

Verano #2
Community Development District

Amended Budget
FY 2025



Verano #2
Community Development District
Amended Budget
General Fund

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Adopted Budget FY 2025
REVENUES:					
Special Assessments - Tax Roll/ Intergovernmental Transfer ⁽¹⁾	\$ 439,162	\$ 444,875	\$ 12,193	\$ 457,068	\$ 456,275
Interest Income	-	16,769	8,000	24,769	10,000
Carry Forward Surplus	-	-	-	-	-
TOTAL REVENUES	\$ 439,162	\$ 461,644	\$ 20,193	\$ 481,837	\$ 466,275

EXPENDITURES:

Administrative:

Supervisor Fees	\$ -	\$ 200	\$ 400	\$ 600	\$ 4,800
FICA Taxes	-	15	31	46	367
Annual Audit	3,700	4,200	-	4,200	4,300
Arbitrage Rebate	3,300	3,300	-	3,300	3,850
Dissemination Agent	2,500	1,875	625	2,500	2,625
Trustee Fees	19,150	19,072	78	19,150	24,650
Website Maintenance	750	563	188	750	788
Insurance General Liability	6,859	6,453	-	6,453	7,421
Other Current Charges	1,197	227	230	457	1,197
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	\$ 37,631	\$ 36,080	\$ 1,551	\$ 37,631	\$ 50,173

Operations & Maintenance

Field Maintenance - Pod C CrossTown

Field Management	\$ 6,000	\$ 4,500	\$ 1,500	\$ 6,000	\$ 6,300
Electric Utility Services	17,600	11,517	6,000	17,517	17,600
Electric Utility Services- Streetlights	24,200	18,956	8,400	27,356	24,200
Irrigation Utility Services	3,000	-	3,000	3,000	3,000
Midge Control	4,000	-	4,000	4,000	4,000
Landscape Maintenance	54,000	42,059	17,272	59,331	84,765
Mulch	-	13,200	-	13,200	15,000
Pest Control	1,800	-	1,800	1,800	1,800
Entry & Walls Maintenance	4,000	-	4,000	4,000	4,000
Plant Replacement	12,000	-	12,000	12,000	12,000
Irrigation Maintenance	10,800	3,634	7,167	10,800	10,800
Irrigation Water Monitoring	1,200	-	1,200	1,200	1,200
Pump System Maintenance	6,000	5,373	-	5,373	6,000
Trash Collection	-	-	-	-	840
Street Sweeping	1,677	-	1,000	1,000	1,677
Roadways Repairs & Maintenance	10,000	-	10,000	10,000	10,000
Streetsigns Maintenance	10,000	886	9,114	10,000	10,000
Pressure Cleaning	5,000	-	5,000	5,000	5,000
Contingency	22,340	1,899	20,441	22,340	5,000
TOTAL FIELD MAINTENANCE POD C CT	\$ 193,617	\$ 102,024	\$ 111,894	\$ 213,918	\$ 223,182

Verano #2
Community Development District
Amended Budget
General Fund

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Adopted Budget FY 2025
<u>Amenity Center Maintenance</u>					
Amenity Center Management	\$ 6,000	\$ 4,500	\$ 1,500	\$ 6,000	\$ 6,300
Clubhouse Maintenance	40,000	1,452	6,000	7,452	40,000
Access Control	2,000	938	300	1,238	2,000
Telephone/Internet	\$840	584	198	782	840
Electric Utility Services	11,000	4,638	1,650	6,288	7,200
Water Utility Services	1,800	1,335	600	1,935	3,000
Property Insurance	15,067	12,237	-	12,237	13,828
Pool Maintenance	74,000	18,799	10,400	29,199	51,600
Landscape Maintenance	14,936	16,281	2,484	18,765	19,930
Mulch	-	2,640	-	2,640	5,000
Pest Control	1,800	-	300	300	1,800
Janitorial Services/Supplies	36,000	21,753	9,000	30,753	32,300
A/C Maintenance	1,227	-	1,227	1,227	1,226
Trash Collection	1,000	-	1,000	1,000	1,000
Pressure Cleaning	5,000	-	5,000	5,000	5,000
Contingency	1,815	295	105,175	105,470	1,896
TOTAL AMENITY CENTER MAINTENANCE	\$ 212,485	\$ 91,245	\$ 139,042	\$ 230,287	\$ 192,920
TOTAL EXPENDITURES	\$ 443,733	\$ 229,349	\$ 252,488	\$ 481,837	\$ 466,275
EXCESS REVENUES (EXPENDITURES)	\$ (4,571)	\$ 232,295	\$ (232,295)	\$ -	\$ -

⁽¹⁾ Transfers from Verano #5

Verano #2
Community Development District
Budget Narrative
Fiscal Year 2025

REVENUES

Special Assessments-Tax Roll/Developer Assessments

The District will levy a non-ad valorem maintenance assessment on the developable property within the District to fund the operating budget. The assessments are collected in Verano#5 and transferred to Verano # 1.

Interest Income

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

Expenditures - Administrative

Supervisors Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 12 meetings.

FICA Taxes

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

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.

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.

Trustee Fees

The District issued this Series of 2017, 2020 and 2024 Special Assessment Bonds that are deposited with a Trustee to handle all trustee matters.

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.

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.

Other Current Charges

Bank charges and any other miscellaneous expenses that incurred during the year.

Due, Licenses & Subscriptions

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

Verano #2
Community Development District
Budget Narrative
Fiscal Year 2025

Expenditures - Field

Field Management

The district has contracted Lang Management to manage to manage the common area. The responsibilities include reviewing

Property Insurance

The District will bind infrastructure property Liability Insurance with Florida Insurance Alliance, an agency that specializes in

Electric Utility Services

The District pays FPL for entry wall and irrigation pumps and streetlights.

Irrigation Utility Services

Water usage for irrigation

Midge Control

Costs for midge control of district's lakes.

