



**VERONA WALK
COMMUNITY DEVELOPMENT
DISTRICT**

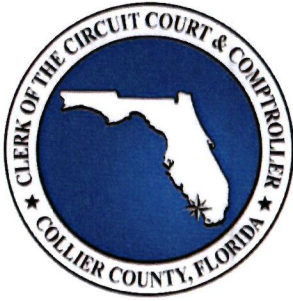
**COLLIER COUNTY
REGULAR BOARD MEETING
DECEMBER 18, 2025
10:00 A.M.**

Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

www.veronawalkcdd.org
561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
VERONA WALK COMMUNITY DEVELOPMENT DISTRICT
Town Center at Verona Walk
8090 Sorrento Lane
Naples, Florida 34114
REGULAR BOARD MEETING
December 18, 2025
10:00 a.m.
Call-In: 800-743-4099 Participant Passcode: 7423990

- A. Call to Order
- B. Pledge of Allegiance
- C. Proof of Publication.....Page 1
- D. Establish Quorum
- E. Additions or Deletions to Agenda
- F. Approval of Minutes
 - 1. October 16, 2025 Regular Board Meeting.....Page 3
- G. Old Business
- H. New Business
 - 1. Discussion Regarding CDD/HOA Agreement
- I. Administrative Matters
 - 1. District Attorney Update
 - a. Title Search Information
 - 2. District Engineer Update
 - a. Discussion and Approval of Inspection Drainage Plan
 - b. Update on Tree Removal in Preserve
 - 3. Field Inspector Update.....Page 8
 - 4. District Manager Update
 - a. Financials.....Page 9
 - b. Upcoming Meetings
 - January 15, 2026 & February 19, 2026
- J. Comments from the Public
- K. Board Member Comments
- L. Adjourn



Clerk of the Circuit Court and Comptroller - Crystal K. Kinzel
Collier County, Florida
3315 Tamiami Trail East, Ste. 102 - Naples, FL 34112-5324
Phone: (239) 252-2646

Affidavit of Publication

COLLIER COUNTY STATE OF FLORIDA

Before the undersigned authority personally appeared
Yani Fernandez, who on oath says that he or she is a
Deputy Clerk of the Circuit Court of Collier County,
Florida; that the attached copy of advertisement,
Verona Walk Community Development District Notice of
Regular Board Meeting - December 18, 2025 was
published on the publicly accessible website
<https://notices.collierclerk.com> as designated by Collier
County, Florida on 12/08/2025 until 12/10/2025.

Affiant further says that the website complies with all
legal requirements for publication in chapter 50, Florida
Statutes.



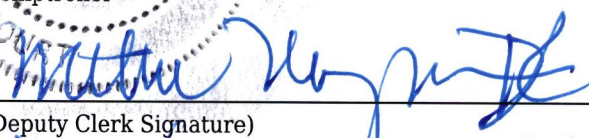
(Affiant Signature)



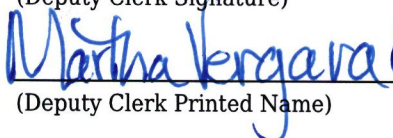
(Affiant Printed Name)

Sworn to and subscribed before me this 12/10/2025

Crystal K. Kinzel Clerk of the Circuit Court &
Comptroller



(Deputy Clerk Signature)



(Deputy Clerk Printed Name)



Date

**Verona Walk Community Development District
Notice of Regular Board Meeting
(December 18, 2025)**

The Board of Supervisors (the "Board") of the Verona Walk Community Development District (the "District") will hold a Regular Board Meeting on December 18, 2025, at 10:00 a.m., at the Town Center at Verona Walk located at 8090 Sorrento Lane, Naples, Florida 34114.

The purpose of the Regular Board Meeting is for the Board to consider any business which may properly come before it. A copy of the Agenda may be obtained from the District's website (www.veronawalkcdd.org) or at the offices of the District Manager, 2501A Burns Road, Palm Beach Gardens, Florida 33410, during normal business hours. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or more Supervisors will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at this meeting should contact the District Manager at (561) 630-4922 and/or toll-free at 1-877-737-4922, at least seven (7) days prior to the date of the meeting.

If any person decides to appeal any decision made with respect to any matter considered at this Regular Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

Meetings may be cancelled from time to time without advertised notice.

