint Benjamin Mann to seat #2.

On MOTION by Mr. Fife seconded by Mr. Carcamo with all in favor, appointing Benjamin Mann to fill the unexpired term of office for seat #2 was approved.

Ms. Hinz Philippi then administered the oath of office to Mr. Benjamin Mann for seat #2 for Verano #3. She then read the current slate of officers into the record once again, and

asked for a motion to approve the slate of officers, adding Josh Long and Benjamin Mann as assistant secretaries.

Mr. Fife made a motion to keep the existing slate of officers the same, adding Josh Long and Benjamin Maan to serve as assistant secretaries.

On MOTION by Mr. Fife seconded by Mr. Seifel with all in favor, Election of officers, keeping the existing slate of officers the same and adding Josh Long and Benjamin Mann as assistant secretaries was approved.

Mr. Earlywine then gave a brief overview to the new Board members relating to becoming public officials of the CDD Board, the requirements of new Board members regarding the Sunshine Law, the public records law, the conflict of interest form, the financial disclosure form, and the required 4 hours of ethics training annually.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the January 15, 2026 Meeting

Ms. Hinz Philippi presented the minutes from the January 15, 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. Seifel with all in favor, the Minutes of the January 15, 2026 Meeting were approved.

FOURTH ORDER OF BUSINESS

Consideration of:

A. Resolution #2026-06 Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing

Ms. Hinz Philippi presented resolution #2026-06 approving the proposed fiscal year 2027 budget and setting the public hearing and gave a brief overview of the proposed budget. She then stated pursuant to the Statute, the public hearing date needed to be set at least 60 days out from today's meeting which would be the July 16th or August 20th meeting and asked which date the Board would prefer.

(At this point there was a discussion among the Board members, Ms. Hinz Philippi and the attending audience relating to the proposed 3% increase in the budget)

The Board agreed that August 20th would be the best date. Ms. Hinz Philippi then asked for any further comments or questions, and upon hearing none, asked for a motion to adopt the resolution.

On MOTION by Mr. Fife seconded by Mr. Seifel with all in favor, Resolution #2026-06 approving the proposed Fiscal Year 2027 Budget with the proposed 3% increase and setting the Public Hearing on August 20, 2026 at 11:30 a.m. at 10291 SW Visconti Way, Port St. Lucie, Florida was approved.

B. Cost Share Agreement (Commercial Parcels)

1) Shops at Port St. Lucie, LLC

2) DK Central Park, LLC

Mr. Earlywine presented the cost share agreement for the commercial parcels with the Shops at Port St. Lucie, LLC and DK Central Park, LLC and gave a brief explanation stating these parcels would be taken out of the District #3 and the District would have a cost share agreement with them since they were receiving the benefit of connecting to the drainage system so the commercial parcels would continue to pay that small contribution towards the budget through the cost share agreement. He then asked for any questions or comments and upon hearing none, he asked for a motion to approve the cost share agreement for both commercial parcels in substantial final form.

On MOTION by Mr. Fife seconded by Mr. Seifel with all in favor, accepting the Cost Share Agreement (Commercial Parcel) with Shops at Port St. Lucie, LLC and DK Central Park, LLC in substantial final form was approved.

FIFTH ORDER OF BUSINESS

Discussion of:

A. Rules

Mr. Earlywine stated his office prepares the Rules of Procedures for all the CDD Districts they represent and they also monitor the annual legislation sessions. He also stated the intention of these rules was to update all the Rules of Procedures, which were more technical in nature than anything else so the Board would need to approve them at this time and set a public hearing for August 20, 2026.

On MOTION by Mr. Fife seconded by Mr. Seifel with all in favor, accepting the Rules of Procedure as stated on the record and setting a public hearing for August 20, 2026 at 11:30 a.m. at 10291 SW Visconti Way, Port St. Lucie, Florida was approved.

B. Procedures for the General Election

Ms. Hinz Philippi presented the procedures for the general election which were included in the agenda package and stated there were two seats coming up for election in November, seat #1, Josh Long, and seat #5, Luis Carcamo. She also stated the qualifying period would be from 12:00 noon on June 8th to 12:00 noon on June 12th and they would need to qualify during that time period with the Supervisor of Elections if they wished to run again for their seats. Ms. Hinz Philippi then stated that if they had any questions, they could call the Supervisor of Elections.

Mr. Fife also stated they would have the HOA send out an email to all the homeowners letting them know to go to the CDD website or the Supervisor of Elections website for additional information.

C. Second Amended & Restated Interlocal Agreement

Mr. Earlywine stated this item was discussed at previous meetings with the Board and was put on the agenda as a draft form just for review purposes. He then made some additional comments relating to the agreement stating previously there had been one interlocal agreement that governed all 6 Verano CDDs and it was very vague on how things were supposed to work for each individual CDD, so this would make it easier going forward. He also stated the basic concept of the agreement would be that the stormwater system would be a master improvement under Verano #5 since they have the agreement with the city for rebates and maintenance, and the spine road that was shared between Verano #2, #3, and #4 would be separated out. Mr. Earlywine also made a few additional comments relating to this item as well.

SIXTH ORDER OF BUSINESS

Ratification of:

- A. Kolter Land, LLC Contract for Acquisition of Tot Lot Improvements**
- B. CDD Drainage Installation with Florida Irrigation Service**
- C. Street Signs Proposal with Onsite Industries**
- D. Mosquito Control Services with Clarke Environmental**

Ms. Hinz Philippi presented items A through D 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 D.

Mr. Fife stated that item B listed above with Florida Irrigation Service for drainage installation in the amount of \$25,000 was not approved at the last meeting, and after meeting with the vendor it was determined that was not the correct method to take, so that item should be omitted and not ratified.

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

SEVENTH ORDER OF BUSINESS Staff Reports

A. Attorney

There not being any report, the next item followed.

B. Engineer – Lake Bank Preservation Report

Ms. Hinz Philippi presented the lake bank preservation report and gave a brief explanation stating this report was provided for remediation of any lake bank preservation concerns in the future. She also stated the District engineer was evaluating all the lakes and any erosion areas would bring back some proposed solutions for improving the lake banks to prevent erosion and any future restorations.

C. Field Manager

- 1) Monthly Report**
- 2) Central Park Freeze Report**
- 3) Discussion of Lifestyle Management – Central Park April Events**
- 4) Estimate #2349 Refurbishment of Mailboxes**
- 5) Roof Replacement Quotes**

Mr. Hans gave a brief update on some of the items listed on the field manager's report, stating he was working with the District Engineer, Brandon Ulmer, on some of these items to formulate a plan to solve the drainage issues within the community. He also stated that right now he was working on scheduling for surveys to be done in those areas, and Mr. Ulmer would be putting together a full set of plans to restore the areas to their original condition and function, which would consist of adding a swale, lowering the height of the drains so the water could drain off.

Mr. Hans also stated that when he was at the clubhouse last week, he saw a couple of rats that run by the front door and previously the pest control services were taken care of by Charles Cleaning Service, and when they switched over to the in-house maintenance guy they added treating for bugs to his scope of work, but treating for rats was outside of his normal scope of work. Mr. Hans stated he did obtain a proposal from Rapid Pest Control, which was a vendor they used in other Districts and they do a good job, however the proposal was not included in the agenda package because he had just received it. He stated the amount for the service would be \$165 per month for pest control services, or \$2,209 annually which included the startup cost of \$229 and they would take over the treatment for bugs, and it would also include 10 rodent bait station throughout the clubhouse facility.

(At this point there was a discussion among the Board members, District staff and Mr. Hans relating to this item)(Mr. Fife stated he was fine with the proposed amount for now but, would also like to see pest control over by the tennis court area as well)(Mr. Hans said he would obtain a proposal for the tennis court area and bring that back to the next meeting)

Mr. Hans then asked for a motion to proceed with the pest control services in the amount of \$2,209 annually.

On MOTION by Mr. Fife seconded by Mr. Seifel with all in favor, authorizing a not to exceed amount of \$2,209 annually, including initial setup cost of \$229, for the first year of pest control services at the clubhouse amenity center was approved.

Mr. Hans then moved on to the central park freeze damage report throughout the community and gave a brief explanation of this item. He indicated the printout he provided to the Board showed a breakdown of the 3 vendors who bid on the project and what they would charge per plant. Mr. Hans then gave a brief summary of the different bids per vendor and recommended Florida Exotic since they were the current maintenance company and their prices were in line per plant versus the other vendors so it would make more sense to go with them and all vendors were offering a 90-day warranty on the plants due to the irrigation already being in place.

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

On MOTION by Mr. Fife seconded by Mr. Seifel with all in favor, accepting the proposal from Florida Exotic for landscape replacement of freeze damaged trees including the replacement of dead trees at a not to exceed amount of \$150,000 and authorizing staff to try and negotiate a 6 month warranty period was approved.

Mr. Hans then moved down the agenda to items #4 and #5, estimate #2349 for the refurbishment of mailboxes and the roof replacement quotes, and gave a brief explanation of each item. He stated the proposal for the mailbox refurbishment was included in the agenda on page 260 from Mailbox and Sign Solutions in the amount of \$32,300 at a rate of \$500 per mailbox unit, and was the only company he could find that specialized in mailbox refurbishment. He then gave a brief summary of his discussions with different vendors regarding this issue, who couldn't offer any solution for the project. He also gave a quick summary of the three roof replacement quotes he received, stating Rhino Roofing came in far and above the other two quotes and have been in business over 30 years.

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

Ms. Hinz Philippi then asked for a motion to approve both vendors, one for mailbox refurbishment and one for roof replacement, and have the Board approve to negotiate with the current vendor, Pillar Construction, for the purpose of the amounts to be paid to the other vendors.

On MOTION by Mr. Seifel seconded by Mr. Fife with all in favor, accepting Estimate #2349 from Mailbox and Sign Solutions in the amount of \$32,300 for refurbishment of mailboxes and the estimate from Rhino Roofing and Construction in the amount of \$9,045 for the Central Park roof replacement and also authorizing staff to negotiate with Pillar Construction for the amount of the estimates was approved.

Mr. Hans then moved back to item #3, discussion of lifestyle management, Central Park April events, and indicated on page 258 of the agenda was a calendar of events for the month of May, stating the month of April was listed in error on the agenda page. He also stated an events attendance report showing the attendance over the past 2 months for some

of the previous events, which was for informational purposes for everyone to know what was going on in the community.

(At this point there was a discussion among the Board members and Mr. Hans relating to this item)(The Board requested to receive the calendar of events before every meeting so the Board can see what's going on)

D. Manager

1) Lake Restoration Proposals

Ms. Hinz Philippi stated this item had already been discussed earlier at this meeting.

2) Number of Registered Voters in the District – 1,376

Ms. Hinz Philippi then announced the number of registered voters in the District as 1,376 and stated this was just for informational purposes since the Board had already transitioned to a residential Board.

EIGHTH 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. Seifel seconded by Mr. Seifel with all in favor, the check run summary and the unaudited financial were approved.
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NINTH 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 a question about the mailbox repainting structure and when that would take place and if there would be lighting installed as well. She also stated there was an ongoing issue at the amenity center with smelly water in the sinks.

Mr. Hans stated the smelly water was coming from the water heater system, and they've bypassed the water heater for the conference room, so the water is no longer smelly since that was shut down. He also made some additional comments as well.

Another resident made a comment relating to items being postponed and several CDD Board meetings being canceled and wanted to know how business gets conducted that way and did the Board intend to cancel the remaining meetings for the balance of the year until the new elections took place, and what was the plan for that.

Mr. Fife stated there were a few required meetings that need to take place such as the proposed budget and the adopted budget meetings, and there was also an expense when having the meetings as well so not having meetings saves money for the residents and the community as a whole.

Ms. Hinz Philippi also stated money is saved due to not having to advertise the meetings, and every time the Board meets there's a cost for business to happen so if there is no business the meeting is canceled and the Board does not meet.

TENTH 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. Seifel with all in favor, the meeting was adjourned.

Secretary / Assistant Secretary

Chairman / Vice Chairman

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF VERANO #3 COMMUNITY DEVELOPMENT DISTRICT ADOPTING RULES OF PROCEDURE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Verano #3 Community Development District (the “**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 adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, to provide for efficient and effective District operations and to maintain compliance with recent changes to Florida law, the Board of Supervisors finds that it is in the best interests of the District to adopt by resolution the Rules of Procedure attached hereto as **Exhibit A** for immediate use and application; and

WHEREAS, the Board of Supervisors has complied with applicable Florida law concerning rule development and adoption.

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

SECTION 1. The Rules of Procedure attached hereto as **Exhibit A** are hereby adopted pursuant to this resolution as necessary for the conduct of District business and shall supersede and replace all previously adopted Rules of Procedure. These Rules of Procedure shall stay in full force and effect until such time as the Board of Supervisors may amend these rules in accordance with Chapter 190, *Florida Statutes*.

SECTION 2. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This resolution shall become effective upon its passage and shall supersede any rules of procedure previously adopted by the District and remain in effect unless rescinded or repealed.

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

ATTEST:

VERANO COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

Chair / Vice Chair, Board of Supervisors

Exhibit A: Rules of Procedure

Exhibit A
Rules of Procedure
RULES OF PROCEDURE
VERANO #3
COMMUNITY DEVELOPMENT DISTRICT
RULE NO. 2026-08
EFFECTIVE AS OF AUGUST 20, 2026

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Exhibit A
Rules of Procedure

Rule 1.0 General.

- (1) The Verano #3 Community Development District (the “**District**”) was created pursuant to the provisions of Chapter 190 of the Florida Statutes, and was established to provide for the ownership, operation, maintenance, and provision of various capital facilities and services within its jurisdiction. The purpose of these rules (the “**Rules**”) is to describe the general operations of the District.
- (2) Definitions located within any section of these Rules shall be applicable within all other sections, unless specifically stated to the contrary.
- (3) Unless specifically permitted by a written agreement with the District, the District does not accept documents filed by e-mail or facsimile transmission. Filings are only accepted during normal business hours.
- (4) A Rule of the District shall be effective upon adoption by affirmative vote of the District Board. After a Rule becomes effective, it may be repealed or amended only through the rulemaking procedures specified in these Rules. Notwithstanding, the District may immediately suspend the application of a Rule if the District determines that the Rule conflicts with Florida law. In the event that a Rule conflicts with Florida law and its application has not been suspended by the District, such Rule should be interpreted in the manner that best effectuates the intent of the Rule while also complying with Florida law. If the intent of the Rule absolutely cannot be effectuated while complying with Florida law, the Rule shall be automatically suspended.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 190.011(5), 190.011(15), Fla. Stat.

Exhibit A
Rules of Procedure

Rule 1.1 Board of Supervisors; Officers and Voting.

- (1) Board of Supervisors. The Board of Supervisors of the District (the “**Board**”) shall consist of five (5) members. Members of the Board (“**Supervisors**”) appointed by ordinance or rule or elected by landowners must be citizens of the United States of America and residents of the State of Florida. Supervisors elected or appointed by the Board to elector seats must be citizens of the United States of America, residents of the State of Florida and of the District and registered to vote with the Supervisor of Elections of the county in which the District is located and for those elected, shall also be qualified to run by the Supervisor of Elections. The Board shall exercise the powers granted to the District under Florida law.
 - (a) Supervisors shall hold office for the term specified by Section 190.006 of the Florida Statutes. If, during the term of office, any Board member(s) vacates their office, the remaining member(s) of the Board shall fill the vacancies by appointment for the remainder of the term(s). If three or more vacancies exist at the same time, a quorum, as defined herein, shall not be required to appoint replacement Board members.
 - (b) Three (3) members of the Board shall constitute a quorum for the purposes of conducting business, exercising powers and all other purposes. A Board member shall be counted toward the quorum if physically present at the meeting, regardless of whether such Board member is prohibited from, or abstains from, participating in discussion or voting on a particular item.
 - (c) Action taken by the Board shall be upon a majority vote of the members present, unless otherwise provided in the Rules or required by law. Subject to Rule 1.3(10), a Board member participating in the Board meeting by teleconference or videoconference shall be entitled to vote and take all other action as though physically present.
 - (d) Unless otherwise provided for by an act of the Board, any one Board member may attend a mediation session on behalf of the Board. Any agreement resulting from such mediation session must be approved pursuant to subsection (1)(c) of this Rule.
- (2) Officers. At the first Board meeting held after each election where the newly elected members take office, the Board shall select a Chairperson, Vice-Chairperson, Secretary, Assistant Secretary, and Treasurer.
 - (a) The Chairperson must be a member of the Board. If the Chairperson resigns from that office or ceases to be a member of the Board, the Board shall select a Chairperson. The Chairperson serves at the pleasure of the Board. The Chairperson shall be authorized to execute resolutions and

Exhibit A
Rules of Procedure

contracts on the District's behalf. The Chairperson shall convene and conduct all meetings of the Board. In the event the Chairperson is unable to attend a meeting, the Vice-Chairperson shall convene and conduct the meeting. The Chairperson or Vice-Chairperson may delegate the responsibility of conducting the meeting to the District's manager ("**District Manager**") or District Counsel, in whole or in part.

- (b) The Vice-Chairperson shall be a member of the Board and shall have such duties and responsibilities as specifically designated by the Board from time to time. The Vice-Chairperson has the authority to execute resolutions and contracts on the District's behalf in the absence of the Chairperson. If the Vice-Chairperson resigns from office or ceases to be a member of the Board, the Board shall select a Vice-Chairperson. The Vice-Chairperson serves at the pleasure of the Board.
- (c) The Secretary of the Board serves at the pleasure of the Board and need not be a member of the Board. The Secretary shall be responsible for maintaining the minutes of Board meetings and may have other duties assigned by the Board from time to time. An employee of the District Manager may serve as Secretary. The Secretary shall be bonded by a reputable and qualified bonding company in at least the amount of one million dollars (\$1,000,000), or have in place a fidelity bond, employee theft insurance policy, or a comparable product in at least the amount of one million dollars (\$1,000,000) that names the District as an additional insured.
- (d) The Treasurer need not be a member of the Board but must be a resident of the State of Florida. The Treasurer shall perform duties described in Section 190.007(2) and (3) of the Florida Statutes, as well as those assigned by the Board from time to time. The Treasurer shall serve at the pleasure of the Board. The Treasurer shall either be bonded by a reputable and qualified bonding company in at least the amount of one million dollars (\$1,000,000), or have in place a fidelity bond, employee theft insurance policy, or a comparable product in at least the amount of one million dollars (\$1,000,000) that names the District as an additional insured.
- (e) In the event that both the Chairperson and Vice-Chairperson are absent from a Board meeting and a quorum is present, the Board may designate one of its members or a member of District staff to convene and conduct the meeting. In such circumstances, any of the Board members present are authorized to execute agreements, resolutions, and other documents approved by the Board at such meeting. In the event that the Chairperson and Vice-Chairperson are both unavailable to execute a document

Exhibit A
Rules of Procedure

previously approved by the Board, the Secretary or any Assistant Secretary may execute such document.

- (f) The Board may assign additional duties to District officers from time to time, which include, but are not limited to, executing documents on behalf of the District.
 - (g) The Chairperson, Vice-Chairperson, and any other person authorized by District Resolution may sign checks and warrants for the District, countersigned by the Treasurer or other persons authorized by the Board.
- (3) Committees. The Board may establish committees of the Board, either on a permanent or temporary basis, to perform specifically designated functions. Committees may include individuals who are not members of the Board. Such functions may include, but are not limited to, review of bids, proposals, and qualifications, contract negotiations, personnel matters, and budget preparation.
- (4) Record Book. The Board shall keep a permanent record book entitled “**Record of Proceedings**,” in which shall be recorded minutes of all meetings, resolutions, proceedings, certificates, and corporate acts. The Records of Proceedings shall be located at a District office and shall be available for inspection by the public.
- (5) Meetings. For each fiscal year, the Board shall establish a schedule of regular meetings, which shall be published in a newspaper of general circulation within the county or counties in which the District is located and filed with the local general-purpose governments within whose boundaries the District is located. All meetings of the Board and committees serving an advisory function shall be open to the public in accord with the provisions of Chapter 286 of the Florida Statutes.
- (6) Votes Required. No Board member who is present at any meeting of the District Board at which an official decision, ruling, or other official act is to be taken or adopted may abstain from voting in regard to any such decision, ruling, or act; and a vote shall be recorded or counted for each such Board member present, except when, with respect to any such member, there is, or appears to be, a possible conflict of interest under the provisions of s. 112.311, s. 112.313, or s. 112.3143 of the Florida Statutes.
- (7) Voting Conflict of Interest. The Board shall comply with Section 112.3143 of the Florida Statutes, so as to ensure the proper disclosure of conflicts of interest on matters coming before the Board for a vote. For the purposes of this section, “**voting conflict of interest**” shall be governed by the Florida Constitution and Chapters 112 and 190 of the Florida Statutes, as amended from time to time. Generally, a voting conflict exists when a Board member is called upon to vote on an item which would inure to the Board member’s special private gain or loss or

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the Board member knows would inure to the special private gain or loss of a principal by whom the Board member is retained, the parent organization or subsidiary of a corporate principal, a business associate, or a relative including only a father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law.

- (a) When a Board member knows the member has a conflict of interest on a matter coming before the Board, the member should notify the Board's Secretary prior to participating in any discussion with the Board on the matter. The member shall publicly announce the conflict of interest at the meeting. This announcement shall appear in the minutes.

If the Board member was elected at a landowner's election or appointed to fill a vacancy of a seat last filled at a landowner's election, the Board member may vote or abstain from voting on the matter at issue. If the Board member was elected by electors residing within the District, the Board member is prohibited from voting on the matter at issue. In the event that the Board member intends to abstain or is prohibited from voting, such Board member shall not participate in the discussion on the item subject to the vote.

The Board's Secretary shall prepare a Memorandum of Voting Conflict (Form 8B) which shall then be signed by the Board member, filed with the Board's Secretary, and provided for attachment to the minutes of the meeting within fifteen (15) days of the meeting.

- (b) If a Board member inadvertently votes on a matter and later learns he or she has a conflict on the matter, the member shall immediately notify the Board's Secretary. Within fifteen (15) days of the notification, the member shall file the appropriate Memorandum of Voting Conflict, which will be attached to the minutes of the Board meeting during which the vote on the matter occurred. The Memorandum of Voting Conflict shall immediately be provided to other Board members and shall be read publicly at the next meeting held subsequent to the filing of the Memorandum of Voting Conflict. The Board member's vote is unaffected by this filing.
- (c) It is not a conflict of interest for a Board member, the District Manager, or an employee of the District to be a stockholder, officer or employee of a landowner or of an entity affiliated with a landowner.
- (d) In the event that a Board member elected at a landowner's election or appointed to fill a vacancy of a seat last filled at a landowner's election, has a continuing conflict of interest, such Board member is permitted to

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file a Memorandum of Voting Conflict at any time in which it shall state the nature of the continuing conflict. Only one such continuing Memorandum of Voting Conflict shall be required to be filed for each term the Board member is in office.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 112.3143, 190.006, 190.007, 286.012, Fla. Stat.

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Rule 1.2 District Offices; Public Information and Inspection of Records; Policies; Service Contract Requirements; Financial Disclosure Coordination.

(1) District Offices. Unless otherwise designated by the Board, the official District office shall be the District Manager's office identified by the District Manager. If the District Manager's office is not located within the county in which the District is located, the Board shall designate a local records office within such county which shall at a minimum contain, but not be limited to, the following documents:

- (a) Agenda packages for prior 24 months and next meeting;
- (b) Official minutes of meetings, including adopted resolutions of the Board;
- (c) Names and addresses of current Board members and District Manager, unless such addresses are protected from disclosure by law;
- (d) Adopted engineer's reports;
- (e) Adopted assessment methodologies/reports;
- (f) Adopted disclosure of public financing;
- (g) Limited Offering Memorandum for each financing undertaken by the District;
- (h) Proceedings, certificates, bonds given by all employees, and any and all corporate acts;
- (i) District policies and rules;
- (j) Fiscal year end audits; and
- (k) Adopted budget for the current fiscal year.

The District Manager shall ensure that each District records office contains the documents required by Florida law.

(2) Public Records. District public records include all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of the physical form, characteristics, or means of transmission, made or received in connection with the transaction of official business of the District. All District public records not otherwise restricted by law may be copied or inspected at the District Manager's office during regular business hours. Certain District records can also be inspected and copied at the

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District's local records office during regular business hours. All written public records requests shall be directed to the Secretary who by these rules is appointed as the District's records custodian. Regardless of the form of the request, any Board member or staff member who receives a public records request shall immediately forward or communicate such request to the Secretary for coordination of a prompt response. The Secretary, after consulting with District Counsel as to the applicability of any exceptions under the public records laws, shall be responsible for responding to the public records request. At no time can the District be required to create records or summaries of records, or prepare opinions regarding District policies, in response to a public records request.

- (3) Service Contracts. Any contract for services, regardless of cost, shall include provisions required by law that require the contractor to comply with public records laws. The District Manager shall be responsible for initially enforcing all contract provisions related to a contractor's duty to comply with public records laws.
- (4) Fees; Copies. Copies of public records shall be made available to the requesting person at a charge of \$0.15 per page for one-sided copies and \$0.20 per page for two-sided copies if not more than 8 ½ by 14 inches. For copies of public records in excess of the sizes listed in this section and for outside duplication services, the charge shall be equal to the actual cost of reproduction. Certified copies of public records shall be made available at a charge of one dollar (\$1.00) per page. If the nature or volume of records requested requires extensive use of information technology resources or extensive clerical or supervisory assistance, the District may charge, in addition to the duplication charge, a special service charge that is based on the cost the District incurs to produce the records requested. This charge may include, but is not limited to, the cost of information technology resource, employee labor, and fees charged to the District by consultants employed in fulfilling the request. In cases where the special service charge is based in whole or in part on the costs incurred by the District due to employee labor, consultant fees, or other forms of labor, those portions of the charge shall be calculated based on the lowest labor cost of the individual(s) who is/are qualified to perform the labor, taking into account the nature or volume of the public records to be inspected or copied. The charge may include the labor costs of supervisory and/or clerical staff whose assistance is required to complete the records request, in accordance with Florida law. For purposes of this Rule, the word "**extensive**" shall mean that it will take more than 15 minutes to locate, review for confidential information, copy and re-file the requested material. In cases where extensive personnel time is determined by the District to be necessary to safeguard original records being inspected, the special service charge provided for in this section shall apply. If the total fees, including but not limited to special service charges, are anticipated to exceed twenty-five dollars (\$25.00), then, prior to commencing work on the request, the District will inform the person

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making the public records request of the estimated cost, with the understanding that the final cost may vary from that estimate. If the person making the public records request decides to proceed with the request, payment of the estimated cost is required in advance. Should the person fail to pay the estimate, the District is under no duty to produce the requested records. After the request has been fulfilled, additional payments or credits may be due. The District is under no duty to produce records in response to future records requests if the person making the request owes the District for past unpaid duplication charges, special service charges, or other required payments or credits.

- (5) Records Retention. The Secretary of the District shall be responsible for retaining the District's records in accordance with applicable Florida law.
- (6) Policies. The Board may adopt policies related to the conduct of its business and the provision of services either by resolution or motion.
- (7) Financial Disclosure Coordination. Unless specifically designated by Board resolution otherwise, the Secretary shall serve as the Financial Disclosure Coordinator ("**Coordinator**") for the District as required by the Florida Commission on Ethics ("**Commission**"). The Coordinator shall create, maintain and update a list of the names, e-mail addresses, physical addresses, and names of the agency of, and the office or position held by, all Supervisors and other persons required by Florida law to file a statement of financial interest due to his or her affiliation with the District ("**Reporting Individual**"). The Coordinator shall provide this list to the Commission by February 1 of each year, which list shall be current as of December 31 of the prior year. Each Supervisor and Reporting Individual shall promptly notify the Coordinator in writing if there are any changes to such person's name, e-mail address, or physical address. Each Supervisor and Reporting Individual shall promptly notify the Commission in the manner prescribed by the Commission if there are any changes to such person's e-mail address.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 112.31446(3), 112.3145(8)(a)1., 119.07, 119.0701, 190.006, Fla. Stat.

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Rule 1.3 Public Meetings, Hearings, and Workshops.

- (1) Notice. Except in emergencies, or as otherwise authorized or required by statute or these Rules, at least seven (7) days' public notice shall be given of any public meeting, hearing or workshop of the Board. Public notice shall be given by publication in a newspaper of general circulation within the county or counties in which the District is located. A newspaper is deemed to be a newspaper of "**general circulation**" in the county in which the District is located if such newspaper has been in existence for two (2) years at the time of publication of the applicable notice (unless no newspaper within the county has been published for such length) and satisfies the criteria of section 50.011(1) of the Florida Statutes, or if such newspaper is a direct successor of a newspaper which has been so published, as such provisions may be amended from time to time by law. The annual meeting notice required to be published by Section 189.015 of the Florida Statutes, shall be published as provide in Chapter 50 of the Florida Statutes, and such notice published consistent therewith shall satisfy the requirement to give at least seven (7) days' public notice as required herein. Each Notice shall state, as applicable:
- (a) The date, time and place of the meeting, hearing or workshop;
 - (b) A brief description of the nature, subjects, and purposes of the meeting, hearing, or workshop;
 - (c) The District office address for the submission of requests for copies of the agenda, as well as a contact name and telephone number for verbal requests for copies of the agenda; and
 - (d) The following or substantially similar language: "Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at 954-721-8681. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770 or 1 (800) 955-8771, who can aid you in contacting the District Office."
 - (e) The following or substantially similar language: "A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based."

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- (f) The following or substantially similar language: “The meeting [or hearing or workshop] may be continued in progress without additional notice to a time, date, and location stated on the record.”

The date, time, and place of each meeting, hearing, or workshop of the Board shall additionally be posted on the District’s website at least seven (7) days prior to such meeting, hearing, or workshop.

- (2) Mistake. In the event that a meeting is held under the incorrect assumption that notice required by law and these Rules has been given, the Board at its next properly noticed meeting shall cure such defect by considering the agenda items from the prior meeting individually and anew.
- (3) Agenda. The District Manager, under the guidance of District Counsel and the Chairperson or Vice-Chairperson, shall prepare an agenda of the meeting/hearing/workshop. The agenda and any meeting materials available in an electronic format, excluding any i) confidential and ii) confidential and exempt information, shall be available to the public at least seven (7) days before the meeting/hearing/workshop, except in an emergency. Meeting materials shall be defined as, and limited to, the agenda, meeting minutes, resolutions, and agreements of the District that District staff deems necessary for Board approval. Inclusion of additional materials for Board consideration other than those defined herein as “meeting materials” shall not convert such materials into “meeting materials.” For good cause, the agenda may be changed after it is first made available for distribution, and additional materials may be added or provided under separate cover at the meeting. The requirement of good cause shall be liberally construed to allow the District to efficiently conduct business and to avoid the expenses associated with special meetings.

The District may, but is not required to, use the following format in preparing its agenda for its regular meetings:

- Call to order
- Roll call
- Public comments
- Organizational matters
- Review of minutes
- Specific items of old business
- Specific items of new business
- Staff reports
 - (a) District Counsel
 - (b) District Engineer
 - (c) District Manager

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1. Financial Report
2. Approval of Expenditures

Supervisor's requests and comments

Adjournment

- (4) Minutes. The Secretary shall be responsible for preparing and keeping the minutes of each meeting of the Board. Minutes shall be corrected and approved by the Board at a subsequent meeting. The Secretary may work with other staff members in preparing draft minutes for the Board's consideration.
- (5) Special Requests. Persons wishing to receive, by mail, notices or agendas of meetings, may so advise the District Manager or Secretary at the District Office. Such persons shall furnish a mailing address in writing and shall be required to pre-pay the cost of the copying and postage.
- (6) Emergency Meetings. The Chairperson, or Vice-Chairperson if the Chairperson is unavailable, upon consultation with the District Manager and District Counsel, if available, may convene an emergency meeting of the Board without first having complied with sections (1) and (3) of this Rule, to act on emergency matters that may affect the public health, safety, or welfare. Whenever possible, the District Manager shall make reasonable efforts to provide public notice and notify all Board members of an emergency meeting twenty-four (24) hours in advance. Reasonable efforts may include telephone notification. Notice of the emergency meeting must be provided both before and after the meeting on the District's website, if it has one. Whenever an emergency meeting is called, the District Manager shall be responsible for notifying at least one newspaper of general circulation within the county in which the District is located. After an emergency meeting, the Board shall publish in a newspaper of general circulation within the county in which the District is located, the time, date and place of the emergency meeting, the reasons why an emergency meeting was necessary, and a description of the action taken. Actions taken at an emergency meeting may be ratified by the Board at a regularly noticed meeting subsequently held.
- (7) Public Comment. The Board shall set aside a reasonable amount of time at each meeting for public comment and members of the public shall be permitted to provide comment on any proposition before the Board. The portion of the meeting generally reserved for public comment shall be identified in the agenda. Policies governing public comment may be adopted by the Board in accordance with Florida law.
- (8) Budget Hearing. Notice of hearing on the annual budget(s) shall be in accord with Section 190.008 of the Florida Statutes. Once adopted in accord with Section 190.008 of the Florida Statutes, the annual budget(s) may be amended from time to time by action of the Board or as otherwise provided in the resolution approving

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the annual budget(s). Approval of invoices by the Board in excess of the funds allocated to a particular budgeted line item shall serve to amend the budgeted line item.

- (9) Public Hearings. Notice of required public hearings shall contain the information required by applicable Florida law and by these Rules applicable to meeting notices and shall be mailed and published as required by Florida law. The District Manager shall ensure that all such notices, whether mailed or published, contain the information required by Florida law and these Rules and are mailed and published as required by Florida law. Public hearings may be held during Board meetings when the agenda includes such public hearing.
- (10) Participation by Teleconference/Videoconference. District staff may participate in Board meetings by teleconference or videoconference. Board members may also participate in Board meetings by teleconference or videoconference if in the good judgment of the Board extraordinary circumstances exist; provided however, at least three Board members must be physically present at the meeting location to establish a quorum. Such extraordinary circumstances shall be presumed when a Board member participates by teleconference or videoconference, unless a majority of the Board members physically present determines that extraordinary circumstances do not exist.
- (11) Board Authorization. The District has not adopted Robert's Rules of Order. For each agenda item, there shall be discussion permitted among the Board members during the meeting. Unless such procedure is waived by the Board, approval or disapproval of resolutions and other proposed Board actions shall be in the form of a motion by one Board member, a second by another Board member, and an affirmative vote by the majority of the Board members present. Any Board member, including the Chairperson, can make or second a motion.
- (12) Continuances. Any meeting or public hearing of the Board may be continued without re-notice or re-advertising provided that:
 - (a) The Board identifies on the record at the original meeting a reasonable need for a continuance;
 - (b) The continuance is to a specified date, time, and location publicly announced at the original meeting; and
 - (c) The public notice for the original meeting states that the meeting may be continued to a date and time and states that the date, time, and location of any continuance shall be publicly announced at the original meeting and posted at the District Office immediately following the original meeting.

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- (13) Attorney-Client Sessions. An Attorney-Client Session is permitted when the District's attorneys deem it necessary to meet in private with the Board to discuss pending litigation to which the District is a party before a court or administrative agency or as may be authorized by law. The District's attorney must request such session at a public meeting. Prior to holding the Attorney-Client Session, the District must give reasonable public notice of the time and date of the session and the names of the persons anticipated to attend the session. The session must commence at an open meeting in which the Chairperson or Vice-Chairperson announces the commencement of the session, the estimated length of the session, and the names of the persons who will be attending the session. The discussion during the session is confined to settlement negotiations or strategy related to litigation expenses or as may be authorized by law. Only the Board, the District's attorneys (including outside counsel), the District Manager, and the court reporter may attend an Attorney-Client Session. During the session, no votes may be taken and no final decisions concerning settlement can be made. Upon the conclusion of the session, the public meeting is reopened, and the Chairperson or Vice-Chairperson must announce that the session has concluded. The session must be transcribed by a court-reporter and the transcript of the session filed with the District Secretary within a reasonable time after the session. The transcript shall not be available for public inspection until after the conclusion of the litigation.
- (14) Security and Firesafety Board Discussions. Portions of a meeting which relate to or would reveal a security or firesafety system plan or portion thereof made confidential and exempt by section 119.071(3)(a), Florida Statutes, are exempt from the public meeting requirements and other requirements of section 286.011, Florida Statutes, and section 24(b), Article 1 of the State Constitution. Should the Board wish to discuss such matters, members of the public shall be required to leave the meeting room during such discussion. Any records of the Board's discussion of such matters, including recordings or minutes, shall be maintained as confidential and exempt records in accordance with Florida law.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 189.069(2)(a)16, 190.006, 190.007, 190.008, 286.0105, 286.011, 286.0113, 286.0114, Fla. Stat.

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Rule 1.4 Internal Controls to Prevent Fraud, Waste and Abuse

- (1) Internal Controls. The District shall establish and maintain internal controls designed to:
 - (a) Prevent and detect “**fraud**,” “**waste**” and “**abuse**” as those terms are defined in section 11.45(1),
 - (b) Florida Statutes; and
 - (c) Promote and encourage compliance with applicable laws, rules contracts, grant agreements, and best practices; and
 - (d) Support economical and efficient operations; and
 - (e) Ensure reliability of financial records and reports; and
 - (f) Safeguard assets.
- (2) Adoption. The internal controls to prevent fraud, waste and abuse shall be adopted and amended by the District in the same manner as District policies.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: § 218.33(3), Fla. Stat.

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Rule 2.0 Rulemaking Proceedings.

- (1) Commencement of Proceedings. Proceedings held for adoption, amendment, or repeal of a District rule shall be conducted according to these Rules. Rulemaking proceedings shall be deemed to have been initiated upon publication of a Notice of Rule Development by the District as required by Section 2 of this Rule. A “**rule**” is a District statement of general applicability that implements, interprets, or prescribes law or policy, or describes the procedure or practice requirements of the District. Nothing herein shall be construed as requiring the District to consider or adopt rules unless required by Chapter 190 of the Florida Statutes. Policies adopted by the District which do not consist of rates, fees, rentals or other monetary charges may be, but are not required to be, implemented through rulemaking proceedings.
- (2) Requirements of a Rule. All District rules as drafted shall:
 - (a) Contain only one subject;
 - (b) Include readable language, meaning it avoids i) the use of obscure words and unnecessarily long or complicated constructions, and ii) the use of unnecessary technical or specialized language that is understood only by members of particular trades or professions;
 - (c) Be indefinite such that the rule does not include a provision whereby the rule, or a portion thereof, automatically expires or is repealed on a specific date or at the end of a specified period, unless otherwise expressly authorized by law; and
 - (d) Only incorporate material by reference in compliance with Section 120.54(1)(i) of the Florida Statutes.
- (3) Statement of Estimated Regulatory Costs. Before adopting, amending, or repealing any rule, other than an emergency rule, the District may prepare a statement of estimated regulatory costs (“**SERC**”) based on the factors set forth in Section 120.541(2) of the Florida Statutes. The District shall prepare a SERC for a proposed rule if in accordance with the requirements of Section 120.541(2) of the Florida Statutes if: i) the proposed rule will have an adverse economic impact on small business; or ii) the proposed rule is likely to directly or indirectly increase regulatory costs in excess of \$200,000 in the aggregate in the state within one (1) year after implementation of the rule.
- (4) Notice of Rule Development.

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- (a) Except when the intended action is the repeal of a rule, the District shall provide notice of the development of a proposed rule (**"Notice of Rule Development"**) setting forth the following:
 - (i) the subject area to be addressed by rule development;
 - (ii) A short, plain explanation of the purpose and effect of the proposed rule;
 - (iii) The grant of rulemaking authority for the proposed rule;
 - (iv) The law being implemented;
 - (v) The proposed rule number; and
 - (vi) If available, either the preliminary text of the proposed rule and any incorporated documents, or a statement of how a person may promptly obtain, without cost, a copy of any preliminary draft of such rule or documents.
 - (b) The Notice of Rule Development shall be published in a newspaper of general circulation within the county or counties in which the District is located at least seven (7) days prior to the Notice of Rulemaking required by Section 5 of this Rule, and at least thirty-five (35) days prior to the intended action.
- (5) Notice of Rulemaking.
- (a) Prior to the adoption, amendment, or repeal of any rule other than an emergency rule, the District shall provide notice of its intended action (the **"Notice of Rulemaking"**) setting forth the following:
 - (i) A short, plain explanation of the purpose and effect of the proposed rule;
 - (ii) The proposed rule number;
 - (iii) A summary of the proposed rule or amendment;
 - (iv) The full text of the proposed rule or amendment and a summary thereof, unless not required pursuant to 120.81(2)(b) of the Florida Statutes or other Florida law;
 - (v) The grant of rulemaking authority for the proposed rule;

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- (vi) The law being implemented or interpreted;
- (vii) The name, e-mail address, and telephone number of the agency employee who may be contacted regarding the intended action;
- (viii) A concise summary of the District's statement of the estimated regulatory costs, if one has been prepared, based on the factors set forth in Section 120.541(2) of the Florida Statutes, that describes the regulatory impact of the rule in readable language;
- (ix) The District's website where the statement of estimated regulatory costs can be viewed, in its entirety, if one has been prepared;
- (x) A statement that any person who wishes to provide the District with a lower cost regulatory alternative as provided by Section 120.541(1), must do so in writing within twenty-one (21) days after publication of the notice;
- (xi) A statement as to whether, based on the SERC or other information expressly relied upon and described by the District if no statement of regulatory costs is required, the proposed rule is expected to require legislative ratification pursuant to Section 120.541(3) of the Florida Statutes;
- (x) The date, time, and location of the public hearing on the proposed rule;
- (xi) The name, address, and telephone number of the District contact person who can provide information about the public hearing; and
- (xii) A reference to both the date on which and the place where the Notice of Rule Development required by Section 4 of this Rule appeared, except when the intended action is the repeal of a rule.

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- (b) The Notice of Rulemaking shall be published in a newspaper of general circulation within the county or counties in which the District is located at least seven (7) days after the Notice of Rule Development required by Section 4 of this Rule, and at least twenty-eight (28) days prior to the intended action. If the Notice of Rulemaking is not published within one-hundred eighty (180) days of the publication of the Notice of Rule Development, then the District's Board shall approve a concise statement at least seven (7) days prior to the conclusion of the one-hundred eighty (180) day timeframe identifying the reason for the delay, which may be supplemented quarterly until the District has adopted the proposed rule.
 - (c) The Notice of Rulemaking shall be mailed or delivered electronically to all persons named in the proposed rule and to all persons who, at least fourteen (14) days before publication of the notice, have made requests of the District for advance notice of its rulemaking proceedings. Any person may file a written request with the District Manager to receive notice of the District's rulemaking proceedings. Such persons must furnish a mailing address or e-mail address, and may be required to pay the cost of copying and mailing as applicable.
 - (d) As of the date of publication of the Notice of Rulemaking, the Board shall make available for public inspection and shall provide, upon request and payment of the cost of copies, the proposed rule, including all material proposed to be incorporated by reference.
- (6) Modification of Rules.
 - (a) Technical Changes.
 - (i) Prior to rule adoption, the District shall publish a notice of correction ("**Notice of Correction**") if any of the information that is required to be included in the Notice of Rulemaking, including technical changes that correct citations or grammatical, typographical or similar errors that do not otherwise affect the substance of the rule, is omitted or is incorrect. A Notice of Correction cannot be used to make substantive changes to the rule text. The Notice of Correction shall be published in a newspaper of general circulation within the county or counties in which the District is located at least seven (7) days prior to the intended action.
 - (ii) After rule adoption, a technical change to a rule may be approved at any time by the District. Promptly thereafter, a Notice of

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Correction shall be published by the District in the manner set forth in Section 6(a)(i) of this Rule.

(b) Substantive Changes.

- (i) Prior to rule adoption, the District may publish a notice of change ("**Notice of Change**") if there is any substantive change, other than a technical change that corrects citations or grammatical, typographical or similar errors that do not otherwise affect the substance of the rule, to a proposed rule, including any material incorporated by reference, or to a SERC. The Notice of Change shall address a summary of the change and may be published in a newspaper of general circulation within the county or counties in which the District is located at least twenty-one (21) days prior to the intended action or as otherwise permissible. The Notice of Change shall also be sent to those persons set forth in Section 5(C) of this Rule that have made requests of the District for advance notice of its rulemaking proceedings. Any substantive change must be either be:

1. Supported by the record of the public hearing held on the proposed rule;
 2. In response to written materials submitted to the District;
- or
3. In response to an objection with the proposed rule by the District Board.

- (ii) After rule adoption, a substantive change to a rule shall be effectuated by initiating rulemaking as set forth in this Rule.

(7) Withdrawal of Proposed Rules.

- (a) Prior to the adoption of a rule, the District may elect to withdraw the proposed rule in whole or in part. After a rule has become effective, the District may only amend or repeal the rule through initiating the rulemaking procedures set forth in this Rule.
- (b) Prior to the adoption of a rule, the District shall withdraw the proposed rule if the District has either failed to adopt such rule within one-hundred eighty (180) days of the publication of the Notice of Rule Development required by Section 4 of this Rule or to approve a concise statement at least seven (7) days prior to the conclusion of the one-hundred eighty (180)

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day timeframe identifying the reason for the delay, which may be supplemented quarterly until the District has adopted the proposed rule.

- (c) In the event of a withdrawal of a proposed rule, the District shall publish a notice (“**Notice of Rule Withdrawal**”) in a newspaper of general circulation within the county or counties in which the District is located, and shall provide notice to those persons set forth in Section 5(c) of this Rule that have made requests of the District for advance notice of its rulemaking proceedings.
- (d) Within fifteen (15) days after the end of each calendar quarter, the District shall compile and post on its website a list of each failure to publish a Notice of Rulemaking within the timeframe prescribed by Section 5(b) of this Rule, which list shall include the information set forth in Section 120.54(3)(d)(7) of the Florida Statutes. The District is only required to provide such posting in any calendar quarter(s) in which there is an actual failure to timely publish a Notice of Rulemaking, if any.

(8) Rule Development Workshops.

- (a) Whenever requested in writing by any affected person, the District must conduct a rule development workshop prior to proposing rules for adoption for the purposes of rule development or information gathering for the preparation of the SERC, unless the Chairperson explains in writing why a workshop is unnecessary. The District may initiate a rule development workshop, but is not required to do so.
- (b) If a workshop is held, the District must ensure that the person(s) responsible for preparing the rule and the SERC, if applicable, are available to explain the District’s proposed rule and to respond to questions or comments regarding the rule being developed.
- (c) The notice of any workshop shall be published in a newspaper of general circulation within the county or counties in which the District is located at least fourteen (14) days prior to the workshop setting forth the following:
 - (i) The place, date, and time of the workshop;
 - (ii) The subject area that will be addressed; and
 - (iii) The District Manager’s contact information.

(9) Petitions to Initiate Rulemaking.

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- (a) All Petitions to Initiate Rulemaking Proceedings must contain the name, address, and telephone number of the petitioner, the specific action requested, the specific reason for adoption, amendment, or repeal, the date submitted, the text of the proposed rule, and the facts showing that the petitioner is regulated by the District or has a substantial interest in the rulemaking. District staff shall forward a copy of the petition to the District's Board within seven (7) days of its receipt.
- (b) If the petition is directed to an adopted rule, within thirty (30) days following the date of filing a petition, the District shall either i) initiate rulemaking proceedings, ii) otherwise comply with the requested action, or iii) deny the petition with a written statement of its reasons for the denial.
- (c) If the petition is directed to an unadopted rule, within thirty (30) days following the date of filing a petition, the District shall either i) initiate rulemaking, or ii) set a public hearing to consider whether the public interest is served adequately by the application of the proposed rule on a case-by-case basis, as contrasted with its formal adoption as a rule.
 - (i) If the District elects to hold a public hearing, notice of the public hearing ("**Notice of Rulemaking Petition Public Hearing**") shall be published in a newspaper of general circulation within the county or counties in which the District is located. The public hearing shall be held by the District within thirty (30) days after publication of the Notice of Rulemaking Petition Public Hearing.
 - (ii) Not later than thirty (30) days following the date of the public hearing held pursuant to Section 9(c)(i) of this Rule, the District shall either i) initiate rulemaking proceedings, ii) otherwise comply with the requested action, or iii) deny the petition with a written statement of its reasons for the denial.
 - 1. If the District decides to initiate rulemaking it shall proceed with the rulemaking process as set forth in this Rule.
 - 2. If the District decides to not initiate rulemaking or otherwise comply with the requested action, the District shall publish a statement of its reasons for not initiating rulemaking or otherwise complying with the requested action and of any changes it will make in the scope or application of the unadopted rule (the "**Notice of Denial of Rulemaking Petition**"). The Notice of Denial of Rulemaking Petition shall be published in a newspaper of general

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circulation within the county or counties in which the District is located.

- (d) Nothing in this Rule shall be construed as requiring the District to adopt, amend, or repeal a rule as initiated by petition.

(10) Public Hearing.

- (a) The District may, or, upon the written request of any affected person received within twenty-one (21) days after the date of publication of the Notice of Rulemaking, shall, provide a public hearing for the presentation of evidence, argument, and oral statements, within the reasonable conditions and limitations imposed by the District to avoid duplication, irrelevant comments, unnecessary delay, or disruption of the proceedings. When a public hearing is held, the District shall ensure that staff is available to explain the proposed rule and to respond to questions or comments regarding the proposed rule. Written statements may be submitted by any person prior to or at the public hearing. All timely submitted written statements shall be considered by the District and made part of the rulemaking record.
- (b) The District shall publish notice of the public hearing ("**Notice of Public Hearing**") in a newspaper of general circulation within the county or counties in which the District is located, either in the text of the Notice of Rulemaking or in a separate publication at least seven (7) days before the scheduled public hearing. The Notice of Public Hearing shall include the following information:
 - (i) The date, time, and location of the public hearing; and
 - (ii) The name, address, and telephone number of the District contact person who can provide information about the public hearing.

(11) Emergency Rule Adoption.

- (a) The Board may adopt an emergency rule if it finds that immediate danger to the public health, safety, or welfare exists which requires immediate action or if the Legislature authorizes the District to adopt emergency rules. The District may use any procedure which is fair under the circumstances in the adoption of an emergency rule as long as it protects the public interest as determined by the District.
- (b) At the time or prior to the adoption of an emergency rule, the District shall post on its website a notice regarding its adoption of the emergency rule

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(the “**Notice of Emergency Rule**”) which includes the specific facts and reasons for finding an immediate danger to the public health, safety, or welfare and its reasons for concluding that procedure used is fair under the circumstances. The Notice of Emergency Rule shall thereafter be promptly published in a newspaper of general circulation within the county or counties in which the District is located, and shall include the following information:

- (i) The full text of the rule(s); and
 - (ii) The District’s findings of immediate danger, necessity, and procedural fairness or a citation to the grant of emergency rulemaking authority.
- (c) An emergency rule shall be effective immediately upon adoption by the District, or on a date less than twenty (20) days thereafter if specified in the emergency rule if the District finds that a later effective date is necessary because of immediate danger to the public health, safety, or welfare. An emergency rule may not be effective for a period of more than ninety (90) days after adoption and may not be renewable, unless the District has initiated rulemaking to adopt rules addressing the subject of the emergency rule and either i) a challenge to the proposed rules has been filed and remains pending or ii) the proposed rules are awaiting ratification by the Legislature, if applicable. Nothing in this paragraph prohibits the District from adopting a rule identical to the emergency rule through the non-emergency rulemaking procedures set forth in this Rule.
- (i) If an emergency rule is being renewed in accordance with Section 11(d) of this Rule, notice of the renewal of the emergency rule (the “**Notice of Renewal of Emergency Rule**”) shall be published before the expiration of the existing emergency rule. The Notice of Renewal of Emergency Rule shall be published in a newspaper of general circulation within the county or counties in which the District is located and shall include the specific facts and reasons for such renewal.
 - (ii) For emergency rules with an effective period of longer than ninety (90) days which are intended to replace an existing rule, the Rulemaking Record for the existing rule, as required by Section 13 of this Rule, shall specifically identify the emergency rule that is intended to supersede the existing rule as well as the date that the emergency rule was adopted by the District.

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- (d) The District may supersede an emergency rule in effect through the adoption of another emergency rule before the superseded rule expires. The District shall post on its website and publish a Notice of Emergency Rule, in accordance with Section 11(b) of this Rule, identifying the reason for adopting the superseding rule. The superseding rule shall not be in effect longer than the duration of the effective period of the superseded rule.
- (e) The District may make technical changes to an emergency rule within the first seven (7) days after the rule is adopted, and such changes shall be published in a Notice of Correction as set forth in Section 6(a) of this Rule.
- (f) The District may repeal an emergency rule before it expires by publishing a notice ("**Notice of Repeal of Emergency Rule**") in a newspaper of general circulation within the county or counties in which the District is located. The Notice of Repeal of Emergency Rule shall include the following information:
 - (i) The full text of the emergency rule and a summary thereof;
 - (ii) The rule number; and
 - (iii) A short and plain explanation as to why the conditions specified in the Notice of Emergency Rule no longer require the emergency rule.
- (12) Negotiated Rulemaking. The District may use negotiated rulemaking in developing and adopting rules pursuant to Section 120.54(2)(d) of the Florida Statutes, except that any notices required under Section 120.54(2)(d) of the Florida Statutes, may be published in a newspaper of general circulation within the county or counties in which the District is located.
- (13) Rulemaking Record. In all rulemaking proceedings, the District shall compile and maintain a rulemaking record ("**Rulemaking Record**") which shall be on file with the District at least twenty-one (21) days prior to the proposed adoption date of the rule. The Rulemaking Record shall include, as applicable:
 - (a) A copy of the rule;
 - (b) Any material incorporated by reference in the rule;
 - (c) A detailed written statement of the facts and circumstances justifying the proposed rule;

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- (d) Any SERC for the rule, if required by Section 120.54(3)(b)1. of the Florida Statutes or otherwise prepared, and any information created or used by the District in determining whether a SERC is required;
- (e) A statement of the extent to which the proposed rule relates to federal standards on rules on the same subject;
- (f) The Notice of Rule Development, Notice of Rulemaking, and notice(s) of any workshops held pursuant to Section 8 of this Rule; and
- (g) If an emergency rule is intended to supersede an existing rule, the emergency rule number and the date that the emergency rule was adopted by the District.

(14) Petitions to Challenge Rules.

- (a) Any person substantially affected by a proposed or existing rule may seek an administrative determination of the invalidity of the rule on the ground that the rule is an invalid exercise of the District's authority.
 - (i) A petition alleging the invalidity of a proposed rule shall be filed within twenty-one (21) days after the date of publication of Notice of Rulemaking, within ten (10) days after the final public hearing is held on the proposed rule; within twenty (20) days after the SERC or revised SERC has been prepared and made available as provided in Section 120.541(1)(d) of the Florida Statutes, if applicable; or within twenty (20) days after the date of publication of the Notice of Rule Withdrawal required by Section 7(c) of this Rule.
 - (ii) A petition alleging the invalidity of an existing rule may be filed at any time during which the rule is in effect.
- (b) The petition seeking an administrative determination must state with particularity the provisions alleged to be invalid with sufficient explanation of the facts or grounds for the alleged invalidity and facts sufficient to show that the person challenging a proposed or existing rule is substantially affected by it. A person who is not substantially affected by the proposed rule as initially noticed, but who is substantially affected by the rule as a result of a change, may challenge any provision of the resulting proposed rule.
- (c) The petition shall be filed with the District. Within ten (10) days after receiving the petition, or seven (7) days if the challenge relates to an emergency rule, the Chairperson shall, if the petition complies with the

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requirements of subsection (b) of this section, designate any member of the Board (including the Chairperson), District Manager, District Counsel, or other person as a hearing officer who shall conduct a hearing within thirty (30) days thereafter, or fourteen (14) days if the challenge relates to an emergency rule, unless the petition is withdrawn or a continuance is granted by agreement of the parties. The failure of the District to follow the applicable rulemaking procedures or requirements in this Rule shall be presumed to be material; however, the District may rebut this presumption by showing that the substantial interests of the petitioner and the fairness of the proceedings have not been impaired.

- (d) At the hearing, the petitioner and the District shall be adverse parties. Other substantially affected persons may join the proceedings as intervenors on appropriate terms which shall not unduly delay the proceedings.
- (e) Hearings held under this section shall be de novo in nature. For proposed rules, the petitioner has the burden to prove by a preponderance of the evidence that it would be substantially affected by the proposed rule, and the District has the burden to prove by a preponderance of the evidence that the proposed rule is not an invalid exercise of delegated legislative authority as to the objections raised. For existing rules, the petitioner has a burden of proving by a preponderance of the evidence that the existing rule is an invalid exercise of District authority as to the objections raised. During the hearing, the hearing officer may:
 - (i) Administer oaths and affirmations;
 - (ii) Rule upon offers of proof and receive relevant evidence;
 - (iii) Regulate the course of the hearing, including any pre-hearing matters;
 - (iv) Enter orders; and
 - (v) Make or receive offers of settlement, stipulation, and adjustment.
- (f) Within thirty (30) days after the hearing, or fourteen (14) days of the challenge relate to an emergency rule, the hearing officer shall render a decision and state the reasons therefor in writing. The hearing officer's order shall be considered final agency action. The hearing officer may declare all or part of a proposed or existing rule invalid. For a proposed rule, the proposed rule or provision thereof declared invalid shall not be adopted unless the decision of the hearing officer is reversed on appeal.

