Verano #1

Community Development District

http://www.Verano1cdd.com

Max Krupo, Chairman

Roderick J. Kennedy, Vice Chairman

Nigel Wirgowski, Assistant Secretary

Thomas Trammell, Assistant Secretary

Alan Fine, Assistant Secretary

August 20, 2026

Verano #1

Community Development District

Agenda

Seat 1: Max Krupo – (C.)	
Seat 2: Roderick J. Kennedy (V.C.)	
Seat 3: Nigel Wirgowski (A.S.)	
Seat 4: Thomas Trammell – (A.S.)	
Seat 5: Alan Fine – (A.S.)	

Thursday
August 20, 2026
10:00 a.m.

Verano Social Clubhouse
10291 SW Visconti Way, Port St. Lucie, FL
Join the meeting now
Meeting ID: 221 658 881 196 and Passcode: EL6Ak9xT
1 872-240-4685 and Phone Conference ID: 327 042 38#

1. Roll Call

2. Approval of Minutes of the July 16, 2026 Meeting **– Page 4**

3. Consideration of:
   A. Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2026 **– Page 10**

   B. Services Agreement with Solitude Lake Management, LLC **– Page 15**

4. Consideration of Lake Bank Erosion Proposals **– Page 23**
   A. Solitude Lake Management **– Page 24**

   B. Landshore Enterprises, LLC **– Page 26**

   C. Ron's Restoration & Services **– Page 32**

5. Staff Reports
   A. Attorney

   B. Engineer

   C. Field Manager

   D. Manager
      1) Form 1 Financial Disclosure Due July 1, 2026 – ***everyone has filed* – Page 36**

      2) Reminder to Complete Annual Ethics Training by December 31, 2026

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

      4) Final Approval of the FY2025 – FY2026 Report Performance Measures and Standards as Required by Florida Statute 189.069 **– Page 37**

      5) Consideration of FY2026 – FY2027 Performance Measures and Standards as Required by Florida Statute 189.069 **– Page 42**

6. Financial Reports
   A. Acceptance of Check Run Summary **– Page 47**

B. Acceptance of Unaudited Financials **– Page 49**

7. Supervisors Requests and Audience Comments

8. 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.Verano1cdd.com

MINUTES OF MEETING
VERANO #1
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Verano #1 Community Development District was held on Thursday, July 16, 2026, at 11:00 a.m. at 10291 S. W. Visconti Way, Port St. Lucie, Florida.

Present and constituting a quorum were:

Max Krupo	Chairman
Rod Kennedy	Vice Chairman
Nigel Wirgowski	Assistant Secretary
Thomas Trammell	Assistant Secretary
Alan Fine	Assistant Secretary

Also present were:

Andressa Hinz Philippi	District Manager
Matthew Hans	Governmental Management Services
Brandon Ulmer	District Engineer
Jere Earlywine	District Counsel
Frank Ducci	Lang Management - Field Manager
David LaPlante	Resident
James Doherty	Resident

FIRST ORDER OF BUSINESS — Roll Call

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

SECOND ORDER OF BUSINESS — Approval of Minutes of the April 23 2026 Meeting

Ms. Hinz Philippi presented the minutes from the April 23, 2026 meeting, asked for any additions, deletions or corrections, and upon hearing none, she asked for a motion to approve the minutes.

> On MOTION by Mr. Krupo seconded by Mr. Trammell with all in favor, the Minutes of the April 23, 2026 Meeting were approved.

THIRD ORDER OF BUSINESS Update on Lake Erosion Report

Mr. Krupo then asked Mr. Ulmer to give a brief summary of his findings regarding the lake erosion report specifically related to Verano #1.

Mr. Ulmer gave a brief update stating he had created a specific report for Verano #1 to identify the problem areas which was very similar to his first report that identified why and how certain issues had evolved. He also stated he had put together a bid package to send out for a RFP and had originally combined everything together with the other Verano CDDs to do an overall contract for all of them, however that ended up becoming too big of a program. Mr. Ulmer then stated he went back and revised his bid package and only included Verano #1 items, and a few Verano #2 lakes in the bid package for the RFP.

(At this point there was a discussion among the Board members, Mr. Ulmer, Mr. Earlywine and Ms. Hinz Philippi relating to this item, along with the other Verano Interlocal Agreements)(Mr. Krupo requested District staff to obtain some informal vendor proposals to identify the lake bank erosion repairs and return those to the Board rather than begin a formal RFP for a smaller initial scope of work)

FOURTH ORDER OF BUSINESS Public Hearing to Adopt the Fiscal Year 2027 Budget

A. Motion to Open the Public Hearing

Ms. Hinz Philippi presented item No. 4, public hearing to adopt the fiscal year 2027 budget and asked for a motion to open the public hearing.

On MOTION by Mr. Krupo seconded by Mr. Trammell with all in favor, opening the Public Hearing was approved.

B. Public Comment and Discussion

C. Consideration of Resolution #2026-03 Annual Appropriation Resolution

Ms. Hinz Philippi asked for any public comment or discussion relating to the 2027 budget. The were no comments at this time. Ms. Hinz Philippi then moved on to resolution #2026-03, the annual appropriation resolution and gave a brief explanation of this item. She then asked for any comments or questions, and upon hearing none, she asked for a motion to adopt the resolution.

> On MOTION by Mr. Krupo seconded by Mr. Kennedy with all in favor, Resolution #2026-03 the Annual Appropriation Resolution was approved.

D. Consideration of Resolution #2026-04 Levy of Non Ad Valorem Assessments

Ms. Hinz Philippi presented resolution #2026-04 levy of Non Ad Valorem Assessments and gave a brief explanation of this item. She then asked for any comments or questions, and upon hearing none, asked for a motion to adopt the resolution.

> On MOTION by Mr. Krupo seconded by Mr. Wirgowski with all in favor, Resolution #2026-04 the Levy of Non Ad Valorem Assessments was approved.

E. Motion to Close the Public Hearing

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

> On MOTION by Mr. Trammell seconded by Mr. Krupo with all in favor, closing the Public Hearing was approved.

FIFTH ORDER OF BUSINESS Public Hearing to Adopt the Rules

A. Motion to Open the Public Hearing

Ms. Hinz Philippi presented item No. 5, public hearing to adopt the rules and asked for a motion to open the public hearing.

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

Mr. Earlywine made a few comments relating to the rulemaking process and stated the rules are normally updated every 3 to 5 years based on statutory changes. He then gave a brief summary of the recent changes to the rulemaking procedures.

B. Public Comment and Discussion

C. Consideration of Resolution #2026-05 Adopting the Rules

Ms. Hinz Philippi asked for any public comment or discussion relating the rules. The were no comments at this time. Ms. Hinz Philippi then moved on to resolution #2026-05 and gave a brief explanation of this item. She then asked for any comments or questions, and upon hearing none, she asked for a motion to adopt the resolution.

> On MOTION by Mr. Wirgowski seconded by Mr. Kennedy with all in favor, Resolution #2026-05 adopting the Rules was approved.

D. Motion to Close the Public Hearing

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

> On MOTION by Mr. Trammell seconded by Mr. Wirgowski with all in favor, closing the Public Hearing was approved.

SIXTH ORDER OF BUSINESS Ratification of Receipts for Expenses for Election Filings

Ms. Hinz Philippi stated this item was already presented and approved by the Board at a previous meeting and it was just being brought back for ratification of the District's records. She then asked for a motion to ratify the receipts for expenses.

> On MOTION by Mr. Wirgowski seconded by Mr. Trammell with all in favor, ratifying the receipts for expenses for election filings was approved.

SEVENTH ORDER OF BUSINESS Staff Reports

A. Attorney

Mr. Earlywine stated he was still working on finalizing the interlocal agreement that the Board had seen at a previous meeting. He also made a few additional comments relating to this item stating he would provide the agreement at the next meeting.

