



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

July 16, 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
July 16, 2026
11:00 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 April 23, 2026 Meeting – **Page 4**
3. Update on Lake Erosion Report – **Page 10**
4. Public Hearing to Adopt the Fiscal Year 2027 Budget
 - A. Motion to Open the Public Hearing
 - B. Public Comment and Discussion
 - C. Consideration of **Resolution #2026-03** Annual Appropriation Resolution – **Page 19**
 - D. Consideration of **Resolution #2026-04** Levy of Non Ad Valorem Assessments – **Page 36**
 - E. Motion to Close the Public Hearing
5. Public Hearing to Adopt the Rules
 - A. Motion to Open the Public Hearing
 - B. Public Comment and Discussion
 - C. Consideration of **Resolution #2026-05** Adopting the Rules – **Page 64**
 - D. Motion to Close the Public Hearing
6. Ratification of Receipts for Expenses for Election Filings – **Page 142**
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager
 - D. Manager
 - 1) Consideration of Proposed Fiscal Year 2027 Meeting Schedule – **Page 144**
 - 2) Form 1 Financial Disclosure Due July 1, 2026 – **Page 145**
 - 3) Reminder to Complete Annual Ethics Training by December 31, 2026

8. Financial Reports
 - A. Acceptance of Check Run Summary – **Page 146**
 - B. Acceptance of Unaudited Financials – **Page 150**
9. Supervisors Requests and Audience Comments
10. 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 special meeting of the Board of Supervisors of the Verano #1 Community Development District was held on Thursday, April 23, 2026, at 10:00 a.m. at 10291 S. W. Visconti Way, Port St. Lucie, Florida.

Present and constituting a quorum were:

Max Krupo
Rod Kennedy
Nigel Wirgowski
Thomas Trammell
Alan Fine

Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Andressa Hinz Philippi
Matthew Hans
Darrin Mossing
Brandon Ulmer
Jere Earlywine
Kirsten Mood
Frank Ducci
Mr. La Plante
Mr. Doherty

District Manager
Governmental Management Services
Governmental Management Services
Mills, Short & Associates
District Counsel
Kutak Rock, LLP
Lang Management - Field Manager
Resident
Resident

FIRST ORDER OF BUSINESS

Roll Call

Ms. Hinz Philippi called the meeting to order and called the roll. She then stated she would pass the gavel to the Chairman, Mr. Krupo to conduct the meeting.

SECOND ORDER OF BUSINESS

**Approval of Minutes of the
October 30, 2025 Meeting**

Mr. Krupo presented the minutes from the October 30, 2025 meeting stating he had reviewed the minutes which were an accurate depiction of what took place at the meeting on October 30th. He then asked for a motion to approve the minutes.

On MOTION by Mr. Kennedy seconded by Mr. Trammell with all in favor, the Minutes of the October 30, 2025 Meeting were approved.

THIRD ORDER OF BUSINESS

Consideration of Resolution #2026-02 Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing

Mr. Krupo presented resolution #2026-02 approving the proposed fiscal year 2027 budget and setting the public hearing stating he reviewed the budget and didn't find any errors or omissions. He then gave a brief overview of the budget and stated they are not projecting any increases at this time and recommends approving the budget.

Ms. Hinz Philippi then gave a brief explanation of the resolution and suggested setting the public hearing date for either July 16th or August 20th which would meet the 60-day requirement.

Mr. Krupo stated July 16th would probably be best and asked the other Board members if they agreed. The Board members agreed to the July 16th date.

Ms. Hinz Philippi then asked for a motion to approve the resolution.

On MOTION by Mr. Kennedy seconded by Mr. Wirgowski with all in favor, Resolution #2026-02 approving the proposed Fiscal Year 2027 Budget and setting the Public Hearing on July 16, 2026 at 10:00 a.m. at 10291 SW Visconti Way, Port St. Lucie, Florida was approved.

FOURTH ORDER OF BUSINESS

Discussion of:

A. Procedures for the General Election

Ms. Hinz Philippi presented the procedures for the general election which were included in the agenda package and stated there were two seats coming up for election in November, seat #1, Max Krupo, and seat #4, Thomas Trammell. She also stated the qualifying period would be from 12:00 noon on June 8th to 12:00 noon on June 12th and they would need to qualify during that time period with the Supervisor of Elections if they wished to run again for their seats. Ms. Hinz Philippi then stated if they had any questions they could call the Supervisor of Elections.

B. Rules

Mr. Earlywine made a few additional comments relating to the general election procedures for the attending audience and gave a brief explanation relating to the rules. He stated his office prepares the Rules of Procedures for all their CDD Districts that they represent, and they also monitor the annual legislative sessions. Mr. Earlywine also stated the intention of these rules were to update all the Rules of Procedures, which were more technical in nature than anything else so the Board would just need to approve them at this time.

On MOTION by Mr. Wirgowski seconded by Mr. Trammell with all in favor, accepting the Rules of Procedure as stated on the record was approved.

C. Second Amended & Restated Interlocal Agreement

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

FIFTH ORDER OF BUSINESS**Ratification of:**

- A. Retention and Fee Agreement with Kutak Rock, LLP**
- B. Addendum to Lake Maintenance Agreement with Solitude Lake Management, LLC**
- C. Agreement for Engineering Services with Mills, Short & Associates, LLC**
- D. Agreement for Pond Landscape Maintenance Services Agreement with P.H.L. Land Care, Inc.**
- E. Agreement for Pond Landscape Maintenance Services Agreement with Toler Enterprises**

Ms. Hinz Philippi stated that items A through E were already presented and approved by the Board at a previous meeting and were just being brought back for

ratification of the District's records, so the Board could just make one motion to ratify all items.

Mr. Krupo then asked for a motion to ratify items A through E listed above.

On MOTION by Mr. Wirgowski seconded by Mr. Trammell with all in favor, ratifying items A through E listed above was approved.

SIXTH ORDER OF BUSINESS

Acceptance of Audit for Fiscal Year Ending September 30, 2025

Mr. Krupo presented the audit for fiscal year ending September 30, 2025 stating it was a clean audit and was submitted to the State of Florida as required. He then asked for a motion to accept the audit into the District's records.

On MOTION by Mr. Trammell seconded by Mr. Kennedy with all in favor, accepting the audit for Fiscal Year ending September 30, 2025 was approved.

SEVENTH ORDER OF BUSINESS

Discussion of Lake Bank Remediation

Mr. Krupo presented the discussion of the lake bank remediation stating they had received the engineers report relating to this item. He then asked Ms. Hinz Philippi for her comments.

Ms. Hinz Philippi stated they requested the engineer to walk the property with the Mr. Ducci, and that Mr. Hans and herself were also involved in the conversation requesting them to do a comprehensive analysis of all the lakes and also to look at the system as a whole. She also stated the suggestion was to have a long term solution for the maintenance of the lake with different types of options, one would be to build a berm so the water would not rush out, and another would be to plant littorals along the lake bank to help stabilize the bank and also repairing the drainage system. Ms. Hinz Philippi also stated the engineer pointed out certain areas that would need immediate repair and attention so they would be getting proposals from multiple companies for those areas to bring back to the Board at the next meeting.

Ms. Hans also made some additional comments relating to the erosion of the lake banks as well.

(At this point there was a discussion among the Board members, Ms. Hinz Philippi, Mr. Hans and Mr. Ducci relating to this item)(Mr. Krupo suggested once they receive the proposals, they could also schedule a special meeting to review those instead of waiting for the July meeting)

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Earlywine stated he had nothing to report unless the Board had any questions for him. There were no questions for Mr. Earlywine.

B. Engineer – Lake Bank Preservation Report

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

C. Field Manager

Mr. Ducci made a brief comment relating to the washout on the lake banks for Verano #1 and #2 and the lake bank remediation solution.

D. Manager

1) Lake Bank Preservation Proposals

Ms. Hinz Philippi stated she had already discussed this item when she was showing the pictures of the plantings, and also stated she originally reached out to the lake vendor Solitude to have them come out and look at all the lakes just to get an idea of the cost. Solitude had suggested littoral plantings at a cost between \$4.29 and \$4.62 per plant.

(At this point there was a discussion among the Board members and Ms. Hinz Philippi relating to the lake bank preservation, the required reporting of the BMAP, and the nitrogen and phosphorus requirements as well)

2) Number of Registered Voters in the District – 1,454

Ms. Hinz Philippi also announced the number of registered voters in the District as 1,454 and stated this was just for informational purposes since the Board had already transitioned to a residential Board.

NINTH ORDER OF BUSINESS Financial Reports

- A. Acceptance Check Run Summary**
- B. Acceptance of Unaudited Financials**

Mr. Krupo presented the check run summary was behind tab A and asked for a motion to approve.

On MOTION by Mr. Trammell seconded by Mr. Wirgowski with all in favor the Check Run Summary was approved.

Mr. Krupo presented the unaudited financials was behind tab B and asked for a motion to approve.

On MOTION by Mr. Trammell seconded by Mr. Kennedy with all in favor the Unaudited Financials were approved.

TENTH ORDER OF BUSINESS Supervisors Requests and Audience Comments

Mr. Krupo opened up the floor for any audience comments at this time.

Mr. La Plante made a few comments relating to the discussion of the lake bank erosion, and gave some additional historical background on this issue.

Mr. Doherty also made a few comments relating to drainage between the homes.

(At this point there was a discussion among the Board members and the residents relating to their comments)

ELEVETH 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. Trammell seconded by Mr. Wirgowski with all in favor, the meeting was adjourned.

Secretary / Assistant Secretary

Chairman / Vice Chairman

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Verano CDD #1

From: Brandon Ulmer, PE

Date May 8, 2026

Lake Erosion Field Report Site visit: April 8, 2026 (prior to regular CDD meeting)

Attendees: EOR Field Inspector

Scope: Inspect and document localized lake-edge washouts and erosion-prone discharge locations; provide findings and prioritized corrective recommendations for each affected lake area. Photographs referenced: See attached files.

Summary Several isolated but recurring lake-edge washouts were observed. Washouts exceeding a 12-inch vertical drop require immediate repair to stop further loss of bank material and to protect adjacent property and stormwater systems. The pattern indicates concentrated point-source discharges (roof drains) and sheet-flow channeling from berms/open spaces are primary causes. Repairs should be completed on a lake-by-lake basis, prioritized by severity and risk to infrastructure or property.

Field Observations (see attached detailed summary for each location):

- Concentrated channeling from a berm/open space into the lake. Evident scouring and exposed soil; existing vegetation patchy. Flow path directs runoff to a small, vertically undermined edge.
- Multiple shallow channels converging toward a single low point at the lake edge; sod sloughing and localized undercutting present.
- Roof-drain discharge area with a focused scour hole at the outlet; drop-off exceeds 12". Nearby turf destabilized; minimal root reinforcement visible.

Additional patterns noted

- Roof-drain outlets between specific lots are repeatedly creating point-source, high-velocity flows that erode the bank.
- Berms and open green spaces in several locations act as flow concentrators, forming defined rills/trenches that route runoff directly to the lake.
- Vegetative cover in many areas is insufficient to prevent concentrated flow erosion during moderate to heavy rain events.

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Immediate actions (within 30 days)

- Repair all washouts with vertical drop >12": place fill, install separation/geotextile fabric, re-sod and stake sod in place. Install temporary silt fence downslope of repairs until sod is fully established (recommended minimum 4–6 weeks under normal growing conditions).
- Temporarily divert concentrated flows away from exposed edges during repairs (sandbag checks or temporary energy dissipators at drain outlets).

Recommendations (options, with steps & expected outcomes) Option 1 — Standard reconstruction (short-term, low cost)

- Scope: Reconstruct eroded areas with compacted fill, non-woven geotextile fabric, topsoil, and sod.
- Steps: Excavate unstable soil to stable subgrade; place geotextile fabric; install compacted structural fill; cap with 4–6" topsoil; install sod, peg/staple sod at edges; install silt fence until full turf establishment.
- Outcome: Restores function and appearance; moderate durability if concentrated flows are controlled.

Option 2 — Roof-drain outlet extension (source-control)

- Scope: Extend problematic roof-drain downspouts to the lake edge using buried PVC pipes or rigid conduit, terminating at a stabilized outlet near the lake.
- Steps: Survey and document each impacted drain; install buried PVC to discharge at lake edge; at outlet, install riprap pad or energy-dissipating stone apron (and/or geotextile underlayer) to reduce velocity; reconstruct bank as Option 1.
- Outcome: Eliminates concentrated point-source erosion upslope; reduces recurrence and frequency of repairs. Moderate cost, higher durability.

Option 3 — Sheet-flow conversion with berms/level spreaders (hydrologic regrading)

- Scope: Construct small berms, level spreaders, or shallow swales to convert concentrated channel flow to uniform sheet flow across a vegetated buffer before reaching the lake.
- Steps: Identify flow paths; install low-profile earthen berms, graded transition pads, or vegetated level spreaders; revegetate with native deep-rooting grasses; construct backup stone check dams where needed; reconstruct bank as needed.

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- Outcome: Reduces flow velocity and erosive potential; promotes infiltration and sediment deposition. Best for areas with sufficient buffer width; may require occasional maintenance.

Option 4 — Geotextile/engineered stabilization trial (site-specific)

- Scope: Pilot use of erosion-control products (coir rolls, engineered turf reinforcement mats (TRMs), articulated concrete mats, or biodegradable geogrids) in selected problem sites to assess feasibility and cost-effectiveness.
- Steps: Select 2–3 representative sites (varying slope, flow intensity); install different products per manufacturer specs; monitor for one full wet season; document performance, establishment times, and maintenance needs.
- Outcome: Provides data to guide product selection for long-term stabilization at similar sites; may reduce long-term maintenance if successful.

Prioritization & implementation plan

- Priority 1 (Immediate): All locations with >12" vertical washout (stabilize now). Photo C and similar drains.
- Priority 2 (Short-term, 1–3 months): Locations with active channel formation from berms/open spaces (Photos A & B). Implement Options 1 + 2 or Option 3 depending on site constraints.
- Priority 3 (3–12 months): Trial and evaluate geotextile/engineered solutions (Option 4) on representative sites; incorporate findings into larger rehabilitation plans.

Materials & typical specifications

- Geotextile: Non-woven, puncture-resistant separation fabric (minimum 6 oz/yd² or manufacturer equivalent).
- Sod/topsoil: 4–6" screened topsoil cap; sod installed immediately and pegged/staked at seams and edges.
- Fill: Compacted structural fill to stable subgrade; avoid uncompacted organic matter.
- Outlet stabilization: 6–12" diameter PVC for drain extensions; riprap (graded stone apron) sized per expected flow energy; stone underlain with geotextile.

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- Temporary controls: Silt fence (staked), sediment logs or wattles, sandbags for temporary diversion.
- Vegetation: Native, deep-rooted grasses and lake-appropriate emergent planting in toe zones where feasible.

Estimated maintenance & monitoring

- Inspect repaired sites after each significant storm for 30–60 days; then monthly for first year.
- Replace/repair any silt fence or sod failures within 7 days of discovery.
- Re-seed or re-sod thin areas in first growing season.
- Evaluate roof-drain extensions annually and after major storms; clear any blockages.

Cost considerations (order-of-magnitude)

- Option 1: Low-to-moderate unit cost per site (materials + labor for fill, fabric, sod, silt fence).
- Option 2: Moderate cost (pipe installation + outlet stabilization) but reduces recurring repair frequency.
- Option 3: Moderate cost (earthworks + revegetation), depends on volume of grading.
- Option 4: Variable—initial pilot costs higher per linear foot, but potential long-term savings if products perform well. (Provide contractor quotes for accurate budgeting.)

Safety & regulatory notes

- Work within the lake buffer may require permitting (city/county or state environmental agencies). Confirm jurisdictional requirements and wetland permits prior to in-water work.
- Minimize turbidity during construction; use silt barriers and schedule work during low-flow periods where possible.
- Ensure safe access for equipment and protect adjacent private property and utilities.

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Recommended next steps

1. Prioritize immediate repairs for all >12" washouts (contractor mobilization recommended within 14 days).
2. Inventory and map all roof-drain discharge locations and high-risk berm/channel paths; produce a site-specific plan for each lake.
3. Select approach per site: Option 2 where concentrated drains exist; Option 3 where regrading/level spreaders are practical; Option 1 for standard reconstruction; pilot Option 4 in 2–3 varied locations.
4. Obtain necessary permits and solicit competitive contractor estimates for prioritized repairs and drainage modifications.
5. Implement repairs and establish a monitoring schedule for the first 12 months; record outcomes to inform future, larger-scale projects.