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In the event part of a proposed rule is declared invalid, the District may, in its sole discretion, withdraw the proposed rule in its entirety. For an existing rule, the rule or part thereof declared invalid shall become void when the time for filing an appeal expires. In the event that a proposed or existing rule has been declared invalid in whole or part, the District shall promptly publish notice of such occurrence published in a newspaper of general circulation within the county or counties in which the District is located.

- (15) Variances and Waivers. A “**variance**” means a decision by the District to grant a modification to all or part of the literal requirements of a rule to a person who is subject to the rule. A “**waiver**” means a decision by the District not to apply all or part of a rule to a person who is subject to the rule. Variances and waivers from District rules may be granted subject to the following:
- (a) Variances and waivers shall be granted when the person subject to the rule demonstrates that the purpose of the underlying statute will be or has been achieved by other means by the person, and when application of the rule would create a substantial hardship or would violate principles of fairness. For purposes of this section, “**substantial hardship**” means a demonstrated economic, technological, legal, or other type of hardship to the person requesting the variance or waiver. For purposes of this section, “**principles of fairness**” are violated when the literal application of a rule affects a particular person in a manner significantly different from the way it affects other similarly situated persons who are subject to the rule.
 - (b) A person who is subject to regulation by a District rule may file a petition with the District, requesting a variance or waiver from the District’s rule. Each petition shall specify:
 - (i) The rule from which a variance or waiver is requested;
 - (ii) The type of action requested;
 - (iii) The specific facts that would justify a waiver or variance for the petitioner; and
 - (iv) The reason why the variance or the waiver requested would serve the purposes of the underlying statute.
 - (c) The District shall review the petition and may request only that information needed to clarify the petition or to answer new questions raised by or directly related to the petition. If the petitioner asserts that any request for additional information is not authorized by law or by rule

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of the District, the District shall proceed, at the petitioner's written request, to process the petition.

- (d) The Board shall grant or deny a petition for variance or waiver and shall announce such disposition at a publicly held meeting of the Board, within ninety (90) days after receipt of the original petition, the last item of timely requested additional material, or the petitioner's written request to finish processing the petition. The District's statement granting or denying the petition shall contain a statement of the relevant facts and reasons supporting the District's action. The District shall maintain a record of the type and disposition of each petition filed.

- (16) Rates, Fees, Rentals and Other Charges. All rates, fees, rentals, or other charges shall be subject to rulemaking proceedings.

Specific Authority: §§ 190.011(5), 190.011(15), 190.035, Fla. Stat.

Law Implemented: §§ 120.54, 120.542, 120.56, 120.81(2)(b), 190.011(5), 190.035(2), Fla. Stat.

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Rule 3.0 Competitive Purchase.

- (1) Purpose and Scope. In order to comply with Sections 190.033(1) through (3), 287.055 and 287.017 of the Florida Statutes, the following provisions shall apply to the purchase of Professional Services, insurance, construction contracts, design-build services, goods, supplies, and materials, Contractual Services, and maintenance services.
- (2) Board Authorization. Except in cases of an Emergency Purchase, a competitive purchase governed by these Rules shall only be undertaken after authorization by the Board.
- (3) Definitions.
 - (a) **“Competitive Solicitation”** means a formal, advertised procurement process, other than an Invitation to Bid, Request for Proposals, or Invitation to Negotiate, approved by the Board to purchase commodities and/or services which affords vendors fair treatment in the competition for award of a District purchase contract.
 - (b) **“Continuing Contract”** means a contract for Professional Services entered into in accordance with Section 287.055 of the Florida Statutes, between the District and a firm, whereby the firm provides Professional Services to the District for projects in which the costs do not exceed two million dollars (\$2,000,000), for a study activity when the fee for such Professional Services to the District does not exceed two hundred thousand dollars (\$200,000), or for work of a specified nature as outlined in the contract with the District, with no time limitation except that the contract must provide a termination clause (for example, a contract for general District engineering services). Firms providing Professional Services under Continuing Contracts shall not be required to bid against one another.
 - (c) **“Contractual Service”** means the rendering by a contractor of its time and effort rather than the furnishing of specific commodities. The term applies only to those services rendered by individuals and firms who are independent contractors. Contractual Services do not include auditing services, Maintenance Services, or Professional Services as defined in Section 287.055(2)(a) of the Florida Statutes, and these Rules. Contractual Services also do not include any contract for the furnishing of labor or materials for the construction, renovation, repair, modification, or demolition of any facility, building, portion of building, utility, park, parking lot, or structure or other improvement to real property entered into pursuant to Chapter 255 of the Florida Statutes, and Rules 3.5 or 3.6.

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- (d) **“Design-Build Contract”** means a single contract with a Design-Build Firm for the design and construction of a public construction project.
- (e) **“Design-Build Firm”** means a partnership, corporation or other legal entity that:
 - (i) Is certified under Section 489.119 of the Florida Statutes, to engage in contracting through a certified or registered general contractor or a certified or registered building contractor as the qualifying agent; or
 - (ii) Is certified under Section 471.023 of the Florida Statutes, to practice or to offer to practice engineering; certified under Section 481.219 of the Florida Statutes, to practice or to offer to practice architecture; or certified under Section 481.319 of the Florida Statutes, to practice or to offer to practice landscape architecture.
- (f) **“Design Criteria Package”** means concise, performance-oriented drawings or specifications for a public construction project. The purpose of the Design Criteria Package is to furnish sufficient information to permit Design-Build Firms to prepare a bid or a response to the District’s Request for Proposals, or to permit the District to enter into a negotiated Design-Build Contract. The Design Criteria Package must specify performance-based criteria for the public construction project, including the legal description of the site, survey information concerning the site, interior space requirements, material quality standards, schematic layouts and conceptual design criteria of the project, cost or budget estimates, design and construction schedules, site development requirements, provisions for utilities, stormwater retention and disposal, and parking requirements applicable to the project. Design Criteria Packages shall require firms to submit information regarding the qualifications, availability, and past work of the firms, including the partners and members thereof.
- (g) **“Design Criteria Professional”** means a firm who holds a current certificate of registration under Chapter 481 of the Florida Statutes, to practice architecture or landscape architecture, or a firm who holds a current certificate as a registered engineer under Chapter 471 of the Florida Statutes, to practice engineering, and who is employed by or under contract to the District to provide professional architect services, landscape architect services, or engineering services in connection with the preparation of the Design Criteria Package.

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- (h) **“Emergency Purchase”** means a purchase necessitated by a sudden unexpected turn of events (for example, acts of God, riot, fires, floods, hurricanes, accidents, or any circumstances or cause beyond the control of the Board in the normal conduct of its business), where the Board finds that the delay incident to competitive purchase would be detrimental to the interests of the District. This includes, but is not limited to, instances where the time to competitively award the project will jeopardize the funding for the project, will materially increase the cost of the project, or will create an undue hardship on the public health, safety, or welfare.
- (i) **“Invitation to Bid”** is a written solicitation for sealed bids with the title, date, and hour of the public bid opening designated specifically and defining the commodity or service involved. It includes printed instructions prescribing conditions for bidding, qualification, evaluation criteria, and provides for a manual signature of an authorized representative. It may include one or more bid alternates.
- (j) **“Invitation to Negotiate”** means a written solicitation for competitive sealed replies to select one or more vendors with which to commence negotiations for the procurement of commodities or services.
- (k) **“Negotiate”** means to conduct legitimate, arm’s length discussions and conferences to reach an agreement on a term or price.
- (l) **“Professional Services”** means those services within the scope of the practice of architecture, professional engineering, landscape architecture, or registered surveying and mapping, as defined by the laws of Florida, or those services performed by any architect, professional engineer, landscape architect, or registered surveyor and mapper, in connection with the firm’s or individual’s professional employment or practice.
- (m) **“Proposal (or Reply or Response) Most Advantageous to the District”** means, as determined in the sole discretion of the Board, the proposal, reply, or response that is:
 - (i) Submitted by a person or firm capable and qualified in all respects to perform fully the contract requirements, who has the integrity and reliability to assure good faith performance;
 - (ii) The most responsive to the Request for Proposals, Invitation to Negotiate, or Competitive Solicitation as determined by the Board; and

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- (iii) For a cost to the District deemed by the Board to be reasonable.
- (n) **“Purchase”** means acquisition by sale, rent, lease, lease/purchase, or installment sale. It does not include transfer, sale, or exchange of goods, supplies, or materials between the District and any federal, state, regional or local governmental entity or political subdivision of the State of Florida.
- (o) **“Request for Proposals”** or **“RFP”** is a written solicitation for sealed proposals with the title, date, and hour of the public opening designated and requiring the manual signature of an authorized representative. It may provide general information, applicable laws and rules, statement of work, functional or general specifications, qualifications, proposal instructions, work detail analysis, and evaluation criteria as necessary.
- (p) **“Responsive and Responsible Bidder”** means an entity or individual that has submitted a bid that conforms in all material respects to the Invitation to Bid and has the capability in all respects to fully perform the contract requirements and the integrity and reliability that will assure good faith performance. **“Responsive and Responsible Vendor”** means an entity or individual that has submitted a proposal, reply, or response that conforms in all material respects to the Request for Proposals, Invitation to Negotiate, or Competitive Solicitation and has the capability in all respects to fully perform the contract requirements and the integrity and reliability that will assure good faith performance. In determining whether an entity or individual is a Responsive and Responsible Bidder (or Vendor), the District may consider, in addition to factors described in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, the following:
 - (i) The ability and adequacy of the professional personnel employed by the entity/individual;
 - (ii) The past performance of the entity/individual for the District and in other professional employment;
 - (iii) The willingness of the entity/individual to meet time and budget requirements;
 - (iv) The geographic location of the entity’s/individual’s headquarters or office in relation to the project;

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- (v) The recent, current, and projected workloads of the entity/individual;
 - (vi) The volume of work previously awarded to the entity/individual;
 - (vii) Whether the cost components of the bid or proposal are appropriately balanced; and
 - (viii) Whether the entity/individual is a certified minority business enterprise.
- (q) **“Responsive Bid,” “Responsive Proposal,” “Responsive Reply,” and “Responsive Response”** all mean a bid, proposal, reply, or response which conforms in all material respects to the specifications and conditions in the Invitation to Bid, Request for Proposals, Invitations to Negotiate, or Competitive Solicitation document and these Rules, and the cost components of which, if any, are appropriately balanced. A bid, proposal, reply or response is not responsive if the person or firm submitting it fails to meet any material requirement relating to the qualifications, financial stability, or licensing of the bidder.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 190.033, 255.20, 287.055, Fla. Stat.

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Rule 3.1 Procedure Under the Consultants' Competitive Negotiations Act.

- (1) Scope. The following procedures are adopted for the selection of firms or individuals to provide Professional Services exceeding the thresholds herein described, for the negotiation of such contracts, and to provide for protest of actions of the Board under this Rule. As used in this Rule, "**Project**" means that fixed capital outlay study or planning activity when basic construction cost is estimated by the District to exceed the threshold amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FIVE, or for a planning study activity when the fee for Professional Services is estimated by the District to exceed the threshold amount provided in Section 287.017 for CATEGORY TWO, as such categories may be amended or adjusted from time to time.
- (2) Qualifying Procedures. In order to be eligible to provide Professional Services to the District, a consultant must, at the time of receipt of the firm's qualification submittal:
 - (a) Hold all required applicable state professional licenses in good standing;
 - (b) Hold all required applicable federal licenses in good standing, if any;
 - (c) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the consultant is a corporation; and
 - (d) Meet any qualification requirements set forth in the District's Request for Qualifications.

Evidence of compliance with this Rule may be submitted with the qualifications, if requested by the District. In addition, evidence of compliance must be submitted any time requested by the District.

- (3) Public Announcement. Except in cases of valid public emergencies as certified by the Board, the District shall announce each occasion when Professional Services are required for a Project or a Continuing Contract by publishing a notice providing a general description of the Project, or the nature of the Continuing Contract, and the method for interested consultants to apply for consideration. The notice shall appear in at least one (1) newspaper of general circulation within the county or counties in which the District is located and in such other places as the District deems appropriate. The notice must allow at least fourteen (14) days for submittal of qualifications from the date of publication. The District may maintain lists of consultants interested in receiving such notices. These consultants are encouraged to submit annually statements of qualifications and performance data. The District shall make reasonable efforts to provide copies of any notices

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to such consultants, but the failure to do so shall not give such consultants any bid protest or other rights or otherwise disqualify any otherwise valid procurement process. The Board has the right to reject any and all qualifications, and such reservation shall be included in the published notice. Consultants not receiving a contract award shall not be entitled to recover from the District any costs of qualification package preparation or submittal.

(4) Competitive Selection.

- (a) The Board shall review and evaluate the data submitted in response to the notice described in section (3) of this Rule regarding qualifications and performance ability, as well as any statements of qualifications on file. The Board shall conduct discussions with, and may require public presentation by consultants regarding their qualifications, approach to the Project, and ability to furnish the required services. The Board shall then select and list the consultants, in order of preference, deemed to be the most highly capable and qualified to perform the required Professional Services, after considering these and other appropriate criteria:
 - (i) The ability and adequacy of the professional personnel employed by each consultant;
 - (ii) Whether a consultant is a certified minority business enterprise;
 - (iii) Each consultant's past performance;
 - (iv) The willingness of each consultant to meet time and budget requirements;
 - (v) The geographic location of each consultant's headquarters, office and personnel in relation to the project;
 - (vi) The recent, current, and projected workloads of each consultant; and
 - (vii) The volume of work previously awarded to each consultant by the District.
- (b) Nothing in these Rules shall prevent the District from evaluating and eventually selecting a consultant if less than three (3) Responsive qualification packages, including packages indicating a desire not to provide Professional Services on a given Project, are received.

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- (c) If the selection process is administered by any person or committee other than the full Board, the selection made will be presented to the full Board with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.
- (d) Notice of the rankings adopted by the Board, including the rejection of some or all qualification packages, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Request for Qualifications. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's ranking decisions under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

(5) Competitive Negotiation.

- (a) After the Board has authorized the beginning of competitive negotiations, the District may begin such negotiations with the firm listed as most qualified to perform the required Professional Services at a rate or amount of compensation which the Board determines is fair, competitive, and reasonable.
- (b) In negotiating a lump-sum or cost-plus-a-fixed-fee professional contract for more than the threshold amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR, the firm receiving the award shall be required to execute a truth-in-negotiation certificate stating that "wage rates and other factual unit costs supporting the compensation are accurate, complete and current at the time of contracting." In addition, any professional service contract under which such a certificate is required, shall contain a provision that "the original contract price and any additions thereto, shall be adjusted to exclude any significant sums by which the Board determines the contract price was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual unit costs."
- (c) Should the District be unable to negotiate a satisfactory agreement with the firm determined to be the most qualified at a price deemed by the District to be fair, competitive, and reasonable, then negotiations with that firm shall be terminated and the District shall immediately begin negotiations with the second most qualified firm. If a satisfactory

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agreement with the second firm cannot be reached, those negotiations shall be terminated and negotiations with the third most qualified firm shall be undertaken.

- (d) Should the District be unable to negotiate a satisfactory agreement with one of the top three (3) ranked consultants, additional firms shall be selected by the District, in order of their competence and qualifications. Negotiations shall continue, beginning with the first-named firm on the list, until an agreement is reached or the list of firms is exhausted.
- (6) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
- (7) Continuing Contract. Nothing in this Rule shall prohibit a Continuing Contract between a consultant and the District.
- (8) Emergency Purchase. The District may make an Emergency Purchase without complying with these Rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 190.011(3), 190.033, 287.055, Fla. Stat.

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Rule 3.2 Procedure Regarding Auditor Selection.

In order to comply with the requirements of Section 218.391 of the Florida Statutes, the following procedures are outlined for selection of firms or individuals to provide Auditing Services and for the negotiation of such contracts. “**Auditing Services**” means those services within the scope of the practice of a certified public accounting firm licensed under Chapter 473 of the Florida Statutes, and qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy. For audits required under Chapter 190 of the Florida Statutes but not meeting the thresholds of Chapter 218 of the Florida Statutes, the District need not follow these procedures but may proceed with the selection of a firm or individual to provide Auditing Services and for the negotiation of such contracts in the manner the Board determines is in the best interests of the District.

- (1) Establishment of Auditor Selection Committee. Prior to a public announcement under section (3) of this Rule that Auditing Services are required, the Board shall establish an auditor selection committee (“**Committee**”), the primary purpose of which is to assist the Board in selecting an auditor to conduct the annual financial audit required by Section 218.39 of the Florida Statutes. The Committee shall include at least three individuals, at least one of which must also be a member of the Board. The establishment and selection of the Committee must be conducted at a publicly noticed and held meeting of the Board. The Chairperson of the Committee must be a member of the Board. An employee, a chief executive officer, or a chief financial officer of the District may not serve as a member of the Committee; provided however such individual may serve the Committee in an advisory capacity.
- (2) Establishment of Minimum Qualifications and Evaluation Criteria. Prior to a public announcement under section (3) of this Rule that Auditing Services are required, the Committee shall meet at a publicly noticed meeting to establish minimum qualifications and factors to use for the evaluation of Auditing Services to be provided by a certified public accounting firm licensed under Chapter 473 of the Florida Statutes, and qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy.
 - (a) Minimum Qualifications. In order to be eligible to submit a proposal, a firm must, at all relevant times including the time of receipt of the proposal by the District:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;

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- (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the proposer is a corporation; and
- (iv) Meet any pre-qualification requirements established by the Committee and set forth in the RFP or other specifications.

If requested in the RFP or other specifications, evidence of compliance with the minimum qualifications as established by the Committee must be submitted with the proposal.

- (b) Evaluation Criteria. The factors established for the evaluation of Auditing Services by the Committee shall include, but are not limited to:
 - (i) Ability of personnel;
 - (ii) Experience;
 - (iii) Ability to furnish the required services; and
 - (iv) Such other factors as may be determined by the Committee to be applicable to its particular requirements.

The Committee may also choose to consider compensation as a factor. If the Committee establishes compensation as one of the factors, compensation shall not be the sole or predominant factor used to evaluate proposals.

- (3) Public Announcement. After identifying the factors to be used in evaluating the proposals for Auditing Services as set forth in section (2) of this Rule, the Committee shall publicly announce the opportunity to provide Auditing Services. Such public announcement shall include a brief description of the audit and how interested firms can apply for consideration and obtain the RFP. The notice shall appear in at least one (1) newspaper of general circulation within the county or counties in which the District is located. The public announcement shall allow for at least seven (7) days for the submission of proposals.
- (4) Request for Proposals. The Committee shall provide interested firms with a Request for Proposals (“RFP”). The RFP shall provide information on how proposals are to be evaluated and such other information the Committee determines is necessary for the firm to prepare a proposal. The RFP shall state the time and place for submitting proposals, which may be submitted either electronically or via hard copy as determined by the District and provided for in

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the RFP. For the avoidance of doubt, the Proposals shall not be required to be publicly opened at the date, time, and place provided for in the RFP relative to the submission of Proposals.

- (5) Committee's Evaluation of Proposals and Recommendation. The Committee shall meet at a publicly held meeting that is publicly noticed for a reasonable time in advance of the meeting to evaluate all qualified proposals and may, as part of the evaluation, require that each interested firm provide a public presentation where the Committee may conduct discussions with the firm, and where the firm may present information, regarding the firm's qualifications. At the public meeting, the Committee shall rank and recommend in order of preference no fewer than three firms deemed to be the most highly qualified to perform the required services after considering the factors established pursuant to subsection (2)(b) of this Rule. If fewer than three firms respond to the RFP or if no firms respond to the RFP, the Committee shall recommend such firm as it deems to be the most highly qualified. Notwithstanding the foregoing, the Committee may recommend that any and all proposals be rejected.
- (6) Board Selection of Auditor.
- (a) Where compensation was not selected as a factor used in evaluating the proposals, the Board shall negotiate with the firm ranked first and inquire of that firm as to the basis of compensation. If the Board is unable to negotiate a satisfactory agreement with the first ranked firm at a price deemed by the Board to be fair, competitive, and reasonable, then negotiations with that firm shall be terminated and the Board shall immediately begin negotiations with the second ranked firm. If a satisfactory agreement with the second ranked firm cannot be reached, those negotiations shall be terminated and negotiations with the third ranked firm shall be undertaken. The Board may reopen formal negotiations with any one of the three top-ranked firms, but it may not negotiate with more than one firm at a time. If the Board is unable to negotiate a satisfactory agreement with any of the selected firms, the Committee shall recommend additional firms in order of the firms' respective competence and qualifications. Negotiations shall continue, beginning with the first-named firm on the list, until an agreement is reached or the list of firms is exhausted.
- (b) Where compensation was selected as a factor used in evaluating the proposals, the Board shall select the highest-ranked qualified firm or document in its public records the reason for not selecting the highest-ranked qualified firm.

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- (c) In negotiations with firms under this Rule, the Board may allow the District Manager, District Counsel, or other designee to conduct negotiations on its behalf.
 - (d) Notwithstanding the foregoing, the Board may reject any or all proposals. The Board shall not consider any proposal, or enter into any contract for Auditing Services, unless the proposed agreed-upon compensation is reasonable to satisfy the requirements of Section 218.39 of the Florida Statutes, and the needs of the District.
- (7) Contract. Any agreement reached under this Rule shall be evidenced by a written contract, which may take the form of an engagement letter signed and executed by both parties. The written contract shall include all provisions and conditions of the procurement of such services and shall include, at a minimum, the following:
- (a) A provision specifying the services to be provided and fees or other compensation for such services;
 - (b) A provision requiring that invoices for fees or other compensation be submitted in sufficient detail to demonstrate compliance with the terms of the contract;
 - (c) A provision setting forth deadlines for the auditor to submit a preliminary draft audit report to the District for review and to submit a final audit report no later than June 30 of the fiscal year that follows the fiscal year for which the audit is being conducted;
 - (d) A provision specifying the contract period, including renewals, and conditions under which the contract may be terminated or renewed. The maximum contract period including renewals shall be eight (8) years. A renewal may be done without the use of the auditor selection procedures provided in this Rule but must be in writing.
 - (e) Provisions required by law that require the auditor to comply with public records laws.
- (8) Notice of Award. Once a negotiated agreement with a firm or individual is reached, or the Board authorizes the execution of an agreement with a firm where compensation was a factor in the evaluation of proposals, notice of the intent to award, including the rejection of some or all proposals, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the RFP. The notice shall

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include the following statement: “Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules,” or wording to that effect. Protests regarding the award of contracts under this Rule shall be as provided for in Rule 3.11. No proposer shall be entitled to recover any costs of proposal preparation or submittal from the District.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 218.33, 218.391, Fla. Stat.

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Rule 3.3 Purchase of Insurance.

- (1) Scope. The purchases of life, health, accident, hospitalization, legal expense, or annuity insurance, or all of any kinds of such insurance for the officers and employees of the District, and for health, accident, hospitalization, and legal expenses upon a group insurance plan by the District, shall be governed by this Rule. This Rule does not apply to the purchase of any other type of insurance by the District, including but not limited to liability insurance, property insurance, and directors and officers insurance. Nothing in this Rule shall require the District to purchase insurance.

- (2) Procedure. For a purchase of insurance within the scope of these Rules, the following procedure shall be followed:
 - (a) The Board shall cause to be prepared a Notice of Invitation to Bid.

 - (b) Notice of the Invitation to Bid shall be advertised at least once in a newspaper of general circulation within the county or counties in which the District is located. The notice shall allow at least fourteen (14) days for submittal of bids.

 - (c) The District may maintain a list of persons interested in receiving notices of Invitations to Bid. The District shall make reasonable efforts to provide copies of any notices to such persons, but the failure to do so shall not give such consultants any bid protest or other rights or otherwise disqualify any otherwise valid procurement process.

 - (d) Bids shall be opened at the time and place noted in the Invitation to Bid.

 - (e) If only one (1) response to an Invitation is received, the District may proceed with the purchase. If no response to an Invitation to Bid is received, the District may take whatever steps are reasonably necessary in order to proceed with the purchase.

 - (f) The Board has the right to reject any and all bids and such reservations shall be included in all solicitations and advertisements.

 - (g) Simultaneously with the review of the submitted bids, the District may undertake negotiations with those companies that have submitted reasonable and timely bids and, in the opinion of the District, are fully qualified and capable of meeting all services and requirements. Bid responses shall be evaluated in accordance with the specifications and criteria contained in the Invitation to Bid; in addition, the total cost to the District, the cost, if any, to the District officers, employees, or their

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dependents, the geographic location of the company's headquarters and offices in relation to the District, and the ability of the company to guarantee premium stability may be considered. A contract to purchase insurance shall be awarded to that company whose response to the Invitation to Bid best meets the overall needs of the District, its officers, employees, and/or dependents.

- (h) Notice of the intent to award, including rejection of some or all bids, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Invitation to Bid. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's procurement of insurance under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: § 112.08, Fla. Stat.

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Rule 3.4 Pre-qualification

- (1) Scope. In its discretion, the District may undertake a pre-qualification process in accordance with this Rule for vendors to provide construction services, goods, supplies, and materials, Contractual Services, and maintenance services.
- (2) Procedure. When the District seeks to pre-qualify vendors, the following procedures shall apply:
 - (a) The Board shall cause to be prepared a Request for Qualifications.
 - (b) For construction services exceeding the thresholds described in Section 255.20 of the Florida Statutes, the Board must advertise the proposed pre-qualification criteria and procedures and allow at least seven (7) days' notice of the public hearing for comments on such pre-qualification criteria and procedures. At such public hearing, potential vendors may object to such pre-qualification criteria and procedures. Following such public hearing, the Board shall formally adopt pre-qualification criteria and procedures prior to the advertisement of the Request for Qualifications for construction services.
 - (c) The Request for Qualifications shall be advertised at least once in a newspaper of general circulation within the county or counties in which the project is located. The notice shall allow at least seven (7) days for submittal of qualifications for goods, supplies and materials, Contractual Services, maintenance services, and construction services under two hundred fifty thousand dollars (\$250,000). The notice shall allow at least twenty-one (21) days for submittal of qualifications for construction services estimated to cost over two hundred fifty thousand dollars (\$250,000) and thirty (30) days for construction services estimated to cost over five hundred thousand dollars (\$500,000).
 - (d) The District may maintain lists of persons interested in receiving notices of Requests for Qualifications. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any pre-qualification determination or contract awarded in accordance with these Rules and shall not be a basis for a protest of any pre-qualification determination or contract award.
 - (e) If the District has pre-qualified vendors for a particular category of purchase, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies or responses

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in response to the applicable Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

- (f) In order to be eligible to submit qualifications, a firm or individual must, at the time of receipt of the qualifications:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;
 - (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and
 - (iv) Meet any special pre-qualification requirements set forth in the Request for Qualifications.

Evidence of compliance with these Rules must be submitted with the qualifications if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the qualifications.

- (g) Qualifications shall be presented to the Board, or a committee appointed by the Board, for evaluation in accordance with the Request for Qualifications and this Rule. Minor variations in the qualifications may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature.
- (h) All vendors determined by the District to meet the pre-qualification requirements shall be pre-qualified. To assure full understanding of the responsiveness to the requirements contained in a Request for Qualifications, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion and revision of qualifications. For construction services, any contractor pre-qualified and considered eligible by the Department of Transportation to bid to perform the type of work the project entails shall be presumed to be qualified to perform the project.
- (i) The Board shall have the right to reject all qualifications if there are not enough to be competitive or if rejection is determined to be in the best

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interest of the District. No vendor shall be entitled to recover any costs of qualification preparation or submittal from the District.

- (j) If the selection process is administered by any person or committee other than the full Board, the selection made will be presented to the full Board with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.
- (k) Notice of intent to pre-qualify, including rejection of some or all qualifications, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Request for Qualifications. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's pre-qualification decisions under this Rule shall be in accordance with the procedures set forth in Rule 3.11; provided however, protests related to the pre-qualification criteria and procedures for construction services shall be resolved in accordance with section (2)(b) of this Rule and Section 255.20(1)(b) of the Florida Statutes.

(2) Suspension, Revocation, or Denial of Qualification

- (a) The District, for good cause, may deny, suspend, or revoke a prequalified vendor's pre-qualified status. A suspension, revocation, or denial for good cause shall prohibit the vendor from bidding on any District construction contract for which qualification is required, shall constitute a determination of non-responsibility to bid on any other District construction or maintenance contract, and shall prohibit the vendor from acting as a material supplier or subcontractor on any District contract or project during the period of suspension, revocation, or denial. Good cause shall include the following:
 - (i) One of the circumstances specified under Section 337.16(2), Fla. Stat., has occurred.
 - (ii) Affiliated contractors submitted more than one proposal for the same work. In this event the pre-qualified status of all of the affiliated bidders will be revoked, suspended, or denied. All bids of affiliated bidders will be rejected.

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- (iii) The vendor made or submitted false, deceptive, or fraudulent statements, certifications, or materials in any claim for payment or any information required by any District contract.
- (iv) The vendor or its affiliate defaulted on any contract or a contract surety assumed control of financial responsibility for any contract of the vendor.
- (v) The vendor's qualification to bid is suspended, revoked, or denied by any other public or semi-public entity, or the vendor has been the subject of a civil enforcement proceeding or settlement involving a public or semi-public entity.
- (vi) The vendor failed to comply with contract or warranty requirements or failed to follow District direction in the performance of a contract.
- (vii) The vendor failed to timely furnish all contract documents required by the contract specifications, special provisions, or by any state or federal statutes or regulations. If the vendor fails to furnish any of the subject contract documents by the expiration of the period of suspension, revocation, or denial set forth above, the vendor's pre-qualified status shall remain suspended, revoked, or denied until the documents are furnished.
- (viii) The vendor failed to notify the District within 10 days of the vendor, or any of its affiliates, being declared in default or otherwise not completing work on a contract or being suspended from qualification to bid or denied qualification to bid by any other public or semi-public agency.
- (ix) The vendor did not pay its subcontractors or suppliers in a timely manner or in compliance with contract documents.
- (x) The vendor has demonstrated instances of poor or unsatisfactory performance, deficient management resulting in project delay, poor quality workmanship, a history of payment of liquidated damages, untimely completion of projects, uncooperative attitude, contract litigation, inflated claims or defaults.
- (xi) An affiliate of the vendor has previously been determined by the District to be non-responsible, and the specified period of suspension, revocation, denial, or non-responsibility remains in effect.

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(xii) The vendor or affiliate(s) has been convicted of a contract crime.

1. The term “**contract crime**” means any violation of state or federal antitrust laws with respect to a public contract or any violation of any state or federal law involving fraud, bribery, collusion, conspiracy, or material misrepresentation with respect to a public contract.
2. The term “**convicted**” or “**conviction**” means a finding of guilt or a conviction of a contract crime, with or without an adjudication of guilt, in any federal or state trial court of record as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

- (b) A denial, suspension, or revocation shall prohibit the vendor from being a subcontractor on District work during the period of denial, suspension, or revocation, except when a prime contractor’s bid has used prices of a subcontractor who becomes disqualified after the bid, but before the request for authorization to sublet is presented.
- (c) The District shall inform the vendor in writing of its intent to deny, suspend, or revoke its pre-qualified status and inform the vendor of its right to a hearing, the procedure which must be followed, and the applicable time limits. If a hearing is requested within 10 days after the receipt of the notice of intent, the hearing shall be held within 30 days after receipt by the District of the request for the hearing. The decision shall be issued within 15 days after the hearing.
- (d) Such suspension or revocation shall not affect the vendor’s obligations under any preexisting contract.
- (e) In the case of contract crimes, the vendor’s pre-qualified status under this Rule shall be revoked indefinitely. For all violations of Rule 3.4(3)(a) other than for the vendor’s conviction for contract crimes, the revocation, denial, or suspension of a vendor’s pre-qualified status under this Rule shall be for a specific period of time based on the seriousness of the deficiency.

Examples of factors affecting the seriousness of a deficiency are:

- (i) Impacts on project schedule, cost, or quality of work;
- (ii) Unsafe conditions allowed to exist;

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- (iii) Complaints from the public;
- (iv) Delay or interference with the bidding process;
- (v) The potential for repetition;
- (vi) Integrity of the public contracting process;
- (vii) Effect on the health, safety, and welfare of the public.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 190.033, 255.0525, 255.20, Fla. Stat.

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Rule 3.5 Construction Contracts, Not Design-Build.

- (1) Scope. All contracts for the construction or improvement of any building, structure, or other public construction works authorized by Chapter 190 of the Florida Statutes, the costs of which are estimated by the District in accordance with generally accepted cost accounting principles to be in excess of the threshold amount for applicability of Section 255.20 of the Florida Statutes, as that amount may be indexed or amended from time to time, shall be let under the terms of these Rules and the procedures of Section 255.20 of the Florida Statutes, as the same may be amended from time to time. A project shall not be divided solely to avoid the threshold bidding requirements.
- (2) Procedure. When a purchase of construction services is within the scope of this Rule, the following procedures shall apply:
 - (a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.
 - (b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the county or counties in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least twenty-one (21) days for submittal of sealed bids, proposals, replies, or responses, unless the Board, for good cause, determines a shorter period of time is appropriate. Any project projected to cost more than five hundred thousand dollars (\$500,000) must be noticed at least thirty (30) days prior to the date for submittal of bids, proposals, replies, or responses. If the Board has previously pre-qualified contractors pursuant to Rule 3.4 and determined that only the contractors that have been pre-qualified will be permitted to submit bids, proposals, replies, and responses, the Notice of Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation need not be published. Instead, the Notice of Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be sent to the pre-qualified contractors by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service.
 - (c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, or to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice

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shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.

- (d) If the District has pre-qualified providers of construction services, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, or responses to Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations.
- (e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;
 - (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the bidder is a corporation; and
 - (iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Any contractor that has been found guilty by a court of any violation of federal labor or employment tax laws regarding subjects including but not limited to, reemployment assistance, safety, tax withholding, worker's compensation, unemployment tax, social security and Medicare tax, wage or hour, or prevailing rate laws within the past 5 years may be considered ineligible by the District to submit a bid, response, or proposal for a District project.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply, or response, if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

- (f) Bids, proposals, replies, and responses, or the portions of which that include the price, shall be publicly opened at a meeting noticed in accordance with Rule 1.3, and at which at least one district representative

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is present. The name of each bidder and the price submitted in the bid shall be announced at such meeting and shall be made available upon request. Minutes should be taken at the meeting and maintained by the District. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation and these Rules. Minor variations in the bids, proposals, replies, or responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.

- (g) The lowest Responsive Bid submitted by a Responsive and Responsible Bidder in response to an Invitation to Bid shall be accepted. In relation to a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, the Board shall select the Responsive Proposal, Reply, or Response submitted by a Responsive and Responsible Vendor which is most advantageous to the District. To assure full understanding of the responsiveness to the solicitation requirements contained in a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, and responses.
- (h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No contractor shall be entitled to recover any costs of bid, proposal, response, or reply preparation or submittal from the District.
- (i) The Board may require potential contractors to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.
- (j) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase construction services or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of construction services, in the manner the

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Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the construction services without further competitive selection processes.

- (k) If the selection process is administered by any person or committee other than the full Board, the selection made will be presented to the full Board with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.
 - (l) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's purchase of construction services under this Rule shall be in accordance with the procedures set forth in Rule 3.11.
- (3) Sole Source; Government. Construction services that are only available from a single source are exempt from this Rule. Construction services provided by governmental agencies are exempt from this Rule. This Rule shall not apply to the purchase of construction services, which may include goods, supplies, or materials, that are purchased under a federal, state, or local government contract that has been competitively procured by such federal, state, or local government in a manner consistent with the material procurement requirements of these Rules. A contract for construction services is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process.
 - (4) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
 - (5) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board Meeting.
 - (6) Exceptions. This Rule is inapplicable when:

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- (a) The project is undertaken as repair or maintenance of an existing public facility;
- (b) The funding source of the project will be diminished or lost because the time required to competitively award the project after the funds become available exceeds the time within which the funding source must be spent;
- (c) The District has competitively awarded a project and the contractor has abandoned the project or the District has terminated the contract; or
- (d) The District, after public notice, conducts a public meeting under Section 286.011 of the Florida Statutes, and finds by a majority vote of the Board that it is in the public's best interest to perform the project using its own services, employees, and equipment.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 189.053, 190.033, 255.0518, 255.0525, 255.20, 287.055, Fla. Stat.

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Rule 3.6 Construction Contracts, Design-Build.

- (1) Scope. The District may utilize Design-Build Contracts for any public construction project for which the Board determines that use of such contract is in the best interest of the District. When letting a Design-Build Contract, the District shall use the following procedure:
- (2) Procedure.
 - (a) The District shall utilize a Design Criteria Professional meeting the requirements of Section 287.055(2)(k) of the Florida Statutes, when developing a Design Criteria Package, evaluating the proposals and qualifications submitted by Design-Build Firms, and determining compliance of the project construction with the Design Criteria Package. The Design Criteria Professional may be an employee of the District, may be the District Engineer selected by the District pursuant to Section 287.055 of the Florida Statutes, or may be retained pursuant to Rule 3.1. The Design Criteria Professional is not eligible to render services under a Design-Build Contract executed pursuant to the Design Criteria Package.
 - (b) A Design Criteria Package for the construction project shall be prepared and sealed by the Design Criteria Professional. If the project utilizes existing plans, the Design Criteria Professional shall create a Design Criteria Package by supplementing the plans with project specific requirements, if any.
 - (c) The Board may either choose to award the Design-Build Contract pursuant to the competitive proposal selection process set forth in Section 287.055(9) of the Florida Statutes, or pursuant to the qualifications-based selection process pursuant to Rule 3.1.
 - (i) Qualifications-Based Selection. If the process set forth in Rule 3.1 is utilized, subsequent to competitive negotiations, a guaranteed maximum price and guaranteed completion date shall be established.
 - (ii) Competitive Proposal-Based Selection. If the competitive proposal selection process is utilized, the Board, in consultation with the Design Criteria Professional, shall establish the criteria, standards and procedures for the evaluation of Design-Build Proposals based on price, technical, and design aspects of the project, weighted for the project. After a Design Criteria Package and the standards and procedures for evaluation of proposals have been developed,

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competitive proposals from qualified firms shall be solicited pursuant to the design criteria by the following procedure:

1. A Request for Proposals shall be advertised at least once in a newspaper of general circulation within the county in which the project is located. The notice shall allow at least twenty-one (21) days for submittal of sealed proposals, unless the Board, for good cause, determines a shorter period of time is appropriate. Any project projected to cost more than five hundred thousand dollars (\$500,000) must be noticed at least thirty (30) days prior to the date for submittal of proposals.
2. The District may maintain lists of persons interested in receiving notices of Requests for Proposals. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.
3. In order to be eligible to submit a proposal, a firm must, at the time of receipt of the proposals:
 - a. Hold the required applicable state professional licenses in good standing, as defined by Section 287.055(2)(h) of the Florida Statutes;
 - b. Hold all required applicable federal licenses in good standing, if any;
 - c. Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the proposer is a corporation;
 - d. Meet any special pre-qualification requirements set forth in the Request for Proposals and Design Criteria Package.

Any contractor that has been found guilty by a court of any violation of federal labor or employment tax laws regarding

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subjects including but not limited to reemployment assistance, safety, tax withholding, worker's compensation, unemployment tax, social security and Medicare tax, wage or hour, or prevailing rate laws within the past 5 years may be considered ineligible by the District to submit a bid, response, or proposal for a District project.

Evidence of compliance with these Rules must be submitted with the proposal if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the proposal.

4. The proposals, or the portions of which that include the price, shall be publicly opened at a meeting noticed in accordance with Rule 1.3, and at which at least one district representative is present. The name of each bidder and the price submitted in the bid shall be announced at such meeting and shall be made available upon request. Minutes should be taken at the meeting and maintained by the District. In consultation with the Design Criteria Professional, the Board shall evaluate the proposals received based on evaluation criteria and procedures established prior to the solicitation of proposals, including but not limited to qualifications, availability, and past work of the firms and the partners and members thereof. The Board shall then select no fewer than three (3) Design-Build Firms as the most qualified.
5. The Board shall have the right to reject all proposals if the proposals are too high, or rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of proposal preparation or submittal from the District.
6. If less than three (3) Responsive Proposals are received, the District may purchase design-build services or may reject the proposals for lack of competitiveness. If no Responsive Proposals are received, the District may proceed with the procurement of design-build services in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the design-build services without further competitive selection processes.

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7. Notice of the rankings adopted by the Board, including the rejection of some or all proposals, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Design Criteria Package. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's rankings under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

8. The Board shall negotiate a contract with the firm ranking the highest based on the evaluation standards and shall establish a price which the Board determines is fair, competitive and reasonable. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. The Board shall then undertake negotiations with the second most qualified firm, based on the ranking by the evaluation standards. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the second most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. The Board shall then undertake negotiations with the third most qualified firm. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the third most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. Should the Board be unable to negotiate a satisfactory contract with any of the selected firms, the Board shall select additional firms in order of their rankings based on the evaluation standards and continue negotiations until an agreement is reached or the list of firms is exhausted.

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9. After the Board contracts with a firm, the firm shall bring to the Board for approval, detailed working drawings of the project.
 10. The Design Criteria Professional shall evaluate the compliance of the detailed working drawings and project construction with the Design Criteria Package and shall provide the Board with a report of the same.
- (3) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
- (4) Emergency Purchase. The Board may, in case of public emergency, declare an emergency and immediately proceed with negotiations with the best qualified Design-Build Firm available at the time. The fact that an Emergency Purchase has occurred shall be noted in the minutes of the next Board meeting.
- (5) Exceptions. This Rule is inapplicable when:
- (a) The project is undertaken as repair or maintenance of an existing public facility;
 - (b) The funding source of the project will be diminished or lost because the time required to competitively award the project after the funds become available exceeds the time within which the funding source must be spent;
 - (c) The District has competitively awarded a project and the contractor has abandoned the project or the District has terminated the contractor; or
 - (d) The District, after public notice, conducts a public meeting under Section 286.011 of the Florida Statutes, and finds by a majority vote of the Board that it is in the public's best interest to perform the project using its own services, employees, and equipment.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 189.053, 190.033, 255.0518, 255.0525, 255.20, 287.055, Fla. Stat.

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Rule 3.7 Payment and Performance Bonds.

- (1) Scope. This Rule shall apply to contracts for the construction of a public building, for the prosecution and completion of a public work, or for repairs upon a public building or public work and shall be construed in addition to terms prescribed by any other Rule that may also apply to such contracts.

- (2) Required Bond. Upon entering into a contract for any of the services described in section (1) of this Rule in excess of \$200,000, the Board shall require that the contractor, before commencing the work, execute and record a payment and performance bond, or other acceptable surety, in an amount equal to the contract price. Notwithstanding the terms of the contract or any other law, the District may not make payment to the contractor until the contractor has provided to the District a certified copy of the recorded bond.

- (3) Discretionary Bond. At the discretion of the Board, upon entering into a contract for any of the services described in section (1) of this Rule for an amount not exceeding \$200,000, the contractor may be exempted from executing a payment and performance bond.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: § 255.05, Fla. Stat.

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Rule 3.8 Goods, Supplies, and Materials.

- (1) Purpose and Scope. All purchases of goods, supplies, or materials exceeding the amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR, shall be purchased under the terms of this Rule. Contracts for purchases of **“goods, supplies, and materials”** do not include printing, insurance, advertising, or legal notices. A contract involving goods, supplies, or materials plus maintenance services may, in the discretion of the Board, be treated as a contract for maintenance services. However, a purchase shall not be divided solely in order to avoid the threshold bidding requirements.
- (2) Procedure. When a purchase of goods, supplies, or materials is within the scope of this Rule, the following procedures shall apply:
 - (a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.
 - (b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the District and within the county or counties in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least seven (7) days for submittal of bids, proposals, replies, or responses.
 - (c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, or Competitive Solicitations. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.
 - (d) If the District has pre-qualified suppliers of goods, supplies, and materials, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, or responses.
 - (e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:
 - (i) Hold all required applicable state professional licenses in good standing;

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- (ii) Hold all required applicable federal licenses in good standing, if any;
- (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and
- (iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply or response if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

Any firm or individual whose principal place of business is outside the State of Florida must also submit a written opinion of an attorney at law licensed to practice law in that foreign state, as to the preferences, if any or none, granted by the law of that foreign state to business entities whose principal places of business are in that foreign state, in the letting of any or all public contracts. Failure to submit such a written opinion or submission of a false or misleading written opinion may be grounds for rejection of the bid, proposal, reply, or response.

- (f) Bids, proposals, replies, and responses shall be publicly opened at the time and place noted on the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, and this Rule. Minor variations in the bids, proposals, replies, or responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.
- (g) The lowest Responsive Bid, after taking into account the preferences provided for in this subsection, submitted by a Responsive and Responsible Bidder in response to an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be accepted. If the lowest Responsive Bid is submitted by a Responsive and Responsible Bidder

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whose principal place of business is located in a foreign state which does not grant a preference in competitive purchase to businesses whose principal place of business are in that foreign state, the lowest Responsible and Responsive Bidder whose principal place of business is in the State of Florida shall be awarded a preference of five (5) percent. If the lowest Responsive Bid is submitted by a Responsive and Responsible Bidder whose principal place of business is located in a foreign state which grants a preference in competitive purchase to businesses whose principal place of business are in that foreign state, the lowest Responsible and Responsive Bidder whose principal place of business is in the State of Florida shall be awarded a preference equal to the preference granted by such foreign state.

To assure full understanding of the responsiveness to the solicitation requirements contained in an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, and responses.

- (h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of bid, proposal, reply, or response preparation or submittal from the District.
- (i) The Board may require bidders and proposers to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.
- (j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's purchase of goods,

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supplies, and materials under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

- (k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase goods, supplies, or materials, or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of goods, supplies, and materials, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the goods, supplies, and materials without further competitive selection processes.
- (3) Goods, Supplies, and Materials included in a Construction Contract Awarded Pursuant to Rule 3.5 or 3.6. There may be occasions where the District has undergone the competitive purchase of construction services which contract may include the provision of goods, supplies, or materials. In that instance, the District may approve a change order to the contract and directly purchase the goods, supplies, and materials. Such purchase of goods, supplies, and materials deducted from a competitively purchased construction contract shall be exempt from this Rule.
- (4) Exemption. Goods, supplies, and materials that are only available from a single source are exempt from this Rule. Goods, supplies, and materials provided by governmental agencies are exempt from this Rule. A contract for goods, supplies, or materials is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process. This Rule shall not apply to the purchase of goods, supplies or materials that are purchased under a federal, state, or local government contract that has been competitively procured by such federal, state, or local government in a manner consistent with the material procurement requirements of these Rules.
- (5) Renewal. Contracts for the purchase of goods, supplies, and/or materials subject to this Rule may be renewed for a maximum contract period including renewals of eight (8) years.
- (6) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 189.053, 190.033, 287.017, 287.084, Fla. Stat.

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Rule 3.9 Maintenance Services.

- (1) Scope. All contracts for maintenance of any District facility or project shall be set under the terms of this Rule if the cost exceeds the amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR. A contract involving goods, supplies, and materials plus maintenance services may, in the discretion of the Board, be treated as a contract for maintenance services. However, a purchase shall not be divided solely in order to avoid the threshold bidding requirements.
- (2) Procedure. When a purchase of maintenance services is within the scope of this Rule, the following procedures shall apply:
 - (a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.
 - (b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the county or counties in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least seven (7) days for submittal of bids, proposals, replies, or responses.
 - (c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.
 - (d) If the District has pre-qualified suppliers of maintenance services, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, and responses.
 - (e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;

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- (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and
- (iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply, or response if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

- (f) Bids, proposals, replies, and responses shall be publicly opened at the time and place noted on the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, and these Rules. Minor variations in the bids, proposals, replies, and responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.
- (g) The lowest Responsive Bid submitted in response to an Invitation to Bid by a Responsive and Responsible Bidder shall be accepted. In relation to a Request for Proposals, Invitation to Negotiate or Competitive Solicitation the Board shall select the Responsive Proposal, Reply, or Response submitted by a Responsive and Responsible Vendor which is most advantageous to the District. To assure full understanding of the responsiveness to the solicitation requirements contained in a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, or responses.
- (h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is

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determined to be in the best interest of the District. No Vendor shall be entitled to recover any costs of bid, proposal, reply, or response preparation or submittal from the District.

- (i) The Board may require bidders and proposers to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.
 - (j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's procurement of maintenance services under this Rule shall be in accordance with the procedures set forth in Rule 3.11.
 - (k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase the maintenance services or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of maintenance services, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the maintenance services without further competitive selection processes.
- (3) Exemptions. Maintenance services that are only available from a single source are exempt from this Rule. Maintenance services provided by governmental agencies are exempt from this Rule. A contract for maintenance services is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process.
- (4) Renewal. Contracts for the purchase of maintenance services subject to this Rule may be renewed for a maximum contract period including renewals of eight (8) years.
- (5) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.

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- (6) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), 190.033, Fla. Stat.

Law Implemented: §§ 119.0701, 190.033, 287.017, Fla. Stat.

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Rule 3.10 Contractual Services.

- (1) Exemption from Competitive Purchase. Pursuant to Section 190.033(3) of the Florida Statutes, Contractual Services shall not be subject to competitive purchasing requirements. If an agreement is predominantly for Contractual Services, but also includes maintenance services or the purchase of goods and services, the contract shall not be subject to competitive purchasing requirements. Regardless of whether an advertisement or solicitation for Contractual Services is identified as an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, no rights or remedies under these Rules, including but not limited to protest rights, are conferred on persons, firms, or vendors proposing to provide Contractual Services to the District.
- (2) Contracts; Public Records. In accordance with Florida law, each contract for Contractual Services shall include provisions required by law that require the contractor to comply with public records laws.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 190.011(3), 190.033, Fla. Stat.

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Rule 3.11 Protests with Respect to Proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9.

The resolution of any protests with respect to proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9 shall be in accordance with this Rule.

(1) Filing.

- (a) With respect to a protest regarding qualifications, specifications, documentation, or other requirements contained in a Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation issued by the District, the notice of protest shall be filed in writing within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the first advertisement of the Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file a notice of protest shall constitute a waiver of all rights to protest the District's intended decision. Failure to file a formal written protest shall constitute an abandonment of the protest proceedings and shall automatically terminate the protest proceedings.
- (b) Except for those situations covered by subsection (1)(a) of this Rule, any firm or person who is affected adversely by a District's ranking or intended award under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, or 3.9 and desires to contest the District's ranking or intended award, shall file with the District a written notice of protest within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after receipt of the notice of the District's ranking or intended award or after posting on the District's website if so provided for in the Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file a notice of protest shall constitute a waiver of all rights to protest the District's ranking or intended award. Failure to file a formal written protest shall constitute an abandonment of the protest proceedings and shall automatically terminate the protest proceedings.

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- (c) If the requirement for the posting of a protest bond and the amount of the protest bond, which may be expressed by a percentage of the contract to be awarded or a set amount, is disclosed in the District's competitive solicitation documents for a particular purchase under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, or 3.9, any person who files a notice of protest must post the protest bond. The amount and form of the protest bond shall be determined by District staff after consultation with the Board and within the limits, if any, imposed by Florida law. In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses, and attorney's fees associated with hearing and defending the protest. In the event the protest is settled by mutual agreement of the parties, the protest bond shall be distributed as agreed to by the District and protestor.
 - (d) The District does not accept documents filed by e-mail or facsimile transmission. Filings are only accepted during normal business hours.
- (2) Contract Execution. Upon receipt of a notice of protest which has been timely filed, the District shall not execute the contract under protest until the subject of the protest is resolved. However, if the District sets forth in writing particular facts and circumstances showing that delay incident to protest proceedings will jeopardize the funding for the project, will materially increase the cost of the project, or will create an immediate and serious danger to the public health, safety, or welfare, the contract may be executed.
- (3) Informal Proceeding. If the Board determines a protest does not involve a disputed issue of material fact, the Board may, but is not obligated to, schedule an informal proceeding to consider the protest. Such informal proceeding shall be at a time and place determined by the Board. Notice of such proceeding shall be sent via e-mail (with a delivery and read receipt), United States Mail, or hand delivery to the protestor and any substantially affected persons or parties not less than three (3) calendar days prior to such informal proceeding. Within thirty (30) calendar days following the informal proceeding, the Board shall issue a written decision setting forth the factual, legal, and policy grounds for its decision.
- (4) Formal Proceeding. If the Board determines a protest involves disputed issues of material fact or if the Board elects not to use the informal proceeding process provided for in section (3) of this Rule, the District shall schedule a formal hearing to resolve the protest. The Chairperson shall designate any member of the Board (including the Chairperson), District Manager, District Counsel, or other person as a hearing officer to conduct the hearing. The hearing officer may:

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- (a) Administer oaths and affirmations;
- (b) Rule upon offers of proof and receive relevant evidence;
- (c) Regulate the course of the hearing, including any pre-hearing matters;
- (d) Enter orders; and
- (e) Make or receive offers of settlement, stipulation, and adjustment.

The hearing officer shall, within thirty (30) days after the hearing or receipt of the hearing transcript, whichever is later, file a recommended order which shall include a caption, time and place of hearing, appearances entered at the hearing, statement of the issues, findings of fact and conclusions of law, separately stated, and a recommendation for final District action. The District shall allow each party fifteen (15) days in which to submit written exceptions to the recommended order. The District shall issue a final order within sixty (60) days after the filing of the recommended order.

- (5) Rejection of all Qualifications, Bids, Proposals, Replies and Responses after Receipt of Notice of Protest. If the Board determines there was a violation of law, defect, or an irregularity in the competitive solicitation process, the Bids, Proposals, Replies, and Responses are too high, or if the Board determines it is otherwise in the District's best interest, the Board may reject all qualifications, bids, proposals, replies, and responses and start the competitive solicitation process anew. If the Board decides to reject all qualifications, bids, proposals, replies, and responses and start the competitive solicitation process anew, any pending protests shall automatically terminate.
- (6) Judicial Review. A party who is adversely affected by final District action is entitled to judicial review. Judicial review shall be sought in the county where the District is located. All proceedings shall be instituted by filing a notice of appeal or petition for review in accordance with the Florida Rules of Appellate Procedure within thirty (30) calendar days after the rendition of the decision being appealed. The filing of an appeal does not itself stay enforcement of the final District decision. Judicial review of any District action shall be confined to the record transmitted. The record for judicial review shall be compiled in accordance with the Florida Rules of Appellate Procedure. Failure to file a notice of appeal or petition for review within the time prescribed herein shall constitute a waiver of judicial review proceedings.
- (7) Intervenors. Other substantially affected persons may join the proceedings as intervenors on appropriate terms which shall not unduly delay the proceedings.

Exhibit A
Rules of Procedure

- (8) Settlement. Nothing herein shall preclude the settlement of any protest under this Rule at any time.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 120.69(2)(a), 190.033, Fla. Stat.

Exhibit A
Rules of Procedure

Rule 4.0 Effective Date.

These Rules shall be effective August 20, 2026, except that no election of officers required by these Rules shall be required until after the next regular election for the Board.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 190.011(5), 190.011(15), Fla. Stat.

RESOLUTION 2026-10

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF VERANO #3
COMMUNITY DEVELOPMENT DISTRICT ADOPTING ENFORCEMENT RULES
WITHIN ITS COMMUNITY FACILITIES RULES & REGULATIONS AND
PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the Verano #3 Community Development District (the “District”) held a noticed public hearing on August 20, 2026, amending rules and setting rates as part of its Community Facilities Rules & Regulations as well as an associated Rental Agreement; and

WHEREAS, section 190.011, Florida Statutes, empowers the District to adopt rules and resolutions which may be necessary for the conduct of district business and to exercise all powers necessary, convenient, incidental, or proper in connection with any of the powers duties, or purposes authorized by the Act.

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

SECTION 1. The Amenity Facility Policies attached here to as Exhibit “A” are hereby adopted. The Board hereby delegates authority to the District Manager and Amenity Manager to enforce the Amenity Facility Policies.

SECTION 2. This Resolution shall become effective immediately upon adoption and any provisions of any previous resolutions in conflict with the provisions hereof are hereby superseded.

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

ATTEST:

**VERANO #3 COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Amenity Facility Policies

VERANO #3
COMMUNITY DEVELOPMENT DISTRICT

Amenity Facility Policies

August 20, 2026

Rule No. 2026-10

DEFINITIONS

“Amenity Facility” or “Amenity Facilities” – shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to, the amenity center, together with their appurtenant facilities and areas.

“Amenity Facility Policies” or “Amenity Facilities Policies” – shall mean the District’s Amenity Facility Policies document(s), including without limitation, pool rules as amended from time to time.

“Amenity Manager” or “Amenity Staff” – shall mean the District Manager or that person or firm so designated by the District’s Board of Supervisors, including their employees.

“Board” – shall mean the District’s governing Board of Supervisors.

“Commercial Vendor” – shall mean a vendor providing a commercial service to Patrons at the Amenity Facilities, such as fitness classes or swimming lessons, pursuant to an agreement with the District for such services and including insurance satisfactory to the Amenity Manager and naming the District as additional insured.

“Guest” – shall mean any person or persons who are invited by a Patron to participate in the use of the Amenity Facilities.

“District” – shall mean the Verano #3 Community Development District.

“District Manager” – shall mean the professional management company with which the District has contracted to provide management services to the District.

