



**VERONA WALK
COMMUNITY DEVELOPMENT
DISTRICT**

**COLLIER COUNTY
REGULAR BOARD MEETING
OCTOBER 15, 2026
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

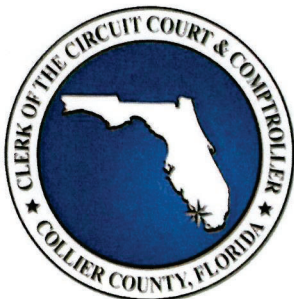
REGULAR BOARD MEETING

October 15, 2026

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. September 17, 2026 Regular Board Meeting.....Page 3
- G. Old Business
- H. New Business
 - 1. Update on CDD & HOA Agreements
 - 2. Update on Drainage & Access Easement with Winding Cypress CDD
 - 3. Update on Contracted Water Quality
 - 4. Consider Resolution 2026-05 – Goals and Objectives Annual Report.....Page 7
 - 5. Consider Resolution 2026-06 – Adopting a Fiscal Year 2025/2026 Amended Budget.....Page 10
- I. Administrative Matters
 - 1. District Attorney Update
 - 2. District Engineer Update
 - 3. Field Inspector Update.....Page 16
 - 4. District Manager Update
 - a. Financials.....Page 17
 - b. Upcoming Meeting Schedule
 - November 19, 2026
- J. Comments from the Public
- K. Board Member Comments
 - 1. Discussion Regarding Who Can Sign Oath of Office Requirements – Hogan
- 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
Stephanie Martinez-Gonzalez, 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 FISCAL YEAR 2026/202 MEETING
SCHEDULE was published on the publicly accessible
website <https://notices.collierclerk.com> as designated by
Collier County, Florida on 10/01/2026 until 10/03/2026.

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

By: [Signature]
(Affiant Signature)

Stephanie Martinez
(Affiant Printed Name)

Sworn to and subscribed before me this 10/05/2026

Crystal K. Kinzel Clerk of the Circuit Court &
Comptroller

By: [Signature]
(Deputy Clerk Signature)

Jennifer Hansen
(Deputy Clerk Printed Name)

10/5/26
Date

**VERONA WALK
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/202 MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Verona Walk Community Development District will hold Regular Meetings at 10:00 a.m. in the Town Center at Verona Walk located at 8090 Sorrento Lane, Naples, Florida 34114, on the following dates:

**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 purpose of the meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any of the meetings may be obtained from the District's website or by contacting the District Manager at (239) 444-5790 and/or toll free at 1-877-737-4922 prior to the date of the particular meeting.

From time to time one or more Supervisors may participate by telephone; therefore, at the location of these meetings there will be a speaker telephone present so that interested persons can attend the meetings at the above location and be fully informed of the discussions taking place either in person or by telephone communication. Said meetings may be continued as found necessary to a date and time certain as stated on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at (239) 444-5790 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

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

VERONA WALK COMMUNITY DEVELOPMENT DISTRICT

www.veronawalkcdd.org

**PUBLISH: COLLIER COUNTY WEBSITE: MIDNIGHT ON THURS., 10/01/26 UNTIL
MIDNIGHT ON SAT., 10/03/26**

**VERONA WALK COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
SEPTEMBER 17, 2026**

A. CALL TO ORDER

The September 17, 2026, 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

The Pledge of Allegiance was recited.

C. PROOF OF PUBLICATION

Proof of publication was presented that notice of the Regular Board Meeting had been published on the Collier County website on October 5, 2026, to October 7, 2025, as part of the District’s Fiscal Year 2025/2026 Meeting Schedule, 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	Absent
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.
District Counsel	Megan Magaldi	Coleman Yovanovich Koester
District Engineer	John Baker	Bowman

Also present were District residents Frank Borowiec and Jimmy Rein.

E. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

F. APPROVAL OF MINUTES

1. August 20, 2026, Public Hearing & Regular Board Meeting

The minutes of the August 20, 2026, Public Hearing & Regular Board Meeting were presented for consideration.