Suggested Repair methods for First Priority Items:

Project: Immediate stabilization of lake-edge washouts (>12" vertical drop) Site visit: April 13, 2026 Mobilization window: Within 14 days of award

Repair Scope (work to be completed at each identified washout)

1. Site preparation
 - Flag limits of work and protect adjacent property, turf, utilities. Install temporary construction entrance if required.
 - Install turbidity/silt controls downslope of work area (staked silt fence and/or sediment logs) prior to any excavation.
2. Remove unstable material

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- Excavate and remove undermined/loose soil to stable subgrade. Do not leave organic material in fill zone.
3. Stabilize subgrade
 - Compact subgrade to firm condition. Place non-woven geotextile fabric over prepared subgrade (overlap seams 12–18").
 4. Fill and grade
 - Place structural fill (clean fill/engineer-approved topsoil blend) in lifts, compacting to 90% Standard Proctor or as directed. Grade to match existing contour and provide a 2:1 or flatter slope where feasible.
 5. Toe and outlet stabilization (if drain outlet present)
 - Install a 6–12" riprap stone apron over geotextile at drain outlets or high-energy discharge locations. Provide energy-dissipating pad per detail.
 6. Surface finish and revegetation
 - Cap with 4–6" screened topsoil. Install sod (sod species to match existing lawn) immediately; stagger seams and firmly stake/peg sod edges and seams using landscape staples at 2–3' spacing. Water and initial maintenance per manufacturer/supplier guidance.
 7. Temporary erosion controls and establishment
 - Install temporary silt fence downslope of the repaired area and maintain until full turf establishment (min. 4–6 weeks). Remove when vegetation is stable.
 - Re-seed any non-sodded areas with certified erosion-control seed mix and apply mulch tackifier as needed.
1. Inspection and closeout
 - Inspect and repair after the first significant storm event and again at 30 and 60 days. Provide as-built photos and a brief completion report.

Materials List (per repair site—adjust quantities to site dimensions)

- Silt fence (staked): as required (linear ft)
- Sediment logs / wattles: as required (linear ft)
- Non-woven geotextile fabric: minimum 6 oz/yd² (rolls; allow for 12–18" overlaps)

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- Structural fill / compactable topsoil: quantity per site (cu. yds.; estimate based on excavation volume)
- Screened topsoil (4–6" cap): quantity per site (cu. yds.)
- Sod (matched species): square yards (allow 5–10% extra for waste)
- Landscape staples/pegs: 6" heavy-duty, qty per sod installation (approx. 1 per 2–3 ft)
- Riprap stone (for outlet pads): graded stone, typical apron 3–6 sq. yd.; size and quantity per hydraulic conditions (confirm on site)
- 6–12" PVC pipe (only if minor outlet extensions required): linear ft and fittings as needed (optional, per direction)
- Straw mulch or erosion-control blanket (for seeded areas): as required (sq. ft.)
- Water for initial irrigation (contractor to provide)
- Safety and traffic control items (cones, signage, temporary fencing): as required

Typical Performance / Specification Notes

- Geotextile: non-woven, puncture-resistant; manufacturer recommended for underlayment beneath stone and fill.
- Compaction: minimum 90% Standard Proctor for structural fill; document compaction testing if requested.
- Sod installation: immediately lay sod on prepared soil, tamp/roll to remove air pockets, staple/peg edges.
- Outlet riprap: size and thickness selected to dissipate expected flow energy; underlay with geotextile.

Schedule & Inspection

- Typical duration per small repair: 1–2 days (site prep, fill, sod). Allow curing/establishment monitoring for 4–6 weeks.
- Contractor to notify owner/rep 48 hours prior to mobilization and to schedule post-storm inspections.

Safety & Cleanup

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- Maintain best management practices to control turbidity and sediment. Remove all excess material and temporary control measures upon stabilization.

Proposal requirements

- Provide line-item pricing: mobilization, erosion control, excavation & disposal, geotextile, fill/topsoil (cu. yd.), sod (sq. yd.), riprap apron, labor, equipment, permit fees (if any), and warranty terms (minimum 12 months recommended).
- Include earliest start date and expected completion per repair location.
- Provide references for similar lake-edge stabilization work.

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 Sod
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.

RESOLUTION 2026-03
[FY 2027 APPROPRIATION RESOLUTION]

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

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VERANO 1 COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Verano 1 Community Development District for the Fiscal Year Ending September 30, 2027."

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

SECTION 2. APPROPRIATIONS

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

SECTION 3. BUDGET AMENDMENTS

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

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

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

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

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED THIS 16TH DAY OF JULY, 2026.

ATTEST:

**VERANO 1 COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2027 Budget

Verano #1
Community Development District

Approved Proposed Budget
FY 2027



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Verano #1
Community Development District
Approved Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
REVENUES:					
Special Assessments - Tax Roll	\$ 33,931	\$ 33,931	\$ -	\$ 33,931	\$ 142,960
Stormwater Fees	-	-	-	-	132,398
Carry Forward Balance	-	12,878	-	12,878	12,878
TOTAL REVENUES	\$ 33,931	\$ 46,809	\$ -	\$ 46,809	\$ 288,236
EXPENDITURES:					
Administrative					
Supervisor Fees	\$ 4,000	\$ 1,000	\$ 3,000	\$ 4,000	\$ 5,000
FICA Taxes	306	77	230	306	383
Engineering	-	-	-	-	5,000
Attorney	-	-	-	-	6,500
Annual Audit	3,700	3,200	-	3,200	3,300
Assessment Roll Administration	-	-	-	-	3,000
Arbitrage Rebate	1,100	-	1,150	1,150	1,150
Dissemination Agent	5,513	2,757	2,756	5,513	5,789
Management Fees	-	-	-	-	35,438
Trustee Fees	9,900	-	8,250	8,250	8,250
Information Technology	-	-	-	-	-
Website Maintenance	827	414	414	827	868
Postage	-	-	-	-	100
Insurance General Liability	7,610	6,700	-	6,700	7,370
Printing/Copies	-	-	-	-	50
Legal Advertising	-	-	-	-	500
Office Supplies	-	-	-	-	50
Other Current Charges	800	318	3,492	3,810	1,000
Dues, Licenses & Subscriptions	175	175	-	175	175
First Quarter Operating Capital	-	-	-	-	22,250
TOTAL ADMINISTRATIVE	\$ 33,931	\$ 14,639	\$ 19,291	\$ 33,931	\$ 106,172
Operations and Maintenance					
Field					
Conservation Easement Preserve	\$ -	\$ -	\$ -	\$ -	\$ 5,068
TOTAL FIELD	\$ -	\$ -	\$ -	\$ -	\$ 5,068
Stormwater					
Field Management	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Lake Bank C-24 Canal	-	-	-	-	15,000
Lake Bank Mowing	-	-	-	-	61,572
Lake Maintenance	-	-	-	-	44,352
Water Sampling-BMAP	-	-	-	-	1,474
TOTAL STORMWATER	\$ -	\$ -	\$ -	\$ -	\$ 132,398
TOTAL OPERATING AND MAINTENANCE	\$ -	\$ -	\$ -	\$ -	\$ 137,467
TOTAL EXPENDITURES	\$ 33,931	\$ 14,639	\$ 19,291	\$ 33,931	\$ 243,639

Verano #1
Community Development District
Approved Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
Other Sources/(Uses)					
Transfer Reserve					\$ (44,597)
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ (44,597)
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 32,170	\$ (19,291)	\$ 12,878	\$ -

Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
Residential					
Single Family - 40's	210	\$ 28,707.00	\$ 136.70	\$ 136.70	\$ -
Single Family - 50's	342	\$ 53,765.82	\$ 157.21	\$ 157.21	\$ -
Single Family - 60's	176	\$ 31,998.56	\$ 181.81	\$ 181.81	\$ -
Manor/Duplex	310	\$ 37,714.60	\$ 121.66	\$ 121.66	\$ -
Non Residential					
Clubhouse	32565	\$ 3,205.12	\$ 0.10	\$ 0.10	\$ -
Total		\$ 155,391.10			
Less: Discounts & Collections 8%		12,431.29			
Net Assessments		\$ 142,959.81			

Verano #1
Community Development District
Proposed Budget
Capital Reserve Fund

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
<u>REVENUES:</u>					
Interest Income	\$ -	\$ -	\$ -	\$ -	-
TOTAL REVENUES	\$ -	\$ -	\$ -	\$ -	-
<u>EXPENDITURES:</u>					
<u>Capital Outlay</u>					
Improvements	\$ -	\$ -	\$ -	\$ -	-
TOTAL EXPENDITURES	\$ -	\$ -	\$ -	\$ -	-
<u>Other Sources/(Uses)</u>					
Transfer Reserves	\$ -	\$ -	\$ -	\$ -	44,597
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	44,597
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ -	\$ -	\$ -	44,597

Verano #1
Community Development District
Budget Narrative
FY 2027

REVENUES

Special Assessments-Tax Roll

The District will levy a non-ad valorem maintenance assessment on the developable property within the District to fund the operating budget.

Stormwater Rebate Fees

The City of Port St. Lucie assesses the residents of the District for Repairs, Maintenance and Capital Improvements of the Drainage System. The city then remits the storm water fees less an administrative fee to the District since the District provides all these services. The fees are collected in Verano #5 CDD and transferred to Verano # 1 as needed.

Expenditures - Administrative

Supervisors Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 6 meetings.

FICA Taxes

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

Engineering

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

Attorney

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

Annual Audit

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

Assessment Roll Administration

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

Trustee Fees

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

Arbitrage Rebate

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

Management Fees

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

Information Technology

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

Website Maintenance

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

Verano #1
Community Development District
Budget Narrative
FY 2027

Expenditures - Administrative (Continued)

Postage

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

Insurance General Liability

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

Printing and Binding

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

Legal Advertising

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

Office Supplies

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

Other Current Charges

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

Due, Licenses & Subscriptions

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

First Quarter Operating Capital

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

Expenditures - Field

Conservation Easement Preserve

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

Vendor	Description	Units	Annual
SFWMD	Conservation maintenance	1038	\$5,068

Expenditures - Stormwater

Field Management

The District has contracted with Lang Management Service for on-site field management of contracts for District services such as lake and lake bank maintenance.

Vendor	Description	Monthly	Annual
Lang Management Services	Field Mgmt	\$833.33	\$10,000

Lake Bank C-24 Canal

Mowing of the common area lake banks for Verano #1 for 17 lakes.

Vendor	Description	monthly	Annual
PHL Land Care	Canal 24-C - North	\$1,250	\$15,000

Lake Bank Mowing

Mowing of the common area lake banks for Verano #1 for 17 lakes. Includes 3% increase.

Vendor	Description	monthly	Annual
PHL Land Care	Lake Bank Mowing	\$5,131	\$61,572

Lake Maintenance

Cost to maintain the lake for Verano #1 for 17 lakes. Includes 3% increase.

Vendor	Description	monthly	Annual
Solitude Lake Mgmt	17 lakes maintenance	\$3,696	\$44,352

Verano #1
Community Development District
Budget Narrative
FY 2027

Expenditures - Stormwater (continued)

Water Sampling BMAP

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

Vendor	Description	total units	Annual
Pace Analytical Services	Water Testing	1038	\$1,474

Other Sources/(Uses)

Interlocal Transfer In/(Out)

The District will levy and transfer a non-ad valorem maintenance assessments on the commercial properties within Verano Center District.

Transfer Reserves

Any excess funds are transferred to the Capital Reserve Fund.

Verano #1
Community Development District
Approved Proposed Budget
Debt Service Series 2015, Special Assessment Bonds

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
REVENUES:					
Special Assessments - Tax Roll	\$ 531,106	\$ 505,395	\$ 25,710	\$ 531,106	\$ 531,106
Interest Income	15,000	13,773	6,227	20,000	10,000
Carry Forward Balance	441,319	434,824	-	434,824	460,536
TOTAL REVENUES	\$ 987,425	\$ 953,993	\$ 31,937	\$ 985,930	\$ 1,001,642
EXPENDITURES:					
Interest - 11/01	\$ 177,275	\$ 177,275	\$ -	\$ 177,275	\$ 173,119
Principal - 11/01	175,000	175,000	-	175,000	185,000
Interest - 05/01	173,119	-	173,119	173,119	168,378
TOTAL EXPENDITURES	\$ 525,394	\$ 352,275	\$ 173,119	\$ 525,394	\$ 526,497
EXCESS REVENUES (EXPENDITURES)	\$ 462,031	\$ 601,718	\$ (141,182)	\$ 460,536	\$ 475,145
			Principal 11/01/2027		\$ 190,000
			Interest 11/01/2027		168,378
					<u>\$ 358,378</u>

Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
Residential					
Single Family - 40's	163	\$ 191,525.00	\$ 1,175.00	\$ 1,175.00	\$ -
Single Family - 50's	81	\$ 109,755.00	\$ 1,355.00	\$ 1,355.00	\$ -
Single Family - 60's	60	\$ 93,840.00	\$ 1,564.00	\$ 1,564.00	\$ -
Manor/Duplex	173	\$ 182,169.00	\$ 1,053.00	\$ 1,053.00	\$ -
Total	477	\$ 577,289.00			
Less: Discounts & Collections 8%		46,183.12			
Net Assessments		<u>531,105.88</u>			

Verano #1
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2015, Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/25	6,825,000	4.750%	175,000	177,275	529,550
05/01/26	6,650,000	5.125%		173,119	
11/01/26	6,650,000	5.125%	185,000	173,119	531,238
05/01/27	6,465,000	5.125%		168,378	
11/01/27	6,465,000	5.125%	190,000	168,378	526,756
05/01/28	6,275,000	5.125%		163,509	
11/01/28	6,275,000	5.125%	200,000	163,509	527,019
05/01/29	6,075,000	5.125%		158,384	
11/01/29	6,075,000	5.125%	210,000	158,384	526,769
05/01/30	5,865,000	5.125%		153,003	
11/01/30	5,865,000	5.125%	225,000	153,003	531,006
05/01/31	5,640,000	5.125%		147,238	
11/01/31	5,640,000	5.125%	235,000	147,238	529,475
05/01/32	5,405,000	5.125%		141,216	
11/01/32	5,405,000	5.125%	245,000	141,216	527,431
05/01/33	5,160,000	5.125%		134,938	
11/01/33	5,160,000	5.125%	260,000	134,938	529,875
05/01/34	4,900,000	5.125%		128,275	
11/01/34	4,900,000	5.125%	275,000	128,275	531,550
05/01/35	4,625,000	5.125%		121,228	
11/01/35	4,625,000	5.125%	285,000	121,228	527,456
05/01/36	4,340,000	5.250%		113,925	
11/01/36	4,340,000	5.250%	300,000	113,925	527,850
05/01/37	4,040,000	5.250%		106,050	
11/01/37	4,040,000	5.250%	315,000	106,050	527,100
05/01/38	3,725,000	5.250%		97,781	
11/01/38	3,725,000	5.250%	335,000	97,781	530,563
05/01/39	3,390,000	5.250%		88,988	
11/01/39	3,390,000	5.250%	350,000	88,988	527,975
05/01/40	3,040,000	5.250%		79,800	
11/01/40	3,040,000	5.250%	370,000	79,800	529,600
05/01/41	2,670,000	5.250%		70,088	
11/01/41	2,670,000	5.250%	390,000	70,088	530,175
05/01/42	2,280,000	5.250%		59,850	
11/01/42	2,280,000	5.250%	410,000	59,850	529,700
05/01/43	1,870,000	5.250%		49,088	
11/01/43	1,870,000	5.250%	430,000	49,088	528,175
05/01/44	1,440,000	5.250%		37,800	
11/01/44	1,440,000	5.250%	455,000	37,800	530,600
05/01/45	985,000	5.250%		25,856	
11/01/45	985,000	5.250%	480,000	25,856	531,713
05/01/46	505,000	5.250%		13,256	
11/01/46	505,000	5.250%	505,000	13,256	531,513
TOTAL			\$8,035,000	\$8,477,139	\$16,512,139

Verano #1
Community Development District
Approved Proposed Budget
Debt Service Series 2017, Special Assessment Refunding Bonds

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
REVENUES:					
Special Assessments - Tax Roll	\$ 628,896	\$ 583,294	\$ 46,868	\$ 630,162	\$ 630,169
Interest Income	15,000	14,662	5,338	20,000	10,000
Carry Forward Balance	265,500	258,555	-	258,555	280,117
TOTAL REVENUES	\$ 909,396	\$ 856,511	\$ 52,206	\$ 908,717	\$ 920,286
EXPENDITURES:					
Series 2017A-1					
Interest - 11/01	\$ 110,606	\$ 110,606	\$ -	\$ 110,606	\$ 103,900
Interest - 05/01	370,000	-	370,000	370,000	103,900
Principal - 05/01	110,606	-	110,606	110,606	385,000
Series 2017A-2					
Interest - 11/01	8,694	8,694	-	8,694	8,219
Interest - 05/01	8,694	-	8,694	8,694	8,219
Principal - 05/01	20,000	-	20,000	20,000	25,000
TOTAL EXPENDITURES	\$ 628,600	\$ 119,300	\$ 509,300	\$ 628,600	\$ 634,238
EXCESS REVENUES (EXPENDITURES)	\$ 280,796	\$ 737,211	\$ (457,094)	\$ 280,117	\$ 286,048
			A-1 Interest 11/01/2027	\$ 96,200	
			A-2 Interest 11/01/2027	7,625	
				<u>\$ 103,825</u>	

Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
Residential					
Single Family - 40's	45	\$ 46,499.40	\$ 1,033.32	\$ 1,033.32	\$ -
Single Family - 50's	250	\$ 298,037.50	\$ 1,192.15	\$ 1,192.15	\$ -
Single Family - 60's	113	\$ 155,438.28	\$ 1,375.56	\$ 1,375.56	\$ -
Manor/Duplex	125	\$ 114,630.00	\$ 917.04	\$ 917.04	\$ -
Non Residential					
Clubhouse	19665	\$ 16,031.25	\$ 0.82	\$ 0.82	\$ -
Commercial (Publix)	35000	\$ 28,125.71	\$ 0.80	\$ 0.80	\$ -
Commercial (Allen Properties LLC)	30000	\$ 26,203.96	\$ 0.87	\$ 0.87	\$ -
Total	533	\$ 684,966.10			
Less: Discounts & Collections 8%		<u>54,797.28</u>			
Net Assessments		<u>630,168.82</u>			