“District-Sponsored Event” – shall mean an event approved by the Board and planned by District staff and shall not .

“Key Card” – shall mean an electronic key card or fob distributed by the Amenity Manager or Amenity Staff to residents of the District to access the Amenity Facilities.

“Members” - shall mean Property Owners, Tenants, and Non-Resident Users of the Amenity Facilities.

“Non-Resident(s)” – shall mean any person or group of persons who are not a Resident(s) of the District.

“Non-Resident User” – shall mean any person or persons not owning property in the District who is paying the Non-Resident User Fee to the District for use of the Amenity Facilities.

“Non-Resident User Fee” – shall mean the fee established by the District for any person who is not a Resident and wishes to become a Non-Resident User of the Amenity Facilities. The amount of the Non-Resident User Fee set forth herein is subject to periodic change by Board action.

“Patron” or “Patrons” – shall mean Property Owners, Guests, Residents, Non-Resident Users, and Tenants who are eighteen (18) years of age and older and their immediate family members residing in the same unit within the District, who are obligated to use the Amenity Facilities in a lawful manner and in accordance with the Amenity Facility Policies.

“Property Owner” – shall mean that person or persons having fee simple ownership or legal title to land within the District.

“Resident” – shall mean any person, spouse or registered domestic partner of a person, and/or immediate family, including minor and/or dependent children, lawfully residing in a residence within the District.

“Tenant” – shall mean any tenant lawfully residing in a Property Owner’s home located within the District and pursuant to a valid rental or lease agreement.

AMENITY FACILITIES HOURS OF OPERATION

The Amenity Facilities hours of operation will be established and published by the District considering the season of the year and other circumstances. **Hours of operation are from 8 a.m. to Dusk.**

I. General Amenity Center Provisions

- (1) The Board reserves the right to amend or modify these policies when necessary and will notify Patrons of any changes.
- (2) The Board, Amenity Manager and Amenity Staff have full authority to enforce these policies.
- (3) Disregard for any of the Amenity Facility Policies may result in suspension of use of Amenity Facility privileges, as defined in the Suspension section below.
- (4) Patrons shall treat all Amenity Staff with courtesy and respect.
- (5) No Patron is allowed in the “employees only” service areas of the Amenity Facility.
- (6) Patrons must use their assigned Key to enter the Amenity Facilities.
- (7) Two facility Key fobs will be issued at no charge by the Amenity Manager or Amenity Staff to the property-owning person or entity at the time they are closing upon their purchase of property within the District. Key fobs are limited to two (2) per household. Proof of property ownership may be required annually. All Patrons must use their Key fob for entrance to the Amenity Facilities. A Key fob should not be issued to Non-Residents unless they are a Non-Resident User. For the rental properties Havens and Tredici, Key fobs will be issued to the managing company, which will be responsible for providing the renters with keys and securely retrieving them once the rent term expires.
- (8) Lost, Damaged or Stolen Key fob Fee. Residents, Tenants and Non-Residents will be charged twenty-five dollars (\$25.00) to obtain a new or replacement Key fob. Patrons must contact the Amenity Manager for instructions on how to obtain a replacement Key fob and to initiate the replacement process. A damaged Key fob must be mailed or delivered to the Amenity Manager’s office prior to obtaining a replacement. All lost or stolen Key fob will be permanently deactivated for security reasons.
- (9) Children under sixteen (16) years of age must be accompanied by a parent or adult Patron.
- (10) Alcoholic beverages shall not be served or sold at the Amenity Facilities.
- (11) Dogs and all other pets (with the exception of certified service animals as defined per sec. 413.08, Florida Statutes), are not permitted on or at the Amenity Facilities, specifically at the buildings, pool, tot-lot splash pad and courts. Where dogs are permitted, they must be leashed at all times. Patrons are responsible for picking up after all pets at all times.

- (12) Vehicles must be parked in designated areas. Vehicles shall not be parked on grass lawns, or in any way that blocks the normal flow of traffic. Overnight parking for vehicles of any kind in the Clubhouse parking lot will only be allowed with permission from the Amenity Manager or designated Amenity Staff. Except as otherwise provided in this Section (12), overnight parking is prohibited on all District streets, roadways, thoroughfares, or rights-of-way, any vehicle or trailer unattended or parked in violation of this section shall be subject to towing or booting without notice or warning at owner's expense.
- (13) Fireworks of any kind are not permitted anywhere at the Amenity Facilities or adjacent areas.
- (14) Smoking and the use of smokeless tobacco products, including e-cigarettes, are banned from all Amenity Facilities.
- (15) Except for designated parking areas, motorized off-road bikes, vehicles, scooters, and ATVs are prohibited on all property owned, maintained, and operated by the District, including the Amenity Facilities. Only motorized vehicles owned and operated by the District, if any, are permitted on District property.
- (16) Skateboarding is not allowed on any Amenity Facility property, including but not limited to, the following: the amenity center, pool area, playground area, parking lot, and surroundings.
- (17) Game room equipment is available on a first come, first served basis. Glass or beverage containers of any kind are not allowed on or around any gaming tables. Do not move or alter any equipment and supplies. Gambling is prohibited.
- (18) Pickleball/Tennis/Basketball Court availability is on a first come, first served basis. Players have possession of the court for a period of one hour if residents are waiting to play. No jumping over nets. No food or glass containers are permitted on the courts. No chairs. Loud, abusive, profane language or music will not be tolerated either from players or spectators.
- (19) All persons using the Splash Pad do so at their risk. Wheelchairs, strollers and child waist and arm flotation devices shall be permitted. Children wearing diapers must wear "swim" diapers. No skateboards, scooters, bicycles, and other play equipment shall be permitted. No running, pushing, rough play, profane language or music. No soaps or shampoos. No glass containers or other breakable objects.
- (20) Individually packaged or bagged snacks such as chips and crackers are permitted inside the Clubhouse. Larger food items such as cakes, cupcakes, pizza, wings, food trays, and similar items are permitted at the Amenity Facilities only at District-sponsored events and otherwise in compliance with Florida law.
- (21) Music is only permitted at District-sponsored events and otherwise in compliance with Florida law and local noise ordinances.
- (22) Bounce houses and similar inflatable structures are permitted at District-sponsored events and otherwise in compliance with Florida law.

II. Loss or Destruction of Property or Instances of Personal Injury

- (1) Any Patron or other person who makes use of the Amenity Facilities for any purpose whatsoever does so at his or her own risk, and as a condition precedent to such use, waives any and all claims and holds the District, its officers, agents and employees harmless for any and all losses, costs, claims, injuries, damages or liability sustained or resulting from such use.
- (2) Patrons are solely responsible for personal property brought onto the Amenity Facilities. The District is not responsible for the loss or damage to any personal property used or brought onto the Amenity Facilities.
- (3) All Patrons using the Amenity Facilities are required to conduct themselves in a responsible, courteous and safe manner in compliance with all policies and rules of the District governing the Amenity Facilities. Violation of the District's policies and/or misuse or destruction of Amenity Facility property or equipment may result in the Short-Term or Long-Term Suspension of Amenity Facility privileges with respect to the offending Patron, to be determined at the discretion of the Board. The District may pursue further legal action and restitution in regard to destruction of Amenity Facility property or equipment. No person shall remove any property or furniture belonging to the District or its contractors from the room or the pool deck in which it is placed or from the Amenity Facilities without proper authorization. Patrons shall be liable for any property damage and/or personal injury caused by them at the Amenity Facilities. The District reserves all legal and equitable remedies for losses due to property damage or personal injury.

III. Indemnification

- (1) Each organization, group or individual using the Amenity Facilities shall indemnify and hold the District, and its officers, employees and agents harmless from any and all liability, claims, actions, suits or demands by any person, corporation or other entity, for injuries, death, and property damage of any nature, arising out of or in connection with the use of the Amenity Facilities and/or other District property, including attorneys' fees, litigation related costs, and appellate proceedings related thereto. Nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity granted pursuant to Section 768.28, Florida Statutes.
- (2) The District and its agents, employees and officers shall not be liable for injury or damage to or loss of personal property or to the person, sustained by the user or any person claiming through the Patron resulting from any fire, accident, occurrence, theft or condition in or upon the District's lands, premises and/or facilities. As a condition for use and access to the Amenity Facilities, the Patrons release the District, its agents, employees and officers from any and all such claims.

IV. General Swimming Pool

- (1) Patrons and Guests may only gain access to the pool area through the use of a Patron's assigned Key fob. At any given time, a Member may accompany up to four (4) Guests at the swimming pool.
- (2) Each Member household may have up to 4 Guests at any one time in recreational facilities. Children under 16 years of age may not be in pool area unless accompanied by an adult.
- (3) **No lifeguard is present in the pool area. Use of the pool is at your own risk.**
- (4) No access will be allowed, by a Patron before or after posted swimming pool hours. Trespassing may be prosecuted as a criminal offense and may lead to the loss of the Key Card and suspension of access to the Amenity Facilities. Any person swimming during non-posted swimming hours may be suspended from using the Amenity Facilities pursuant to the provisions of the Suspension section below.
- (5) Pool availability may be rotated in order to facilitate maintenance of the Amenity Facilities, or for inclement weather. Maintenance may require the pool to be closed for one (1) full day at the discretion of the Amenity Manager or Amenity Staff. Depending upon the intensity of pool usage, Amenity Staff may close the pool for additional periods of time to facilitate maintenance or to ensure compliance with applicable Florida health codes. As a condition of using the Amenity Facilities, all Patrons agree to support the District's observation of pool safety through closure for maintenance, inclement weather, or compliance with Florida health codes. Patrons further agree that the District shall not be obligated to provide any refund to Patrons as a result of any such closures.
- (6) Children under three (3) years of age, and those who are not reliably toilet trained, must wear rubber lined swim diapers, as well as a swim suit over the swim diaper, to reduce the health risks associated with human waste in the swimming pool/deck area. The changing of diapers or clothes is not allowed at pool side. Changing tables are provided in the restroom facility.
- (7) Showers are required before entering the pools. All Patrons shall wear proper swim attire while using the pool. Proper swim attire is traditional swimwear such as one-piece swimsuits, two-piece swimsuits, swim trunks and/or board shorts. Clothing including, but not limited to, jean shorts, athletic shorts, underwear, "thong" swimsuits and other similar items are not proper swim attire.
- (8) Pool entrances must be kept clear and free from obstruction at all times.
- (9) Pool furniture is not to be removed from the pool area. Tables and chairs shall be put back in place after use. Do not place chairs/lounges in pool. You may not SAVE chairs when you are not in the pool area.
- (10) Children under sixteen (16) years of age must be always accompanied by a Parent or adult Patron for usage of the pool facility.

- (11) Loud, profane, or abusive language is prohibited. No diving, jumping, pushing, running or other horseplay is allowed in the pool or on the pool deck area. No swinging on ladders, fences, or railings is allowed. Alcoholic beverages, gum, and glass containers are not permitted in the pool area. Pets, bicycles, skateboards, roller blades, scooters, radio-controlled watercraft, and golf carts are not permitted on the pool deck area inside the pool gates at any time. No floating devices are allowed on the pool, except child waist and arm flotation devices shall be permitted.
- (12) Individually packaged or bagged snacks such as chips, fruit, and crackers are permitted on the dry deck area located near the bar and sofas. Food is not permitted in the pool or on the pool deck area.
- (13) Ear buds or headphones must be used while listening to radios or other personal audio devices at the pool.
- (14) All garbage must be deposited in the trash containers.

V. Playground Policy

- (1) No one over the age of twelve (12) is allowed on the equipment. Children must be accompanied and supervised by an adult Patron.
- (2) No roughhousing on the playground.
- (3) Patrons using the playground must clean up all food, beverages and miscellaneous trash brought to the playground. Smoking and smokeless tobacco products, e-cigarettes, alcoholic beverages, and glass containers are not permitted on or near the playground.
- (4) Use of the playground at your own risk. Report damages to the District Amenity Manager.
- (5) Never use equipment when wet.
- (6) The use of profanity or disruptive behavior at the playground is prohibited.

VI. Amenity Facilities Non-Resident User Fee

Non-Resident Users may purchase an annual membership for use of the Amenity Facilities on a year-to-year basis. The Non-Resident User Fee is \$1,700.00 (one thousand seven hundred dollars), per Family, payable in advance. For the purpose of this Amenity Policy, “Family” is defined as immediate family members residing in the same unit within the District. The rate for an individual is the same as for a Family. Upon purchase of the membership, the Non-Resident User is entitled to two (2) Key Fobs for a Family unit. Non-Resident User membership becomes effective upon the date full payment of the Non-Resident User Fee and the Non-Resident User Application are received by the District. A sample Non-Resident User Application is attached to this Amenity Facility Policy. To renew the membership for another year, the Non-Resident User must pay the Non-Resident User Fee on or before the expiration date of the prior term. The Non-Resident User

Fee rate is subject to change from year to year based upon the costs of operation of the Amenity Facilities. Due to the size and capacity limitations of the Amenity Facilities, the number of Non-Resident Users is limited to twenty-five (25) memberships.

VII. Guest Privileges

All patrons must use their key fob to enter any Amenity Facility at all times. Members are permitted to bring a maximum of four (4) Guests per visit. Guests are not limited to a certain number of visits, so long as they are accompanied by a Member. Members who have a Guest are responsible for any and all actions taken by such Guest. Violations of the Amenity Facility Policies by a Guest may result in suspension of that Member's privileges. Each household is limited to a maximum of six (6) total Patrons using the Amenity Facilities at one time, including all Members who are part of the household and Guests.

VIII. Tenant's Privileges

- (1) Property Owners who rent out or lease out their residential unit(s) in the District shall have the right to designate the Tenant of their residential unit(s) as the beneficial users of the Property Owners' Amenity Facilities privileges.
- (2) A Tenant who is designated as the beneficial user of the Property Owner's privileges shall be entitled to the same rights and privileges to use the Amenity Facilities as the Property Owner and other Residents.
- (3) During the period when a Tenant is designated as the beneficial user of the Property Owner's privilege to use the Amenity Facilities, the Property Owner shall not be entitled to use the Amenity Facilities with respect to that property, unless the Property Owner is a Guest or a paying Non-Resident User.
- (4) All Tenants are required to obtain a Key Fob from the Property Owner and register the Key-Fob with the Amenity Manager.
- (5) Tenants shall be subject to such other rules and regulations as the Board may adopt from time to time, and all policies applicable to the Amenity Facilities.

IX. Suspension of Privileges

To ensure the use and enjoyment of the Amenity Facilities by all Patrons, Patrons who are not adhering to the rules and regulations may have their privileges suspended as provided in this section IX. This policy will be enforced and applied to all Patrons in a uniform, fair and unbiased manner.

- (1) Patrons and Amenity Staff are expected to act in a courteous and respectful manner at all times. A Patron displaying aggressive or argumentative behaviors may be subject to immediate suspension by Amenity Staff. Any Patron who is physically or verbally abusive

to other Patrons or Amenity Staff or who engages in other impermissible behavior may be immediately suspended for up to twenty (20) days, without prior notice, at the discretion of the Amenity Manager (a “**Short-Term Suspension**”). Suspensions of a time period longer than twenty (20) days shall be determined by the Board (a “**Long-Term Suspension**”). For each rule violation, the Amenity Staff shall fill out an incident report. A sample incident report is attached to this Amenity Facility Policy.

- (2) At the discretion of Amenity Staff, children between the ages of sixteen (16) and eighteen (18) years old who violate the rules and policies may be expelled from the facility for one (1) day. Upon such expulsion, a written incident report shall be prepared detailing the name of the child, the prohibited act of offense committed and the date. This report will be kept on file with the District. Any child who is expelled from the facility three (3) times in a one (1) year period, shall, until the child reaches the age of eighteen (18), only be entitled to use the facility if accompanied by a parent or adult Patron at all times.
- (3) All other rule violations shall be handled by the Amenity Manager and/or Amenity Staff in the following manner:
 - 1st Violation: Verbal Warning
 - 2nd Violation: Written Warning
 - 3rd Violation: 1-to-20-day Short-Term Suspension
 - Multiple violations and/or impermissible behavior: Referral to the Board for suspension.
- (4) Patrons’ Amenity Facility privileges may be subject to a Short-Term Suspension or Long-Term Suspension by the Board, to be determined at the Board’s discretion, if a Patron behaves in a manner described below in this non-exhaustive list of impermissible behavior:
 - a) Permits unauthorized use of his or her assigned Key Fob by another person
 - b) Exhibits unsatisfactory behavior, manners or appearance
 - c) Fails to abide any portion of the Amenity Facility Policies
 - d) Treats the Amenity Staff in an unreasonable or abusive manner
 - e) Engages in conduct that is improper or likely to endanger the welfare, safety or reputation of the District, the Amenity Facility or Amenity Staff.
- (5) Any Patron receiving a notice for rules violation will have the violation removed if they receive no further violations within a ninety (90) day period following the notification. If the member corrects the situation which is a violation on the spot, then no notice (oral or written) will be issued.
- (6) In any disciplinary case coming before the Board for suspension of Amenity Facility Privileges or an appeal of a Short-Term Suspension, the suspension hearing or appeal will be conducted as follows:
 - a) At least ten (10) days in advance of the Board meeting, the District Manager will provide mailed written notice to the affected Patron, as appropriate, stating the date, time and place for the suspension or appeal hearing.
 - b) At the meeting, the District Manager or Amenity Manager/Amenity Staff shall describe the relevant events and occurrences surrounding the alleged violation,

present evidence and incident reports related to the violation, and any past history of violations.

- c) The affected Patron (and Property Owner in the case of a minor, immediate family or Tenant) shall be entitled to respond and present a rebuttal and relevant evidence to the Board.
- d) The Board shall deliberate and deliver a ruling. The Amenity Manager shall notify the offender of the results of the appeal.

X. Facility Rental.

Rental of the Amenity Facility Conference Room is available as a benefit to Members, as defined in the Amenity Center Policies, for parties, meetings and other events, subject to the rules, rates and charges and fees set forth herein. The Conference Room is also available at no charge to HOAs within the Verano #3 Community Development District for official HOA community events, subject to availability.

- (1) Reservations are on a first come, first served basis and are subject to approval by the Amenity Manager. Members may reserve the Conference Room through the Amenity Manager's office by completing an application form and paying the security deposit.
- (2) The Conference Room may be rented for a maximum of four (4) hours per event. At the discretion of the Amenity manager, up to two (2) additional hours may be authorized, subject to advance approval and payment of an additional hourly rental fee.
- (3) Members may not reserve the Conference Room more than four (4) times in any twelve (12) month period. This limitation may be waived at the discretion of the Amenity Manager, subject to availability.
- (4) The maximum number of persons attending any event shall not exceed fifty (50) persons for the Conference Room. The Renter shall be responsible for ensuring that this number is not exceeded.
- (5) Upon application for use of the Conference Room, the Amenity Manager will determine if a paid attendant will be necessary. If an attendant is necessary, the party requesting the Conference Room will be required to pay the costs associated with the attendant.
- (6) The Conference Room will not be available for rental on the following days:
 - January 1st
 - Easter Sunday
 - Memorial Day Weekend (Saturday through Monday)
 - July 4th
 - Labor Day Weekend (Saturday through Monday)
 - Thanksgiving Day
 - December 24th
 - December 25th

December 31st

- (7) The Conference Room rental includes the reasonable use of parking spaces and restroom facilities by invited guests attending the function, but does not include use of any other facilities.
- (8) The pool and pool area, including the surrounding decks and furniture, are not available for rental or for use in connection with Renter's function, and shall remain open to all other Members and their guests during normal operating hours.
- (9) Except as provided in paragraphs (10) and (12) below, the reservation deposit is refundable and will be returned after the function is complete provided there is no evidence of damage to the facility. In the event of damage, the District's cost to repair or replace the damaged property may be deducted from the security deposit, with any balance in excess of the deposit amount billed to the Member.
- (10) In the event the Renter wishes to cancel the reservation once the reservation has been approved and confirmed by the Amenity Manager, such cancellation must occur at least forty-eight (48) hours prior to the date of the reservation. Any cancellation occurring less than forty-eight (48) hours in advance of the date of such reservation will forfeit fifty per cent (50%) of the otherwise refundable reservation deposit.
- (11) If an on-site food concession is established and available at the Amenity Center, the District may require that all refreshments served at the event be obtained through the concessionaire. Otherwise, no on-site food preparation shall be permitted. Refreshments may be prepared offsite and brought in by the Renter. Any deliveries from third party providers must be arranged with and approved by the Amenity Manager. No chafing dishes, hot plates, or other cooking or warming equipment may be used on site.
- (12) The District may require event liability insurance in the District's discretion, as determined by the Amenity Manager, and will require it when using outside vendors in conjunction with rental of the facilities, which must be pre-approved.
- (13) All other Amenity Facility Policies shall apply to the rental and use of the Conference Room, including, but not limited to, Section I (10) prohibiting alcoholic beverages and Section III, Indemnification. Failure to comply with any Amenity Facility Policy or with any applicable law may result in immediate termination of the event and forfeiture of the security deposit in its entirety.
- (14) Schedule of Fees and Deposits:

Conference Room Rental (up to four hours)	\$200.00 per event
Additional hours (if approved in advance)	\$ 50.00 per hour.
Security Deposit	\$250.00
Cleaning Fee.	\$ 80.00

Additional charges if extra cleaning required.	Reimbursed at District cost.
Repair of damage to facility.	Reimbursed at District cost.

(15) Commercial vendors shall not be subject to this Facility Rental policy and shall instead abide by Section XI of the Policies below.

XI. Commercial Vendors.

The District may from time to time enter into Agreements with Commercial Vendors to provide classes, instruction, or other events to Patrons, which events may require a reasonable fee to cover the cost of supplies. Prior to the provision of any such services, Commercial Vendors shall be required to obtain and provide to the District certificates evidencing such general commercial liability and other insurances deemed necessary by the Amenity Manager in consultation with the District's insurance and risk advisor. Such insurance policies shall name the District as additional insured. All payments made and collected in connection with such services must be made and collected in accordance with the terms of the Agreement between District and Commercial Vendor.

Verano #3 Community Development District

Incident Report

Date of Incident:

Time of Incident: _____ (am/pm)

Party Involved: _____ **Sex:** Male/Female

Is this person 18 years or older? Yes/No

If not, name of Parent or Guardian: _____

Mailing Address: _____

Was local law enforcement called? Yes/No

Description of what happened (include location):

Names, phone numbers, and addresses of who witnessed the incident:

Immediately Suspended: Yes/No

If yes, the reason: _____

Recommendation: _____

Name of Staff Member writing this report: ____

Signature of Staff Member writing this report:

Date:

Verano #3 Community Development District

Non-Resident User Application

Date of Application: _____ Date of Non-Resident User Fee Payment: _____

Mailing Address: _____

Phone Number: _____

Alternate Phone Number: _____

Email Address(es): _____

Total Number of Immediate Family Members: _____

Names of Adult Members: _____

Names of Dependent Children Aged 18-22 and Ages: _____

Number of Minor Children Age 16 or Older: _____

Number of Minor Children Age 15 or Younger: _____

Names of Minor Children and Ages: _____

Emergency Contact Information:

Primary Emergency Contact: _____

Name(s): _____ Phone Number(s): _____

By executing this application, I agree to abide and be bound by all terms and conditions of the Amenity Facility Policy, including, without limitation, the indemnity and release provisions set forth in the policy, and acknowledge that my use of the District Amenity Facility is at my own risk. I understand and acknowledge that I may access the Amenity Facility Policy online at the District website at any time or may request a paper copy from the District Manager. I further acknowledge that I have read or had the opportunity to read the Amenity Facility Policy prior to signing this agreement.

(signature)

By: _____
(print name)

FACILITY USE APPLICATION
VERANO #3 COMMUNITY DEVELOPMENT DISTRICT

Facility: ☐ Conference Room (\$200 Fee)

Refundable Damage Deposit: \$250 (check made out to the Verano #3 Community Development District).

Name of
Applicant: _____

Street
Address: _____

Home Phone: _____

Cellphone: _____

Email: _____

Intended Use: _____

Estimated Attendance: _____ Date of Event: _____ Time (4-hour max): _____ (***Includes set-up and cleanup time***)

I agree to indemnify and hold harmless the Verano #3 Community Development District (the "District") and its Supervisors, officers, directors, consultants and staff from any and all liability, claims, actions, suits, or demands by any person, corporation, or other entity, for liability, claims, actions, suits, or demands by any person, corporation, or other entity for injuries, death, property damage of any nature arising out of or in connection with the use of the Amenity Facilities or surrounding areas. Nothing herein shall constitute or be construed as a waiver of the Districts' sovereign immunity granted pursuant to Section 768.28, Fla. Stat. or other law.

I have read, understand, and agree to abide by all policies and rules of the District governing the Amenity Facilities. Failure to adhere to the applicable policies and rules may result in the suspension or termination of any privileges to use the Amenity Facilities. I also understand that I am financially responsible for any damages caused by me, my family members, and my guests. If requested, I will obtain an event insurance policy naming the Verano #3 Community Development District and its agents, supervisors, officers, directors, employees, and staff as additional insured. Only the District's Patrons (as that term is defined in the District's Policies) may reserve a rental area, and the deposit for the reserved rental area must be made by the Patron who is making the reservation. That Patron must be present at the event for which the rental is made.

Signature of Applicant: _____

Date: _____

I have read and understand the following. Please initial by each line.

- _____ The four (4) hour maximum time limit includes set-up and clean-up time. Please schedule accordingly.
Exceeding
4 hours could result in the forfeiture of a portion of your deposit.
- _____ The four (4) hour maximum time limit applies to all guests in attendance. Once the event is complete, all guests are expected to exit.
- _____ There is a 48-hour cancellation policy. Failure to notify the District Manager of cancellation within 48 hours of the scheduled event could result in the forfeiture of a portion of your refundable damage deposit.
- _____ A refundable damage deposit of \$250 is required for all rentals and must be paid via a separate check. The deposit check may be picked up only after the post-event checklist is completed, otherwise it will be shredded within seventy-two (72) hours.
- _____ Additional fees may be assessed if the clean-up is incomplete, there is damage that exceeds the deposit, or if the event is not kept within the identified times.
- _____ Clean up fee is \$80 and is required to be paid at the time of the Conference Room rental reservation.
- _____ Maximum capacities are as follows: Meeting Room – 50 (or as otherwise determined by the Fire Marshall).
- No admission fees whatsoever shall be collected for an event at the District's Amenity Facilities unless such fee is first approved by the District.
- _____ Alcohol beverages are prohibited at any of the Amenity Facilities.
- _____ The District may require event liability insurance in the District's discretion and will require it when using outside vendors in conjunction with rental of the facilities, which must be pre-approved.
- _____ Patron hereby agrees and recognizes that all documents and information of any kind submitted to the District may be public records

RESOLUTION 2026-11
[FY 2027 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE VERANO 3 COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**FY 2027**"), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the Verano 3 Community Development District ("**District**") prior to June 15, 2026, proposed budget(s) ("**Proposed Budget**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Verano 3 Community Development District for the Fiscal Year Ending September 30, 2027."

- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Chapter 189, *Florida Statutes*, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2027, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2027 or within 60 days following the end of the FY 2027 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Chapter 189, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. APPROVAL OF PRIOR ACTIONS. The actions of the Chairman, Vice Chairman, Secretary, Treasurer, Assistant Secretaries, and all District Staff in finalizing the Adopted Budget, including preparing the Proposed Budget and setting, noticing, and all other actions required for the public hearing on the Proposed Budget, are hereby ratified, approved, and confirmed in all respects.

SECTION 5. SEVERABILITY; EFFECTIVE DATE. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. This Resolution shall take effect immediately upon adoption.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED THIS 20th DAY OF AUGUST, 2026.

ATTEST:

**VERANO 3 COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2027 Budget

Verano #3
Community Development District

Approved Proposed Budget
FY 2027



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Verano #3
Community Development District
Approved Proposed Budget
General Fund

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

REVENUES:

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

EXPENDITURES:

Administrative

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

Operations & Maintenance

Master Right-off-Way

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

Field

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

Stormwater

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

Verano #3
Community Development District
Approved Proposed Budget
General Fund

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

Verano #3
Community Development District
Approved Proposed Budget
General Fund

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

Other Sources/(Uses)

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

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

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

Total (Net) \$1,445,195.20

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

Verano #3
Community Development District
Proposed Budget
Capital Reserve Fund

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

Verano #3
Community Development District
Budget Narrative
FY 2027

REVENUES

Special Assessments - Tax Roll

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

Stormwater Rebate Fees

The City of Port St. Lucie assesses the residents of the District for Repairs, Maintenance and Capital Improvements of the Drainage System. The city then remits the storm water fees less an administrative fee to the District since the District provides all these services.

Interest

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

Expenditures - Administrative

Engineering

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

Attorney

The District's Attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

Assessment Roll Administration

GMS SF, LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector and financial advisory services.

Arbitrage Rebate

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

Dissemination Agent

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

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-South Florida, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Trustee Fees

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

Information Technology

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services – South Florida, LLC.

Website Maintenance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-SF, LLC and updated monthly.

Postage

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

Verano #3

Community Development District

Budget Narrative

FY 2027

Expenditures - Administrative (continued)

Insurance General Liability

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

Printing and Binding

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

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Office Supplies

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

Other Current Charges

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

Office Supplies

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

Due, Licenses & Subscriptions

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

First Quarter Operating Capital

To pay invoices for the 1st quarter of the Fiscal Year.

Expenditures - Master Right-Off-Way

Electric

The District has utility accounts with FPL for electric.

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

Landscape Maintenance

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

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

Irrigation Repair

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

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

Contingency

Cost to cover anything unexpected repairs.

Expenditures - Field

Conservation Easement Preserve

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

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

Verano #3
Community Development District
Budget Narrative
FY 2027

Expenditures – Stormwater O&M

Lake Maintenance

Mowing of the Lake Banks G2 includes 3% increase.

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

Lake Bank Maintenance

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

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

Water Sampling BMAP

St. Lucie & Estuary Basin Management Action Plan-Per recommendation of the District's engineer, quarterly water samples will be taken in 3 locations to monitor water quality

Vendor	Description	total units	Annual
Pace Analytical Service	Water Testing	1662	\$2,361

Expenditures – Common Area

Electric Utility Services

Electric service for the common are with FPL.

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

Landscape Maintenance

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

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

Verano #3
Community Development District
Budget Narrative
FY 2027

Expenditures – Common Area

Plant Replacement

Costs to replace plants throughout the district.

Irrigation Repair

Cost for maintaining the irrigation system.

Irrigation Water Manager

Cost to monitor the common area clocks.

Irrigation Pump System maintenance

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

Mosquito Control

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

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

Repair and Maintenance

Any repairs throughout the district's common area.

Pest Control & Fertilization

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

Mulch

Cost for mulch throughout the district.

Sidewalk/Road Repairs

Cost to maintain and repair the common area roads.

Signs Maintenance

To replace and maintain the signs of the districts.

Entry & Walls Maintenance

Costs to maintain walls of the district.

Dog Waste Station

To maintain and repairs the Dog waste station.

Golf Cart Maintenance

To maintain and repair the golf cart

Mail Box Maintenance

To maintain and repair the mail box.

Holiday Decoration

Cost for Holiday decorations

Capital Improvements

Cost for capital improvements for the Common Area.

Expenditures- Amenity Center/Park Maintenance
--

Clubhouse/Restroom Building Maintenance

Cost to maintain the clubhouse/restroom building.

Common Area Maintenance

Cost to maintain common area.

A/C Maintenance

Cost to maintain the Air conditioning unit per contract.

Sidewalk/Parking lot repairs

Cost to repair sidewalk and parking lot

Verano #3
Community Development District
Budget Narrative
FY 2027

Expenditures- Amenity Center/Park Maintenance (continued)
--

Amenity Management

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

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

Lifestyle Management

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

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

Security Service

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

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

Property Insurance

Insurance for Amenity/restroom/pavilion buildings

Pool Maintenance Contracts

Cost to maintain the pool per contract.

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

Pool Repairs

Cost to repairs and maintenance of amenity pool.

Pool Permits

Two Pool permit fees.

Landscape/Irrigation Maintenance

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

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

Mulch

Cost for mulch throughout the district.

Plant Replacement

Cost to replace plants/tress throughout the district.

Irrigation Repairs

Cost to repair irrigation throughout the district.

Pest Control & Fertilization

Cost for pest control and fertilization.

Playground Maintenance

Cost to maintain and repair the playground and annual inspection.

Water Utility Services

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

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

Electrical Utility Service

Electric service for the clubhouse with FPL.

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

Verano #3
Community Development District
Budget Narrative
FY 2027

Expenditures- Amenity Center/Park Maintenance (continued)

Janitorial Services/Supplies

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

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

Access Control

Cost to have access control system service for the clubhouse.

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

Security Cameras monitoring

Cost for monitoring the clubhouse.

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

Trash Collection

Cost to remove trash at clubhouse and pavilion.

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

Special Event

Lifestyle event costs.

Other Sources/(Uses)

Interlocal Transfer In/(Out) Previous Year

Transferring the excess fund balance from previous Years.

Interlocal Transfer In/(Out) Current Year

Transferring the excess fund balance from current Year.

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

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

REVENUES:

Special Assessments - Tax Roll	\$ 538,231	\$ 541,523	\$ (3,292)	\$ 538,231	\$ 538,231
Interest Income	10,000	18,684	2,000	20,684	10,000
Carry Forward Balance ⁽¹⁾	214,666	216,058	-	216,058	284,281

TOTAL REVENUES	\$ 762,896	\$ 776,265	\$ (1,292)	\$ 774,973	\$ 832,512
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EXPENDITURES:

Interest - 11/01	\$ 160,316	\$ 160,316	\$ -	\$ 160,316	\$ 157,703
Interest - 05/01	160,316	160,316	-	160,316	157,703
Principal - 05/01	220,000	220,000	-	160,316	225,000

TOTAL EXPENDITURES	\$ 540,631	\$ 540,631	\$ -	\$ 480,947	\$ 540,406
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Other Sources/(Uses)

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

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

Product	Assessable Unitss	Total Assessments	* Gross per Unit FY2026	* Gross per Unit FY2027	Increase / (Decrease)
Phase 1					
Pod 1 - 50' Lots	139	\$196,387.36	1,412.86	\$1,412.86	\$0.00
Pod 4 - 40' Lots	122	\$159,110.54	1,304.18	\$1,304.18	\$0.00
Pod 4 - 50' Lots	2	\$2,825.72	1,412.86	\$1,412.86	\$0.00
Pod 5 - 40' Lots	23	\$32,495.75	1,412.86	\$1,412.86	\$0.00
Pod 5 - 50' Lots	63	\$89,010.10	1,412.86	\$1,412.86	\$0.00
Pod 5 - Park Lots 60'	40	\$65,209.13	1,630.23	\$1,630.23	\$0.00
Pod 5 - Villas	46	\$39,995.00	869.46	\$869.46	\$0.00
Total (Gross)	435	\$ 585,033.60			
Total (Net)		\$ 538,230.91			

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

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

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

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

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

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

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

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

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

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

Product	Assessable Unitss	Total Assessments	* Gross per Unit FY2026	* Gross per Unit FY2027	Increase / (Decrease)
Phase 2					
Pod 6 - 50's	82	\$115,869.57	\$1,413.04	\$1,413.04	\$0.00
Pod 7 - Townhomes	206	\$223,913.04	\$1,086.96	\$1,086.96	\$0.00
Pod 7 - 40's	102	\$133,043.48	\$1,304.35	\$1,304.35	\$0.00
Pod 7 - 50's	85	\$120,108.70	\$1,413.04	\$1,413.04	\$0.00
Pod 7 - Villas	56	\$66,956.52	\$1,195.65	\$1,195.65	\$0.00
South Parcel - Townh	220	\$95,652.17	\$434.78	\$434.78	\$0.00
Total (Gross)	751	\$ 755,543.48			
Total (Net)		\$ 695,100.00			

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

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

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

Verano #3
Community Development District
Non-Ad Valorem Assessments Comparison
2026-2027

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

RESOLUTION 2026-12
[FY 2027 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERANO 3 COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2027 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Verano 3 Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in St. Lucie County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**FY 2027**"), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**"), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B ("Assessment Roll")**.

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.

- b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance (“**O&M Assessment(s)**”) is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
 - c. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.
- 3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District’s Board hereby certifies for collection the FY 2027 installment of the District’s previously levied debt service special assessments (“**Debt Assessments**,” and together with the O&M Assessments, the “**Assessments**”) in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.
- 4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.
 - a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the “**Tax Roll Property**” identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* (“**Uniform Method**”). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
 - b. **Future Collection Methods.** The District’s decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.
- 5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.
- 6. **APPROVAL OF PRIOR ACTIONS.** The actions of the Chairman, Vice Chairman, Secretary, Treasurer, Assistant Secretaries, and all District Staff in finalizing the Assessments and Assessment Roll as provided herein are hereby ratified, approved, and confirmed in all respects.

7. **SEVERABILITY; EFFECTIVE DATE.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. This Resolution shall take effect immediately upon adoption.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED THIS 20th DAY OF AUGUST, 2026.

ATTEST:

**VERANO 3 COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget

Exhibit B: Assessment Roll

Verano #3
Community Development District

Approved Proposed Budget
FY 2027



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Verano #3
Community Development District
Approved Proposed Budget
General Fund

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

REVENUES:

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

EXPENDITURES:

Administrative

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

Operations & Maintenance

Master Right-off-Way

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

Field

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

Stormwater

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

Verano #3
Community Development District
Approved Proposed Budget
General Fund

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

Verano #3
Community Development District
Approved Proposed Budget
General Fund

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

Other Sources/(Uses)

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

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

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

Total (Net) \$1,445,195.20

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

Verano #3
Community Development District
Proposed Budget
Capital Reserve Fund

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

Verano #3
Community Development District
Budget Narrative
FY 2027

REVENUES

Special Assessments - Tax Roll

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

Stormwater Rebate Fees

The City of Port St. Lucie assesses the residents of the District for Repairs, Maintenance and Capital Improvements of the Drainage System. The city then remits the storm water fees less an administrative fee to the District since the District provides all these services.

Interest

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

Expenditures - Administrative

Engineering

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

Attorney

The District's Attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

Assessment Roll Administration

GMS SF, LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector and financial advisory services.

Arbitrage Rebate

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

Dissemination Agent

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

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-South Florida, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Trustee Fees

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

Information Technology

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services – South Florida, LLC.

Website Maintenance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-SF, LLC and updated monthly.

Postage

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

Verano #3

Community Development District

Budget Narrative

FY 2027

Expenditures - Administrative (continued)

Insurance General Liability

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

Printing and Binding

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

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Office Supplies

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

Other Current Charges

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

Office Supplies

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

Due, Licenses & Subscriptions

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

First Quarter Operating Capital

To pay invoices for the 1st quarter of the Fiscal Year.

Expenditures - Master Right-Off-Way

Electric

The District has utility accounts with FPL for electric.

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

Landscape Maintenance

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

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

Irrigation Repair

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

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

Contingency

Cost to cover anything unexpected repairs.

Expenditures - Field

Conservation Easement Preserve

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

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

Verano #3
Community Development District
Budget Narrative
FY 2027

Expenditures – Stormwater O&M

Lake Maintenance

Mowing of the Lake Banks G2 includes 3% increase.

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

Lake Bank Maintenance

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

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

Water Sampling BMAP

St. Lucie & Estuary Basin Management Action Plan-Per recommendation of the District's engineer, quarterly water samples will be taken in 3 locations to monitor water quality

Vendor	Description	total units	Annual
Pace Analytical Service	Water Testing	1662	\$2,361

Expenditures – Common Area

Electric Utility Services

Electric service for the common are with FPL.

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

Landscape Maintenance

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

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

Verano #3
Community Development District
Budget Narrative
FY 2027

Expenditures – Common Area

Plant Replacement

Costs to replace plants throughout the district.

Irrigation Repair

Cost for maintaining the irrigation system.

Irrigation Water Manager

Cost to monitor the common area clocks.

Irrigation Pump System maintenance

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

Mosquito Control

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

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

Repair and Maintenance

Any repairs throughout the district's common area.

Pest Control & Fertilization

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

Mulch

Cost for mulch throughout the district.

Sidewalk/Road Repairs

Cost to maintain and repair the common area roads.

Signs Maintenance

To replace and maintain the signs of the districts.

Entry & Walls Maintenance

Costs to maintain walls of the district.

Dog Waste Station

To maintain and repairs the Dog waste station.

Golf Cart Maintenance

To maintain and repair the golf cart

Mail Box Maintenance

To maintain and repair the mail box.

Holiday Decoration

Cost for Holiday decorations

Capital Improvements

Cost for capital improvements for the Common Area.

Expenditures- Amenity Center/Park Maintenance

Clubhouse/Restroom Building Maintenance

Cost to maintain the clubhouse/restroom building.

Common Area Maintenance

Cost to maintain common area.

A/C Maintenance

Cost to maintain the Air conditioning unit per contract.

Sidewalk/Parking lot repairs

Cost to repair sidewalk and parking lot

Verano #3

Community Development District

Budget Narrative

FY 2027

Expenditures- Amenity Center/Park Maintenance (continued)

Amenity Management

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

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

Lifestyle Management

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

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

Security Service

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

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

Property Insurance

Insurance for Amenity/restroom/pavilion buildings

Pool Maintenance Contracts

Cost to maintain the pool per contract.

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

Pool Repairs

Cost to repairs and maintenance of amenity pool.

Pool Permits

Two Pool permit fees.

Landscape/Irrigation Maintenance

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

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

Mulch

Cost for mulch throughout the district.

Plant Replacement

Cost to replace plants/tress throughout the district.

Irrigation Repairs

Cost to repair irrigation throughout the district.

Pest Control & Fertilization

Cost for pest control and fertilization.

Playground Maintenance

Cost to maintain and repair the playground and annual inspection.

Water Utility Services

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

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

Electrical Utility Service

Electric service for the clubhouse with FPL.

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

Verano #3
Community Development District
Budget Narrative
FY 2027

Expenditures- Amenity Center/Park Maintenance (continued)

Janitorial Services/Supplies

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

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

Access Control

Cost to have access control system service for the clubhouse.

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

Security Cameras monitoring

Cost for monitoring the clubhouse.

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

Trash Collection

Cost to remove trash at clubhouse and pavilion.

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

Special Event

Lifestyle event costs.

Other Sources/(Uses)

Interlocal Transfer In/(Out) Previous Year

Transferring the excess fund balance from previous Years.

Interlocal Transfer In/(Out) Current Year

Transferring the excess fund balance from current Year.

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

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

REVENUES:

Special Assessments - Tax Roll	\$ 538,231	\$ 541,523	\$ (3,292)	\$ 538,231	\$ 538,231
Interest Income	10,000	18,684	2,000	20,684	10,000
Carry Forward Balance ⁽¹⁾	214,666	216,058	-	216,058	284,281

TOTAL REVENUES	\$ 762,896	\$ 776,265	\$ (1,292)	\$ 774,973	\$ 832,512
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EXPENDITURES:

Interest - 11/01	\$ 160,316	\$ 160,316	\$ -	\$ 160,316	\$ 157,703
Interest - 05/01	160,316	160,316	-	160,316	157,703
Principal - 05/01	220,000	220,000	-	160,316	225,000

TOTAL EXPENDITURES	\$ 540,631	\$ 540,631	\$ -	\$ 480,947	\$ 540,406
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Other Sources/(Uses)

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

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

Product	Assessable Unitss	Total Assessments	* Gross per Unit FY2026	* Gross per Unit FY2027	Increase / (Decrease)
Phase 1					
Pod 1 - 50' Lots	139	\$196,387.36	1,412.86	\$1,412.86	\$0.00
Pod 4 - 40' Lots	122	\$159,110.54	1,304.18	\$1,304.18	\$0.00
Pod 4 - 50' Lots	2	\$2,825.72	1,412.86	\$1,412.86	\$0.00
Pod 5 - 40' Lots	23	\$32,495.75	1,412.86	\$1,412.86	\$0.00
Pod 5 - 50' Lots	63	\$89,010.10	1,412.86	\$1,412.86	\$0.00
Pod 5 - Park Lots 60'	40	\$65,209.13	1,630.23	\$1,630.23	\$0.00
Pod 5 - Villas	46	\$39,995.00	869.46	\$869.46	\$0.00
Total (Gross)	435	\$ 585,033.60			
Total (Net)		\$ 538,230.91			

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

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

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

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

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

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

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

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

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

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

Product	Assessable Unitss	Total Assessments	* Gross per Unit FY2026	* Gross per Unit FY2027	Increase / (Decrease)
Phase 2					
Pod 6 - 50's	82	\$115,869.57	\$1,413.04	\$1,413.04	\$0.00
Pod 7 - Townhomes	206	\$223,913.04	\$1,086.96	\$1,086.96	\$0.00
Pod 7 - 40's	102	\$133,043.48	\$1,304.35	\$1,304.35	\$0.00
Pod 7 - 50's	85	\$120,108.70	\$1,413.04	\$1,413.04	\$0.00
Pod 7 - Villas	56	\$66,956.52	\$1,195.65	\$1,195.65	\$0.00
South Parcel - Townh	220	\$95,652.17	\$434.78	\$434.78	\$0.00
Total (Gross)	751	\$ 755,543.48			
Total (Net)		\$ 695,100.00			

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

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

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

Verano #3
Community Development District
Non-Ad Valorem Assessments Comparison
2026-2027

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

Parcel ID	Product	O&M	Parcel ID	Product	O&M
3332-700-0001-000-5		-	3332-800-0163-000-5	Townhome	\$1,038.54
3332-700-0002-000-2		-	3332-800-0164-000-2	Townhome	\$1,038.54
3332-700-0003-000-9		-	3332-800-0165-000-9	Townhome	\$1,038.54
3332-700-0004-000-6		-	3332-800-0166-000-6	Townhome	\$1,038.54
3332-700-0005-000-3		-	3332-800-0167-000-3	Townhome	\$1,038.54
3332-700-0006-000-0		-	3332-800-0168-000-0	Townhome	\$1,038.54
3332-700-0007-000-7		-	3332-800-0169-000-7	Townhome	\$1,038.54
3332-700-0008-000-4		-	3332-800-0170-000-7	Townhome	\$1,038.54
3332-700-0009-000-1		-	3332-800-0171-000-4	Townhome	\$1,038.54
3332-700-0010-000-1		-	3332-800-0172-000-1	Townhome	\$1,038.54
3332-700-0011-000-8		-	3332-800-0173-000-8	Townhome	\$1,038.54
3332-700-0012-000-5		-	3332-800-0174-000-5	Townhome	\$1,038.54
3332-700-0013-000-2		-	3332-800-0175-000-2	Townhome	\$1,038.54
3332-700-0014-000-9		-	3332-800-0176-000-9	Townhome	\$1,038.54
3332-700-0015-000-6		-	3332-800-0177-000-6	Townhome	\$1,038.54
3332-700-0017-000-0		-	3332-800-0178-000-3	Townhome	\$1,038.54
3332-700-0018-000-7		-	3332-800-0179-000-0	Townhome	\$1,038.54
3332-700-0020-000-4		-	3332-800-0180-000-0	Townhome	\$1,038.54
3332-700-0021-000-1		-	3332-800-0181-000-7	Townhome	\$1,038.54
3332-700-0022-000-8		-	3332-800-0182-000-4	Townhome	\$1,038.54
3332-700-0023-000-5		-	3332-800-0183-000-1	Townhome	\$1,038.54
3332-700-0024-000-2		-	3332-800-0184-000-8	Townhome	\$1,038.54
3332-700-0025-000-9		-	3332-800-0185-000-5	Townhome	\$1,038.54
3332-700-0026-000-6		-	3332-800-0186-000-2	Townhome	\$1,038.54
3332-700-0027-000-3		-	3332-800-0187-000-9	Townhome	\$1,038.54
3332-700-0028-000-0		-	3332-800-0188-000-6	Townhome	\$1,038.54
3332-700-0029-000-7		-	3332-800-0189-000-3	Townhome	\$1,038.54
3332-700-0030-000-7		-	3332-800-0190-000-3	Townhome	\$1,038.54
3332-700-0030-010-0	Apartments	\$93,231.24	3332-800-0191-000-0	Townhome	\$1,038.54
3332-700-0031-000-4	Casitas	\$81,123.52	3332-800-0192-000-7	Townhome	\$1,038.54
3332-700-0032-000-1		-	3332-800-0193-000-4	Townhome	\$1,038.54
3332-700-0033-000-8	Single Family 50'	\$1,341.93	3332-800-0194-000-1	Townhome	\$1,038.54
3332-700-0034-000-5	Single Family 50'	\$1,341.93	3332-800-0195-000-8	Townhome	\$1,038.54
3332-700-0035-000-2	Single Family 50'	\$1,341.93	3332-800-0196-000-5	Townhome	\$1,038.54
3332-700-0036-000-9	Single Family 50'	\$1,341.93	3332-800-0197-000-2	Townhome	\$1,038.54
3332-700-0037-000-6	Single Family 50'	\$1,341.93	3332-800-0198-000-9	Townhome	\$1,038.54
3332-700-0038-000-3	Single Family 50'	\$1,341.93	3332-800-0199-000-6	Townhome	\$1,038.54
3332-700-0039-000-0	Single Family 50'	\$1,341.93	3332-800-0200-000-7	Townhome	\$1,038.54
3332-700-0040-000-0	Single Family 50'	\$1,341.93	3332-800-0201-000-4	Townhome	\$1,038.54
3332-700-0041-000-7	Single Family 50'	\$1,341.93	3332-800-0202-000-1	Townhome	\$1,038.54
3332-700-0042-000-4	Single Family 50'	\$1,341.93	3332-800-0203-000-8	Townhome	\$1,038.54
3332-700-0043-000-1	Single Family 50'	\$1,341.93	3332-800-0204-000-5	Townhome	\$1,038.54
3332-700-0044-000-8	Single Family 50'	\$1,341.93	3332-800-0205-000-2	Townhome	\$1,038.54
3332-700-0045-000-5	Single Family 50'	\$1,341.93	3332-800-0206-000-9	Townhome	\$1,038.54
3332-700-0046-000-2	Single Family 50'	\$1,341.93	3332-800-0207-000-6	Townhome	\$1,038.54
3332-700-0047-000-9	Single Family 50'	\$1,341.93	3332-800-0208-000-3	Townhome	\$1,038.54
3332-700-0048-000-6	Single Family 50'	\$1,341.93	3332-800-0209-000-0	Townhome	\$1,038.