A **motion** was made by Supervisor Hogan, seconded by Supervisor Roy and passed unanimously approving the minutes of the August 20, 2026, Public Hearing & Regular Board Meeting, as presented.

G. OLD BUSINESS

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

H. NEW BUSINESS

1. Update on CDD & HOA Agreements

Ms. Magaldi reviewed the executive summary and revised draft Memorandum of Understanding, the Quitclaim Deed, and the Sidewalk, Bicycle and Pedestrian Path Easement prepared following the Board's discussion at the previous meeting. She advised that the documents had not yet been presented to the HOA and remained in draft form pending Board direction.

Mr. Baker reported that he was working with the District's Counsel regarding descriptions for the sidewalks and bicycle paths and had requested input from the surveyor. Discussion ensued regarding whether individual metes and bounds legal descriptions would be necessary or whether the documents could more generally describe the sidewalks, bicycle paths and pedestrian paths located within the applicable property. The Board expressed concern that individual legal descriptions could be unnecessarily costly and complicated. Ms. Magaldi and Mr. Baker agreed to further evaluate the appropriate descriptive language.

The Board directed that the documents be clearly identified as "Drafts" when transmitted to the HOA and its attorney for review.

A **motion** was made by Supervisor Kurzawski, seconded by Supervisor Hogan and passed unanimously moving forward with the draft documents and transmitting them to the HOA and its attorney for review, subject to finalizing the appropriate descriptive language for the sidewalks, bicycle paths and pedestrian paths.

2. Update on Drainage & Access Easement with Winding Cypress CDD

Ms. Magaldi reported that the Drainage and Access Easement had been forwarded to Winding Cypress CDD. The document had been approved by Verona Walk CDD and was in execution format, awaiting action and execution by Winding Cypress CDD.

The Board requested that the matter be placed on the next appropriate Winding Cypress CDD agenda so that execution would not be unnecessarily delayed.

3. Consider Resolution No. 2026-04 – Declaring Board Vacancy

Resolution No. 2026-06 was presented, entitled:

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF VERONA WALK COMMUNITY DEVELOPMENT DISTRICT DECLARING A VACANCY IN SEAT 1 ON THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

Ms. Meneely explained that Vice Chair Peter Monti had not qualified for his seat during the election qualifying period and that the Board was therefore required to adopt a resolution declaring the vacancy in accordance with Florida law.

Ms. Magaldi explained that adoption of the resolution would declare the vacancy effective following expiration of the current term and that the Board would subsequently appoint a qualified elector to fill the seat. Mr. Monti will continue serving through the remainder of his existing term.

A **motion** was made by Supervisor Roy, seconded by Supervisor Hogan and passed unanimously adopting Resolution No. 2026-04, declaring a Board vacancy.

Discussion followed regarding how the Board wished to fill the vacancy. The Board discussed Mr. Monti's continued service and his willingness to remain on the Board. The Supervisors reached a consensus that they wished to reappoint Mr. Monti rather than solicit applications from other residents. Mr. Magaldi advised that the appointment could not occur until the seat became vacant. The Board directed that appointment to the vacant seat be placed on the November meeting agenda.

I. ADMINISTRATIVE MATTERS

1. District Attorney Update

Ms. Magaldi reminded the Supervisors of the annual ethics training requirements. Discussion ensued regarding available training programs and the requirement that the applicable training be completed during 2026. Ms. Magaldi confirmed that training completed during the 2026 calendar year would count toward the 2026 requirement.

2. District Engineer Update

Mr. Baker reported that he continues to work on the Rossini drainage matter discussed at the previous meeting. A request had been submitted to MRI, but a proposal had not yet been received.

3. Field Inspector Update

Although Mr. Hirniak was absent, his written report was included in the meeting packet.

It was reported that mowing of the lake banks had resumed and was underway. The Board also received an update regarding a resident's request to place a generator within a CDD easement.