Verano #1
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2017A-1 Senior Special Assessment Refunding Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/17	\$ 8,160,000	2.000%	\$ -	\$ 123,609	\$ 123,609
05/01/18	8,160,000	2.000%	295,000	147,349	
11/01/18	7,865,000	2.250%	-	144,399	586,748
05/01/19	7,865,000	2.250%	300,000	144,399	
11/01/19	7,565,000	2.500%	-	141,024	585,423
05/01/20	7,565,000	2.500%	305,000	141,024	
11/01/20	7,260,000	2.750%	10,000	137,211	593,235
05/01/21	7,250,000	2.750%	315,000	137,024	
11/01/21	6,935,000	3.000%	-	132,693	584,716
05/01/22	6,935,000	3.000%	325,000	132,693	
11/01/22	6,610,000	3.100%	-	127,818	585,510
05/01/23	6,610,000	3.100%	335,000	127,818	
11/01/23	6,275,000	3.250%	-	122,625	585,443
05/01/24	6,275,000	3.250%	345,000	122,625	
11/01/24	5,930,000	3.500%	-	117,019	584,644
05/01/25	5,930,000	3.500%	365,000	117,019	
11/01/25	5,565,000	3.625%	-	110,606	592,625
05/01/26	5,565,000	3.625%	370,000	110,606	
11/01/26	5,195,000	3.250%	-	103,900	584,506
05/01/27	5,195,000	4.000%	385,000	103,900	
11/01/27	4,810,000	4.000%	-	96,200	585,100
05/01/28	4,810,000	4.000%	400,000	96,200	
11/01/28	4,410,000	4.000%	-	88,200	584,400
05/01/29	4,410,000	4.000%	415,000	88,200	
11/01/29	3,995,000	4.000%	-	79,900	583,100
05/01/30	3,995,000	4.000%	430,000	79,900	
11/01/30	3,565,000	4.000%	-	71,300	581,200
05/01/31	3,565,000	4.000%	450,000	71,300	
11/01/31	3,115,000	4.000%	-	62,300	583,600
05/01/32	3,115,000	4.000%	470,000	62,300	
11/01/32	2,645,000	4.000%	-	52,900	585,200
05/01/33	2,645,000	4.000%	490,000	52,900	
11/01/33	2,155,000	4.000%	-	43,100	586,000
05/01/34	2,155,000	4.000%	505,000	43,100	
11/01/34	1,650,000	4.000%	-	33,000	581,100
05/01/35	1,650,000	4.000%	530,000	33,000	
11/01/35	1,120,000	4.000%	-	22,400	585,400
05/01/36	1,120,000	4.000%	550,000	22,400	
11/01/36	570,000	4.000%	-	11,400	583,800
05/01/37	570,000	4.000%	570,000	11,400	581,400
TOTAL			\$8,160,000	\$3,666,758	\$11,826,758

Verano #1
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2017, Subordinate Special Assessment Refunding Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/17	\$ 555,000	4.000%	\$ -	\$ 11,100	\$ 11,100
05/01/18	555,000	4.000%	20,000	13,231	
11/01/18	535,000	4.000%		12,831	46,063
05/01/19	535,000	4.000%	20,000	12,831	
11/01/19	515,000	4.000%		12,431	45,263
05/01/20	515,000	4.000%	20,000	12,431	
11/01/20	495,000	4.000%		12,031	44,463
05/01/21	495,000	4.000%	20,000	12,031	
11/01/21	475,000	4.000%		11,631	43,663
05/01/22	475,000	4.000%	20,000	11,631	
11/01/22	455,000	4.750%	35,000	11,231	77,863
05/01/23	420,000	4.750%	20,000	10,363	
11/01/23	400,000	4.750%	10,000	9,881	50,244
05/01/24	390,000	4.750%	20,000	9,644	
11/01/24	370,000	4.750%	-	9,169	38,813
05/01/25	370,000	4.750%	20,000	9,169	
11/01/25	350,000	4.750%		8,694	37,863
05/01/26	350,000	4.750%	20,000	8,694	
11/01/26	330,000	4.750%		8,219	36,913
05/01/27	330,000	4.750%	25,000	8,219	
11/01/27	305,000	5.000%		7,625	40,844
05/01/28	305,000	5.000%	25,000	7,625	
11/01/28	280,000	5.000%		7,000	39,625
05/01/29	280,000	5.000%	25,000	7,000	
11/01/29	255,000	5.000%		6,375	38,375
05/01/30	255,000	5.000%	25,000	6,375	
11/01/30	230,000	5.000%		5,750	37,125
05/01/31	230,000	5.000%	30,000	5,750	
11/01/31	200,000	5.000%		5,000	40,750
05/01/32	200,000	5.000%	30,000	5,000	
11/01/32	170,000	5.000%		4,250	39,250
05/01/33	170,000	5.000%	30,000	4,250	
11/01/33	140,000	5.000%		3,500	37,750
05/01/34	140,000	5.000%	30,000	3,500	
11/01/34	110,000	5.000%		2,750	36,250
05/01/35	110,000	5.000%	35,000	2,750	
11/01/35	75,000	5.000%		1,875	39,625
05/01/36	75,000	5.000%	35,000	1,875	
11/01/36	40,000	5.000%		1,000	37,875
05/01/37	40,000	5.000%	40,000	1,000	41,000
TOTAL			\$555,000	\$305,712	\$860,712

Exhibit A FY 2027 Budget

Verano #1 Community Development District Non-Ad Valorem Assessments Comparison 2026-2027

Neighborhood	O&M Units/ Acres	Bonds Units 2015	Bonds Units 2017 ex 2006	Annual Maintenance Assessments			Annual Debt Assessments				Total Assessed Per Unit				Increase/ (Decrease)
				FY 2027	FY2026	Increase/ (decrease)	FY 2027		FY2026		FY 2027		FY2026		Total
				O&M	O&M		Series 2015	Series 2017	Series 2015	Series 2017	Series 2015	Series 2017	Series 2015	Series 2017	
Residential															
Single Family - 40's	210	163	45	\$ 136.70	\$ 136.70	\$ -	\$ 1,175.00	\$ 1,033.32	\$ 1,175.00	\$ 1,033.32	\$ 1,311.70	\$ 1,170.02	\$ 1,311.70	\$ 1,170.02	\$ -
Single Family - 50's	342	81	250	\$ 157.21	\$ 157.21	\$ -	\$ 1,355.00	\$ 1,192.15	\$ 1,355.00	\$ 1,192.15	\$ 1,512.21	\$ 1,349.36	\$ 1,512.21	\$ 1,349.36	\$ -
Single Family - 60's	176	60	113	\$ 181.81	\$ 181.81	\$ -	\$ 1,564.00	\$ 1,375.56	\$ 1,564.00	\$ 1,375.56	\$ 1,745.81	\$ 1,557.37	\$ 1,745.81	\$ 1,557.37	\$ -
Manor/Duplex	310	173	125	\$ 121.66	\$ 121.66	\$ -	\$ 1,053.00	\$ 917.04	\$ 1,053.00	\$ 917.04	\$ 1,174.66	\$ 1,038.70	\$ 1,174.66	\$ 1,038.70	\$ -
Non Residential															
Clubhouse	32565	0	19665	\$ 0.10	\$ 0.10	\$ -	\$ -	\$ 0.82	\$ -	\$ 0.82	\$ -	\$ 0.92	\$ -	\$ 0.92	\$ -
Commercial (Publix)	60000	0	35000				\$ -	\$ 0.80	\$ -	\$ 0.80	\$ -	\$ 0.80	\$ -	\$ 0.80	\$ -
Commercial (Allen Properties LLC)	30000	0	30000				\$ -	\$ 0.87	\$ -	\$ 0.87	\$ -	\$ 0.87	\$ -	\$ 0.87	\$ -
Total Units	1038	477	533												
Total Acres	122565	0	84665												

RESOLUTION 2026-04
[FY 2027 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERANO 1 COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2027 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Verano 1 Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in St. Lucie County, Florida ("**County**"); and

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VERANO 1 COMMUNITY DEVELOPMENT DISTRICT:

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B** ("**Assessment Roll**").
2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**
 - a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.

- b. O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance (“**O&M Assessment(s)**”) is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District’s Board hereby certifies for collection the FY 2027 installment of the District’s previously levied debt service special assessments (“**Debt Assessments**,” and together with the O&M Assessments, the “**Assessments**”) in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.
4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.

 - a. Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the “**Tax Roll Property**” identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* (“**Uniform Method**”). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
 - b. Future Collection Methods.** The District’s decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.
5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.
6. **APPROVAL OF PRIOR ACTIONS.** The actions of the Chairman, Vice Chairman, Secretary, Treasurer, Assistant Secretaries, and all District Staff in finalizing the Assessments and Assessment Roll as provided herein are hereby ratified, approved, and confirmed in all respects.

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

PASSED AND ADOPTED THIS 16TH DAY OF JULY, 2026.

ATTEST:

**VERANO 1 COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget
Exhibit B: Assessment Roll

Verano #1
Community Development District

Approved Proposed Budget
FY 2027



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Verano #1
Community Development District
Approved Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
REVENUES:					
Special Assessments - Tax Roll	\$ 33,931	\$ 33,931	\$ -	\$ 33,931	\$ 142,960
Stormwater Fees	-	-	-	-	132,398
Carry Forward Balance	-	12,878	-	12,878	12,878
TOTAL REVENUES	\$ 33,931	\$ 46,809	\$ -	\$ 46,809	\$ 288,236
EXPENDITURES:					
Administrative					
Supervisor Fees	\$ 4,000	\$ 1,000	\$ 3,000	\$ 4,000	\$ 5,000
FICA Taxes	306	77	230	306	383
Engineering	-	-	-	-	5,000
Attorney	-	-	-	-	6,500
Annual Audit	3,700	3,200	-	3,200	3,300
Assessment Roll Administration	-	-	-	-	3,000
Arbitrage Rebate	1,100	-	1,150	1,150	1,150
Dissemination Agent	5,513	2,757	2,756	5,513	5,789
Management Fees	-	-	-	-	35,438
Trustee Fees	9,900	-	8,250	8,250	8,250
Information Technology	-	-	-	-	-
Website Maintenance	827	414	414	827	868
Postage	-	-	-	-	100
Insurance General Liability	7,610	6,700	-	6,700	7,370
Printing/Copies	-	-	-	-	50
Legal Advertising	-	-	-	-	500
Office Supplies	-	-	-	-	50
Other Current Charges	800	318	3,492	3,810	1,000
Dues, Licenses & Subscriptions	175	175	-	175	175
First Quarter Operating Capital	-	-	-	-	22,250
TOTAL ADMINISTRATIVE	\$ 33,931	\$ 14,639	\$ 19,291	\$ 33,931	\$ 106,172
Operations and Maintenance					
Field					
Conservation Easement Preserve	\$ -	\$ -	\$ -	\$ -	\$ 5,068
TOTAL FIELD	\$ -	\$ -	\$ -	\$ -	\$ 5,068
Stormwater					
Field Management	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Lake Bank C-24 Canal	-	-	-	-	15,000
Lake Bank Mowing	-	-	-	-	61,572
Lake Maintenance	-	-	-	-	44,352
Water Sampling-BMAP	-	-	-	-	1,474
TOTAL STORMWATER	\$ -	\$ -	\$ -	\$ -	\$ 132,398
TOTAL OPERATING AND MAINTENANCE	\$ -	\$ -	\$ -	\$ -	\$ 137,467
TOTAL EXPENDITURES	\$ 33,931	\$ 14,639	\$ 19,291	\$ 33,931	\$ 243,639

Verano #1
Community Development District
Approved Proposed Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
Other Sources/(Uses)					
Transfer Reserve					\$ (44,597)
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ (44,597)
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 32,170	\$ (19,291)	\$ 12,878	\$ -

Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
Residential					
Single Family - 40's	210	\$ 28,707.00	\$ 136.70	\$ 136.70	\$ -
Single Family - 50's	342	\$ 53,765.82	\$ 157.21	\$ 157.21	\$ -
Single Family - 60's	176	\$ 31,998.56	\$ 181.81	\$ 181.81	\$ -
Manor/Duplex	310	\$ 37,714.60	\$ 121.66	\$ 121.66	\$ -
Non Residential					
Clubhouse	32565	\$ 3,205.12	\$ 0.10	\$ 0.10	\$ -
Total		\$ 155,391.10			
Less: Discounts & Collections 8%		12,431.29			
Net Assessments		\$ 142,959.81			

Verano #1
Community Development District
Proposed Budget
Capital Reserve Fund

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
REVENUES:					
Interest Income	\$ -	\$ -	\$ -	\$ -	-
TOTAL REVENUES	\$ -	\$ -	\$ -	\$ -	-
EXPENDITURES:					
Capital Outlay					
Improvements	\$ -	\$ -	\$ -	\$ -	-
TOTAL EXPENDITURES	\$ -	\$ -	\$ -	\$ -	-
Other Sources/(Uses)					
Transfer Reserves	\$ -	\$ -	\$ -	\$ -	44,597
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	44,597
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ -	\$ -	\$ -	44,597

Verano #1
Community Development District
Budget Narrative
FY 2027

REVENUES

Special Assessments-Tax Roll

The District will levy a non-ad valorem maintenance assessment on the developable property within the District to fund the operating budget.

Stormwater Rebate Fees

The City of Port St. Lucie assesses the residents of the District for Repairs, Maintenance and Capital Improvements of the Drainage System. The city then remits the storm water fees less an administrative fee to the District since the District provides all these services. The fees are collected in Verano #5 CDD and transferred to Verano # 1 as needed.

Expenditures - Administrative

Supervisors Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 6 meetings.

FICA Taxes

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

Engineering

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

Attorney

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

Annual Audit

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

Assessment Roll Administration

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

Trustee Fees

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

Arbitrage Rebate

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

Management Fees

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

Information Technology

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

Website Maintenance

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

Verano #1
Community Development District
Budget Narrative
FY 2027

Expenditures - Administrative (Continued)

Postage

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

Insurance General Liability

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

Printing and Binding

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

Legal Advertising

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

Office Supplies

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

Other Current Charges

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

Due, Licenses & Subscriptions

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

First Quarter Operating Capital

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

Expenditures - Field

Conservation Easement Preserve

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

Vendor	Description	Units	Annual
SFWMD	Conservation maintenance	1038	\$5,068

Expenditures - Stormwater

Field Management

The District has contracted with Lang Management Service for on-site field management of contracts for District services such as lake and lake bank maintenance.

Vendor	Description	Monthly	Annual
Lang Management Services	Field Mgmt	\$833.33	\$10,000

Lake Bank C-24 Canal

Mowing of the common area lake banks for Verano #1 for 17 lakes.

Vendor	Description	monthly	Annual
PHL Land Care	Canal 24-C - North	\$1,250	\$15,000

Lake Bank Mowing

Mowing of the common area lake banks for Verano #1 for 17 lakes. Includes 3% increase.

Vendor	Description	monthly	Annual
PHL Land Care	Lake Bank Mowing	\$5,131	\$61,572

Lake Maintenance

Cost to maintain the lake for Verano #1 for 17 lakes. Includes 3% increase.

Vendor	Description	monthly	Annual
Solitude Lake Mgmt	17 lakes maintenance	\$3,696	\$44,352

Verano #1
Community Development District
Budget Narrative
FY 2027

Expenditures - Stormwater (continued)

Water Sampling BMAP

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

Vendor	Description	total units	Annual
Pace Analytical Services	Water Testing	1038	\$1,474

Other Sources/(Uses)

Interlocal Transfer In/(Out)

The District will levy and transfer a non-ad valorem maintenance assessments on the commercial properties within Verano Center District.

Transfer Reserves

Any excess funds are transferred to the Capital Reserve Fund.