Landscape Maintenance

The district contracted Impact Landscaping & Irrigation LLC to service the common area of Cross Town. Mulch will be a separate

Mulch

The district contracted Impact Landscaping & Irrigation LLC to maintain the mulch throughout the district.

Pest Control

The district contracted NativeGreen Pest Control & Fertilization, LLC to service IPM, fertilization scrubs and trees and fire ants.

Entry & Walls Maintenance

Costs to maintain walls of the district.

Plant Replacement

Costs to replace plants of the common area Cross Town.

Irrigation Maintenance

Impact Landscaping is maintaining the irrigation system.

Irrigation Water Monitoring

Cost to monitor the common area clocks.

Pump System maintenance

The district has an agreement with Hoover to maintain the pump system.

Trash Collection

FCC service trash collection thruout district.

Street Sweeping

The district contracted Facilities Pro Sweep to sweep the road in Cross Town.

Roadways Repairs & Maintenance

Cost to maintain and repair the common area roads.

Pressure Cleaning

Cost to pressure clean infrastructure of common area.

Contingency

To cover any other costs not mentioned.

Expenditures - Amenity

Amenity Center Management

The district has contracted FirstService Residential to manage to manage the Amenity Center. The responsibilities include reviewing contracts and other maintenance related items.

Clubhouse Maintenance

The district has contracted FirstService Residential to manage the Clubhouse.

Access Control

The district will contract ADT for access control service.

Verano #2
Community Development District
Budget Narrative
Fiscal Year 2025

Expenditures - Amenity (continued)

Telephone/Internet

Blue Strem servie for phone and internet at the Amenity Center.

Electric Utility Services

Costs for electric for Amenity Center and surrounding.

Water Utility Services

Costs for water and waste at amenity center.

Property Insurance

The District will bind Amenity Center Liability Insurance with Florida Insurance Alliance, an agency that specializes in providing insurance coverage to governmental agencies.

Pool Maintenance

The district has an agreement with Gordon Sandy to maintain the community pool.

Landscape Maintenance

The district contracted Impact Landscaping & Irrigation LLC to service the amenity area of Cross Town. Mulch will be a separate

Mulch

The district contracted Impact Landscaping & Irrigation LLC to maintain the mulch throughout the district.

Pest Control

The district contracted NativeGreen Pest Control & Fertilization, LLC to service IPM, fertilization scrubs and trees and fire ants.

Janitorial Services/Supplies

The district has an agreement with Charles Cleaning to clean the Amenity Center.

A/C Maintenance

The district contracted Preferred Air Conditioning to maintain the A/C systems.

Trash Collection

Costs to collect the trash at Amenity Center.

Pressure Cleaning

Cost to pressure clean amenity center and surrounding.

Contingency

To cover any other costs not mentioned.

Verano #2
Community Development District
Amended Budget
Debt Service Series 2017 Special Assessment Bonds

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Adopted Budget FY 2025
REVENUES:					
Special Assessments Pod A - Tax Roll	\$ 364,385	\$ 365,009	\$ 715	\$ 365,724	\$ 364,385
Special Assessments Pod B - Tax Roll	271,950	272,416	534	272,950	271,950
Special Assessments Pod C - Tax Roll	213,001	213,373	418	213,791	213,001
Interest Income	5,000	49,685	6,000	55,685	15,000
Carry Forward Balance ⁽¹⁾	702,796	689,178	-	689,178	796,093
TOTAL REVENUES	\$ 1,557,132	\$ 1,589,660	\$ 7,667	\$ 1,597,327	\$ 1,660,429
EXPENDITURES:					
Series 2017 - Pod A					
Interest - 11/01	\$ 119,284	\$ 119,284	\$ -	\$ 119,284	\$ 117,381
Principal - 11/01	105,000	105,000	-	105,000	110,000
Interest - 05/01	117,381	117,381	-	117,381	115,044
Series 2017 - Pod B					
Interest - 11/01	\$ 93,731	\$ 93,731	\$ -	\$ 93,731	\$ 92,281
Principal - 11/01	80,000	80,000	-	80,000	85,000
Interest - 05/01	92,281	92,281	-	92,281	90,475
Series 2017 - Pod C					
Interest - 11/01	\$ 69,794	\$ 69,794	\$ -	\$ 69,794	\$ 68,763
Principal - 11/01	55,000	55,000	-	55,000	60,000
Interest - 05/01	68,763	68,763	-	68,763	67,413
TOTAL EXPENDITURES	\$ 801,234	\$ 801,234	\$ -	\$ 801,234	\$ 806,356
EXCESS REVENUES (EXPENDITURES)	\$ 755,897	\$ 788,426	\$ 7,667	\$ 796,093	\$ 854,073

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

Pod A Principal - 11/1/25	\$115,000
Interest - 11/1/25	115,044
Pod B Principal - 11/1/25	90,000
Interest - 11/1/25	90,475
Pod C Principal - 11/1/25	60,000
Interest - 11/1/25	67,413
Total	537,931