Following review of the requirements and associated costs, the resident elected to locate the generator elsewhere.

4. District Manager Update

- **Financials**

Ms. Meneely reviewed the financials and noted that the District was approximately 92% through the fiscal year. She advised that an amended budget would be presented in October or November, as appropriate.

- **Upcoming Meetings**

The Board discussed whether an October 15, 2026, meeting would be necessary. Ms. Meneely advised that staff would evaluate the status of pending matters, including the anticipated engineering proposal, and contact the Board regarding whether sufficient business existed to hold October meeting. If an October meeting is not necessary, the next meeting would be November 19, 2026.

J. COMMENTS FROM THE PUBLIC

There were no comments from the public at this time.

K. BOARD MEMBER COMMENTS

There were no further Board Member comments.

L. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 10:25 a.m. on a **motion** made by Supervisor Roy, seconded by Supervisor Hogan and that **motion** carried unanimously

Secretary/Assistant Secretary

Chair/Vice-Chair

RESOLUTION NO. 2026-05

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.

WHEREAS, the Verona Walk Community Development District (the “District”) is a local unit of special-purpose government organized and existing under and pursuant to Chapters 189 and 190, Florida Statutes, as amended; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida, and creating Section 189.0694, Florida Statutes; and

WHEREAS, the District adopted Resolution 2024-04 on August 15, 2024, establishing goals and objectives for the District and creating performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, pursuant to Section 189.0694, Florida Statutes, the District must adopt and publish on its website an annual report prior to December 1st of each year, describing the goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination, and any goals or objectives the district failed to achieve.

WHEREAS, the District Manager has the annual report of the District’s goals, objectives, and performance measures and standards attached hereto and made a part hereof as **Exhibit A** (the “Annual Report”) and presented the Annual Report to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached annual report of the goals, objectives and performance measures and standards.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VERONA WALK COMMUNITY DEVELOPMENT DISTRICT, THAT:

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the Annual Report regarding the District’s success or failure in achieving the adopted goals and objectives and directs the District Manager to take all necessary actions to comply with Section 189.0694, Florida Statutes.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 15th day of October, 2026.

ATTEST:

**VERONA WALK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: Annual Report of Performance Measures/Standards

Exhibit A

Program/Activity: District Administration

Goal: Remain compliant with Florida Law for all district meetings

Objectives:

- Notice all District regular, special, and public hearing meetings
- Conduct all post-meeting activities
- District records retained in compliance with Florida Sunshine Laws

Performance Measures:

- All Meetings publicly noticed as required (**YES**)
- Meeting minutes and post-meeting action completed (**YES**)
- District records retained as required by law (**YES**)

Program/Activity: District Finance

Goal: Remain Compliant with Florida Law for all district financing activities

Objectives:

- District adopted fiscal year budget
- District amended budget at end of fiscal year
- Process all District finance accounts receivable and payable
- Support District annual financial audit activities

Performance Measures:

- District adopted fiscal year budget (**YES**)
- District amended budget at end of fiscal year (**YES**)
- District accounts receivable/payable processed for the year (**YES**)
- “No findings” for annual financial audit (**NO**)
 - o If “yes” explain

Program/Activity: District Operations

Goal: Insure, Operate and Maintain District owned Infrastructure & assets

Objectives:

- Annual renewal of District insurance policy(s)
- Contracted Services for District operations in effect
- Compliance with all required permits

Performance Measures:

- District insurance renewed and in force (**YES**)
- Contracted Services in force for all District operations (**YES**)
- Permits in compliance (**YES**)

RESOLUTION NO. 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERONA WALK COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2025/2026 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Verona Walk Community Development District (“District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared for consideration and approval an Amended Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VERONA WALK COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The Amended Budget for Fiscal Year 2025/2026 attached hereto as Exhibit “A” is hereby approved and adopted.

Section 2. The Secretary/Assistant Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 15th day of October, 2026.