Verona Walk Community Development District

www.veronawalkcdd.org

PUBLISH: COLLIER COUNTY WEBSITE: BEGINNING AT MIDNIGHT ON MONDAY, DECEMBER 8, 2025, & EXPIRING AT MIDNIGHT ON WEDNESDAY, DECEMBER 10, 2025

**VERONA WALK COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
OCTOBER 16, 2025**

A. CALL TO ORDER

The October 16, 2025, Regular Board Meeting of the Verona Walk Community Development District (the “District”) was called to order at 10:00 a.m. at the Town Center at Verona Walk located at 8090 Sorrento Lane, Naples, Florida 34114.

B. PLEDGE OF ALLEGIANCE

C. PROOF OF PUBLICATION

Proof of publication was presented that notice of the Regular Board Meeting had been published on the Collier County website October 5, 2025, through October 7, 2025, as legally required.

D. ESTABLISH A QUORUM

It was determined that the attendance of the following Supervisors constituted a quorum and it was in order to proceed with the meeting:

Chairperson	Marilyn Czubkowski	Present
Vice Chairman	Peter Monti	Present
Supervisor	Roger Roy	Present
Supervisor	Jack Hogan	Present
Supervisor	Michael Kurzawski	Present

Staff members in attendance were:

District Manager	Kathleen Meneely	Special District Services, Inc.
Field Inspector	Bohdan Hirniak	Special District Services, Inc.
District Counsel	Megan Magaldi	Coleman Yovanovich Koester

Also present were the following:

Frank Borowiec, Herb Czeschin, Beth Boland (HOA)

E. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

F. APPROVAL OF MINUTES

1. September 18, 2025, Regular Board Meeting

The September 18, 2025, Regular Board Meeting minutes were presented for approval.

Ms. Czubkowski requested that Section G1 be changed to “Ms. Czubkowski advised that she had met with two HOA Board members who are open to a maintenance agreement. She stated that such an arrangement was not unusual and gave them a copy of the original agreement. She sent a draft agreement to the district’s attorney and the attorney advised that it was more than a maintenance agreement as it also assigns duties. She continued that there were some questions about the properties, which she spoke to the attorney about and he recommended doing a title search on those properties to clarify boundaries.”

Mr. Czeschin stated that in Section J, his name should be “Mr.” not “Ms.”

A **motion** was made by Mr. Kurzawski, seconded by Mr. Monti and passed unanimously approving the minutes of the September 18, 2025, Regular Board Meeting, as amended.

G. OLD BUSINESS

There were no Old Business items to come before the Board.

H. NEW BUSINESS

1. Consider Resolution No. 2025-04 – Adopting a Fiscal Year 2024/2025 Amended Budget

Resolution No. 2025-04 was presented, entitled:

RESOLUTION NO. 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERONA WALK COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2024/2025 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Mr. Roy, seconded by Mr. Monti and passed unanimously adopting Resolution No. 2025-04, as presented.

2. Consider Resolution No. 2025-05 – Goals and Objectives Annual Report

Resolution No. 2025-05 was presented, entitled:

RESOLUTION NO. 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERONA WALK COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN ANNUAL REPORT OF GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Mr. Monti, seconded by Mr. Hogan and passed unanimously adopting Resolution No. 2025-05, as presented.

3. Consider Audit Renewal

A motion was made by Mr. Monti, seconded by Mr. Hogan and passed unanimously approving the audit renewal with Grau & Associates.

I. ADMINISTRATIVE MATTERS

1. District Attorney Update

Ms. Magaldi reminded the Board to complete the four hours of ethics training which must be completed before the end of the year and reported next year on the financial disclosure form.

Ms. Czubkowski noted she had communicated with the attorney about title searches, which is an ongoing project.

2. District Engineer Update

There was no District Engineer update at this time.

3. Field Inspector Update

Mr. Hirniak noted that there had been little erosion and no repairs have been required, further noting that what the District was doing was working well. He added that the pumps were running and the lake levels had dropped 1-2 feet. He continued that lake bank mowing was ongoing and reported that Benchmark's water sampling report came in and all looked good.