Verano #2
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2017 Pod A Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/24	\$ 4,865,000	4.250%	\$ 110,000	\$ 117,381	\$ 227,381
05/01/25	4,755,000	4.250%	-	115,044	
11/01/25	4,755,000	4.250%	115,000	115,044	345,088
05/01/26	4,640,000	4.250%	-	112,600	
11/01/26	4,640,000	4.250%	115,000	112,600	340,200
05/01/27	4,525,000	4.250%	-	110,156	
11/01/27	4,525,000	4.250%	120,000	110,156	340,313
05/01/28	4,405,000	4.250%	-	107,606	
11/01/28	4,405,000	4.250%	125,000	107,606	340,213
05/01/29	4,280,000	4.750%	-	104,950	
11/01/29	4,280,000	4.750%	130,000	104,950	339,900
05/01/30	4,150,000	4.750%	-	101,863	
11/01/30	4,150,000	4.750%	140,000	101,863	343,725
05/01/31	4,010,000	4.750%	-	98,538	
11/01/31	4,010,000	4.750%	145,000	98,538	342,075
05/01/32	3,865,000	4.750%	-	95,094	
11/01/32	3,865,000	4.750%	150,000	95,094	340,188
05/01/33	3,715,000	4.750%	-	91,531	
11/01/33	3,715,000	4.750%	160,000	91,531	343,063
05/01/34	3,555,000	4.750%	-	87,731	
11/01/34	3,555,000	4.750%	165,000	87,731	340,463
05/01/35	3,390,000	4.750%	-	83,813	
11/01/35	3,390,000	4.750%	175,000	83,813	342,625
05/01/36	3,215,000	4.750%	-	79,656	
11/01/36	3,215,000	4.750%	185,000	79,656	344,313
05/01/37	3,030,000	4.750%	-	75,263	
11/01/37	3,030,000	4.750%	190,000	75,263	340,525
05/01/38	2,840,000	4.750%	-	70,750	
11/01/38	2,840,000	4.750%	200,000	70,750	341,500
05/01/39	2,640,000	5.000%	-	66,000	
11/01/39	2,640,000	5.000%	210,000	66,000	342,000
05/01/40	2,430,000	5.000%	-	60,750	
11/01/40	2,430,000	5.000%	220,000	60,750	341,500
05/01/41	2,210,000	5.000%	-	55,250	
11/01/41	2,210,000	5.000%	230,000	55,250	340,500
05/01/42	1,980,000	5.000%	-	49,500	
11/01/42	1,980,000	5.000%	245,000	49,500	344,000
05/01/43	1,735,000	5.000%	-	43,375	
11/01/43	1,735,000	5.000%	255,000	43,375	341,750
05/01/44	1,480,000	5.000%	-	37,000	
11/01/44	1,480,000	5.000%	270,000	37,000	344,000
05/01/45	1,210,000	5.000%	-	30,250	
11/01/45	1,210,000	5.000%	280,000	30,250	340,500
05/01/46	930,000	5.000%	-	23,250	
11/01/46	930,000	5.000%	295,000	23,250	341,500
05/01/47	635,000	5.000%	-	15,875	
11/01/47	635,000	5.000%	310,000	15,875	341,750
05/01/48	325,000	5.000%	-	8,125	
11/01/48	325,000	5.000%	325,000	8,125	341,250
Total			\$ 4,865,000	\$ 3,565,319	\$ 8,430,319

Verano #2
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2017 Pod B Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/24	\$ 3,825,000	4.250%	\$ 85,000	\$ 92,281	\$ 177,281
05/01/25	3,740,000	4.250%	-	90,475	
11/01/25	3,740,000	4.250%	90,000	90,475	270,950
05/01/26	3,650,000	4.250%	-	88,563	
11/01/26	3,650,000	4.250%	90,000	88,563	267,125
05/01/27	3,560,000	4.250%	-	86,650	
11/01/27	3,560,000	4.250%	95,000	86,650	268,300
05/01/28	3,465,000	4.250%	-	84,631	
11/01/28	3,465,000	4.250%	100,000	84,631	269,263
05/01/29	3,365,000	4.250%	-	82,506	
11/01/29	3,365,000	4.750%	105,000	82,506	270,013
05/01/30	3,260,000	4.750%	-	80,013	
11/01/30	3,260,000	4.750%	110,000	80,013	270,025
05/01/31	3,150,000	4.750%	-	77,400	
11/01/31	3,150,000	4.750%	115,000	77,400	269,800
05/01/32	3,035,000	4.750%	-	74,669	
11/01/32	3,035,000	4.750%	120,000	74,669	269,338
05/01/33	2,915,000	4.750%	-	71,819	
11/01/33	2,915,000	4.750%	125,000	71,819	268,638
05/01/34	2,790,000	4.750%	-	68,850	
11/01/34	2,790,000	4.750%	130,000	68,850	267,700
05/01/35	2,660,000	4.750%	-	65,763	
11/01/35	2,660,000	4.750%	135,000	65,763	266,525
05/01/36	2,525,000	4.750%	-	62,556	
11/01/36	2,525,000	4.750%	145,000	62,556	270,113
05/01/37	2,380,000	4.750%	-	59,113	
11/01/37	2,380,000	4.750%	150,000	59,113	268,225
05/01/38	2,230,000	4.750%	-	55,550	
11/01/38	2,230,000	4.750%	160,000	55,550	271,100
05/01/39	2,070,000	4.750%	-	51,750	
11/01/39	2,070,000	5.000%	165,000	51,750	268,500
05/01/40	1,905,000	5.000%	-	47,625	
11/01/40	1,905,000	5.000%	175,000	47,625	270,250
05/01/41	1,730,000	5.000%	-	43,250	
11/01/41	1,730,000	5.000%	180,000	43,250	266,500
05/01/42	1,550,000	5.000%	-	38,750	
11/01/42	1,550,000	5.000%	190,000	38,750	267,500
05/01/43	1,360,000	5.000%	-	34,000	
11/01/43	1,360,000	5.000%	200,000	34,000	268,000
05/01/44	1,160,000	5.000%	-	29,000	
11/01/44	1,160,000	5.000%	210,000	29,000	268,000
05/01/45	950,000	5.000%	-	23,750	
11/01/45	950,000	5.000%	220,000	23,750	267,500
05/01/46	730,000	5.000%	-	18,250	
11/01/46	730,000	5.000%	230,000	18,250	266,500
05/01/47	500,000	5.000%	-	12,500	
11/01/47	500,000	5.000%	245,000	12,500	270,000
05/01/48	255,000	5.000%	-	6,375	
11/01/48	255,000	5.000%	255,000	6,375	267,750
Total			\$ 3,825,000	\$ 2,799,894	\$ 6,624,894