ATTEST:

**VERONA WALK
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Verona Walk Community Development District

**Amended Final Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026**

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- II AMENDED FINAL DEBT SERVICE FUND BUDGET (SERIES 2013)**
- III AMENDED FINAL DEBT SERVICE FUND BUDGET (SERIES 2018)**

AMENDED FINAL BUDGET
VERONA WALK COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
REVENUES			
O & M ASSESSMENTS	448,974	449,956	449,956
DEBT ASSESSMENTS - SERIES 2013	515,565	515,230	515,230
DEBT ASSESSMENTS - SERIES 2018	580,455	580,579	580,579
OTHER REVENUES	0	0	0
INTEREST INCOME	1,800	31,900	31,749
TOTAL REVENUES	\$ 1,546,794	\$ 1,577,665	\$ 1,577,514
EXPENDITURES			
MAINTENANCE EXPENDITURES			
FIELD INSPECTOR	46,229	46,138	46,138
VEHICLE - INSURANCE	1,000	250	0
VEHICLE - EQUIPMENT	1,545	250	0
VEHICLE - GAS & MAINTENANCE	2,500	250	49
GOLF CART STORAGE	1,500	250	0
LAKE SPRAYING (PREMIER)	100,000	98,240	98,240
LAKE WATER QUALITY TESTING (BENCHMARK)	6,000	5,300	3,733
SPECIAL PROJECTS (SEDIMENT REMOVAL, ETC.)	10,000	250	0
LAKE BANK MOWING	65,650	20,000	17,360
OUTFALL PIPE & STRUCTURE INSPECTION & CLEANING	10,000	250	0
STORM PIPE & EROSION REPAIRS	53,000	53,000	24,157
DREDGING	1,000	250	0
MISCELLANEOUS MAINTENANCE	1,250	250	86
TOTAL MAINTENANCE EXPENDITURES	\$ 299,674	\$ 224,678	\$ 189,763
ADMINISTRATIVE EXPENDITURES			
SUPERVISOR FEES	0	0	0
PAYROLL TAXES (EMPLOYER)	0	0	0
ENGINEERING	13,000	20,500	18,849
MANAGEMENT	52,752	52,764	52,764
SECRETARIAL	4,200	4,200	4,200
LEGAL	15,000	21,000	18,131
ASSESSMENT ROLL	10,000	10,000	10,000
AUDIT FEES	4,300	4,300	4,300
ARBITRAGE REBATE FEE - SERIES 2013	650	650	650
ARBITRAGE REBATE FEE - SERIES 2018	650	650	650
INSURANCE	7,800	7,675	7,675
LEGAL ADVERTISING	2,495	178	178
MISCELLANEOUS/CONTINGENCY	1,800	1,400	987
POSTAGE	700	500	470
OFFICE SUPPLIES	1,075	1,000	919
DUES & SUBSCRIPTIONS	175	175	175
WEBSITE MANAGEMENT	2,000	2,000	2,000
TRUSTEE FEES - SERIES 2013	4,730	4,838	4,838
TRUSTEE FEES - SERIES 2018	4,100	4,031	4,031
CONTINUING DISCLOSURE FEE	1,000	1,000	1,000
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 126,427	\$ 136,861	\$ 131,817
TOTAL EXPENDITURES	\$ 426,101	\$ 361,539	\$ 321,580
REVENUES LESS EXPENDITURES	\$ 1,120,693	\$ 1,216,126	\$ 1,255,934
BOND PAYMENTS (SERIES 2013)	(476,898)	(486,224)	(486,224)
BOND PAYMENTS (SERIES 2018)	(536,921)	(547,895)	(547,895)
BALANCE	\$ 106,874	\$ 182,007	\$ 221,815
ADMINISTRATIVE COSTS	(53,302)	(29,121)	(29,121)
DISCOUNTS FOR EARLY PAYMENTS	(62,572)	(57,220)	(57,220)
EXCESS/ (SHORTFALL)	\$ (9,000)	\$ 95,666	\$ 135,474
CARRYOVER FROM PRIOR YEAR	9,000	9,000	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 104,666	\$ 135,474