Verano #1
Community Development District
Approved Proposed Budget
Debt Service Series 2015, Special Assessment Bonds

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
REVENUES:					
Special Assessments - Tax Roll	\$ 531,106	\$ 505,395	\$ 25,710	\$ 531,106	\$ 531,106
Interest Income	15,000	13,773	6,227	20,000	10,000
Carry Forward Balance	441,319	434,824	-	434,824	460,536
TOTAL REVENUES	\$ 987,425	\$ 953,993	\$ 31,937	\$ 985,930	\$ 1,001,642
EXPENDITURES:					
Interest - 11/01	\$ 177,275	\$ 177,275	\$ -	\$ 177,275	\$ 173,119
Principal - 11/01	175,000	175,000	-	175,000	185,000
Interest - 05/01	173,119	-	173,119	173,119	168,378
TOTAL EXPENDITURES	\$ 525,394	\$ 352,275	\$ 173,119	\$ 525,394	\$ 526,497
EXCESS REVENUES (EXPENDITURES)	\$ 462,031	\$ 601,718	\$ (141,182)	\$ 460,536	\$ 475,145
			Principal 11/01/2027		\$ 190,000
			Interest 11/01/2027		168,378
					<u>\$ 358,378</u>

Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
Residential					
Single Family - 40's	163	\$ 191,525.00	\$ 1,175.00	\$ 1,175.00	\$ -
Single Family - 50's	81	\$ 109,755.00	\$ 1,355.00	\$ 1,355.00	\$ -
Single Family - 60's	60	\$ 93,840.00	\$ 1,564.00	\$ 1,564.00	\$ -
Manor/Duplex	173	\$ 182,169.00	\$ 1,053.00	\$ 1,053.00	\$ -
Total	477	\$ 577,289.00			
Less: Discounts & Collections 8%		46,183.12			
Net Assessments		<u>531,105.88</u>			

Verano #1
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2015, Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/25	6,825,000	4.750%	175,000	177,275	529,550
05/01/26	6,650,000	5.125%		173,119	
11/01/26	6,650,000	5.125%	185,000	173,119	531,238
05/01/27	6,465,000	5.125%		168,378	
11/01/27	6,465,000	5.125%	190,000	168,378	526,756
05/01/28	6,275,000	5.125%		163,509	
11/01/28	6,275,000	5.125%	200,000	163,509	527,019
05/01/29	6,075,000	5.125%		158,384	
11/01/29	6,075,000	5.125%	210,000	158,384	526,769
05/01/30	5,865,000	5.125%		153,003	
11/01/30	5,865,000	5.125%	225,000	153,003	531,006
05/01/31	5,640,000	5.125%		147,238	
11/01/31	5,640,000	5.125%	235,000	147,238	529,475
05/01/32	5,405,000	5.125%		141,216	
11/01/32	5,405,000	5.125%	245,000	141,216	527,431
05/01/33	5,160,000	5.125%		134,938	
11/01/33	5,160,000	5.125%	260,000	134,938	529,875
05/01/34	4,900,000	5.125%		128,275	
11/01/34	4,900,000	5.125%	275,000	128,275	531,550
05/01/35	4,625,000	5.125%		121,228	
11/01/35	4,625,000	5.125%	285,000	121,228	527,456
05/01/36	4,340,000	5.250%		113,925	
11/01/36	4,340,000	5.250%	300,000	113,925	527,850
05/01/37	4,040,000	5.250%		106,050	
11/01/37	4,040,000	5.250%	315,000	106,050	527,100
05/01/38	3,725,000	5.250%		97,781	
11/01/38	3,725,000	5.250%	335,000	97,781	530,563
05/01/39	3,390,000	5.250%		88,988	
11/01/39	3,390,000	5.250%	350,000	88,988	527,975
05/01/40	3,040,000	5.250%		79,800	
11/01/40	3,040,000	5.250%	370,000	79,800	529,600
05/01/41	2,670,000	5.250%		70,088	
11/01/41	2,670,000	5.250%	390,000	70,088	530,175
05/01/42	2,280,000	5.250%		59,850	
11/01/42	2,280,000	5.250%	410,000	59,850	529,700
05/01/43	1,870,000	5.250%		49,088	
11/01/43	1,870,000	5.250%	430,000	49,088	528,175
05/01/44	1,440,000	5.250%		37,800	
11/01/44	1,440,000	5.250%	455,000	37,800	530,600
05/01/45	985,000	5.250%		25,856	
11/01/45	985,000	5.250%	480,000	25,856	531,713
05/01/46	505,000	5.250%		13,256	
11/01/46	505,000	5.250%	505,000	13,256	531,513
TOTAL			\$8,035,000	\$8,477,139	\$16,512,139

Verano #1
Community Development District
Approved Proposed Budget
Debt Service Series 2017, Special Assessment Refunding Bonds

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Proposed Budget FY 2027
REVENUES:					
Special Assessments - Tax Roll	\$ 628,896	\$ 583,294	\$ 46,868	\$ 630,162	\$ 630,169
Interest Income	15,000	14,662	5,338	20,000	10,000
Carry Forward Balance	265,500	258,555	-	258,555	280,117
TOTAL REVENUES	\$ 909,396	\$ 856,511	\$ 52,206	\$ 908,717	\$ 920,286
EXPENDITURES:					
Series 2017A-1					
Interest - 11/01	\$ 110,606	\$ 110,606	\$ -	\$ 110,606	\$ 103,900
Interest - 05/01	370,000	-	370,000	370,000	103,900
Principal - 05/01	110,606	-	110,606	110,606	385,000
Series 2017A-2					
Interest - 11/01	8,694	8,694	-	8,694	8,219
Interest - 05/01	8,694	-	8,694	8,694	8,219
Principal - 05/01	20,000	-	20,000	20,000	25,000
TOTAL EXPENDITURES	\$ 628,600	\$ 119,300	\$ 509,300	\$ 628,600	\$ 634,238
EXCESS REVENUES (EXPENDITURES)	\$ 280,796	\$ 737,211	\$ (457,094)	\$ 280,117	\$ 286,048
			A-1 Interest 11/01/2027	\$ 96,200	
			A-2 Interest 11/01/2027	7,625	
				<u>\$ 103,825</u>	

Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
Residential					
Single Family - 40's	45	\$ 46,499.40	\$ 1,033.32	\$ 1,033.32	\$ -
Single Family - 50's	250	\$ 298,037.50	\$ 1,192.15	\$ 1,192.15	\$ -
Single Family - 60's	113	\$ 155,438.28	\$ 1,375.56	\$ 1,375.56	\$ -
Manor/Duplex	125	\$ 114,630.00	\$ 917.04	\$ 917.04	\$ -
Non Residential					
Clubhouse	19665	\$ 16,031.25	\$ 0.82	\$ 0.82	\$ -
Commercial (Publix)	35000	\$ 28,125.71	\$ 0.80	\$ 0.80	\$ -
Commercial (Allen Properties LLC)	30000	\$ 26,203.96	\$ 0.87	\$ 0.87	\$ -
Total	533	\$ 684,966.10			
Less: Discounts & Collections 8%		<u>54,797.28</u>			
Net Assessments		<u>630,168.82</u>			

Verano #1
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2017A-1 Senior Special Assessment Refunding Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/17	\$ 8,160,000	2.000%	\$ -	\$ 123,609	\$ 123,609
05/01/18	8,160,000	2.000%	295,000	147,349	
11/01/18	7,865,000	2.250%	-	144,399	586,748
05/01/19	7,865,000	2.250%	300,000	144,399	
11/01/19	7,565,000	2.500%	-	141,024	585,423
05/01/20	7,565,000	2.500%	305,000	141,024	
11/01/20	7,260,000	2.750%	10,000	137,211	593,235
05/01/21	7,250,000	2.750%	315,000	137,024	
11/01/21	6,935,000	3.000%	-	132,693	584,716
05/01/22	6,935,000	3.000%	325,000	132,693	
11/01/22	6,610,000	3.100%	-	127,818	585,510
05/01/23	6,610,000	3.100%	335,000	127,818	
11/01/23	6,275,000	3.250%	-	122,625	585,443
05/01/24	6,275,000	3.250%	345,000	122,625	
11/01/24	5,930,000	3.500%	-	117,019	584,644
05/01/25	5,930,000	3.500%	365,000	117,019	
11/01/25	5,565,000	3.625%	-	110,606	592,625
05/01/26	5,565,000	3.625%	370,000	110,606	
11/01/26	5,195,000	3.250%	-	103,900	584,506
05/01/27	5,195,000	4.000%	385,000	103,900	
11/01/27	4,810,000	4.000%	-	96,200	585,100
05/01/28	4,810,000	4.000%	400,000	96,200	
11/01/28	4,410,000	4.000%	-	88,200	584,400
05/01/29	4,410,000	4.000%	415,000	88,200	
11/01/29	3,995,000	4.000%	-	79,900	583,100
05/01/30	3,995,000	4.000%	430,000	79,900	
11/01/30	3,565,000	4.000%	-	71,300	581,200
05/01/31	3,565,000	4.000%	450,000	71,300	
11/01/31	3,115,000	4.000%	-	62,300	583,600
05/01/32	3,115,000	4.000%	470,000	62,300	
11/01/32	2,645,000	4.000%	-	52,900	585,200
05/01/33	2,645,000	4.000%	490,000	52,900	
11/01/33	2,155,000	4.000%	-	43,100	586,000
05/01/34	2,155,000	4.000%	505,000	43,100	
11/01/34	1,650,000	4.000%	-	33,000	581,100
05/01/35	1,650,000	4.000%	530,000	33,000	
11/01/35	1,120,000	4.000%	-	22,400	585,400
05/01/36	1,120,000	4.000%	550,000	22,400	
11/01/36	570,000	4.000%	-	11,400	583,800
05/01/37	570,000	4.000%	570,000	11,400	581,400
TOTAL			\$8,160,000	\$3,666,758	\$11,826,758

Verano #1
Community Development District
AMORTIZATION SCHEDULE
Debt Service Series 2017, Subordinate Special Assessment Refunding Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/17	\$ 555,000	4.000%	\$ -	\$ 11,100	\$ 11,100
05/01/18	555,000	4.000%	20,000	13,231	
11/01/18	535,000	4.000%		12,831	46,063
05/01/19	535,000	4.000%	20,000	12,831	
11/01/19	515,000	4.000%		12,431	45,263
05/01/20	515,000	4.000%	20,000	12,431	
11/01/20	495,000	4.000%		12,031	44,463
05/01/21	495,000	4.000%	20,000	12,031	
11/01/21	475,000	4.000%		11,631	43,663
05/01/22	475,000	4.000%	20,000	11,631	
11/01/22	455,000	4.750%	35,000	11,231	77,863
05/01/23	420,000	4.750%	20,000	10,363	
11/01/23	400,000	4.750%	10,000	9,881	50,244
05/01/24	390,000	4.750%	20,000	9,644	
11/01/24	370,000	4.750%	-	9,169	38,813
05/01/25	370,000	4.750%	20,000	9,169	
11/01/25	350,000	4.750%		8,694	37,863
05/01/26	350,000	4.750%	20,000	8,694	
11/01/26	330,000	4.750%		8,219	36,913
05/01/27	330,000	4.750%	25,000	8,219	
11/01/27	305,000	5.000%		7,625	40,844
05/01/28	305,000	5.000%	25,000	7,625	
11/01/28	280,000	5.000%		7,000	39,625
05/01/29	280,000	5.000%	25,000	7,000	
11/01/29	255,000	5.000%		6,375	38,375
05/01/30	255,000	5.000%	25,000	6,375	
11/01/30	230,000	5.000%		5,750	37,125
05/01/31	230,000	5.000%	30,000	5,750	
11/01/31	200,000	5.000%		5,000	40,750
05/01/32	200,000	5.000%	30,000	5,000	
11/01/32	170,000	5.000%		4,250	39,250
05/01/33	170,000	5.000%	30,000	4,250	
11/01/33	140,000	5.000%		3,500	37,750
05/01/34	140,000	5.000%	30,000	3,500	
11/01/34	110,000	5.000%		2,750	36,250
05/01/35	110,000	5.000%	35,000	2,750	
11/01/35	75,000	5.000%		1,875	39,625
05/01/36	75,000	5.000%	35,000	1,875	
11/01/36	40,000	5.000%		1,000	37,875
05/01/37	40,000	5.000%	40,000	1,000	41,000
TOTAL			\$555,000	\$305,712	\$860,712

Exhibit A Adopted Budget

Verano #1 Community Development District Non-Ad Valorem Assessments Comparison 2026-2027

Neighborhood	O&M Units/ Acres	Bonds Units 2015	Bonds Units 2017 ex 2006	Annual Maintenance Assessments			Annual Debt Assessments				Total Assessed Per Unit				Increase/ (Decrease)
				FY 2027	FY2026	Increase/ (decrease)	FY 2027		FY2026		FY 2027		FY2026		Total
				O&M	O&M		Series 2015	Series 2017	Series 2015	Series 2017	Series 2015	Series 2017	Series 2015	Series 2017	
Residential															
Single Family - 40's	210	163	45	\$ 136.70	\$ 136.70	\$ -	\$ 1,175.00	\$ 1,033.32	\$ 1,175.00	\$ 1,033.32	\$ 1,311.70	\$ 1,170.02	\$ 1,311.70	\$ 1,170.02	\$ -
Single Family - 50's	342	81	250	\$ 157.21	\$ 157.21	\$ -	\$ 1,355.00	\$ 1,192.15	\$ 1,355.00	\$ 1,192.15	\$ 1,512.21	\$ 1,349.36	\$ 1,512.21	\$ 1,349.36	\$ -
Single Family - 60's	176	60	113	\$ 181.81	\$ 181.81	\$ -	\$ 1,564.00	\$ 1,375.56	\$ 1,564.00	\$ 1,375.56	\$ 1,745.81	\$ 1,557.37	\$ 1,745.81	\$ 1,557.37	\$ -
Manor/Duplex	310	173	125	\$ 121.66	\$ 121.66	\$ -	\$ 1,053.00	\$ 917.04	\$ 1,053.00	\$ 917.04	\$ 1,174.66	\$ 1,038.70	\$ 1,174.66	\$ 1,038.70	\$ -
Non Residential															
Clubhouse	32565	0	19665	\$ 0.10	\$ 0.10	\$ -	\$ -	\$ 0.82	\$ -	\$ 0.82	\$ -	\$ 0.92	\$ -	\$ 0.92	\$ -
Commercial (Publix)	60000	0	35000				\$ -	\$ 0.80	\$ -	\$ 0.80	\$ -	\$ 0.80	\$ -	\$ 0.80	\$ -
Commercial (Allen Properties LLC)	30000	0	30000				\$ -	\$ 0.87	\$ -	\$ 0.87	\$ -	\$ 0.87	\$ -	\$ 0.87	\$ -
Total Units	1038	477	533												
Total Acres	122565	0	84665												

Exhibit B
Assessment Roll

Exhibit B

Tax Code	Parcel ID	O&M
0084	3328-600-0011-000-8	\$157.21
0084	3328-600-0012-000-5	\$157.21
0084	3328-600-0013-000-2	\$157.21
0084	3328-600-0014-000-9	\$157.21
0084	3328-600-0015-000-6	\$157.21
0084	3328-600-0016-000-3	\$157.21
0084	3328-600-0017-000-0	\$157.21
0084	3328-600-0018-000-7	\$157.21
0084	3328-600-0019-000-4	\$157.21
0084	3328-600-0020-000-4	\$157.21
0084	3328-600-0021-000-1	\$157.21
0084	3328-600-0022-000-8	\$157.21
0084	3328-600-0023-000-5	\$157.21
0084	3328-600-0024-000-2	\$157.21
0084	3328-600-0025-000-9	\$157.21
0084	3328-600-0026-000-6	\$157.21
0084	3328-600-0027-000-3	\$157.21
0084	3328-600-0028-000-0	\$157.21
0084	3328-600-0029-000-7	\$157.21
0084	3328-600-0030-000-7	\$157.21
0084	3328-600-0031-000-4	\$157.21
0084	3328-600-0032-000-1	\$157.21
0084	3328-600-0033-000-8	\$157.21
0084	3328-600-0034-000-5	\$157.21
0084	3328-600-0035-000-2	\$157.21
0084	3328-600-0036-000-9	\$157.21
0084	3328-600-0037-000-6	\$157.21
0084	3328-600-0038-000-3	\$157.21
0084	3328-600-0039-000-0	\$157.21
0084	3328-600-0040-000-0	\$157.21
0084	3328-600-0041-000-7	\$157.21
0084	3328-600-0042-000-4	\$157.21
0084	3328-600-0043-000-1	\$136.70
0084	3328-600-0044-000-8	\$136.70
0084	3328-600-0045-000-5	\$136.70
0084	3328-600-0046-000-2	\$136.70
0084	3328-600-0047-000-9	\$136.70
0084	3328-600-0048-000-6	\$136.70
0084	3328-600-0049-000-3	\$136.70
0084	3328-600-0050-000-3	\$136.70
0084	3328-600-0051-000-0	\$136.70
0084	3328-600-0052-000-7	\$136.70
0084	3328-600-0053-000-4	\$136.70
0084	3328-600-0054-000-1	\$136.70
0084	3328-600-0055-000-8	\$136.70
0084	3328-600-0056-000-5	\$136.70
0084	3328-601-0007-000-0	\$136.70
0084	3328-601-0008-000-7	\$136.70
0084	3328-601-0009-000-4	\$136.70
0084	3328-601-0010-000-4	\$136.70
0084	3328-601-0011-000-1	\$136.70
0084	3328-601-0012-000-8	\$136.70
0084	3328-601-0013-000-5	\$136.70
0084	3328-601-0014-000-2	\$136.70
0084	3328-601-0015-000-9	\$136.70