Verano #2
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2017 Pod C Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/24	\$ 2,745,000	4.500%	\$ 60,000	\$ 68,763	\$ 128,763
05/01/25	2,685,000	4.500%	-	67,413	
11/01/25	2,685,000	4.500%	60,000	67,413	194,825
05/01/26	2,625,000	4.500%	-	66,063	
11/01/26	2,625,000	4.500%	65,000	66,063	197,125
05/01/27	2,560,000	4.500%	-	64,600	
11/01/27	2,560,000	4.500%	65,000	64,600	194,200
05/01/28	2,495,000	4.500%	-	63,138	
11/01/28	2,495,000	4.500%	70,000	63,138	196,275
05/01/29	2,425,000	5.000%	-	61,563	
11/01/29	2,425,000	5.000%	75,000	61,563	198,125
05/01/30	2,350,000	5.000%	-	59,688	
11/01/30	2,350,000	5.000%	75,000	59,688	194,375
05/01/31	2,275,000	5.000%	-	57,813	
11/01/31	2,275,000	5.000%	80,000	57,813	195,625
05/01/32	2,195,000	5.000%	-	55,813	
11/01/32	2,195,000	5.000%	85,000	55,813	196,625
05/01/33	2,110,000	5.000%	-	53,688	
11/01/33	2,110,000	5.000%	90,000	53,688	197,375
05/01/34	2,020,000	5.000%	-	51,438	
11/01/34	2,020,000	5.000%	95,000	51,438	197,875
05/01/35	1,925,000	5.000%	-	49,063	
11/01/35	1,925,000	5.000%	100,000	49,063	198,125
05/01/36	1,825,000	5.000%	-	46,563	
11/01/36	1,825,000	5.000%	105,000	46,563	198,125
05/01/37	1,720,000	5.000%	-	43,938	
11/01/37	1,720,000	5.000%	105,000	43,938	192,875
05/01/38	1,615,000	5.000%	-	41,313	
11/01/38	1,615,000	5.000%	115,000	41,313	197,625
05/01/39	1,500,000	5.125%	-	38,438	
11/01/39	1,500,000	5.125%	120,000	38,438	196,875
05/01/40	1,380,000	5.125%	-	35,363	
11/01/40	1,380,000	5.125%	125,000	35,363	195,725
05/01/41	1,255,000	5.125%	-	32,159	
11/01/41	1,255,000	5.125%	130,000	32,159	194,319
05/01/42	1,125,000	5.125%	-	28,828	
11/01/42	1,125,000	5.125%	140,000	28,828	197,656
05/01/43	985,000	5.125%	-	25,241	
11/01/43	985,000	5.125%	145,000	25,241	195,481
05/01/44	840,000	5.125%	-	21,525	
11/01/44	840,000	5.125%	150,000	21,525	193,050
05/01/45	690,000	5.125%	-	17,681	
11/01/45	690,000	5.125%	160,000	17,681	195,363
05/01/46	530,000	5.125%	-	13,581	
11/01/46	530,000	5.125%	170,000	13,581	197,163
05/01/47	360,000	5.125%	-	9,225	
11/01/47	360,000	5.125%	175,000	9,225	193,450
05/01/48	185,000	5.125%	-	4,741	
11/01/48	185,000	5.125%	185,000	4,741	194,481
Total			\$ 2,745,000	\$ 2,086,500	\$ 4,831,500

Verano #2
Community Development District
Amended Budget
Debt Service Series 2020 Special Assessment Bonds

Description	Adopted Budget FY2024	Actuals Thru 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Adopted Budget FY 2025
<u>REVENUES:</u>					
Special Assessments Pod C - Tax Roll	\$ 216,009	\$ 216,856	\$ -	\$ 216,856	\$ 216,009
Special Assessments Pod D (1,2,3) - Tax Roll	273,700	274,766	-	274,766	305,354
Special Assessments Pod E - Tax Roll	27,530	27,637	-	27,637	240,579
Special Assessments Pod D- Direct	31,654	31,654	-	31,654	-
Special Assessments Pod E- Direct	213,049	130,528	82,522	213,049	-
Interest Income	10,000	28,393	4,500	32,893	10,000
Carry Forward Balance	281,763	283,613	-	283,613	352,182
TOTAL REVENUES	\$ 1,053,705	\$ 993,448	\$ 87,022	\$ 1,080,469	\$ 1,124,124
<u>EXPENDITURES:</u>					
Series 2020 - Pod C					
Interest - 11/01	\$ 67,956	\$ 67,956	\$ -	\$ 67,956	\$ 66,806
Interest - 05/01	67,956	67,956	-	67,956	66,806
Principal - 05/01	80,000	80,000	-	80,000	80,000
Series 2020 - Pod D					
Interest - 11/01	\$ 89,338	\$ 89,338	\$ -	\$ 89,338	\$ 87,828
Interest - 05/01	89,338	89,338	-	89,338	87,828
Principal - 05/01	105,000	105,000	-	105,000	105,000
Series 2020 - Pod E					
Interest - 11/01	\$ 67,394	\$ 67,394	\$ -	\$ 67,394	\$ 66,244
Interest - 05/01	67,394	67,394	-	67,394	66,244
Principal - 05/01	80,000	80,000	-	80,000	80,000
TOTAL EXPENDITURES	\$ 714,375	\$ 714,375	\$ -	\$ 714,375	\$ 706,756
<u>Other Sources/(Uses)</u>					
Transfer in/(Out)	\$ (10,000)	\$ (13,912)	\$ -	\$ (13,912)	\$ (10,000)
TOTAL OTHER SOURCES/(USES)	\$ (10,000)	\$ (13,912)	\$ -	\$ (13,912)	\$ (10,000)
EXCESS REVENUES (EXPENDITURES)	\$ 329,330	\$ 265,161	\$ 87,022	\$ 352,182	\$ 407,368