FUND BALANCE AS OF 9/30/25
FY 2025/2026 ACTIVITY
FUND BALANCE AS OF 9/30/26

\$981,223
\$95,666
\$1,076,889

Notes

Fund Balance Includes Storm Pipe/Erosion Reseve (\$48,000 As Of 9/30/26)
Carryover From Prior Year Of \$9,000 was used to reduce Fiscal Year 2025/2026 Assessments.
Carryover From Prior Year Of \$20,005 to be used to reduce Fiscal Year 2026/2027 Assessments.

AMENDED FINAL BUDGET
VERONA WALK COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2013)
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
REVENUES			
Interest Income	1,000	16,900	16,731
NAV Assessment Collection	476,898	486,224	486,224
Prepaid Bond Collection (2013)	0	3,353	3,353
Total Revenues	\$ 477,898	\$ 506,477	\$ 506,309
EXPENDITURES			
Principal Payments (2013A-1)	290,000	290,000	290,000
Principal Payments (2013A-2)	10,000	10,000	10,000
Interest Payments (2013A-1)	145,681	151,663	151,663
Interest Payments (2013A-2)	4,750	5,000	5,000
Bond Redemption	27,467	0	0
Total Expenditures	\$ 477,898	\$ 456,663	\$ 456,663
Excess/ (Shortfall)	\$ -	\$ 49,815	\$ 49,646

FUND BALANCE AS OF 9/30/25	\$439,580
FY 2025/2026 ACTIVITY	\$49,815
FUND BALANCE AS OF 9/30/26	\$489,395

Notes

Reserve (2013A-1) Fund Balance = \$218,631*. Reserve (2013A-2) Fund Balance = \$10,250*.
Revenue Fund Balance = \$248,212*. Excess Revenue Fund Balance = \$2,333*.
Prepayment Fund Balance = \$9,969*.
Revenue Fund Balances To Be Used To Make 11/1/2026 2013A-1 Interest Payment Of \$69,850.
And 2013A-2 Interest Payment Of \$2,250.
* Approximate Amounts

Series 2013A-1 Bond Refunding Information

Original Par Amount =	\$6,455,000	Annual Principal Payments Due =
Interest Rate =	1.1% - 4.375%	May 1st
Issue Date =	June 2013	Annual Interest Payments Due =
Maturity Date =	May 2035	May 1st & November 1st
Par Amount As Of 9/24/26 =	\$3,230,000	

Series 2013A-2 Bond Refunding Information

Original Par Amount =	\$650,000	Annual Principal Payments Due =
Interest Rate =	4.5% - 5.0%	May 1st
Issue Date =	June 2013	Annual Interest Payments Due =
Maturity Date =	May 2035	May 1st & November 1st
Par Amount As Of 9/24/26 =	\$90,000	

AMENDED FINAL BUDGET
VERONA WALK COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2018)
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
REVENUES			
Interest Income	1,000	14,600	14,435
NAV Assessment Collection	536,921	547,895	547,895
Prepaid Bond Collection (2018)	0	4,209	4,209
Total Revenues	\$ 537,921	\$ 566,704	\$ 566,540
EXPENDITURES			
Principal Payments	373,000	373,000	373,000
Interest Payments	163,694	170,511	170,511
Bond Redemption	1,227	15,000	15,000
Total Expenditures	\$ 537,921	\$ 558,511	\$ 558,511
Excess/ (Shortfall)	\$ -	\$ 8,193	\$ 8,028

FUND BALANCE AS OF 9/30/25	\$345,208
FY 2025/2026 ACTIVITY	\$8,193
FUND BALANCE AS OF 9/30/26	\$353,401

Notes

Reserve Fund Balance = \$58,998*. Revenue Fund Balance = \$289,865*.