B. Engineer

Mr. Ulmer stated he had nothing further to report at this time.

C. Field Manager

Mr. Ducci stated he had nothing new to discuss.

D. Manager

1) Consideration of Proposed Fiscal Year 2027 Meeting Schedule

Ms. Hinz Philippi presented the proposed fiscal year 2027 meeting schedule and gave a brief summary of the meeting dates. She then asked the Board if there were any conflicts or discussion and upon hearing none, asked for a motion to approve the meeting schedule.

> On MOTION by Mr. Krupo seconded by Mr. Kennedy with all in favor, accepting the proposed Fiscal Year 2027 Meeting Schedule and authorizing staff to advertise was approved.

2) Form 1 Financial Disclosure Due July 1, 2026

3) Reminder to Complete Annual Ethics Training by December 31, 2026

Ms. Hinz Philippi presented the Form 1 financial disclosure due July 1, 2026 and stated everyone had filed except for Roderick Kennedy. Mr. Kennedy indicted he would work on submitting his form. Ms. Hinz Phillippi also reminded the Board to complete their annual ethics training by December 31, 2026.

EIGHTH ORDER OF BUSINESS Financial Reports

A. Acceptance Check Run Summary

B. Acceptance of Unaudited Financials

Ms. Hinz Philippi presented the financial reports, indicating the check run summary was behind tab A and the unaudited financials were behind tab B. She then asked for any comments or questions, and upon not hearing any, asked for a motion to approve.

> On MOTION by Mr. Kennedy seconded by Mr. Fine with all in favor, the Check Run Summary and the Unaudited Financials were approved.

NINTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Ms. Hinz Philippi asked for any Supervisor's requests or audience comments. There were no Supervisor's requests at this time. She then asked for any audience comments.

Mr. La Plante made a few comments relating to his concerns regarding the lake bank erosion and lack of communication from management.

(At this point there was a discussion among the Board members, Mr. Earlywine and Mr. LaPlante relating to his comments)

Mr. Doherty also asked who was responsible for the lakes and the lake erosion and why did it take so long for issues to be taken care of.

(At this point there was a discussion among the Board members and Mr. Doherty relating to his comments)

TENTH ORDER OF BUSINESS Adjournment

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

On MOTION by Mr. Krupa seconded by Mr. Trammell with all in favor, the meeting was adjourned.

______________________________ ______________________________

Secretary / Assistant Secretary Chairman / Vice Chairman

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road ▪ Suite 301
Boca Raton, Florida 33431
(561) 994-9299 ▪ (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

July 31, 2026

Board of Supervisors
Verano #1 Community Development District
5385 N. Nob Hill Road
Sunrise, FL 33351

We are pleased to confirm our understanding of the services we are to provide Verano #1 Community Development District, City of Port St. Lucie, Florida ("the District") for the fiscal year ended September 30, 2026. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Verano #1 Community Development District as of and for the fiscal year ended September 30, 2026. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2026 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

1) Management's Discussion and Analysis
2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements. We will also issue a management letter as required by Chapter 10.550, Rules of the Auditor General of the State of Florida. As part of our audit, we will apply financial condition assessment procedures pursuant to Section 218.39(5), Florida Statutes, and Rule 10.556(8), Rules of the Auditor General, and will report, as applicable, whether the District met any of the conditions described in Section 218.503(1), Florida Statutes.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards.*

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates 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 Auditor 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 Grau & Associate'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 Grau & Associates, Grau & Associates 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 GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: GMS-SF LLC - 5385 N Nob Hill Road Sunrise, FL 33351 - TELEPHONE: 954-721-8681 - RECORDREQUEST@GMSSFL.COM

Our fee for these services will not exceed $3,300 for the September 30, 2026 audit, unless there is a change in activity by the District, which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of 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 Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Verano #1 Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates

Tony Grau

____
Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Verano #1 Community Development District.

By: ______________________________________

Title: _____________________________________

Date: _____________________________________

FICPA
Florida Institute of Certified Public Accountants

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114 Review Number: 616829

SERVICES AGREEMENT

PROPERTY NAME: Verano 1 CDD - Acct #: 19900
CUSTOMER NAME: Verano 1 CDD
SERVICE DESCRIPTION: **Annual Maintenance Service Renewal for Seventeen (17) Lakes (84.12 Acres SA, 44,431 total linear feet)**
EFFECTIVE DATE: November 1, 2026 through October 31, 2027
SUBMITTED TO: Rich Hans
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.

Signature: ______________________________

Printed Name: __________________________

Title: ____________________________

Date: _________________________

Please Remit All Payments to:

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

Please Mail All Notices and Agreements to:

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

Verano 1 CDD

Signature: ______________________________

Printed Name: __________________________

Title: _____________________________

Date: __________________________

Customer's Address for Notice Purposes:

____

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.

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:

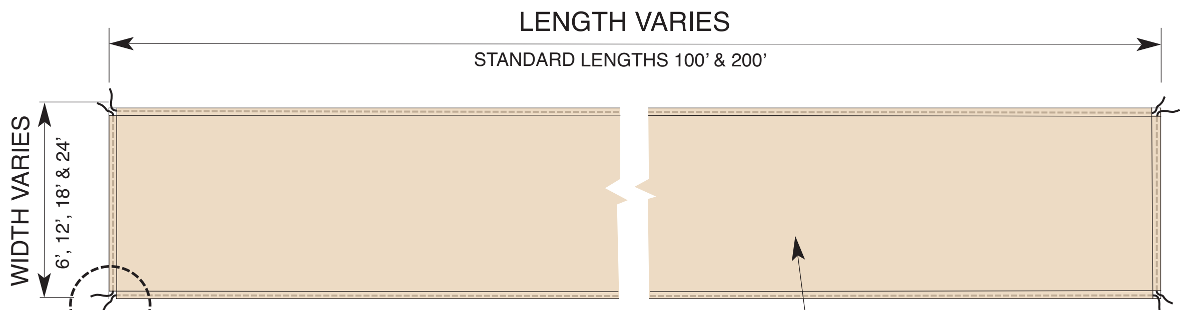
1. Company is a licensed pesticide applicator in the state in which service is to be provided.

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

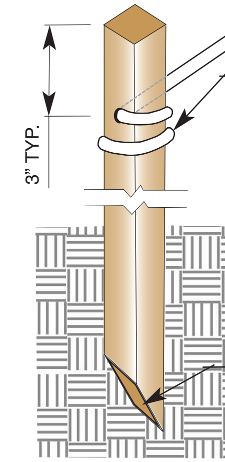
Total Price: **$45,684.00**

Invoice Amount: **$3,807.00**
Invoice Frequency: **Monthly**



PANEL SECTIONS CAN BE CUT & SEWN TO CUSTOM LENGTHS AS NEEDED DURING INSTALLATION.

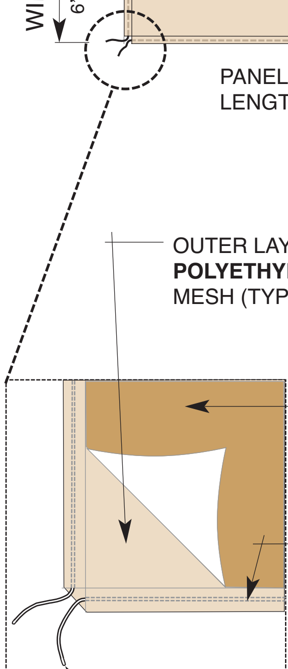
PANEL DETAIL



TO ENSURE A SECURE TIE DOWN. PASS ROPE THROUGH HOLE IN STAKE, WRAP AND TIE UNDER INITIAL PASS THROUGH AS SHOWN ON DETAIL. ONCE SECURE, STAKE TO BE DRIVEN BELOW FINISHED GRADE (TYP. 2' STAKE).