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Tax Code	Parcel ID	O&M
0083	3328-703-0005-000-9	\$0.00
0083	3328-804-0022-000-4	\$181.81
0083	3328-804-0023-000-1	\$181.81
0083	3328-804-0024-000-8	\$181.81
0083	3328-804-0025-000-5	\$181.81
0083	3328-804-0026-000-2	\$181.81
0083	3328-804-0027-000-9	\$181.81
0083	3328-804-0028-000-6	\$181.81
0083	3328-804-0029-000-3	\$181.81
0083	3328-804-0030-000-3	\$181.81
0083	3328-804-0031-000-0	\$181.81
0083	3328-804-0032-000-7	\$181.81
0083	3328-804-0033-000-4	\$181.81
0083	3328-804-0034-000-1	\$181.81
0083	3328-804-0035-000-8	\$181.81
0083	3328-804-0036-000-5	\$181.81
0083	3328-804-0037-000-2	\$181.81
0083	3328-804-0038-000-9	\$181.81
0083	3328-804-0039-000-6	\$181.81
0083	3328-804-0040-000-6	\$181.81
0083	3328-804-0041-000-3	\$181.81
0083	3328-804-0042-000-0	\$181.81
0083	3328-804-0043-000-7	\$181.81
0083	3328-804-0044-000-4	\$181.81
0083	3328-804-0045-000-1	\$181.81
0083	3328-804-0046-000-8	\$181.81
0083	3328-804-0047-000-5	\$157.21
0083	3328-804-0048-000-2	\$157.21
0083	3328-804-0049-000-9	\$157.21
0083	3328-804-0050-000-9	\$157.21
0083	3328-804-0051-000-6	\$157.21
0083	3328-804-0052-000-3	\$157.21
0083	3328-804-0053-000-0	\$157.21
0083	3328-804-0054-000-7	\$157.21
0083	3328-804-0055-000-4	\$157.21
0083	3328-804-0056-000-1	\$157.21
0083	3328-804-0057-000-8	\$157.21
0083	3328-804-0058-000-5	\$157.21
0083	3328-804-0059-000-2	\$157.21
0083	3328-804-0060-000-2	\$157.21
0083	3328-804-0061-000-9	\$157.21
0083	3328-804-0062-000-6	\$157.21
0083	3328-804-0063-000-3	\$157.21
0083	3328-804-0064-000-0	\$157.21
0083	3328-804-0065-000-7	\$157.21
0083	3328-804-0066-000-4	\$157.21
0083	3328-804-0067-000-1	\$157.21
0083	3328-804-0068-000-8	\$157.21
0083	3328-804-0069-000-5	\$157.21
0083	3328-804-0070-000-5	\$157.21
0083	3328-804-0071-000-2	\$157.21
0083	3328-805-0004-000-5	\$136.70
0083	3328-805-0005-000-2	\$136.70
0083	3328-805-0006-000-9	\$136.70
0083	3328-805-0007-000-6	\$136.70

Tax Code	Parcel ID	O&M
0084	3328-601-0016-000-6	\$121.66
0084	3328-601-0017-000-3	\$121.66
0084	3328-601-0018-000-0	\$121.66
0084	3328-601-0019-000-7	\$121.66
0084	3328-601-0020-000-7	\$121.66
0084	3328-601-0021-000-4	\$121.66
0084	3328-601-0022-000-1	\$121.66
0084	3328-601-0023-000-8	\$121.66
0084	3328-601-0024-000-5	\$121.66
0084	3328-601-0025-000-2	\$121.66
0084	3328-601-0026-000-9	\$121.66
0084	3328-601-0027-000-6	\$121.66
0084	3328-601-0028-000-3	\$121.66
0084	3328-601-0029-000-0	\$121.66
0084	3328-601-0030-000-0	\$121.66
0084	3328-601-0031-000-7	\$121.66
0084	3328-601-0032-000-4	\$121.66
0084	3328-601-0033-000-1	\$121.66
0084	3328-601-0034-000-8	\$121.66
0084	3328-601-0035-000-5	\$121.66
0084	3328-601-0036-000-2	\$121.66
0084	3328-601-0037-000-9	\$121.66
0084	3328-601-0038-000-6	\$121.66
0084	3328-601-0039-000-3	\$121.66
0084	3328-601-0040-000-3	\$121.66
0084	3328-601-0041-000-0	\$121.66
0084	3328-601-0042-000-7	\$121.66
0084	3328-601-0043-000-4	\$121.66
0084	3328-601-0044-000-1	\$121.66
0084	3328-601-0045-000-8	\$121.66
0084	3328-601-0046-000-5	\$121.66
0084	3328-601-0047-000-2	\$121.66
0084	3328-601-0048-000-9	\$121.66
0084	3328-601-0049-000-6	\$121.66
0084	3328-601-0050-000-6	\$121.66
0084	3328-601-0051-000-3	\$121.66
0084	3328-601-0052-000-0	\$121.66
0084	3328-601-0053-000-7	\$121.66
0084	3328-601-0054-000-4	\$121.66
0084	3328-601-0055-000-1	\$121.66
0084	3328-601-0056-000-8	\$121.66
0084	3328-601-0057-000-5	\$121.66
0084	3328-601-0058-000-2	\$121.66
0084	3328-601-0059-000-9	\$121.66
0084	3328-602-0006-000-6	\$136.70
0084	3328-602-0007-000-3	\$136.70
0084	3328-602-0008-000-0	\$136.70
0084	3328-602-0009-000-7	\$136.70
0084	3328-602-0010-000-7	\$136.70
0084	3328-602-0011-000-4	\$136.70
0084	3328-602-0012-000-1	\$136.70
0084	3328-602-0013-000-8	\$136.70
0084	3328-602-0014-000-5	\$136.70
0084	3328-602-0015-000-2	\$136.70
0084	3328-602-0016-000-9	\$136.70
0084	3328-602-0017-000-6	\$136.70
0084	3328-602-0018-000-3	\$136.70

Tax Code	Parcel ID	O&M
0083	3328-805-0008-000-3	\$136.70
0083	3328-805-0009-000-0	\$136.70
0083	3328-805-0010-000-0	\$136.70
0083	3328-805-0011-000-7	\$136.70
0083	3328-805-0012-000-4	\$136.70
0083	3328-805-0013-000-1	\$136.70
0083	3328-805-0014-000-8	\$136.70
0083	3328-805-0015-000-5	\$136.70
0083	3328-805-0016-000-2	\$136.70
0083	3328-805-0017-000-9	\$136.70
0083	3328-805-0018-000-6	\$136.70
0083	3328-805-0019-000-3	\$136.70
0083	3328-805-0020-000-3	\$136.70
0083	3328-805-0021-000-0	\$136.70
0083	3328-805-0022-000-7	\$136.70
0083	3328-805-0023-000-4	\$136.70
0083	3328-805-0024-000-1	\$136.70
0083	3328-805-0025-000-8	\$136.70
0083	3328-805-0026-000-5	\$136.70
0083	3328-805-0027-000-2	\$136.70
0083	3328-805-0028-000-9	\$136.70
0083	3328-805-0029-000-6	\$136.70
0083	3328-805-0030-000-6	\$136.70
0083	3328-805-0031-000-3	\$136.70
0083	3328-805-0032-000-0	\$136.70
0083	3328-805-0033-000-7	\$136.70
0083	3328-805-0034-000-4	\$136.70
0083	3328-805-0035-000-1	\$136.70
0083	3328-805-0036-000-8	\$136.70
0083	3328-805-0037-000-5	\$136.70
0083	3328-805-0038-000-2	\$136.70
0083	3328-805-0039-000-9	\$136.70
0083	3328-805-0040-000-9	\$136.70
0083	3328-805-0041-000-6	\$136.70
0083	3328-805-0042-000-3	\$136.70
0083	3328-805-0043-000-0	\$136.70
0083	3328-805-0044-000-7	\$136.70
0083	3328-805-0045-000-4	\$136.70
0083	3333-502-0002-000-7	\$157.21
0083	3333-502-0003-000-4	\$157.21
0083	3333-502-0004-000-1	\$157.21
0083	3333-502-0005-000-8	\$157.21
0083	3333-502-0006-000-5	\$157.21
0083	3333-502-0007-000-2	\$157.21
0083	3333-502-0008-000-9	\$157.21
0083	3333-502-0009-000-6	\$157.21
0083	3333-502-0010-000-6	\$157.21
0083	3333-502-0011-000-3	\$157.21
0083	3333-502-0012-000-0	\$157.21
0083	3333-502-0013-000-7	\$157.21
0083	3333-502-0014-000-4	\$157.21
0083	3333-502-0015-000-1	\$157.21
0083	3333-502-0016-000-8	\$157.21
0083	3333-502-0017-000-5	\$157.21
0083	3333-502-0018-000-2	\$157.21
0083	3333-502-0019-000-9	\$157.21
0083	3333-502-0024-000-7	\$181.81

Tax Code	Parcel ID	O&M
0084	3328-602-0019-000-0	\$136.70
0084	3328-602-0020-000-0	\$136.70
0084	3328-602-0021-000-7	\$136.70
0084	3328-602-0022-000-4	\$136.70
0084	3328-602-0023-000-1	\$136.70
0084	3328-602-0024-000-8	\$136.70
0084	3328-602-0025-000-5	\$136.70
0084	3328-602-0026-000-2	\$136.70
0084	3328-602-0027-000-9	\$136.70
0084	3328-602-0028-000-6	\$136.70
0084	3328-602-0029-000-3	\$136.70
0084	3328-602-0030-000-3	\$136.70
0084	3328-602-0031-000-0	\$136.70
0084	3328-602-0032-000-7	\$136.70
0084	3328-602-0033-000-4	\$136.70
0084	3328-602-0034-000-1	\$136.70
0084	3328-602-0035-000-8	\$136.70
0084	3328-602-0036-000-5	\$136.70
0084	3328-602-0037-000-2	\$136.70
0084	3328-602-0038-000-9	\$136.70
0084	3328-602-0039-000-6	\$136.70
0084	3328-602-0040-000-6	\$136.70
0084	3328-602-0041-000-3	\$136.70
0084	3328-602-0042-000-0	\$136.70
0084	3328-602-0043-000-7	\$136.70
0084	3328-602-0044-000-4	\$136.70
0084	3328-602-0045-000-1	\$136.70
0084	3328-602-0046-000-8	\$136.70
0084	3328-602-0047-000-5	\$136.70
0084	3328-602-0048-000-2	\$136.70
0084	3328-602-0049-000-9	\$136.70
0084	3328-602-0050-000-9	\$136.70
0084	3328-602-0051-000-6	\$136.70
0084	3328-602-0052-000-3	\$136.70
0084	3328-602-0053-000-0	\$136.70
0084	3328-602-0054-000-7	\$136.70
0084	3328-602-0055-000-4	\$136.70
0084	3328-602-0056-000-1	\$136.70
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0084	3328-602-0058-000-5	\$136.70
0084	3328-602-0059-000-2	\$136.70
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0084	3328-603-0012-000-4	\$136.70
0084	3328-603-0013-000-1	\$136.70
0084	3328-603-0014-000-8	\$136.70
0084	3328-603-0015-000-5	\$136.70
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0084	3328-603-0017-000-9	\$136.70
0084	3328-603-0018-000-6	\$136.70
0084	3328-603-0019-000-3	\$136.70
0084	3328-603-0020-000-3	\$136.70
0084	3328-603-0021-000-0	\$136.70
0084	3328-603-0022-000-7	\$136.70
0084	3328-603-0023-000-4	\$136.70
0084	3328-603-0024-000-1	\$136.70
0084	3328-603-0025-000-8	\$136.70
0084	3328-603-0026-000-5	\$136.70

Tax Code	Parcel ID	O&M
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0083	3333-502-0027-000-8	\$181.81
0083	3333-502-0028-000-5	\$181.81
0083	3333-502-0029-000-2	\$181.81
0083	3333-502-0030-000-2	\$181.81
0083	3333-502-0031-000-9	\$181.81
0083	3333-502-0032-000-6	\$181.81
0083	3333-502-0033-000-3	\$181.81
0083	3333-502-0034-000-0	\$181.81
0083	3333-502-0035-000-7	\$181.81
0083	3333-502-0036-000-4	\$181.81
0083	3333-502-0037-000-1	\$181.81
0083	3333-502-0038-000-8	\$181.81
0083	3333-502-0039-000-5	\$181.81
0083	3333-502-0040-000-5	\$181.81
0083	3333-502-0041-000-2	\$181.81
0083	3333-502-0042-000-9	\$181.81
0083	3333-502-0043-000-6	\$181.81
0083	3333-502-0044-000-3	\$181.81
0083	3333-502-0045-000-0	\$181.81
0083	3333-502-0046-000-7	\$181.81
0083	3333-502-0047-000-4	\$181.81
0083	3333-502-0048-000-1	\$181.81
0083	3333-502-0049-000-8	\$181.81
0083	3333-502-0050-000-8	\$181.81
0083	3333-502-0051-000-5	\$181.81
0083	3333-502-0052-000-2	\$181.81
0083	3333-502-0053-000-9	\$181.81
0083	3333-502-0054-000-6	\$181.81
0083	3333-502-0055-000-3	\$181.81
0083	3333-502-0056-000-0	\$181.81
0083	3333-502-0057-000-7	\$181.81
0083	3333-502-0058-000-4	\$181.81
0083	3333-502-0059-000-1	\$181.81
0083	3333-502-0060-000-1	\$181.81
0083	3333-502-0061-000-8	\$181.81
0083	3333-502-0062-000-5	\$157.21
0083	3333-502-0063-000-2	\$157.21
0083	3333-502-0064-000-9	\$157.21
0083	3333-502-0065-000-6	\$157.21
0083	3333-502-0066-000-3	\$157.21
0083	3333-502-0067-000-0	\$157.21
0083	3333-502-0068-000-7	\$157.21
0083	3333-502-0069-000-4	\$157.21
0083	3333-502-0070-000-4	\$157.21
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0083	3333-502-0072-000-8	\$157.21
0083	3333-502-0073-000-5	\$157.21
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0083	3333-502-0075-000-9	\$157.21
0083	3333-502-0076-000-6	\$157.21
0083	3333-502-0077-000-3	\$157.21
0083	3333-502-0078-000-0	\$157.21
0083	3333-502-0079-000-7	\$157.21
0083	3333-502-0080-000-7	\$157.21
0083	3333-502-0081-000-4	\$157.21

Tax Code	Parcel ID	O&M
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0084	3328-603-0028-000-9	\$136.70
0084	3328-603-0029-000-6	\$136.70
0084	3328-603-0030-000-6	\$136.70
0084	3328-603-0031-000-3	\$121.66
0084	3328-603-0032-000-0	\$121.66
0084	3328-603-0033-000-7	\$121.66
0084	3328-603-0034-000-4	\$121.66
0084	3328-603-0035-000-1	\$121.66
0084	3328-603-0036-000-8	\$121.66
0084	3328-603-0037-000-5	\$121.66
0084	3328-603-0038-000-2	\$121.66
0084	3328-603-0039-000-9	\$121.66
0084	3328-603-0040-000-9	\$121.66
0084	3328-603-0041-000-6	\$121.66
0084	3328-603-0042-000-3	\$121.66
0084	3328-603-0043-000-0	\$121.66
0084	3328-603-0044-000-7	\$121.66
0084	3328-603-0045-000-4	\$121.66
0084	3328-603-0046-000-1	\$121.66
0084	3328-603-0047-000-8	\$121.66
0084	3328-603-0048-000-5	\$121.66
0084	3328-603-0049-000-2	\$121.66
0084	3328-603-0050-000-2	\$121.66
0084	3328-603-0051-000-9	\$121.66
0084	3328-603-0052-000-6	\$121.66
0084	3328-603-0053-000-3	\$121.66
0084	3328-603-0054-000-0	\$121.66
0084	3328-603-0055-000-7	\$121.66
0084	3328-603-0056-000-4	\$121.66
0084	3328-603-0057-000-1	\$121.66
0084	3328-603-0058-000-8	\$121.66
0084	3328-603-0059-000-5	\$121.66
0084	3328-603-0060-000-5	\$121.66
0084	3328-603-0061-000-2	\$121.66
0084	3328-603-0062-000-9	\$121.66
0084	3328-603-0063-000-6	\$121.66
0084	3328-603-0064-000-3	\$121.66
0084	3328-603-0065-000-0	\$121.66
0084	3328-603-0066-000-7	\$121.66
0084	3328-603-0067-000-4	\$121.66
0084	3328-603-0068-000-1	\$121.66
0084	3328-603-0069-000-8	\$121.66
0084	3328-603-0070-000-8	\$121.66
0084	3328-603-0071-000-5	\$121.66
0084	3328-603-0072-000-2	\$121.66
0084	3328-603-0073-000-9	\$121.66
0084	3328-603-0074-000-6	\$121.66
0084	3328-603-0075-000-3	\$121.66
0084	3328-603-0076-000-0	\$121.66
0084	3328-603-0077-000-7	\$121.66
0084	3328-603-0078-000-4	\$121.66
0084	3328-603-0079-000-1	\$121.66
0084	3328-603-0080-000-1	\$121.66
0084	3328-603-0081-000-8	\$121.66
0084	3328-603-0082-000-5	\$121.66
0084	3328-603-0083-000-2	\$121.66