Pod C Interest - 11/1/25	\$65,656
Pod D Interest - 11/1/25	86,319
Pod E Interest - 11/1/25	65,094
Total	217,069

Verano #2
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2020 Pod C Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/24	\$ 3,465,000	2.875%	\$ -	\$ 66,806	\$ 66,806
05/01/25	3,465,000	2.875%	80,000	66,806	
11/01/25	3,385,000	3.250%	-	65,656	212,463
05/01/26	3,385,000	3.250%	85,000	65,656	
11/01/26	3,300,000	3.250%	-	64,275	214,931
05/01/27	3,300,000	3.250%	85,000	64,275	
11/01/27	3,215,000	3.250%	-	62,894	212,169
05/01/28	3,215,000	3.250%	90,000	62,894	
11/01/28	3,125,000	3.250%	-	61,431	214,325
05/01/29	3,125,000	3.250%	90,000	61,431	
11/01/29	3,035,000	3.250%	-	59,969	211,400
05/01/30	3,035,000	3.250%	95,000	59,969	
11/01/30	2,940,000	3.250%	-	58,425	213,394
05/01/31	2,940,000	3.250%	100,000	58,425	
11/01/31	2,840,000	4.000%	-	56,800	215,225
05/01/32	2,840,000	4.000%	100,000	56,800	
11/01/32	2,740,000	4.000%	-	54,800	211,600
05/01/33	2,740,000	4.000%	105,000	54,800	
11/01/33	2,635,000	4.000%	-	52,700	212,500
05/01/34	2,635,000	4.000%	110,000	52,700	
11/01/34	2,525,000	4.000%	-	50,500	213,200
05/01/35	2,525,000	4.000%	115,000	50,500	
11/01/35	2,410,000	4.000%	-	48,200	213,700
05/01/36	2,410,000	4.000%	120,000	48,200	
11/01/36	2,290,000	4.000%	-	45,800	214,000
05/01/37	2,290,000	4.000%	125,000	45,800	
11/01/37	2,165,000	4.000%	-	43,300	214,100
05/01/38	2,165,000	4.000%	130,000	43,300	
11/01/38	2,035,000	4.000%	-	40,700	214,000
05/01/39	2,035,000	4.000%	135,000	40,700	
11/01/39	1,900,000	4.000%	-	38,000	213,700
05/01/40	1,900,000	4.000%	140,000	38,000	
11/01/40	1,760,000	4.000%	-	35,200	213,200
05/01/41	1,760,000	4.000%	145,000	35,200	
11/01/41	1,615,000	4.000%	-	32,300	212,500
05/01/42	1,615,000	4.000%	150,000	32,300	
11/01/42	1,465,000	4.000%	-	29,300	211,600
05/01/43	1,465,000	4.000%	160,000	29,300	
11/01/43	1,305,000	4.000%	-	26,100	215,400
05/01/44	1,305,000	4.000%	165,000	26,100	
11/01/44	1,140,000	4.000%	-	22,800	213,900
05/01/45	1,140,000	4.000%	170,000	22,800	
11/01/45	970,000	4.000%	-	19,400	212,200
05/01/46	970,000	4.000%	180,000	19,400	
11/01/46	790,000	4.000%	-	15,800	215,200
05/01/47	790,000	4.000%	185,000	15,800	
11/01/47	605,000	4.000%	-	12,100	212,900
05/01/48	605,000	4.000%	195,000	12,100	
11/01/48	410,000	4.000%	-	8,200	215,300
05/01/49	410,000	4.000%	200,000	8,200	
11/01/49	210,000	4.000%	-	4,200	212,400
05/01/50	210,000	4.000%	210,000	4,200	214,200
Total			\$ 3,465,000	\$ 2,151,313	\$ 5,616,313

Verano #2
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2020 Pod D Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/24	\$ 4,555,000	2.875%	\$ -	\$ 87,828	\$ 87,828
05/01/25	4,555,000	2.875%	105,000	87,828	
11/01/25	4,450,000	3.250%	-	86,319	279,147
05/01/26	4,450,000	3.250%	110,000	86,319	
11/01/26	4,340,000	3.250%	-	84,531	280,850
05/01/27	4,340,000	3.250%	115,000	84,531	
11/01/27	4,225,000	3.250%	-	82,663	282,194
05/01/28	4,225,000	3.250%	115,000	82,663	
11/01/28	4,110,000	3.250%	-	80,794	278,456
05/01/29	4,110,000	3.250%	120,000	80,794	
11/01/29	3,990,000	3.250%	-	78,844	279,638
05/01/30	3,990,000	3.250%	125,000	78,844	
11/01/30	3,865,000	3.250%	-	76,813	280,656
05/01/31	3,865,000	3.250%	130,000	76,813	
11/01/31	3,735,000	4.000%	-	74,700	281,513
05/01/32	3,735,000	4.000%	135,000	74,700	
11/01/32	3,600,000	4.000%	-	72,000	281,700
05/01/33	3,600,000	4.000%	140,000	72,000	
11/01/33	3,460,000	4.000%	-	69,200	281,200
05/01/34	3,460,000	4.000%	145,000	69,200	
11/01/34	3,315,000	4.000%	-	66,300	280,500
05/01/35	3,315,000	4.000%	150,000	66,300	
11/01/35	3,165,000	4.000%	-	63,300	279,600
05/01/36	3,165,000	4.000%	155,000	63,300	
11/01/36	3,010,000	4.000%	-	60,200	278,500
05/01/37	3,010,000	4.000%	165,000	60,200	
11/01/37	2,845,000	4.000%	-	56,900	282,100
05/01/38	2,845,000	4.000%	170,000	56,900	
11/01/38	2,675,000	4.000%	-	53,500	280,400
05/01/39	2,675,000	4.000%	175,000	53,500	
11/01/39	2,500,000	4.000%	-	50,000	278,500
05/01/40	2,500,000	4.000%	185,000	50,000	
11/01/40	2,315,000	4.000%	-	46,300	281,300
05/01/41	2,315,000	4.000%	190,000	46,300	
11/01/41	2,125,000	4.000%	-	42,500	278,800
05/01/42	2,125,000	4.000%	200,000	42,500	
11/01/42	1,925,000	4.000%	-	38,500	281,000
05/01/43	1,925,000	4.000%	210,000	38,500	
11/01/43	1,715,000	4.000%	-	34,300	282,800
05/01/44	1,715,000	4.000%	215,000	34,300	
11/01/44	1,500,000	4.000%	-	30,000	279,300
05/01/45	1,500,000	4.000%	225,000	30,000	
11/01/45	1,275,000	4.000%	-	25,500	280,500
05/01/46	1,275,000	4.000%	235,000	25,500	
11/01/46	1,040,000	4.000%	-	20,800	281,300
05/01/47	1,040,000	4.000%	245,000	20,800	
11/01/47	795,000	4.000%	-	15,900	281,700
05/01/48	795,000	4.000%	255,000	15,900	
11/01/48	540,000	4.000%	-	10,800	281,700
05/01/49	540,000	4.000%	265,000	10,800	
11/01/49	275,000	4.000%	-	5,500	281,300
05/01/50	275,000	4.000%	275,000	5,500	280,500
Total			\$ 4,555,000	\$ 2,827,981	\$ 7,382,981