BOTTOM EDGE OF STAKE TO BE CUT @ 45 DEGREE ANGLE & INSTALLED FAC-ING THE UPHILL SIDE.

STAKE/ROPE DETAIL



OUTER LAYER OF HIGH DENSITY **POLYETHYLENE** TECHINCAL MESH (TYPE I OR TYPE II)

INNER LAYER OF HIGH DENSITY **POLYETHYLENE** TECHNICAL MESH OR BURLAP (SHORESOX)

SHORESOX/DREDGESOX FABRIC IS FOLDED THEN SEWN TO CREATE A CHANNEL FOR THE ANCHORING ROPE

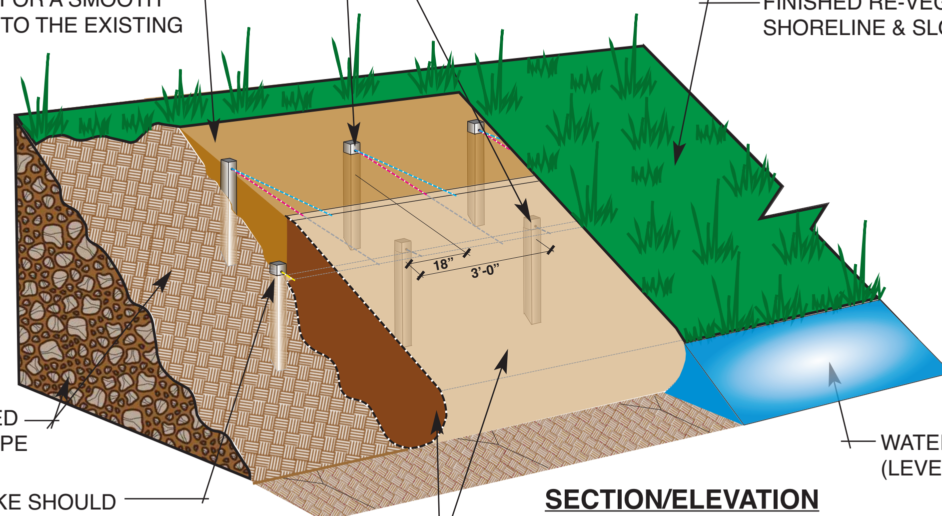
1/4" DIAMOND BRAIDED POLY CORE ANCHORING ROPES.

FABRIC PANEL CORNER DETAIL

TOP & BOTTOM STAKES & ROPES TO BE SET BELOW FINISHED GRADE. STAKES PLACED EVERY 3'-OC, TOP AND BOTTOM STAKES TO BE OFFSET EVERY 18".

SOIL BEHIND SOX TO BE FEATHERED FOR A SMOOTH TRANISTION TO THE EXISTING GRADE.

FINISHED RE-VEGETATED SHORELINE & SLOPE



EXISTNG ERODED SHORELINE/SLOPE

BOTTOM STAKE SHOULD BE TIED TIGHT TO EDGE OF SOX

DREDGE/SHORESOX ON SLOPE

WATER COURSE (LEVEL VARIES)

SECTION/ELEVATION
(INSTALL SEQUENCE)

NOTE: THIS DRAWING IS A "**DIAGRAMMATIC ILLUSTRATION**" OF A SOX INSTALL METHOD.

DETAIL QUESTIONS - Call: (408)461-0324 or Email: dginkel@soxerosion.com

TYPICAL SHORESOX/DREDGESOX DETAIL
GENERAL TECHNICAL INFORMATION

SOX Erosion Solutions™

CORPORATE OFFICE:
950 PENINSULA CORPORATE CIRCLE, SUITE 3018
BOCA RATON, FL 33487
(561)501.0057
WWW.SOXEROSION.COM

DRAWN BY: **D. GINKEL**	PROJECT:
	DETAIL:
APPROVED BY: **RL & BF**	DATE: **1/26/2021**
	REVISIONS: 2/15/2021
SCALE: **N.T.S.**	

ESTIMATE

Shoreline Restoration Repair

SOLitude Lake Management
1320 Brookwood Drive, Suite H
Little Rock, AR 72202
888.480.LAKE
www.solitudelakemanagement.com

PROJECT NAME:		**SOLitude Contact:**	Leo Guzman
Verano 1			772-418-9057 Leo.Guzman@solitudelake.com
LOCATION:		**Estimate Date:**	August 12, 2026
11425 SW Lunata Way, Port St. Lucie, FL 34987		**Expires On:**	October 12, 2026
		Grand Total (USD):	**$76,225.00**

PRODUCT / SERVICE

- Repair eroded shoreline to create a Bioengineered Living Shoreline to stop future erosion and stabilize the shoreline
- Estimated area to be repaired: 630 linear feet, and 4,260 square feet
- Installation of geotextile erosion repair system (SOX Erosion Solutions™, Filtrexx® or similar) anchored into firm ground
  - Includes:
  - Geotextile, technical grade mesh material with rip-stop technology
  - Wooden stakes, diamond braid rope and/or steel anchors as required
- Geotextile mesh system will be filled with sediment dredged from the pond if suitable
- Sod installation INCLUDED once the system is installed (St. Augustine)

SPECIAL PROJECT / SITE NOTES

- The service includes 23 washouts. Seventeen (17) of which are noted on the Lake_Inspection_Report CDD#1 document supplied, and six (6) additional washouts that were found during our inspection of these areas.
- The service includes installation of ten 12” drain boxes with 4” drainage pipes.
- The service includes 580’ x 12’ and 50’ x 6’ SOX systems for the washouts.

CUSTOMER RESPONSIBILITIES

- There will be additional costs to this scope of work such as; additional irrigation (no irrigation present now) of lakefronts, legal, and permitting fees.
- Customer is responsible for securing and/or cost of any necessary permits
- Marking sprinkler heads, irrigation intakes or other structures, otherwise SOLitude will not be responsible for damages to unmarked equipment or structures
- Identify access points and staging areas for equipment and for fill delivery and storage during the project
- Watering/irrigating new sod, seed or plantings immediately following installation to ensure survival of living shoreline

WARRANTY

- Geotextile material is warrantied for five (5) years

- The labor warranty for any manual adjustments needed is for one (1) year
- The warranties do not cover damage to material due to ‘acts of God’ such as floods, hurricanes or other catastrophic events, vandalism or theft.
- Lack of healthy sod, grass or plant cover due to insufficient watering/irrigation will void the warranties. This is a bioengineered living wall system that must be adequately watered

ACCEPTANCE OF ESTIMATE

- Customer signature to this non-binding estimate, gives SOLitude’s operations team approval to access the property to conduct a site survey to verify site conditions, equipment access and other project logistics.
- Following the operations site survey, a formal contract document will be forwarded for signature. Any adjustments to the project cost will be made prior to submitting the formal contract and will be discussed with the Customer at that time.

______________________________ ____________
Signature Date

Notes / Terms
This estimate is for the work scope and materials as described above. Modifications, additionals or inclusions will be at an additional cost to the customer.