Mr. Hirniak noted that a pool build was starting soon and he was working with the resident on downspouts that would be in the District's easement. Ms. Magaldi recommended entering into an easement agreement that would get recorded.

After discussion, a **motion** was made by Mr. Monti, seconded by Mr. Hogan and passed unanimously directing the attorney's office to develop such an agreement. Further discussion took place regarding this item with the consensus of the Board to inform the resident that fees will be incurred for the attorney's time and requested that this item be put on the next agenda for further discussion.

Mr. Hirniak stated he was working on ordering the "No Mowing" signs for the littoral project area and they would be 10x14 inches. Ms. Czubkowski stated they should say "No Mowing or Spraying" and asked that they be installed within the next two weeks since this had taken a long time. Mr. Monti reiterated that he had spoken with the contractor and reinforced not to mow the area.

Mr. Monti asked about the tree near the outfall and the cyclical drainage inspections. Ms. Meneely stated that these were the engineer's issues that would be reported on at a future meeting.

Mr. Monti stated that the Benchmark report indicated that things were good but there was no key showing what acceptable levels were. He would like to see what the acceptable levels were for

measurement and asked that Benchmark provide such standards. Ms. Czubkowski asked Mr. Hirniak to contact Benchmark to request such a document for Board review. There was a consensus of the Board for the next quarterly report to include such ranges.

4. District Manager Update

- **Financials**

Ms. Meneely went over the financials. There were no questions from the Board Members.

- **Upcoming Meetings – November 20, 2025, and December 18, 2025**

Ms. Meneely presented the meeting dates and the consensus of the Board was to cancel their November meeting. Mr. Roy noted that he could call in for the December meeting.

Mr. Monti asked about the agreement for the pool easement encroachment and Ms. Magaldi stated that it could be executed and then ratified at a future meeting so that the resident does not have to wait.

J. COMMENTS FROM THE PUBLIC

Ms. Boland advised that she was hearing from residents who were concerned about the amount of spike rush in the lakes. Ms. Czubkowski stated that the contractor was onsite at least four times a month. Mr. Hirniak explained that the lakes were being sprayed to control the spike rush but if he gets an address, he can contact Premier to specifically check out that area, as they are very responsive.

Mr. Czeschin brought up the original areas of the development that were lower than the rest of community and his concerns with neighboring developments impacting those areas with stormwater overflow. Ms. Meneely stated that Tamarindo decided not to pursue overflow going through Verona Walk. He also asked about the new meeting posting on the County website only being two days and Ms. Magaldi stated that that was more than the one day previously posted in the newspaper and conforms with State statutes.

K. BOARD MEMBER COMMENTS

The Board Members had nothing further.

L. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 10:46 a.m. on a **motion** made by Mr. Roy, seconded by Mr. Monti and that **motion** carried unanimously.

Secretary/Assistant Secretary

Chair/Vice-Chair

From: bphirniak@aol.com <bphirniak@aol.com>

Sent: Monday, December 8, 2025 12:32 PM

To: Kathleen Meneely <kmeneely@sdsinc.org>; Marilyn Czubkowski <mczubk@gmail.com>

Cc: BOHDAN HIRNIAK <bphirniak@aol.com>

Subject: Monthly Report

Monthly Report - 12/08/2025

1)Lake inspections: Littoral health - good. Water quality - good. Erosion - quite a few areas of lake bank are showing surface erosion which is exposing previously installed and buried downspout extension lines. These exposed pipes need to be covered again. I have asked Napier Inc. (Ian Witmer) to provide a review of all of these areas and submit a written proposal for the work and cost so that the Board can review and approve if so desired.

2)Outfall inspections show proper function.

3)Lake levels continue their seasonal drop. They are now 3' lower than the previous high which occurred on approximately September 10th.

4)Lake spraying continues on an as needed basis. Lake bank mowing has been completed for the season.

5)Last water sample results show good quality water conditions.

6)Coordination with current contractors good and proper.

7) One swimming pool under construction with no issues.

8)Two homes have planned yo do down spout extensions. Each has been approved.

9) No significant rain events since last report.

10) The four "No Mowing-No Spraying" signs have been produces and assembled and are ready for installation along the bank behind the Town Center. The actual locations need to be coordinated with the Board Member requesting the work as well as Brian from Greenscapes.

