

Verano Center
Community Development District

Adopted Budget
FY 2027



Table of Contents

1 General Fund

2 Narratives

3 Assessment Schedule

Verano Center
Community Development District
Adopted Budget
General Fund

Description	Amended Budget FY2026	Actuals Thru 7/31/26	Projected Next 2 Months	Projected Thru 9/30/26	Adopted 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	2,388	478	2,866	3,009
Information Technology	-	-	-	-	-
Website Administration	835	696	142	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	591	745	1,336	840
Office Supplies	-	-	-	-	50
Dues, Licenses & Subscriptions	175	175	-	175	175
First Quarter Operating Capital	-	-	-	-	5,000
TOTAL ADMINISTRATIVE	\$ 14,227	\$ 12,862	\$ 1,365	\$ 14,227	\$ 22,217

Operations & Maintenance

Field

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

TOTAL EXPENDITURES	\$ 14,227	\$ 12,862	\$ 1,365	\$ 14,227	\$ 24,717
---------------------------	------------------	------------------	-----------------	------------------	------------------

Other Sources/(Uses)

Interlocal Transfer In/(Out)*	\$ -	\$ -	\$ -	\$ -	\$ 5,000
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ 5,000
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 1,365	\$ (1,365)	\$ -	\$ -

Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
---------	---------------------	---------------------------	---------------------------	---------------------------	-------------------------

Non Residential

Commercial (Publix)	60000	\$ 14,287.97	\$ 0.11	\$ 0.24	\$ 0.13
Commercial (Allen Properties LLC)	30000	\$ 7,143.99	\$ -	\$ 0.24	\$ 0.24
Total	90000	\$ 21,431.96			
Less: Discounts & Collections 8%		1,714.56			
Net Assessments		\$ 19,717.40			

* transfer from Verano #5 for the 1st quarter operating capital

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			