Landshore Enterprises, LLC

Soil Erosion Control & Shoreline Restoration Experts
Shoreline stabilization/Environmental Engineering/Construction Management
d/b/a Erosion Restoration, LLC

Verano Center Community Development District
c/o: GMS-SF, LLC
Attn: Ms. Andressa Hinz Philippi, District Manager
5385 N. Nob Hill Road
Sunrise, FL 33351

ESTIMATE: #4487

Date: 8/7/2026

Project: Verano CDD No. 1 - Shoreline Restoration

PRODUCT DESCRIPTION

Eco-Filter Tube® (EFT) construction uses a woven or non-woven geotextile fabric that is formed into the shape of a tube. The tube is filled with sand by direct coupling to a hydraulic dredge. The tube is designed to retain the granular fill portion of the dredge slurry, while appropriately sized openings in the geotextile allow the excess water in the slurry to permeate through the tube walls. The procedure can be implemented in both dry and underwater conditions. The tubes can be fabricated in various circumferences, which, when inflated, will form a roughly elliptical shape. The Landshore® engineered (EFT) system consists of a spun bound polyester filter fabric that is sewn together to form a tube specifically calculated for particular level of service, pressure, strength, stability and safety - is placed along the edge of water on prepared terrace and filled with sand to form an erosion barrier that has the characteristics of a permeable, gravity type retaining wall.

JOB SCOPE

Landshore® will install Eco-Filter Tube® (EFT) as follows: One (1) Base Tube to provide stabilization and allow for land reclamation; One (1) Sacrificial Tube to fill voids and for final grading to match existing slope. Sod will be placed on repaired areas to match existing landscape. **Fill material is proposed to be dredged from the lake.**

ITEMIZED ESTIMATE: TIME AND MATERIALS

Section	Description	Units	Estimated Quantities	Total
130'	Mobilization / General preparation	Lump Sum	1	
	Installation and maintenance of stormwater pollution prevention measures	Lump Sum	1	
	Clearing and Grubbing	Lump Sum	1	
	Base Tube, 1 layer	Linear Feet	130	
	Sacrificial Tube, 1 layer	Linear Feet	130	
	Erosion Control Blanket/Mat	Square Feet	780	
	Sod (St. Augustine) including access area	Square Feet	1,040	
	Demobilization	Lump Sum	1	
TOTAL JOB COST				**$10,071.10**

Excluding any permit fees and fees for a payment and performance bond, if any.

PAYMENT SCHEDULE	
Landshore® Enterprises' payment policy is as follows:	
50% Mobilization Date	$5,035.55
50% Completion of project	$5,035.55
Terms: Net 15	
Interest will be charged at 1.5% per month on past due invoices	

SPECIAL CONDITIONS

1. Landshore® is not responsible for damage to utilities within or outside the shoreline easement if as-built drawings or accurate utility locations are not provided by the Client.

2. Landshore® reserves the right to change this estimate unless an agreement is reached within 30 days of the original estimate date.

3. Landshore® is not responsible for removing or installing any electric work or cables.

4. At this time, staging areas and site access has not been defined by Client. Therefore, any damages caused to access (curbing, sidewalk, road, etc.) are not included in this estimate.

5. Landshore® is not responsible for any damages to the work by any natural disaster.

6. Existing Conditions-All dimensions for existing conditions are to be verified in the field by Landshore®. Landshore® will notify the Owner of deviations from the scope of work prior to the installation. Any discrepancies in dimensions or special modifications required due to field conditions shall be reported in writing to the Owner for clarification, approval, or modification prior to the commencement of work involved.

7. In case there are any unstable submerge slopes that have not been identified by the client, Landshore® will not be held responsible for any under water land slide caused by any additional load on top of submerge slope.

8. Following sod installation, any sod maintenance activities, such as watering, is to be administered by Owner(s).

9. If there are stormwater drainage pipes at shoreline edge, Landshore® can extend the pipes for an additional cost, following the approval from the Client.

10. All information provided by Landshore® is to be shared only with the Owner(s) and those with authority to make decisions on behalf of the Owner(s). This information is by no means to be shared to solicit competing entities.

11. The Client is responsible to adhere to all applicable Federal, State, County, City, District and any other municipal or local laws, regulations, rules, ordinances and guidelines. Unless specifically hired to obtain all necessary permits - Landshore® will not be liable for any construction or design issues, violations, fines or claims received due to nonconformance and noncompliance to standards or absence of permits (submittal of permit application does not guarantee the approval, additional services such as expediting, meetings with reviewer, etc. may be performed at an hourly rate, at the Client's request).

This estimate is for completing the job described above, based on our evaluation. It does not include unforeseen price increases or additional labor and materials which may be required should problems arise.

Client's Representative Signature — Date

Landshore Enterprises Representative Signature — Date

Landshore Enterprises, LLC

Soil Erosion Control & Shoreline Restoration Experts
Shoreline stabilization/Environmental Engineering/Construction Management
d/b/a Erosion Restoration, LLC

Verano Center Community Development District
c/o: GMS-SF, LLC
Attn: Ms. Andressa Hinz Philippi, District Manager
5385 N. Nob Hill Road
Sunrise, FL 33351

ESTIMATE: **#4488**

Date: **8/7/2026**

Project: **Verano CDD No. 1 - Yard Drainage**

JOB SCOPE

Landshore® will provide and install a 6" diameter ADS corrugated pipe running from the pond below the tubes to +/- 3' beyond the area being sodded. The pipe will extend at least 5' into the pond, covered with sand, and weighted down. Landshore® will provide and install there an adapter reducer and tie it in to the 6" corrugated pipe draining to the pond and permitting the homeowners to, in the future, tie in of tow 4'' corrugated pipes from the roofs.

The homeowners will then be required to tie in their roof gutters via 4" corrugated pipes at their cost. Homeowners can choose their own contractors for the tie in of the drain pipes but may prefer to have Landshore® crews do this work but any such arrangements would be outside of this contract.

ITEMIZED ESTIMATE: TIME AND MATERIALS

Section	Description	Units	Estimated Quantities	Total
Yard	HDPE Pipe 6"	Linear Feet	15	
Drainage	12" x 12" Inlet Box	Each	1	
6" ADS	Manual labor - trench	p/Hour	1	
	Compactor	Each	1	
	Sod	Square Feet	20	EFT®
	Labor	Hours	2	
TOTAL JOB COST FOR 1 YARD DRAINAGE PIPE				**$891.00**

Excluding any permit fees and fees for a payment and performance bond, if any.

Landshore Enterprises, LLC

Soil Erosion Control & Shoreline Restoration Experts
Shoreline stabilization/Environmental Engineering/Construction Management
d/b/a Erosion Restoration, LLC

PAYMENT SCHEDULE	
Landshore® Enterprises' payment policy is as follows:	
50% Mobilization Date	$445.50
50% Completion of project	$445.50
Terms: Net 15	
Interest will be charged at 1.5% per month on past due invoices	

SPECIAL CONDITIONS

1. Landshore® is not responsible for damage to utilities within or outside the shoreline easement if as-built drawings or accurate utility locations are not provided by the Client.

2. Landshore® reserves the right to change this estimate unless an agreement is reached within 30 days of the original estimate date.

3. Landshore® is not responsible for removing or installing any electric work or cables.

4. At this time, staging areas and site access has not been defined by Client. Therefore, any damages caused to access (curbing, sidewalk, road, etc.) are not included in this estimate.

5. Landshore® is not responsible for any damages to the work by any natural disaster.

6. Existing Conditions-All dimensions for existing conditions are to be verified in the field by Landshore®. Landshore® will notify the Owner of deviations from the scope of work prior to the installation. Any discrepancies in dimensions or special modifications required due to field conditions shall be reported in writing to the Owner for clarification, approval, or modification prior to the commencement of work involved.

7. Following sod installation, any sod maintenance activities, such as watering, is to be administered by Owner(s).

8. All information provided by Landshore® is to be shared only with the Owner(s) and those with authority to make decisions on behalf of the Owner(s). This information is by no means to be shared to solicit competing entities.

9. The Client is responsible to adhere to all applicable Federal, State, County, City, District and any other municipal or local laws, regulations, rules, ordinances and guidelines. Unless specifically hired to obtain all necessary permits - Landshore® will not be liable for any construction or design issues, violations, fines or claims received due to nonconformance and noncompliance to standards or absence of permits (submittal of permit application does not guarantee the approval, additional services such as expediting, meetings with reviewer, etc. may be performed at an hourly rate, at the Client's request).