Verano #2
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2020 Pod D Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/24	\$ 3,435,000	2.875%	\$ -	\$ 66,244	\$ 66,244
05/01/25	3,435,000	2.875%	80,000	66,244	
11/01/25	3,355,000	3.250%	-	65,094	211,338
05/01/26	3,355,000	3.250%	80,000	65,094	
11/01/26	3,275,000	3.250%	-	63,794	208,888
05/01/27	3,275,000	3.250%	85,000	63,794	
11/01/27	3,190,000	3.250%	-	62,413	211,206
05/01/28	3,190,000	3.250%	90,000	62,413	
11/01/28	3,100,000	3.250%	-	60,950	213,363
05/01/29	3,100,000	3.250%	90,000	60,950	
11/01/29	3,010,000	3.250%	-	59,488	210,438
05/01/30	3,010,000	3.250%	95,000	59,488	
11/01/30	2,915,000	3.250%	-	57,944	212,431
05/01/31	2,915,000	3.250%	95,000	57,944	
11/01/31	2,820,000	4.000%	-	56,400	209,344
05/01/32	2,820,000	4.000%	100,000	56,400	
11/01/32	2,720,000	4.000%	-	54,400	210,800
05/01/33	2,720,000	4.000%	105,000	54,400	
11/01/33	2,615,000	4.000%	-	52,300	211,700
05/01/34	2,615,000	4.000%	110,000	52,300	
11/01/34	2,505,000	4.000%	-	50,100	212,400
05/01/35	2,505,000	4.000%	115,000	50,100	
11/01/35	2,390,000	4.000%	-	47,800	212,900
05/01/36	2,390,000	4.000%	120,000	47,800	
11/01/36	2,270,000	4.000%	-	45,400	213,200
05/01/37	2,270,000	4.000%	125,000	45,400	
11/01/37	2,145,000	4.000%	-	42,900	213,300
05/01/38	2,145,000	4.000%	130,000	42,900	
11/01/38	2,015,000	4.000%	-	40,300	213,200
05/01/39	2,015,000	4.000%	135,000	40,300	
11/01/39	1,880,000	4.000%	-	37,600	212,900
05/01/40	1,880,000	4.000%	140,000	37,600	
11/01/40	1,740,000	4.000%	-	34,800	212,400
05/01/41	1,740,000	4.000%	145,000	34,800	
11/01/41	1,595,000	4.000%	-	31,900	211,700
05/01/42	1,595,000	4.000%	150,000	31,900	
11/01/42	1,445,000	4.000%	-	28,900	210,800
05/01/43	1,445,000	4.000%	155,000	28,900	
11/01/43	1,290,000	4.000%	-	25,800	209,700
05/01/44	1,290,000	4.000%	165,000	25,800	
11/01/44	1,125,000	4.000%	-	22,500	213,300
05/01/45	1,125,000	4.000%	170,000	22,500	
11/01/45	955,000	4.000%	-	19,100	211,600
05/01/46	955,000	4.000%	175,000	19,100	
11/01/46	780,000	4.000%	-	15,600	209,700
05/01/47	780,000	4.000%	185,000	15,600	
11/01/47	595,000	4.000%	-	11,900	212,500
05/01/48	595,000	4.000%	190,000	11,900	
11/01/48	405,000	4.000%	-	8,100	210,000
05/01/49	405,000	4.000%	200,000	8,100	
11/01/49	205,000	4.000%	-	4,100	212,200
05/01/50	205,000	4.000%	205,000	4,100	209,100
Total			\$ 3,435,000	\$ 2,131,650	\$ 5,566,650

Verano #2
Community Development District
Amended Budget
Debt Service Series 2024 Special Assessment Bonds (Pod D 4,5,6)

Description	Adopted Budget FY 2025	Actuals Thru 6/30/24	Projected Next 3 Months	Projected Thru 9/30/24	Budget Amendment FY 2025
REVENUES:					
Special Assessments - Tax Roll	\$ -	\$ -	\$ -	\$ -	\$ -
Special Assessments Pod D (4,5,6) - Direct Bill	178,136	-	178,136	178,136	669,841
Interest Income	10,800	5,249	1,800	7,049	10,800
Carry Forward Balance	282,382	282,382	-	282,382	282,382
TOTAL REVENUES	\$ 471,318	\$ 287,630	\$ 179,936	\$ 467,567	\$ 963,023
EXPENDITURES:					
Interest - 11/01	\$ 282,382	\$ -	\$ 282,382	\$ 282,382	\$ 282,382
Interest - 05/01	271,811	-	271,811	271,811	271,811
Principal - 05/01	135,000	-	135,000	135,000	135,000
TOTAL EXPENDITURES	\$ 689,193	\$ -	\$ 689,193	\$ 689,193	\$ 689,193
Other Sources/(Uses)					
Bond Proceed	\$ -	\$ 962,417	\$ -	\$ 962,417	\$ -
Transfer in/(Out)	-	(3,708)	-	(3,708)	-
TOTAL OTHER SOURCES/(USES)	\$ -	\$ 958,708	\$ -	\$ 958,708	\$ -
EXCESS REVENUES (EXPENDITURES)	\$ (217,875)	\$ 1,246,339	\$ (509,257)	\$ 737,082	\$ 273,830