Verona Walk
Community Development District

**Financial Report For
November 2025**

**VERONA WALK COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
NOVEMBER 2025**

	Annual Budget 10/1/25 - 9/30/26	Actual Nov-25	Year To Date Actual 10/1/25 - 11/30/25
REVENUES			
O & M ASSESSMENTS	448,974	172,871	172,871
DEBT ASSESSMENTS - SERIES 2013	515,565	198,323	198,323
DEBT ASSESSMENTS - SERIES 2018	580,455	223,477	223,477
OTHER REVENUES	0	0	0
INTEREST INCOME	1,800	0	0
TOTAL REVENUES	\$ 1,546,794	\$ 594,671	\$ 594,671
EXPENDITURES			
MAINTENANCE EXPENDITURES			
FIELD INSPECTOR	46,229	3,852	7,705
VEHICLE - INSURANCE	1,000	0	0
VEHICLE - EQUIPMENT (SMALL TOOLS)	1,545	0	0
VEHICLE - GAS & MAINTENANCE	2,500	11	23
GOLF CART STORAGE	1,500	0	0
LAKE SPRAYING (PREMIER)	100,000	8,000	16,000
LAKE WATER QUALITY TESTING (BENCHMARK)	6,000	0	1,223
LAKE BANK MOWING	65,650	0	8,540
OUTFALL PIPE & STRUCTURE INSPECTION & CLEANING	10,000	0	0
STORM PIPE & EROSION REPAIRS	53,000	0	0
DREDGING	1,000	0	0
MISCELLANEOUS MAINTENANCE	1,250	0	86
SPECIAL PROJECTS	10,000	0	0
TOTAL MAINTENANCE EXPENDITURES	\$ 299,674	\$ 11,863	\$ 33,577
ADMINISTRATIVE EXPENDITURES			
ENGINEERING	13,000	0	175
MANAGEMENT	52,752	4,397	8,794
SECRETARIAL	4,200	350	700
LEGAL	15,000	0	0
ASSESSMENT ROLL	10,000	0	0
AUDIT FEES	4,300	0	0
ARBITRAGE REBATE FEE - SERIES 2013	650	0	0
ARBITRAGE REBATE FEE - SERIES 2018	650	0	0
INSURANCE	7,800	0	7,675
LEGAL ADVERTISING	2,495	0	0
MISCELLANEOUS/CONTINGENCY	1,800	107	206
POSTAGE	700	32	95
OFFICE SUPPLIES	1,075	102	164
DUES & SUBSCRIPTIONS	175	0	175
WEBSITE MANAGEMENT	2,000	167	333
TRUSTEE FEES - SERIES 2013	4,730	0	0
TRUSTEE FEES - SERIES 2018	4,100	0	0
CONTINUING DISCLOSURE FEE - SERIES 2013	1,000	0	0
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 126,427	\$ 5,155	\$ 18,317
TOTAL EXPENDITURES	\$ 426,101	\$ 17,018	\$ 51,894
REVENUES LESS EXPENDITURES	\$ 1,120,693	\$ 577,653	\$ 542,777
BOND PAYMENTS (SERIES 2013)	(476,898)	(186,585)	(186,585)
BOND PAYMENTS (SERIES 2018)	(536,921)	(210,251)	(210,251)
BALANCE	\$ 106,874	\$ 180,817	\$ 145,941
ADMINISTRATIVE COSTS	(53,302)	(11,418)	(11,418)
DISCOUNTS FOR EARLY PAYMENTS	(62,572)	(23,777)	(23,777)
EXCESS/ (SHORTFALL)	\$ (9,000)	\$ 145,622	\$ 110,746
CARRYOVER FROM PRIOR YEAR	9,000	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 145,622	\$ 110,746

Bank Balance As Of 11/30/25	\$ 1,520,530.48
Accounts Payable As Of 11/30/25	\$ 414,030.40
Accounts Receivable As Of 11/30/25	\$ -
Storm Pipe/Erosion Reserve As Of 11/30/25	\$ 48,000.00
Available Funds As Of 11/30/25	\$ 1,058,500.08

Verona Walk Community Development District
Budget vs. Actual
October 2025 through November 2025