Parcel 700-0081-000-9				Parcel 800-0242-000-3			
Parcel ID	Product	O&M		Parcel ID	Product	O&M	
3332-700-0081-000-9	Single Family 50'	\$1,341.93		3332-800-0242-000-3	Townhome	\$1,038.54	
3332-700-0082-000-6	Single Family 50'	\$1,341.93		3332-800-0243-000-0	Townhome	\$1,038.54	
3332-700-0083-000-3	Single Family 50'	\$1,341.93		3332-800-0244-000-7	Townhome	\$1,038.54	
3332-700-0084-000-0	Single Family 50'	\$1,341.93		3332-800-0245-000-4	Townhome	\$1,038.54	
3332-700-0085-000-7	Single Family 50'	\$1,341.93		3332-800-0246-000-1	Townhome	\$1,038.54	
3332-700-0086-000-4	Single Family 50'	\$1,341.93		3332-800-0247-000-8	Townhome	\$1,038.54	
3332-700-0087-000-1	Single Family 50'	\$1,341.93		3332-800-0248-000-5	Townhome	\$1,038.54	
3332-700-0088-000-8	Single Family 50'	\$1,341.93		3332-800-0249-000-2	Townhome	\$1,038.54	
3332-700-0089-000-5	Single Family 50'	\$1,341.93		3332-800-0250-000-2	Townhome	\$1,038.54	
3332-700-0090-000-5	Single Family 50'	\$1,341.93		3332-800-0251-000-9	Townhome	\$1,038.54	
3332-700-0091-000-2	Single Family 50'	\$1,341.93		3332-800-0252-000-6	Townhome	\$1,038.54	
3332-700-0092-000-9	Single Family 50'	\$1,341.93		3332-800-0253-000-3	Townhome	\$1,038.54	
3332-700-0093-000-6	Single Family 50'	\$1,341.93		3332-800-0254-000-0	Townhome	\$1,038.54	
3332-700-0094-000-3	Single Family 50'	\$1,341.93		3332-800-0255-000-7	Townhome	\$1,038.54	
3332-700-0095-000-0	Single Family 50'	\$1,341.93		3332-800-0256-000-4	Townhome	\$1,038.54	
3332-700-0096-000-7	Single Family 50'	\$1,341.93		3332-800-0257-000-1	Townhome	\$1,038.54	
3332-700-0097-000-4	Single Family 50'	\$1,341.93		3332-800-0258-000-8	Townhome	\$1,038.54	
3332-700-0098-000-1	Single Family 50'	\$1,341.93		3332-800-0259-000-5	Townhome	\$1,038.54	
3332-700-0099-000-8	Single Family 50'	\$1,341.93		3332-800-0260-000-5	Townhome	\$1,038.54	
3332-700-0100-000-9	Single Family 50'	\$1,341.93		3332-800-0261-000-2	Townhome	\$1,038.54	
3332-700-0101-000-6	Single Family 50'	\$1,341.93		3332-800-0262-000-9	Townhome	\$1,038.54	
3332-700-0102-000-3	Single Family 50'	\$1,341.93		3332-800-0263-000-6	Townhome	\$1,038.54	
3332-700-0103-000-0	Single Family 50'	\$1,341.93		3332-800-0264-000-3	Townhome	\$1,038.54	
3332-700-0104-000-7	Single Family 50'	\$1,341.93		3332-800-0265-000-0	Townhome	\$1,038.54	
3332-700-0105-000-4	Single Family 50'	\$1,341.93		3332-800-0266-000-7	Townhome	\$1,038.54	
3332-700-0106-000-1	Single Family 50'	\$1,341.93		3332-800-0267-000-4	Townhome	\$1,038.54	
3332-700-0107-000-8	Single Family 50'	\$1,341.93		3332-800-0268-000-1	Townhome	\$1,038.54	
3332-700-0108-000-5	Single Family 50'	\$1,341.93		3332-800-0269-000-8	Townhome	\$1,038.54	
3332-700-0109-000-2	Single Family 50'	\$1,341.93		3332-800-0270-000-8	Townhome	\$1,038.54	
3332-700-0110-000-2	Single Family 50'	\$1,341.93		3332-800-0271-000-5	Townhome	\$1,038.54	
3332-700-0111-000-9	Single Family 50'	\$1,341.93		3332-800-0272-000-2	Townhome	\$1,038.54	
3332-700-0112-000-6	Single Family 50'	\$1,341.93		3332-800-0273-000-9	Townhome	\$1,038.54	
3332-700-0113-000-3	Single Family 50'	\$1,341.93		3332-800-0274-000-6	Townhome	\$1,038.54	
3332-700-0114-000-0	Single Family 50'	\$1,341.93		3332-800-0275-000-3	Townhome	\$1,038.54	
3332-700-0115-000-7	Single Family 50'	\$1,341.93		3332-800-0276-000-0	Townhome	\$1,038.54	
3332-700-0116-000-4	Single Family 50'	\$1,341.93		3332-800-0277-000-7	Townhome	\$1,038.54	
3332-700-0117-000-1	Single Family 50'	\$1,341.93		3332-800-0278-000-4	Townhome	\$1,038.54	
3332-700-0118-000-8	Single Family 50'	\$1,341.93		3332-800-0279-000-1	Townhome	\$1,038.54	
3332-700-0119-000-5	Single Family 50'	\$1,341.93		3332-800-0280-000-1			

[illegible]

	Parcel ID	Product	O&M		Parcel ID	Product	O&M
	3332-700-0239-000-2	Single Family 40'	\$1,166.90		3332-800-0400-000-9	Single Family 40'	\$1,166.90
	3332-700-0240-000-2	Single Family 40'	\$1,166.90		3332-800-0401-000-6	Single Family 40'	\$1,166.90
	3332-700-0241-000-9	Single Family 40'	\$1,166.90		3332-800-0402-000-3	Single Family 40'	\$1,166.90
	3332-700-0242-000-6	Single Family 40'	\$1,166.90		3332-800-0403-000-0	Single Family 40'	\$1,166.90
	3332-700-0243-000-3	Single Family 40'	\$1,166.90		3332-800-0404-000-7	Single Family 40'	\$1,166.90
	3332-700-0244-000-0	Single Family 40'	\$1,166.90		3332-800-0405-000-4	Single Family 40'	\$1,166.90
	3332-700-0245-000-7	Single Family 40'	\$1,166.90		3332-800-0406-000-1	Single Family 40'	\$1,166.90
	3332-700-0246-000-4	Single Family 40'	\$1,166.90		3332-800-0407-000-8	Single Family 40'	\$1,166.90
	3332-700-0247-000-1	Single Family 40'	\$1,166.90		3332-800-0408-000-5	Single Family 40'	\$1,166.90
	3332-700-0248-000-8	Single Family 40'	\$1,166.90		3332-800-0409-000-2	Single Family 40'	\$1,166.90
	3332-700-0249-000-5	Single Family 40'	\$1,166.90		3332-800-0410-000-2	Single Family 40'	\$1,166.90
	3332-700-0250-000-5	Single Family 40'	\$1,166.90		3332-800-0411-000-9	Single Family 40'	\$1,166.90
	3332-700-0251-000-2	Single Family 40'	\$1,166.90		3332-800-0412-000-6	Single Family 40'	\$1,166.90
	3332-700-0252-000-9	Single Family 40'	\$1,166.90		3332-800-0413-000-3	Single Family 40'	\$1,166.90
	3332-700-0253-000-6	Single Family 40'	\$1,166.90		3332-800-0414-000-0	Single Family 40'	\$1,166.90
	3332-700-0254-000-3	Single Family 40'	\$1,166.90		3332-800-0415-000-7	Single Family 40'	\$1,166.90
	3332-700-0255-000-0	Single Family 40'	\$1,166.90		3332-800-0416-000-4	Single Family 40'	\$1,166.90
	3332-700-0256-000-7	Single Family 40'	\$1,166.90		3332-800-0417-000-1	Single Family 40'	\$1,166.90
	3332-700-0257-000-4	Single Family 40'	\$1,166.90		3332-800-0418-000-8	Villa	\$1,038.54
	3332-700-0258-000-1	Single Family 40'	\$1,166.90		3332-800-0419-000-5	Villa	\$1,038.54
	3332-700-0259-000-8	Single Family 40'	\$1,166.90		3332-800-0420-000-5	Villa	\$1,038.54
	3332-700-0260-000-8	Single Family 40'	\$1,166.90		3332-800-0421-000-2	Villa	\$1,038.54
	3332-700-0261-000-5	Single Family 40'	\$1,166.90		3332-800-0422-000-9	Villa	\$1,038.54
	3332-700-0262-000-2	Single Family 40'	\$1,166.90		3332-800-0423-000-6	Villa	\$1,038.54
	3332-700-0263-000-9	Single Family 40'	\$1,166.90		3332-800-0424-000-3	Villa	\$1,038.54
	3332-700-0264-000-6	Single Family 40'	\$1,166.90		3332-800-0425-000-0	Villa	\$1,038.54
	3332-700-0265-000-3	Single Family 40'	\$1,166.90		3332-800-0426-000-7	Villa	\$1,038.54
	3332-700-0266-000-0	Single Family 40'	\$1,166.90		3332-800-0427-000-4	Villa	\$1,038.54
	3332-700-0267-000-7	Single Family 40'	\$1,166.90		3332-800-0428-000-1	Villa	\$1,038.54
	3332-700-0268-000-4	Single Family 40'	\$1,166.90		3332-800-0429-000-8	Villa	\$1,038.54
	3332-700-0269-000-1	Single Family 40'	\$1,166.90		3332-800-0430-000-8	Villa	\$1,038.54
	3332-700-0270-000-1	Single Family 40'	\$1,166.90		3332-800-0431-000-5	Villa	\$1,038.54
	3332-700-0271-000-8	Single Family 40'	\$1,166.90		3332-800-0432-000-2	Villa	\$1,038.54
	3332-700-0272-000-5	Single Family 40'	\$1,166.90		3332-800-0433-000-9	Villa	\$1,038.54
	3332-700-0273-000-2	Single Family 40'	\$1,166.90		3332-800-0434-000-6	Villa	\$1,038.54
	3332-700-0274-000-9	Single Family 40'	\$1,166.90		3332-800-0435-000-3	Villa	\$1,038.54
	3332-700-0275-000-6	Single Family 40'	\$1,166.90		3332-800-0436-000-0	Villa	\$1,038.54
	3332-700-0276-000-3	Single Family 40'	\$1,166.90		3332-800-0437-000-7	Villa	\$1,038.54
	3332-700-0277-000-0	Single Family 40'	\$1,166.90		3332-800-0438-000-4	Villa	\$1,0

Parcel ID	Product	O&M	Parcel ID	Product	O&M
3332-700-0318-000-0	Single Family 60'	\$1,551.97	3332-800-0479-000-3	Single Family 50'	\$1,341.93
3332-700-0319-000-7	Single Family 60'	\$1,551.97	3332-800-0480-000-3	Single Family 50'	\$1,341.93
3332-700-0320-000-7	Single Family 60'	\$1,551.97	3332-800-0481-000-0	Single Family 50'	\$1,341.93
3332-700-0321-000-4	Single Family 60'	\$1,551.97	3332-800-0482-000-7	Single Family 50'	\$1,341.93
3332-700-0322-000-1	Single Family 60'	\$1,551.97	3332-800-0483-000-4	Single Family 50'	\$1,341.93
3332-700-0323-000-8	Single Family 60'	\$1,551.97	3332-800-0484-000-1	Single Family 50'	\$1,341.93
3332-700-0324-000-5	Single Family 60'	\$1,551.97	3332-800-0485-000-8	Single Family 50'	\$1,341.93
3332-700-0325-000-2	Single Family 60'	\$1,551.97	3332-800-0486-000-5	Single Family 50'	\$1,341.93
3332-700-0326-000-9	Single Family 60'	\$1,551.97	3332-800-0487-000-2	Single Family 50'	\$1,341.93
3332-700-0327-000-6	Single Family 60'	\$1,551.97	3332-800-0488-000-9	Single Family 50'	\$1,341.93
3332-700-0328-000-3	Single Family 60'	\$1,551.97	3332-800-0489-000-6	Single Family 50'	\$1,341.93
3332-700-0329-000-0	Single Family 60'	\$1,551.97	3332-800-0490-000-6	Single Family 50'	\$1,341.93
3332-700-0330-000-0	Single Family 60'	\$1,551.97	3332-800-0491-000-3	Single Family 50'	\$1,341.93
3332-700-0331-000-7	Single Family 60'	\$1,551.97	3332-800-0492-000-0	Single Family 50'	\$1,341.93
3332-700-0332-000-4	Single Family 60'	\$1,551.97	3332-800-0493-000-7	Single Family 50'	\$1,341.93
3332-700-0333-000-1	Single Family 60'	\$1,551.97	3332-800-0494-000-4	Single Family 50'	\$1,341.93
3332-700-0334-000-8	Single Family 60'	\$1,551.97	3332-800-0495-000-1	Single Family 50'	\$1,341.93
3332-700-0335-000-5	Single Family 60'	\$1,551.97	3332-800-0496-000-8	Single Family 50'	\$1,341.93
3332-700-0336-000-2	Villa	\$1,038.54	3332-800-0497-000-5	Single Family 50'	\$1,341.93
3332-700-0337-000-9	Villa	\$1,038.54	3332-800-0498-000-2	Single Family 50'	\$1,341.93
3332-700-0338-000-6	Villa	\$1,038.54	3332-800-0499-000-9	Single Family 50'	\$1,341.93
3332-700-0339-000-3	Villa	\$1,038.54	3332-800-0500-000-0	Single Family 50'	\$1,341.93
3332-700-0340-000-3	Villa	\$1,038.54	3332-800-0501-000-7	Single Family 50'	\$1,341.93
3332-700-0341-000-0	Villa	\$1,038.54	3332-800-0502-000-4	Single Family 50'	\$1,341.93
3332-700-0342-000-7	Villa	\$1,038.54	3332-800-0503-000-1	Single Family 50'	\$1,341.93
3332-700-0343-000-4	Villa	\$1,038.54	3332-800-0504-000-8	Single Family 50'	\$1,341.93
3332-700-0344-000-1	Villa	\$1,038.54	3332-800-0505-000-5	Single Family 50'	\$1,341.93
3332-700-0345-000-8	Villa	\$1,038.54	3332-800-0506-000-2	Single Family 50'	\$1,341.93
3332-700-0346-000-5	Villa	\$1,038.54	3332-800-0507-000-9	Single Family 50'	\$1,341.93
3332-700-0347-000-2	Villa	\$1,038.54	3332-800-0508-000-6	Single Family 50'	\$1,341.93
3332-700-0348-000-9	Villa	\$1,038.54	3332-800-0509-000-3	Single Family 50'	\$1,341.93
3332-700-0349-000-6	Villa	\$1,038.54	3332-800-0510-000-3	Single Family 50'	\$1,341.93
3332-700-0350-000-6	Villa	\$1,038.54	3332-800-0511-000-0	Single Family 50'	\$1,341.93
3332-700-0351-000-3	Villa	\$1,038.54	3332-800-0512-000-7	Single Family 50'	\$1,341.93
3332-700-0352-000-0	Villa	\$1,038.54	3332-800-0513-000-4	Single Family 50'	\$1,341.93
3332-700-0353-000-7	Villa	\$1,038.54	3332-800-0514-000-1	Single Family 50'	\$1,341.93
3332-700-0354-000-4	Villa	\$1,038.54	3332-800-0515-000-8	Single Family 50'	\$1,341.93
3332-700-0355-000-1	Villa	\$1,038.54	3332-800-0516-000-5	Single Family 50'	\$1,341.93
3332-700-0356-000-8	Villa	\$1,038.54	3332-800-0517-000-2	Single Family 50'	\$1,341.93
3332-700-0357-000-5	Villa	\$1,038.54	3332-800-0518-000-9	Single Family 50'	\$1,341.93
3332-700-0358-000-2	Villa	\$1,038.54	3332-800-0519-000-6	Single Family 50'	\$1,341.93
3332-700-0359-000-9	Villa	\$1,038.54	3332-800-0520-000-6	Single Family 50'	\$1,341.93
3332-700-0360-000-9	V				

Parcel ID	Product	O&M	Parcel ID	Product	O&M
3332-700-0397-000-7	Single Family 50'	\$1,341.93	4305-501-0002-000-0		-
3332-700-0398-000-4	Single Family 50'	\$1,341.93	4305-501-0004-000-4		-
3332-700-0399-000-1	Single Family 50'	\$1,341.93	4305-501-0005-000-1		-
3332-700-0400-000-2	Single Family 50'	\$1,341.93	4305-503-0001-000-9		-
3332-700-0401-000-9	Single Family 50'	\$1,341.93	4305-503-0002-000-6		-
3332-700-0402-000-6	Single Family 50'	\$1,341.93	4305-503-0003-000-3		-
3332-700-0403-000-3	Single Family 50'	\$1,341.93	4305-503-0004-000-0		-
3332-700-0404-000-0	Single Family 50'	\$1,341.93	4305-503-0005-000-7		-
3332-700-0405-000-7	Single Family 50'	\$1,341.93	4305-503-0006-000-4		-
3332-700-0406-000-4	Single Family 50'	\$1,341.93	4305-503-0007-000-1		-
3332-700-0407-000-1	Single Family 50'	\$1,341.93	4305-503-0008-000-8		-
3332-700-0408-000-8	Single Family 50'	\$1,341.93	4305-503-0009-000-5	Townhome South	\$1,038.54
3332-700-0409-000-5	Single Family 50'	\$1,341.93	4305-503-0010-000-5	Townhome South	\$1,038.54
3332-700-0410-000-5	Single Family 50'	\$1,341.93	4305-503-0011-000-2	Townhome South	\$1,038.54
3332-700-0411-000-2	Single Family 50'	\$1,341.93	4305-503-0012-000-9	Townhome South	\$1,038.54
3332-700-0412-000-9	Single Family 50'	\$1,341.93	4305-503-0013-000-6	Townhome South	\$1,038.54
3332-700-0413-000-6	Single Family 50'	\$1,341.93	4305-503-0014-000-3	Townhome South	\$1,038.54
3332-700-0414-000-3	Single Family 50'	\$1,341.93	4305-503-0015-000-0	Townhome South	\$1,038.54
3332-700-0415-000-0	Single Family 50'	\$1,341.93	4305-503-0016-000-7	Townhome South	\$1,038.54
3332-700-0416-000-7	Single Family 50'	\$1,341.93	4305-503-0017-000-4	Townhome South	\$1,038.54
3332-700-0417-000-4	Single Family 50'	\$1,341.93	4305-503-0018-000-1	Townhome South	\$1,038.54
3332-700-0418-000-1	Single Family 50'	\$1,341.93	4305-503-0019-000-8	Townhome South	\$1,038.54
3332-700-0419-000-8	Single Family 50'	\$1,341.93	4305-503-0020-000-8	Townhome South	\$1,038.54
3332-700-0420-000-8	Single Family 50'	\$1,341.93	4305-503-0021-000-5	Townhome South	\$1,038.54
3332-700-0421-000-5	Single Family 50'	\$1,341.93	4305-503-0022-000-2	Townhome South	\$1,038.54
3332-700-0422-000-2	Single Family 50'	\$1,341.93	4305-503-0023-000-9	Townhome South	\$1,038.54
3332-700-0423-000-9	Single Family 50'	\$1,341.93	4305-503-0024-000-6	Townhome South	\$1,038.54
3332-700-0424-000-6	Single Family 40'	\$1,166.90	4305-503-0025-000-3	Townhome South	\$1,038.54
3332-700-0425-000-3	Single Family 40'	\$1,166.90	4305-503-0026-000-0	Townhome South	\$1,038.54
3332-700-0426-000-0	Single Family 50'	\$1,341.93	4305-503-0027-000-7	Townhome South	\$1,038.54
3332-700-0427-000-7	Single Family 50'	\$1,341.93	4305-503-0028-000-4	Townhome South	\$1,038.54
3332-700-0428-000-4	Single Family 40'	\$1,166.90	4305-503-0029-000-1	Townhome South	\$1,038.54
3332-700-0429-000-1	Single Family 40'	\$1,166.90	4305-503-0030-000-1	Townhome South	\$1,038.54
3332-700-0430-000-1	Single Family 50'	\$1,341.93	4305-503-0031-000-8	Townhome South	\$1,038.54
3332-700-0431-000-8	Single Family 50'	\$1,341.93	4305-503-0032-000-5	Townhome South	\$1,038.54
3332-700-0432-000-5	Single Family 40'	\$1,166.90	4305-503-0033-000-2	Townhome South	\$1,038.54
3332-700-0433-000-2	Single Family 50'	\$1,341.93	4305-503-0034-000-9	Townhome South	\$1,038.54
3332-700-0434-000-9	Single Family 40'	\$1,166.90	4305-503-0035-000-6	Townhome South	\$1,038.54
3332-700-0435-000-6	Single Family 40'	\$1,166.90	4305-503-0036-000-3	Townhome South	\$1,038.54
3332-700-0436-000-3	Single Family 50'	\$1,341.93	4305-503-0037-000-0	Townhome South	\$1,038.54
3332-700-0437-000-0	Single Family 40'	\$1,166.90	4305-503-0038-000-7	Townhome South	\$1,038.54
3332-700-0438-000-7	Villa	\$1,038.54	4305-503-0039-000-4	Townhome South	\$1,038.54
3332-700-0439-000-4	Villa	\$1,038.54	4305-503-0040-000-4	Townhome South	\$1,038.54
3332-700-0440-000-4	Villa	\$1,038.54	4305-503-0041		

Parcel ID	Product	O&M	Parcel ID	Product	O&M
3332-800-0008-000-1		-	4305-503-0077-000-2	Townhome South	\$1,038.54
3332-800-0009-000-8		-	4305-503-0078-000-9	Townhome South	\$1,038.54
3332-800-0010-000-8		-	4305-503-0079-000-6	Townhome South	\$1,038.54
3332-800-0011-000-5		-	4305-503-0080-000-6	Townhome South	\$1,038.54
3332-800-0012-000-2		-	4305-503-0081-000-3	Townhome South	\$1,038.54
3332-800-0013-000-9		-	4305-503-0082-000-0	Townhome South	\$1,038.54
3332-800-0014-000-6		-	4305-503-0083-000-7	Townhome South	\$1,038.54
3332-800-0015-000-3		-	4305-503-0084-000-4	Townhome South	\$1,038.54
3332-800-0016-000-0		-	4305-503-0085-000-1	Townhome South	\$1,038.54
3332-800-0017-000-7		-	4305-503-0086-000-8	Townhome South	\$1,038.54
3332-800-0018-000-4		-	4305-503-0087-000-5	Townhome South	\$1,038.54
3332-800-0019-000-1		-	4305-503-0088-000-2	Townhome South	\$1,038.54
3332-800-0020-000-1		-	4305-503-0089-000-9	Townhome South	\$1,038.54
3332-800-0021-000-8		-	4305-503-0090-000-9	Townhome South	\$1,038.54
3332-800-0022-000-5		-	4305-503-0091-000-6	Townhome South	\$1,038.54
3332-800-0023-000-2		-	4305-503-0092-000-3	Townhome South	\$1,038.54
3332-800-0025-000-6	Single Family 50'	\$1,341.93	4305-503-0093-000-0	Townhome South	\$1,038.54
3332-800-0026-000-3	Single Family 50'	\$1,341.93	4305-503-0094-000-7	Townhome South	\$1,038.54
3332-800-0027-000-0	Single Family 50'	\$1,341.93	4305-503-0095-000-4	Townhome South	\$1,038.54
3332-800-0028-000-7	Single Family 40'	\$1,166.90	4305-503-0096-000-1	Townhome South	\$1,038.54
3332-800-0029-000-4	Single Family 40'	\$1,166.90	4305-503-0097-000-8	Townhome South	\$1,038.54
3332-800-0030-000-4	Single Family 40'	\$1,166.90	4305-503-0098-000-5	Townhome South	\$1,038.54
3332-800-0031-000-1	Single Family 50'	\$1,341.93	4305-503-0099-000-2	Townhome South	\$1,038.54
3332-800-0032-000-8	Single Family 50'	\$1,341.93	4305-503-0100-000-3	Townhome South	\$1,038.54
3332-800-0033-000-5	Single Family 40'	\$1,166.90	4305-503-0101-000-0	Townhome South	\$1,038.54
3332-800-0034-000-2	Single Family 40'	\$1,166.90	4305-503-0102-000-7	Townhome South	\$1,038.54
3332-800-0035-000-9	Single Family 40'	\$1,166.90	4305-503-0103-000-4	Townhome South	\$1,038.54
3332-800-0036-000-6	Single Family 50'	\$1,341.93	4305-503-0104-000-1	Townhome South	\$1,038.54
3332-800-0037-000-3	Single Family 50'	\$1,341.93	4305-503-0105-000-8	Townhome South	\$1,038.54
3332-800-0038-000-0	Single Family 50'	\$1,341.93	4305-503-0106-000-5	Townhome South	\$1,038.54
3332-800-0039-000-7	Single Family 50'	\$1,341.93	4305-503-0107-000-2	Townhome South	\$1,038.54
3332-800-0040-000-7	Single Family 50'	\$1,341.93	4305-503-0108-000-9	Townhome South	\$1,038.54
3332-800-0041-000-4	Single Family 50'	\$1,341.93	4305-503-0109-000-6	Townhome South	\$1,038.54
3332-800-0042-000-1	Single Family 50'	\$1,341.93	4305-503-0110-000-6	Townhome South	\$1,038.54
3332-800-0043-000-8	Single Family 50'	\$1,341.93	4305-503-0111-000-3	Townhome South	\$1,038.54
3332-800-0044-000-5	Single Family 50'	\$1,341.93	4305-503-0112-000-0	Townhome South	\$1,038.54
3332-800-0045-000-2	Single Family 50'	\$1,341.93	4305-503-0113-000-7	Townhome South	\$1,038.54
3332-800-0046-000-9	Single Family 50'	\$1,341.93	4305-503-0114-000-4	Townhome South	\$1,038.54
3332-800-0047-000-6	Single Family 50'	\$1,341.93	4305-503-0115-000-1	Townhome South	\$1,038.54
3332-800-0048-000-3	Single Family 50'	\$1,341.93	4305-503-0116-000-8	Townhome South	\$1,038.54
3332-800-0049-000-0	Single Family 50'	\$1,341.93	4305-503-0117-000-5	Townhome South	\$1,038.54
3332-800-0050-000-0	Single Family 50'	\$1,341.93	4305-503-0118-000-2	Townhome South	\$1,038.54
3332-800-0051-000-7	Single Family 50'	\$1,341.93	4305-503-0119-000-9	Townhome South	\$1,038.54
3332-800-0052-000-4	Single Family 50'	\$1,341.93	4305-503-0120-000-9	Townhome South	\$1,038.54
3332-800-0053-000-1	Single Family 50'	\$1,341.93			

Parcel ID	Product	O&M	Parcel ID	Product	O&M
3332-800-0088-000-5	Townhome	\$1,038.54	4305-503-0156-000-0	Townhome South	\$1,038.54
3332-800-0089-000-2	Townhome	\$1,038.54	4305-503-0157-000-7	Townhome South	\$1,038.54
3332-800-0090-000-2	Townhome	\$1,038.54	4305-503-0158-000-4	Townhome South	\$1,038.54
3332-800-0091-000-9	Townhome	\$1,038.54	4305-503-0159-000-1	Townhome South	\$1,038.54
3332-800-0092-000-6	Townhome	\$1,038.54	4305-503-0160-000-1	Townhome South	\$1,038.54
3332-800-0093-000-3	Townhome	\$1,038.54	4305-503-0161-000-8	Townhome South	\$1,038.54
3332-800-0094-000-0	Townhome	\$1,038.54	4305-503-0162-000-5	Townhome South	\$1,038.54
3332-800-0095-000-7	Townhome	\$1,038.54	4305-503-0163-000-2	Townhome South	\$1,038.54
3332-800-0096-000-4	Townhome	\$1,038.54	4305-503-0164-000-9	Townhome South	\$1,038.54
3332-800-0097-000-1	Townhome	\$1,038.54	4305-503-0165-000-6	Townhome South	\$1,038.54
3332-800-0098-000-8	Townhome	\$1,038.54	4305-503-0166-000-3	Townhome South	\$1,038.54
3332-800-0099-000-5	Townhome	\$1,038.54	4305-503-0167-000-0	Townhome South	\$1,038.54
3332-800-0100-000-6	Townhome	\$1,038.54	4305-503-0168-000-7	Townhome South	\$1,038.54
3332-800-0101-000-3	Townhome	\$1,038.54	4305-503-0169-000-4	Townhome South	\$1,038.54
3332-800-0102-000-0	Townhome	\$1,038.54	4305-503-0170-000-4	Townhome South	\$1,038.54
3332-800-0103-000-7	Townhome	\$1,038.54	4305-503-0171-000-1	Townhome South	\$1,038.54
3332-800-0104-000-4	Townhome	\$1,038.54	4305-503-0172-000-8	Townhome South	\$1,038.54
3332-800-0105-000-1	Townhome	\$1,038.54	4305-503-0173-000-5	Townhome South	\$1,038.54
3332-800-0106-000-8	Townhome	\$1,038.54	4305-503-0174-000-2	Townhome South	\$1,038.54
3332-800-0107-000-5	Townhome	\$1,038.54	4305-503-0175-000-9	Townhome South	\$1,038.54
3332-800-0108-000-2	Townhome	\$1,038.54	4305-503-0176-000-6	Townhome South	\$1,038.54
3332-800-0109-000-9	Townhome	\$1,038.54	4305-503-0177-000-3	Townhome South	\$1,038.54
3332-800-0110-000-9	Townhome	\$1,038.54	4305-503-0178-000-0	Townhome South	\$1,038.54
3332-800-0111-000-6	Townhome	\$1,038.54	4305-503-0179-000-7	Townhome South	\$1,038.54
3332-800-0112-000-3	Townhome	\$1,038.54	4305-503-0180-000-7	Townhome South	\$1,038.54
3332-800-0113-000-0	Townhome	\$1,038.54	4305-503-0181-000-4	Townhome South	\$1,038.54
3332-800-0114-000-7	Townhome	\$1,038.54	4305-503-0182-000-1	Townhome South	\$1,038.54
3332-800-0115-000-4	Townhome	\$1,038.54	4305-503-0183-000-8	Townhome South	\$1,038.54
3332-800-0116-000-1	Townhome	\$1,038.54	4305-503-0184-000-5	Townhome South	\$1,038.54
3332-800-0117-000-8	Townhome	\$1,038.54	4305-503-0185-000-2	Townhome South	\$1,038.54
3332-800-0118-000-5	Townhome	\$1,038.54	4305-503-0186-000-9	Townhome South	\$1,038.54
3332-800-0119-000-2	Townhome	\$1,038.54	4305-503-0187-000-6	Townhome South	\$1,038.54
3332-800-0120-000-2	Townhome	\$1,038.54	4305-503-0188-000-3	Townhome South	\$1,038.54
3332-800-0121-000-9	Townhome	\$1,038.54	4305-503-0189-000-0	Townhome South	\$1,038.54
3332-800-0122-000-6	Townhome	\$1,038.54	4305-503-0190-000-0	Townhome South	\$1,038.54
3332-800-0123-000-3	Townhome	\$1,038.54	4305-503-0191-000-7	Townhome South	\$1,038.54
3332-800-0124-000-0	Townhome	\$1,038.54	4305-503-0192-000-4	Townhome South	\$1,038.54
3332-800-0125-000-7	Townhome	\$1,038.54	4305-503-0193-000-1	Townhome South	\$1,038.54
3332-800-0126-000-4	Townhome	\$1,038.54	4305-503-0194-000-8	Townhome South	\$1,038.54
3332-800-0127-000-1	Townhome	\$1,038.54	4305-503-0195-000-5	Townhome South	\$1,038.54
3332-800-0128-000-8	Townhome	\$1,038.54	4305-503-0196-000-2	Townhome South	\$1,038.54
3332-800-0129-000-5	Townhome	\$1,038.54	4305-503-0197-000-9	Townhome South	\$1,038.54
3332-800-0130-000-5	Townhome	\$1,038.54	4305-503-0198-000-6	Townhome South	\$1,038.54
3332-800-0131-000-2	Townhome	\$1,038.54	4		

RESOLUTION 2026-13

[RESOLUTION AUTHORIZING ACTIONS TO IMPLEMENT CAPITAL IMPROVEMENT PLAN]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERANO #3 COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING CERTAIN ACTIONS IN CONNECTION WITH THE IMPLEMENTATION OF THE DISTRICT'S CAPITAL IMPROVEMENT PLAN, INCLUDING THE CONVEYANCE AND/OR ACQUISITION OF REAL AND PERSONAL PROPERTY, EXECUTION OF PLATS, TRANSFER OF PERMITS, EXECUTION OF CONTRACTS AND CHANGE ORDERS, PAYMENT OF REQUISITIONS, AND OTHER ACTIONS AS DESCRIBED HEREIN; APPROVING THE SCOPE AND TERMS OF SUCH AUTHORIZATION; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Verano #3 Community Development District (the “**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 but not limited to, roadways, stormwater management, utilities (water and sewer), offsite improvements, amenity, hardscaping/landscaping/irrigation/lighting; and

WHEREAS, the District has adopted or intends to adopt an “**Engineer’s Report**,” which sets forth the scope of the District’s capital improvement plan (“**CIP**”); and

WHEREAS, in connection with the implementation of the CIP as described in the Engineer’s Report, the District may, from time to time, (i) obtain, execute and/or accept permits, approvals, right-of-way agreements and other similar documents from governmental entities for the construction and/or operation of CIP improvements, (ii) accept, acquire, convey, dedicate and fund certain interests in real and personal property (e.g., roads, utilities, stormwater improvements, and other systems), and, for those purposes, may execute plats, deeds, easements, bills of sale, permit transfer documents, agreements, community declarations, and other documents necessary for the conveyance and/or operation of CIP improvements, work product and land; (iii) contract for, and/or accept an assignment of contracts for, and/or execute change orders in connection with, site work and other contracts for the construction, installation, operation, maintenance, repair and/or replacement of CIP improvements; (iv) pay requisitions to fund the cost associated with the acquisition and/or construction of CIP improvements; and (v) otherwise take actions necessary to implement the CIP ((i) through (v) together, “**CIP Documents**”); and

WHEREAS, to facilitate the efficient development of the CIP, the District desires to authorize the Chairperson, and other officers in the Chairperson’s absence, to approve and execute any CIP Documents, subject to the parameters set forth herein; and

WHEREAS, the Board of Supervisors finds that granting such authority is in the best interests of the District so that the development of the CIP may proceed expeditiously, subject to the terms and limitations imposed by this Resolution.

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

1. INCORPORATION OF 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. AUTHORIZATION FOR CIP DOCUMENTS. The Chairperson of the District's Board of Supervisors is hereby authorized to sign, accept and/or execute CIP Documents as defined above. Any exercise of authority granted hereunder is subject to: (i) review and approval of the District Engineer and District Manager, in consultation with District Counsel, (ii) confirmation from the District Engineer that the action is consistent with the CIP as set forth in the Engineer's Report, and (iii) confirmation from the District Engineer and District Manager that such action is reasonably necessary to timely implement the CIP. The District Manager shall make reasonable efforts to bring any CIP Documents back to the District's Board of Supervisors for ratification at the next scheduled Board meeting, but the failure to do so shall not invalidate any exercise of authority granted hereunder.

The Vice Chairperson or Secretary of the District's Board of Supervisors is hereby authorized to sign, accept and/or execute any such CIP Documents in the Chairperson's absence. The Vice Chairperson, Secretary, and Assistant Secretaries of the District's Board of Supervisors are hereby authorized to counter-sign such CIP Documents. District Staff is also authorized to take such actions as are necessary to effect the transactions contemplated under any executed CIP Documents.

3. SEVERABILITY. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

4. EFFECTIVE DATE. This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed. This Resolution shall also apply to ratify all prior approvals and/or executions of CIP Documents.

PASSED AND ADOPTED this _____ day of _____, 2026.

ATTEST:

**VERANO #3 COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson, Board of
Supervisors

**Verano # 3 Community Development District
Request for Proposals for Annual Audit Services**

The Verano # 3 Community Development District hereby requests proposals for annual financial auditing services. The proposals must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2026, with an option for nine (9) additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Port St. Lucie County and is approximately 420.55 acres in area. The District currently has an operating budget of approximately \$1,350,915.

The auditing entity submitting a proposal must be duly licensed under Chapter 473, Florida Statutes and be qualified to conduct audits in accordance with "Governmental Auditing Standards", as adopted by the Florida Board of Accountancy. The Audit shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include additional qualification requirements, evaluation criteria and instructions to proposers are available from the District's Manager at the address and telephone number listed below.

Proposers must submit an electronic copy of their proposal via email to jmccconnell@gmssf.com. Proposals must be received no later than 11:00 a.m. on June 8, 2026, at the email address listed above. Please direct all questions regarding this notice to the Treasurer, Patti Powers at (954) 721-8681.

Patti Powers
Treasurer

**AGREEMENT REGARDING IRRIGATION WATER
(VERANO 3 CDD)**

THIS AGREEMENT for the use of irrigation water ("**Agreement**") is made and entered into effective as of the date signed by the last party below (the "**Effective Date**"), by and between:

VERANO 3 COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, with a mailing address of c/o GMS-SF, LLC, 5385 N Nob Hill Road, Sunrise, Florida 33351 ("**District**"); and

VERANO PROPERTY OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, whose address is c/o 790 Park of Commerce Blvd., Ste. 200, Boca Raton, FL 33487 ("**Association**").

RECITALS

WHEREAS, the District utilizes irrigation well water ("**Irrigation Water**") for irrigation purposes on District-owned common areas within its boundaries pursuant to Permit No. 56-03576-W issued by the South Florida Water Management District ("**Permit**"); and

WHEREAS, the Association desires to use Irrigation Water to provide irrigation to its landscaping at the Amenity operated by the Association ("**Association Landscape Areas**"), pursuant to the Permit (collectively, the "**Irrigation Water System**"); and

WHEREAS, the Association has requested that the District allow the Association to withdraw available Irrigation Water from the District's Irrigation Water System to irrigate the Association Landscape Areas ("**Irrigation Water Withdrawals**"); and

WHEREAS the District must operate its Irrigation Water System in accordance with the Permit; and

WHEREAS, the District determines that it is in the best interest of the community to allow for the Irrigation Water Withdrawals provided that the parties remain in compliance with the Permit.

NOW, THEREFORE, in consideration of the obligations set forth herein, the Parties agree as follows:

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated as a material part of this Agreement.

2. PROVISION OF IRRIGATION WATER. The District agrees to allow the Association to undertake the Irrigation Water Withdrawals from its Irrigation Water System as described in this Agreement, provided however that the Association agrees that it shall not allow the Irrigation Water Withdrawals associated with the Permit to exceed 1.07 million gallons per day (gpd), and shall use the Irrigation Water Withdrawals and otherwise exercise all rights hereunder in a manner consistent with the terms and provisions of the Permit. Furthermore, water withdrawals shall follow the schedules set forth in **Exhibit A** hereto. This Agreement does not guarantee the availability of Irrigation Water. Availability

may be subject to District pump capacity, and the District shall have no liability to the Association if irrigation water is no longer available for any reason.

3. TERM. This Agreement shall become effective as of the date signed by the last party below and shall remain in effect until terminated by either Party, with or without cause.

4. CARE OF THE PROPERTY. The Association shall use all due care to protect the property of the District from damage by the Association or its employees or agents. The Association agrees to repair any damage resulting from its negligence within seventy-two (72) hours, or such other amount of time as is reasonable under the circumstances. Any such repairs shall be at the Association's sole expense, provided, however that the District may undertake such repairs internally and bill the Association for associated actual costs.

5. COMPLIANCE WITH GOVERNMENTAL REGULATIONS. In connection with the use of District's irrigation Water System, the Association shall comply with all conditions and obligations imposed on the District by regulatory bodies. Further, the Association shall ensure that its actions are in compliance with all local, state, and federal regulations. The Association shall take any action necessary to promptly correct instances of non-compliance, or comply with any and all regulatory orders or requirements affecting the District's Irrigation Water System by any governmental authority having jurisdiction. The Association shall promptly notify the District in writing of all such instances of non-compliance, orders or requirements.

6. INDEMNIFICATION. Association will defend, indemnify, save and hold the District, and its supervisors, staff, and assigns ("**District Indemnitees**") harmless from all loss, damage, injury or any other claims, including all judgments, liens, penalties, fines, liabilities, debts and obligations resulting from the acts or omissions of Association's officers, directors, agents, assigns or employees in connection with the Irrigation Water Withdrawals. This obligation specifically includes any penalties, fines, or costs incurred by the District in connection with the actions authorized herein.

7. ENFORCEMENT OF AGREEMENT. In the event that either the District or Association is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

8. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the Parties hereto relating to the subject matter of this Agreement.

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 Parties hereto.

10. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of both Parties hereto, both Parties have complied with all the requirements of law, and both Parties have full power and authority to comply with the terms and provisions of this Agreement.

11. NOTICES. All notices, requests, consents and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by Federal Express or First Class Mail, postage prepaid, to the Parties, as follows:

A. If to District: Verano 3 Community Development District
c/o GMS-SF, LLC
5385 N Nob Hill Road
Sunrise, Florida 33351
Attn: District Manager

With a copy to: Kutak Rock LLP
107 W. College Avenue
Tallahassee, Florida 32301
Attn: Jere Earlywine, Esq.

B. If to HOA: Verano Property Owners Association, Inc.
790 Park of Commerce Blvd., Ste. 200
Boca Raton, FL 33487
Attn: _____

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 Association may deliver Notice on behalf of the District and Association. 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.

12. TERMINATION. At any time, either party may terminate this Agreement for any reason in its sole discretion and by providing at least ninety (90) days written notice to the other party of its intent to terminate.

13. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto, and no right or cause of action shall accrue upon or by reason of 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 or other entity other than the Parties hereto 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 Association and their respective representatives, successors, and assigns.

14. ASSIGNMENT. Neither the District nor Association may assign this Agreement or any monies to become due hereunder without the prior written approval of the other. Any purported assignment without such written approval shall be void.

15. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida.

The Parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in St. Johns County, Florida.

16. PUBLIC RECORDS. Association understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, shall be treated as such in accordance with the District's Records Retention Policy and Florida law. Pursuant to Section 119.07(1)(a), Florida Statutes, Association shall permit such records to be inspected and copied by any person desiring to do so. Failure of Association to comply with public records laws to the extent required by statute will result in immediate termination of the Agreement.

17. 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.

18. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control or affect the meaning or construction of any of the provisions of this Agreement.

19. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

20. NEGOTIATION AT ARM'S LENGTH. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement and received, or had the opportunity to receive, the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against any party.

21. 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 or law, 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.

IN WITNESS WHEREOF, the Parties have each caused their duly authorized officers to execute this Agreement as of the date and year first above-written.

Attest:

**VERANO 3 COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____
Its: _____
Date: _____

**VERANO PROPERTY OWNERS ASSOCIATION,
INC**

Witness

By: _____
Its: _____
Date: _____

Exhibit "A"

500 S. Australian Ave., Suite 850
West Palm Beach, FL 33401
Office: +1 (561) 746-6900



Phase 1 Master Valve Summary

PGM	SIZE	AREA	MV	ADDRESS	DAY ¹	TIME	WIRE	SERVICE
3	3"	Pod 1	MV 1	Even	T-TH-SA	11pm-8am	Yellow	6"
4	3"	Pod 1	MV 2	Odd	M-W-F	11pm-330am	Yellow	6"
5	3"	Pod 3	MV 3	Even	T-TH-SA	5pm-11pm	Orange	4"
6	3"	Pod 3	MV 4	Odd	M-W-F	5pm-11pm	Orange	4"
7	3"	Park Lots	MV 5	Odd	M-W-F	330am-830am	Blue	4"
8	3"	Park Lots	MV 6	Even	T-TH-SA	330am-830am	Orange	4"
9	3"	Pod 4	MV 7	Even	T-TH-SA	11pm-830am	Orange	4"
10	3"	Pod 4	MV 7	Odd	M-W-F	11pm-12am	Orange	4"
11	3"	Pod 4	MV 8	Odd	M-W-F	11pm-430am	Orange	4"
12	3"	Pod 4	MV 8	Even	T-TH-SA	11pm-2am	Orange	4"
13	3"	Pod 5	MV 9	Odd	T-TH-SA	12am-3am	Blue	4"
14	3"	Pod 5	MV 10	Even	T-TH-SA	430am-730am	Blue	4"
15	3"	Pod 5	MV 10	Odd	W-F-SU	2am-4am	Blue	4"
16	3"	Pod 5	MV 11	Even	T-TH-SA	11pm-3am	Blue	4"
17	3"	Pod 5	MV 11	Odd	M-W-F	11pm-5am	Blue	4"
18	3"	FUTURE					Blue	6"
19	3"	FUTURE					Blue	6"
20	3"	FUTURE					Blue	6"

¹Assigned days based on start times.

Exhibit "A"

500 S. Australian Ave., Suite 850
West Palm Beach, FL 33401
Office: +1 (561) 746-6900



Phase 1 Common Area

4am start T-TH-SA

PGM #1

4am-12pm

NUMBER	Sta #	SIZE	TYPE	GPM	PSI	PRECIP	ID	Minutes
157R	1	2"	Common Area: Rotor	64.00	51.80	0.64	1.1	30
167R	2	2"	Common Area: Rotor	63.50	57.00	0.63	1.1	30
168R	3	2"	Common Area: Rotor	67.00	58.00	0.63	1.1	30
303TL	11	1-1/2"	Common Area: Spray	28.46	32.80	1.09	2.1	15
304TL	12	2"	Common Area: Spray	94.63	36.60	1.18	2.1	15
304S Pod 5	81	2"	Common Area: Spray	84.95	36.20	1.35	2.1	15
284TL	9	2"	Common Area: Spray	77.11	36.20	1.19	3.1	15
TL	40	2"	Common Area: Spray	58.69	52.30	0.94	3.1	15
283TL	7	2"	Common Area: Spray	76.60	35.60	1.20	3.1	15

169R	4	2"	Common Area: Rotor	61.00	37.00	0.60	1.2	30
180CR	5	2"	Common Area: Rotor	65.00	51.60	0.64	1.2	30
283R	6	2"	Common Area: Rotor	70.90	45.20	0.80	1.2	30
LK7R1	14	1-1/2"	Common Area: Rotor	54.30	51.20	0.77	2.2	30
LK7R2	15	1-1/2"	Common Area: Rotor	50.70	44.40	0.75	2.2	30
RWR1	16	2"	Common Area: Rotor	79.60	50.80	0.53	2.2	30
AC-R1	41	2"	Common Area: Rotor	81.60	66.40	0.90	3.2	30
AC-R2	42	2"	Common Area: Rotor	88.80	68.10	0.45	3.2	30

291TL	10	2"	Common Area: Spray	89.68	35.10	1.18	1.3	15
RWS1	29	2"	Common Area: Spray	56.90	34.10	1.03	1.3	15
RWS10	30	2"	Common Area: Spray	74.86	35.30	1.25	1.3	15
RWR10	17	2"	Common Area: Rotor	83.00	52.20	0.58	2.3	30
RWR11	18	2"	Common Area: Rotor	75.98	52.80	0.61	2.3	30
RWR12	19	2"	Common Area: Rotor	76.00	51.70	0.61	2.3	30
AC-R3	43	2"	Common Area: Rotor	93.80	68.30	0.90	3.3	30
AC-R4	44	2"	Common Area: Rotor	92.80	68.20	0.90	3.3	30
RWS11	31	2"	Common Area: Spray	73.09	35.50	1.26	1.3	15
RWS2	32	2"	Common Area: Spray	67.52	34.50	1.12	1.3	15
RWS3	33	2"	Common Area: Spray	66.41	35.00	1.09	1.3	15

RWR13	20	2"	Common Area: Rotor	82.00	54.30	0.60	2.4	30
RWR2	21	2"	Common Area: Rotor	88.70	51.00	0.49	2.4	30
AC-R5	45	2"	Common Area: Rotor	88.80	67.60	0.90	3.4	30
AC-R6	46	2"	Common Area: Rotor	66.60	65.60	0.45	3.4	30
RWS4	34	2"	Common Area: Spray	73.56	35.50	1.19	1.4	15
RWS5	35	2"	Common Area: Spray	74.66	35.30	1.13	1.4	15
RWS6	36	2"	Common Area: Spray	72.98	35.60	1.11	1.4	15
RWS4	34	2"	Common Area: Spray	73.56	35.50	1.19	1.4	15
RWS6	36	2"	Common Area: Spray	72.98	35.60	1.11	1.4	15
RWS6	36	2"	Common Area: Spray	72.98	35.60	1.11	1.4	15

NUMBER	Sta #	SIZE	TYPE	GPM	PSI	PRECIP	ID	Minutes
RWR3	22	2"	Common Area: Rotor	85.80	50.80	0.54	2.5	30
RWR4	23	2"	Common Area: Rotor	88.40	55.00	0.61	2.5	30
AC-R7	47	2"	Common Area: Rotor	85.30	69.00	0.45	3.5	30
AC-R8	48	2"	Common Area: Rotor	78.10	67.50	0.90	3.5	30
RWS7	37	2"	Common Area: Spray	73.62	36.20	1.04	1.5	15
RWS8	38	2"	Common Area: Spray	73.17	35.80	1.12	1.5	15
RWS9	39	2"	Common Area: Spray	73.24	35.10	1.21	1.5	15
260S Park lots	76	2"	Common Area: Spray	86.13	42.30	0.88	1.5	15
268S Park Lots	78	2"	Common Area: Spray	83.56	42.10	0.89	1.5	15

Exhibit "A"

500 S. Australian Ave., Suite 850
West Palm Beach, FL 33401
Office: +1 (561) 746-6900



NUMBER	Station #	SIZE	TYPE	GPM	PSI	PRECIP	ID	Minutes
RWR5	24	2"	Common Area: Rotor	81.00	52.00	0.60	2.6	30
RWR6	25	2"	Common Area: Rotor	83.00	51.30	0.56	2.6	30
AC-R9	49	2"	Common Area: Rotor	79.40	65.50	0.90	3.6	30
AC-R10	50	2"	Common Area: Rotor	73.50	65.70	0.90	3.6	30
AC-R11	51	2"	Common Area: Rotor	79.70	66.40	0.45	3.6	30
RWR7	26	2"	Common Area: Rotor	82.00	51.60	0.56	2.7	30
RWR8	27	2"	Common Area: Rotor	81.00	51.50	0.57	2.7	30
AC-R12	52	2"	Common Area: Rotor	79.70	66.00	0.45	3.7	30
AC-R13	53	2"	Common Area: Rotor	77.10	38.20	0.90	3.7	30
217S Pod 4	79	2"	Common Area: Spray	87.08	44.70	0.88	1.8	15
218S Pod 4	80	2"	Common Area: Spray	87.08	44.60	0.88	1.8	15
RWR9	28	2"	Common Area: Rotor	86.09	53.80	0.61	2.8	30
AC-R14	54	2"	Common Area: Rotor	103.00	42.50	0.45	3.8	30
AC-S1	55	2"	Common Area: Spray	82.77	38.00	1.50	3.8	30
LK3R	13	2"	Common Area: Rotor	72.90	45.30	0.83	1.9	30
267R Park Lots	77	2"	Common Area: Rotor	44.00	49.20	0.67	1.9	30
351S Pod 5	82	1-1/2"	Common Area: Spray	28.94	33.30	1.50	2.9	15
405S Pod 5	83	2"	Common Area: Spray	81.18	36.10	1.15	2.9	15
406S Pod 5	84	2"	Common Area: Spray	73.29	34.80	1.38	2.9	15
AC-S2	56	2"	Common Area: Spray	91.83	39.20	1.50	3.9	15
AC-S3	57	1-1/2"	Common Area: Spray	35.43	36.30	1.50	3.9	15
AC-TOT	73	2"	Common Area: Spray	53.38	34.00	1.50	3.9	15
AC-S4	58	2"	Common Area: Spray	80.11	37.70	1.50	3.10	15
AC-S5	59	2"	Common Area: Spray	87.24	38.70	1.50	3.10	15
AC-S6	60	2"	Common Area: Spray	72.08	36.00	1.50	3.11	15
AC-S7	61	2"	Common Area: Spray	88.89	36.90	1.50	3.11	15
AC-S8	62	2"	Common Area: Spray	96.65	37.20	1.50	3.12	15
AC-TL4	72	2"	Common Area: Spray	92.98	39.30	1.50	3.12	15
NUMBER	Sta #	SIZE	TYPE	GPM	PSI	PRECIP	ID	Minutes
AC-DP1	63	2"	Common Area: Rotor	90.40	66.80	0.90	3.13	30
AC-DP2	64	2"	Common Area: Rotor	93.90	67.80	0.90	3.13	30
AC-LK1	65	2"	Common Area: Rotor	88.80	66.80	0.90	3.14	30
AC-LK2	66	2"	Common Area: Rotor	78.70	66.40	0.90	3.14	30
AC-LK3	67	2"	Common Area: Rotor	88.20	68.40	0.90	3.15	30
AC-LK4	68	2"	Common Area: Rotor	77.10	66.30	0.90	3.15	30
AC-TL1	69	2"	Common Area: Spray	74.18	36.90	1.50	3.16	15
AC-TL2	70	2"	Common Area: Spray	80.85	37.80	1.50	3.16	15
AC-TL3	71	2"	Common Area: Spray	88.75	37.50	1.50	3.16	15
AC-PDPOT1	74	1-1/2"	Common Area: Dripline	40.93	52.30	0.96	3.16	60
AC-PDPOT2	75	1-1/2"	Common Area: Dripline	46.49	58.20	0.96	3.16	60
284R	8	2"	Common Area: Rotor	71.50	50.50	0.76	3.17	30

Exhibit "A"

500 S. Australian Ave., Suite 850
West Palm Beach, FL 33401
Office: +1 (561) 746-6900



Phase 1 Park Lots - Even

330am-830am			T-TH-SA		30m Runtime		
264	2"	Lot 264	12190	12190 Roma Circle	120.00	MV 6	330am
265	2"	Lot 265	12196	12196 Roma Circle	120.00	MV 6	4am
266	2"	Lot 266	12214	12214 Roma Circle	120.00	MV 6	430am
267	2"	Lot 267	12220	12220 Roma Circle	120.00	MV 6	5am
268	2"	Lot 268	12226	12226 Roma Circle	120.00	MV 6	530am
269	2"	Lot 269	12232	12232 Roma Circle	60.00	MV 6	330am
270	2"	Lot 270	12238	12238 Roma Circle	60.00	MV 6	4am
271	2"	Lot 271	12244	12244 Roma Circle	60.00	MV 6	430am
272	2"	Lot 272	12250	12250 Roma Circle	60.00	MV 6	5am
273	2"	Lot 273	12256	12256 Roma Circle	60.00	MV 6	530am
274	2"	Lot 274	12262	12262 Roma Circle	60.00	MV 6	6am
275	2"	Lot 275	12268	12268 Roma Circle	60.00	MV 6	630am
276	2"	Lot 276	12274	12274 Roma Circle	60.00	MV 6	7am
277	2"	Lot 277	12280	12280 Roma Circle	60.00	MV 6	730am
278	2"	Lot 278	12286	12286 Roma Circle	120.00	MV 6	6am
279R	2"	Lot 279R	12304	12304 Roma Circle	120.00	MV 6	630am
280	2"	Lot 280	12310	12310 Roma Circle	120.00	MV 6	7am
281	2"	Lot 281	12316	12316 Roma Circle	120.00	MV 6	730am
282	2"	Lot 282	12322	12322 Roma Circle	120.00	MV 6	8am
283R	2"	Lot 283R	12328	12328 Roma Circle	120.00	MV 6	8am

Phase 1 Park Lots - Odd

330am-830am			M-W-F		30m Runtime		
284R	2"	Lot 284R	12333	12333 Roma Circle	120.00	MV 5	330am
285	2"	Lot 285	12327	12327 Roma Circle	120.00	MV 5	330am
286	2"	Lot 286	12321	12321 Roma Circle	120.00	MV 5	4am
287	2"	Lot 287	12315	12315 Roma Circle	120.00	MV 5	4am
288	2"	Lot 288	12309	12309 Roma Circle	120.00	MV 5	430am
289	2"	Lot 289	12303	12303 Roma Circle	120.00	MV 5	430am
290	2"	Lot 290	12297	12297 Roma Circle	120.00	MV 5	5am
291	2"	Lot 291	12291	12291 Roma Circle	120.00	MV 5	5am
292	2"	Lot 292	12279	12279 Roma Circle	120.00	MV 5	530am
293	2"	Lot 293	12273	12273 Roma Circle	120.00	MV 5	530am
294	2"	Lot 294	12267	12267 Roma Circle	120.00	MV 5	6am
295	2"	Lot 295	12261	12261 Roma Circle	120.00	MV 5	6am
296	2"	Lot 296	12255	12255 Roma Circle	120.00	MV 5	630am
297	2"	Lot 297	12249	12249 Roma Circle	120.00	MV 5	630am
298	2"	Lot 298	12243	12243 Roma Circle	120.00	MV 5	7am
299	2"	Lot 299	12237	12237 Roma Circle	120.00	MV 5	7am
300	2"	Lot 300	12231	12231 Roma Circle	120.00	MV 5	730am
301	2"	Lot 301	12225	12225 Roma Circle	120.00	MV 5	730am
302	2"	Lot 302	12219	12219 Roma Circle	120.00	MV 5	8am
303	2"	Lot 303	12213	12213 Roma Circle	120.00	MV 5	8am

Exhibit "A"

500 S. Australian Ave., Suite 850
West Palm Beach, FL 33401
Office: +1 (561) 746-6900



Phase 1 Pod 1 - Even address

11pm-730am		T-TH-SA		30m runtime			
1	2"	Lot 1	11984	11984 Macelli Way	120.00	MV 2	11pm
2	2"	Lot 2	11978	11978 Macelli Way	60.00	MV 2	11pm
3	2"	Lot 3	11972	11972 Macelli Way	60.00	MV 2	1130pm
4	2"	Lot 4	11966	11966 Macelli Way	60.00	MV 2	1130pm
5	2"	Lot 5	11960	11960 Macelli Way	60.00	MV 2	1130pm
6	2"	Lot 6	11954	11954 Macelli Way	60.00	MV 2	12am
7	2"	Lot 7	11948	11948 Macelli Way	60.00	MV 2	12am
8	2"	Lot 8	11942	11942 Macelli Way	60.00	MV 2	12am
9	2"	Lot 9	11936	11936 Macelli Way	60.00	MV 2	1230am
10	2"	Lot 10	11930	11930 Macelli Way	60.00	MV 2	1230am
11	2"	Lot 11	11924	11924 Macelli Way	60.00	MV 2	1230am
12	2"	Lot 12	11918	11918 Macelli Way	60.00	MV 2	1am
13	2"	Lot 13	11912	11912 Macelli Way	60.00	MV 2	130am
14	2"	Lot 14	11906	11906 Macelli Way	120.00	MV 2	1am
15	2"	Lot 15	11900	11900 Macelli Way	120.00	MV 2	130am
16	2"	Lot 16	11894	11894 Macelli Way	120.00	MV 2	2am
17	2"	Lot 17	11888	11888 Macelli Way	120.00	MV 2	230am
18	2"	Lot 18	11882	11882 Macelli Way	120.00	MV 2	3am
19	2"	Lot 19	11876	11876 Macelli Way	120.00	MV 2	330am
20	2"	Lot 20	11870	11870 Macelli Way	120.00	MV 2	4am
21	2"	Lot 21	11864	11864 Macelli Way	120.00	MV 2	430am
22	2"	Lot 22	11858	11858 Macelli Way	120.00	MV 2	5am
23	2"	Lot 23	11852	11852 Macelli Way	120.00	MV 2	530am
24	2"	Lot 24	11846	11846 Macelli Way	60.00	MV 2	2am
25	2"	Lot 25	11840	11840 Macelli Way	60.00	MV 2	230am
26	2"	Lot 26	11834	11834 Macelli Way	60.00	MV 2	3am
27	2"	Lot 27	11828	11828 Macelli Way	60.00	MV 2	330am
28	2"	Lot 28	11822	11822 Macelli Way	60.00	MV 2	4am
29	2"	Lot 29	11816	11816 Macelli Way	60.00	MV 2	430am
30	2"	Lot 30	11810	11810 Macelli Way	60.00	MV 2	5am
31	2"	Lot 31	11804	11804 Macelli Way	60.00	MV 2	530am
32	2"	Lot 32	11798	11798 Macelli Way	60.00	MV 2	6am
33	2"	Lot 33	11792	11792 Macelli Way	60.00	MV 2	6am
34	2"	Lot 34	11786	11786 Macelli Way	60.00	MV 2	6am
35	2"	Lot 35	11774	11774 Macelli Way	60.00	MV 2	630am
35DE	2"	Lot 35DE	11774	11774 Macelli Way	60.00	MV 2	630am
36	2"	Lot 36	11768	11768 Macelli Way	60.00	MV 2	630am
37	2"	Lot 37	11762	11762 Macelli Way	60.00	MV 2	7am
38	2"	Lot 38	11756	11756 Macelli Way	60.00	MV 2	7am
39	2"	Lot 39	11750	11750 Macelli Way	60.00	MV 2	7am

Exhibit "A"

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11pm-8am		T-TH-SA		30m runtime			
40	2"	Lot 40	12200	12200 Pietra Way	120.00	MV 1	11pm
40DE	2"	Lot 40DE	12194	12194 Pietra Way	60.00	MV 1	11pm
41	2"	Lot 41	12188	12188 Pietra Way	60.00	MV 1	1130pm
42	2"	Lot 42	12182	12182 Pietra Way	60.00	MV 1	1130pm
43	2"	Lot 43	12176	12176 Pietra Way	60.00	MV 1	1130pm
44	2"	Lot 44	12170	12170 Pietra Way	60.00	MV 1	12am
45	2"	Lot 45	12164	12164 Pietra Way	60.00	MV 1	12am
46	2"	Lot 46	12158	12158 Pietra Way	60.00	MV 1	12am
47	2"	Lot 47	12152	12152 Pietra Way	60.00	MV 1	1230am
48	2"	Lot 48	12152	12152 Pietra Way	60.00	MV 1	1230am
49	2"	Lot 49	12146	12146 Pietra Way	60.00	MV 1	1230am
50	2"	Lot 50	12140	12140 Pietra Way	120.00	MV 1	1am
51	2"	Lot 51	12134	12134 Pietra Way	120.00	MV 1	130am
52	2"	Lot 52	12128	12128 Pietra Way	120.00	MV 1	2am
53	2"	Lot 53	12122	12122 Pietra Way	120.00	MV 1	230am
54	2"	Lot 54	12116	12116 Pietra Way	60.00	MV 1	1am
55	2"	Lot 55	12110	12110 Pietra Way	60.00	MV 1	130am
56	2"	Lot 56	12104	12104 Pietra Way	60.00	MV 1	2am
57	2"	Lot 57	12098	12098 Pietra Way	60.00	MV 1	230am
58	2"	Lot 58	12092	12092 Pietra Way	60.00	MV 1	3am
59	2"	Lot 59	12086	12086 Pietra Way	60.00	MV 1	330am
60	2"	Lot 60	12074	12074 Pietra Way	60.00	MV 1	4am
61	2"	Lot 61	12068	12068 Pietra Way	60.00	MV 1	430am
62	2"	Lot 62	12062	12062 Pietra Way	60.00	MV 1	5am
63	2"	Lot 63	12056	12056 Pietra Way	60.00	MV 1	530am
64	2"	Lot 64	12050	12050 Pietra Way	120.00	MV 1	3am
65	2"	Lot 65	12044	12044 Pietra Way	120.00	MV 1	330am
66	2"	Lot 66	12038	12038 Pietra Way	120.00	MV 1	4am
67	2"	Lot 67	12032	12032 Pietra Way	120.00	MV 1	430am
68	2"	Lot 68	12026	12026 Pietra Way	120.00	MV 1	5am
69	2"	Lot 69	12020	12020 Pietra Way	120.00	MV 1	530am
70	2"	Lot 70	12014	12014 Pietra Way	60.00	MV 1	6am
71	2"	Lot 71	12008	12008 Pietra Way	60.00	MV 1	6am
72	2"	Lot 72	12002	12002 Pietra Way	60.00	MV 1	6am
73	2"	Lot 73	11996	11996 Pietra Way	120.00	MV 1	630am
97	2"	Lot 97	9286	9286 Lorenzo Way	60.00	MV 1	630am
98	2"	Lot 98	9292	9292 Lorenzo Way	60.00	MV 1	700am
99	2"	Lot 99	9298	9298 Lorenzo Way	60.00	MV 1	700am
100	2"	Lot 100	9304	9304 Lorenzo Way	60.00	MV 1	700am
101	2"	Lot 101	9310	9310 Lorenzo Way	60.00	MV 1	730am
102	2"	Lot 102	9316	9316 Lorenzo Way	60.00	MV 1	730am
103	2"	Lot 103	9322	9322 Lorenzo Way	60.00	MV 1	730am
104	2"	Lot 104	9328	9328 Lorenzo Way	60.00	MV 1	730am