Prepayment Account Balance = \$4,538*.

Revenue Fund Balance To Be Used To Make 11/1/2026 Interest Payment Of \$79,073.

* Approximate Amounts

Series 2018 Bond Refunding Information

Original Par Amount =	\$7,677,000	Annual Principal Payments Due:	
Interest Rate =	3.25% - 5.375%	May 1st	
Issue Date =	March 2018	Annual Interest Payments Due:	
Maturity Date =	May 2037	May 1st & November 1st	
Par Amount As Of 8/31/26 =	\$4,866,000		

FIELD INSPECTOR UPDATE

**TO BE DISTRIBUTED
UNDER SEPARATE COVER**

Verona Walk
Community Development District

**Financial Report For
September 2026**

**VERONA WALK COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
SEPTEMBER 2026**

	Annual Budget 10/1/25 - 9/30/26	Actual Sep-26	Year To Date Actual 10/1/25 - 9/30/26
REVENUES			
O & M ASSESSMENTS	448,974	0	449,956
DEBT ASSESSMENTS - SERIES 2013	515,565	0	515,230
DEBT ASSESSMENTS - SERIES 2018	580,455	0	580,579
OTHER REVENUES	0	0	0
INTEREST INCOME	1,800	0	31,749
TOTAL REVENUES	\$ 1,546,794	\$ -	\$ 1,577,514
EXPENDITURES			
MAINTENANCE EXPENDITURES			
FIELD INSPECTOR	46,229	3,580	46,138
VEHICLE - INSURANCE	1,000	0	0
VEHICLE - EQUIPMENT (SMALL TOOLS)	1,545	0	0
VEHICLE - GAS & MAINTENANCE	2,500	0	49
GOLF CART STORAGE	1,500	0	0
LAKE SPRAYING (PREMIER)	100,000	8,320	98,240
LAKE WATER QUALITY TESTING (BENCHMARK)	6,000	0	3,733
LAKE BANK MOWING	65,650	8,820	17,360
OUTFALL PIPE & STRUCTURE INSPECTION & CLEANING	10,000	0	0
STORM PIPE & EROSION REPAIRS	53,000	0	24,157
DREDGING	1,000	0	0
MISCELLANEOUS MAINTENANCE	1,250	0	86
SPECIAL PROJECTS	10,000	0	0
TOTAL MAINTENANCE EXPENDITURES	\$ 299,674	\$ 20,720	\$ 189,763
ADMINISTRATIVE EXPENDITURES			
ENGINEERING	13,000	0	18,849
MANAGEMENT	52,752	4,397	52,764
SECRETARIAL	4,200	350	4,200
LEGAL	15,000	0	18,131
ASSESSMENT ROLL	10,000	10,000	10,000
AUDIT FEES	4,300	0	4,300
ARBITRAGE REBATE FEE - SERIES 2013	650	0	650
ARBITRAGE REBATE FEE - SERIES 2018	650	650	650
INSURANCE	7,800	0	7,675
LEGAL ADVERTISING	2,495	0	178
MISCELLANEOUS/CONTINGENCY	1,800	114	987
POSTAGE	700	98	470
OFFICE SUPPLIES	1,075	146	919
DUES & SUBSCRIPTIONS	175	0	175
WEBSITE MANAGEMENT	2,000	167	2,000
TRUSTEE FEES - SERIES 2013	4,730	0	4,838
TRUSTEE FEES - SERIES 2018	4,100	0	4,031
CONTINUING DISCLOSURE FEE - SERIES 2013	1,000	0	1,000
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 126,427	\$ 15,922	\$ 131,817
TOTAL EXPENDITURES	\$ 426,101	\$ 36,642	\$ 321,580
REVENUES LESS EXPENDITURES	\$ 1,120,693	\$ (36,642)	\$ 1,255,934
BOND PAYMENTS (SERIES 2013)	(476,898)	0	(486,224)
BOND PAYMENTS (SERIES 2018)	(536,921)	0	(547,895)
BALANCE	\$ 106,874	\$ (36,642)	\$ 221,815
ADMINISTRATIVE COSTS	(53,302)	0	(29,121)
DISCOUNTS FOR EARLY PAYMENTS	(62,572)	0	(57,220)
EXCESS/ (SHORTFALL)	\$ (9,000)	\$ (36,642)	\$ 135,474
CARRYOVER FROM PRIOR YEAR	9,000	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (36,642)	\$ 135,474