	Oct 25 - Nov 25	25-26 Budget	\$ Over Budget	% of Budget
Income				
363.100 · O & M Assessment Income	172,870.54	448,974.00	-276,103.46	38.5%
363.812 · Debt Assessments (Series 2013)	198,322.55	515,565.00	-317,242.45	38.47%
363.813 · Debt Assessments (Series 2018)	223,477.05	580,455.00	-356,977.95	38.5%
363.822 · Debt Assessmnt-Pd To Trustee-13	-186,585.20	-476,898.00	290,312.80	39.13%
363.823 · Debt Assessmnt-Pd To Trustee-18	-210,250.95	-536,921.00	326,670.05	39.16%
363.830 · Assessment Fees	-11,417.87	-53,302.00	41,884.13	21.42%
363.831 · Discounts For Early Payments	-23,776.98	-62,572.00	38,795.02	38.0%
Carryover From Prior Year	0.00	9,000.00	-9,000.00	0.0%
369.401 · Interest Income	0.00	1,800.00	-1,800.00	0.0%
Total Income	162,639.14	426,101.00	-263,461.86	38.17%
Expense				
511.306 · Dredging	0.00	1,000.00	-1,000.00	0.0%
511.308 · Miscellaneous Maintenance	86.33	1,250.00	-1,163.67	6.91%
511.310 · Engineering	175.00	13,000.00	-12,825.00	1.35%
511.311 · Management Fees	8,794.00	52,752.00	-43,958.00	16.67%
511.312 · Secretarial Fees	700.00	4,200.00	-3,500.00	16.67%
511.315 · Legal Fees	0.00	15,000.00	-15,000.00	0.0%
511.318 · Assessment/Tax Roll	0.00	10,000.00	-10,000.00	0.0%
511.320 · Audit Fees	0.00	4,300.00	-4,300.00	0.0%
511.450 · Insurance	7,675.00	7,800.00	-125.00	98.4%
511.480 · Legal Advertisements	0.00	2,495.00	-2,495.00	0.0%
511.512 · Miscellaneous	205.43	1,800.00	-1,594.57	11.41%
511.513 · Postage and Delivery	94.95	700.00	-605.05	13.56%
511.514 · Office Supplies	163.90	1,075.00	-911.10	15.25%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.750 · Website Management	333.32	2,000.00	-1,666.68	16.67%
512.736 · Continuing Disclosure Fee 2013	0.00	1,000.00	-1,000.00	0.0%
513.330 · Arbitrage Rebate Fee-Series 13	0.00	650.00	-650.00	0.0%
513.733 · Trustee Fees - Series 2013	0.00	4,730.00	-4,730.00	0.0%
514.100 · Golf Cart Storage	0.00	1,500.00	-1,500.00	0.0%
514.101 · Field Inspector	7,704.90	46,229.00	-38,524.10	16.67%
514.103 · Vehicle Insurance	0.00	1,000.00	-1,000.00	0.0%
514.104 · Vehicle Equipment (small tools)	0.00	1,545.00	-1,545.00	0.0%
514.105 · Vehicle Gas and Maintenance	22.50	2,500.00	-2,477.50	0.9%
514.106 · Lake Spraying	16,000.00	100,000.00	-84,000.00	16.0%
514.107 · Lake H2O Quality Tests-Benchmrk	1,223.00	6,000.00	-4,777.00	20.38%
514.109 · Outfall Pipe & Structure Insp &	0.00	10,000.00	-10,000.00	0.0%
514.110 · Storm Pipe & Erosion Repairs	0.00	53,000.00	-53,000.00	0.0%
514.111 · Lake Bank Mowing	8,540.00	65,650.00	-57,110.00	13.01%
514.112 · Special Projects	0.00	10,000.00	-10,000.00	0.0%
514.330 · Arbitrage Rebate Fee (2018)	0.00	650.00	-650.00	0.0%
514.733 · Trustee Fees (2018)	0.00	4,100.00	-4,100.00	0.0%
Total Expense	51,893.33	426,101.00	-374,207.67	12.18%
Net Income	110,745.81	0.00	110,745.81	100.0%

Verona Walk Community Development District
Expenditures
October 2025 through November 2025