Exhibit "A"

500 S. Australian Ave., Suite 850
West Palm Beach, FL 33401
Office: +1 (561) 746-6900



Phase 1 Pod 1 - Odd Address

11pm-330am		M-W-F		30m runtime			
74	2"	Lot 74	11995	11995 Pietra Way	120.00	MV 1	11pm
75	2"	Lot 75	12001	12001 Pietra Way	60.00	MV 1	11pm
76	2"	Lot 76	12007	12007 Pietra Way	60.00	MV 1	1130pm
77	2"	Lot 77	12013	12013 Pietra Way	60.00	MV 1	1130pm
78R	2"	Lot 78R	12025	12025 Pietra Way	60.00	MV 1	1130pm
78S	2"	Lot 78S	12025	12025 Pietra Way	60.00	MV 1	12am
79R	2"	Lot 79R	12043	12043 Pietra Way	60.00	MV 1	12am
79S	2"	Lot 79S	12043	12043 Pietra Way	60.00	MV 1	12am
80	2"	Lot 80	12055	12055 Pietra Way	60.00	MV 1	1230am
81	2"	Lot 81	12061	12061 Pietra Way	60.00	MV 1	1230am
82	2"	Lot 82	12067	12067 Pietra Way	60.00	MV 1	1230am
83	2"	Lot 83	12073	12073 Pietra Way	60.00	MV 1	1am
84	2"	Lot 84	12085	12085 Pietra Way	60.00	MV 1	1am
85	2"	Lot 85	12091	12091 Pietra Way	60.00	MV 1	1am
86	2"	Lot 86	12097	12097 Pietra Way	60.00	MV 1	130am
87	2"	Lot 87	12103	12103 Pietra Way	60.00	MV 1	130am
88	2"	Lot 88	12109	12109 Pietra Way	60.00	MV 1	130am
89R	2"	Lot 89R	12127	12127 Pietra Way	60.00	MV 1	2am
89S	2"	Lot 89S	12127	12127 Pietra Way	60.00	MV 1	2am
90	2"	Lot 90	12151	12151 Pietra Way	60.00	MV 1	2am
91	2"	Lot 91	12157	12157 Pietra Way	60.00	MV 1	230am
92	2"	Lot 92	12169	12169 Pietra Way	60.00	MV 1	230am
93	2"	Lot 93	12175	12175 Pietra Way	60.00	MV 1	230am
94	2"	Lot 94	12181	12181 Pietra Way	60.00	MV 1	300am
95	2"	Lot 95	12187	12187 Pietra Way	60.00	MV 1	300am
96	2"	Lot 96	12199	12199 Pietra Way	120.00	MV 1	300am

Exhibit "A"

500 S. Australian Ave., Suite 850
West Palm Beach, FL 33401
Office: +1 (561) 746-6900



11pm-530am		M-W-F		30m runtime			
105	2"	Lot 105	9329	9329 Lorenzo Way	60.00	MV 2	11pm
106	2"	Lot 106	9323	9323 Lorenzo Way	60.00	MV 2	11pm
107	2"	Lot 107	9311	9311 Lorenzo Way	60.00	MV 2	11pm
108	2"	Lot 108	9305	9305 Lorenzo Way	60.00	MV 2	1130pm
109	2"	Lot 109	9299	9299 Lorenzo Way	60.00	MV 2	1130pm
110	2"	Lot 110	9287	9287 Lorenzo Way	60.00	MV 2	1130pm
111	2"	Lot 111	11749	11749 Macelli Way	120.00	MV 2	12am
112	2"	Lot 112	11761	11761 Macelli Way	60.00	MV 2	12am
113	2"	Lot 113	11767	11767 Macelli Way	60.00	MV 2	1230am
114	2"	Lot 114	11773	11773 Macelli Way	60.00	MV 2	1230am
115	2"	Lot 115	11785	11785 Macelli Way	60.00	MV 2	1230am
116	2"	Lot 116	11791	11791 Macelli Way	60.00	MV 2	1am
117	2"	Lot 117	11797	11797 Macelli Way	60.00	MV 2	1am
118	2"	Lot 118	11803	11803 Macelli Way	60.00	MV 2	1am
119	2"	Lot 119	11809	11809 Macelli Way	60.00	MV 2	130am
120	2"	Lot 120	11815	11815 Macelli Way	60.00	MV 2	130am
121	2"	Lot 121	11827	11827 Macelli Way	60.00	MV 2	130am
122	2"	Lot 122	11833	11833 Macelli Way	60.00	MV 2	2am
123	2"	Lot 123	11839	11839 Macelli Way	60.00	MV 2	2am
124	2"	Lot 124	11845	11845 Macelli Way	60.00	MV 2	2am
125R	2"	Lot 125R	11863	11863 Macelli Way	60.00	MV 2	230am
125S	2"	Lot 125S	11863	11863 Macelli Way	60.00	MV 2	230am
126R	2"	Lot 126R	11893	11893 Macelli Way	60.00	MV 2	230am
126S	2"	Lot 126S	11893	11893 Macelli Way	60.00	MV 2	3am
127	2"	Lot 127	11911	11911 Macelli Way	60.00	MV 2	3am
128	2"	Lot 128	11917	11917 Macelli Way	60.00	MV 2	3am
129	2"	Lot 129	11923	11923 Macelli Way	60.00	MV 2	330am
130	2"	Lot 130	11929	11929 Macelli Way	60.00	MV 2	330am
131	2"	Lot 131	11935	11935 Macelli Way	60.00	MV 2	330am
132	2"	Lot 132	11941	11941 Macelli Way	60.00	MV 2	4am
133	2"	Lot 133	11947	11947 Macelli Way	60.00	MV 2	4am
134	2"	Lot 134	11953	11953 Macelli Way	60.00	MV 2	4am
135	2"	Lot 135	11959	11959 Macelli Way	60.00	MV 2	430am
136	2"	Lot 136	11965	11965 Macelli Way	60.00	MV 2	430am
137	2"	Lot 137	11971	11971 Macelli Way	60.00	MV 2	430am
138	2"	Lot 138	11977	11977 Macelli Way	60.00	MV 2	5am
139	2"	Lot 139	11983	11983 Macelli Way	120.00	MV 2	5am

Exhibit "A"

500 S. Australian Ave., Suite 850
West Palm Beach, FL 33401
Office: +1 (561) 746-6900



Phase 1 Pod 4 - Even address

11pm-830am		T-Th-Sa		30m Runtime		
140	2"	Lot 140	12116	12116 Rimni Way	60.00	MV 7 11pm
141	2"	Lot 141	12122	12122 Rimni Way	60.00	MV 7 1130pm
142	2"	Lot 142	12128	12128 Rimni Way	60.00	MV 7 12am
143	2"	Lot 143	12134	12134 Rimni Way	60.00	MV 7 1230am
144	2"	Lot 144	12140	12140 Rimni Way	60.00	MV 7 1am
145	2"	Lot 145	12146	12146 Rimni Way	60.00	MV 7 130am
146	1-1/2"	Lot 146	12152	12152 Rimni Way	45.00	MV 7 130am
147	1-1/2"	Lot 147	12158	12158 Rimni Way	45.00	MV 7 130am
148	1-1/2"	Lot 148	12164	12164 Rimni Way	45.00	MV 7 130am
149	1-1/2"	Lot 149	12170	12170 Rimni Way	45.00	MV 7 2am
150	1-1/2"	Lot 150	12176	12176 Rimni Way	45.00	MV 7 2am
151	1-1/2"	Lot 151	12182	12182 Rimni Way	45.00	MV 7 2am
152	2"	Lot 152	12188	12188 Rimni Way	60.00	MV 7 2am
153	2"	Lot 153	12194	12194 Rimni Way	120.00	MV 7 11pm
154	2"	Lot 154	12200	12200 Rimni Way	120.00	MV 7 1130pm
155	2"	Lot 155	12206	12206 Rimni Way	120.00	MV 7 12am
156	2"	Lot 156	12212	12212 Rimni Way	120.00	MV 7 1230am
157	2"	Lot 157	12218	12218 Rimni Way	120.00	MV 7 1am
158	1-1/2"	Lot 158	12224	12224 Rimni Way	45.00	MV 7 230am
159	1-1/2"	Lot 159	12230	12230 Rimni Way	45.00	MV 7 230am
160	1-1/2"	Lot 160	12236	12236 Rimni Way	45.00	MV 7 230am
161	1-1/2"	Lot 161	12242	12242 Rimni Way	45.00	MV 7 230am
162	1-1/2"	Lot 162	12248	12248 Rimni Way	45.00	MV 7 3am
163	1-1/2"	Lot 163	12254	12254 Rimni Way	45.00	MV 7 3am
164	1-1/2"	Lot 164	12260	12260 Rimni Way	45.00	MV 7 3am
165	1-1/2"	Lot 165	12266	12266 Rimni Way	45.00	MV 7 3am
166	1-1/2"	Lot 166	12272	12272 Rimni Way	45.00	MV 7 330am
167	1-1/2"	Lot 167	12278	12278 Rimni Way	45.00	MV 7 330am
168	1-1/2"	Lot 168	12284	12284 Rimni Way	45.00	MV 7 330am
169	1-1/2"	Lot 169	12290	12290 Rimni Way	45.00	MV 7 330am
170	1-1/2"	Lot 170	12296	12296 Rimni Way	45.00	MV 7 4am
171	1-1/2"	Lot 171	12302	12302 Rimni Way	45.00	MV 7 4am
172	1-1/2"	Lot 172	12308	12308 Rimni Way	45.00	MV 7 4am
173	1-1/2"	Lot 173	12314	12314 Rimni Way	45.00	MV 7 4am
174	1-1/2"	Lot 174	12320	12320 Rimni Way	45.00	MV 7 430am
175	1-1/2"	Lot 175	12326	12326 Rimni Way	45.00	MV 7 430am
176	1-1/2"	Lot 176	12326	12326 Rimni Way	45.00	MV 7 430am
177	1-1/2"	Lot 177	12338	12338 Rimni Way	45.00	MV 7 430am
178	1-1/2"	Lot 178	12344	12344 Rimni Way	45.00	MV 7 5am
179	1-1/2"	Lot 179	12350	12350 Rimni Way	45.00	MV 7 5am
180R	2"	Lot 180R	12356	12356 Rimni Way	120.00	MV 7 530am
181R	2"	Lot 181R	12362	12362 Rimni Way	120.00	MV 7 6am
182R	2"	Lot 182R	12368	12368 Rimni Way	120.00	MV 7 630am
183R	2"	Lot 183R	12374	12374 Rimni Way	120.00	MV 7 7am
184	1-1/2"	Lot 184	12380	12380 Rimni Way	45.00	MV 7 5am
185	1-1/2"	Lot 185	12386	12386 Rimni Way	45.00	MV 7 5am
186	1-1/2"	Lot 186	12392	12392 Rimni Way	45.00	MV 7 730am
187	1-1/2"	Lot 187	12398	12398 Rimni Way	45.00	MV 7 730am

Exhibit "A"

500 S. Australian Ave., Suite 850
West Palm Beach, FL 33401
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188	1-1/2"	Lot 188	12404	12404 Rimni Way	45.00	MV 7	730am
189	1-1/2"	Lot 189	12410	12410 Rimni Way	45.00	MV 7	8am
190	2"	Lot 190	12414	12414 Rimni Way	60.00	MV 7	530am
191	2"	Lot 191	12422	12422 Rimni Way	60.00	MV 7	6am
192	2"	Lot 192	12428	12428 Rimni Way	60.00	MV 7	630am
193	2"	Lot 193	12434	12434 Rimni Way	60.00	MV 7	7am
194R	2"	Lot 194R	12440	12440 Rimni Way	120.00	MV 7	8am

Exhibit "A"

500 S. Australian Ave., Suite 850
West Palm Beach, FL 33401
Office: +1 (561) 746-6900



11pm-730am		T-TH-SA		30m Runtime			
218	2"	Lot 218	12216	12216 Nettuno Way	120.00	MV 8	11pm
219	1-1/2"	Lot 219	12222	12222 Nettuno Way	45.00	MV 8	11pm
220	1-1/2"	Lot 220	12228	12228 Nettuno Way	45.00	MV 8	1130pm
221	1-1/2"	Lot 221	12234	12234 Nettuno Way	45.00	MV 8	1130pm
222	1-1/2"	Lot 222	12240	12240 Nettuno Way	45.00	MV 8	1130pm
223	1-1/2"	Lot 223	12246	12246 Nettuno Way	45.00	MV 8	1130pm
224	1-1/2"	Lot 224	12252	12252 Nettuno Way	45.00	MV 8	12am
225	1-1/2"	Lot 225	12258	12258 Nettuno Way	45.00	MV 8	12am
226	1-1/2"	Lot 226	12264	12264 Nettuno Way	45.00	MV 8	12am
227	1-1/2"	Lot 227	12270	12270 Nettuno Way	45.00	MV 8	12am
228	1-1/2"	Lot 228	12276	12276 Nettuno Way	45.00	MV 8	1230am
229	1-1/2"	Lot 229	12282	12282 Nettuno Way	45.00	MV 8	1230am
230	1-1/2"	Lot 230	12288	12288 Nettuno Way	45.00	MV 8	1230am
231	1-1/2"	Lot 231	12294	12294 Nettuno Way	45.00	MV 8	1230am
232	1-1/2"	Lot 232	12300	12300 Nettuno Way	45.00	MV 8	1am
233	1-1/2"	Lot 233	12306	12306 Nettuno Way	45.00	MV 8	1am
234	1-1/2"	Lot 234	12312	12312 Nettuno Way	45.00	MV 8	1am
235	1-1/2"	Lot 235	12318	12318 Nettuno Way	45.00	MV 8	1am
236	1-1/2"	Lot 236	12324	12324 Nettuno Way	45.00	MV 8	130am
237	1-1/2"	Lot 237	12330	12330 Nettuno Way	45.00	MV 8	130am
238	1-1/2"	Lot 238	12336	12336 Nettuno Way	45.00	MV 8	130am
239	1-1/2"	Lot 239	12342	12342 Nettuno Way	45.00	MV 8	130am
240	2"	Lot 240	12348	12348 Nettuno Way	120.00	MV 8	11pm

Exhibit "A"

500 S. Australian Ave., Suite 850
West Palm Beach, FL 33401
Office: +1 (561) 746-6900



Phase 1 Pod 4 - Odd address

11pm		M-W-F		30m Runtime			
195	2"	Lot 195	12349	12349 Rimni Way	120.00	MV 7	11pm
196	1-1/2"	Lot 196	12343	12343 Rimni Way	45.00	MV 7	11pm
197	1-1/2"	Lot 197	12337	12337 Rimni Way	45.00	MV 7	11pm
198	1-1/2"	Lot 198	12331	12331 Rimni Way	45.00	MV 7	1130pm
199	1-1/2"	Lot 199	12325	12325 Rimni Way	45.00	MV 7	1130pm
200	1-1/2"	Lot 200	12319	12319 Rimni Way	45.00	MV 7	1130pm
201	1-1/2"	Lot 201	12313	12313 Rimni Way	45.00	MV 7	1130pm
11pm-730am		M-W-F		30m Runtime			
202	1-1/2"	Lot 202	12307	12307 Rimni Way	45.00	MV 8	11pm
203	1-1/2"	Lot 203	12307	12307 Rimni Way	45.00	MV 8	11pm
204	1-1/2"	Lot 204	12295	12295 Rimni Way	45.00	MV 8	11pm
205	1-1/2"	Lot 205	12289	12289 Rimni Way	45.00	MV 8	11pm
206	1-1/2"	Lot 206	12283	12283 Rimni Way	45.00	MV 8	1130pm
207	1-1/2"	Lot 207	12277	12277 Rimni Way	45.00	MV 8	1130pm
208	1-1/2"	Lot 208	12271	12271 Rimni Way	45.00	MV 8	1130pm
209	1-1/2"	Lot 209	12265	12265 Rimni Way	45.00	MV 8	1130pm
210	1-1/2"	Lot 210	12259	12259 Rimni Way	45.00	MV 8	12am
211	1-1/2"	Lot 211	12253	12253 Rimni Way	45.00	MV 8	12am
212	1-1/2"	Lot 212	12247	12247 Rimni Way	45.00	MV 8	12am
213	1-1/2"	Lot 213	12241	12241 Rimni Way	45.00	MV 8	12am
214	1-1/2"	Lot 214	12235	12235 Rimni Way	45.00	MV 8	1230am
215	1-1/2"	Lot 215	12229	12229 Rimni Way	45.00	MV 8	1230am
216	1-1/2"	Lot 216	12223	12223 Rimni Way	45.00	MV 8	1230am
217	2"	Lot 217	12217	12217 Rimni Way	120.00	MV 8	1am
241	2"	Lot 241	12347	12347 Nettuno Way	120.00	MV 8	130am
242	1-1/2"	Lot 242	12341	12341 Nettuno Way	45.00	MV 8	1230am
243	1-1/2"	Lot 243	12335	12335 Nettuno Way	45.00	MV 8	1am
244	1-1/2"	Lot 244	12329	12329 Nettuno Way	45.00	MV 8	130am
245	1-1/2"	Lot 245	12323	12323 Nettuno Way	45.00	MV 8	2am
246	1-1/2"	Lot 246	12317	12317 Nettuno Way	45.00	MV 8	2am
247	1-1/2"	Lot 247	12311	12311 Nettuno Way	45.00	MV 8	2am
248	1-1/2"	Lot 248	12305	12305 Nettuno Way	45.00	MV 8	2am
249	1-1/2"	Lot 249	12299	12299 Nettuno Way	45.00	MV 8	230am
250	1-1/2"	Lot 250	12293	12293 Nettuno Way	45.00	MV 8	230am
251	1-1/2"	Lot 251	12287	12287 Nettuno Way	45.00	MV 8	230am
252	1-1/2"	Lot 252	12281	12281 Nettuno Way	45.00	MV 8	230am
253	1-1/2"	Lot 253	12275	12275 Nettuno Way	45.00	MV 8	3am
254	1-1/2"	Lot 254	12269	12269 Nettuno Way	45.00	MV 8	3am
255	1-1/2"	Lot 255	12263	12263 Nettuno Way	45.00	MV 8	3am
256	1-1/2"	Lot 256	12257	12257 Nettuno Way	45.00	MV 8	3am
257	1-1/2"	Lot 257	12251	12251 Nettuno Way	45.00	MV 8	330am
258	1-1/2"	Lot 258	12245	12245 Nettuno Way	45.00	MV 8	330am
259	1-1/2"	Lot 259	12239	12239 Nettuno Way	45.00	MV 8	330am
260	1-1/2"	Lot 260	12233	12233 Nettuno Way	45.00	MV 8	330am
261	1-1/2"	Lot 261	12227	12227 Nettuno Way	45.00	MV 8	4am
262	1-1/2"	Lot 262	12221	12221 Nettuno Way	45.00	MV 8	4am
263	2"	Lot 263	12215	12215 Nettuno Way	120.00	MV 8	4am

Exhibit "A"

500 S. Australian Ave., Suite 850
West Palm Beach, FL 33401
Office: +1 (561) 746-6900



Phase 1 Pod 5 - Even address

11pm-3am		T-TH-SA		30m Runtime			
330	2"	Lot 330	12370	12370 Forli Way	120.00	MV 11	11pm
331	2"	Lot 331	12364	12364 Forli Way	60.00	MV 11	11pm
332	2"	Lot 332	12358	12358 Forli Way	60.00	MV 11	1130p
333	2"	Lot 333	12352	12352 Forli Way	60.00	MV 11	1130p
334	2"	Lot 334	12346	12346 Forli Way	60.00	MV 11	1130p
335	2"	Lot 335	12340	12340 Forli Way	60.00	MV 11	1130p
336R	2"	Lot 336R	12328	12328 Forli Way	120.00	MV 11	12am
337R	2"	Lot 337R	12304	12304 Forli Way	120.00	MV 11	1230am
338	2"	Lot 338	12292	12292 Forli Way	60.00	MV 11	12am
339	2"	Lot 339	12280	12280 Forli Way	60.00	MV 11	1230am
340	2"	Lot 340	12280	12280 Forli Way	60.00	MV 11	1am
341	2"	Lot 341	12274	12274 Forli Way	60.00	MV 11	1am
342	2"	Lot 342	12268	12268 Forli Way	60.00	MV 11	1am
343	2"	Lot 343	12262	12262 Forli Way	60.00	MV 11	130am
344	2"	Lot 344	12256	12256 Forli Way	60.00	MV 11	130am
345	2"	Lot 345	12250	12250 Forli Way	60.00	MV 11	130am
346	2"	Lot 346	12244	12244 Forli Way	60.00	MV 11	2am
347	2"	Lot 347	12238	12238 Forli Way	60.00	MV 11	230am
348R	2"	Lot 348R	12232	12232 Forli Way	120.00	MV 11	2am
349R	2"	Lot 349R	12226	12226 Forli Way	120.00	MV 11	230am
2am-4am		W-F-Su		30m Runtime			
426	2"	Lot 426	12388	12388 Forli Way	120.00	MV 10	2am
427	2"	Lot 427	12394	12394 Forli Way	60.00	MV 10	2am
428	2"	Lot 428	12400	12400 Forli Way	60.00	MV 10	230am
429	2"	Lot 429	12406	12406 Forli Way	60.00	MV 10	230am
430	2"	Lot 430	12412	12412 Forli Way	60.00	MV 10	230am
431	2"	Lot 431	12418	12418 Forli Way	60.00	MV 10	3am
432	2"	Lot 432	12424	12424 Forli Way	60.00	MV 10	3am
433	2"	Lot 433	12430	12430 Forli Way	60.00	MV 10	3am
434	2"	Lot 434	12436	12436 Forli Way	60.00	MV 10	330am
435	2"	Lot 435	12442	12442 Forli Way	60.00	MV 10	330am

Exhibit "A"

500 S. Australian Ave., Suite 850
West Palm Beach, FL 33401
Office: +1 (561) 746-6900



Phase 1 Pod 5 - Odd address

11pm-5am		M-W-F			30m Runtime		
350R	2"	Lot 350R	12225	12225 Forli Way	120.00	MV 11	11pm
351R	2"	Lot 351R	12231	12231 Forli Way	120.00	MV 11	1130pm
352R	2"	Lot 352R	12237	12237 Forli Way	120.00	MV 11	12am
353R	2"	Lot 353R	12243	12243 Forli Way	120.00	MV 11	1230am
354	2"	Lot 354	12249	12249 Forli Way	60.00	MV 11	11pm
355	2"	Lot 355	12255	12255 Forli Way	60.00	MV 11	1130pm
356	2"	Lot 356	12261	12261 Forli Way	60.00	MV 11	12am
357	2"	Lot 357	12267	12267 Forli Way	60.00	MV 11	1230am
358	2"	Lot 358	12273	12273 Forli Way	60.00	MV 11	1am
359	2"	Lot 359	12279	12279 Forli Way	60.00	MV 11	1am
360	2"	Lot 360	12285	12285 Forli Way	60.00	MV 11	1am
361	2"	Lot 361	12291	12291 Forli Way	60.00	MV 11	130am
362	2"	Lot 362	12297	12297 Forli Way	60.00	MV 11	2am
363	2"	Lot 363	12303	12303 Forli Way	120.00	MV 11	130am
364	2"	Lot 364	12309	12309 Forli Way	120.00	MV 11	2am
365	2"	Lot 365	12315	12315 Forli Way	120.00	MV 11	230am
366	2"	Lot 366	12321	12321 Forli Way	120.00	MV 11	3am
367	2"	Lot 367	12327	12327 Forli Way	120.00	MV 11	330am
368	2"	Lot 368	12333	12333 Forli Way	120.00	MV 11	4am
369	2"	Lot 369	12339	12339 Forli Way	60.00	MV 11	230am
370	2"	Lot 370	12345	12345 Forli Way	60.00	MV 11	3am
371	2"	Lot 371	12351	12351 Forli Way	60.00	MV 11	330am
372	2"	Lot 372	12357	12357 Forli Way	60.00	MV 11	4am
373	2"	Lot 373	12363	12363 Forli Way	60.00	MV 11	430am
374	2"	Lot 374	12369	12369 Forli Way	60.00	MV 11	430am
375	2"	Lot 375	12375	12375 Forli Way	60.00	MV 11	430am
430am-7am		T-TH-SA			30m Runtime		
376	2"	Lot 376	12381	12381 Forli Way	60.00	MV 10	430am
377	2"	Lot 377	12387	12387 Forli Way	60.00	MV 10	430am
378	2"	Lot 378	12393	12393 Forli Way	60.00	MV 10	430am
379	2"	Lot 379	12399	12399 Forli Way	60.00	MV 10	5am
380	2"	Lot 380	12405	12405 Forli Way	60.00	MV 10	5am
381	2"	Lot 381	12411	12411 Forli Way	60.00	MV 10	5am
382	2"	Lot 382	12417	12417 Forli Way	60.00	MV 10	530am
383	2"	Lot 383	12423	12423 Forli Way	60.00	MV 10	530am
384	2"	Lot 384	12429	12429 Forli Way	60.00	MV 10	530am
385	2"	Lot 385	12435	12435 Forli Way	60.00	MV 10	6am
386	2"	Lot 386	12441	12441 Forli Way	60.00	MV 10	6am
387	2"	Lot 387	12447	12447 Forli Way	60.00	MV 10	6am
388	2"	Lot 388	12453	12453 Forli Way	60.00	MV 10	630am
389	2"	Lot 389	12459	12459 Forli Way	60.00	MV 10	630am

Exhibit "A"

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12am-330am		T-TH-SA			30m Runtime		
390R	2"	Lot 390R	9339	9339 Serapis Way	120.00	MV 9	12am
391	2"	Lot 391	9345	9345 Serapis Way	60.00	MV 9	1230am
392	2"	Lot 392	9351	9351 Serapis Way	60.00	MV 9	1am
393	2"	Lot 393	9357	9357 Serapis Way	60.00	MV 9	1am
394	2"	Lot 394	9363	9363 Serapis Way	60.00	MV 9	1am
395	2"	Lot 395	9369	9369 Serapis Way	60.00	MV 9	130am
396	2"	Lot 396	9375	9375 Serapis Way	60.00	MV 9	130am
397	2"	Lot 397	9381	9381 Serapis Way	60.00	MV 9	130am
398	2"	Lot 398	9387	9387 Serapis Way	60.00	MV 9	2am
399	2"	Lot 399	9393	9393 Serapis Way	60.00	MV 9	2am
400	2"	Lot 400	9399	9399 Serapis Way	60.00	MV 9	2am
401	2"	Lot 401	9405	9405 Serapis Way	60.00	MV 9	230am
402	2"	Lot 402	9411	9411 Serapis Way	60.00	MV 9	230am
403	2"	Lot 403	9417	9417 Serapis Way	60.00	MV 9	230am
404	2"	Lot 404	9423	9423 Serapis Way	60.00	MV 9	3am
405	2"	Lot 405	9429	9429 Serapis Way	60.00	MV 9	3am

Exhibit "A"

500 S. Australian Ave., Suite 850
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Phase 1 Pod 5 Villas		PGM #2	30 minute run time			
8pm-1030pm		Odd address			M-W-F	
304-305 Villa	2"	Lot 304-305 Villa	9509/9503	9509/9503 Libertas Way	60.00	8pm
306-307 Villa	2"	Lot 306-307 Villa	9497/9491	9497/9491 Libertas Way	60.00	8pm
308-309 Villa	2"	Lot 308-309 Villa	9485/9479	9485/9479 Libertas Way	60.00	8pm
310-311 Villa	2"	Lot 310-311 Villa	9473/9467	9473/9467 Libertas Way	60.00	830p
312-313 Villa	2"	Lot 312-313 Villa	9461/9455	9461/9455 Libertas Way	60.00	830pm
314-315 Villa	2"	Lot 314-315 Villa	9449/9443	9449/9443 Libertas Way	60.00	830pm
316-317 Villa	2"	Lot 316-317 Villa	9437/9434	9437/9434 Libertas Way	60.00	9pm
318-319 Villa	2"	Lot 318-319 Villa	9425/9419	9425/9419 Libertas Way	60.00	9pm
320-321 Villa	2"	Lot 320-321 Villa	9407/9401	9407/9401 Libertas Way	60.00	9pm
322-323 Villa	2"	Lot 322-323 Villa	9395/9389	9395/9389 Libertas Way	60.00	930pm
324-325 Villa	2"	Lot 324-325 Villa	9383/9377	9383/9377 Libertas Way	60.00	930pm
326-327 Villa	2"	Lot 326-327 Villa	9371/9365	9371/9365 Libertas Way	60.00	10pm
328-329 Villa	2"	Lot 328-329 Villa	9359/9353	9359/9353 Libertas Way	60.00	10pm
8pm-930pm		Even address			T-TH-SA	
406-407 Villa	2"	Lot 406-407 Villa	9502/9496	9502/9496 Libertas Way	60.00	8pm
408-409 Villa	2"	Lot 408-409 Villa	9490/9478	9490/9478 Libertas Way	60.00	8pm
410-411 Villa	2"	Lot 410-411 Villa	9466/9454	9466/9454 Libertas Way	60.00	8pm
412-413 Villa	2"	Lot 412-413 Villa	9442/9430	9442/9430 Libertas Way	60.00	830pm
414-415 Villa	2"	Lot 414-415 Villa	9424/9418	9424/9418 Libertas Way	60.00	830pm
416-417 Villa	2"	Lot 416-417 Villa	9406/9400	9406/9400 Libertas Way	60.00	830pm
418-419 Villa	2"	Lot 418-419 Villa	9394/9388	9394/9388 Libertas Way	60.00	830pm
420-421 Villa	2"	Lot 420-421 Villa	9382/9376	9382/9376 Libertas Way	60.00	9pm
422-423 Villa	2"	Lot 422-423 Villa	9370/9364	9370/9364 Libertas Way	60.00	9pm
424-425 Villa	2"	Lot 424-425 Villa	9358/9352	9358/9352 Libertas Way	60.00	9pm

Exhibit "A"

500 S. Australian Ave., Suite 850
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Phase 2 Master Valve Summary

PGM	SIZE	MV	ADDRESS	DAY ¹	TIME	WIRE	SERVICE
1	3"	MV 1	Even	M-W-F	10pm-1am	Grey	4"
2	3"	MV 1	Odd	W-F-SU	530am-1030am	Grey	4"
3	3"	MV 2	Even	M-W-F	10pm-1am	Grey	4"
4	3"	MV 2	Odd	W-F-SU	730am-10am	Grey	4"
5	3"	MV 3	Even	M-W-F	4pm	Grey	4"
8	3"	MV 4	Odd	T-TH-SA	4pm	Grey	4"
9	3"	MV 5	Even	T-TH-SA	1am-3am	Purple	4"
10	3"	MV 5	Odd	T-TH-SA	10pm-130am	Purple	4"
11	3"	MV 6	Even	T-TH-SA	1am-3am	Purple	4"
12	3"	MV 6	Odd	T-TH-SA	10pm-130am	Purple	4"
14	3"	MV 7	Odd	W-F-SU	130am-10am	Yellow	4"
15	3"	MV 8	Even	M-W-F	10pm-430am	Yellow	4"
16	3"	MV 8	Odd	T-TH-SA	10pm-130am	Yellow	4"
17	3"	MV 9	Even	T-TH-SA	3am-430am	Yellow	4"
18	3"	MV 9	Odd	T-TH-SA	10pm-130am	Yellow	4"
19	3"	MV 12	Even	T-TH-SA	4am-6am	Blue	4"
20	3"	MV 14	Odd	W-F-SU	130am-400am	Purple	4"
21	3"	MV 15	Even	M-W-F	10pm-1230am	Purple	4"

¹Assigned days based on start times.

Exhibit "A"

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Phase 2 Common Area

430am start M-W-F

PGM #1

430am - 915am

NUMBER	CONTROLLER	TYPE	GPM	RUNTIME	START
CA10-2	G1A	Turf Rotor	66.00	30m	430am
CA10-3	G1A	Turf Rotor	76.00	30m	430am
CA19-2	G1A	Turf Rotor	55.50	30m	430am
CA19-1	G1A	Turf Rotor	88.80	30m	5am
CA19-3	G1A	Turf Rotor	46.00	30m	5am
CA19-4	G1A	Turf Rotor	68.00	30m	5am
CA19-6	G1A	Turf Rotor	66.60	30m	530am
CA19-7	G1A	Turf Rotor	55.5	30m	530am
CA19-8	G1A	Turf Rotor	88.80	30m	530am
CA10-4	G2A	Turf Rotor	88.80	30m	6am
CA10-7	G2A	Turf Rotor	77.70	30m	6am
CA10-8	G2A	Turf Rotor	79.50	30m	6am
CA10-9	G2A	Turf Rotor	73.50	30m	6am
CA10-14	G2A	Turf Rotor	77.70	30m	6am
CA10-15	G2A	Turf Rotor	88.8	30m	630am
CA10-17	G2A	Turf Rotor	77.70	30m	630am
CA10-18	G2A	Turf Rotor	77.50	30m	630am
CA10-19	G2A	Turf Rotor	56.00	30m	630am
CA10-20	G2A	Turf Rotor	77.70	30m	630am
CA10-22	G2A	Turf Rotor	73.50	30m	7am
CA10-24	G2A	Turf Rotor	88.80	30m	7am
CA19-9	G2A	Turf Rotor	50.00	30m	7am
CA19-11	G2A	Turf Rotor	60.00	30m	7am
CA1-1	G2A	Turf Spray	58.37	15m	7am
CA1-2	G2A	Turf Spray	42.66	15m	7am
CA1-3	G2A	Turf Spray	47.05	15m	7am
CA1-4	G2A	Turf Spray	69.96	15m	715am
CA1-5	G2A	Turf Spray	77.74	15m	715am
CA2-1	G2A	Turf Spray	63.75	15m	715am
CA2-2	G2A	Turf Spray	63.75	15m	715am
CA2-3	G2A	Turf Spray	60.00	15m	715am

Exhibit "A"

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CA2-4	G2A	Turf Spray	60.00	15m	730am
CA2-5	G2A	Turf Spray	60.00	15m	730am
CA2-6	G2A	Turf Spray	60.00	15m	730am
CA3-1	G2A	Turf Spray	71.25	15m	730am
CA5-1	G2A	Turf Spray	25.10	15m	730am
CA3-2	G2A	Turf Spray	71.25	15m	730am
CA3-3	G2A	Turf Spray	67.50	15m	730am

CA4-1	G2A	Turf Spray	40.22	15m	745am
CA6-1	G2A	Turf Spray	52.85	15m	745am
CA7-1	G2A	Turf Spray	80.96	15m	745am
CA9-1	G2A	Turf Spray	45.5	15m	745am
CA9-2	G2A	Turf Spray	47.41	15m	745am
CA9-3	G2A	Turf Spray	77.20	15m	745am
CA9-8	G2A	Turf Spray	47.83	15m	745am

CA9-4	G2A	Turf Spray	87.81	15m	8am
CA9-6	G2A	Turf Spray	48.47	15m	8am
CA9-9	G2A	Turf Spray	71.03	15m	8am
CA9-10	G2A	Turf Spray	91.86	15m	8am
CA10-6	G2A	Turf Spray	73.54	15m	8am

CA10-21	G2A	Turf Spray	72.10	15m	815am
CA10-26	G2A	Turf Spray	40.61	15m	815am
CA10-27	G2A	Turf Spray	50.85	15m	815am
CA10-29	G2A	Turf Spray	75.67	15m	815am
CA11-1	G2A	Turf Spray	66.90	15m	815am
CA11-2	G2A	Turf Spray	55.79	15m	815am
CA11-4	G2A	Turf Spray	52.53	15m	815am

CA12-1	G2A	Turf Spray	63.86	15m	830am
CA13-1	G2A	Turf Spray	85.73	15m	830am
CA13-2	G2A	Turf Spray	63.06	15m	830am
CA15-2	G2A	Turf Spray	56.86	15m	830am
CA15-3	G2A	Turf Spray	54.46	15m	830am
CA16-1	G2A	Turf Spray	76.56	15m	830am
CA17-1	G2A	Turf Spray	59.03	15m	830am
CA18-1	G2A	Turf Spray	74.06	15m	830am
LK10-1	G2A	Turf Spray	30.74	15m	830am
LK10-2	G2A	Turf Spray	50.20	15m	830am

Exhibit "A"

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CA6-2	G2A	Shrub Spray	50.13	15m	845am
CA7-2	G2A	Shrub Spray	29.31	15m	845am
CA7-3	G2A	Shrub Spray	21.02	15m	845am
CA9-5	G2A	Shrub Spray	46.50	15m	845am
CA9-7	G2A	Shrub Spray	41.85	15m	845am
CA10-5	G2A	Shrub Spray	67.28	15m	845am
CA10-11	G2A	Shrub Spray	68.82	15m	845am
CA10-12	G2A	Shrub Spray	66.96	15m	845am
CA10-16	G2A	Shrub Spray	89.18	15m	845am
CA10-25	G2A	Shrub Spray	66.67	15m	845am
CA10-28	G2A	Shrub Spray	72.03	15m	845am

CA11-3	G2A	Shrub Spray	78.12	15m	9am
CA14-1	G2A	Shrub Spray	28.44	15m	9am
CA15-1	G2A	Shrub Spray	41.21	15m	9am
CA10-1	G1A	Bubbler	56	10m	9am
CA19-5	G1A	Bubbler	54.00	10m	9am
CA10-10	G2A	Bubbler	76.00	10m	9am
CA10-13	G2A	Bubbler	38	10m	9am
CA10-23	G2A	Bubbler	38.00	10m	9am
CA19-10	G2A	Bubbler	74.00	10m	9am

Exhibit "A"

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Serapis Way - Even address

4 AM - 6 PM			T-TH-SA	30m Runtime		
437	2"	Lot 437	9410 SW SERAPIS WAY	60.00	MV 12	4am
438	2"	Lot 438	9404 SW SERAPIS WAY	60.00	MV 12	4am
439	2"	Lot 439	9398 SW SERAPIS WAY	60.00	MV 12	4am
440	2"	Lot 440	9392 SW SERAPIS WAY	60.00	MV 12	430am
441	2"	Lot 441	9386 SW SERAPIS WAY	60.00	MV 12	430am
442	2"	Lot 442	9380 SW SERAPIS WAY	60.00	MV 12	430am
443	2"	Lot 443	9374 SW SERAPIS WAY	60.00	MV 12	5am
444	2"	Lot 444	9368 SW SERAPIS WAY	60.00	MV 12	5am
445	2"	Lot 445	9362 SW SERAPIS WAY	60.00	MV 12	5am
446	2"	Lot 446	9356 SW SERAPIS WAY	60.00	MV 12	530am
447	2"	Lot 447	9350 SW SERAPIS WAY	60.00	MV 12	530am
448	2"	Lot 448	9344 SW SERAPIS WAY	60.00	MV 12	530am
449	2"	Lot 449	9338 SW SERAPIS WAY	60.00	MV 12	530am

Exhibit "A"

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Orvieto Way - Even Address

10 PM - 430AM			T-TH-SA	30m Runtime		
703	2"	Lot 703	12880 SW ORVIETO WAY	60.00	MV 8	10pm
704	2"	Lot 704	12874 SW ORVIETO WAY	60.00	MV 8	10pm
705	2"	Lot 705	12868 SW ORVIETO WAY	60.00	MV 8	10pm
706	2"	Lot 706	12862 SW ORVIETO WAY	60.00	MV 8	1030pm
707	2"	Lot 707	12856 SW ORVIETO WAY	60.00	MV 8	1030pm
708	2"	Lot 708	12850 SW ORVIETO WAY	60.00	MV 8	1030pm
709	2"	Lot 709	12844 SW ORVIETO WAY	60.00	MV 8	11pm
710	2"	Lot 710	12838 SW ORVIETO WAY	60.00	MV 8	11pm
711	2"	Lot 711	12832 SW ORVIETO WAY	60.00	MV 8	11pm
712	2"	Lot 712	12826 SW ORVIETO WAY	60.00	MV 8	1130pm
713	2"	Lot 713	12820 SW ORVIETO WAY	60.00	MV 8	1130pm
714	2"	Lot 714	12814 SW ORVIETO WAY	60.00	MV 8	1130pm
715	2"	Lot 715	12808 SW ORVIETO WAY	60.00	MV 8	12am
716	2"	Lot 716	12802 SW ORVIETO WAY	60.00	MV 8	12am
717	2"	Lot 717	12790 SW ORVIETO WAY	60.00	MV 8	12am
718	2"	Lot 718	12778 SW ORVIETO WAY	60.00	MV 8	1230am
719	2"	Lot 719	12766 SW ORVIETO WAY	60.00	MV 8	1230am
720	2"	Lot 720	12760 SW ORVIETO WAY	60.00	MV 8	1230am
721	2"	Lot 721	12748 SW ORVIETO WAY	60.00	MV 8	1am
722	2"	Lot 722	12736 SW ORVIETO WAY	60.00	MV 8	1am
723	2"	Lot 723	12724 SW ORVIETO WAY	60.00	MV 8	1am
724	2"	Lot 724	12718 SW ORVIETO WAY	60.00	MV 8	130am
725	2"	Lot 725	12712 SW ORVIETO WAY	60.00	MV 8	130am
726	2"	Lot 726	12706 SW ORVIETO WAY	60.00	MV 8	130am
727	2"	Lot 727	12700 SW ORVIETO WAY	60.00	MV 8	2am
728	2"	Lot 728	12694 SW ORVIETO WAY	60.00	MV 8	2am
729	2"	Lot 729	12688 SW ORVIETO WAY	60.00	MV 8	2am
730	2"	Lot 730	12682 SW ORVIETO WAY	60.00	MV 8	230am
774	2"	Lot 774	12696 SW ORVIETO WAY	60.00	MV 8	230am
774	2"	Lot 774	12696 SW ORVIETO WAY	60.00	MV 8	230am
775	2"	Lot 775	12702 SW ORVIETO WAY	60.00	MV 8	230am
776	2"	Lot 776	12714 SW ORVIETO WAY	60.00	MV 8	3am
777	2"	Lot 777	12720 SW ORVIETO WAY	60.00	MV 8	3am
778	2"	Lot 778	12726 SW ORVIETO WAY	60.00	MV 8	3am
779	2"	Lot 779	12738 SW ORVIETO WAY	60.00	MV 9	3am
780	2"	Lot 780	12744 SW ORVIETO WAY	60.00	MV 9	3am
781	2"	Lot 781	12756 SW ORVIETO WAY	60.00	MV 9	3am
782	2"	Lot 782	12762 SW ORVIETO WAY	60.00	MV 8	330am
783	2"	Lot 783	12768 SW ORVIETO WAY	60.00	MV 8	330am
784	2"	Lot 784	12774 SW ORVIETO WAY	60.00	MV 8	330am
785	2"	Lot 785	12780 SW ORVIETO WAY	60.00	MV 9	330am
786	2"	Lot 786	12792 SW ORVIETO WAY	60.00	MV 9	330am

Exhibit "A"

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787	2"	Lot 787	12798 SW ORVIETO WAY	60.00	MV 9	330am
788	2"	Lot 788	12804 SW ORVIETO WAY	60.00	MV 8	4am
789	2"	Lot 789	12816 SW ORVIETO WAY	60.00	MV 8	4am
790	2"	Lot 790	12822 SW ORVIETO WAY	60.00	MV 8	4am
791	2"	Lot 791	12828 SW ORVIETO WAY	60.00	MV 9	4am
792	2"	Lot 792	12840 SW ORVIETO WAY	60.00	MV 9	4am
792	2"	Lot 792	12840 SW ORVIETO WAY	60.00	MV 9	4am

Orvieto Way - Odd Address

10 PM - 130 AM			T-TH-SA	30m Runtime		
732	2"	Lot 732	12689 SW ORVIETO WAY	60.00	MV 8	10pm
733	2"	Lot 733	12695 SW ORVIETO WAY	60.00	MV 8	10pm
734	2"	Lot 734	12701 SW ORVIETO WAY	60.00	MV 8	10pm
735	2"	Lot 735	12707 SW ORVIETO WAY	60.00	MV 9	10pm
736	2"	Lot 736	12713 SW ORVIETO WAY	60.00	MV 9	10pm
737	2"	Lot 737	12719 SW ORVIETO WAY	60.00	MV 9	10pm
738	2"	Lot 738	12725 SW ORVIETO WAY	60.00	MV 8	1030pm
739	2"	Lot 739	12731 SW ORVIETO WAY	60.00	MV 8	1030pm
740	2"	Lot 740	12737 SW ORVIETO WAY	60.00	MV 8	1030pm
741	2"	Lot 741	12743 SW ORVIETO WAY	60.00	MV 9	1030pm
742	2"	Lot 742	12749 SW ORVIETO WAY	60.00	MV 9	1030pm
743	2"	Lot 743	12755 SW ORVIETO WAY	60.00	MV 9	1030pm
744	2"	Lot 744	12761 SW ORVIETO WAY	60.00	MV 8	11pm
745	2"	Lot 745	12767 SW ORVIETO WAY	60.00	MV 8	11pm
746	2"	Lot 746	12773 SW ORVIETO WAY	60.00	MV 8	11pm
747	2"	Lot 747	12779 SW ORVIETO WAY	60.00	MV 9	11pm
748	2"	Lot 748	12785 SW ORVIETO WAY	60.00	MV 9	11pm
749	2"	Lot 749	12791 SW ORVIETO WAY	60.00	MV 9	11pm
750	2"	Lot 750	12797 SW ORVIETO WAY	60.00	MV 8	1130pm
751	2"	Lot 751	12803 SW ORVIETO WAY	60.00	MV 8	1130pm
752	2"	Lot 752	12809 SW ORVIETO WAY	60.00	MV 8	1130pm
753	2"	Lot 753	12815 SW ORVIETO WAY	60.00	MV 9	1130pm
754	2"	Lot 754	12821 SW ORVIETO WAY	60.00	MV 9	1130pm
755	2"	Lot 755	12827 SW ORVIETO WAY	60.00	MV 9	1130pm
756	2"	Lot 756	12833 SW ORVIETO WAY	60.00	MV 8	12am
757	2"	Lot 757	12839 SW ORVIETO WAY	60.00	MV 8	12am
758	2"	Lot 758	12845 SW ORVIETO WAY	60.00	MV 8	12am
758	2"	Lot 758	12845 SW ORVIETO WAY	60.00	MV 8	12am
759	2"	Lot 759	12807 SW ORVIETO WAY	60.00	MV 9	12am
759	2"	Lot 759	12807 SW ORVIETO WAY	60.00	MV 9	12am
760	2"	Lot 760	12801 SW ORVIETO WAY	60.00	MV 9	12am
761	2"	Lot 761	12795 SW ORVIETO WAY	60.00	MV 9	12am
762	2"	Lot 762	12789 SW ORVIETO WAY	60.00	MV 8	1230am
763	2"	Lot 763	12783 SW ORVIETO WAY	60.00	MV 8	1230am

Exhibit "A"

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764	2"	Lot 764	12777 SW ORVIETO WAY	60.00	MV 8	1230am
765	2"	Lot 765	12771 SW ORVIETO WAY	60.00	MV 9	1230am
766	2"	Lot 766	12765 SW ORVIETO WAY	60.00	MV 9	1230am
767	2"	Lot 767	12759 SW ORVIETO WAY	60.00	MV 9	1230am
768	2"	Lot 768	12753 SW ORVIETO WAY	60.00	MV 8	1am
769	2"	Lot 769	12747 SW ORVIETO WAY	60.00	MV 8	1am
770	2"	Lot 770	12741 SW ORVIETO WAY	60.00	MV 8	1am
771	2"	Lot 771	12735 SW ORVIETO WAY	60.00	MV 9	1am
772	2"	Lot 772	12729 SW ORVIETO WAY	60.00	MV 9	1am
773	2"	Lot 773	12723 SW ORVIETO WAY	60.00	MV 9	1am
773	2"	Lot 773	12723 SW ORVIETO WAY	60.00	MV 9	1am

Exhibit "A"

500 S. Australian Ave., Suite 850
West Palm Beach, FL 33401
Office: +1 (561) 746-6900



Triton Way - Even Address

10 PM - 1AM			M-W-F	30m Runtime		
860	2"	Lot 860	9718 SW TRITON WAY	60.00	MV 1	10pm
861	2"	Lot 861	9724 SW TRITON WAY	60.00	MV 1	10pm
862	2"	Lot 862	9730 SW TRITON WAY	60.00	MV 1	10pm
863	2"	Lot 863	9736 SW TRITON WAY	60.00	MV2	10pm
864	2"	Lot 864	9742 SW TRITON WAY	60.00	MV2	10pm
865	2"	Lot 865	9748 SW TRITON WAY	60.00	MV2	10pm
866	2"	Lot 866	9754 SW TRITON WAY	60.00	MV 1	1030pm
867	2"	Lot 867	9760 SW TRITON WAY	60.00	MV 1	1030pm
868	2"	Lot 868	9772 SW TRITON WAY	60.00	MV 1	1030pm
869	2"	Lot 869	9784 SW TRITON WAY	60.00	MV2	1030pm
870	2"	Lot 870	9790 SW TRITON WAY	60.00	MV2	1030pm
871	2"	Lot 871	9802 SW TRITON WAY	60.00	MV2	1030pm
872	2"	Lot 872	9808 SW TRITON WAY	60.00	MV 1	11pm
873	2"	Lot 873	9814 SW TRITON WAY	60.00	MV 1	11pm
874	2"	Lot 874	9832 SW TRITON WAY	60.00	MV 1	11pm
875	2"	Lot 875	9850 SW TRITON WAY	60.00	MV2	11pm
876	2"	Lot 876	9856 SW TRITON WAY	60.00	MV2	11pm
877	2"	Lot 877	9862 SW TRITON WAY	60.00	MV2	11pm
878	2"	Lot 878	9868 SW TRITON WAY	60.00	MV 1	1130pm
879	2"	Lot 879	9874 SW TRITON WAY	60.00	MV 1	1130pm
880	2"	Lot 880	9898 SW TRITON WAY	60.00	MV 1	1130pm
881	2"	Lot 881	9922 SW TRITON WAY	60.00	MV2	1130pm
882	2"	Lot 882	9928 SW TRITON WAY	60.00	MV2	1130pm
883	2"	Lot 883	9934 SW TRITON WAY	60.00	MV2	1130pm
884	2"	Lot 884	9940 SW TRITON WAY	60.00	MV 1	12am
885	2"	Lot 885	9946 SW TRITON WAY	60.00	MV 1	12am
886	2"	Lot 886	9952 SW TRITON WAY	60.00	MV 1	12am
887	2"	Lot 887	9958 SW TRITON WAY	60.00	MV2	12am
888	2"	Lot 888	9964 SW TRITON WAY	60.00	MV2	12am
889	2"	Lot 889	9970 SW TRITON WAY	60.00	MV2	12am
890	2"	Lot 890	9976 SW TRITON WAY	60.00	MV 1	1230am
891	2"	Lot 891	9982 SW TRITON WAY	60.00	MV 1	1230am
892	2"	Lot 892	9988 SW TRITON WAY	60.00	MV 1	1230am
893	2"	Lot 893	9994 SW TRITON WAY	60.00	MV2	1230am
894	2"	Lot 894	10000 SW TRITON WAY	60.00	MV2	1230am
895	2"	Lot 895	10006 SW TRITON WAY	60.00	MV2	1230am
896	2"	Lot 896	10001 SW TRITON WAY	60.00	MV 2	1230am

Exhibit "A"

500 S. Australian Ave., Suite 850
West Palm Beach, FL 33401
Office: +1 (561) 746-6900



Triton Way - Odd Address

530 AM - 1030 AM			W-F-SU	30m Runtime		
859	2"	Lot 859	10007 SW TRITON WAY	60.00	MV 1	530am
896	2"	Lot 896	10001 SW TRITON WAY	60.00	MV 1	530am
897	2"	Lot 897	9995 SW TRITON WAY	60.00	MV 1	530am
898	2"	Lot 898	9989 SW TRITON WAY	60.00	MV 1	6am
900	2"	Lot 900	9977 SW TRITON WAY	60.00	MV 1	6am
901	2"	Lot 901	9971 SW TRITON WAY	60.00	MV 1	6am
902	2"	Lot 902	9965 SW TRITON WAY	60.00	MV 1	630am
903	2"	Lot 903	9959 SW TRITON WAY	60.00	MV 1	630am
904	2"	Lot 904	9953 SW TRITON WAY	60.00	MV 1	630am
905	2"	Lot 905	9947 SW TRITON WAY	60.00	MV 1	7am
906	2"	Lot 906	9941 SW TRITON WAY	60.00	MV 1	7am
907	2"	Lot 907	9935 SW TRITON WAY	60.00	MV 1	7am
908	2"	Lot 908	9929 SW TRITON WAY	60.00	MV 1	730am
909	2"	Lot 909	9923 SW TRITON WAY	60.00	MV 1	730am
910	2"	Lot 910	9917 SW TRITON WAY	60.00	MV 1	730am
911	2"	Lot 911	9911 SW TRITON WAY	60.00	MV 2	730am
912	2"	Lot 912	9905 SW TRITON WAY	60.00	MV 2	730am
913	2"	Lot 913	9899 SW TRITON WAY	60.00	MV 2	730am
914	2"	Lot 914	9893 SW TRITON WAY	60.00	MV 1	8am
915	2"	Lot 915	9887 SW TRITON WAY	60.00	MV 1	8am
916	2"	Lot 916	9881 SW TRITON WAY	60.00	MV 1	8am
917	2"	Lot 917	9875 SW TRITON WAY	60.00	MV 2	8am
918	2"	Lot 918	9869 SW TRITON WAY	60.00	MV 2	8am
919	2"	Lot 919	9863 SW TRITON WAY	60.00	MV 2	8am
920	2"	Lot 920	9857 SW TRITON WAY	60.00	MV 1	830am
921	2"	Lot 921	9851 SW TRITON WAY	60.00	MV 1	830am
922	2"	Lot 922	9845 SW TRITON WAY	60.00	MV 1	830am
923	2"	Lot 923	9839 SW TRITON WAY	60.00	MV 2	830am
924	2"	Lot 924	9833 SW TRITON WAY	60.00	MV 2	830am
925	2"	Lot 925	9827 SW TRITON WAY	60.00	MV 2	830am
926	2"	Lot 926	9821 SW TRITON WAY	60.00	MV 1	9am
927	2"	Lot 927	9815 SW TRITON WAY	60.00	MV 1	9am
928	2"	Lot 928	9809 SW TRITON WAY	60.00	MV 1	9am
929	2"	Lot 929	9803 SW TRITON WAY	60.00	MV 2	9am
930	2"	Lot 930	9797 SW TRITON WAY	60.00	MV 2	9am
931	2"	Lot 931	9791 SW TRITON WAY	60.00	MV 2	9am
932	2"	Lot 932	9785 SW TRITON WAY	60.00	MV 1	930am
933	2"	Lot 933	9773 SW TRITON WAY	60.00	MV 1	930am
934	2"	Lot 934	9767 SW TRITON WAY	60.00	MV 1	930am
935	2"	Lot 935	9761 SW TRITON WAY	60.00	MV 2	930am
936	2"	Lot 936	9755 SW TRITON WAY	60.00	MV 2	930am

Exhibit "A"

500 S. Australian Ave., Suite 850
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937	2"	Lot 937	9749 SW TRITON WAY	60.00	MV 2	930am
938	2"	Lot 938	9737 SW TRITON WAY	60.00	MV 1	10am
939	2"	Lot 939	9731 SW TRITON WAY	60.00	MV 1	10am
940	2"	Lot 940	9725 SW TRITON WAY	60.00	MV 1	10am

Exhibit "A"