This estimate is for completing the job described above, based on our evaluation. It
does not include unforeseen price increases or additional labor and materials which may be required should problems arise.

Client's Representative Signature ______________________ Date ________

Landshore Enterprises Representative Signature ______________________ Date ________

ECO FILTER-TUBE (EFT®)

Many of our projects involve the installation of our Eco-Filter Tube (EFT®). It is an extremely economical erosion control solution. The material for the tubes is made of permeable polypropylene, filled with sand and organic matter, pumped hydraulically from the site's lake bottom, or if the sand is inadequate in quantity or quality, then sand is brought to the job site. Once filled and properly placed based on engineering specifications and depending on the number of tubes required, the EFT®s will endure for many years.

The implementation of our EFT® system makes the tubes ideal for many shoreline restoration situations. The flexibility of our EFT® allows the shape to conform to the flow of the original shoreline. The weight-filled tubes become a permanent structure providing strength for controlling future erosion and weight for soil stability. This process results in the ultimate goal of land reclamation for our clients.

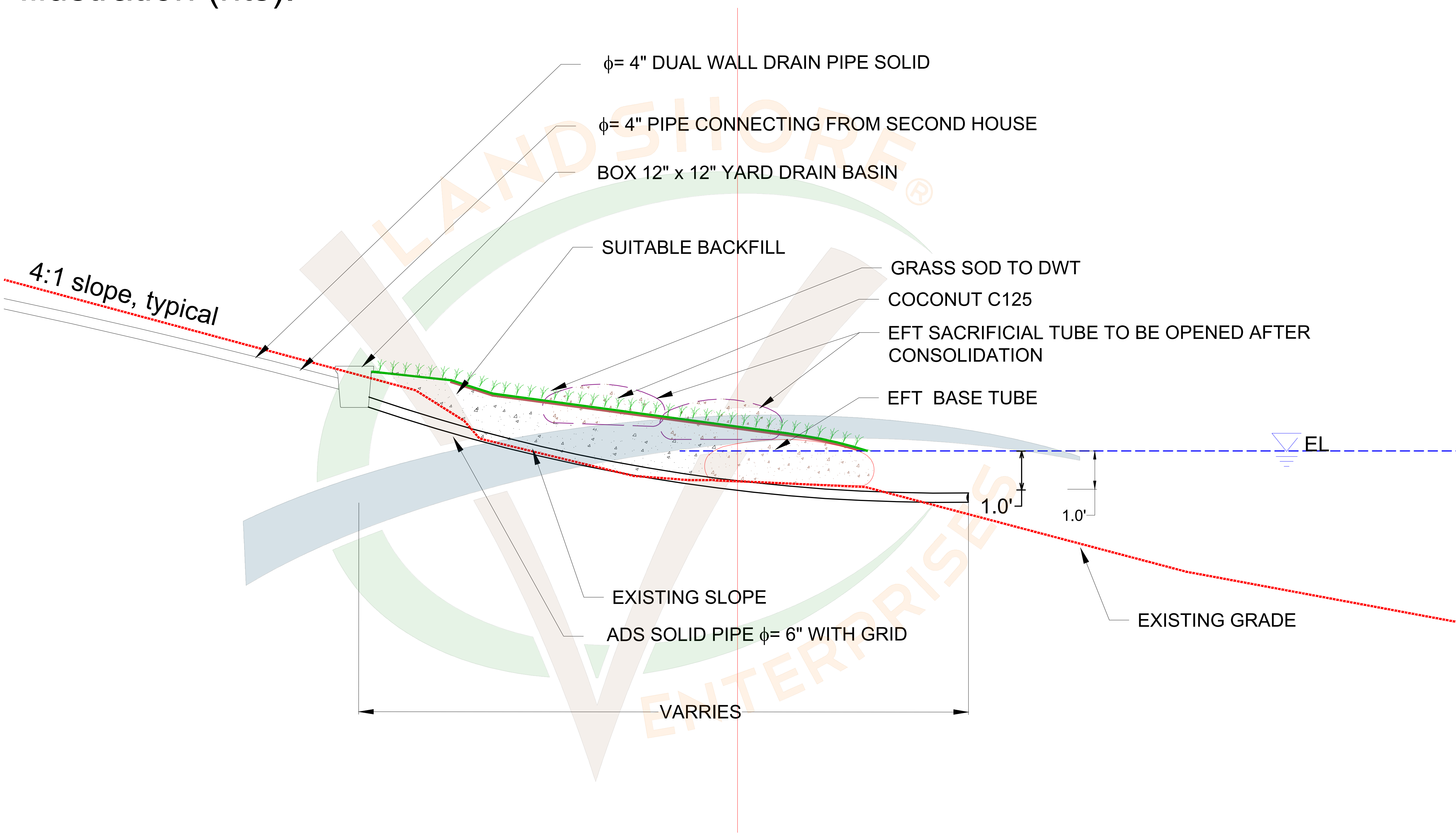
The use of EFT® bypasses the need to bring heavy equipment to the job site, preventing the possibility of damage from the large weight of the equipment. By minimizing the use of heavy equipment, costs are lowered as well. The EFT® also allows for easily maneuvering through small areas and heavily wooded shorelines. Another advantage to using our EFT® to restore a shoreline: any type of plant, shrub, or ground cover is feasible. Once a project is completed and sod put down, hidden tubes allow for an aesthetically pleasing appearance.

Dewatering

EFT® systems for dewatering have proven themselves to be extremely efficient for containment and dewatering of pump slurry by-products, industrial waste, municipal sludge, pulp and paper sludge, and other marine sediments. They are custom manufactured in circumferences and lengths for each particular application with prefabricated filling ports and tie down straps along the length of the tubes. They will work well with any hydraulically transported material. The dewatering tubes are especially designed for the mechanical stresses associated with the filling and placement processes, including abrasion, tearing, puncturing, and flattening.

Illustration (nts).

Typical Section



EFT-Base and Sacrificial Tube with
Catch Basin and Drainage Pipe

REVISIONS		
DATE	BY	DESCRIPTION

"Your Shoreline Protection Specialists"

Landshore Enterprises, LLC
Environmental Engineering, Erosion Control & Construction Management
d/b/a Erosion Restoration, LLC

6555 N. Powerline Road, Ste. #302
Fort Lauderdale, FL 33309
Tel: 954-327-3300,
Fax: 954-533-1556

118 Shamrock Blvd.
Venice, FL 34293
Office: 941-303-5238
Fax: 941-218-6113

Web site:
https://landshore.com
E-mail: info@landshore.com

PROJECT NO.	SHEET	OF
	XS1	1
DRAWN BY:	DATE:	SCALE:
MR	8/07/2026	1" : 3'

RON'S
RESTORATION & SERVICES

PROPOSAL

July 15, 2026

To:
Frank Duci
Field Manager Verano
Lang Management Company
8313 Holley Tree Trail
Port St Lucie, FL 34986

Project Title: Verano Lake Banks CDD#1 Erosion Project

Scope of Work:

In accordance with the engineering plans and specifications (see attached), Ron's Restoration and Services DBA Ron's Underground Utilities and Services proposes to furnish all labor, equipment, materials, supervision, and transportation necessary to perform the lake banks erosion restoration, including but not limited to the following:

Site Preparation

- Mobilize all personnel, equipment, and materials to the project site.
- Strip and remove existing sod within the designated repair areas.
- Excavate and pull back displaced soil from the lake bank to restore the designed slope and grade.