	<u>Date</u>	<u>Invoice #</u>	<u>Vendor</u>	<u>Memo</u>	<u>Amount</u>
Expenditures					
511.308 · Miscellaneous Maintenance					
Total 511.308 · Miscellaneous Maintenance					
511.310 · Engineering					
Total 511.310 · Engineering					
511.311 · Management Fees					
Total 511.311 · Management Fees					
511.312 · Secretarial Fees					
Total 511.312 · Secretarial Fees					
511.450 · Insurance					
Total 511.450 · Insurance					
511.512 · Miscellaneous					
Total 511.512 · Miscellaneous					
511.513 · Postage and Delivery					
Total 511.513 · Postage and Delivery					
511.514 · Office Supplies					
Total 511.514 · Office Supplies					
511.540 · Dues, License & Subscriptions					
Total 511.540 · Dues, License & Subscriptions					

10/30/2025	112389	Palm Printing	Signs - "NO Mowing" "NO Spraying"	86.33
10/31/2025	525867	Bowman	Engineering Service	175.00
10/31/2025	2025-1401	Special District Services, Inc.	Management Oct 2025	4,397.00
11/30/2025	2025-1526	Special District Services, Inc.	Management Nov 2025	4,397.00
10/31/2025	2025-1401	Special District Services, Inc.	Secretarial Oct 2025	350.00
11/30/2025	2025-1526	Special District Services, Inc.	Secretarial Nov 2025	350.00
10/01/2025	30077	Egis Insurance & Risk Advisors	10/01/2025-10/01/2026 Florida Insurance Alliance	7,675.00
10/31/2025	2025-1401	Special District Services, Inc.	Travel Sept 2025	98.00
11/30/2025	2025-1526	Special District Services, Inc.	Travel Oct 2025	98.00
11/30/2025	2025-1526	Special District Services, Inc.	Travel Oct 2025	9.43
10/31/2025	2025-1401	Special District Services, Inc.	FedEx Sept 2025	62.74
11/30/2025	2025-1526	Special District Services, Inc.	FedEx Oct 2025	32.21
10/31/2025	2025-1401	Special District Services, Inc.	Copier Sept 2025	61.65
11/30/2025	2025-1526	Special District Services, Inc.	Copier Oct 2025	62.25
11/30/2025	2025-1526	Special District Services, Inc.	Conference Calls Oct 2025	40.00
10/01/2025	92845	Florida Commerce	Fiscal Year 2025 - 2026 Special District State Fee	175.00

Verona Walk Community Development District
Expenditures
October 2025 through November 2025

	Date	Invoice #	Vendor	Memo	Amount
511.750 · Website Management					
	10/31/2025	2025-1401	Special District Services, Inc.	Website Oct 2025	166.66
Total 511.750 · Website Management	11/30/2025	2025-1526	Special District Services, Inc.	Website Nov 2025	166.66
514.101 · Field Inspector					<u>333.32</u>
	10/31/2025	VW 131	Bohdan Hirniak	Field Inspection Service	3,600.00
	10/31/2025	VW 131	Bohdan Hirniak	Transportation 495@0.51/mi	252.45
	11/30/2025	VW 132	Bohdan Hirniak	Field Inspection Service	3,600.00
	11/30/2025	VW 132	Bohdan Hirniak	Transportation 495@0.51/mi	252.45
Total 514.101 · Field Inspector					<u>7,704.90</u>
514.105 · Vehicle Gas and Maintenance					
	10/31/2025	VW 131	Bohdan Hirniak	Gas for golf cart	11.25
	11/30/2025	VW 132	Bohdan Hirniak	Gas for golf cart	11.25
Total 514.105 · Vehicle Gas and Maintenance					<u>22.50</u>
514.106 · Lake Spraying (Premier)					
	10/01/2025	2898	Premier Lakes, Inc	Annual Lake Maintenance October 2025	8,000.00
	11/01/2025	2977	Premier Lakes, Inc	Annual Lake Maintenance November 2025	8,000.00
Total 514.106 · Lake Spraying (Premier)					<u>16,000.00</u>
514.107 · Lake H2O Quality Tests-Benchmrk					
	10/03/2025	S25090273	Benchmark Enviro Analytical, Inc	VERONA WALK CDD QUARTERLY	1,223.00
Total 514.107 · Lake H2O Quality Tests-Benchmrk					<u>1,223.00</u>
514.111 · Lake Bank Mowing					
	10/22/2025	531600	Greenscapes of Southwest Florida, LLC	string trimming	8,540.00
Total 514.111 · Lake Bank Mowing					<u>8,540.00</u>
Total Expenditures					<u>51,893.33</u>