Tax Code	Parcel ID	O&M
0083	3333-502-0082-000-1	\$157.21
0083	3333-502-0083-000-8	\$157.21
0083	3333-502-0084-000-5	\$157.21
0083	3333-502-0085-000-2	\$157.21
0083	3333-502-0086-000-9	\$157.21
0083	3333-502-0087-000-6	\$157.21
0083	3333-502-0088-000-3	\$157.21
0083	3333-502-0089-000-0	\$157.21
0083	3333-502-0090-000-0	\$157.21
0083	3333-502-0091-000-7	\$157.21
0083	3333-502-0092-000-4	\$157.21
0083	3333-502-0093-000-1	\$157.21
0083	3333-502-0094-000-8	\$157.21
0083	3333-502-0095-000-5	\$157.21
0083	3333-503-0006-000-8	\$157.21
0083	3333-503-0007-000-5	\$181.81
0083	3333-503-0008-000-2	\$157.21
0083	3333-503-0009-000-9	\$157.21
0083	3333-503-0010-000-9	\$157.21
0083	3333-503-0011-000-6	\$157.21
0083	3333-503-0012-000-3	\$157.21
0083	3333-503-0013-000-0	\$157.21
0083	3333-503-0014-000-7	\$157.21
0083	3333-503-0015-000-4	\$157.21
0083	3333-503-0016-000-1	\$157.21
0083	3333-503-0017-000-8	\$181.81
0083	3333-503-0018-000-5	\$181.81
0083	3333-503-0019-000-2	\$181.81
0083	3333-503-0020-000-2	\$181.81
0083	3333-503-0021-000-9	\$181.81
0083	3333-503-0022-000-6	\$157.21
0083	3333-503-0023-000-3	\$157.21
0083	3333-503-0024-000-0	\$157.21
0083	3333-503-0025-000-7	\$157.21
0083	3333-503-0026-000-4	\$157.21
0083	3333-503-0027-000-1	\$157.21
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0083	3333-503-0033-000-6	\$157.21
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0083	3333-503-0035-000-0	\$157.21
0083	3333-503-0036-000-7	\$181.81
0083	3333-503-0037-000-4	\$181.81
0083	3333-503-0038-000-1	\$181.81
0083	3333-503-0039-000-8	\$181.81
0083	3333-503-0040-000-8	\$181.81
0083	3333-503-0041-000-5	\$157.21
0083	3333-503-0042-000-2	\$157.21
0083	3333-503-0043-000-9	\$157.21
0083	3333-503-0044-000-6	\$157.21
0083	3333-503-0045-000-3	\$157.21
0083	3333-503-0046-000-0	\$157.21
0083	3333-503-0047-000-7	\$157.21
0083	3333-503-0048-000-4	\$157.21

Tax Code	Parcel ID	O&M
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0084	3328-603-0085-000-6	\$121.66
0084	3328-603-0086-000-3	\$121.66
0084	3328-603-0087-000-0	\$121.66
0084	3328-603-0088-000-7	\$121.66
0084	3328-603-0089-000-4	\$121.66
0084	3328-603-0090-000-4	\$121.66
0084	3328-603-0091-000-1	\$121.66
0084	3328-603-0092-000-8	\$121.66
0084	3328-603-0093-000-5	\$121.66
0084	3328-603-0094-000-2	\$121.66
0084	3328-603-0095-000-9	\$121.66
0084	3328-603-0096-000-6	\$121.66
0084	3328-603-0097-000-3	\$121.66
0084	3328-603-0098-000-0	\$121.66
0084	3328-603-0099-000-7	\$121.66
0084	3328-603-0100-000-8	\$121.66
0084	3328-603-0101-000-5	\$121.66
0084	3328-603-0102-000-2	\$121.66
0084	3328-603-0103-000-9	\$121.66
0084	3328-603-0104-000-6	\$121.66
0084	3328-603-0105-000-3	\$121.66
0084	3328-603-0106-000-0	\$121.66
0084	3328-603-0107-000-7	\$121.66
0084	3328-603-0108-000-4	\$121.66
0084	3328-603-0109-000-1	\$121.66
0084	3328-603-0110-000-1	\$121.66
0084	3328-603-0111-000-8	\$121.66
0084	3328-603-0112-000-5	\$121.66
0084	3328-703-0015-000-2	\$181.81
0084	3328-703-0016-000-9	\$181.81
0084	3328-703-0017-000-6	\$181.81
0084	3328-703-0018-000-3	\$181.81
0084	3328-703-0019-000-0	\$181.81
0084	3328-703-0020-000-0	\$181.81
0084	3328-703-0021-000-7	\$181.81
0084	3328-703-0022-000-4	\$181.81
0084	3328-703-0023-000-1	\$181.81
0084	3328-703-0024-000-8	\$181.81
0084	3328-703-0025-000-5	\$181.81
0084	3328-703-0026-000-2	\$181.81
0084	3328-703-0055-000-4	\$136.70
0084	3328-703-0056-000-1	\$136.70
0084	3328-703-0057-000-8	\$136.70
0084	3328-703-0058-000-5	\$136.70
0084	3328-703-0059-000-2	\$136.70
0084	3328-703-0060-000-2	\$136.70
0084	3328-703-0061-000-9	\$136.70
0084	3328-703-0062-000-6	\$136.70
0084	3328-703-0063-000-3	\$136.70
0084	3328-703-0064-000-0	\$136.70
0084	3328-703-0065-000-7	\$136.70
0084	3328-704-0012-000-4	\$157.21
0084	3328-704-0013-000-1	\$157.21
0084	3328-704-0014-000-8	\$157.21
0084	3328-704-0015-000-5	\$157.21
0084	3328-704-0016-000-2	\$157.21

Tax Code	Parcel ID	O&M
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0083	3333-503-0050-000-1	\$157.21
0083	3333-503-0051-000-8	\$157.21
0083	3333-503-0052-000-5	\$157.21
0083	3333-503-0053-000-2	\$157.21
0083	3333-504-0008-000-5	\$157.21
0083	3333-504-0009-000-2	\$157.21
0083	3333-504-0010-000-2	\$157.21
0083	3333-504-0011-000-9	\$157.21
0083	3333-504-0012-000-6	\$157.21
0083	3333-504-0013-000-3	\$157.21
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0083	3333-504-0015-000-7	\$157.21
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0083	3333-504-0023-000-6	\$157.21
0083	3333-504-0024-000-3	\$157.21
0083	3333-504-0025-000-0	\$157.21
0083	3333-504-0026-000-7	\$157.21
0083	3333-504-0027-000-4	\$157.21
0083	3333-504-0028-000-1	\$157.21
0083	3333-504-0029-000-8	\$157.21
0083	3333-504-0030-000-8	\$157.21
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0083	3333-504-0037-000-7	\$157.21
0083	3333-504-0038-000-4	\$181.81
0083	3333-504-0039-000-1	\$181.81
0083	3333-504-0040-000-1	\$181.81
0083	3333-504-0042-000-5	\$157.21
0083	3333-504-0043-000-2	\$157.21
0083	3333-504-0044-000-9	\$181.81
0083	3333-504-0045-000-6	\$157.21
0083	3333-504-0046-000-3	\$157.21
0083	3333-504-0047-000-0	\$157.21
0083	3333-504-0048-000-7	\$157.21
0083	3333-504-0049-000-4	\$157.21
0083	3333-504-0050-000-4	\$157.21
0083	3333-504-0051-000-1	\$157.21
0083	3333-504-0052-000-8	\$157.21
0083	3333-505-0004-000-0	\$157.21
0083	3333-505-0005-000-7	\$157.21
0083	3333-505-0006-000-4	\$157.21
0083	3333-505-0007-000-1	\$157.21
0083	3333-505-0008-000-8	\$157.21
0083	3333-505-0009-000-5	\$157.21
0083	3333-505-0010-000-5	\$157.21
0083	3333-505-0011-000-2	\$157.21

Tax Code	Parcel ID	O&M
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0084	3328-704-0018-000-6	\$157.21
0084	3328-704-0019-000-3	\$157.21
0084	3328-704-0020-000-3	\$157.21
0084	3328-704-0021-000-0	\$157.21
0084	3328-704-0022-000-7	\$157.21
0084	3328-704-0023-000-4	\$157.21
0084	3328-704-0024-000-1	\$157.21
0084	3328-704-0025-000-8	\$157.21
0084	3328-704-0026-000-5	\$157.21
0084	3328-704-0027-000-2	\$136.70
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0084	3328-704-0029-000-6	\$136.70
0084	3328-704-0030-000-6	\$136.70
0084	3328-704-0031-000-3	\$136.70
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0084	3328-704-0033-000-7	\$136.70
0084	3328-704-0034-000-4	\$136.70
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0084	3328-704-0036-000-8	\$136.70
0084	3328-704-0037-000-5	\$136.70
0084	3328-704-0038-000-2	\$136.70
0084	3328-704-0039-000-9	\$136.70
0084	3328-704-0040-000-9	\$136.70
0084	3328-704-0041-000-6	\$136.70
0084	3328-704-0042-000-3	\$136.70
0084	3328-704-0043-000-0	\$136.70
0084	3328-704-0044-000-7	\$136.70
0084	3328-704-0045-000-4	\$136.70
0084	3328-704-0046-000-1	\$136.70
0084	3328-704-0047-000-8	\$136.70
0084	3328-704-0048-000-5	\$136.70
0084	3328-704-0049-000-2	\$136.70
0084	3328-704-0050-000-2	\$136.70
0084	3328-704-0051-000-9	\$136.70
0084	3328-704-0052-000-6	\$136.70
0084	3328-704-0053-000-3	\$136.70
0084	3328-704-0054-000-0	\$136.70
0084	3328-704-0055-000-7	\$136.70
0084	3328-704-0056-000-4	\$136.70
0084	3328-704-0057-000-1	\$136.70
0084	3328-704-0058-000-8	\$136.70
0084	3328-704-0059-000-5	\$136.70
0084	3328-704-0060-000-5	\$136.70
0084	3328-704-0061-000-2	\$136.70
0084	3328-704-0062-000-9	\$136.70
0084	3328-704-0063-000-6	\$136.70
0084	3328-704-0064-000-3	\$136.70
0084	3328-704-0065-000-0	\$136.70
0084	3328-704-0066-000-7	\$136.70
0084	3328-704-0067-000-4	\$136.70
0084	3328-704-0068-000-1	\$136.70
0084	3328-704-0069-000-8	\$136.70
0084	3328-704-0070-000-8	\$136.70
0084	3328-704-0071-000-5	\$136.70
0084	3328-704-0072-000-2	\$136.70
0084	3328-704-0073-000-9	\$136.70

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Tax Code	Parcel ID	O&M
0083	3333-505-0012-000-9	\$157.21
0083	3333-505-0013-000-6	\$157.21
0083	3333-505-0014-000-3	\$157.21
0083	3333-505-0015-000-0	\$157.21
0083	3333-505-0016-000-7	\$157.21
0083	3333-505-0017-000-4	\$157.21
0083	3333-505-0018-000-1	\$157.21
0083	3333-505-0019-000-8	\$157.21
0083	3333-505-0020-000-8	\$157.21
0083	3333-505-0021-000-5	\$157.21
0083	3333-505-0022-000-2	\$157.21
0083	3333-505-0023-000-9	\$157.21
0083	3333-505-0024-000-6	\$157.21
0083	3333-505-0025-000-3	\$157.21
0083	3333-505-0026-000-0	\$157.21
0083	3333-505-0027-000-7	\$157.21
0083	3333-505-0028-000-4	\$157.21
0083	3333-505-0029-000-1	\$157.21
0083	3333-505-0030-000-1	\$157.21
0083	3333-505-0031-000-8	\$157.21
0083	3333-505-0032-000-5	\$157.21
0083	3333-505-0033-000-2	\$157.21
0083	3333-505-0034-000-9	\$157.21
0083	3333-505-0035-000-6	\$157.21
0083	3333-505-0036-000-3	\$157.21
0083	3333-505-0037-000-0	\$157.21
0083	3333-801-0001-000-8	\$136.70
0083	3333-801-0002-000-5	\$136.70
0083	3333-801-0003-000-2	\$136.70
0083	3334-602-0019-000-9	\$0.00
0083	3334-602-0020-000-9	\$157.21
0083	3334-602-0021-000-6	\$157.21
0083	3334-602-0022-000-3	\$157.21
0083	3334-602-0023-000-0	\$157.21
0083	3334-602-0024-000-7	\$157.21
0083	3334-602-0025-000-4	\$157.21
0083	3334-602-0026-000-1	\$157.21
0083	3334-602-0027-000-8	\$157.21
0083	3334-602-0028-000-5	\$157.21
0083	3334-602-0029-000-2	\$157.21
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0083	3334-602-0031-000-9	\$157.21
0083	3334-602-0032-000-6	\$157.21
0083	3334-602-0033-000-3	\$157.21
0083	3334-602-0034-000-0	\$157.21
0083	3334-602-0035-000-7	\$157.21
0083	3334-602-0036-000-4	\$157.21
0083	3334-602-0037-000-1	\$157.21
0083	3334-602-0038-000-8	\$157.21
0083	3334-602-0039-000-5	\$157.21
0083	3334-602-0040-000-5	\$157.21
0083	3334-602-0041-000-2	\$157.21
0083	3334-602-0042-000-9	\$157.21
0083	3334-602-0043-000-6	\$157.21
0083	3334-602-0044-000-3	\$157.21
0083	3334-602-0045-000-0	\$157.21
0083	3334-602-0046-000-7	\$157.21

Tax Code	Parcel ID	O&M
0084	3328-704-0074-000-6	\$136.70
0084	3328-704-0075-000-3	\$136.70
0084	3328-704-0076-000-0	\$136.70
0084	3328-704-0077-000-7	\$136.70
0084	3328-704-0078-000-4	\$136.70
0084	3328-704-0079-000-1	\$136.70
0084	3328-704-0080-000-1	\$136.70
0084	3328-704-0081-000-8	\$136.70
0084	3328-704-0082-000-5	\$136.70
0084	3328-704-0083-000-2	\$136.70
0084	3328-705-0004-000-8	\$121.66
0084	3328-705-0005-000-5	\$121.66
0084	3328-705-0006-000-2	\$121.66
0084	3328-705-0007-000-9	\$121.66
0084	3328-705-0008-000-6	\$121.66
0084	3328-705-0009-000-3	\$121.66
0084	3328-705-0010-000-3	\$121.66
0084	3328-705-0011-000-0	\$121.66
0084	3328-705-0012-000-7	\$121.66
0084	3328-705-0013-000-4	\$121.66
0084	3328-705-0014-000-1	\$121.66
0084	3328-705-0015-000-8	\$121.66
0084	3328-705-0016-000-5	\$121.66
0084	3328-705-0017-000-2	\$121.66
0084	3328-705-0018-000-9	\$121.66
0084	3328-705-0019-000-6	\$121.66
0084	3328-705-0020-000-6	\$121.66
0084	3328-705-0021-000-3	\$121.66
0084	3328-705-0022-000-0	\$121.66
0084	3328-705-0023-000-7	\$121.66
0084	3328-705-0024-000-4	\$121.66
0084	3328-705-0025-000-1	\$121.66
0084	3328-705-0026-000-8	\$121.66
0084	3328-705-0027-000-5	\$121.66
0084	3328-705-0028-000-2	\$121.66
0084	3328-705-0029-000-9	\$121.66
0084	3328-705-0030-000-9	\$121.66
0084	3328-705-0031-000-6	\$121.66
0084	3328-705-0032-000-3	\$121.66
0084	3328-705-0033-000-0	\$121.66
0084	3328-705-0034-000-7	\$121.66
0084	3328-705-0035-000-4	\$121.66
0084	3328-705-0036-000-1	\$121.66
0084	3328-705-0037-000-8	\$121.66
0084	3328-705-0038-000-5	\$121.66
0084	3328-705-0039-000-2	\$121.66
0084	3328-705-0040-000-2	\$121.66
0084	3328-705-0041-000-9	\$121.66
0084	3328-705-0042-000-6	\$121.66
0084	3328-705-0043-000-3	\$121.66
0084	3328-705-0044-000-0	\$121.66
0084	3328-705-0045-000-7	\$121.66
0084	3328-705-0046-000-4	\$121.66
0084	3328-705-0047-000-1	\$121.66
0084	3328-705-0048-000-8	\$121.66
0084	3328-705-0049-000-5	\$121.66
0084	3328-705-0050-000-5	\$121.66