Bank Stabilization

- Furnish and install No. 57 stone in designated washout areas.
- Compact the No. 57 stone to provide a stable foundation.
- Place and compact structural fill in maximum 6-inch lifts to achieve proper compaction.
- Furnish and install geotextile erosion control matting (Geo Mat) over the prepared slope.
- Secure and bury all Geo Mat edges with a minimum 1-foot trench to prevent displacement.
- Place suitable topsoil over the installed Geo Mat as required for final restoration.

Site Restoration

- Furnish and install new sod over all restored areas.
- Perform final grading and cleanup of the work area upon completion.

Equipment and Resources

The proposal includes all labor, equipment, and materials necessary to complete the work, including but not limited to:

- Excavators
- Skid Steers
- Buddy Buggies
- Dump Trucks
- Compaction Equipment
- General Labor
- Transportation of Fill Material
- No. 57 Stone
- Geo Mat/Erosion Control Material
- Sod
- Maintenance of Traffic (MOT), if required
- All incidental equipment and materials necessary to complete the work in accordance with the project plans and specifications.

Timeline:
Start Date: TBD
Completion Date: TBD

Cost Estimate:
Total Project Cost: $ 88,536.00

Terms & Conditions:

- Changes to the scope of work will require a written change order.
- Contractor is responsible for obtaining necessary permits (if applicable).
- Any unforeseen circumstances affecting the timeline will be communicated promptly.

Acceptance of Proposal:
By signing below, both parties agree to the terms outlined in this proposal.

SIGNATURES

Contractor Name:

Signature: ______________________ **Date:** _____________

Client Name:

Signature: ______________________ **Date:** _____________

Thank you for the opportunity to provide our services. We look forward to working with you!

Lake Inspection Report CDD#1

Lake #	Address	Issue	Priority	Photo	Observed Condition	Recommended Repairs
14	9932 SW Torriente Lane	Aquatic vegetation accumulation near outfall	Low Priority	145536	Vegetation/debris observed near pipe outfall. No significant erosion noted.	Remove accumulated vegetation and continue monitoring.
3	24064 SW Firenze Way	Lake bank washout / erosion	Medium Priority	141103	Localized bank erosion and sediment deposition entering lake.	Restore bank to design grade and stabilize with vegetation.
4	23054 SW Accesi Way	Shoreline erosion	Medium Priority	141614	Eroded shoreline and sediment movement toward lake.	Restore shoreline and stabilize bank.
4	23010 SW Accesi Way	Shoreline undercutting	Medium Priority	142754,142815	Continuous shoreline erosion along lake edge.	Regrade bank and establish erosion control measures.
7	20000 SW Morolo Way	Minor shoreline erosion	Low Priority	144452	Minor erosion visible along shoreline.	Monitor and restore if erosion progresses.
9	10843 SW Visconti Way	Washout to lake	Medium Priority	134100	Sediment runoff path observed entering lake.	Repair washout and stabilize drainage path.
9	18028/18024/18006 SW Cosenza Way	Multiple erosion locations	High Priority	134130,134148,134549	Several erosion areas contributing sediment to lake.	Address runoff sources and restore lake bank.
9	18014 SW Cosenza Way	Washout channel	Medium Priority	134704	Defined runoff channel carrying sediment.	Install erosion control and restore grade.
10	18001 SW Cosenza Way	Washout to lake	Medium Priority	135201	Sediment discharge path visible.	Repair washout and stabilize area.
10	17007/17009/17013/17015 SW Sapri Way	Multiple sediment runoff points	Medium Priority	135217,135236,135257,135319	Multiple small washouts and sediment transport areas.	Restore grade and implement erosion control.
11	10702 SW Visconti Way	Localized washout	Medium Priority	141035	Sediment path entering lake.	Repair washout and stabilize bank.
11	10730 SW Visconti Way	Minor runoff erosion	Low Priority	141104	Minor sediment transport observed.	Monitor and stabilize if needed.
11	17000 SW Sapri Way	Reference lake condition	No Issue	141412	General lake overview with no major erosion concerns.	No repair required.
12	10394 SW Visconti Way	Washout entering lake	Medium Priority	141949	Runoff channel and sediment deposition observed.	Restore drainage swale and stabilize shoreline.
	10772 SW Visconti Way	Washout entering lake	Medium Priority			Repair washout and stabilize bank.
	17116 Ambrose Way	Washout entering lake	Medium Priority			Repair washout and stabilize bank.
	17058 Ambrose Way	Washout entering lake	Medium Priority			Repair washout and stabilize bank.

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
309690	2025	Alan Michael Fine	• Verano #1 Community Development District - Board of Supervisors	Form 1 with COE	Form 1 - 6/1/2026	View Filings
299896	2025	Roderick J Kennedy	• Verano #1 Community Development District - Board of Supervisors	Form 1 with COE	Form 1 - 7/29/2026	View Filings
280908	2025	Max Krupo	• Verano #1 Community Development District - Board of Supervisors	Form 1 with COE	Form 1 - 5/10/2026	View Filings
277609	2025	Thomas Trammell	• Verano #1 Community Development District - Board of Supervisors	Form 1 with COE	Form 1 - 5/14/2026	View Filings
306047	2025	Nigel Wirgowski	• Verano #1 Community Development District - Board of Supervisors	Form 1 with COE	Form 1 - 6/8/2026	View Filings

1-5 of 5 Rows per page: 25 1

Back

Memorandum

To: Verano #1 Board of Supervisors

From: District Management

Date: August 18, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

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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 #1 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:____________________________ Date:________________
Print Name:_________________________________
Verano #1 Community Development District

District Manager:____________________________ Date:________________
Print Name:_________________________________
Verano #1 Community Development District

Memorandum

To: Verano #1 Board of Supervisors

From: District Management

Date: August12, 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 #1 Community Development District
Performance Measures/Standards &
Annual Reporting Form

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

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Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

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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.

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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.
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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#1 Community Development District

District Manager:____________________________ Date:________________
Print Name:________________________________
Verano#1 Community Development District

Verano #1
COMMUNITY DEVELOPMENT DISTRICT

Check Register

Date	*check #'s*	*Amount*
7/1 - 7/31/26	285-287	$9,967.72
	TOTAL	**$9,967.72**

*** CHECK DATES 07/01/2026 - 07/31/2026 *** VERANO # 1 GENERAL FUND
BANK A VERANO #1 CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/07/26	00001	7/01/26	254	202607	310-51300-31300		*	459.42		
			JUL 26 - DISSEMINATION							
		7/01/26	254	202607	310-51300-35100		*	68.92		
			JUL 26 - WEBSITE ADMIN							
						GOVERNMENTAL MANAGEMENT SERVICES -			528.34	000285
7/07/26	00007	6/25/26	8227110	202606	310-51300-32300		*	4,094.50		
			SER 17A1/A2 6/1-5/31/27							
		6/25/26	8227378	202606	310-51300-32300		*	4,794.88		
			SER 15 6/1-5/31/27							
						US BANK			8,889.38	000286
7/29/26	00015	7/23/26	4211	202607	310-51300-31200		*	550.00		
			S2017A-1/A-2 THRU 4/30/26							
						LLS TAX SOLUTIONS INC.			550.00	000287

TOTAL FOR BANK A	9,967.72
TOTAL FOR REGISTER	9,967.72

Verano #1

Community Development District

Unaudited Financial Reporting

July 31, 2026

Table of Contents

Verano #1

Community Development District

Combined Balance Sheet

July 31, 2026

	General Fund	Debt Service Fund	Totals Governmental Funds
Assets:			
Cash:			
Operating Account	$ 18,206	$ -	$ 18,206
Due from Verano # 5	-	(0)	(0)
Investments:			
Series 2015			
Reserve	-	329,220	329,220
Revenue	-	459,549	459,549
Redemption	-	1,949	1,949
Series 2017			
Reserve A1	-	365,942	365,942
Revenue A1/A2	-	277,972	277,972
Prepayment A1	-	2,716	2,716
Reserve A2	-	14,331	14,331
Prepayment A2	-	1,745	1,745
Total Assets	**$ 18,206**	**$ 1,453,424**	**$ 1,471,630**
Liabilities:			
Accounts Payable	$ -	$ -	$ -
Total Liabilites	**$ -**	**$ -**	**$ -**
Fund Balance:			
Restricted for:			
Debt Service	$ -	$ 1,453,424	$ 1,453,424
Unassigned	18,206	-	18,206
Total Fund Balances	**$ 18,206**	**$ 1,453,424**	**$ 1,471,630**
Total Liabilities & Fund Balance	$ 18,206	$ 1,453,424	$ 1,471,630