500 S. Australian Ave., Suite 850
West Palm Beach, FL 33401
Office: +1 (561) 746-6900



Forli Way - Even address

10 PM - 4AM		M-W-F		30m runtime		
793	2"	Lot 793	12700 SW FORLI WAY	60.00	MV 8	10pm
794	2"	Lot 794	12694 SW FORLI WAY	60.00	MV 8	10pm
795	2"	Lot 795	12688 SW FORLI WAY	60.00	MV 8	10pm
796	2"	Lot 796	12682 SW FORLI WAY	60.00	MV 8	1030pm
797	2"	Lot 797	12676 SW FORLI WAY	60.00	MV 8	1030pm
798	2"	Lot 798	12670 SW FORLI WAY	60.00	MV 8	1030pm
799	2"	Lot 799	12664 SW FORLI WAY	60.00	MV 8	11pm
800	2"	Lot 800	12658 SW FORLI WAY	60.00	MV 8	11pm
801	2"	Lot 801	12652 SW FORLI WAY	60.00	MV 8	11pm
802	2"	Lot 802	12646 SW FORLI WAY	60.00	MV 8	1130pm
803	2"	Lot 803	12640 SW FORLI WAY	60.00	MV 8	1130pm
804	2"	Lot 804	12634 SW FORLI WAY	60.00	MV 8	1130pm
805	2"	Lot 805	12628 SW FORLI WAY	60.00	MV 8	12am
806	2"	Lot 806	12622 SW FORLI WAY	60.00	MV 8	12am
807	2"	Lot 807	12616 SW FORLI WAY	60.00	MV 8	12am
808	2"	Lot 808	12610 SW FORLI WAY	60.00	MV 8	1230am
809	2"	Lot 809	12604 SW FORLI WAY	60.00	MV 8	1230am
810	2"	Lot 810	12598 SW FORLI WAY	60.00	MV 8	1230am
811	2"	Lot 811	12592 SW FORLI WAY	60.00	MV 8	1am
812	2"	Lot 812	12586 SW FORLI WAY	60.00	MV 8	1am
813	2"	Lot 813	12580 SW FORLI WAY	60.00	MV 8	1am
814	2"	Lot 814	12574 SW FORLI WAY	60.00	MV 8	130am
815	2"	Lot 815	12568 SW FORLI WAY	60.00	MV 8	130am
816	2"	Lot 816	12562 SW FORLI WAY	60.00	MV 8	130am
817	2"	Lot 817	12556 SW FORLI WAY	60.00	MV 8	2am
818	2"	Lot 818	12550 SW FORLI WAY	60.00	MV 8	2am
819	2"	Lot 819	12544 SW FORLI WAY	60.00	MV 8	2am
820	2"	Lot 820	12538 SW FORLI WAY	60.00	MV 8	230am
821	2"	Lot 821	12532 SW FORLI WAY	60.00	MV 8	230am
822	2"	Lot 822	12526 SW FORLI WAY	60.00	MV 8	230am
823	2"	Lot 823	12520 SW FORLI WAY	60.00	MV 8	3am
824	2"	Lot 824	12514 SW FORLI WAY	60.00	MV 8	3am
825	2"	Lot 825	12508 SW FORLI WAY	60.00	MV 8	3am
826	2"	Lot 826	12502 SW FORLI WAY	60.00	MV 8	330am
827	2"	Lot 827	12496 SW FORLI WAY	60.00	MV 8	330am
828	2"	Lot 828	12490 SW FORLI WAY	60.00	MV 8	330am

Exhibit "A"

500 S. Australian Ave., Suite 850
West Palm Beach, FL 33401
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Forli Way - Odd address

130 AM - 10 AM		W-F-SU		30m runtime		
450	2"	Lot 450	12465 SW FORLI WAY	60.00	MV 7	130am
451	2"	Lot 451	12471 SW FORLI WAY	60.00	MV 7	130am
452	2"	Lot 452	12477 SW FORLI WAY	60.00	MV 7	130am
453	2"	Lot 453	12483 SW FORLI WAY	60.00	MV 7	2am
454	2"	Lot 454	12489 SW FORLI WAY	60.00	MV 7	2am
455	2"	Lot 455	12495 SW FORLI WAY	60.00	MV 7	2am
456	2"	Lot 456	12501 SW FORLI WAY	60.00	MV 7	230am
457	2"	Lot 457	12507 SW FORLI WAY	60.00	MV 7	230am
458	2"	Lot 458	12513 SW FORLI WAY	60.00	MV 7	230am
459	2"	Lot 459	12519 SW FORLI WAY	60.00	MV 7	3am
460	2"	Lot 460	12525 SW FORLI WAY	60.00	MV 7	3am
461	2"	Lot 461	12531 SW FORLI WAY	60.00	MV 7	3am
462	2"	Lot 462	12537 SW FORLI WAY	60.00	MV 7	330am
463	2"	Lot 463	12543 SW FORLI WAY	60.00	MV 7	330am
464	2"	Lot 464	12549 SW FORLI WAY	60.00	MV 7	330am
465	2"	Lot 465	12555 SW FORLI WAY	60.00	MV 7	4am
466	2"	Lot 466	12561 SW FORLI WAY	60.00	MV 7	4am
467	2"	Lot 467	12567 SW FORLI WAY	60.00	MV 7	4am
468	2"	Lot 468	12573 SW FORLI WAY	60.00	MV 7	430am
469	2"	Lot 469	12579 SW FORLI WAY	60.00	MV 7	430am
470	2"	Lot 470	12585 SW FORLI WAY	60.00	MV 7	430am
471	2"	Lot 471	12591 SW FORLI WAY	60.00	MV 7	5am
472	2"	Lot 472	12597 SW FORLI WAY	60.00	MV 7	5am
473	2"	Lot 473	12609 SW FORLI WAY	60.00	MV 7	5am
474	2"	Lot 474	12615 SW FORLI WAY	60.00	MV 7	530am
475	2"	Lot 475	12621 SW FORLI WAY	60.00	MV 7	530am
476	2"	Lot 476	12627 SW FORLI WAY	60.00	MV 7	530am
477	2"	Lot 477	12633 SW FORLI WAY	60.00	MV 7	6am
478	2"	Lot 478	12639 SW FORLI WAY	60.00	MV 7	6am
479	2"	Lot 479	12645 SW FORLI WAY	60.00	MV 7	6am
480	2"	Lot 480	12651 SW FORLI WAY	60.00	MV 7	630am
481	2"	Lot 481	12657 SW FORLI WAY	60.00	MV 7	630am
482	2"	Lot 482	12663 SW FORLI WAY	60.00	MV 7	630am
483	2"	Lot 483	12669 SW FORLI WAY	60.00	MV 7	7am
484	2"	Lot 484	12675 SW FORLI WAY	60.00	MV 7	7am
485	2"	Lot 485	12681 SW FORLI WAY	60.00	MV 7	7am
485	2"	Lot 485	12687 SW FORLI WAY	60.00	MV 7	730am
485	2"	Lot 485	12693 SW FORLI WAY	60.00	MV 7	730am
485	2"	Lot 485	12699 SW FORLI WAY	60.00	MV 7	730am
486	2"	Lot 486	12687 SW FORLI WAY	60.00	MV 7	8am
487	2"	Lot 487	12693 SW FORLI WAY	60.00	MV 7	8am
488	2"	Lot 488	12699 SW FORLI WAY	60.00	MV 7	8am

Exhibit "A"

500 S. Australian Ave., Suite 850
West Palm Beach, FL 33401
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489	2"	Lot 489	12705 SW FORLI WAY	60.00	MV 7	830am
490	2"	Lot 490	12711 SW FORLI WAY	60.00	MV 7	830am
491	2"	Lot 491	12717 SW FORLI WAY	60.00	MV 7	830am
492	2"	Lot 492	12723 SW FORLI WAY	60.00	MV 7	9am
493	2"	Lot 493	12729 SW FORLI WAY	60.00	MV 7	9am
494	2"	Lot 494	12735 SW FORLI WAY	60.00	MV 7	9am
495	2"	Lot 495	12741 SW FORLI WAY	60.00	MV 7	930am

Exhibit "A"

500 S. Australian Ave., Suite 850
West Palm Beach, FL 33401
Office: +1 (561) 746-6900



Libertas Way - Even address

10 PM - 1230 AM			M-W-F	30m Runtime		
829-830	2"	Lot 829-830	9526-9532 SW LIBERTAS WAY	60.00	MV 15	10pm
831-832	2"	Lot 831-832	9538-9544 SW LIBERTAS WAY	60.00	MV 15	10pm
833-834	2"	Lot 833-834	9550-9556 SW LIBERTAS WAY	60.00	MV 15	10pm
835-836	2"	Lot 835-836	9562-9568 SW LIBERTAS WAY	60.00	MV 15	1030pm
837-838	2"	Lot 837-838	9574-9580 SW LIBERTAS WAY	60.00	MV 15	1030pm
839-840	2"	Lot 839-840	9586-9592 SW LIBERTAS WAY	60.00	MV 15	1030pm
841-842	2"	Lot 841-842	9598-9604 SW LIBERTAS WAY	60.00	MV 15	11pm
843-844	2"	Lot 843-844	9610-9616 SW LIBERTAS WAY	60.00	MV 15	11pm
845-846	2"	Lot 845-846	9622-9628 SW LIBERTAS WAY	60.00	MV 15	11pm
847-848	2"	Lot 847-848	9634-9640 SW LIBERTAS WAY	60.00	MV 15	1130pm
849-850	2"	Lot 849-850	9646-9652 SW LIBERTAS WAY	60.00	MV 15	1130pm
851-852	2"	Lot 851-852	9658-9664 SW LIBERTAS WAY	60.00	MV 15	1130pm
853-854	2"	Lot 853-854	9670-9676 SW LIBERTAS WAY	60.00	MV 15	12am
855-856	2"	Lot 855-856	9682-9688 SW LIBERTAS WAY	60.00	MV 15	12am
857-858	2"	Lot 857-858	9694-9700 SW LIBERTAS WAY	60.00	MV 15	12am
				60.00	MV 15	1230am
				60.00	MV 15	1230am
				60.00	MV 15	1230am
				60.00	MV 15	1am
				60.00	MV 15	1am
				60.00	MV 15	1am
				60.00	MV 15	130am
				60.00	MV 15	130am
				60.00	MV 15	130am
				60.00	MV 15	2am
				60.00	MV 15	2am
				60.00	MV 15	2am
				60.00	MV 15	230am
				60.00	MV 15	230am

Libertas Way - Odd address

130 AM - 400 AM			W-F-SU	30m Runtime		
941-942	2"	Lot 941-942	9695 SW LIBERTAS WAY	60.00	MV 14	130am
943-944	2"	Lot 943-944	9683 SW LIBERTAS WAY	60.00	MV 14	130am
945-946	2"	Lot 945-946	9677 SW LIBERTAS WAY	60.00	MV 14	130am
947-948	2"	Lot 947-948	9671 SW LIBERTAS WAY	60.00	MV 14	2am
949-950	2"	Lot 949-950	9665 SW LIBERTAS WAY	60.00	MV 14	2am
951-952	2"	Lot 951-952	9659 SW LIBERTAS WAY	60.00	MV 14	2am
953-954	2"	Lot 953-954	9653 SW LIBERTAS WAY	60.00	MV 14	230am
955-956	2"	Lot 955-956	9647 SW LIBERTAS WAY	60.00	MV 14	230am
957-958	2"	Lot 957-958	9641 SW LIBERTAS WAY	60.00	MV 14	230am
959-960	2"	Lot 959-960	9635 SW LIBERTAS WAY	60.00	MV 14	3am
961-962	2"	Lot 961-962	9623 SW LIBERTAS WAY	60.00	MV 14	3am
963-964	2"	Lot 963-964	9617 SW LIBERTAS WAY	60.00	MV 14	3am

Exhibit "A"

500 S. Australian Ave., Suite 850
West Palm Beach, FL 33401
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965-966	2"	Lot 965-966	9611 SW LIBERTAS WAY	60.00	MV 14	330am
				60.00	MV 14	330am
				60.00	MV 14	330am
				60.00	MV 14	4am
				60.00	MV 14	4am
				60.00	MV 14	4am
				60.00	MV 14	430am
				60.00	MV 14	430am
				60.00	MV 14	430am
				60.00	MV 14	5am
				60.00	MV 14	5am
				60.00	MV 14	5am
				60.00	MV 14	5am

Exhibit "A"

500 S. Australian Ave., Suite 850
West Palm Beach, FL 33401
Office: +1 (561) 746-6900



Townhomes - Even address

1 AM - 3 AM		T-TH-SA		30m runtime		
576-578	2"	Lot 576-578	13090-13082 SW FORLI WAY	60.00	MV 5	1am
579-581	2"	Lot 579-581	13078-13070 SW FORLI WAY	60.00	MV 5	1am
582-584	2"	Lot 582-584	13066-13058 SW FORLI WAY	60.00	MV 5	1am
585-587	2"	Lot 585-587	13054-13046 SW FORLI WAY	60.00	MV 6	1am
600-603	2"	Lot 600-603	9422-9434 SW GHIARA WAY	60.00	MV 6	1am
604-607	2"	Lot 604-607	9438-9450 SW GHIARA WAY	60.00	MV 6	1am
608-610	2"	Lot 608-610	9454-9462 SW GHIARA WAY	60.00	MV 5	130am
611-613	2"	Lot 611-613	9466-9474 SW GHIARA WAY	60.00	MV 5	130am
614-617	2"	Lot 614-617	12958-12946 SW FORLI WAY	60.00	MV 5	130am
618-621	2"	Lot 618-621	12942-12930 SW FORLI WAY	60.00	MV 6	130am
622-624	2"	Lot 622-624	12922-12914 SW FORLI WAY	60.00	MV 6	130am
625-627	2"	Lot 625-627	12910-12902 SW FORLI WAY	60.00	MV 6	130am
628-630	2"	Lot 628-630	12846-12838 SW FORLI WAY	60.00	MV 5	2am
631-633	2"	Lot 631-633	12834-12826 SW FORLI WAY	60.00	MV 5	2am
634-636	2"	Lot 634-636	12818-12810 SW FORLI WAY	60.00	MV 5	2am
637-639	2"	Lot 637-639	12806-12798 SW FORLI WAY	60.00	MV 6	2am
640-642	2"	Lot 640-642	12794-12786 SW FORLI WAY	60.00	MV 6	2am
643-645	2"	Lot 643-645	12782-12744 SW FORLI WAY	60.00	MV 6	2am
646-649	2"	Lot 646-649	13246-13234 SW FORLI WAY	60.00	MV 5	230am
650-653	2"	Lot 650-653	13230-13218 SW FORLI WAY	60.00	MV 5	230am
654-657	2"	Lot 654-657	13214-13202 SW FORLI WAY	60.00	MV 5	230am
658-661	2"	Lot 658-661	13198-13182 SW FORLI WAY	60.00	MV 6	230am
					MV 6	230am
					MV 6	230am
					MV 5	3am
					MV 5	3am
					MV 5	3am
					MV 6	3am
					MV 6	3am
					MV 6	3am
					MV 5	330am
					MV 5	330am
					MV 5	330am
					MV 6	330am
					MV 6	330am
					MV 6	330am
					MV 5	4am
					MV 5	4am
					MV 5	4am
					MV 6	4am
					MV 6	4am
					MV 6	4am
					MV 5	430am

Exhibit "A"

500 S. Australian Ave., Suite 850
West Palm Beach, FL 33401
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					MV 5	430am
					MV 5	430am
					MV 6	430am
					MV 6	430am
					MV 6	430am
					MV 5	5am
					MV 5	5am
					MV 5	5am
					MV 6	5am
					MV 6	5am
					MV 6	5am
					MV 5	530am
					MV 5	530am
					MV 5	530am
					MV 6	530am
					MV 6	530am
					MV 6	530am
					MV 5	6am
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Exhibit "A"

500 S. Australian Ave., Suite 850
West Palm Beach, FL 33401
Office: +1 (561) 746-6900



					MV 6	8am
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Townhomes - Odd address

10 PM - 130 AM			T-TH-SA	30m runtime		
496-498	2"	Lot 496-498	12745-12753 SW FORLI WAY	60.00	MV 5	10pm
499-501	2"	Lot 499-501	12757-12765 SW FORLI WAY	60.00	MV 5	10pm
502-504	2"	Lot 502-504	12769-12777 SW FORLI WAY	60.00	MV 5	10pm
505-507	2"	Lot 505-507	12781-12789 SW FORLI WAY	60.00	MV 6	10pm
508-511	2"	Lot 508-511	12793-12805 SW FORLI WAY	60.00	MV 6	10pm
512-515	2"	Lot 512-515	12809-12821 SW FORLI WAY	60.00	MV 6	10pm
516-518	2"	Lot 516-518	12825-12833 SW FORLI WAY	60.00	MV 5	1030pm
519-521	2"	Lot 519-521	12837-12845 SW FORLI WAY	60.00	MV 5	1030pm
522-525	2"	Lot 522-525	12849-12861 SW FORLI WAY	60.00	MV 5	1030pm
526-529	2"	Lot 526-529	12865-12877 SW FORLI WAY	60.00	MV 6	1030pm
530-533	2"	Lot 530-533	12889-12901 SW FORLI WAY	60.00	MV 6	1030pm
534-537	2"	Lot 534-537	12905-12917 SW FORLI WAY	60.00	MV 6	1030pm
538-541	2"	Lot 538-541	12929-12941 SW FORLI WAY	60.00	MV 5	11pm
542-545	2"	Lot 542-545	12945-12957 SW FORLI WAY	60.00	MV 5	11pm
546-548	2"	Lot 546-548	12961-12969 SW FORLI WAY	60.00	MV 5	11pm
549-551	2"	Lot 549-551	12973-12981 SW FORLI WAY	60.00	MV 6	11pm
552-555	2"	Lot 552-555	12985-12997 SW FORLI WAY	60.00	MV 6	11pm
556-559	2"	Lot 556-559	13001-13013 SW FORLI WAY	60.00	MV 6	11pm
560-563	2"	Lot 560-563	13025-13037 SW FORLI WAY	60.00	MV 5	1130pm
564-567	2"	Lot 564-567	13041-13053 SW FORLI WAY	60.00	MV 5	1130pm
568-571	2"	Lot 568-571	13057-13069 SW FORLI WAY	60.00	MV 5	1130pm
572-575	2"	Lot 572-575	13073-13085 SW FORLI WAY	60.00	MV 6	1130pm
588-590	2"	Lot 588-590	9469-9461 SW GHIARA WAY	60.00	MV 6	1130pm
591-593	2"	Lot 591-593	9457-9449 SW GHIARA WAY	60.00	MV 6	1130pm
594-596	2"	Lot 594-596	9445-9437 SW GHIARA WAY	60.00	MV 5	12am
597-599	2"	Lot 597-599	9433-9421 SW GHIARA WAY	60.00	MV 5	12am
662-664	2"	Lot 662-664	13097-13105 SW FORLI WAY	60.00	MV 5	12am
665-667	2"	Lot 665-667	13109-13117 SW FORLI WAY	60.00	MV 6	12am
668-671	2"	Lot 668-671	13121-13133 SW FORLI WAY	60.00	MV 6	12am
672-675	2"	Lot 672-675	13137-13149 SW FORLI WAY	60.00	MV 6	12am
676-678	2"	Lot 676-678	13153-13161 SW FORLI WAY	60.00	MV 5	1230am
679-681	2"	Lot 679-681	13165-13173 SW FORLI WAY	60.00	MV 5	1230am
682-685	2"	Lot 682-685	13177-13189 SW FORLI WAY	60.00	MV 5	1230am
686-689	2"	Lot 686-689	13193-13205 SW FORLI WAY	60.00	MV 6	1230am
690-692	2"	Lot 690-692	13209-13217 SW FORLI WAY	60.00	MV 6	1230am
693-695	2"	Lot 693-695	13221-13229 SW FORLI WAY	60.00	MV 6	1230am
696-698	2"	Lot 696-698	13233-13241 SW FORLI WAY	60.00	MV 5	1am
699-701	2"	Lot 699-701	13245-13253 SW FORLI WAY	60.00	MV 5	1am
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Exhibit "A"

500 S. Australian Ave., Suite 850
West Palm Beach, FL 33401
Office: +1 (561) 746-6900



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Exhibit "A"

500 S. Australian Ave., Suite 850
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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



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



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"),



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.



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.

Verano 3 CDD - Central Park

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

**SOLitude Lake Management, LLC
PO Box 85529
Chicago, IL 60689-5529**

Customer's Address for Notice Purposes:

Please Mail All Notices and Agreements to:

**SOLitude Lake Management, LLC
1253 Jensen Drive, Suite 103
Virginia Beach, VA 23451**



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.



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



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**

AGREEMENT FOR SERVICES

This “**Agreement**” is made by and between **Verano 3 Community Development District (“District”)** and **Rocket Pest Control, LLC (“Contractor”)**:

1. **EFFECTIVE DATE.** The Agreement shall be deemed effective as of the date of the full execution of the Agreement.
2. **TERM AND RENEWAL.** This Agreement shall continue for an Initial Term beginning on the Effective Date and continuing through September 30, 2026, to coincide with the District Fiscal Year. This Agreement shall automatically renew for successive Annual Renewal Terms of one (1) year each for up to seven (7) Annual Renewal Terms unless earlier terminated by either Party pursuant to the terms of this Agreement.
3. **SCOPE OF SERVICES.** The Contractor agrees to provide the “**Services**” outlined in **Exhibit A**. Contractor hereby covenants to the District that it shall perform the Services: (i) using its best skill and judgment and in accordance with generally accepted professional standards, and (ii) in compliance with all applicable federal, state, county, municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, permits and approvals for all required basic disciplines that it shall perform. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. Contractor shall obtain at its cost all permits, licenses, and/or other approvals necessary to provide the Services.
4. **COMPENSATION.** As compensation for the Services described in this Agreement, the District agrees to pay the Contractor the amounts set forth in **Exhibit A**. The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, Section 218.70 et al. of the Florida Statutes, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.
5. **CARE OF DISTRICT PROPERTY.** Contractor shall use all due care to protect the property of the District, its patrons, landowners and authorized guests from damage by Contractor or its employees or agents. Contractor agrees to repair any damage resulting from the Services within twenty-four (24) hours. Any such repairs shall be at Contractor's sole expense, unless otherwise agreed, in writing, by the District.
6. **STANDARD OF CARE; INDEMNIFICATION.** Contractor shall use reasonable care in performing the services and shall be responsible for any harm of any kind to persons or property resulting from Contractor's actions or inactions. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. The indemnification rights herein contained shall be cumulative of, and in addition to, any and all rights, remedies and recourse to which the District shall be entitled, whether pursuant to some other provision of this Agreement, at law, or in equity. The provisions of this Section shall survive the termination or expiration of this Agreement. Nothing in this Section is intended to waive or alter any other remedies that the District may have as against the Contractor.
7. **INSURANCE.** The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the insurance identified in the Certificate of Insurance attached hereto as **Exhibit B**. 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 coverage, 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.
8. **SOVEREIGN IMMUNITY.** Contractor further agrees that nothing in the Agreement between the parties shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute.
9. **TERMINATION.** The Agreement may be terminated immediately by the District for cause, or for any or no reason upon 5 days written notice by either party. Contractor shall not be entitled to lost profits or any other damages of any kind resulting from any such termination by the District, provided however that Contractor shall be entitled to payment for any work provided through the effective date of termination, subject to any offsets.
10. **PUBLIC RECORDS.** 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*.
11. **ATTORNEY'S FEES.** 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 attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.
12. **SCRUTINIZED COMPANIES.** Contractor certifies that it is not in violation of section 287.135, *Florida Statutes*, and is not prohibited from doing business with the District under Florida law, including but not limited to Scrutinized Companies with Activities in Sudan List or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. If Contractor is found to have submitted a false statement, 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, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.
13. **E-VERIFY.** 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 and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.
14. **CONFLICTS.** To the extent any of the provisions of this Agreement conflict with the provisions of **Exhibit A**, this document controls.
15. **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*.
16. **AUDIT.** 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*.
17. **PUBLIC INTEGRITY.** 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. Section 287.133, *Florida Statutes*, titled Public entity crime; denial or revocation of the right to transact business with public entities; Section 287.134, *Florida Statutes*, titled Discrimination; denial or revocation of the right to transact business with public entities; Section 287.135, *Florida Statutes*, titled Prohibition against contracting with scrutinized companies; 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 Section 287.138, *Florida Statutes*, titled Contracting with entities of foreign countries of concern prohibited.

IN WITNESS WHEREOF, the parties execute the foregoing Agreement.

ROCKET PEST CONTROL, LLC

Signed by: Bryant Ferrante
By: Bryant Ferrante
Its: OSP

- Exhibit A: Proposal
- Exhibit B: Certificate of Insurance

VERANO 3 COMMUNITY DEVELOPMENT DISTRICT

DocuSigned by: William Fife
By: William Fife
Its: Board Chair

Exhibit A: Proposal



Commercial PEST MANAGEMENT

GoRocketPest.com
888-737-8001

Service Estimate

Service Estimates are not binding. Estimates are valid for only 30 days.

Service Agreement

Customer#	930743	Route#		Salesman	Bryant Ferrante	LF	500
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Customer Information

Business Name: VERANO 3 CDD

Service Address: 12600 SW ROMA CIR

Billing Address: 12600 SW ROMA CIR, PORT ST LUCIE, FL 34987

City: PORT ST LUCIE

State: FL Zip: 34987

City: PORT ST LUCIE

Phone: (office) 954-512-9580

Cell: 954-512-9580

State: FL

Zip: 34987

Contact: MATT HANS

Email: mhans@gmssf.com

Property Type & Service Details

PROPERTY TYPE

Approx. Square Footage

Lot Size

Buildings 2

ONE TIME SERVICE

SERVICE DETAIL

Weekly

Bi-Weekly

Y Monthly

Quarterly

Tri-Annual

A.M.⁷

P.M.

Establish a Pest Log

Labels Required

MSDS Required on-site

AIB Reporting

Site setup/training for IPM

programs with on-site staff

Site Survey & Inspection Findings

Two buildings to be serviced for interior and exterior pest control. Rodent bait stations on exterior of buildings with 5 boxes per buildings. 10 in total. Key fob will be provided for entrance into building and should be scheduled 8am or earlier for service before residents start using facility

Service Fees

INITIAL SERVICE or ONE TIME SERVICE DETAILS:

Monthly pest control with interior and exterior done on every service for both buildings. 10 rodent bait stations in total will be strategically placed around exterior of both buildings to deter rodent activity and will be cleaned and serviced monthly. Dewebb exterior of both buildings and around doors and window of spider webs

SERVICE FEES:

Initial Cost \$ 229.00

One time Fee \$

Monthly Investment \$ 165.00

YIA Payment

Yearly Total \$

5% Discount \$

Annual Payment \$

SCOPE OF SERVICE
Specifics:

Exterior Areas:

- Landscape Areas (as necessary)
 - I. Lawns
 - II. Base of Shrubs
 - III. Around Tree Basins
 - IV. Decomposed Granite Areas
- Dumpster Areas
- Irrigation Valve boxes, Utility Boxes
- Around Manholes / Dry Wells
- Rodent stations monthly :
- Other: _____

Interior Common Areas:

- Y Common Space - Accessible Areas
- Y Restrooms
- Y Lobby (s)
 - Corridors
 - Stairwells
 - Elevators
- Other: _____
- Other: _____
- Other: _____

Exterior Perimeter Areas:

- Y Base of Structure
- Y Exterior Door Openings
- Y Exterior Lighting Features
 - Signage
 - Walkways
 - Eating Areas/Courtyards
- Parking Structure(s) Common Areas
- Y Around Windows:
 - Eaves:
- Other: _____

Maintenance Facilities:

- Building Operations
- Equipment Rooms & Sump Pumps
- Electric Rooms & Wells
- Storage Rooms & Drains
- Janitorial Closets
- Elevator Shafts & Pits
- Shipping/ Receiving
- Floor Drains:
- Other: _____



Exterior - Specific Tasks:

- Granulate:
- Dust:
- Inspect:
- Bait:
- Y Check Traps: Rodent Boxes
- Other: _____
- Other: _____
- Other: _____
- Other: _____

Exhibit A: Proposal

Exhibit B: Certificate of Insurance

LANDSCAPE AGREEMENT

THIS AGREEMENT (“Agreement”) is made and entered into effective as of the date signed by the last party below (the **“Effective Date”**), by and between:

VERANO 3 COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, located in the City of Port St. Lucie, Florida, whose mailing address is 5385 N. Nob Hill Road, Sunrise, Florida 33351 (the **“District”**), and

FLORIDA EXOTIC A LANDSCAPE COMPANY, INC., a Florida profit corporation, whose mailing address is 4016 SW Moore St., Palm City, FL 34990 (**“Contractor”**).

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including landscaping and irrigation; and

WHEREAS, the District has a need to retain an independent contractor to provide landscape and irrigation maintenance services for certain lands within and around the District; and

WHEREAS, Contractor submitted a proposal and represents that it is qualified, willing and capable to serve as a landscape contractor and provide such services to the District.

NOW, THEREFORE, in consideration of the mutual covenants contained in this Agreement, it is agreed that Contractor is hereby retained, authorized, and instructed by the District to perform in accordance with the following covenants and conditions, which both the District and Contractor have agreed upon:

1. INCORPORATION OF RECITALS. The Recitals stated above are true and correct and by this reference are incorporated herein as a material part of this Agreement.

2. CONTRACTOR OBLIGATIONS.

A. Scope of Services. Contractor shall provide the installation services of the materials described in the Proposals attached hereto as **Exhibit A (“Scope of Services”)**, which is incorporated herein by this reference, for the Landscape Areas identified therein. Contractor acknowledges and agrees that the Landscape Areas may be reasonably adjusted, in the sole discretion of the District, to accurately reflect areas of the Work actually being performed, which adjustments shall not result in change in the price for the Work as reflected in Contractor’s fee summary incorporated into its Proposal attached hereto as **Exhibit A** and incorporated herein by this reference.

B. Manner of Contractor's Performance. The Contractor agrees, as an independent contractor, to undertake the Work as specified in this Agreement or any Work Authorization (defined herein) issued in connection with this Agreement. All Work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with all applicable industry standards, and as required by the Scope of Services. The performance of all Work and additional services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

C. Discipline, Employment, Uniforms. Contractor shall maintain at all times strict discipline among its employees, subcontractors, agents and assigns and represents to the District that it has performed all necessary background checks of the same. Contractor shall not employ for work on the project any person unfit or without sufficient skills to perform the job for which such person is employed. All laborers and foremen of the Contractor shall perform all Work on the premises in a uniform to be designed by the Contractor. No shirtless attire, no torn or tattered attire or slang graphic T-shirts are permitted. No smoking in or around the buildings will be permitted. Rudeness or discourteous acts by Contractor employees will not be tolerated. No Contractor solicitation of any kind is permitted on property.

D. Protection of Property. Contractor shall use all due care to protect against any harm to persons or property while performing the Work. If Contractor's acts or omissions result in any damage to property within the District, including but not limited to damage to landscape lighting and irrigation system components, entry monuments, etc., the Contractor shall immediately notify the District and promptly repair all damage – and/or promptly replace damaged property – to the sole satisfaction of the District. If Contractor fails to do so, the District reserves the right to make such repairs and Contractor shall reimburse the costs of such repair or replacement.

E. Compliance with Laws. The Contractor shall keep, observe, and perform all requirements of applicable local, state and federal laws, rules, regulations, ordinances, permits, licenses, or other requirements or approvals. Further, the Contractor shall notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, state, or federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any act or omission of the Contractor or any of its agents, servants, employees, or material men, or appliances, or any other requirements applicable to provision of services. Additionally, the Contractor shall promptly comply with any requirement of such governmental entity after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation.

F. Safety. Contractor shall provide for and oversee all safety orders, precautions, and programs necessary for the Work. Contractor shall maintain an adequate safety program to ensure the safety of employees and any other individuals working under this Agreement. Contractor shall comply with all OSHA standards. Contractor shall take precautions

at all times to protect any persons and property in performing the Work, utilizing safety equipment including but not limited to bright vests and traffic cones.

G. Environmental Activities. The Contractor agrees to use best management practices, consistent with presently accepted industry standards, with respect to the storage, handling and use of chemicals (e.g., fertilizers, pesticides, etc.) and fuels. The Contractor shall keep all equipment clean (e.g., chemical sprayers) and properly dispose of waste. Further, the Contractor shall immediately notify the District of any chemical or fuel spills. The Contractor shall be responsible for any environmental cleanup, replacement of any turf or plants harmed from chemical burns, and correcting any other harm resulting from the Work to be performed by Contractor.

H. Payment of Taxes; Procurement of Licenses and Permits. Contractor shall pay all taxes required by law in connection with the Work, including sales, use, and similar taxes, and shall secure all licenses and permits necessary for proper completion of the Work, paying the fees therefore and ascertaining that the permits meet all requirements of applicable federal, state and local laws or requirements.

I. Subcontractors. Contractor shall not assign any portion of the Work to subcontractors without prior, written approval of the District. In the event any portions of the Work are assigned to subcontractors, Contractor shall be responsible for the satisfactory performance of such work by subcontractors. Nothing in this Agreement shall be construed to create a contractual relationship between any subcontractor and the District.

J. Independent Contractor Status. IN ALL matters relating to this Agreement, Contractor shall be acting as an independent contractor. Neither Contractor nor employees of Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of Contractor, if any, in the performance of this Agreement. Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

3. COMPENSATION; TERM.

A. Term. The term of this Agreement shall commence upon the Effective Date and shall terminate upon the completion of the work, unless terminated earlier in accordance with the terms of this Agreement. Any extension or amendment must be agreed to by the parties, in writing.

B. Compensation. As compensation for the Work, the District agrees to pay Contractor an amount not-to-exceed **One Hundred Forty-Three Thousand Nine Hundred Ninety and 50/100 Dollars (\$ 143 990.50)** in accordance with the Proposals attached hereto as Exhibit A.

C. Payments by the District. The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall contain, at a minimum, the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida's Prompt Payment Act, section 218.70, et seq., Florida Statutes, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.

D. Payments by Contractor. Subject to the terms herein, Contractor will promptly pay in cash for all costs of labor, materials, services and equipment used in the performance of the Work, and upon the request of the District, Contractor will provide proof of such payment. Contractor agrees that it shall comply with Section 218.735(6), Florida Statutes, requiring payments to subcontractors, material men, suppliers or laborers be made within ten (10) days of receipt of payment from the District. The District may require, as a condition precedent to making any payment to Contractor, that all subcontractors, 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 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 Contractor, in a form satisfactory to the District, that any indebtedness of Contractor, as to services to the District, has been paid and that 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.

4. TERMINATION. The District agrees that the Contractor may terminate this Agreement for cause by providing sixty (60) days' written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that, notwithstanding any other provision of this Agreement, and regardless of whether any of the procedural steps set forth in Section 2(H) of this Agreement are taken, the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Any termination by the District shall not result in liability for consequential damages, lost profits, or any other damages or liability. However, upon any termination of this Agreement by the District, the Contractor shall be entitled to payment for all Work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor. On a default by Contractor, the District may elect not to terminate the Agreement, and instead to demand that Contractor cure any failure constituting default and make appropriate deduction or revision to the payment to become due to Contractor. Furthermore, the District reserves the right to pursue any and all available remedies under the law, including

but not limited to equitable and legal remedies and withhold payment pending outcome of such dispute.

5. INSURANCE.

A. Insurance Required. Before commencing any Work, the Contractor shall furnish the District with a Certificate of Insurance evidencing compliance with the requirements of this section. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be primary and written on forms acceptable to the District. Additionally, 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 A-VII. The procuring of required policies of insurance shall not be construed to limit Contractor's liability or to fulfill the indemnification provisions and requirements of this Agreement.

B. Types of Insurance Coverage Required. Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:

i. Worker's Compensation Insurance in accordance with the laws of the State of Florida. In the event the Contractor has "leased" employees, the Contractor or the employee leasing company must provide evidence of a Minimum Premium Workers' Compensation policy, along with a Waiver of Subrogation in favor of the District. All documentation must be provided to the District at the address listed below. No contractor or sub-contractor operating under a worker's compensation exemption shall access or work on the site.

ii. Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.

iii. Commercial General Liability Insurance covering Contractor's legal liability for bodily injuries, property damage, contractual, products and completed operations, and personal injury, with limits of not less than \$2,000,000 per occurrence, and further, including, but not being limited to, Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.

iv. Automobile Liability Insurance for bodily injuries in limits of not less than \$2,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

v. Umbrella Excess Liability Insurance to cover any liability in excess of the limits of coverage already required and with limits of at least \$1,000,000 per occurrence and \$1,000,000 on aggregate.

C. Additional Insured. All policies required by this Agreement, with the exception of Workers' Compensation, or unless specific approval is given by the District, are to be written on an occurrence basis, and shall name the District, and its supervisors, officers, staff, agents, employees, and representatives as additional insured (with the exception of Workers' Compensation insurance) as their interest may appear under this Agreement. Insurer(s), with the exception of Workers' Compensation on non-leased employees, shall agree to waive all rights of subrogation against the District and its supervisors, officers, staff, agents, employees, and representatives.

D. Sub-Contractors. Insurance requirements itemized in this Agreement and required of the Contractor shall be provided on behalf of all sub-contractors, if any and if approved, to cover their operations performed under this Agreement. The Contractor shall be held responsible for any modifications, deviations, or omissions in these insurance requirements as they apply to sub-contractors.

E. Payment of Premiums. The Contractor shall be solely responsible for payment of all premiums for insurance contributing to the satisfaction of this Agreement and shall be solely responsible for the payment of all deductibles and retentions to which such policies are subject, whether or not the District is an insured under the policy.

F. Notice of Claims. Notices of accidents (occurrences) and notices of claims associated with work being performed under this Agreement shall be provided to the Contractor's insurance company and to the District as soon as practicable after notice to the insured.

G. Failure to Provide Insurance. The District shall retain the right to review, at any time, coverage, form, and amount of insurance. 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 to the District and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance. If Contractor fails to pay such cost to the District, the District may deduct such amount from any payment due the Contractor.

6. INDEMNIFICATION.

A. The Contractor shall indemnify, defend, and hold harmless, the District, the District's Board of Supervisors, District staff and the District's agents, officers, employees, contractors, and representatives from and against any and all liability, actions, claims, demands, loss, damage, injury, or harm of any nature whatsoever, arising from the acts or omissions of Contractor, or the Contractor's officers, directors, agents, assigns, employees, subcontractors, or representatives.

B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, fines, forfeitures, back pay, awards, court costs, mediation costs, litigation expenses, attorney fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), or other amounts of any kind.

C. The Contractor agrees that nothing in this Agreement shall serve as or be construed as a waiver of the District's or its staff, supervisors or consultant's limitations on liability contained in section 768.28, Florida Statutes, or other law. Any subcontractor retained by the Contractor shall acknowledge the same in writing, and it shall be Contractor's responsibility to secure such acknowledgments. Further, nothing herein shall be construed to limit or restrict the District's rights against the Contractor under applicable law.

D. In any and all claims against the District or any of its agents or employees by any employee of the Contractor, any subcontractor, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, the indemnification obligation under this Agreement shall not be limited in any way as to the amount or type of damages, compensation or benefits payable by or for the Contractor or any subcontractor under Workmen's compensation acts, disability benefit acts, or other employee benefit acts.

E. It is understood and agreed that this Agreement is not a construction contract as that term is referenced in Section 725.06, Florida Statutes, and that said statutory provision does not govern, restrict or control this Agreement

7. MISCELLANEOUS PROVISIONS

A. 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 damages, injunctive relief, 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.

B. Custom and Usage. IT IS hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing or due to oversight; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

C. Successors. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the parties to this Agreement, except as expressly limited in this Agreement.

D. Assignment. Neither the District nor Contractor may assign this Agreement without the prior written approval of the other, which approval shall not be unreasonably withheld. Any purported assignment without such written approval shall be void.

E. Headings for Convenience Only. The Descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

F. Attorneys' Fees. In the Event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and costs for trial, alternative dispute resolution, or appellate proceedings.

G. Agreement. This Instrument, together with its Exhibits, shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement. All prior agreements regarding the matters provided herein are hereby superseded and replaced by this Agreement. The Exhibits attached herein are incorporated to the extent that it clarifies certain terms of the Agreement, and to the extent there are any inconsistencies or conflict between this instrument and the Exhibits, this instrument shall control.

H. 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 Contractor.

I. Authorization. The Execution of this Agreement has been duly authorized by the appropriate body or official of the District and Contractor, both the District and Contractor have complied with all the requirements of law, and both the District and Contractor have full power and authority to comply with the terms and provisions of this instrument.

J. Notices. All Notices, requests, consents and other communications under this Agreement ("**Notices**") shall be in writing and shall be delivered via hand delivery, mailed by United States certified mail, or by overnight delivery service, to the parties, as follows:

i. If to the District:	Verano 3 Community Development District 5385 N. Nob Hill Road Sunrise, Florida 33351 Attn: District Manager
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With a copy to:	Kutak Rock LLP 107 West College Avenue Tallahassee, Florida 32301 Attn: District Counsel
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ii. If to Contractor:

FLORIDA EXOTIC A LANDSCAPE
COMPANY, INC.
4016 SW Moore St.
Palm City, FL 34990

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 Contractor may deliver Notice on behalf of the District and 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.

K. Third Party Beneficiaries. This Agreement is solely for the benefit of the District and 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 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 Contractor and their respective Representative, successors, and assigns.

L. Controlling Law; Venue. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Parties consent to and agree that the exclusive venue for any litigation arising out of or related to this Agreement shall be in a court of appropriate jurisdiction in and for Polk County, Florida.

M. Public Records. 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 **Andressa Hinz Philippi** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, 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 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 Contractor, 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 CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT AHPHILIPPI@GMSSF.COM, :(954) 721-8681 EXT. 217, AND 5385 N NOB HILL ROAD SUNRISE, FL 33351.

N. 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.

O. Arm's Length Transaction. This Agreement has been negotiated fully between the District and Contractor as an arm's length transaction. The District and Contractor participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

P. Counterparts. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

Q. 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:

- i. Section 287.133, Florida Statutes, titled Public entity crime; denial or revocation of the right to transact business with public entities;
- ii. Section 287.134, Florida Statutes, titled Discrimination; denial or revocation of the right to transact business with public entities;

- iii. Section 287.135, Florida Statutes, titled Prohibition against contracting with scrutinized companies;
- iv. 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
- v. 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 certifies that in entering into this Contract, 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.

R. E-Verify. The Contractor agrees that it shall bear the responsibility for verifying the employment status of all persons it employs or subcontracts in the performance of this Agreement and agrees to otherwise comply with all applicable federal and Florida law, including but not limited to the Immigration Reform and Control Act of 1986, as amended, and Section 448.095, Florida Statutes. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), Florida Statutes, within the year immediately preceding the date of this Agreement.

S. 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 such section and to incorporate in all subcontracts the obligation to comply with section 20.055(5), Florida Statutes.

[Remainder of this page intentionally left blank]

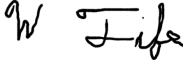
IN WITNESS WHEREOF, the Parties execute this agreement the day and year last written below.

ATTEST:

VERANO 3 COMMUNITY DEVELOPMENT DISTRICT

DocuSigned by:

87D36659F55A4C5...
By: Andressa Hinz Philippi
☐ Secretary
☒ Assistant Secretary

DocuSigned by:

21AABD855FB74D4...
By: William Fife
☒ Chairperson
☐ Vice Chairperson
Date: 2026-06-10

WITNESS:

FLORIDA EXOTIC A LANDSCAPE COMPANY, INC.

By: _____
Its: _____

Signed by:

2C47BCF052DF4DD...
By: Laura Halt
Its: Office Assistant
Date: 2026-06-10

- Exhibit A:** Scope of Services
- Exhibit B:** Certificate of Insurance

Exhibit A
Scope of Services



ESTIMATE

DATE	ESTIMATE #
4/30/2026	7544

NAME / ADDRESS
Verano # 3 CDD

PROJECT
Central Park C.D.D Amenity Site

DESCRIPTION	QUANTITY	RATE	TOTAL
Clusia 3g	3,034	12.50	37,925.00
Croton 3g	144	15.00	2,160.00
Nana Clusia 3g	1,497	15.00	22,455.00
Viburnum 3g	60	12.50	750.00
Jatropha 25g	12	395.00	4,740.00
Coco Plum (Chrysobalanus Icaco) 3g	4,506	12.50	56,325.00
Ficus Green 3g	170	10.00	1,700.00
Green Buttonwood 3g	43	12.50	537.50
Carissa Natal Plum 3g	330	12.00	3,960.00
Podocarpus 3g	11	15.00	165.00
Fire Bush 3g	70	12.50	875.00
Juniper 3g	174	14.50	2,523.00
Ixora NG 3g	88	12.50	1,100.00
Royal Poinciana Tree 25g	3	330.00	990.00
Bursera Simarua/Gumbo Limbo 25g	3	330.00	990.00
Black Olive 25g	1	330.00	330.00
Japanese Blueberry 25g	1	315.00	315.00
Christmas Palm 25g	8	315.00	2,520.00
Green Buttonwood 25g	11	330.00	3,630.00
		Total	\$143,990.50

Exhibit B
Certificate of Insurance

Certificate Of Completion

Envelope Id: A0B1BABB-CDA3-8106-8344-EA661A3EF304

Status: Completed

Subject: Verano #3: Complete with Docusign: FL Exotic Landscape Trees Agmt - Verano 3 4898-5904-9385 v.5 4917

Source Envelope:

Document Pages: 14

Signatures: 3

Envelope Originator:

Certificate Pages: 2

Initials: 0

Ellen Acosta

AutoNav: Enabled

1001 Bradford Way

Envelopeld Stamping: Enabled

Kingston, TN 37763

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

eacosta@gmssf.com

IP Address: 162.199.192.217

Record Tracking

Status: Original

Holder: Ellen Acosta

Location: DocuSign

6/10/2026 9:19:27 AM

eacosta@gmssf.com

Signer Events

Andressa Hinz Philippi

AHPPhilippi@gmssf.com

Assistant Secretary

Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:

87D36659F55A4C5...

Signature Adoption: Pre-selected Style

Using IP Address:

2601:58b:c84:ed60:3986:db30:90a6:663e

Timestamp

Sent: 6/10/2026 9:22:16 AM

Resent: 6/12/2026 12:23:37 PM

Resent: 6/15/2026 10:25:38 AM

Viewed: 6/15/2026 11:45:01 AM

Signed: 6/15/2026 11:45:12 AM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

Laura Halt

Laura@florida-exotic.com

Office Assistant

Florida Exotic A Landscape Company Inc.

Security Level: Email, Account Authentication (None)

Signed by:

2C47BCF052DF4DD...

Signature Adoption: Pre-selected Style

Using IP Address: 12.90.223.246

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Viewed: 6/10/2026 9:24:35 AM

Signed: 6/10/2026 9:26:12 AM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

William Fife

Wfife@brookfieldkolter.com

Board Chair

William Fife

Security Level: Email, Account Authentication (None)

DocuSigned by:

21AABD855FB74D4...

Signature Adoption: Drawn on Device

Using IP Address: 174.212.35.80

Signed using mobile

Sent: 6/10/2026 9:22:16 AM

Viewed: 6/10/2026 10:52:45 AM

Signed: 6/10/2026 10:56:45 AM

Electronic Record and Signature Disclosure:

Not Offered via Docusign

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Certified Delivered	Security Checked	6/10/2026 10:52:45 AM
Signing Complete	Security Checked	6/10/2026 10:56:45 AM
Completed	Security Checked	6/15/2026 11:45:12 AM

Payment Events	Status	Timestamps
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AGREEMENT FOR TRAFFIC ENFORCEMENT ON CDD ROADS

THIS AGREEMENT made as of this 21 day of APRIL, 2026, by and between the **CITY OF PORT ST. LUCIE** (hereinafter "City"), a municipal corporation of the State of Florida, and **VERANO 3 COMMUNITY DEVELOPMENT DISTRICT** (hereinafter "Owner"), a special purpose unit of local government established under Chapter 190, Florida Statutes.

WHEREAS, Section 316.006(2)(b), Florida Statutes, was enacted to authorize enforcement of traffic laws in private neighborhoods pursuant to an agreement between the City and the Owner of the private roads;

WHEREAS, the Owner holds legal title to the roads located within the Verano 3 Community in the City of Port St. Lucie, Florida; and

WHEREAS, the Owner has requested that the City exercise traffic enforcement jurisdiction over the Owner's roads on the terms and conditions set forth herein.

WHEREAS, this Agreement has been duly approved and authorized by the Owner in accordance with Chapter 190, Florida Statutes, and other applicable governing documents.

NOW, THEREFORE, in consideration of the mutual rights and obligations contained herein, and intending to be legally bound, the parties agree as follows:

1. Authorization. The Owner holds legal title to the roads described in Exhibit "A" and its Board of Supervisors has elected, by majority vote, to have state traffic laws enforced by the local law enforcement agency on such roads in a manner consistent with traffic enforcement on any public roadway in their jurisdiction.

2. Traffic Enforcement. Pursuant to Section 316.006(2)(b), Florida Statutes, the City and Owner agree to assign the traffic enforcement jurisdiction over the roads described in Exhibit "A" attached hereto and incorporated by this reference to the City. The City of Port St. Lucie's Police Department (hereinafter "PSLPD") shall enforce the Florida Uniform Traffic Control Laws and the Code of Ordinances of the City of Port St. Lucie, Florida on such roads. The foregoing shall not be construed to require any minimum level of staffing or create any priority for traffic enforcement on the private roads. All decisions regarding the level of traffic enforcement on the private roads and staffing related thereto shall be within the sole discretion of the PSLPD. Owner may in no way attempt to influence or otherwise control City relating to the enforcement of traffic laws by the PSLPD on the Owner's roadways.

3. Costs. The City may submit to Owner an invoice for the actual costs over the previous twelve months of traffic enforcement by May 1 of each year. Such invoice shall be paid by Owner on or before June 1 of each year.

4. Insurance. Prior to entering into this Agreement, Owner shall secure and shall then at all times maintain liability insurance with a minimum coverage amount of one million dollars (\$1,000,000.00) per occurrence and two million dollars (\$2,000,000) aggregate ("Insurance"), insuring all risks associated with any activities to be performed by the City under this Agreement. The City, including the Chief, all officers, representatives, volunteers, and agents, as well as the City, its officers, agents, representatives, volunteers, and employees, shall be listed as an additional named insured on the Insurance policy. Insurer shall agree to waive all rights of subrogation against the City, including the Chief, all officers, representatives, volunteers, and agents, as well as the City, its officers, agents, representatives, volunteers, and

employees. A copy of the Insurance Certificate is attached hereto as Exhibit "B." Additionally, should Owner be notified that any Insurance policy be canceled or rescinded, Owner shall immediately notify the City. All insurance shall be maintained during the term of this Agreement, and any extension or renewal thereof, in companies legally qualified to transact business in the State of Florida.

5. Traffic Control Devices. Owner has provided to the City an Engineer's Certification form, signed and sealed by a professional engineer licensed in the State of Florida, certifying that Owner's traffic control devices/signs conform to the manual and specifications of the Florida Department of Transportation as stated in the Florida Statutes and shall be installed and maintained by the Owner at its sole cost. Such certification is attached hereto as Exhibit "C." Owner agrees that any change or addition to such devices must receive an updated certification from a Florida licensed professional engineer. Additionally, the City shall have the right at any time to require additional traffic control signs and other traffic control apparatus as the City may deem to be necessary for the enforcement of traffic laws on the private roads. If any signs governed by and approved under this Agreement become missing or damaged, Owner shall replace or repair at Owner's expense, in order to remedy unsafe or hazardous conditions prior to the PSLPD enforcing any traffic laws under this Agreement.

6. Indemnification. Owner agrees to save and keep harmless and fully indemnify the City, its officers, employees, volunteers, representatives and agents from all liabilities, damages, claims, recoveries, cost and expenses because of loss or damage to property or injury or to death of persons in any way arising out of or in connection with the City's performance hereunder, except for claims arising out of the City's own acts or omissions. Further, the Owner agrees to defend the City, its officers, employees, volunteers, representatives and agents in any claim or action brought against the City arising out of or in connection with the Owner's performance hereunder, including those incidents arising from the willful or wanton acts of the owner, its officers, employees, volunteers, representatives and agents. Nothing herein shall be deemed a waiver of the privileges and immunities granted to the City or the Owner under Florida Statute §768.28, or other applicable law. This indemnification shall survive the cancellation of this agreement.

7. Term. This Agreement shall have an initial term of five (5) years, unless earlier terminated. After the expiration of the initial term, this Agreement may be renewed for additional five (5) year terms upon written request by Owner to City no less than sixty (60) days prior to the expiration of the current term. Such renewal request shall be subject to formal approval of the City Council at a public meeting. City Council may approve or deny such request in its sole and complete discretion. This Agreement may be terminated by either party upon written notice to the other party seven (7) calendar days prior to the date of termination.

8. Entire Agreement. This Agreement represents the full understanding between the parties in regard to the subject matter of this Agreement. All changes, modification, or amendments to this Agreement shall be in writing, subject to approval by the City Council at a public meeting and executed in writing by the parties.

9. Assignment. This Agreement shall be binding on the parties hereto and may not be assigned without the written consent of the other party.

10. Maintenance. Owner shall continue to be responsible for the maintenance of the roads described in Exhibit A in a reasonable condition and the PSLPD shall have the discretion to deny enforcement of certain roads if their condition creates an unsafe or hazardous environment for the enforcement of the traffic laws.

11. Independent Contractor. It is agreed by the parties that, at all times and for all purposes within the scope of this Agreement, the relationship of the Owner to the City is that of independent

contractor and not that of agent or employee. No statement contained in this Agreement shall be construed so as to find the Owner an agent or employee of the City, and the Owner shall be entitled to none of the rights, privileges, or benefits of City employees.

12. Employee Status. Persons employed by the Owner in the performance of services and functions pursuant to this Agreement shall have no claim to pension, workers' compensation, unemployment compensation, civil service or other employee rights or privileges granted to the City's officers and employees either by operation of law or by the City.

13. Notice. Any notice, request, demand, consent, approval or other communication required or permitted by this Agreement shall be given or made in writing and shall be served (as elected by the party giving such notice) by any of the following methods: (i) hand delivery to the other party; (ii) delivery by commercial overnight courier service; or (iii) mailed by registered or certified mail (postage prepaid), return receipt requested. For purposes of notice the addresses are as follows:

Required Copy to:

City Manager
121 SW Port St. Lucie Blvd.
Port St. Lucie, Florida 34984-5099

Chief of Police
121 SW Port St. Lucie Blvd.
Port St. Lucie, Florida 34984-5099

Owner:

Verano 3 Community Development District
District Manager, c/o GMS-SF, LLC
5385 N. Nob Hill Road
Sunrise, Florida 33351

Notice given in accordance with the provisions of this paragraph shall be deemed to be delivered and effective on the date of hand delivery or on the second day after the date of the deposit with an overnight courier or on the date upon which the return receipt is signed or delivery is refused or the notice is designated by the postal authorities as not deliverable.

WHEREFORE, the parties below execute the Agreement for Traffic Enforcement on CDD Roads.