Tax Code	Parcel ID	O&M
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0083	3334-602-0048-000-1	\$157.21
0083	3334-602-0049-000-8	\$157.21
0083	3334-602-0050-000-8	\$157.21
0083	3334-602-0051-000-5	\$157.21
0083	3334-602-0052-000-2	\$157.21
0083	3334-602-0053-000-9	\$157.21
0083	3334-602-0054-000-6	\$157.21
0083	3334-602-0055-000-3	\$157.21
0083	3334-602-0056-000-0	\$157.21
0083	3334-602-0057-000-7	\$157.21
0083	3334-602-0058-000-4	\$157.21
0083	3334-602-0059-000-1	\$157.21
0083	3334-602-0060-000-1	\$157.21
0083	3334-602-0061-000-8	\$157.21
0083	3334-602-0062-000-5	\$157.21
0083	3334-602-0063-000-2	\$157.21
0083	3334-602-0064-000-9	\$157.21
0083	3334-602-0065-000-6	\$157.21
0083	3334-602-0066-000-3	\$157.21
0083	3334-602-0067-000-0	\$157.21
0083	3334-602-0068-000-7	\$157.21
0083	3334-602-0069-000-4	\$157.21
0083	3334-602-0070-000-4	\$157.21
0083	3334-602-0071-000-1	\$157.21
0083	3334-602-0072-000-8	\$157.21
0083	3334-602-0073-000-5	\$157.21
0083	3334-602-0074-000-2	\$157.21
0083	3334-602-0075-000-9	\$157.21
0083	3334-602-0076-000-6	\$157.21
0083	3334-602-0077-000-3	\$157.21
0083	3334-602-0078-000-0	\$157.21
0083	3334-602-0079-000-7	\$157.21
0083	3334-602-0080-000-7	\$157.21
0083	3334-602-0081-000-4	\$157.21
0083	3334-602-0082-000-1	\$157.21
0083	3334-602-0083-000-8	\$157.21
0083	3334-602-0084-000-5	\$157.21
0083	3334-602-0085-000-2	\$157.21
0083	3334-602-0086-000-9	\$157.21
0083	3334-602-0087-000-6	\$157.21
0083	3334-602-0088-000-3	\$157.21
0083	3334-602-0089-000-0	\$157.21
0083	3334-602-0090-000-0	\$157.21
0083	3334-602-0091-000-7	\$157.21
0083	3334-602-0092-000-4	\$181.81
0083	3334-602-0093-000-1	\$181.81
0083	3334-602-0094-000-8	\$181.81
0083	3334-602-0095-000-5	\$181.81
0083	3334-602-0096-000-2	\$181.81
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0083	3334-602-0098-000-6	\$181.81
0083	3334-602-0099-000-3	\$181.81
0083	3334-602-0100-000-4	\$181.81
0083	3334-602-0101-000-1	\$181.81
0083	3334-602-0102-000-8	\$181.81
0083	3334-602-0103-000-5	\$181.81

Tax Code	Parcel ID	O&M
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0084	3328-706-0015-000-1	\$157.21
0084	3328-706-0016-000-8	\$157.21
0084	3328-706-0017-000-5	\$157.21
0084	3328-706-0018-000-2	\$157.21
0084	3328-706-0019-000-9	\$157.21
0084	3328-706-0020-000-9	\$157.21
0084	3328-706-0021-000-6	\$157.21
0084	3328-706-0022-000-3	\$157.21
0084	3328-706-0023-000-0	\$157.21
0084	3328-706-0024-000-7	\$157.21
0084	3328-706-0025-000-4	\$157.21
0084	3328-706-0026-000-1	\$157.21
0084	3328-706-0027-000-8	\$157.21
0084	3328-706-0028-000-5	\$157.21
0084	3328-706-0029-000-2	\$157.21
0084	3328-706-0030-000-2	\$157.21
0084	3328-706-0031-000-9	\$157.21
0084	3328-706-0032-000-6	\$157.21
0084	3328-706-0033-000-3	\$157.21
0084	3328-706-0034-000-0	\$157.21
0084	3328-706-0035-000-7	\$157.21
0084	3328-706-0036-000-4	\$157.21
0084	3328-706-0037-000-1	\$157.21
0084	3328-706-0038-000-8	\$181.81
0084	3328-706-0039-000-5	\$181.81
0084	3328-706-0040-000-5	\$181.81
0084	3328-706-0041-000-2	\$181.81
0084	3328-706-0042-000-9	\$181.81
0084	3328-706-0043-000-6	\$181.81
0084	3328-706-0044-000-3	\$181.81
0084	3328-706-0045-000-0	\$181.81
0084	3328-706-0046-000-7	\$181.81
0084	3328-706-0047-000-4	\$181.81
0084	3328-706-0048-000-1	\$181.81
0084	3328-706-0049-000-8	\$181.81
0084	3328-706-0050-000-8	\$181.81
0084	3328-706-0051-000-5	\$181.81
0084	3328-706-0052-000-2	\$181.81
0084	3328-706-0053-000-9	\$181.81
0084	3328-706-0054-000-6	\$181.81
0084	3328-706-0055-000-3	\$181.81
0084	3328-706-0056-000-0	\$181.81
0084	3328-706-0057-000-7	\$181.81
0084	3328-706-0058-000-4	\$181.81
0084	3328-706-0059-000-1	\$181.81
0084	3328-706-0060-000-1	\$181.81
0084	3328-706-0061-000-8	\$181.81
0084	3328-706-0062-000-5	\$181.81
0084	3328-706-0063-000-2	\$181.81
0084	3328-706-0064-000-9	\$181.81
0084	3328-706-0065-000-6	\$181.81
0084	3328-706-0066-000-3	\$181.81
0084	3328-706-0067-000-0	\$181.81
0084	3328-706-0068-000-7	\$181.81
0084	3328-706-0069-000-4	\$181.81

Tax Code	Parcel ID	O&M
0083	3334-602-0104-000-2	\$181.81
0083	3334-602-0105-000-9	\$181.81
0083	3334-602-0106-000-6	\$181.81
0083	3334-602-0107-000-3	\$181.81
0083	3334-602-0108-000-0	\$181.81
0083	3334-602-0109-000-7	\$181.81
0083	3334-602-0110-000-7	\$181.81
0083	3334-602-0111-000-4	\$181.81
0083	3334-602-0112-000-1	\$181.81
0083	3334-602-0113-000-8	\$181.81
0083	3334-602-0114-000-5	\$181.81
0083	3334-602-0115-000-2	\$181.81
0083	3334-602-0116-000-9	\$181.81
0083	3334-602-0117-000-6	\$181.81
0083	3334-602-0118-000-3	\$181.81
0083	3334-602-0119-000-0	\$181.81
0083	3334-602-0120-000-0	\$181.81
0083	3334-602-0121-000-7	\$181.81
0083	3334-602-0122-000-4	\$181.81
0083	3334-602-0123-000-1	\$181.81
0083	3334-602-0124-000-8	\$181.81
0083	3334-602-0125-000-5	\$181.81
0083	3334-602-0126-000-2	\$181.81
0083	3334-602-0127-000-9	\$181.81
0083	3334-602-0128-000-6	\$181.81
0083	3334-602-0129-000-3	\$181.81
0083	3334-602-0130-000-3	\$121.66
0083	3334-602-0131-000-0	\$121.66
0083	3334-602-0132-000-7	\$121.66
0083	3334-602-0133-000-4	\$121.66
0083	3334-602-0134-000-1	\$121.66
0083	3334-602-0135-000-8	\$121.66
0083	3334-602-0136-000-5	\$121.66
0083	3334-602-0137-000-2	\$121.66
0083	3334-602-0138-000-9	\$121.66
0083	3334-602-0139-000-6	\$121.66
0083	3334-602-0140-000-6	\$121.66
0083	3334-602-0141-000-3	\$121.66
0083	3334-602-0142-000-0	\$121.66
0083	3334-602-0143-000-7	\$121.66
0083	3334-602-0144-000-4	\$121.66
0083	3334-602-0145-000-1	\$121.66
0083	3334-602-0146-000-8	\$121.66
0083	3334-602-0147-000-5	\$121.66
0083	3334-602-0148-000-2	\$121.66
0083	3334-602-0149-000-9	\$121.66
0083	3334-602-0150-000-9	\$121.66
0083	3334-602-0151-000-6	\$121.66
0083	3334-602-0152-000-3	\$121.66
0083	3334-602-0153-000-0	\$121.66
0083	3334-602-0154-000-7	\$121.66
0083	3334-602-0155-000-4	\$121.66
0083	3334-602-0156-000-1	\$121.66
0083	3334-602-0157-000-8	\$121.66
0083	3334-602-0158-000-5	\$121.66
0083	3334-602-0159-000-2	\$121.66
0083	3334-602-0160-000-2	\$121.66

Tax Code	Parcel ID	O&M
0084	3328-706-0070-000-4	\$181.81
0084	3328-706-0071-000-1	\$181.81
0084	3328-706-0072-000-8	\$181.81
0084	3328-706-0073-000-5	\$181.81
0084	3328-706-0074-000-2	\$181.81
0084	3328-706-0075-000-9	\$181.81
0084	3328-706-0076-000-6	\$181.81
0084	3328-706-0077-000-3	\$181.81
0084	3328-706-0078-000-0	\$181.81
0084	3328-706-0079-000-7	\$181.81
0084	3328-706-0080-000-7	\$181.81
0084	3328-706-0081-000-4	\$181.81
0084	3328-706-0082-000-1	\$181.81
0084	3328-706-0083-000-8	\$181.81
0084	3328-706-0084-000-5	\$181.81
0084	3328-706-0085-000-2	\$181.81
0084	3328-706-0086-000-9	\$157.21
0084	3328-706-0087-000-6	\$157.21
0084	3328-706-0088-000-3	\$157.21
0084	3328-706-0089-000-0	\$157.21
0084	3328-706-0090-000-0	\$157.21
0084	3328-706-0091-000-7	\$157.21
0084	3328-706-0092-000-4	\$157.21
0084	3328-706-0093-000-1	\$157.21
0084	3328-706-0094-000-8	\$157.21
0084	3328-706-0095-000-5	\$157.21
0084	3328-706-0096-000-2	\$157.21

\$67,524.16

Tax Code	Parcel ID	O&M
0083	3334-602-0161-000-9	\$121.66
0083	3334-602-0162-000-6	\$121.66
0083	3334-602-0163-000-3	\$121.66
0083	3334-602-0164-000-0	\$121.66
0083	3334-602-0165-000-7	\$121.66
0083	3334-602-0166-000-4	\$121.66
0083	3334-602-0167-000-1	\$121.66
0083	3334-602-0168-000-8	\$121.66
0083	3334-602-0169-000-5	\$121.66
0083	3334-602-0170-000-5	\$121.66
0083	3334-602-0171-000-2	\$121.66
0083	3334-602-0172-000-9	\$121.66
0083	3334-602-0173-000-6	\$121.66
0083	3334-602-0174-000-3	\$121.66
0083	3334-602-0175-000-0	\$121.66
0083	3334-602-0176-000-7	\$121.66
0083	3334-602-0177-000-4	\$121.66
0083	3334-602-0178-000-1	\$121.66
0083	3334-602-0179-000-8	\$121.66
0083	3334-602-0180-000-8	\$121.66
0083	3334-602-0181-000-5	\$121.66
0083	3334-602-0182-000-2	\$121.66
0083	3334-602-0183-000-9	\$121.66
0083	3334-602-0184-000-6	\$121.66
0083	3334-602-0185-000-3	\$121.66
0083	3334-602-0186-000-0	\$121.66
0083	3334-602-0187-000-7	\$121.66
0083	3334-602-0188-000-4	\$121.66
0083	3334-602-0189-000-1	\$121.66
0083	3334-602-0190-000-1	\$121.66
0083	3334-602-0191-000-8	\$121.66
0083	3334-602-0192-000-5	\$121.66
0083	3334-602-0193-000-2	\$121.66
0083	3334-602-0194-000-9	\$121.66
0083	3334-602-0195-000-6	\$121.66
0083	3334-602-0196-000-3	\$121.66
0083	3334-602-0197-000-0	\$121.66
0083	3334-602-0198-000-7	\$121.66
0083	3334-602-0199-000-4	\$121.66
0083	3334-602-0200-000-5	\$121.66
0083	3334-602-0201-000-2	\$121.66
0083	3334-602-0202-000-9	\$121.66
0083	3334-602-0203-000-6	\$121.66
0083	3334-602-0204-000-3	\$121.66
0083	3334-602-0205-000-0	\$121.66
0083	3334-602-0206-000-7	\$121.66
0083	3334-602-0207-000-4	\$121.66
0083	3334-602-0208-000-1	\$121.66
0083	3334-602-0209-000-8	\$121.66
0083	3334-602-0210-000-8	\$121.66
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0083	3334-602-0212-000-2	\$121.66
0083	3334-602-0213-000-9	\$121.66
0083	3334-602-0214-000-6	\$121.66
0083	3334-602-0215-000-3	\$121.66
0083	3334-602-0216-000-0	\$121.66
0083	3334-602-0217-000-7	\$121.66

Tax Code	Parcel ID	O&M
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Tax Code	Parcel ID	O&M
0083	3334-602-0218-000-4	\$121.66
0083	3334-602-0219-000-1	\$121.66
0083	3334-602-0220-000-1	\$121.66
0083	3334-602-0221-000-8	\$121.66
0083	3334-602-0222-000-5	\$121.66
0083	3334-602-0223-000-2	\$121.66
0083	3334-602-0224-000-9	\$121.66
0083	3334-602-0225-000-6	\$121.66
0083	3334-602-0226-000-3	\$121.66
0083	3334-602-0227-000-0	\$121.66
0083	3334-602-0228-000-7	\$121.66
0083	3334-602-0229-000-4	\$121.66
0083	3334-602-0230-000-4	\$121.66
0083	3334-602-0231-000-1	\$121.66
0083	3334-602-0232-000-8	\$121.66
0083	3334-602-0233-000-5	\$121.66
0083	3334-602-0234-000-2	\$121.66
0083	3334-602-0235-000-9	\$121.66
0083	3334-602-0236-000-6	\$121.66
0083	3334-602-0237-000-3	\$121.66
0083	3334-602-0238-000-0	\$121.66
0083	3334-602-0239-000-7	\$121.66
0083	3334-602-0240-000-7	\$121.66
0083	3334-602-0241-000-4	\$121.66
0083	3334-602-0242-000-1	\$121.66
0083	3334-602-0243-000-8	\$121.66
0083	3334-602-0244-000-5	\$121.66
0083	3334-602-0245-000-2	\$121.66
0083	3334-602-0246-000-9	\$121.66
0083	3334-602-0247-000-6	\$121.66
0083	3334-602-0248-000-3	\$121.66
0083	3334-602-0249-000-0	\$121.66
0083	3334-602-0250-000-0	\$121.66
0083	3334-602-0251-000-7	\$121.66
0083	3334-602-0252-000-4	\$121.66
0083	3334-602-0253-000-1	\$121.66
0083	3334-602-0254-000-8	\$121.66
0083	3334-602-0255-000-5	\$121.66
0083	3334-602-0256-000-2	\$121.66
0083	3334-602-0257-000-9	\$121.66
0083	3334-602-0258-000-6	\$121.66
0083	3334-602-0259-000-3	\$121.66
0083	3334-602-0260-000-3	\$121.66
0083	3334-602-0261-000-0	\$121.66
0083	3334-602-0262-000-7	\$121.66
0083	3334-602-0263-000-4	\$121.66
0083	3334-603-0001-000-3	\$3,205.12
0083	3334-603-0002-000-0	\$121.66
0083	3334-603-0003-000-7	\$121.66

\$87,866.94

* O&M moved to Verano Center budget but still on tax roll under code 0083, accompanying its related debt assessment

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF VERANO 1 COMMUNITY DEVELOPMENT DISTRICT ADOPTING RULES OF PROCEDURE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Verano 1 Community Development District (the “**District**”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF VERANO 1 COMMUNITY DEVELOPMENT DISTRICT:

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

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

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

PASSED AND ADOPTED this 16th day of July, 2026.

ATTEST:

VERANO COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

Chair / Vice Chair, Board of Supervisors

Exhibit A: Rules of Procedure

Exhibit A
Rules of Procedure
RULES OF PROCEDURE
VERANO 1
COMMUNITY DEVELOPMENT DISTRICT
RULE NO. 2026-05
EFFECTIVE AS OF JULY 16, 2026

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Exhibit A
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Rule 1.0 General. These Rules of Procedure supersede and replace all previously adopted Rules of Procedure.

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

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

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

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Rule 1.1 Board of Supervisors; Officers and Voting.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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Rule 1.3 Public Meetings, Hearings, and Workshops.

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

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

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

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

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

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

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Rules of Procedure

1. Financial Report
2. Approval of Expenditures

Supervisor's requests and comments

Adjournment

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

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

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

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

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

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

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Rule 1.4 Internal Controls to Prevent Fraud, Waste and Abuse

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

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

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Rule 2.0 Rulemaking Proceedings.

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

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

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

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

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

(b) Substantive Changes.

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

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

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

(7) Withdrawal of Proposed Rules.

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

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

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

(8) Rule Development Workshops.

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

(9) Petitions to Initiate Rulemaking.

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

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

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

(10) Public Hearing.

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

(11) Emergency Rule Adoption.

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

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

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

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

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

(14) Petitions to Challenge Rules.

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

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

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

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

(15) Variances and Waivers. A “**variance**” means a decision by the District to grant a modification to all or part of the literal requirements of a rule to a person who is subject to the rule. A “**waiver**” means a decision by the District not to apply all or part of a rule to a person who is subject to the rule. Variances and waivers from District rules may be granted subject to the following:

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

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

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

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

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

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

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Rule 3.0 Competitive Purchase.

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

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

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hurricanes, accidents, or any circumstances or cause beyond the control of the Board in the normal conduct of its business), where the Board finds that the delay incident to competitive purchase would be detrimental to the interests of the District. This includes, but is not limited to, instances where the time to competitively award the project will jeopardize the funding for the project, will materially increase the cost of the project, or will create an undue hardship on the public health, safety, or welfare.