Verano #1

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
Revenues:				
Special Assessments - Tax Roll/Interfund transfers	$ 33,931	$ 33,931	$ 33,931	$ 0
Total Revenues	**$ 33,931**	**$ 33,931**	**$ 33,931**	**$ 0**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 4,000	$ 3,000	$ 3,000	$ -
FICA Taxes	306	230	230	-
Annual Audit	3,700	3,700	3,200	500
Arbitrage Rebate	1,100	550	550	-
Dissemination Agent	5,513	4,594	4,594	(0)
Trustee Fees	9,900	9,900	8,889	1,011
Website Maintenance	827	690	689	0
Insurance General Liability	7,610	7,610	6,700	910
Other Current Charges	800	667	575	91
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	**$ 33,931**	**$ 31,114**	**$ 28,603**	**$ 2,512**
Total Expenditures	**$ 33,931**	**$ 31,114**	**$ 28,603**	**$ 2,512**
Excess (Deficiency) of Revenues over Expenditures	$ -	$ 2,816	$ 5,328	$ 2,512
Net Change in Fund Balance	**$ -**	**$ 2,816**	**$ 5,328**	**$ 2,512**
Fund Balance - Beginning	$ -		$ 12,878	
Fund Balance - Ending	**$ -**		**$ 18,206**	

Verano #1

Community Development District

Debt Service Fund Series 2015

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
Revenues:				
Special Assessments - Tax Roll	$ 531,106	$ 531,106	$ 534,019	$ 2,913
Interest Income	15,000	12,500	23,770	11,270
Total Revenues	**$ 546,106**	**$ 543,606**	**$ 557,789**	**$ 14,183**
Expenditures:				
Interest - 11/01	$ 177,275	$ 177,275	$ 177,275	$ -
Principal - 11/01	175,000	175,000	175,000	-
Interest - 05/01	173,119	173,119	173,119	-
Total Expenditures	**$ 525,394**	**$ 525,394**	**$ 525,394**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 20,712	$ 18,212	$ 32,395	$ 14,183
Net Change in Fund Balance	**$ 20,712**	**$ 18,212**	**$ 32,395**	**$ 14,183**
Fund Balance - Beginning	$ 441,319		$ 758,323	
Fund Balance - Ending	**$ 462,031**		**$ 790,719**	

Verano #1

Community Development District

Debt Service Fund Series 2017

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending July 31, 2026

	Adopted Budget	Prorated Budg Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 628,896	$ 628,896	$ 634,011	$ 5,115
Interest Income	15,000	12,500	25,075	12,575
Total Revenues	**$ 643,896**	**$ 641,396**	**$ 659,086**	**$ 17,690**
Expenditures:				
Series 2017A-1				
Interest - 11/01	$ 110,606	$ 110,606	$ 110,606	$ -
Interest - 05/01	110,606	110,606	110,606	-
Principal - 05/01	370,000	370,000	370,000	-
Series 2017A-2				
Interest - 11/01	$ 8,694	$ 8,694	$ 8,694	$ -
Interest - 05/01	8,694	8,694	8,694	-
Principal - 05/01	20,000	20,000	20,000	-
Total Expenditures	**$ 628,600**	**$ 628,600**	**$ 628,600**	**$ -**
Excess (Deficiency) of Revenues over Expenditure	$ 15,296	$ 12,796	$ 30,486	$ 17,690
Net Change in Fund Balance	**$ 15,296**	**$ 12,796**	**$ 30,486**	**$ 17,690**
Fund Balance - Beginning	$ -		$ 632,220	
Fund Balance - Ending	**$ 15,296**		**$ 662,706**	

Verano #1

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll/Interfund transfers	$ -	$ 33,931	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 33,931
Total Revenues	**$ -**	**$ 33,931**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 33,931**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ -	$ 1,000	$ -	$ -	$ -	$ -	$ 1,000	$ -	$ -	$ 1,000	$ -	$ -	$ 3,000
FICA Taxes	-	77	-	-	-	-	77	-	-	77	-	-	230
Annual Audit	-	3,200	-	-	-	-	-	-	-	-	-	-	3,200
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	550	-	-	550
Dissemination Agent	459	459	459	459	459	459	459	459	459	459	-	-	4,594
Trustee Fees	-	-	-	-	-	-	-	-	8,889	-	-	-	8,889
Website Maintenance	69	69	69	69	69	69	69	69	69	69	-	-	689
Insurance General Liability	6,700	-	-	-	-	-	-	-	-	-	-	-	6,700
Other Current Charges	55	58	56	49	49	51	49	51	102	56	-	-	575
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	**$ 7,458**	**$ 4,863**	**$ 584**	**$ 578**	**$ 577**	**$ 579**	**$ 1,654**	**$ 579**	**$ 9,520**	**$ 2,210**	**$ -**	**$ -**	**$ 28,603**
Total Expenditures	**$ 7,458**	**$ 4,863**	**$ 584**	**$ 578**	**$ 577**	**$ 579**	**$ 1,654**	**$ 579**	**$ 9,520**	**$ 2,210**	**$ -**	**$ -**	**$ 28,603**
Excess (Deficiency) of Revenues over Expenditur	$ (7,458)	$ 29,068	$ (584)	$ (578)	$ (577)	$ (579)	$ (1,654)	$ (579)	$ (9,520)	$ (2,210)	$ -	$ -	$ 5,328
Net Change in Fund Balance	**$ (7,458)**	**$ 29,068**	**$ (584)**	**$ (578)**	**$ (577)**	**$ (579)**	**$ (1,654)**	**$ (579)**	**$ (9,520)**	**$ (2,210)**	**$ -**	**$ -**	**$ 5,328**

Verano #1

Community Development District

Long Term Debt Report

Series 2015, Special Assessment Bonds		
Interest Rate:	4.750%, 5.125%, 5.250%	
Maturity Date:	11/1/2046	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	$267,931	
Reserve Fund Balance	$329,220	
Bonds Issuance - 6/30/2015		$8,035,000
Less: Principal Payment - 11/1/17		($120,000)
Less: Principal Payment - 11/1/18		($125,000)
Less: Special Call - 11/1/18		($15,000)
Less: Principal Payment - 11/1/19		($135,000)
Less: Special Call - 5/1/20		($20,000)
Less: Principal Payment - 11/1/20		($140,000)
Less: Principal Payment - 11/1/21		($145,000)
Less: Special Call - 5/1/21		($15,000)
Less: Special Call - 5/1/22		($10,000)
Less: Principal Payment - 11/1/22		($150,000)
Less: Special Call - 11/1/22		($5,000)
Less: Principal Payment - 11/1/23		($160,000)
Less: Special Call - 5/1/24		($5,000)
Less: Principal Payment - 11/1/24		($165,000)
Less: Principal Payment - 11/1/25		($175,000)
Current Bonds Outstanding		**$6,650,000**