Verona Walk Community Development District

Balance Sheet

As of November 30, 2025

ASSETS	Operating Fund	Debt Service (13) Fund	Debt Service (18) Fund	General Fixed Assets Fund	Long Term Debt Fund	TOTAL
Current Assets						
Operating Bank Account	1,520,530.48	0.00	0.00	0.00	0.00	1,520,530.48
Total Current Assets	1,520,530.48	0.00	0.00	0.00	0.00	1,520,530.48
Fixed Assets						
Storm Water Management	0.00	0.00	0.00	15,481,040.00	0.00	15,481,040.00
Accumulated Depreciation - Stormwater Mgt	0.00	0.00	0.00	-10,527,114.00	0.00	-10,527,114.00
Total Fixed Assets	0.00	0.00	0.00	4,953,926.00	0.00	4,953,926.00
Other Assets						
A/R Assessment Income	0.00	0.00	0.00	0.00	0.00	0.00
A/R Non Ad Valorem Receipts	0.00	0.00	0.00	0.00	0.00	0.00
Investments - Sinking Acct	0.00	0.00	115.18	0.00	0.00	115.18
Investments - Interest Acct	0.00	0.00	0.14	0.00	0.00	0.14
Investments - Reserve Acct	0.00	228,881.25	57,268.61	0.00	0.00	286,149.86
Investments - Revenue Acct	0.00	126,208.98	189,339.35	0.00	0.00	315,548.33
Investments - Prepayment Acct	0.00	6,615.81	15,198.85	0.00	0.00	21,814.66
Investments - Excess Revenue	0.00	2,333.42	0.00	0.00	0.00	2,333.42
Amount Available in DSF (2013)	0.00	0.00	0.00	0.00	364,039.46	364,039.46
Amount Available in DSF (2018)	0.00	0.00	0.00	0.00	261,922.13	261,922.13
Amount To Be Provided	0.00	0.00	0.00	0.00	8,248,038.41	8,248,038.41
Total Other Assets	0.00	364,039.46	261,922.13	0.00	8,874,000.00	9,499,961.59
TOTAL ASSETS	1,520,530.48	364,039.46	261,922.13	4,953,926.00	8,874,000.00	15,974,418.07
LIABILITIES & EQUITY						
Liabilities						
Current Liabilities						
Accrued Expenses	0.00	0.00	0.00	0.00	0.00	0.00
Accounts Payable	414,030.40	0.00	0.00	0.00	0.00	414,030.40
Total Current Liabilities	414,030.40	0.00	0.00	0.00	0.00	414,030.40
Long Term Liabilities						
Special Assessment Debt (2013A-1)	0.00	0.00	0.00	0.00	3,520,000.00	3,520,000.00
Special Assessment Debt (2013A-2)	0.00	0.00	0.00	0.00	100,000.00	100,000.00
Special Assessment Debt (2018)	0.00	0.00	0.00	0.00	5,254,000.00	5,254,000.00
Total Long Term Liabilities	0.00	0.00	0.00	0.00	8,874,000.00	8,874,000.00
Total Liabilities	414,030.40	0.00	0.00	0.00	8,874,000.00	9,288,030.40
Equity						
Retained Earnings	947,754.27	439,579.78	345,208.36	-10,527,114.00	0.00	-8,794,571.59
Current Year Depreciation	0.00	0.00	0.00	0.00	0.00	0.00
Net Income	110,745.81	-75,540.32	-83,286.23	0.00	0.00	-48,080.74
Reserve Funds	48,000.00	0.00	0.00	0.00	0.00	48,000.00
Investment In Gen Fixed Assets	0.00	0.00	0.00	15,481,040.00	0.00	15,481,040.00
Total Equity	1,106,500.08	364,039.46	261,922.13	4,953,926.00	0.00	6,686,387.67
TOTAL LIABILITIES & EQUITY	1,520,530.48	364,039.46	261,922.13	4,953,926.00	8,874,000.00	15,974,418.07