- (i) **“Invitation to Bid”** is a written solicitation for sealed bids with the title, date, and hour of the public bid opening designated specifically and defining the commodity or service involved. It includes printed instructions prescribing conditions for bidding, qualification, evaluation criteria, and provides for a manual signature of an authorized representative. It may include one or more bid alternates.
- (j) **“Invitation to Negotiate”** means a written solicitation for competitive sealed replies to select one or more vendors with which to commence negotiations for the procurement of commodities or services.
- (k) **“Negotiate”** means to conduct legitimate, arm’s length discussions and conferences to reach an agreement on a term or price.
- (l) **“Professional Services”** means those services within the scope of the practice of architecture, professional engineering, landscape architecture, or registered surveying and mapping, as defined by the laws of Florida, or those services performed by any architect, professional engineer, landscape architect, or registered surveyor and mapper, in connection with the firm’s or individual’s professional employment or practice.
- (m) **“Proposal (or Reply or Response) Most Advantageous to the District”** means, as determined in the sole discretion of the Board, the proposal, reply, or response that is:
 - (i) Submitted by a person or firm capable and qualified in all respects to perform fully the contract requirements, who has the integrity and reliability to assure good faith performance;
 - (ii) The most responsive to the Request for Proposals, Invitation to Negotiate, or Competitive Solicitation as determined by the Board; and
 - (iii) For a cost to the District deemed by the Board to be reasonable.

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

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

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

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

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Rule 3.1 Procedure Under the Consultants' Competitive Negotiations Act.

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

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

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

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

(4) Competitive Selection.

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

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

(5) Competitive Negotiation.

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

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

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

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

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

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Rule 3.2 Procedure Regarding Auditor Selection.

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

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

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

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

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

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

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

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

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

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

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

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

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

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Rule 3.3 Purchase of Insurance.

- (1) Scope. The purchases of life, health, accident, hospitalization, legal expense, or annuity insurance, or all of any kinds of such insurance for the officers and employees of the District, and for health, accident, hospitalization, and legal expenses upon a group insurance plan by the District, shall be governed by this Rule. This Rule does not apply to the purchase of any other type of insurance by the District, including but not limited to liability insurance, property insurance, and directors and officers insurance. Nothing in this Rule shall require the District to purchase insurance.
- (2) Procedure. For a purchase of insurance within the scope of these Rules, the following procedure shall be followed:
 - (a) The Board shall cause to be prepared a Notice of Invitation to Bid.
 - (b) Notice of the Invitation to Bid shall be advertised at least once in a newspaper of general circulation within the county or counties in which the District is located. The notice shall allow at least fourteen (14) days for submittal of bids.
 - (c) The District may maintain a list of persons interested in receiving notices of Invitations to Bid. The District shall make reasonable efforts to provide copies of any notices to such persons, but the failure to do so shall not give such consultants any bid protest or other rights or otherwise disqualify any otherwise valid procurement process.
 - (d) Bids shall be opened at the time and place noted in the Invitation to Bid.
 - (e) If only one (1) response to an Invitation is received, the District may proceed with the purchase. If no response to an Invitation to Bid is received, the District may take whatever steps are reasonably necessary in order to proceed with the purchase.
 - (f) The Board has the right to reject any and all bids and such reservations shall be included in all solicitations and advertisements.
 - (g) Simultaneously with the review of the submitted bids, the District may undertake negotiations with those companies that have submitted reasonable and timely bids and, in the opinion of the District, are fully qualified and capable of meeting all services and requirements. Bid responses shall be evaluated in accordance with the specifications and criteria contained in the Invitation to Bid; in addition, the total cost to the District, the cost, if any, to the District officers, employees, or their

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

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

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

Law Implemented: § 112.08, Fla. Stat.

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Rule 3.4 Pre-qualification

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

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

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

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

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

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

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

(2) Suspension, Revocation, or Denial of Qualification

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

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

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

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

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

Examples of factors affecting the seriousness of a deficiency are:

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

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

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

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

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Rule 3.5 Construction Contracts, Not Design-Build.

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

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

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

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

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

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

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

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

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

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

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

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

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

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Rule 3.6 Construction Contracts, Design-Build.

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

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

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

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

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

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

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

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7. Notice of the rankings adopted by the Board, including the rejection of some or all proposals, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Design Criteria Package. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's rankings under this Rule shall be in accordance with the procedures set forth in Rule 3.11.
8. The Board shall negotiate a contract with the firm ranking the highest based on the evaluation standards and shall establish a price which the Board determines is fair, competitive and reasonable. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. The Board shall then undertake negotiations with the second most qualified firm, based on the ranking by the evaluation standards. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the second most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. The Board shall then undertake negotiations with the third most qualified firm. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the third most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. Should the Board be unable to negotiate a satisfactory contract with any of the selected firms, the Board shall select additional firms in order of their rankings based on the evaluation standards and continue negotiations until an agreement is reached or the list of firms is exhausted.

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

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

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

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Rule 3.7 Payment and Performance Bonds.

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

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

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

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

Law Implemented: § 255.05, Fla. Stat.

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Rule 3.8 Goods, Supplies, and Materials.

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

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

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

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

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

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

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

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

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

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

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

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

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Rule 3.9 Maintenance Services.

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

Exhibit A
Rules of Procedure

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

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

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

Exhibit A
Rules of Procedure

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

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

Exhibit A
Rules of Procedure

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

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

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

Exhibit A
Rules of Procedure

Rule 3.10 Contractual Services.

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

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

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

Exhibit A
Rules of Procedure

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

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

(1) Filing.

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

Exhibit A
Rules of Procedure

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

Exhibit A
Rules of Procedure

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

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

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

Exhibit A
Rules of Procedure

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

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

Exhibit A
Rules of Procedure

Rule 4.0 Effective Date.

These Rules shall be effective July 16, 2026, except that no election of officers required by these Rules shall be required until after the next regular election for the Board.

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

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

From: Max Krupo

Date: Friday, May 29, 2026 at 3:10 PM

To: Andressa Hinz Philippi

Subject: Rexeipts for expenses for election filings

Andreassa, Good afternoon. Hope you are having a good week.

Attached are invoices for Tom Trammel and myself, They are for \$25 each for filing the certification for our reelection. So could you please approve these and get them to the correct person so that we can get reimbursed.

Thanks Max Have a good weekend.

SUPERVISOR OF ELECTIONS
ST. LUCIE COUNTY, FLORIDA

04756

FORT PIERCE, FLA. May 29 2026 ~~19~~

RECEIVED OF Thomas Trammell

Twenty five $\frac{00}{100}$ DOLLARS

CK 115
Qualifying Fee
Verano EDD

\$ 25.00

SUPERVISOR OF ELECTIONS
By [Signature]

SUPERVISOR OF ELECTIONS

ST. LUCIE COUNTY, FLORIDA

04755

FORT PIERCE, FLA. May 29 2020 ~~19~~

RECEIVED OF Max Krupo
Twenty five $\frac{00}{100}$ DOLLARS

CK #969
Qualifying fee
\$25.00
Verano CDD

SUPERVISOR OF ELECTIONS

\$ 25.00

By [Signature]

I just got back from travel and noticed you had called. Can we talk next week. Just want to check and see how we are coming for the July meeting. So unless one of the members has an emergency they are all committed to attend. Everyone is anxious to go over the detailed report on the Lake conditions.

BOARD OF SUPERVISORS MEETING DATES
VERANO #1 COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027

The Board of Supervisors of the Verano #1 Community Development District will hold their regular meetings for the Fiscal Year 2026/2027 at ____AM at the Verano Social Clubhouse, 10291 SW Visconti Way, Port St. Lucie FL, on the third Thursday of each month as follows:

October 15, 2026
November 19, 2026
December 17, 2026
January 21, 2027
February 18, 2027
March 18, 2027
April 15, 2027
May 20, 2027
June 17, 2027
July 15, 2027
August 19, 2027
September 16, 2027

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services, LLC, 5385 North Nob Hill Road, Sunrise, Florida 33351, (954) 721-8681, or on the District's website at <http://www.Verano1cdd.com>. There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Andressa Hinz Philippi, Manager

Public Search Results

In the search results grid, organization names are linked to coordinator contact information. The ⓘ links display the relevant contact information. The coordinator is the person who is responsible for adding/removing individuals from the filer list.

When a form is logged, the status will contain the date received and the message "Form Available Soon". When the Form becomes available online, the Filing Requirement Fulfilled status will have a link to "View Form" for electronic forms and (not available online) for any paper forms.

Section 112.31445, Florida Statutes, requires that all forms filed in the Electronic Financial Disclosure Management System (EFDMS) be posted online. Before being posted online, any information required by law to be maintained as confidential must be redacted. This process is not automated and may take up to five business days.

Export to Excel

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 Not Filed	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

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Back

Verano #1
COMMUNITY DEVELOPMENT DISTRICT

Check Register

<i>Date</i>	<i>check #'s</i>	<i>Amount</i>
4/1 - 4/30/26	280	\$528.34
5/1 - 5/31/26	281	\$528.34
6/1 - 6/30/26	282-284	\$578.34
TOTAL		\$1,635.02

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
4/08/26	00001	4/01/26 251	202604 310-51300-31300		*	459.42	
		APR 26 -	DISSEMINATION				
		4/01/26 251	202604 310-51300-35100		*	68.92	
		APR 26 -	WEBSITE ADMIN				
GOVERNMENTAL MANAGEMENT SERVICES -							528.34 000280

TOTAL FOR BANK A						528.34	
TOTAL FOR REGISTER						528.34	

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
5/13/26	00001	5/01/26 252	202605 310-51300-31300		*	459.42	
		MAY 26 -	DISSEMINATION				
		5/01/26 252	202605 310-51300-35100		*	68.92	
		MAY 26 -	WEBSITE ADMIN				
GOVERNMENTAL MANAGEMENT SERVICES -							528.34 000281

TOTAL FOR BANK A						528.34	
TOTAL FOR REGISTER						528.34	

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
6/03/26	00001	6/01/26 253	202606 310-51300-31300		*	459.42	
		JUN 26 -	DISSEMINATION				
		6/01/26 253	202606 310-51300-35100		*	68.92	
		JUN 26 -	WEBSITE ADMIN				
GOVERNMENTAL MANAGEMENT SERVICES -							528.34 000282
6/03/26	00020	5/29/26 REIMB SU	202606 310-51300-49000		*	25.00	
		REIMB SUPERV ELECTION FEE					
MAX J KRUPU							25.00 000283
6/03/26	00019	5/29/26 REIMB SU	202606 310-51300-49000		*	25.00	
		REIMB SUPERV ELECTION FEE					
THOMAS B TRAMMELL							25.00 000284
TOTAL FOR BANK A						578.34	
TOTAL FOR REGISTER						578.34	

Verano #1
Community Development District

Unaudited Financial Reporting
June 30, 2026



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5	<u>Month to Month</u>
6	<u>Long Term Debt Report</u>
7	<u>Assessment Receipts Schedule</u>

Verano #1
Community Development District
Combined Balance Sheet
June 30, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:			
<u>Cash:</u>			
Operating Account	\$ 29,306	\$ -	\$ 29,306
Due from Verano # 5	-	1,259	1,259
<u>Investments:</u>			
<u>Series 2015</u>			
Reserve	-	328,271	328,271
Revenue	-	456,995	456,995
Redemption	-	1,943	1,943
<u>Series 2017</u>			
Reserve A1	-	364,887	364,887
Revenue A1/A2	-	277,182	277,182
Prepayment A1	-	2,708	2,708
Reserve A2	-	14,289	14,289
Prepayment A2	-	1,740	1,740
Total Assets	\$ 29,306	\$ 1,449,275	\$ 1,478,581
Liabilities:			
Accounts Payable	\$ -	\$ -	\$ -
Total Liabilities	\$ -	\$ -	\$ -
Fund Balance:			
Restricted for:			
Debt Service	\$ -	\$ 1,449,275	\$ 1,449,275
Unassigned	29,306	-	29,306
Total Fund Balances	\$ 29,306	\$ 1,449,275	\$ 1,478,581
Total Liabilities & Fund Balance	\$ 29,306	\$ 1,449,275	\$ 1,478,581

Verano #1
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
<u>Revenues:</u>				
Special Assessments - Tax Roll/Interfund transfers	\$ 33,931	\$ 33,931	\$ 33,931	\$ 0
Total Revenues	\$ 33,931	\$ 33,931	\$ 33,931	\$ 0
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 4,000	\$ 2,000	\$ 2,000	\$ -
FICA Taxes	306	153	153	-
Annual Audit	3,700	3,700	3,200	500
Arbitrage Rebate	1,100	-	-	-
Dissemination Agent	5,513	4,134	4,135	(0)
Trustee Fees	9,900	-	-	-
Website Maintenance	827	621	620	0
Insurance General Liability	7,610	7,610	6,700	910
Other Current Charges	800	600	520	80
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 33,931	\$ 18,993	\$ 17,503	\$ 1,490
Total Expenditures	\$ 33,931	\$ 18,993	\$ 17,503	\$ 1,490
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 14,938	\$ 16,428	\$ 1,490
Net Change in Fund Balance	\$ -	\$ 14,938	\$ 16,428	\$ 1,490
Fund Balance - Beginning	\$ -		\$ 12,878	
Fund Balance - Ending	\$ -		\$ 29,306	

Verano #1
Community Development District
Debt Service Fund Series 2015
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budge Thru 06/30/26	Actual Thru 06/30/26	Variance
<u>Revenues:</u>				
Special Assessments - Tax Roll	\$ 531,106	\$ 531,106	\$ 534,019	\$ 2,913
Interest Income	15,000	11,250	21,520	10,270
Total Revenues	\$ 546,106	\$ 542,356	\$ 555,539	\$ 13,183
<u>Expenditures:</u>				
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	\$ 16,962	\$ 30,145	\$ 13,183
Net Change in Fund Balance	\$ 20,712	\$ 16,962	\$ 30,145	\$ 13,183
Fund Balance - Beginning	\$ 441,319		\$ 758,323	
Fund Balance - Ending	\$ 462,031		\$ 788,468	

Verano #1
Community Development District
Debt Service Fund Series 2017
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/26	Thru 06/30/26	Variance
<u>Revenues:</u>				
Special Assessments - Tax Roll	\$ 628,896	\$ 628,896	\$ 634,011	\$ 5,115
Interest Income	15,000	11,250	23,176	11,926
Total Revenues	\$ 643,896	\$ 640,146	\$ 657,187	\$ 17,041
<u>Expenditures:</u>				
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 Expenditures	\$ 15,296	\$ 11,546	\$ 28,587	\$ 17,041
Net Change in Fund Balance	\$ 15,296	\$ 11,546	\$ 28,587	\$ 17,041
Fund Balance - Beginning	\$ -		\$ 632,220	
Fund Balance - Ending	\$ 15,296		\$ 660,807	

Verano #1
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Revenues:</u>													
Special Assessments - Tax Roll/Interfund transfers	\$ -	\$ 33,931	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,931
Total Revenues	\$ -	\$ 33,931	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,931
<u>Expenditures:</u>													
<u>General & Administrative:</u>													
Supervisor Fees	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000
FICA Taxes	-	77	-	-	-	-	77	-	-	-	-	-	153
Annual Audit	-	3,200	-	-	-	-	-	-	-	-	-	-	3,200
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	459	459	459	459	459	459	459	459	459	-	-	-	4,135
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Website Maintenance	69	69	69	69	69	69	69	69	69	-	-	-	620
Insurance General Liability	6,700	-	-	-	-	-	-	-	-	-	-	-	6,700
Other Current Charges	55	58	56	49	49	51	49	51	102	-	-	-	520
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 7,458	\$ 4,863	\$ 584	\$ 578	\$ 577	\$ 579	\$ 1,654	\$ 579	\$ 630	\$ -	\$ -	\$ -	\$ 17,503
Total Expenditures	\$ 7,458	\$ 4,863	\$ 584	\$ 578	\$ 577	\$ 579	\$ 1,654	\$ 579	\$ 630	\$ -	\$ -	\$ -	\$ 17,503
Excess (Deficiency) of Revenues over Expenditures	\$ (7,458)	\$ 29,068	\$ (584)	\$ (578)	\$ (577)	\$ (579)	\$ (1,654)	\$ (579)	\$ (630)	\$ -	\$ -	\$ -	\$ 16,428
Net Change in Fund Balance	\$ (7,458)	\$ 29,068	\$ (584)	\$ (578)	\$ (577)	\$ (579)	\$ (1,654)	\$ (579)	\$ (630)	\$ -	\$ -	\$ -	\$ 16,428

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	\$328,271
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	\$364,887
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	\$14,289
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
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Verano #1

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

								in Verano #5	PS 84	VCCD	Total
								\$161,991.10	Verano #1	Verano #1	\$1,424,239.02
								\$149,031.81	\$577,289.00	\$684,958.92	\$1,310,299.90
								gross net	\$531,105.88	\$630,162.21	\$1,310,299.90
								11.37%	40.53% Series 2015	48.09% Series 2017	100.00%
Date Received	Description	Gross Tax Received	Discounts/ (Penalties)	Commissions	Property Appraisal	Interest	Net Amount Received	General Fund	Debt Service Fund	Debt Service Fund	Total
2.00%								O&M Master	Series 2015	Series 2017	Total
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
TOTAL		\$1,424,239	\$50,409	\$27,478	\$28,485	\$959	\$1,318,825	\$150,795	\$534,019	\$634,011	\$1,318,825
								YTD collected %	100.00%	100.00%	100.00%
								YTD Gross collected	\$161,991	\$577,289	\$684,959
								YTD Outstanding	\$0	\$0	\$0