Series 2017A-1, Senior Special Assessment Refunding Bonds		
Interest Rate:	2.000%, 2.250%, 2.500%, 2.750%, 3.000%, 3.100%, 3.250%, 3.500%, 3.750%	
Maturity Date:	5/1/2037	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	$294,056	
Reserve Fund Balance	$365,942	
Bonds Issuance - 5/31/2015		$8,160,000
Less: Principal Payment - 5/1/18		($295,000)
Less: Principal Payment - 5/1/19		($300,000)
Less: Principal Payment - 5/1/20		($305,000)
Less: Special Call - 11/1/20		($10,000)
Less: Principal Payment - 5/1/21		($315,000)
Less: Principal Payment - 5/1/22		($325,000)
Less: Principal Payment - 5/1/23		($335,000)
Less: Principal Payment - 5/1/24		($345,000)
Less: Principal Payment - 5/1/25		($355,000)
Less: Special Call - 5/1/25		($10,000)
Less: Principal Payment - 5/1/26		($370,000)
Current Bonds Outstanding		**$5,195,000**

Series 2017A-2, Subordinate Special Assessment Refunding Bonds		
Interest Rate:	4.000%, 4.750%, 5.000%	
Maturity Date:	5/1/2037	
Reserve Fund Definition	25% of Maximum Annual Debt Service	
Reserve Fund Requirement	$11,516	
Reserve Fund Balance	$14,331	
Bonds Issuance - 5/31/2015		$555,000
Less: Principal Payment - 5/1/18		($20,000)
Less: Principal Payment - 5/1/19		($20,000)
Less: Principal Payment - 5/1/20		($20,000)
Less: Principal Payment - 5/1/21		($20,000)
Less: Principal Payment - 5/1/22		($20,000)
Less: Special Call - 11/1/22		($35,000)
Less: Principal Payment - 5/1/23		($20,000)
Less: Special Call - 11/1/23		($10,000)
Less: Principal Payment - 5/1/24		($20,000)
Less: Principal Payment - 5/1/25		($20,000)
Less: Principal Payment - 5/1/26		($20,000)
Current Bonds Outstanding		**$330,000**

Total Bonds Outstanding	**$12,175,000**

Verano #1

Community Development District
Summary Tax Collections
Fiscal Year Ending September 30, 2026

Date Received	Description	Gross Tax Received	Discounts/ (Penalties)	Commissions	Property Appraisal	Interest	Net Amount Received	General Fund	Debt Service Fund	Debt Service Fund	Total
									PS 84	VCCD	
								in Verano #5	Verano #1	Verano #1	Total
							gross	$161,991.10	$577,289.00	$684,958.92	$1,424,239.02
							net	$149,031.81	$531,105.88	$630,162.21	$1,310,299.90
								11.37%	40.53%	48.09%	100.00%
									Series 2015	Series 2017	
				2.00%				O&M Master	Series 2015	Series 2017	
11/10/25	02/28-11/01/25	$38,980	$1,938	$741	$0	$0	$36,301	$4,096	$16,503	$15,702	$36,301
11/17/25	11/01-11/06/25	$116,435	$4,658	$2,236	$0	$0	$109,542	$12,329	$51,447	$45,765	$109,542
11/21/25	11/07-11/13/25	$162,193	$6,488	$3,114	$0	$0	$152,591	$17,361	$61,530	$73,700	$152,591
12/02/25	11/14-11/20/25	$155,234	$6,210	$2,981	$0	$0	$146,044	$17,016	$37,197	$91,832	$146,044
12/01/25	Property Appraiser	$0	$0	$0	$28,485	$0	($28,485)	-$3,240	-$11,546	-$13,699	-$28,485
12/08/25	11/21-11/27/25	$556,848	$22,275	$10,691	$0	$0	$523,882	$59,018	$243,157	$221,706	$523,882
12/12/25	11/28-12/04/25	$143,011	$5,661	$2,747	$0	$0	$134,604	$15,450	$46,933	$72,221	$134,604
12/19/25	12/05-12/11/25	$31,247	$1,114	$603	$0	$0	$29,530	$3,396	$9,924	$16,210	$29,530
12/31/25	12/12-12/18/25	$7,944	$238	$154	$0	$0	$7,552	$853	$3,403	$3,296	$7,552
01/06/26	12/19-12/25/25	$14,272	$412	$277	$0	$0	$13,583	$1,559	$4,718	$7,305	$13,583
01/09/26	11/02-12/31/25	$33,381	$1,001	$648	$0	$0	$31,732	$3,613	$12,679	$15,441	$31,732
01/09/26	interest	$0	$0	$0	$0	$819	$819	$819	$0	$0	$819
01/16/26	01/02-01/08/26	$5,322	$133	$104	$0	$0	$5,085	$575	$2,244	$2,266	$5,085
01/26/26	01/09-01/15/26	$7,696	$198	$150	$0	$0	$7,348	$845	$2,490	$4,013	$7,348
01/30/26	01/16-01/22/26	$6,943	$139	$136	$0	$0	$6,668	$766	$2,310	$3,592	$6,668
02/06/26	01/23-01/29/26	$10,022	$200	$196	$0	$0	$9,625	$1,103	$3,438	$5,083	$9,625
02/13/26	01/30-02/05/26	$8,437	$154	$166	$0	$0	$8,117	$942	$2,256	$4,919	$8,117
02/23/26	02/06-02/12/26	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
02/27/26	02/13-02/19/26	$4,096	$41	$81	$0	$0	$3,974	$433	$2,656	$886	$3,974
03/06/26	02/20-02/26/26	$9,182	$92	$182	$0	$0	$8,909	$1,031	$2,656	$5,222	$8,909
03/13/26	02/27-03/05/26	$10,085	$77	$200	$0	$0	$9,807	$1,087	$5,534	$3,186	$9,807
03/20/26	03/06-03/12/26	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
03/27/26	03/13-03/19/26	$12,082	$0	$242	$0	$0	$11,841	$1,327	$5,866	$4,648	$11,841
04/03/26	03/20-03/26/26	$7,300	$0	$146	$0	$0	$7,154	$848	$1,031	$5,275	$7,154
04/09/26	01/01-01/31/26	$21,801	$0	$436	$0	$0	$21,365	$2,402	$10,168	$8,795	$21,365
04/09/26	interest	$0	$0	$0	$0	$74	$74	$74	$0	$0	$74
04/13/26	03/27-04/02/26	$38,534	$0	$771	$0	$31	$37,794	$4,497	$4,539	$28,758	$37,794
04/20/26	04/01-04/09/26	$1,175	$0	$24	$0	$35	$1,186	$124	$1,062	$0	$1,186
04/24/26	04/10-04/16/26	$3,821	($74)	$78	$0	$0	$3,817	$441	$1,185	$2,191	$3,817
05/01/26	04/17-04/23/26	$1,558	($47)	$32	$0	$0	$1,572	$191	$0	$1,382	$1,572
05/08/26	04/24-04/30/26	$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
05/22/26	05/08-05/14/26	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
06/01/26	05/15-05/21/26	$1,175	($35)	$24	$0	$0	$1,186	$124	$1,062	$0	$1,186
06/08/26	05/22-05/31/26	$4,611	($138)	$95	$0	$0	$4,654	$496	$3,701	$457	$4,654
06/26/26	06/01-06/15/26	$9,461	($284)	$195	$0	$0	$9,550	$1,072	$4,618	$3,859	$9,550
06/08/26	05/22-05/31/26	$1,393	($42)	$29	$0	$0	$1,406	$147	$1,259	$0	$1,406
07/09/26	interest	$0	$0	$0	$0	$40	$40	$40	$0	$0	$40
TOTAL		$1,424,239	$50,409	$27,478	$28,485	$999	$1,318,866	$150,836	$534,019	$634,011	$1,318,866
						YTD collected %		100.00%	100.00%	100.00%	100.00%
						YTD Gross collected		$161,991	$577,289	$684,959	$1,424,239
						YTD Oustanding		$0	$0	$0	$0