Interest - 11/1/25 \$268,689

Verano #2
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2024 Special Assessment Bonds (Pod D 4,5,6)

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
04/24/24	\$ 9,780,000	4.625%	\$ -	\$ -	\$ -
11/01/24	9,780,000	4.625%	-	282,382	
05/01/25	9,780,000	4.625%	135,000	271,811	689,193
11/01/25	9,645,000	4.625%	-	268,689	
05/01/26	9,645,000	4.625%	145,000	268,689	682,379
11/01/26	9,500,000	4.625%	-	265,336	
05/01/27	9,500,000	4.625%	150,000	265,336	680,673
11/01/27	9,350,000	4.625%	-	261,868	
05/01/28	9,350,000	4.625%	160,000	261,868	683,735
11/01/28	9,190,000	4.625%	-	258,168	
05/01/29	9,190,000	4.625%	165,000	258,168	681,335
11/01/29	9,025,000	4.625%	-	254,352	
05/01/30	9,025,000	4.625%	175,000	254,352	683,704
11/01/30	8,850,000	4.625%	-	250,305	
05/01/31	8,850,000	4.625%	180,000	250,305	680,610
11/01/31	8,670,000	4.625%	-	246,143	
05/01/32	8,670,000	5.500%	190,000	246,143	682,285
11/01/32	8,480,000	5.500%	-	240,918	
05/01/33	8,480,000	5.500%	200,000	240,918	681,835
11/01/33	8,280,000	5.500%	-	235,418	
05/01/34	8,280,000	5.500%	215,000	235,418	685,835
11/01/34	8,065,000	5.500%	-	229,505	
05/01/35	8,065,000	5.500%	225,000	229,505	684,010
11/01/35	7,840,000	5.500%	-	223,318	
05/01/36	7,840,000	5.500%	240,000	223,318	686,635
11/01/36	7,600,000	5.500%	-	216,718	
05/01/37	7,600,000	5.500%	250,000	216,718	683,435
11/01/37	7,350,000	5.500%	-	209,843	
05/01/38	7,350,000	5.500%	265,000	209,843	684,685
11/01/38	7,085,000	5.500%	-	202,555	
05/01/39	7,085,000	5.500%	280,000	202,555	685,110
11/01/39	6,805,000	5.500%	-	194,855	
05/01/40	6,805,000	5.500%	295,000	194,855	684,710
11/01/40	6,510,000	5.500%	-	186,743	
05/01/41	6,510,000	5.500%	315,000	186,743	688,485
11/01/41	6,195,000	5.500%	-	178,080	
05/01/42	6,195,000	5.500%	330,000	178,080	686,160
11/01/42	5,865,000	5.500%	-	169,005	
05/01/43	5,865,000	5.500%	350,000	169,005	688,010
11/01/43	5,515,000	5.500%	-	159,380	
05/01/44	5,515,000	5.500%	370,000	159,380	688,760
11/01/44	5,145,000	5.500%	-	149,205	
05/01/45	5,145,000	5.800%	390,000	149,205	688,410
11/01/45	4,755,000	5.800%	-	137,895	
05/01/46	4,755,000	5.800%	415,000	137,895	690,790
11/01/46	4,340,000	5.800%	-	125,860	
05/01/47	4,340,000	5.800%	440,000	125,860	691,720
11/01/47	3,900,000	5.800%	-	113,100	
05/01/48	3,900,000	5.800%	465,000	113,100	691,200
11/01/48	3,435,000	5.800%	-	99,615	
05/01/49	3,435,000	5.800%	495,000	99,615	694,230
11/01/49	2,940,000	5.800%	-	85,260	
05/01/50	2,940,000	5.800%	520,000	85,260	690,520
11/01/50	2,420,000	5.800%	-	70,180	
05/01/51	2,420,000	5.800%	555,000	70,180	695,360
11/01/51	1,865,000	5.800%	-	54,085	
05/01/52	1,865,000	5.800%	585,000	54,085	693,170
11/01/52	1,280,000	5.800%	-	37,120	
05/01/53	1,280,000	5.800%	620,000	37,120	694,240
11/01/53	660,000	5.800%	-	19,140	
05/01/54	660,000	5.800%	660,000	19,140	698,280
Total			\$ 9,780,000	\$ 10,839,503	\$ 20,619,503

Verano #2
 Community Development District
 Non-Ad Valorem Assessments Comparison
 2024-2025

