

Verano Center
Community Development District

Proposed Budget
FY 2027



Table of Contents

| | | |
|---|-------|----------------------------|
| 1 | <hr/> | <u>General Fund</u> |
| 2 | <hr/> | <u>Narratives</u> |
| 3 | <hr/> | <u>Assessment Schedule</u> |

Verano Center
Community Development District
Proposed Budget
General Fund

| Description | Amended Budget FY2026 | Actuals Thru 3/31/26 | Projected Next 6 Months | Projected Thru 9/30/26 | Proposed Budget FY 2027 |
|--------------------------------|-----------------------|----------------------|-------------------------|------------------------|-------------------------|
| REVENUES: | | | | | |
| Special Assessments - Tax Roll | \$ - | \$ - | \$ - | \$ - | 19,717 |
| Developer Contribution | 14,227 | 14,227 | - | 14,227 | - |
| TOTAL REVENUES | \$ 14,227 | \$ 14,227 | \$ - | \$ 14,227 | \$ 19,717 |

EXPENDITURES:

Administrative:

| | | | | | |
|--------------------------------|------------------|------------------|-----------------|------------------|------------------|
| Engineering | \$ - | \$ - | \$ - | \$ - | 1,000 |
| Attorney | - | - | - | - | 1,000 |
| Annual Audit | 3,500 | 3,500 | - | 3,500 | 3,600 |
| Management Fees | 2,866 | 1,433 | 1,433 | 2,866 | 3,009 |
| Information Technology | - | - | - | - | - |
| Website Administration | 835 | 417 | 421 | 838 | 880 |
| Postage | - | - | - | - | 50 |
| Insurance General Liability | 6,350 | 5,512 | - | 5,512 | 6,063 |
| Printing/Copies | - | - | - | - | 50 |
| Legal Advertising | - | - | - | - | 500 |
| Other Current Charges | 500 | 351 | 985 | 1,336 | 840 |
| Office Supplies | - | - | - | - | 50 |
| Dues, Licenses & Subscriptions | 175 | 175 | - | 175 | 175 |
| TOTAL ADMINISTRATIVE | \$ 14,227 | \$ 11,388 | \$ 2,839 | \$ 14,227 | \$ 17,217 |

Operations & Maintenance

Field

| | | | | | |
|--------------------------------|------------|------------|------------|------------|----------------|
| Conservation Easement Preserve | \$ - | \$- | \$- | \$- | 2,500 |
| Total Field | \$- | \$- | \$- | \$- | \$2,500 |

| | | | | | |
|---------------------------------------|------------------|------------------|-------------------|------------------|------------------|
| TOTAL EXPENDITURES | \$ 14,227 | \$ 11,388 | \$ 2,839 | \$ 14,227 | \$ 19,717 |
| EXCESS REVENUES (EXPENDITURES) | \$ - | \$ 2,839 | \$ (2,839) | \$ - | - |

| Product | Assessable Units | Total Gross Assessment | FY26 Gross Per Unit | FY27 Gross Per Unit |
|-----------------------------------|------------------|------------------------|---------------------|---------------------|
| Non Residential | | | | |
| Commercial (Publix) | 60000 | \$ 14,287.97 | \$ 0.11 | \$ 0.24 |
| Commercial (Allen Properties LLC) | 30000 | \$ 7,143.99 | \$ - | \$ 0.24 |
| Total | 90000 | \$ 21,431.96 | | |
| Less: Discounts & Collections 8% | | 1,714.56 | | |
| Net Assessments | | \$ 19,717.40 | | |

Verano Center
Community Development District
Budget Narrative
Fiscal Year 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.

Expenditures - Administrative

Engineering Fees

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.

Management Fees

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

Information Technology

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

Website Administration

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 and Delivery

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

Insurance General Liability

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

Printing/Copies

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

Legal Advertising

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

Other Current Charges

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

Office Supplies

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

Due, Licenses & Subscriptions

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

Verano Center
Community Development District
Non-Ad Valorem Assessments Comparison
FY 2027

| Neighborhood | O&M Units | Annual Maintenance Assessments | | |
|--------------|---------------------------|--------------------------------|---------------|---------------------------------|
| | O&M Master | FY2027 | FY2026 | Increase/ (decrease) |
| 50's | 60000 | \$ 0.24 | \$ 0.11 | \$ 0.13 |
| 60's | 30000 | \$ 0.24 | - | \$ 0.24 |
| Total | 90000 | | | |