WITNESS

VERANO 3 COMMUNITY
DEVELOPMENT DISTRICT

By: [Signature]
Name: Paul Martin
Address: 14025 Riveredge
dr. Ste 179, Tampa FL
33637

By: [Signature]
Name: William Fite
Title: Chairperson

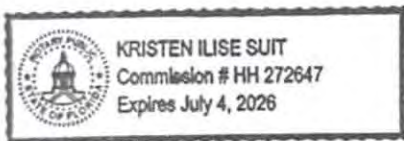
By: [Signature]
Name: Jim Martinez
Address: same as above

STATE OF FL
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21st day of April, 2026, by William Fite, of VERANO 3 COMMUNITY DEVELOPMENT DISTRICT, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

[Signature]
NOTARY PUBLIC, STATE OF
Florida

(NOTARY SEAL)



Name: Kristen Ilise Suit
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

[SIGNATURE PAGE FOR AGREEMENT FOR TRAFFIC ENFORCEMENT ON CDD ROADS]

ATTEST

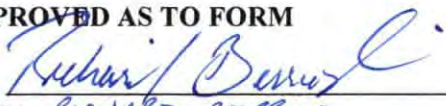
By: 
Name: Sally Walsh
Title: City Clerk

CITY COUNCIL

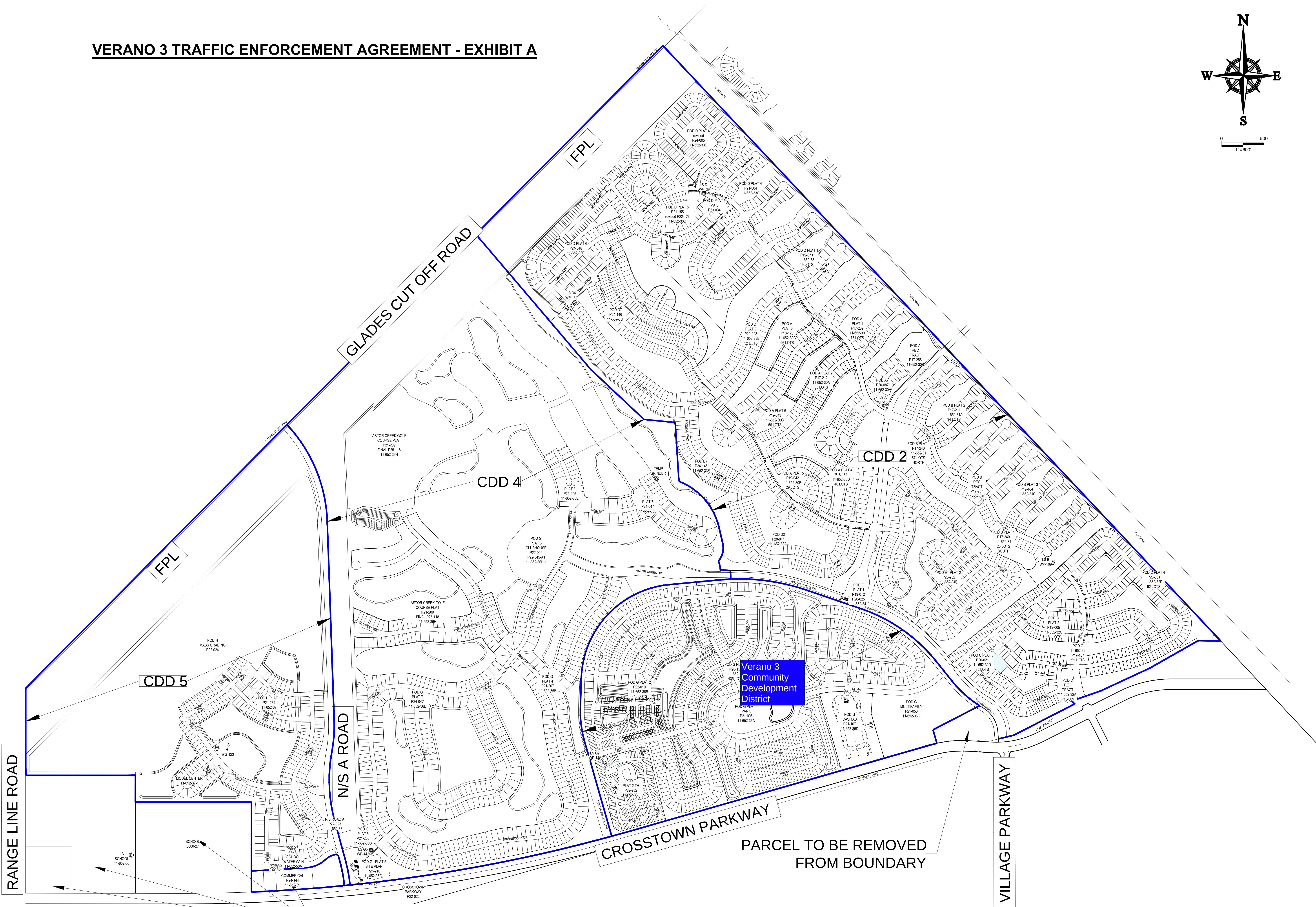
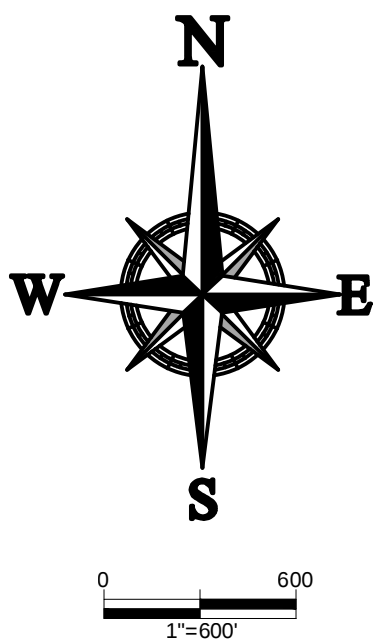
CITY OF PORT ST. LUCIE

By: 
Name: Shannon M. Martin
Title: Mayor

APPROVED AS TO FORM

By: 
Name: RICHARD BERRIOS
Title: City Attorney

VERANO 3 TRAFFIC ENFORCEMENT AGREEMENT - EXHIBIT A



PROFESSIONAL ENGINEER
No. 68345
FLORIDA
BRANDON ULMER

PROFESSIONAL ENGINEER
No. 68345
FLORIDA
BRANDON ULMER

1095 Jupiter Park Drive, Suite 10
Jupiter, Florida 33458
Jupiter Office
PHONE: 561.406.0007
www.MillsShortAssociates.com

700 22nd Place, Suite 2C/2D
Vero Beach, Florida 32960
Vero Beach Office

1095 Jupiter Park Drive, Suite 10
Jupiter, Florida 33458
Jupiter Office
PHONE: 561.406.0007
www.MillsShortAssociates.com

700 22nd Place, Suite 2C/2D
Vero Beach, Florida 32960
Vero Beach Office

CITY OF PORT ST LUCIE AND PSL/SUD
MASTER PROJECT NUMBERS

THIS SHEET

PROJ. NO.
DATE
SHEET NO.

APPROVED BY
BMU

CHECKED BY
BMU

DRAWN BY
MJL

SCALE:
SEE SHEET

PSL-01



VERANO 3 TRAFFIC ENFORCEMENT AGREEMENT - EXHIBIT B

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

04/21/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Egis Insurance & Risk Advisors 250 International Parkway Suite 260 Lake Mary FL 32746	CONTACT NAME: Sara Wilson PHONE (A/C, No, Ext): E-MAIL ADDRESS: swilson@egisadvisors.com INSURER(S) AFFORDING COVERAGE INSURER A: Florida Insurance Alliance INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	FAX (A/C, No): NAIC # 33467
INSURED Verano Center Community Development District 3 c/o GMS-SF, LLC 5385 N. Nob Hill Rd. Sunrise FL 33351		

COVERAGES**CERTIFICATE NUMBER:** Master Liab**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:	Y	Y	1001251097	10/01/2025	10/01/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ Included MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 1,000,000 Employee Benefits Per \$ 1,000,000
A	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☒ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ NON-OWNED AUTOS ONLY			1001251097	10/01/2025	10/01/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB EXCESS LIAB DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N	N / A				PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Public Officials Liability			1001251097	10/01/2025	10/01/2026	Per Claim 1,000,000 Aggregate 2,000,000 Deductible \$0

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

City of Port St. Lucie, City's Officers, agents, and employees are named as Additional Insured with respect to General Liability for Verano 3 Community Development District for the traffic control and enforcement of its private roads. Further a Waiver of Subrogation is in favor of the Additional Insured and includes the required Primary and Non-Contributory wording. Note: The most we will pay is further limited by the limitation set forth in Section 768.28(5), Florida Statutes (2010) or equivalent limitations of successor law which are applicable at the time of loss. A minimum 30 days notice will be provided to the Certificate Holder for coverage cancellation.

CERTIFICATE HOLDER**CANCELLATION**

City of Port St. Lucie 121 SW Port St. Lucie Blvd Port St. Lucie FL 34984	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
--	--

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Mills, Short & Associates

Civil & Structural Engineering
Land Planning & Landscape Architecture

DESIGN CERTIFICATION

I, *Brandon Ulmer, PE*, a Professional Engineer duly registered and in good standing with the State of Florida hereby certify to the Verano Community Development District #2-5 (Verano CCD) that the design of the traffic control and pavement markings for the *Verano Community Development District #2-5 (Phases complete as of this letter)* were performed under my direct supervision and control, and to the best of my professional knowledge and belief complies with the applicable Laws of the State of Florida and the applicable regulations and ordinances of the City of Port St. Lucie, Florida, and further meets the Design Standards as set forth in the 2009 U.S. DOT FHWA *Manual of Uniform Traffic Control Devices* (MUTCD), Revision 2, (2012), except as may be noted herein. Evidence of acceptance by the City of Port St. Lucie to any such deviation prior to its installation is attached hereto and made a part hereof.

Specifically included in this certification, I hereby attest that the placement of any pavement markings and/or traffic control devices meet the requirements of the MUTCD with regard to number, size, colors, shape, installed heights and locations specified in the MUTCD and additionally meet and/or maintain any additional site specific pedestrian access, roadway clear zone requirements and visible site triangles. I further certify that the number and locations thereof, are consistent with, and in accordance with the plans and specifications for the project approved by the City of Port St. Lucie, the drawings for which are referenced and attached hereto. All local streets are assumed 25 mph, all access points have been signed accordingly.

Deviations to the design standards contained in the MUTCD include:

1. None

This design was done using standard engineering design and practices and there is reasonable assurance, in my professional judgment, when properly constructed, maintained, and operated will perform all functions for which it is intended. I therefore affix my seal this 6th day of February 2026.

Sincerely,

Brandon Ulmer, PE

Date: 2-6-2026

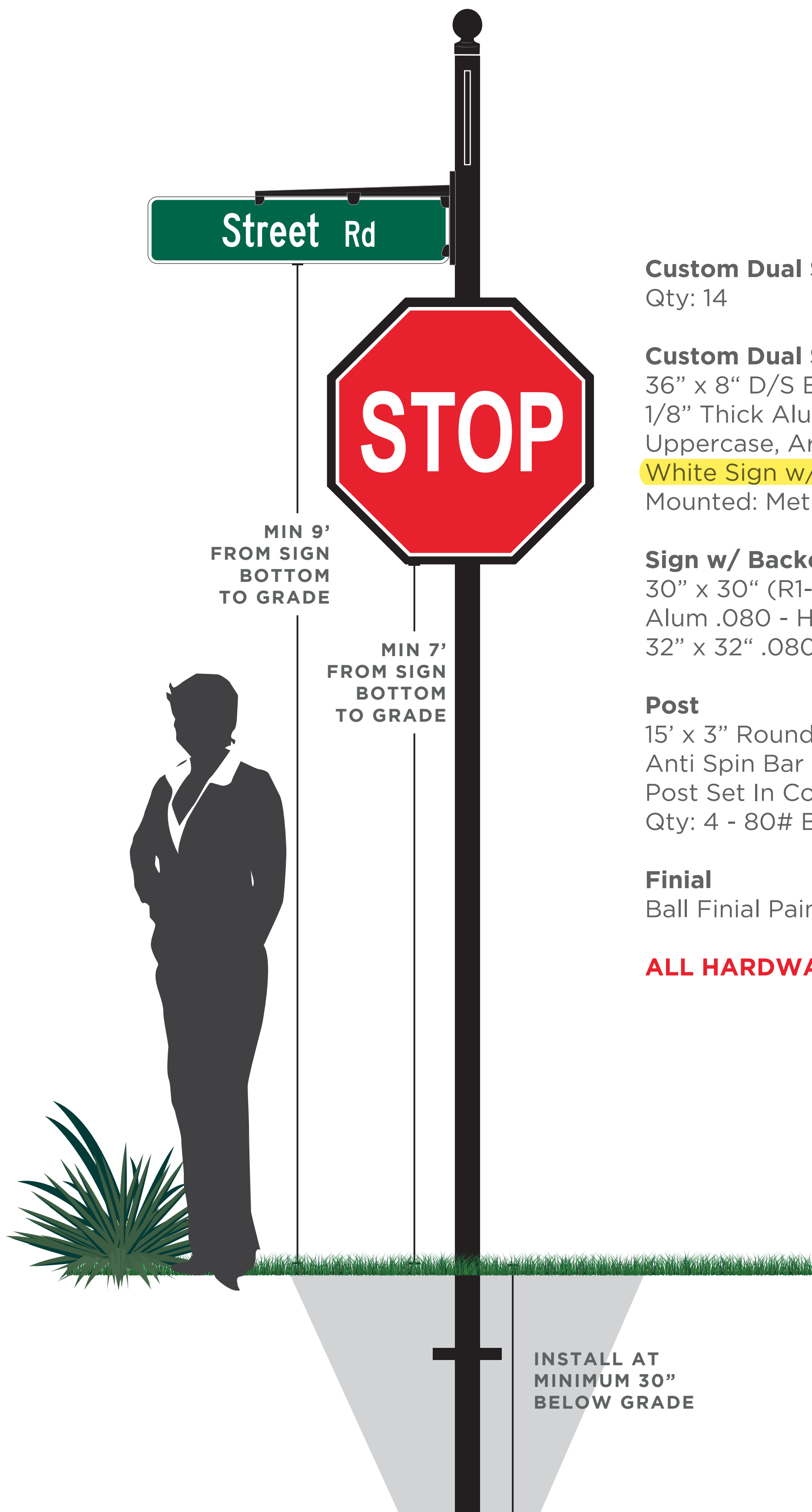
(seal)

Brandon Ulmer

Digitally signed by Brandon Ulmer
DN: CN=Brandon Ulmer,
dnQualifier=A01410D0000019A03185279000B3970,
O=Mills Short Associates, C=US
Location: FL PE 68345
Contact Info: MSA CA 30698
Date: 2026.02.06 10:45:11-05'00'

Registration No.: 68345
Mills Short and Associates
1095 Jupiter Park Drive Suite 10
Jupiter FL 33458

Encl: Other Supporting Documents: i.e. typical sign cut sheets as needed



Custom Dual Street Blade/Stop Combo

Qty: 14

Custom Dual Street Blades

36" x 8" D/S Blades (2 D/S Blades per post)

1/8" Thick Alum - HI Reflective Vinyl

Uppercase, Arial Typeface

White Sign w/ Black Lettering

Mounted: Metro Wing Bracket Painted

Sign w/ Backer

30" x 30" (R1-1) Stop Sign

Alum .080 - HI Reflective Vinyl

32" x 32" .080 Alum. Backer Painted

Post

15' x 3" Round Smooth Post Painted

Anti Spin Bar

Post Set In Concrete For Stability

Qty: 4 - 80# Bags

Finial

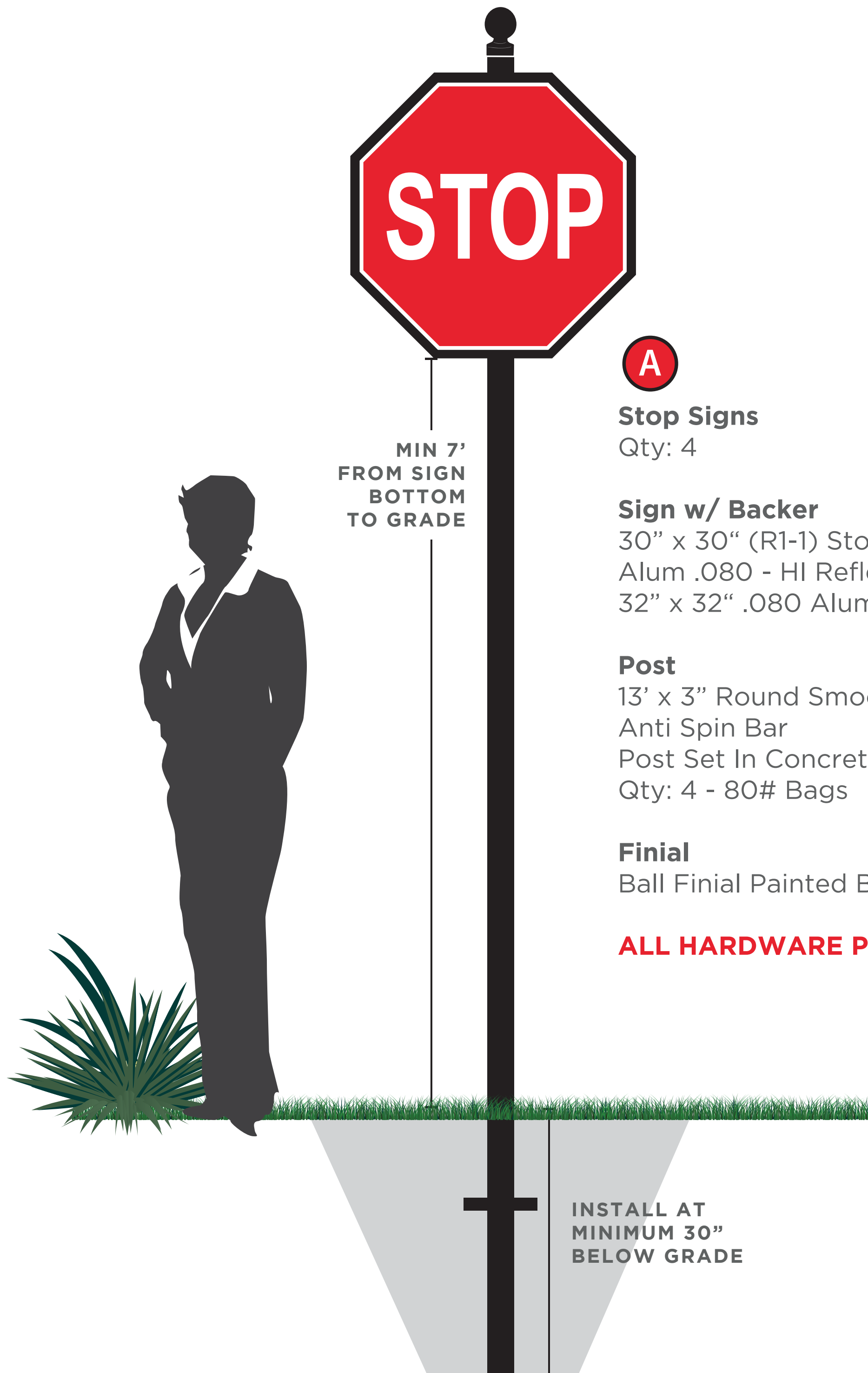
Ball Finial Painted Black

ALL HARDWARE PAINTED

**Backers
Painted
Black
(gloss)**

PAINT

**Black
(gloss)**



A

Stop Signs

Qty: 4

Sign w/ Backer

30" x 30" (R1-1) Stop Sign

Alum .080 - HI Reflective Vinyl

32" x 32" .080 Alum. Backer Painted

Post

13' x 3" Round Smooth Post Painted

Anti Spin Bar

Post Set In Concrete For Stability

Qty: 4 - 80# Bags

Finial

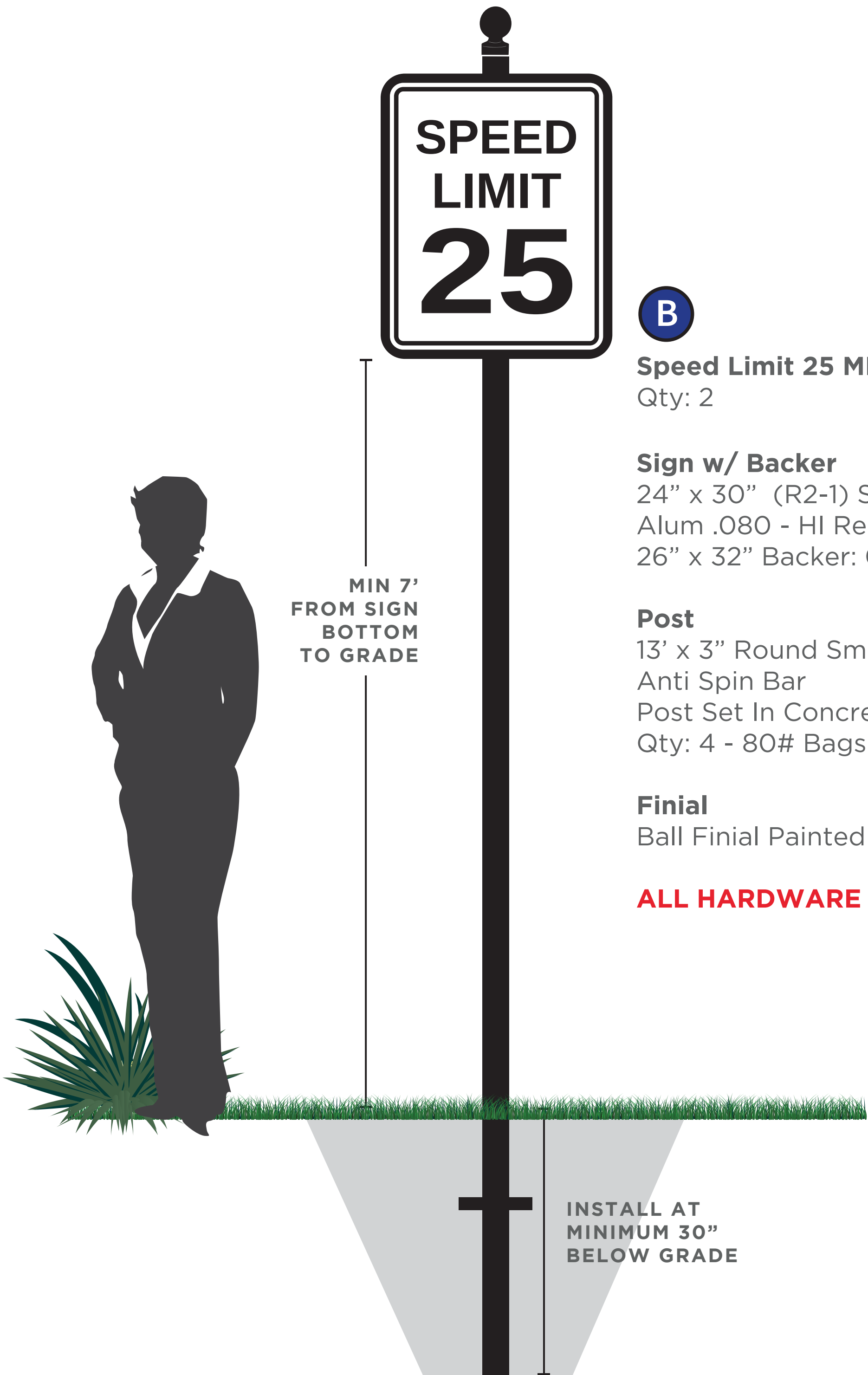
Ball Finial Painted Black

ALL HARDWARE PAINTED



PAINT

**Black
(gloss)**



B

Speed Limit 25 MPH Sign
Qty: 2

Sign w/ Backer
24" x 30" (R2-1) Speed Limit 25 MPH Sign
Alum .080 - HI Reflective Vinyl
26" x 32" Backer: 080 Aluminum Painted

Post
13' x 3" Round Smooth Post Painted
Anti Spin Bar
Post Set In Concrete For Stability
Qty: 4 - 80# Bags

Finial
Ball Finial Painted Black

ALL HARDWARE PAINTED

**Backers
Painted
Black
(gloss)**

PAINT
**Black
(gloss)**

WARNING

**SIGN THEFT OR VANDALISM PUNISHABLE
BY \$500 FINE 60 DAYS OR BOTH
FLORIDA STATUTES CHAPTERS
316.0775 & 316.655**

DATE OF FABRICATION

MONTH	1	2	3	4	5	6	7	8	9	10	11	12
YEAR	18	19	20	21	22	23	24	25	26	27	28	29

SHEETING MFG.

3M AVERY

FDOT

SHEETING TYPE

EG HI DG

MONTH	1	2	3	4	5	6	7	8	9	10	11	12
DAY	1	2	3	4	5	6	7	8	9	10	11	12
	13	14	15	16	17	18	19	20	21	22	23	24
	25	26	27	28	29	30	31					
YEAR	18	19	20	21	22	23	24	25	26	27	28	29

DATE OF INSTALLATION



**DAMAGED/MISSING SIGNS
CALL 407-830-8861**

DOT Decal

Qty: 20

3"x3.25"

Digital Print (Oracal) w/Gloss Lam
Media Only

*Installed on the backs
of all Finished Street Signs

April 30th, 2026

DANCE FIT & AQUA FIT PROPOSAL



Prepared for:

**Verano 3 CDD
Central Park**

jerry.leone@fsresidential.com
772-207-0948

Prepared by:

Amy Murphy

ymakezia@gmail.com
561-619-1240

2650 SW Dalpina Road
PSL, FL 34953

OVERVIEW

Dance your way to a healthier community. This proposal is for Dance fit and Water fit classes at Central Park Community. With expertise in Dance fit, Sweat & Swagger, Aqua Fit, Group Fitness, Cardio Drumming, CPR & AED Certified. I offer modified solutions for each format to accommodate any age and every Body.



SERVICES OFFERED

The following services are proposed:

- **Sweat & Swagger:** A heart pumping beat dropping cardio workout to Afro beats, hip hop, Soca, Latin & throwback music.
- **Dance Fit:** High-energy workout combining dance moves with exercise to provide a full-body workout while boosting mood and coordination with the best playlist.
- **Water Fit:** A low-impact, full-body workout suitable for all ages and fitness levels.
- **Cardio Drumming:** A dynamic, low-impact exercise that merges the physical activity of drumming with aerobic movements. Using drumsticks to strike an exercise ball placed on a bucket following the rhythm of upbeat music. The workout engages upper and lower body. Incorporating movements such as squats, lunges, and marching while maintaining drumming patterns creating a fun and energizing cardiovascular session.

OBJECTIVES

Community members including youth, adults and senior citizens:

- **Encourage community-wide participation and engaging in regular fitness activity**
- **Improve overall cardiovascular fitness levels of participants through physical exercise while having fun**
- **Instill a positive attitude and enthusiasm while promoting social interaction and inclusivity among different age groups**
- **Raise awareness on healthy living through fitness**
- **Foster a sustainable health initiative by encouraging continued community dance and aqua fit classes**

PRICING & PAYMENT TERMS

Each session is 45 minutes and the total cost for each session is \$60 Payable by check or Zelle to Amy Murphy bi-weekly.



Event Attendance Report

June:

<u>Date</u>	<u>Event</u>	<u>Attendance</u>
6/3/26	Game Night	10
6/5/26	BINGO	16
6/13/26	Pool Patio Game Day	27
6/17/26	Game Night	1
6/27/26	Karaoke	5

May:

<u>Date</u>	<u>Event</u>	<u>Attendance</u>
5/6/26	Game Night	6
5/9/25	Mothers day sugar scrub	25
5/20/26	Game Night	5
5/23/26	Karaoke	8
5/30/26	Summer Kick-Off party	No Sign In Sheet

April:

<u>Date</u>	<u>Event</u>	<u>Attendance</u>
4/4/26	Easter Egg Hunt	151
4/8/26	Game Night	7
4/17/26	BINGO	18
4/18/26	Pool Patio Game day	16 (not all residents signed)
4/21/26	Book Club Initial Meet	11
4/22/26	Game Night	5
3/28/26	Karaoke Night	14

March:

<u>Date</u>	<u>Event</u>	<u>Attendance</u>
3/7/26	BINGO	11
3/11/26	Game Night	8
3/14/26	Movie Night	8
3/25/26	Game Night	8
3/28/26	Karaoke Night	4
3/29/26	Neighbor Breakfast	40

February:

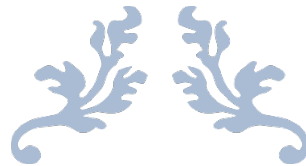


<u>Date</u>	<u>Event</u>	<u>Attendance</u>
2/4/26	Game Night	11
2/6/26	BINGO	9
2/13/26	Mahjong Night	4
2/14/26	Valentines Day Cookie Decor	51
2/18/26	Game Night	15
2/20/26	Ice Cream Social	85 (not everyone signed)



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



AUGUST 20, 2026

Governmental Management Services- South Florida, LLC
5385 N. Nob Hill Road
Sunrise, Florida 33351



FIELD SUPERVISOR REPORT

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Mhans@gmssf.com / ahphilippi@gmssf.com
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VERANO 3 CDD

LANDSCAPING & IRRIGATION

Plant Installation

- Florida Exotic began the plant installation on June 10th.
- The bulk of the planting was completed by June 21st.
- We are still awaiting installation of the Royal Poincianas and Gumbo Limbos.



Plant installation progress

Royal Palm Installation

- Florida Exotic replaced the Royal Palm that died following the freeze on July 20th.

Sod Installation – Southern Hills Drive

- On June 27th, Florida Exotic replaced the Green Island Ficus along Southern Hills Drive with sod.
- The area had been experiencing issues with mulch washing out into the roadway during heavy rainfall.
- Replacing the Green Island Ficus with sod should help stabilize the area and reduce the amount of mulch washing into the roadway.



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Sod Installation – Forli Way Townhome Entrance

- On July 8th, Florida Exotic replaced the damaged sod at the townhome entrance on Forli Way.
- Florida Exotic also reinstalled the irrigation heads that had previously been removed from this area.
- Since the replacement was completed, the builder's crews and sales traffic have continued to damage the newly installed sod.



Forli Way townhome entrance sod replacement

Irrigation Issues / Breaks

- May 7th – 12537 SW Forli Way: No irrigation water was reported in the area. Two separate isolation valves had been closed, shutting off water to the affected section. The valves were reopened and the issue was corrected.
- June 3rd – 12840 Orvieto Way: A main line break was reported at approximately 9:00 PM. Pump 2 was shut down for the night, and Florida Exotic was contacted the following morning. Repairs were completed by June 6th. The break was caused by a failure in the glued pipe connection.
- June 11th – 12346 Forli Way: An irrigation valve break was reported. Florida Exotic responded and completed the repair the same day.



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- July 6th – 12797 SW Orvieto Way: An irrigation break was reported. Florida Exotic completed repairs on July 9th. The issue was traced to a failed glue connection in the irrigation pipe.
- July 22nd – Townhome Section: An irrigation break was reported. Florida Exotic completed repairs on July 23rd.
- August 6th – Townhome Section: An irrigation break was reported. Florida Exotic completed repairs on August 8th.

Miscellaneous – Southern Hills Oak Tree / Vehicle Damage

- During the week of August 1st, the oak tree located at the southwest corner of the Roma Way and Southern Hills Drive intersection was struck by a vehicle.
- Florida Exotic is scheduled to replace the damaged tree during the week of August 24th.

Miscellaneous – Southern Hills Palmetto Island

- The landscape island at the intersection of Southern Hills Drive and Crosstown Parkway has been brought to our attention as a potential line-of-sight safety concern.
- Florida Exotic has trimmed back the palmettos to improve visibility.
- We are currently awaiting a proposal from Florida Exotic to replace the landscaped island with sod to help eliminate future sight-line issues.

Miscellaneous – Dead Sabal Palms

- Five dead Sabal Palms were removed from Southern Hills Drive.



Oak tree damaged near Roma Way / Southern Hills Drive



Southern Hills / Crosstown Parkway palmetto island



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Dead Sabal palms along Southern Hills Drive

COMMON AREAS / ROADWAYS

Pothole – 11605 Marcelli Way

- A pothole was reported at 11605 Marcelli Way on August 10th.
- Repairs were completed on August 12th.

Sidewalk Slip and Fall – Southern Hills Drive

- On Monday, August 3rd at approximately 8:20 AM, Juan Hernando slipped and fell on a wet sidewalk along Southern Hills Drive.
- Following the incident, the CDD placed cones in areas identified as potential slipping hazards.
- An inspection was completed with the engineer's inspector on August 12th.
- In the areas where water was collecting, it was noted that the grade of the surrounding landscape was higher than the grade of the sidewalk, contributing to water holding on the sidewalk surface.



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Potential sidewalk slipping hazard marked with cones

Community Sign Installation

- Installation of the new community signs has been completed throughout most of the community.
- The street-name sign at the corner of Libertas Way and Roma Way was installed using the incorrect font size. A replacement sign will be installed when the contractor returns to complete the remaining sign work.
- The sign at the corner of Roma Circle and Rimini Way was missing hardware for one of the street-name panels, causing the panel to fall out. Replacement hardware was provided, and the sign was reinstalled by our maintenance technician.



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Community sign installation



Street sign installation issue



Missing street-name panel / hardware issue

U-Haul Parked on Roma Circle

- A U-Haul truck had been parked on Roma Circle for an extended period of time.

Governmental Management Services- South Florida, LLC
5385 N. Nob Hill Road
Sunrise, Florida 33351



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- On July 17th, the vehicle was in the process of being towed from CDD property.
- The individual responsible for the U-Haul arrived while the tow was in progress and paid the required drop fee.
- The U-Haul was removed from CDD property and did not return.



U-Haul on CDD property



Tow response on Roma Circle

Roger's Bench – Replacement Plaque

- The plaque from Roger's Bench was discovered missing.
- The original plaque had been attached with adhesive, and it is possible that humidity and rain caused the adhesive to fail, allowing the plaque to fall off.
- A new, more permanent replacement plaque was ordered and installed on June 30th.



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Roger's Bench with replacement plaque

CLUBHOUSE

Outdoor Couch Cushions

- The outdoor couch cushions were replaced after approximately two years of heavy use.
- The existing cushions had reached the point where replacement was necessary.



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Replacement outdoor couch cushions

Broken Umbrellas

- Due to heavy summer storms, multiple clubhouse umbrellas have been damaged, with two umbrellas completely broken.
- Seven replacement umbrella fabrics have been ordered and are expected to arrive within the next week.
- Two replacement umbrellas have also been ordered and are expected to arrive by September.
- We have been working to educate residents and remind them to close the umbrellas when they are finished using them to help prevent additional storm-related damage.



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Phone# 954 512-9580 / 954 560-1858



Storm-damaged pool deck umbrella



Umbrellas during heavy summer weather

Broken Air Hockey Table

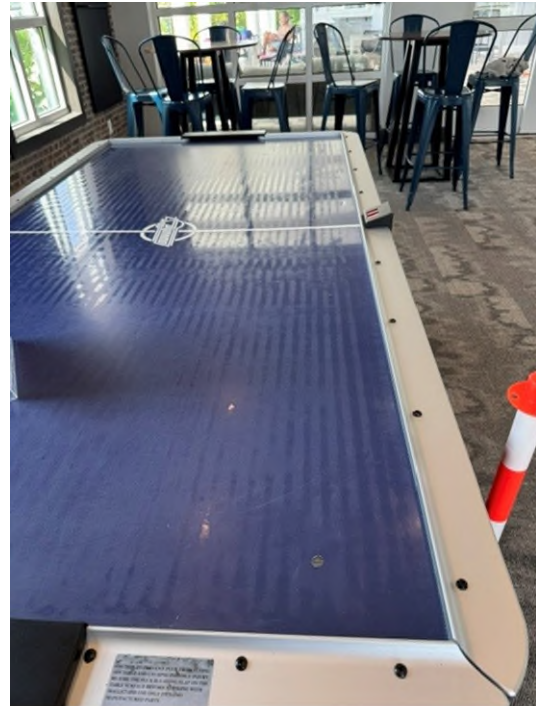
- On July 16th at approximately 3:30 PM, a group of three middle-school-aged boys hopped the fence to gain access to the clubhouse and were later let into the game room.
- The group caused significant disruption in the game room, including running on tables and knocking over chairs.
- During the incident, one of the boys threw a ping pong paddle across the room, striking the air hockey table and causing a hole in the playing surface.
- Repairs to the playing surface were completed on July 30th.
- The individuals involved were identified, and the associated families had their amenity privileges suspended.
- The families are also being billed back for the \$950 cost of repairing the air hockey table.



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Damage to the air hockey playing surface



Air hockey table repair area



Air hockey table after repair work



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After-Hours Party

- A group of teens and young adults gained access to the clubhouse during normal operating hours and remained inside until approximately 3:30 AM.
- During the incident, the group trashed the clubhouse, smoked, and consumed alcohol.
- The issue has been addressed with SafeTouch, our security provider, because the alarm system did not function properly during the incident.
- We were able to identify the household associated with the individuals involved, and their amenity privileges have been suspended.



Cleanup following the after-hours clubhouse incident

Game Room Automatic Sliding Doors

- On Tuesday, August 11th, it was noted that the automatic sliding doors to the game room were not closing properly.
- Upon inspection, the doors were vibrating intensely while attempting to close.
- The game room was shut down and the doors were locked to prevent additional damage.
- Troubleshooting and repairs are scheduled for Thursday, August 13th.



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Game room automatic sliding doors

POOL / SPLASH PAD

Pool

Maintenance

- Pool maintenance has been going well, with no issues to report.
- The pool has continued to operate without interruption from a routine maintenance standpoint.

Pool Surface

- It has been brought to our attention that the Diamond Brite pool surface is wearing away at an unusually fast rate.
- There are multiple areas throughout the pool where the finish has deteriorated enough that the concrete underneath is visible.
- We are currently working with our attorney to recover funds from the original installer so the pool can be properly resurfaced.



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Phone# 954 512-9580 / 954 560-1858



Area where the Diamond Brite finish has worn away

Splash Pad

UV Light Replacement

- The splash pad UV light replacement was completed on May 12th.
- Because the existing UV system is no longer manufactured, replacement bulbs were not readily available and had to be custom made to order.
- We were able to locate a company that could manufacture the required lights.
- From the date of order to delivery, the process took approximately 15 days.

Broken On Button

- The on button for the splash pad jammed and is no longer functional.
- The button is not a typical pool component, which made finding the correct replacement more difficult.
- It took several days to locate the proper replacement part.
- The button is actually a type more commonly used for pedestrian crosswalks.
- The replacement button is yellow because the original black version was not currently in stock.



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- The black replacement would have taken more than a month to receive, so the yellow version was ordered to get the splash pad back into operation sooner.



Failed splash pad activation button

LAKES

Lake Conditions

- All lakes are currently in good condition.
- There are no issues to report regarding invasive or nuisance plant growth.

Trash in Lakes

- We have been seeing a large amount of trash blowing into the lakes, primarily from homeowners having pools constructed and from builders working in the townhome section.
- Our maintenance technician has been keeping up with the debris removal as best as possible.

AMENITY SUSPENSIONS

9323 SW Lorenzo Way – Broken Air Hockey Table

- Amenity privileges suspended from July 21st through August 21st.
- Management is requesting that the Board consider extending the suspension due to the nature of the incident and damage caused.

Governmental Management Services- South Florida, LLC
5385 N. Nob Hill Road
Sunrise, Florida 33351



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9521 SW Libertas Way – Employee Harassment

- Amenity privileges suspended from August 1st through August 21st.
- The Board will need to determine whether the suspension should continue beyond August 21st.

12381 SW Forli Way – After-Hours Party

- Amenity privileges suspended from August 4th through August 24th.

CLUBHOUSE RENTALS

Completed Rentals

Date	Renter	Deposit	Notes
5/2/26	Scerbo	Full deposit returned.	
5/16/26	Angela James	Full deposit returned.	
6/25/26	Meritage Homes	Full deposit returned.	
6/28/26	Estime	Full deposit returned.	
7/3/26	Jaramillo	Full deposit returned.	
7/12/26	Blackford	Full deposit returned.	
8/1/26	Torres	Full deposit returned.	Resident is requesting a full rental refund due to the A/C issue. Management is in agreement that the rental fee should be refunded.
8/7/26	Charles	Full deposit returned.	
8/8/26	Acevedo	Full deposit returned.	The rental was affected by A/C issues. The resident has not requested a refund, but management recommends issuing a full rental refund due to the conditions during the rental.

1568 North Bend Dr.
Riverbend Industrial Park
Tarpon Springs, FL 34689
727-947-3067

Date	Order No.
8/10/2026	2026-0345

Name / Address
Governmental Management Services-South Fl Matt Hans

Ship To

Project	Sales Person	P.O. No.

Qty	Item #	Description	Unit Price	Amount
1	6 post	Verano 3 CDD 12600 sw roma circle, port st lucie, fl 34987 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 will do the locating services. Call 811 before digging
- No site work included, 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 etc.
- Will use standard insurances. Any extra insurance requirements 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!

1568 North Bend Dr.
Riverbend Industrial Park
Tarpon Springs, FL 34689
727-947-3067

Date	Order No.
8/10/2026	2026-0345

Name / Address
Governmental Management Services-South Fl Matt Hans

Ship To

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 will do the locating services. Call 811 before digging
- No site work included, 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 etc.
- Will use standard insurances. Any extra insurance requirements 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!



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

Verano 3 CDD

Community Development District

5385 N. Nob Hill Road, Sunrise, Florida 33351

Phone: 954-721-8681 - Fax: 954-721-9202

NOTICE OF MULTIPLE AMENITY FACILITY POLICY VIOLATIONS, PROPERTY DAMAGE, AND SUSPENSION OF AMENITY PRIVILEGES

July 21, 2026

Katherine and Jeffrey Garofalo
9323 SW Lorenzo Way
Port St. Lucie, FL 34987

Dear Katherine and Jeffrey Garofalo:

This letter serves as formal written notice of multiple violations of the Verano #3 Community Development District Amenity Facility Policies arising from an incident that occurred on Thursday, July 16, 2026, at approximately 1:30 p.m.

Following a review and cross-reference of the District's security-camera footage, the children involved in the incident were identified as members of your household.

The video footage shows the children entering the amenity facility without adult supervision despite being under the age permitted to use the facility unaccompanied. The children did not enter through the required access procedure and instead climbed or jumped over the fence to gain unauthorized access to the amenity area.

After another child allowed them into the game room and then left the facility, the children remained in the game room without adult supervision. While inside, they rode scooters around the room, climbed on tables, threw ping pong paddles around the room and at one another, and used the game-room area and equipment in an unsafe and improper manner.

During this conduct, a ping pong paddle was thrown across the room and struck the air hockey table, causing damage to District property.

The conduct documented in the video constitutes multiple separate violations of the District's Amenity Facility Policies, including, but not limited to:

1. Failure to comply with the requirement that children under sixteen years of age be accompanied by a parent or adult Patron.
2. Gaining unauthorized access to the amenity facility by jumping or climbing over the fence rather than entering through the required access point using an authorized key fob.
3. Bringing and riding scooters inside the amenity facility and game room.
4. Failing to conduct themselves in a responsible, courteous, and safe manner.
5. Engaging in unsafe and disruptive conduct by climbing on tables and throwing game-room equipment around the room and at other children.
6. Misusing District game-room equipment and supplies.
7. Damaging District-owned amenity facility property.

These actions were not a single minor rules infraction. They involved multiple policy violations, unauthorized entry, unsafe behavior, misuse of District equipment, and actual damage to the amenity facility.

Pursuant to the District's Amenity Facility Policies, misuse or destruction of District property may result in suspension of amenity privileges, restitution for the damage, and further legal action when appropriate. Multiple violations and impermissible behavior may also be referred to the Board of Supervisors for consideration of a longer suspension.

Accordingly, your household's amenity facility privileges are immediately suspended effective July 20, 2026. The full length of the suspension will be determined by the Board of Supervisors at its August 23, 2026, meeting.

You may attend the August 23, 2026, Board of Supervisors meeting should you wish to contest the suspension or present information to the Board regarding this incident.

During the suspension period, all members of your household are prohibited from accessing or using the District's amenity facilities. Attempting to enter the facility during the suspension period, including entering as the guest of another Patron, may constitute an additional violation and may be presented to the Board.

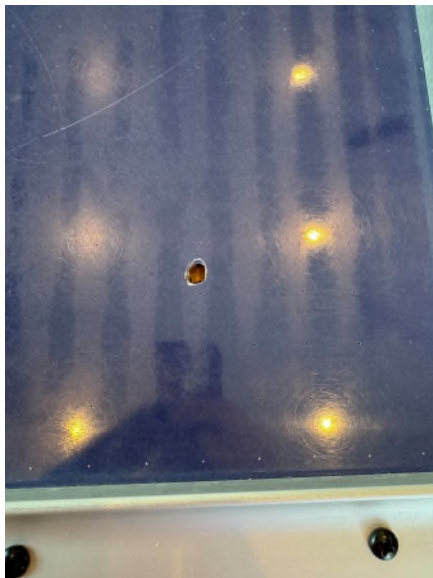
You will also receive an invoice for the cost of repairing the damaged air hockey table. The District reserves all legal and equitable remedies available for losses resulting from damage to District property.

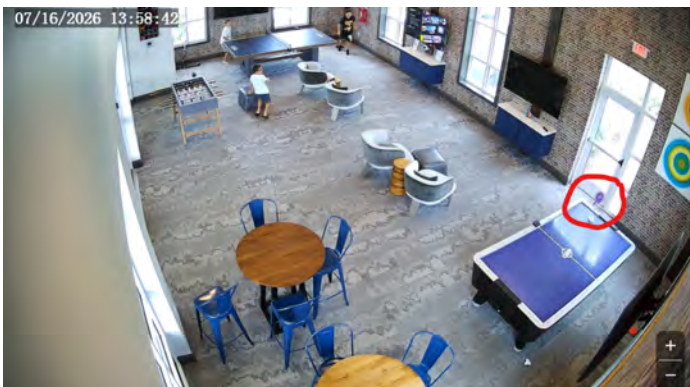
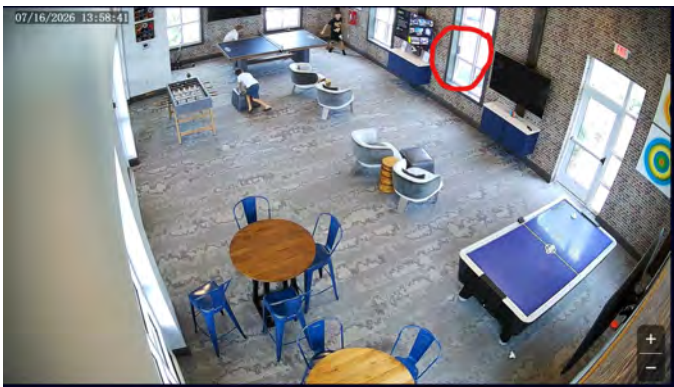
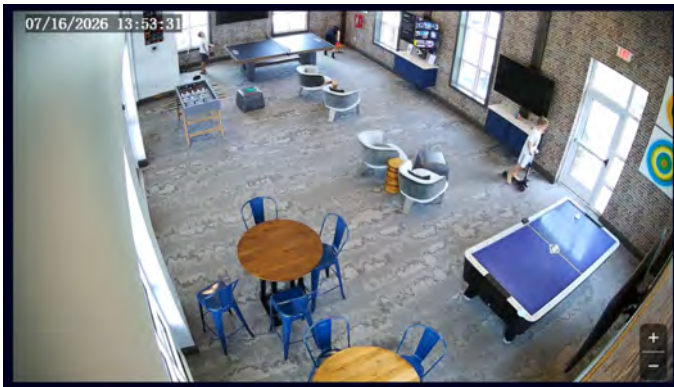
Please ensure that all members of your household understand and comply with the District's Amenity Facility Policies in the future.

Sincerely,

Community Management

Verano #3 Community Development District





Verano 3 CDD

Community Development District

5385 N. Nob Hill Road, Sunrise, Florida 33351

Phone: 954-721-8681 - Fax: 954-721-9202

NOTICE TO PROPERTY OWNER OF TENANT HOUSEHOLD INCIDENT, AMENITY POLICY VIOLATIONS, AND PROPERTY DAMAGE

July 21, 2026

Siraj Kasmani
880 Maybanks Avenue
Prosper, TX 75078-3384

Dear Mr. Kasmani:

This letter is being provided to you solely for informational purposes in your capacity as the owner of the property located at 9323 SW Lorenzo Way, Port St. Lucie, Florida 34987. It is intended to make you aware of an incident involving members of your tenant's household, the resulting violations of the Verano #3 Community Development District Amenity Facility Policies, and the action being taken against the tenant household's amenity privileges.

The incident occurred on Thursday, July 16, 2026, at approximately 1:30 p.m. Following a review and cross-reference of the District's security-camera footage, the children involved were identified as members of the household residing at your property.

The footage shows that the children entered the amenity area without adult supervision despite being under the age permitted to use the facility unaccompanied. The children did not enter through the required access procedure and instead climbed or jumped over the fence to gain unauthorized access to the amenity area.

After another child allowed them into the game room and then left the facility, the children remained in the game room without adult supervision. While inside, they rode scooters around the room, climbed on tables, threw ping pong paddles around the room and at one another, and used the game-room area and equipment in an unsafe and improper manner.

During this conduct, a ping pong paddle was thrown across the room and struck the air hockey table, causing damage to District property.

The conduct documented in the footage constitutes multiple separate violations of the District's Amenity Facility Policies, including, but not limited to:

1. Failure to comply with the requirement that children under sixteen years of age be accompanied by a parent or adult Patron.
2. Gaining unauthorized access to the amenity facility by jumping or climbing over the fence rather than entering through the required access point using an authorized key fob.
3. Bringing and riding scooters inside the amenity facility and game room.
4. Failing to conduct themselves in a responsible, courteous, and safe manner.
5. Engaging in unsafe and disruptive conduct by climbing on tables and throwing game-room equipment around the room and at other children.

6. Misusing District game-room equipment and supplies.
7. Damaging District-owned amenity facility property.

This incident involved substantially more than a single minor rules violation. It involved multiple policy violations, unauthorized entry, unsafe conduct, misuse of District equipment, and actual damage to the amenity facility.

The District's policies provide that tenants designated as the beneficial users of a property owner's amenity privileges are subject to all rules and policies applicable to the amenity facilities. The policies further provide that misuse or destruction of District property may result in suspension of amenity privileges, restitution, and further legal action when appropriate.

As a result of these violations, the amenity facility privileges being exercised by the tenant household at 9323 SW Lorenzo Way are immediately suspended effective July 20, 2026. The full length of that suspension will be determined by the Board of Supervisors at its August 23, 2026, meeting. This suspension applies to the tenant household's use of the amenity facilities and is not being issued as a violation against you personally.

This notice does not require any action or response from you. It is being sent so that you are aware of the incident and the suspension associated with your property. You may attend the August 23, 2026, Board of Supervisors meeting should you wish to observe the matter or provide information relevant to the incident.

During the suspension period, the tenants and all other members of their household are prohibited from accessing or using the District's amenity facilities. Attempting to enter during the suspension period, including entering as the guest of another Patron, may constitute an additional violation.

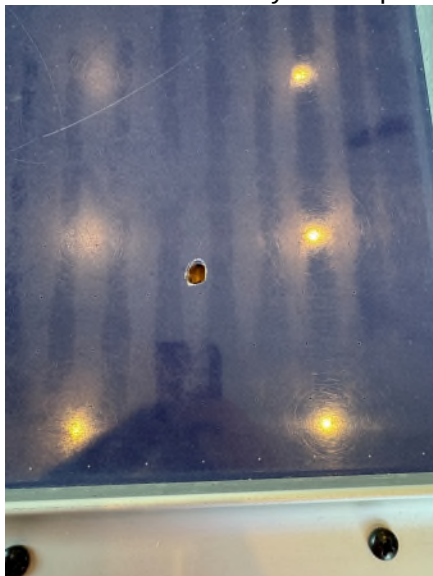
An invoice will also be issued for the cost of repairing the damaged air hockey table. The District reserves all legal and equitable remedies available for losses resulting from the damage to District property.

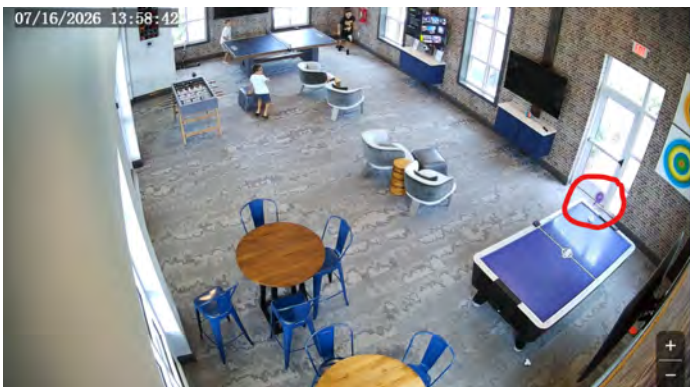
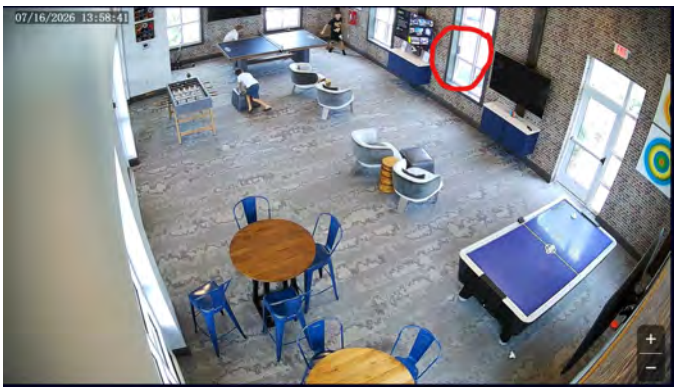
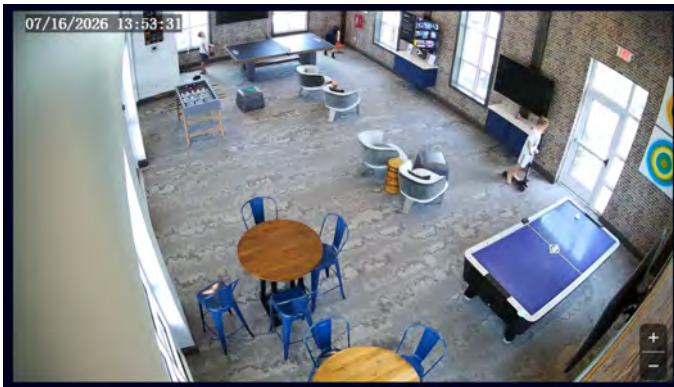
A copy of the violation and suspension notice is being provided directly to the tenants. This correspondence is provided to you as notice only so that you remain informed of matters involving the amenity privileges associated with your property.

Sincerely,

Community Management

Verano #3 Community Development District





Verano #3

Community Development District

5385 N. Nob Hill Road, Sunrise, Florida 33351

Phone: 954-721-8681 - Fax: 954-721-9202

Central Park

NOTICE OF MULTIPLE AMENITY FACILITY POLICY VIOLATIONS AND SUSPENSION OF AMENITY PRIVILEGES

August 5, 2026

Enola Harrison
12381 SE Forli Way
Port St. Lucie, FL 34987
Email: wholeheartnurset@gmail.com

Dear Ms. Harrison:

This letter serves as formal written notice of multiple violations of the Verano #3 Community Development District Amenity Facility Policies involving members of your household and individuals associated with their group.

The incident began on August 3, 2026, at approximately 4:00 p.m. and continued until approximately 3:30 a.m. on August 4, 2026. Members of your household and their group remained at the amenity center well after the facility's posted operating hours.

During this time, individuals in the group were observed consuming alcoholic beverages and smoking at the amenity facility. Additionally, one individual associated with the group vomited on the pool deck. No member of the group attempted to clean the affected area or notify management before leaving the facility.

The documented conduct constitutes multiple separate violations of the District's Amenity Facility Policies, including, but not limited to:

1. Remaining at and using the amenity facility after the posted hours of operation.
2. Accessing or continuing to occupy the amenity facility during non-posted hours.
3. Possessing and consuming alcoholic beverages at the amenity facility.
4. Smoking or using tobacco products at the amenity facility.
5. Failing to conduct themselves in a responsible, courteous, safe, and sanitary manner.
6. Leaving bodily fluids and an unsanitary condition on the pool deck without attempting to clean the area or notifying management.
7. Engaging in conduct that was improper and likely to endanger the welfare, safety, cleanliness, and reputation of the District and its amenity facilities.
8. Failing to accept responsibility for the actions of household members and individuals associated with the group.

This incident involved substantially more than a single minor policy violation. It involved extended after-hours use of the amenity facility, alcohol consumption, smoking, improper conduct, and the creation of an unsanitary condition on the pool deck.

Accordingly, the amenity facility privileges associated with your household are immediately suspended effective August 4, 2026. The intended suspension period is one month, through August 24, 2026, subject to review by the Board of Supervisors at its August 20, 2026, meeting.

At the August 20, 2026, meeting, the Board will review the incident, determine the continuation and full length of the suspension, and consider whether any additional disciplinary action is warranted.

You may attend the August 20, 2026, Board of Supervisors meeting should you wish to contest the suspension or present information concerning the incident.

During the suspension period, you, all members of your household, and the individuals involved in this incident are prohibited from accessing or using the District's amenity facilities. This prohibition includes entering as the guest of another Patron.

Should any of the individuals involved in this incident return to the clubhouse or other District amenity facilities before the suspension has been formally lifted, they will be subject to removal and may be issued a trespass warning prohibiting them from returning to District property. Law enforcement may be contacted as necessary to enforce the trespass warning.

Any attempt to enter or use the amenity facilities during the suspension period may also be treated as an additional violation and may result in further disciplinary action.

Please ensure that all members of your household and the individuals involved understand the seriousness of this matter and comply fully with the suspension.

Sincerely,

Community Management
Verano #3 Community Development District







Photo taken after we started cleaning up

Verano #3 Community Development District

Incident Report

Date of Incident: 7/13/26

Time of Incident: 8:45 Am (am/pm)

Party Involved: Fernando Medeiros **Sex:** Male/Female **Is this person 18 years or older?** Yes/No

If not, name of Parent or Guardian: _____

Mailing Address: 9521 SW Libertas Port St. Lucie 34987

Was local law enforcement called? Yes/No

Description of what happened (include location):

Fernando Medeiros came to the clubhouse to discuss a violation complaint regarding the neighbor across from his home. While I explained the Association's violation process, he became argumentative and repeatedly raised his voice despite being asked several times to lower it.

Fernando then became verbally abusive, using repeated profanity and calling me a "Fucking piece of shit," "fucking worthless," and making statements such as, "What do we pay you for?" He also threw application paperwork toward me onto my desk. When I advised him that I would not process the application while he was behaving in that manner, he continued yelling and using profanity.

As he exited the clubhouse, I attempted to return his paperwork, and he continued yelling insults and profanity toward me. After the incident, I immediately reported the matter to the HOA Board and my FirstService Residential Regional Manager.

Names, phone numbers, and addresses of who witnessed the incident:

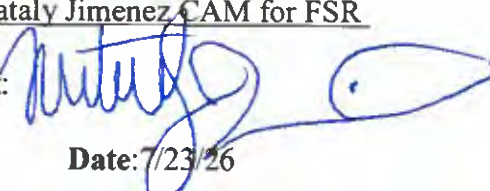
Nataly Jimenez 561.703.4534

Immediately Suspended: Yes/No

If yes, the reason: _____

Recommendation: _____

Name of Staff Member writing this report: Nataly Jimenez CAM for FSR

Signature of Staff Member writing this report: 

Date: 7/23/26

BOARD OF SUPERVISORS MEETING DATES
VERANO #3 COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027

The Board of Supervisors of the Verano #3 Community Development District will hold their regular meetings for the Fiscal Year 2026/2027 at ____AM at the Verano Social Clubhouse, 10291 SW Visconti Way, Port St. Lucie FL, on the third Thursday of each month as follows:

October 15, 2026
November 19, 2026
December 17, 2026
January 21, 2027
February 18, 2027
March 18, 2027
April 15, 2027
May 20, 2027
June 17, 2027
July 15, 2027
August 19, 2027
September 16, 2027

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services, LLC, 5385 North Nob Hill Road, Sunrise, Florida 33351, (954) 721-8681, or on the District's website at <http://www.Verano3cdd.com>. There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Andressa Hinz Philippi, Manager

Public Search Results

In the search results grid, organization names are linked to coordinator contact information. The ⓘ links display the relevant contact information. The coordinator is the person who is responsible for adding/removing individuals from the filer list.