Neighborhood	O&M Units	O&M Units	Bonds Units 2017	Bonds Units 2017	Bonds Units 2017	Annual Maintenance Assessments					Annual Debt Assessments						Total Assessed Per Unit						Increase/ (decrease)	
						FY 2025		FY 2024		Increase/ (decrease)	FY 2025			FY 2024			FY 2025			FY 2024				Increase/ (decrease)
						O&M Master	O&M Pod C	Pod A	Pod B		Pod C	O&M Master	O&M Pod C	Pod A	Pod B	Pod C	Pod A	Pod B	Pod C	Pod A	Pod B	Pod C		
ON ROLL																								
40's	189	118	26	45	118	\$136.70	\$1,028.94	\$136.70	\$1,028.94	\$0.00	\$1,176.09	\$1,037.80	\$1,086.96	\$1,176.09	\$1,037.80	\$1,086.96	\$1,312.79	\$1,174.50	\$2,252.60	\$1,312.79	\$1,174.50	\$2,252.60	\$0.00	
50's	350	95	116	138	95	\$157.21	\$1,028.94	\$157.21	\$1,028.94	\$0.00	\$1,353.26	\$1,193.48	\$1,086.96	\$1,353.26	\$1,193.48	\$1,086.96	\$1,510.47	\$1,350.69	\$2,273.11	\$1,510.47	\$1,350.69	\$2,273.11	\$0.00	
60's	184	0	123	61	0	\$181.81	\$0.00	\$181.81	\$0.00	\$0.00	\$1,564.13	\$1,380.28	\$0.00	\$1,564.13	\$1,380.28	\$0.00	\$1,745.94	\$1,562.09	\$0.00	\$1,745.94	\$1,562.09	\$0.00	\$0.00	
70's	6	0	6	0	0	\$196.17	\$0.00	\$196.17	\$0.00	\$0.00	\$1,688.04	\$0.00	\$0.00	\$1,688.04	\$0.00	\$0.00	\$1,884.21	\$0.00	\$0.00	\$1,884.21	\$0.00	\$0.00	\$0.00	
80's	1	0	1	0	0	\$210.52	\$0.00	\$210.52	\$0.00	\$0.00	\$1,811.20	\$0.00	\$0.00	\$1,811.20	\$0.00	\$0.00	\$2,021.72	\$0.00	\$0.00	\$2,021.72	\$0.00	\$0.00	\$0.00	
Manor/Duplex	4	0	4	0	0	\$121.66	\$0.00	\$121.66	\$0.00	\$0.00	\$1,046.69	\$0.00	\$0.00	\$1,046.69	\$0.00	\$0.00	\$1,168.35	\$0.00	\$0.00	\$1,168.35	\$0.00	\$0.00	\$0.00	
Total	734	213	276	244	213																			

Neighborhood	O&M Units	O&M Units	Bonds Units 2020	Bonds Units 2020	Bonds Units 2020	Annual Maintenance Assessments					Annual Debt Assessments						Total Assessed Per Unit						Increase/ (decrease)	
						FY 2025		FY 2024		Increase/ (decrease)	FY 2025			FY 2024			FY 2025			FY 2024				Increase/ (decrease)
						O&M Master	O&M Pod C	Pod C	Pod D (1,2&3)		Pod E	O&M Master	O&M Pod C	Pod C	Pod D (1,2&3)	Pod E	Pod C	Pod D (1,2&3)	Pod E	Pod C	Pod D (1,2&3)	Pod E		
ON ROLL																								
40's	129	87	87	41	40	\$136.70	\$1,028.94	\$136.70	\$1,028.94	\$0.00	\$1,086.96	\$1,176.00	\$1,021.74	\$1,086.96	\$1,176.00	\$1,021.74	\$2,252.60	\$1,312.70	\$1,158.44	\$2,252.60	\$1,312.70	\$1,158.44	\$0.00	
50's	228	129	129	93	97	\$157.21	\$1,028.94	\$157.21	\$1,028.94	\$0.00	\$1,086.96	\$1,352.00	\$1,175.00	\$1,086.96	\$1,352.00	\$1,175.00	\$2,273.11	\$1,509.21	\$1,332.21	\$2,273.11	\$1,509.21	\$1,332.21	\$0.00	
60's	67	0	0	52	72	\$181.81	\$0.00	\$181.81	\$0.00	\$0.00	\$1,564.00	\$1,358.70	\$0.00	\$1,564.00	\$1,358.70	\$0.00	\$1,745.81	\$1,540.51	\$0.00	\$1,745.81	\$1,540.51	\$0.00	\$0.00	
70's	26	0	0	25	6	\$196.17	\$0.00	\$196.17	\$0.00	\$0.00	\$0.00	\$1,688.00	\$1,471.31	\$0.00	\$1,688.00	\$1,471.31	\$0.00	\$1,884.17	\$1,667.48	\$0.00	\$1,884.17	\$1,667.48	\$0.00	
80's	0	0	0	19	0	\$210.52	\$0.00	\$210.52	\$0.00	\$0.00	\$0.00	\$1,811.00	\$0.00	\$0.00	\$1,811.00	\$0.00	\$0.00	\$2,021.52	\$0.00	\$0.00	\$2,021.52	\$0.00	\$0.00	
Total	450	216	216	230	215																			

Neighborhood	O&M Units	Bonds Units 2024	Annual Maintenance Assessments			Annual Debt Assessments						Total Assessed Per Unit						Increase/ (decrease)				
			FY 2025		FY 2024	FY 2025			FY 2024			FY 2025			FY 2024				Increase/ (decrease)			
			O&M Master	Pod D (4,5,6)		O&M Master	Pod D (4,5,6)	Pod D (4,5,6)	Pod D (4,5,6)	Pod D (4,5,6)	Pod D (4,5,6)	Pod D (4,5,6)	Pod D (4,5,6)	Pod D (4,5,6)	Total							
DIRECT BILL																						
40's	71		71		\$136.70	\$0.00		\$136.70		\$1,278.26			\$0.00			\$1,414.96			\$0.00			\$1,414.96
50's	70		70		\$157.21	\$0.00		\$157.21		\$1,469.57			\$0.00			\$1,626.78			\$0.00			\$1,626.78
60's	0		0		\$181.81	\$0.00		\$181.81		\$1,700.00			\$0.00			\$1,881.81			\$0.00			\$1,881.81
70's	0		0		\$196.17	\$0.00		\$196.17		\$1,834.78			\$0.00			\$2,030.95			\$0.00			\$2,030.95
80's	0		0		\$0.00	\$0.00		\$0.00		\$0.00			\$0.00			\$0.00			\$0.00			\$0.00
Total	141		141																			