When a form is logged, the status will contain the date received and the message "Form Available Soon". When the Form becomes available online, the Filing Requirement Fulfilled status will have a link to "View Form" for electronic forms and (not available online) for any paper forms.

Section 112.31445, Florida Statutes, requires that all forms filed in the Electronic Financial Disclosure Management System (EFDMS) be posted online. Before being posted online, any information required by law to be maintained as confidential must be redacted. This process is not automated and may take up to five business days.

Export to Excel

COMPLETED

Suborganization

Board of Supervisors

Sort by:

PID

Form Year

Filer Name

Filing Requirement

PID	FORM YEAR	NAME	ORGANIZATION(S)	FILING REQUIREMENT	FILING REQUIREMENT FULFILLED	FILINGS
313849	2025	Luis Carcamo	- Antillia Community Development District - Board of Supervisors ⓘ - Parker Pointe Community Development District - Board of Supervisors ⓘ - Preserve at Savannah Lakes Community Development District - Board of Supervisors ⓘ - Reflection Bay Community Development District - Board of Supervisors ⓘ - Silver Oaks Community Development District - Board of Supervisors ⓘ - Solaeris Community Development District - Board of Supervisors ⓘ - Stellar North Community Development District - Board of Supervisors ⓘ - Verano #3 Community Development District - Board of Supervisors ⓘ - Waterside Community Development District - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✔ Form 1 - 6/29/2026	View Filings
294759	2025	WILLIAM FIFE	- Antillia Community Development District - Board of Supervisors ⓘ - Blackwell Community Development District - Board of Supervisors ⓘ - Cypress Creek Reserve Community Development District - Board of Supervisors ⓘ - Deerbrook Community Development District - Board of Supervisors ⓘ - Deering Park Stewardship - Board of Supervisors ⓘ - Grace Groves Community Development District - Board of Supervisors ⓘ - Hammock Oaks Community Development District - Board of Supervisors ⓘ - Landings Community Development District - Board of Supervisors ⓘ - Lowery Hills Community Development District - Board of Supervisors ⓘ - Malabar Springs Community Development District - Board of Supervisors ⓘ - North Loop Community Development District - Board of Supervisors ⓘ - Parker Pointe Community Development District - Board of Supervisors ⓘ - Post Oak Ranch Community Development District - Board of Supervisors ⓘ - Preserve at Savannah Lakes Community Development District - Board of Supervisors ⓘ - Radiance Community Development District - Board of Supervisors ⓘ - Reflection Bay Community Development District - Board of Supervisors ⓘ - Seminole Palms Community Development District - Board of Supervisors ⓘ - Silver Oaks Community Development District - Board of Supervisors ⓘ - Solaeris Community Development District - Board of Supervisors ⓘ - Stellar North Community Development District - Board of Supervisors ⓘ - Twisted Oaks Pointe Community Development District - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✔ Form 1 - 6/23/2026	View Filings

1-6 of 6

Rows per page: 25

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PID	FORM YEAR	NAME ^	ORGANIZATION(S)	FILING REQUIREMENT	FILING REQUIREMENT FULFILLED	FILINGS
			- Verano #3 Community Development District - Board of Supervisors ⓘ - Waterside Community Development District - Board of Supervisors ⓘ - Waypointe Community Development District - Board of Supervisors ⓘ - West Port Community Development District - Board of Supervisors ⓘ - West Port East Community Development District - Board of Supervisors ⓘ - Winding Oaks Community Development District - Board of Supervisors ⓘ - Woodland Preserve Community Development District - Board of Supervisors ⓘ			
307680	2025	Josh Hoot	- Verano #4 Community Development District - Board of Supervisors ⓘ - Verano #5 Community Development District - Board of Supervisors ⓘ - Verano Center Community Development District - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✓ Form 1 - 6/15/2026	View Filings
277300	2025	Jon Seifel	- Antillia Community Development District - Board of Supervisors ⓘ - Parker Pointe Community Development District - Board of Supervisors ⓘ - Preserve at Savannah Lakes Community Development District - Board of Supervisors ⓘ - Reflection Bay Community Development District - Board of Supervisors ⓘ - Silver Oaks Community Development District - Board of Supervisors ⓘ - Solaeris Community Development District - Board of Supervisors ⓘ - Stellar North Community Development District - Board of Supervisors ⓘ - Verano #3 Community Development District - Board of Supervisors ⓘ - Waterside Community Development District - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✓ Form 1 - 6/19/2026	View Filings
277160	2025	Timothy Brian Smith	- Antillia Community Development District - Board of Supervisors ⓘ - Malabar Springs Community Development District - Board of Supervisors ⓘ - Parker Pointe Community Development District - Board of Supervisors ⓘ - Radiance Community Development District - Board of Supervisors ⓘ - Reflection Bay Community Development District - Board of Supervisors ⓘ - Seminole Palms Community Development District - Board of Supervisors ⓘ - Stellar North Community Development District - Board of Supervisors ⓘ - Verano #3 Community Development District - Board of Supervisors ⓘ - Waypointe Community Development District - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✓ Form 1 - 6/29/2026	View Filings
261364	2025	Darren Michael Weimer PE	- Verano #2 Community Development District - Board of Supervisors ⓘ - Verano #3 Community Development District - Board of Supervisors ⓘ - Verano Center Community Development District - Board of Supervisors ⓘ	Form 1 with COE ⓘ	✓ Form 1 - 8/12/2026	View Filings
1-6 of 6			Rows per page:		<< < 1 > >>	

[Back](#)



Memorandum

To: Verano #3 Board of Supervisors

From: District Management

Date: August 20, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2025 legislative session. Starting on October 1, 2025, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2026), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2026 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives and Annual Reporting Form

Verano #3 Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisors meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually, as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☒ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☒ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date, as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☒ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☒ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☒ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☒ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☒ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☒ No ☐

Chair/Vice Chair:_____

Print Name:_____

Verano #3 Community Development District

Date:_____

District Manager:_____

Print Name:_____

Verano #3 Community Development District

Date:_____



Memorandum

To: Verano #3 Board of Supervisors

From: District Management

Date: August 20, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2026 legislative session. Starting on October 1, 2026, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2027), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2027 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives and Annual Reporting Form

Verano #3 Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Verano#3 Community Development District

District Manager: _____

Date: _____

Print Name: _____

Verano#3 Community Development District

Verano #3
COMMUNITY DEVELOPMENT DISTRICT

Check Register

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
4/1 - 4/30/26	559-575	\$82,719.92
5/1 - 5/31/26	576-598	\$65,760.91
6/1 - 6/30/26	599-624	\$252,397.41
7/1 - 7/31/26	625-638	\$64,281.53
TOTAL CHECKS		\$465,159.77
<i>Date</i>	<i>ACH</i>	<i>Amount</i>
4/1 - 4/30/26	80024-80026	\$10,715.15
5/1 - 5/31/26	80027-80030	\$11,458.84
6/1 - 6/30/26	80031-80033	\$9,467.74
7/1 - 7/31/26	80034-80036	\$9,015.71
TOTAL ACH		\$40,657.44
TOTAL		\$505,817.21

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
4/02/26	00061	3/23/26 9745	202603 320-57200-34550		*	1,080.00	
		SECURITY 3/14-3/22/26		ALL FLORIDA SECURITY SERVICES, INC.			1,080.00 000559
4/02/26	00034	4/01/26 28	202604 320-57200-34000		*	5,825.00	
		APR 26- FIELD MGMT					
		4/01/26 28	202604 320-57200-45300		*	6,333.33	
		APR 26- JANITORIAL		CALM IV			12,158.33 000560
4/02/26	00014	3/27/26 11135400	202603 320-57200-34100		*	1,083.00	
		COORD LIFEST 3/07-3/20/26		FIRSTSERVICE RESIDENTIAL			1,083.00 000561
4/02/26	00001	4/01/26 253	202604 310-51300-31300		*	459.42	
		APR 26 - DISSEMINATION					
		4/01/26 253	202604 310-51300-35100		*	68.92	
		APR 26 - WEBSITE ADMIN		GOVERNMENTAL MANAGEMENT SERVICES -			528.34 000562
4/02/26	00037	3/16/26 21489	202604 320-57200-34500		*	100.00	
		RP SVC PLAN-ADDENDUM AGMT		SAFETOUCH			100.00 000563
4/09/26	00061	3/30/26 9762	202604 320-57200-34550		*	1,080.00	
		SECURITY 3/28-4/05/26		ALL FLORIDA SECURITY SERVICES, INC.			1,080.00 000564
4/09/26	00048	3/31/26 114	202603 320-57200-49400		*	50.00	
		BINGO PRIZES					
		3/31/26 114	202603 320-57200-49400		*	15.00	
		2026 PLAYING CARDS					
		3/31/26 114	202603 320-57200-49400		*	5.99	
		MOVIE					
		3/31/26 114	202603 320-57200-49400		*	55.39	
		PANERA BAGELS					
		3/31/26 114	202603 320-57200-49400		*	69.78	
		FRUIT & MUFFIN PLATTER					
		3/31/26 114	202603 320-57200-49400		*	90.13	
		SNACKS & BREAKFAST ITEMS					
		3/31/26 114	202603 320-57200-49400		*	646.99	
		BOUNCE HOUSE					
		3/31/26 114	202603 320-57200-49400		*	39.99	
		FRUIT PLATTER					
		3/31/26 114	202603 320-57200-49400		*	30.88	
		ESSENTIAL OILS					

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
		3/31/26	114	202603 320-57200-49400		*	84.00		
			DEPOSIT	FOR FACE PAINTER	CENTRAL PARK HOA			1,088.15	000565
4/09/26	00079	4/03/26	417770	202604 320-53800-46700		*	14,488.52		
			50% DEPOSIT	SIGNAGE	ONSIGHT INDUSTRIES, LLC			14,488.52	000566
4/09/26	00025	3/16/26	74954	202603 320-57200-34501		*	972.55		
			200 LOGO	KEY FOBS	RAMCO PROTECTIVE			972.55	000567
4/09/26	00027	4/03/26	26330401	202604 320-57200-46400		*	2,350.00		
			APR 26 -	POOL SERVICE	SANDY GORDON, INC			2,350.00	000568
4/22/26	00061	4/13/26	9787	202604 320-57200-34550		*	1,215.00		
			SECURITY	4/05-4/19/26	ALL FLORIDA SECURITY SERVICES, INC.			1,215.00	000569
4/22/26	00021	4/01/26	INV-0030	202603 320-57200-45300		*	2,600.00		
			CLEANING	3/1-3/31/26	CHARLES CLEANING SERVICES LLC			2,600.00	000570
4/22/26	00014	3/21/26	11141212	202603 320-57200-34100		*	1,110.90		
			COORD LIFEST	3/21-4/03/26	FIRSTSERVICE RESIDENTIAL			1,110.90	000571
4/22/26	00012	10/30/25	25193	202510 320-53800-46260		*	3,350.00		
			3" MASTER	VALVE RPLC		*			
		4/01/26	12079	202604 320-53800-46200		*	14,543.75		
			APR 26 -	LAWN MAINTENANCE		*			
		4/01/26	12108	202604 320-53800-46200		*	12,200.00		
			APR 26 -	LAWN MAINT CP G2		*			
		4/01/26	12111	202604 320-57200-46200		*	6,650.00		
			APR 26 -	C.PK AMENITY MNT		*			
		4/10/26	12122	202604 320-53800-46250		*	2,575.00		
			RMV/DISP	DEAD PALM	FLORIDA EXOTIC LANDSCAPING CO INC			39,318.75	000572
4/22/26	00016	4/15/26	196723	202604 320-53800-46280		*	596.38		
			EVALUATE &	NECESSARY REPS	HOOVER PUMPING SYSTEMS			596.38	000573
4/22/26	00037	4/01/26	21585	202606 320-57200-34500		*	600.00		
			JUN 26 -	VIDEO MON CLUBH	SAFETOUGH			600.00	000574

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
4/22/26	00027	2/02/26 26330201	202602 320-57200-46400		*	2,350.00	
		FEB 26 - POOL SERVICE		SANDY GORDON, INC			2,350.00 000575

TOTAL FOR BANK A						82,719.92	

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
4/22/26	00039	3/24/26 FEB 26	202602 320-57200-43100		*	13.09	
		FOUNTAIN 2/12-3/16/26					
		3/24/26 FEB 26	202602 320-57200-43100		*	335.78	
		AMENITY 2/12-3/16/26					
		3/24/26 FEB 26	202602 320-57200-43100		*	212.61	
		POOL 2/12-3/16/26					
CITY OF PORT ST. LUCIE (AUTOPAY)							561.48 080024
4/22/26	00007	4/09/26 MAR 26	202603 320-53800-43100		*	1,026.49	
		IRRIG 3/11-4/09/26					
		4/09/26 MAR 26	202603 320-53800-43100		*	1,128.98	
		IRRIG 3/11-4/09/26					
		4/09/26 MAR 26	202603 320-53800-43001		*	33.85	
		MONUMENT 3/11-4/09/26					
		4/09/26 MAR 26	202603 320-53800-43001		*	33.46	
		MONUMENT 3/11-4/09/26					
		4/09/26 MAR 26	202603 320-53800-43000		*	1,185.68	
		FOUNTAIN 3/11-4/09/26					
		4/09/26 MAR 26	202603 320-53800-43000		*	5,528.51	
		SL 3/11-4/09/26					
		4/09/26 MAR 26	202603 320-57200-43000		*	979.59	
		AMENITY 3/11-4/09/26					
FPL AUTO PAY							9,916.56 080025
4/27/26	00022	4/01/26 FCCFL261	202604 320-57200-43300		*	237.11	
		APR 26- MO/DISP FEE					
FCC ENVIRONMENTAL SERVICES AUTO PAY							237.11 080026
TOTAL FOR BANK Z						10,715.15	
TOTAL FOR REGISTER						93,435.07	

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
5/06/26	00061	4/27/26 9809	202604 320-57200-34550		*	1,080.00	
		SECURITY 4/25-5/03/26		ALL FLORIDA SECURITY SERVICES, INC.			1,080.00 000576
5/06/26	00034	5/01/26 32	202605 320-57200-34000		*	5,825.00	
		MAY 26- FIELD MGMT	202605 320-57200-45300		*	6,333.33	
		5/01/26 32	202605 320-57200-34000		*	650.91	
		MAY 26- JANITORIAL			*	726.37	
		5/01/26 32	202605 320-57200-34000				
		MILEAGE					
		5/01/26 32	202605 320-57200-34000				
		MILEAGE					
				CALM IV			13,535.61 000577
5/06/26	00053	4/01/26 0126300-	202604 320-57200-34501		*	229.50	
		SERVICE 4/26-6/26		GOULDIN TECHNOLOGIES LLC			229.50 000578
5/06/26	00014	4/24/26 11143301	202604 320-57200-34100		*	1,050.90	
		COORD LIFEST 4/4-4/17/26		FIRSTSERVICE RESIDENTIAL			1,050.90 000579
5/06/26	00012	4/22/26 12177	202604 320-53800-46260		*	402.50	
		IRRIGATION VALVE REPAIR		FLORIDA EXOTIC LANDSCAPING CO INC			402.50 000580
5/06/26	99999	5/06/26 VOID	202605 000-00000-00000		C	.00	
		VOID CHECK		*****INVALID VENDOR NUMBER*****			.00 000581
5/06/26	00001	5/01/26 254	202605 310-51300-31300		*	459.42	
		MAY 26 - DISSEMINATION	202605 310-51300-35100		*	68.92	
		5/01/26 254	202605 320-57200-46910		*	57.50	
		MAY 26 - WEBSITE ADMIN			*	79.33	
		5/01/26 254	202605 320-53800-46950		*	1,845.68	
		GAS CARD MAINT GOLF CART			*	562.90	
		5/01/26 254	202605 320-53800-46700		*	81.19	
		CROWD CONTROL BARRIER			*	174.05	
		5/01/26 254	202605 320-57200-46100				
		DOG WASTE STATIONS					
		5/01/26 254	202605 320-57200-46100				
		SPEED LIMIT SIGNS					
		5/01/26 254	202605 320-57200-46100				
		JANITORIAL SUPPLIES					
		5/01/26 254	202605 320-57200-46100				
		NO SMOKING SIGNS/JANITOR					

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
		5/01/26 254	202605 320-57200-46910		*	182.57	
		AC FILTERS					
		5/01/26 254	202605 320-57200-46100		*	74.21	
		CONCRETE AND GRAVEL					
		5/01/26 254	202605 320-57200-46100		*	110.72	
		WET/DRY VAC					
		5/01/26 254	202605 320-53800-46900		*	297.44	
		GRAVEL SUPPLIES DOG STN					
		5/01/26 254	202605 320-53800-46910		*	40.60	
		MIRRORS FOR GOLF CART					
		5/01/26 254	202605 320-53800-46900		*	1,845.68	
		DOG WASTE STATION					
		5/01/26 254	202605 320-53800-46900		*	28.27	
		AUGER BIT DOG WASTE INST					
		5/01/26 254	202605 320-57200-46100		*	47.99	
		ANTISLIP DECKING STRIPS					
		5/01/26 254	202605 320-53800-46000		*	1,064.30	
		UTILITY TRAILER MAINT					
		5/01/26 254	202605 320-53800-46000		*	47.16	
		TRAILER LOCK BUNGIE CORDS					
		5/01/26 254	202605 320-57200-46100		*	86.14	
		NON SLIP DECKING STRIPS					
		5/01/26 254	202605 320-57200-46100		*	151.94	
		CONCRETE/JANITORIAL SUPP					
			GOVERNMENTAL MANAGEMENT SERVICES -				7,306.01 000582
5/06/26 00025		4/29/26 75922	202604 320-57200-34500		*	5,987.50	
		RPLC EPM TENNIS GATES					
			RAMCO PROTECTIVE				5,987.50 000583
5/06/26 00027		5/03/26 26330501	202605 320-57200-46400		*	2,350.00	
		MAY 26 - POOL SERVICE					
			SANDY GORDON, INC				2,350.00 000584
5/08/26 00080		5/06/26 32683	202605 320-57200-46100		*	1,450.00	
		COMM DOOR CLOSER					
			JDM LEADS LLC				1,450.00 000585
5/12/26 00081		1/17/26 REFUND D	202605 300-22000-10000		*	250.00	
		REF DEPOSIT R GUSTAVE					
			ROMARLIE GUSTAVE				250.00 000586
5/12/26 00031		3/05/26 REIMBURS	202603 320-57200-45300		*	218.15	
		PAPERTOWELS					
			MATTHEW HANS				218.15 000587
			MR3 --VERANO #3-- NMARINO				

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
5/12/26	00082	4/13/26 REFUND D 202605 300-22000-10000 REF DEPOSIT MERITAGE HOME		MERITAGE HOMES	*	250.00	250.00 000588
5/12/26	00083	5/02/26 REF DEPO 202605 300-22000-10000 REF DEPOSIT N SCERBO		NICHOLAS J SCERBO	*	250.00	250.00 000589
5/20/26	00061	5/11/26 9815 202605 320-57200-34550 SECURITY 5/09-5/17/26		ALL FLORIDA SECURITY SERVICES, INC.	*	1,080.00	1,080.00 000590
5/20/26	00021	5/01/26 INV-0042 202604 320-57200-45300 CLEANING 4/1-4/30/26		CHARLES CLEANING SERVICES LLC	*	2,600.00	2,600.00 000591
5/20/26	00084	4/15/26 1038902 202604 320-53800-46350 APR 26 - MOSQUITO MGMT		CLARKE ENVIRONMENTAL MOSQUITO MGMT	*	3,696.50	3,696.50 000592
5/20/26	00014	5/08/26 11149083 202604 320-57200-34100 COORD LIFEST 4/18-5/1/26		FIRSTSERVICE RESIDENTIAL	*	1,195.50	1,195.50 000593
5/20/26	00048	4/30/26 115 202604 320-57200-49400 SUMMER PARTY SUPPLIES			*	121.56	
		4/30/26 115 202604 320-57200-49400 SUMMER PARTY SUPPLIES			*	23.19	
		4/30/26 115 202604 320-57200-49400 BINGO PRIZES			*	60.00	
		4/30/26 115 202604 320-57200-49400 SUMMER PARTY SUPPLIES			*	79.25	
		4/30/26 115 202604 320-57200-49400 SUMMER PARTY SUPPLIES			*	45.55	
		4/30/26 115 202604 320-57200-49400 FACE PAINTER			*	366.00	
		4/30/26 115 202604 320-57200-49400 SNACKS & REFRESHMENTS			*	88.72	
		4/30/26 115 202604 320-57200-49400 SUMMER PARTY SUPPLIES			*	14.71	
		4/30/26 115 202604 320-57200-49400 SUMMER PARTY SUPPLIES			*	36.37	
				CENTRAL PARK HOA			835.35 000594
5/20/26	00012	5/01/26 12214 202605 320-53800-46200 MAY 26 - LAWN MAINTENANCE		FLORIDA EXOTIC LANDSCAPING CO INC	*	14,543.75	14,543.75 000595

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
5/20/26	00058	4/28/26 11530	202604 320-53800-46000	DRAINAGE INST LIFT STN	*	5,399.64	
				FLORIDA IRRIGATION SERVICES			5,399.64 000596
5/20/26	00037	5/01/26 21704	202607 320-57200-34500	JUL 26 - VIDEO MON CLUBH	*	600.00	
				SAFETOUCH			600.00 000597
5/22/26	00080	5/15/26 32727	202605 320-57200-46100	FINAL COMM DOOR CLOSER	*	1,450.00	
				JDM LEADS LLC			1,450.00 000598
TOTAL FOR BANK A						65,760.91	

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
5/12/26	00039	4/28/26 MARCH	202605 320-57200-43100		*	13.09	
		FOUNTAIN 3/16-4/16/26					
		4/28/26 MARCH	202605 320-57200-43100		*	223.78	
		AMENITY 3/16-4/16/26					
		4/28/26 MARCH	202605 320-57200-43100		*	137.19	
		POOL 3/16-4/16/26					
CITY OF PORT ST. LUCIE (AUTOPAY)							374.06 080027
5/12/26	00022	5/01/26 1028599	202605 320-57200-43300		*	237.11	
		MAY 26- DUMPSTER/MO DISP					
FCC ENVIRONMENTAL SERVICES AUTO PAY							237.11 080028
5/12/26	00024	6/30/26 56-60-25	202605 320-57200-54000		*	325.00	
		POOL PERMIT					
		6/30/26 56-60-25	202605 320-57200-54000		*	200.00	
		POOL PERMIT FOUNTAINS					
		6/30/26 56-60-25	202605 320-57200-54000		*	.35	
		PMT FEE					
FLORIDA DEPARTMENT OF HEALTH							525.35 080029
5/20/26	00007	5/11/26 APR 26	202604 320-53800-43100		*	1,096.04	
		IRRIG 4/09-5/11/26					
		5/11/26 APR 26	202604 320-53800-43100		*	1,345.40	
		IRRIG 4/09-5/11/26					
		5/11/26 APR 26	202604 320-53800-43001		*	33.85	
		MONUMENT 4/09-5/11/26					
		5/11/26 APR 26	202604 320-53800-43001		*	33.61	
		MONUMENT 4/09-5/11/26					
		5/11/26 APR 26	202604 320-53800-43000		*	1,329.27	
		FOUNTAIN 4/09-5/11/26					
		5/11/26 APR 26	202604 320-53800-43000		*	5,528.51	
		SL 4/09-5/11/26					
		5/11/26 APR 26	202604 320-57200-43000		*	955.64	
		AMENITY 4/09-5/11/26					
FPL AUTO PAY							10,322.32 080030
TOTAL FOR BANK Z						11,458.84	
TOTAL FOR REGISTER						77,219.75	

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
6/03/26	00061	6/01/26 9842	202605 320-57200-34550		*	1,080.00	
		SECURITY 5/23-5/31/26		ALL FLORIDA SECURITY SERVICES, INC.			1,080.00 000599
6/03/26	00084	5/15/26 1039166	202605 320-53800-46350		*	3,696.50	
		MAY 26 - MOSQUITO MGMT		CLARKE ENVIRONMENTAL MOSQUITO MGMT			3,696.50 000600
6/03/26	00014	5/22/26 11150258	202605 320-57200-34100		*	1,101.90	
		COORD LIFEST 5/2-5/15/26		FIRSTSERVICE RESIDENTIAL			1,101.90 000601
6/03/26	00012	5/01/26 12324	202605 320-53800-46200		*	12,200.00	
		MAY 26 -LAWN MAINT CP G2					
		5/01/26 12325	202605 320-57200-46200		*	6,650.00	
		MAY 26 - C.PK AMENITY MNT		FLORIDA EXOTIC LANDSCAPING CO INC			18,850.00 000602
6/03/26	00001	6/01/26 255	202606 310-51300-31300		*	459.42	
		JUN 26 - DISSEMINATION					
		6/01/26 255	202606 310-51300-35100		*	68.92	
		JUN 26 - WEBSITE ADMIN		GOVERNMENTAL MANAGEMENT SERVICES -			528.34 000603
6/10/26	00061	5/18/26 9846	202605 320-57200-34550		*	405.00	
		SECURITY 5/23					
		6/08/26 9860	202606 320-57200-34550		*	1,080.00	
		SECURITY 6/06-6/14/26		ALL FLORIDA SECURITY SERVICES, INC.			1,485.00 000604
6/10/26	00034	6/01/26 36	202606 320-57200-34000		*	5,825.00	
		JUN 26 - FIELD MGMT					
		6/01/26 36	202606 320-57200-45300		*	6,333.33	
		JUN 26 - JANITORIAL					
		6/01/26 36	202606 320-57200-34000		*	1,408.73	
		MILEAGE		CALM IV			13,567.06 000605
6/10/26	00027	6/04/26 26330601	202606 320-57200-46400		*	2,350.00	
		JUN 26 - POOL SERVICE					
		6/04/26 26330602	202606 320-57200-46500		*	378.58	
		3 MONTH ALGAECIDE		SANDY GORDON, INC			2,728.58 000606
6/12/26	00085	6/12/26 REFUND D	202606 300-22000-10000		*	250.00	
		REFUND DEPOSIT A JAMES		ANGELA JAMES			250.00 000607

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
6/24/26	00061	6/22/26 9878	202606 320-57200-34550		*	1,080.00	
		SECURITY 6/20-6/28/26		ALL FLORIDA SECURITY SERVICES, INC.			1,080.00 000608
6/24/26	00021	5/31/26 INV-0045	202605 320-57200-45300		*	2,600.00	
		CLEANING 5/1-5/31/26		CHARLES CLEANING SERVICES LLC			2,600.00 000609
6/24/26	00014	6/05/26 11155648	202605 320-57200-34100		*	1,200.00	
		COORD LIFEST 5/16-5/26/26		FIRSTSERVICE RESIDENTIAL			1,200.00 000610
6/24/26	00048	5/31/26 116	202605 320-57200-49400		*	10.70	
		MEASURING CUPS			*	17.12	
		5/31/26 116	202605 320-57200-49400		*	199.65	
		WATER			*	100.00	
		5/31/26 116	202605 320-57200-49400		*	53.49	
		SUMMER PARTY SUPPLIES			*	19.65	
		5/31/26 116	202605 320-57200-49400		*	106.95	
		SUMMER PARTY GAME SUPP					
		5/31/26 116	202605 320-57200-49400		*		
		VOLLEYBALL NET					
		5/31/26 116	202605 320-57200-49400		*		
		ICE FOR COOLER					
		5/31/26 116	202605 320-57200-49400		*		
		GENERATOR BOUNCE HOUSE		CENTRAL PARK HOA			507.56 000611
6/24/26	00012	6/01/26 12315	202606 320-53800-46200		*	14,543.75	
		JUN 26 - LAWN MAINTENANCE			*	12,200.00	
		6/01/26 12323	202606 320-53800-46200		*	6,650.00	
		JUN 26-LAWN MAINT CP G2					
		6/01/26 12326	202606 320-57200-46200		*		
		JUN 26 - C.PK AMENITY MNT		FLORIDA EXOTIC LANDSCAPING CO INC			33,393.75 000612
6/24/26	00006	6/19/26 11156720	202605 320-57200-34100		*	1,140.00	
		COORD LIFEST 5/30-6/12/26			V	1,140.00-	
		6/19/26 11156720	202605 320-57200-34100				
		COORD LIFEST 5/30-6/12/26		GRAU AND ASSOCIATES			.00 000613
6/24/26	00037	6/01/26 21853	202606 320-57200-34500		*	600.00	
		JUN 26 - VIDEO MON CLUBH		SAFETOUGH			600.00 000614

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
6/24/26	00086	6/17/26 14591	202606 320-53800-46000 SWIVEL LGT MOUNT PHOTOCCL	VETERANS AIR AND ELECTRIC DBA	*	189.00	189.00 000615
6/24/26	00014	6/19/26 11156720	202605 320-57200-34100 COORD LIFEST 5/30-6/12/26	FIRSTSERVICE RESIDENTIAL	*	1,140.00	1,140.00 000616
6/30/26	00053	7/01/26 0132057-	202607 320-57200-34501 SERVICE 7/26-9/26	GOULDIN TECHNOLOGIES LLC	*	229.50	229.50 000617
6/30/26	00084	6/15/26 1039568	202606 320-53800-46350 JUN 26 - MOSQUITO MGMT	CLARKE ENVIRONMENTAL MOSQUITO MGMT	*	3,696.50	3,696.50 000618
6/30/26	00012	6/18/26 12384	202606 320-53800-46250 RPLC PLANTS DUE TO FREEZE	FLORIDA EXOTIC LANDSCAPING CO INC	*	143,990.50	143,990.50 000619
6/30/26	00008	6/25/26 4180	202605 310-51300-31200 SERIES 2021 05/05/26	LLS TAX SOLUTIONS INC	*	550.00	550.00 000620
6/30/26	00079	6/11/26 453194	202606 320-53800-46700 FINAL SIGNAGE	ONSIGHT INDUSTRIES, LLC	*	14,488.53	14,488.53 000621
6/30/26	00087	5/21/26 68204	202605 320-57200-46500 INST 4 UV BULBS	TIDAL WAVE POOLS, INC	*	125.00	125.00 000622
6/30/26	00009	6/25/26 23548700	202606 310-51300-32300 SERIES 2021 6/1-5/31/27	U.S. BANK	*	4,444.69	4,444.69 000623
6/30/26	00088	6/29/26 32849	202606 320-57200-46100 50% INTERIOR LOCK PUSH BA	JDM LEADS LLC	*	875.00	875.00 000624
TOTAL FOR BANK A						252,397.41	

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
6/24/26	00039	5/26/26 APR 26	202604 320-57200-43100		*	13.09	
		FOUNTAIN 4/16-5/19/26					
		5/26/26 APR 26	202604 320-57200-43100		*	291.28	
		AMENITY 4/16-5/19/26					
		5/26/26 APR 26	202604 320-57200-43100		*	991.95	
		POOL 4/16-5/19/26					
CITY OF PORT ST. LUCIE (AUTOPAY)							1,296.32 080031
6/24/26	00022	6/01/26 FCCFL/26	202606 320-57200-43300		*	237.11	
		JUN 26- DUMPSTER/MO DISP					
FCC ENVIRONMENTAL SERVICES AUTO PAY							237.11 080032
6/29/26	00007	6/10/26 MAY	202605 320-53800-43100		*	1,199.83	
		IRRIG 5/11-6/10/26					
		6/10/26 MAY	202605 320-53800-43001		*	33.69	
		MONUMENT 5/11-6/10/26					
		6/10/26 MAY	202605 320-53800-43001		*	30.55	
		MONUMENT 5/11-6/10/26					
		6/10/26 MAY	202605 320-53800-43000		*	5,422.01	
		SL 5/11-6/10/26					
		6/10/26 MAY	202605 320-57200-43000		*	1,248.23	
		AMENITY 5/11-6/10/26					
FPL AUTO PAY							7,934.31 080033
TOTAL FOR BANK Z						9,467.74	
TOTAL FOR REGISTER						261,865.15	

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
7/07/26	00061	7/06/26 9899	202607 320-57200-34550		*	1,215.00	
			SECURITY 7/04-7/12/26				
				ALL FLORIDA SECURITY SERVICES, INC.			1,215.00 000625
7/07/26	00014	7/03/26 11160806	202606 320-57200-34100		*	1,218.60	
			COORD LIFEST 6/13-6/26/26				
				FIRSTSERVICE RESIDENTIAL			1,218.60 000626
7/07/26	00048	6/30/26 117	202606 320-57200-49400		*	50.00	
			BINGO PRIZES				
		6/30/26 117	202606 320-57200-49400		*	50.94	
			SNACKS				
		6/30/26 117	202606 320-57200-49400		*	10.00	
			BINGO PRIZES				
		6/30/26 117	202606 320-57200-49400		*	32.10	
			TUBS FOR WATER BALLOONS				
		6/30/26 117	202606 320-57200-49400		*	24.59	
			HOSE SPLITTER				
		6/30/26 117	202606 320-57200-49400		*	131.11	
			SNACKS & WATER BALLOONS				
		6/30/26 117	202606 320-57200-49400		*	80.12	
			WATER BALLOONS				
		6/30/26 117	202606 320-57200-49400		*	75.85	
			SUMMER PARTY SUPPLIES				
		6/30/26 117	202606 320-57200-49400		*	104.04	
			SLIME MAKING SUPPLIES				
		6/30/26 117	202606 320-57200-49400		*	379.25	
			DJ SVC SUMMER PARTY EVENT				
				CENTRAL PARK HOA			938.00 000627
7/07/26	99999	7/07/26 VOID	202607 000-00000-00000		C	.00	
			VOID CHECK				
				*****INVALID VENDOR NUMBER*****			.00 000628
7/07/26	00001	7/01/26 256	202607 310-51300-31300		*	459.42	
			JUL 26 - DISSEMINATION				
		7/01/26 256	202607 310-51300-35100		*	68.92	
			JUL 26 - WEBSITE ADMIN				
		7/01/26 256	202607 320-53800-46000		*	57.78	
			TRASH CAN & WTR SHUT OFF				
		7/01/26 256	202607 320-53800-46300		*	30.73	
			FIRE ANT KILLER				
		7/01/26 256	202607 320-57200-46100		*	22.94	
			AA BATTERIES				
		7/01/26 256	202607 320-57200-45300		*	51.51	
			PPR TWLS/JANITORIAL SUPP				

MR3 --VERANO #3-- NMARINO

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	...
		7/01/26	256	202607	320	57200	-46000			*	160.29		
			JANITORIAL SUPPLIES										
		7/01/26	256	202607	320	53800	-46000			*	18.11		
			GAS MAINT GOLF CART										
		7/01/26	256	202607	320	53800	-46300			*	143.75		
			EMERG LOCK REPAIR										
		7/01/26	256	202607	320	53800	-46000			*	135.84		
			FIRE ANT KILLER										
		7/01/26	256	202607	320	53800	-46000			*	61.85		
			GATE REPAIR SUPPLIES										
		7/01/26	256	202607	320	53800	-46000			*	182.56		
			MAINT SUPPLIES										
		7/01/26	256	202607	320	53800	-46000			*	32.98		
			MAINT SUPPLIES										
		7/01/26	256	202607	320	57200	-46100			*	99.27		
			CORK BULLETIN BOARD										
									GOVERNMENTAL MANAGEMENT SERVICES -			1,525.95	000629
7/07/26	00027	7/03/26	26330701	202607	320	57200	-46400			*	2,350.00		
			JUL 26 - POOL SERVICE										
									SANDY GORDON, INC			2,350.00	000630
7/15/26	00034	7/01/26	40	202607	320	57200	-34000			*	5,825.00		
			JUL 26- FIELD MGMT										
		7/01/26	40	202607	320	57200	-45300			*	6,333.33		
			JUL 26- JANITORIAL										
									CALM IV			12,158.33	000631
7/15/26	00016	7/01/26	198431	202607	320	53800	-46280			*	5,180.00		
			1YR AGREE CNTRL PK POD G1										
									HOOVER PUMPING SYSTEMS			5,180.00	000632
7/15/26	00088	7/13/26	32895	202607	320	57200	-46100			*	875.00		
			FINAL INT LOCK PUSH BAR										
									JDM LEADS LLC			875.00	000633
7/22/26	00021	7/01/26	0058	202606	320	57200	-45300			*	2,600.00		
			CLUBH CLEANING 6/1-6/30										
									CHARLES CLEANING SERVICES LLC			2,600.00	000634
7/22/26	00012	6/30/26	12455	202607	320	57200	-46200			*	6,650.00		
			JUL 26- LWAN MAINT										
		6/30/26	12457	202607	320	53800	-46200			*	12,200.00		
			JUL 26- LAWN MAINT										
		7/01/26	12447	202607	320	53800	-46200			*	14,543.75		
			JUL 26- LAWN MAINT										
									FLORIDA EXOTIC LANDSCAPING CO INC			33,393.75	000635
									MR3 --VERANO #3-- NMARINO				

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
7/22/26	00037	7/01/26 21986 JUL 26 - VIDEO MON CLUBH	202607 320-57200-34500	SAFETOUCH	*	600.00	600.00 000636
7/24/26	00061	7/20/26 9925 SECURITY 7/18/26	202607 320-57200-34550		*	270.00	
		7/20/26 9925 SECURITY 7/19/26	202607 320-57200-34550		*	270.00	
		7/20/26 9925 SECURITY 7/25/26	202607 320-57200-34550		*	270.00	
		7/20/26 9925 SECURITY 7/26/26	202607 320-57200-34550		*	270.00	
			ALL FLORIDA SECURITY SERVICES, INC.				1,080.00 000637
7/24/26	00014	7/17/26 1164522 COORD LIFEST 6/27-7/10/26	202607 320-57200-34100	FIRSTSERVICE RESIDENTIAL	*	1,146.90	1,146.90 000638
TOTAL FOR BANK A						64,281.53	

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
7/22/26	00039	6/23/26 MAY FOUNTAIN 5/19-6/15/26	202605 320-57200-43100		*	13.09	
		6/23/26 MAY AMENITY 5/19-6/15/26	202605 320-57200-43100		*	331.78	
		6/23/26 MAY POOL 5/19-6/15/26	202605 320-57200-43100		*	665.13	
CITY OF PORT ST. LUCIE (AUTOPAY)							1,010.00 080034
7/22/26	00022	7/01/26 1037160 JUL 26- DUMPSTER/DISPOSAL	202607 320-57200-43300		*	237.11	
FCC ENVIRONMENTAL SERVICES AUTO PAY							237.11 080035
7/22/26	00007	7/10/26 JUNE IRRIGATION 6/10-7/10/26	202606 320-53800-43100		*	989.66	
		7/10/26 JUNE MONUMENT 6/10-7/10/26	202606 320-53800-43001		*	33.69	
		7/10/26 JUNE MONUMENT 6/10-7/10/26	202606 320-53800-43001		*	33.51	
		7/10/26 JUNE SL 6/10-7/10/26	202606 320-53800-43000		*	5,528.51	
		7/10/26 JUNE AMENITY 6/10-7/10/26	202606 320-57200-43000		*	1,183.23	
FPL AUTO PAY							7,768.60 080036
TOTAL FOR BANK Z						9,015.71	
TOTAL FOR REGISTER						73,297.24	

Verano #3
Community Development District

Unaudited Financial Reporting
July 31, 2026



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Verano #3
Community Development District
Combined Balance Sheet
July 31, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 16,941	\$ -	\$ -	\$ 16,941
<u>Investments:</u>				
State Board of Administration (SBA)	988,873	-	-	988,873
Series 2021				
Reserve	-	269,116	-	269,116
Revenue	-	227,390	-	227,390
Master Acquisition	-	-	27,078	27,078
Acquisiton Pod 1	-	-	12,806	12,806
Acquisition Pod 4	-	-	2,361	2,361
Series 2022				
Reserve	-	694,859	-	694,859
Revenue	-	488,977	-	488,977
Infrastructure Pod 6	-	-	6,892	6,892
Infrastructure Pod 7	-	-	25,286	25,286
Deposits	8,139	-	-	8,139
Total Assets	\$ 1,013,953	\$ 1,680,341	\$ 74,424	\$ 2,768,719
Liabilities:				
Accounts Payable	\$ 13,939	\$ -	\$ -	\$ 13,939
Clubhouse Deposits	1,750	-	-	1,750
Total Liabilites	\$ 15,689	\$ -	\$ -	\$ 15,689
Fund Balance:				
Nonspendable:				
Deposits	\$ 8,139	\$ -	\$ -	\$ 8,139
Restricted for:				
Debt Service	-	1,680,341	-	1,680,341
Capital Project	-	-	74,424	74,424
Assigned for:				
Capital Reserves	120,000	-	-	120,000
Unassigned	870,126	-	-	870,126
Total Fund Balances	\$ 998,265	\$ 1,680,341	\$ 74,424	\$ 2,753,030
Total Liabilities & Fund Balance	\$ 1,013,953	\$ 1,680,341	\$ 74,424	\$ 2,768,719

Verano #3
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
<u>Revenues:</u>				
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	16,667	37,693	21,026
Amenity Revenue	-	-	4,685	4,685
Total Revenues	\$ 1,280,415	\$ 1,277,082	\$1,310,691	\$ 33,610
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Annual Audit	\$ 6,700	\$ 6,700	\$ 6,800	\$ (100)
Arbitrage Rebate	1,100	1,100	1,100	-
Dissemination Agent	5,513	4,594	4,594	(0)
Trustee Fees	13,200	13,200	8,889	4,311
Website Maintenance	827	690	689	0
Insurance General Liability	5,886	5,886	5,672	214
Other Current Charges	787	656	969	(314)
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 34,188	\$ 33,000	\$ 28,889	\$ 4,111
<u>Operations & Maintenance</u>				
Common Area Maintenance Expenditures				
Electric Utility Services	\$ 102,000	\$ 85,000	\$ 82,666	\$ 2,334
Landscape Maintenance	320,928	267,440	267,438	3
Plant Replacement	30,000	25,000	146,566	(121,566)
Irrigation Repairs	15,000	12,500	12,629	(129)
Irrigation Pump Maintenance	6,000	5,000	6,018	(1,018)
Lake Midgets	10,200	8,500	-	8,500
Mosquito Management	-	-	14,786	(14,786)
Repairs and Maintenance	-	-	7,189	(7,189)
Pest Control & Fertilization	26,000	21,667	513	21,153
Mulch	50,000	41,667	11,530	30,137
Sidewalk/Road Repairs	25,000	20,833	600	20,233
Sign Maintenance	10,000	8,333	29,540	(21,207)
Entry & Walls Maintenance	25,000	20,833	-	20,833
Dog Waste Station	-	-	4,017	(4,017)
Golf Cart Maintenance	-	-	41	(41)
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	\$ 556,786	\$ 693,640	\$ (136,854)

Verano #3
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Amenity Center/Park Maintenance				
Clubhouse/Restroom Building Maintenance	\$ 10,000	\$ 8,333	\$ 14,261	\$ (5,927)
Common Area Maintenance	10,000	8,333	743	7,590
A/C Maintenance	3,000	2,500	240	2,260
Sidewalk/Parking lot repairs	15,000	12,500	-	12,500
Amenity Management	70,000	58,333	62,469	(4,135)
Lifestyle Management	31,417	26,181	21,811	4,370
Security Service	34,944	29,120	23,920	5,200
Property Insurance	60,000	60,000	54,392	5,608
Pool Maintenance Contracts	28,200	23,500	23,500	-
Pool repairs	10,000	8,333	2,728	5,605
Pool Permit	525	525	525	(0)
Landscape/Irrigation Maintenance	99,800	83,167	66,500	16,667
Mulch	20,000	16,667	-	16,667
Plant Replacement	20,000	16,667	6,000	10,667
Irrigation Repairs	12,500	10,417	-	10,417
Pest Control & Fertilization	10,000	8,333	-	8,333
Playground Maintenance (includes inspection)	5,000	4,167	-	4,167
Water Utility Services	20,000	16,667	8,135	8,532
Electrical Utility Services	18,000	15,000	9,986	5,014
Janitorial Services/Supplies	99,200	82,667	88,878	(6,211)
Access Control (gates)	8,000	6,667	1,814	4,853
Security Cameras (monitoring)	15,000	12,500	12,179	322
Trash Collection	5,000	4,167	2,371	1,796
Special Events	6,000	5,000	7,509	(2,509)
Capital Outlay	25,000	20,833	-	20,833
Capital Improvements	20,000	16,667	-	16,667
SUBTOTAL AMENITY CENTER/PARK MAINTENANCE	\$ 656,586	\$ 557,243	\$ 407,960	\$ 149,283
Total Operations & Maintenance	\$ 1,316,727	\$ 1,114,029	\$ 1,101,600	\$ 12,429
Total Expenditures	\$ 1,350,915	\$ 1,147,029	\$ 1,130,489	\$ 16,540
Excess (Deficiency) of Revenues over Expenditures	\$ (70,500)	\$ 130,053	\$ 180,202	\$ 50,149
Net Change in Fund Balance	\$ (70,500)	\$ 130,053	\$ 180,202	\$ 50,149
Fund Balance - Beginning	\$ 70,500		\$ 818,063	
Fund Balance - Ending	\$ -		\$ 998,265	

⁽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 July 31, 2026

	Adopted Budget	Prorated Budge Thru 07/31/26	Actual Thru 07/31/26	Variance
<u>Revenues:</u>				
Special Assessments - Tax Roll	\$ 538,231	\$ 538,231	\$ 541,523	\$ 3,292
Interest Income	10,000	8,333	18,684	10,351
Total Revenues	\$ 548,231	\$ 546,564	\$ 560,207	\$ 13,643
<u>Expenditures:</u>				
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	\$ 5,933	\$ 19,576	\$ 13,643
<u>Other Financing Sources/(Uses):</u>				
Interfund Transfer In/(Out)	\$ (8,000)	(6,667)	\$ (8,244)	\$ (1,578)
Total Other Financing Sources/(Uses)	\$ (8,000)	\$ (6,667)	\$ (8,244)	\$ (1,578)
Net Change in Fund Balance	\$ (400)	\$ 5,901	\$ 11,331	\$ 12,065
Fund Balance - Beginning	\$ 214,666		\$ 485,174	
Fund Balance - Ending	\$ 214,265		\$ 496,505	

Verano #3
Community Development District
Debt Service Fund Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budge Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 695,100	\$ 695,100	\$ 699,769	\$ 4,669
Interest Income	40,000	33,333	35,379	2,046
Total Revenues	\$ 735,100	\$ 728,433	\$ 735,148	\$ 6,715
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	\$ 41,578	\$ 48,293	\$ 6,715
Other Financing Sources/(Uses):				
Interfund Transfer In/(Out)	\$ (26,400)	(22,000)	\$ (20,995)	\$ 1,005
Total Other Financing Sources/(Uses)	\$ (26,400)	\$ (22,000)	\$ (20,995)	\$ 1,005
Net Change in Fund Balance	\$ 21,845	\$ 19,578	\$ 27,298	\$ 7,720
Fund Balance - Beginning	\$ 459,348		\$ 1,156,538	
Fund Balance - Ending	\$ 481,193		\$ 1,183,836	

Verano #3
Community Development District
Capital Projects Fund Series 2021
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
<u>Revenues</u>				
Interest Income	\$ -	\$ -	\$ 1,133	\$ 1,133
Total Revenues	\$ -	\$ -	\$ 1,133	\$ 1,133
<u>Expenditures:</u>				
Capital Outlay - Pod 5 Master	\$ -	\$ -	\$ -	\$ -
Capital Outlay - Pod 1	-	-	-	-
Capital Outlay - Pod 4	-	-	-	-
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 1,133	\$ 1,133
<u>Other Financing Sources/(Uses)</u>				
Interfund Transfer In/(Out)	\$ -	\$ -	\$ 8,244	\$ 8,244
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 8,244	\$ 8,244
Net Change in Fund Balance	\$ -	\$ -	\$ 9,378	\$ 9,378
Fund Balance - Beginning	\$ -		\$ 32,868	
Fund Balance - Ending	\$ -		\$ 42,246	

Verano #3
Community Development District
Capital Projects Fund Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
<u>Revenues</u>				
Interest Income	\$ -	\$ -	\$ 1,349	\$ 1,349
Total Revenues	\$ -	\$ -	\$ 1,349	\$ 1,349
<u>Expenditures:</u>				
Capital Outlay - Pod 6	\$ -	\$ -	\$ -	\$ -
Capital Outlay - Pod 7	-	-	32,935	(32,935)
Total Expenditures	\$ -	\$ -	\$ 32,935	\$ (32,935)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (31,585)	\$ (31,585)
<u>Other Financing Sources/(Uses)</u>				
Interfund Transfer In/(Out)	\$ -	\$ -	\$ 20,995	\$ 20,995
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 20,995	\$ 20,995
Net Change in Fund Balance	\$ -	\$ -	\$ (10,590)	\$ (10,590)
Fund Balance - Beginning	\$ -		\$ 42,768	
Fund Balance - Ending	\$ -		\$ 32,178	

Verano #3
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Revenues:</u>													
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	-	-	37,693
Amenity Revenue	540	-	540	810	270	25	320	765	800	615	-	-	4,685
Total Revenues	\$ 2,957	\$ 132,419	\$ 889,819	\$ 17,250	\$ 217,334	\$ 12,785	\$ 11,834	\$ 5,036	\$ 17,289	\$ 3,969	\$ -	\$ -	\$ 1,310,691

Expenditures:

General & Administrative:

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	-	-	4,594
Trustee Fees	-	4,445	-	-	-	-	-	-	4,445	-	-	-	8,889
Management Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Website Maintenance	69	69	69	69	69	69	69	69	69	69	-	-	689
Insurance General Liability	5,672	-	-	-	-	-	-	-	-	-	-	-	5,672
Other Current Charges	83	188	84	81	46	47	90	118	126	107	-	-	969
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 6,458	\$ 6,161	\$ 6,962	\$ 610	\$ 575	\$ 575	\$ 618	\$ 1,197	\$ 5,099	\$ 635	\$ -	\$ -	\$ 28,889

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	6,596	-	-	82,666
Landscape Maintenance	26,744	26,744	26,744	26,744	26,744	26,744	26,744	26,744	26,744	26,744	-	-	267,438
Plant Replacement	-	-	-	-	-	-	2,575	-	143,991	-	-	-	146,566
Irrigation Repairs	3,350	-	4,465	-	4,412	-	-	403	-	-	-	-	12,629
Irrigation Pump Maintenance	-	-	-	241	-	-	596	-	-	5,180	-	-	6,018
Lake Midgets	-	-	-	-	-	-	-	-	-	-	-	-	-
Mosquito Management	-	-	-	-	-	-	3,697	3,697	3,697	3,697	-	-	14,786
Repairs and Maintenance	-	-	-	-	-	-	5,400	1,111	189	489	-	-	7,189
Pest Control & Fertilization	-	-	339	-	-	-	-	-	-	174	-	-	513
Mulch	-	-	11,530	-	-	-	-	-	-	-	-	-	11,530
Sidewalk/Road Repairs	-	-	600	-	-	-	-	-	-	-	-	-	600
Sign Maintenance	-	-	-	-	-	-	14,489	563	14,489	-	-	-	29,540
Entry & Walls Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Dog Waste Station	-	-	-	-	-	-	-	4,017	-	-	-	-	4,017
Golf Cart Maintenance	-	-	-	-	-	-	-	41	-	-	-	-	41
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	\$ 42,880	\$ -	\$ -	\$ 693,640

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	\$ -	\$ -	\$ 14,261
Common Area Maintenance	-	-	-	-	-	583	-	-	-	160	-	-	743
A/C Maintenance	-	-	-	-	-	-	240	-	-	-	-	-	240
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	-	-	62,469
Lifestyle Management	1,921	2,152	2,157	3,020	1,119	3,389	2,246	3,442	1,219	1,147	-	-	21,811
Security Service	2,160	2,160	2,700	2,185	2,160	2,160	3,375	2,565	2,160	2,295	-	-	23,920
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	-	-	23,500
Pool repairs	843	-	-	-	342	1,040	-	125	379	-	-	-	2,728
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	-	-	66,500
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	1,003	-	-	8,135
Electrical Utility Services	953	874	947	964	882	980	956	1,248	1,183	1,000	-	-	9,986
Janitorial Services/Supplies	8,933	8,933	8,933	8,933	9,844	10,117	8,933	8,933	8,933	6,385	-	-	88,878
Access Control (gates)	230	-	-	153	-	973	-	230	-	230	-	-	1,814
Security Cameras (monitoring)	1,050	500	500	500	500	641	6,088	600	600	1,200	-	-	12,179
Trash Collection	237	237	237	237	237	237	237	237	237	237	-	-	2,371
Special Events	978	973	856	1,005	327	1,088	835	508	938	-	-	-	7,509
Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Improvements	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Amenity Expenditures	\$ 94,344	\$ 34,837	\$ 32,587	\$ 34,246	\$ 31,156	\$ 38,615	\$ 39,035	\$ 39,254	\$ 34,407	\$ 29,479	\$ -	\$ -	\$ 407,960
Total Operations & Maintenance	\$ 155,093	\$ 90,426	\$ 123,956	\$ 80,157	\$ 90,717	\$ 74,296	\$ 101,901	\$ 82,595	\$ 230,100	\$ 72,359	\$ -	\$ -	\$ 1,101,600
Total Expenditures	\$ 161,551	\$ 96,587	\$ 130,918	\$ 80,767	\$ 91,292	\$ 74,872	\$ 102,519	\$ 83,791	\$ 235,199	\$ 72,994	\$ -	\$ -	\$ 1,130,489
Excess (Deficiency) of Revenues over Expenditures	\$ (158,594)	\$ 35,832	\$ 758,901	\$ (63,517)	\$ 126,042	\$ (62,086)	\$ (90,685)	\$ (78,755)	\$ (217,910)	\$ (69,025)	\$ -	\$ -	\$ 180,202
Net Change in Fund Balance	\$ (158,594)	\$ 35,832	\$ 758,901	\$ (63,517)	\$ 126,042	\$ (62,086)	\$ (90,685)	\$ (78,755)	\$ (217,910)	\$ (69,025)	\$ -	\$ -	\$ 180,202

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 July 31, 2026

Opening Balance in Construction Account		\$9,198,510.84
Source of Funds:		
	Interest Earned	\$31,740.96
	Impact Fees	\$189,200.00
	Sales Proceeds	\$289,300.00
	Developer Funding	\$3,136,785.04
	Interfund Transfer In/(Out)	\$46,381.63
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)
		<u>\$42,245.53</u>
Adjusted Balance in Construction Account at July 31, 2026		<u>\$42,245.53</u>

2. Funds Available For Construction at July 31, 2026

Book Balance of Construction Fund July 31, 2026	\$42,245.53
Construction Funds available at July 31, 2026	<u>\$42,245.53</u>

3. Investments - US Bank

July 31, 2026	<u>Principal</u>
Construction Fund:	\$42,245.53

Contracts Payable	\$0.00
Balance at 07/31/2026	<u>\$42,245.53</u>

Verano #3
Community Development District
Capital Projects Fund Series 2022

1. Recap of Capital Project Fund Activity Through July 31, 2026

Opening Balance in Construction Account		\$8,320,141.24
Source of Funds:		
	Interest Earned	\$65,879.26
	Interfund Transfer In/(Out)	\$106,525.37
	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)
		<u>\$32,178.12</u>
Adjusted Balance in Construction Account at July 31, 2026		<u>\$32,178.12</u>

2. Funds Available For Construction at July 31, 2026

Book Balance of Construction Fund July 31, 2026	\$32,178.12
Construction Funds available at July 31, 2026	<u>\$32,178.12</u>

3. Investments - US Bank

July 31, 2026	<u>Principal</u>
Construction Fund:	\$32,178.12

Contracts Payable	\$0.00
Balance at 07/31/2026	<u>\$32,178.12</u>

Verano #3

Community Development District
Summary Tax Collections
Fiscal Year Ending September 30, 2026

								GF POD G		PS87	PS95	Total
								Verano #5	Verano #3	Verano #3	Verano #3	
								\$192,230.09	\$1,332,855.44	\$585,033.54	\$755,543.14	
								\$176,851.68	\$1,226,227.00	\$538,230.86	\$695,099.69	\$2,865,662.21
								6.71%	46.51%	20.42%	26.37%	\$2,636,409.23
										Series 2021	Series 2022	100.00%
Date Received	Description	Gross Tax Received	Discounts/ (Penalties)	Commissions	Property Appraisal	Interest	Net Amount Received	General Fund	General Fund	Debt Service Fund	Debt Service Fund	Total
2.00%								Master O&M	O&M Pod G	Pod G	Pod G	
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%
								YTD Gross collected	\$192,230	\$1,332,854	\$585,033	\$755,542
								YTD Outstanding	\$0	\$2	\$0	\$1