Note: Storm Pipe/Erosion Reserve Balance To Be Updated On 10/1/26

Bank Balance As Of 9/30/26	\$ 1,157,447.43
Accounts Payable As Of 9/30/26	\$ 40,750.10
Accounts Receivable As Of 9/30/26	\$ -
Storm Pipe/Erosion Reserve As Of 9/30/26	\$ 48,000.00
Available Funds As Of 9/30/26	\$ 1,068,697.33

Verona Walk Community Development District
Budget vs. Actual
October 2025 through September 2026

	<u>Oct 25 - Sept 26</u>	<u>25-26 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
363.100 · O & M Assessment Income	449,955.62	448,974.00	981.62	100.22%
363.812 · Debt Assessments (Series 2013)	515,229.60	515,565.00	-335.40	99.94%
363.813 · Debt Assessments (Series 2018)	580,579.45	580,455.00	124.45	100.02%
363.822 · Debt Assessmnt-Pd To Trustee-13	-486,224.30	-476,898.00	-9,326.30	101.96%
363.823 · Debt Assessmnt-Pd To Trustee-18	-547,895.15	-536,921.00	-10,974.15	102.04%
363.830 · Assessment Fees	-29,121.27	-53,302.00	24,180.73	54.63%
363.831 · Discounts For Early Payments	-57,220.13	-62,572.00	5,351.87	91.45%
Carryover From Prior Year	0.00	9,000.00	-9,000.00	0.0%
369.401 · Interest Income	31,749.65	1,800.00	29,949.65	1,763.87%
Total Income	<u>457,053.47</u>	<u>426,101.00</u>	<u>30,952.47</u>	<u>107.26%</u>
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	18,849.25	13,000.00	5,849.25	144.99%
511.311 · Management Fees	52,764.00	52,752.00	12.00	100.02%
511.312 · Secretarial Fees	4,200.00	4,200.00	0.00	100.0%
511.315 · Legal Fees	18,130.50	15,000.00	3,130.50	120.87%
511.318 · Assessment/Tax Roll	10,000.00	10,000.00	0.00	100.0%
511.320 · Audit Fees	4,300.00	4,300.00	0.00	100.0%
511.450 · Insurance	7,675.00	7,800.00	-125.00	98.4%
511.480 · Legal Advertisements	178.40	2,495.00	-2,316.60	7.15%
511.512 · Miscellaneous	987.10	1,800.00	-812.90	54.84%
511.513 · Postage and Delivery	470.00	700.00	-230.00	67.14%
511.514 · Office Supplies	919.22	1,075.00	-155.78	85.51%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.750 · Website Management	1,999.92	2,000.00	-0.08	100.0%
512.736 · Continuing Disclosure Fee 2013	1,000.00	1,000.00	0.00	100.0%
513.330 · Arbitrage Rebate Fee-Series 13	650.00	650.00	0.00	100.0%
513.733 · Trustee Fees - Series 2013	4,837.50	4,730.00	107.50	102.27%
514.100 · Golf Cart Storage	0.00	1,500.00	-1,500.00	0.0%
514.101 · Field Inspector	46,137.83	46,229.00	-91.17	99.8%
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	48.75	2,500.00	-2,451.25	1.95%
514.106 · Lake Spraying	98,240.00	100,000.00	-1,760.00	98.24%
514.107 · Lake H2O Quality Tests-Benchmrk	3,732.75	6,000.00	-2,267.25	62.21%
514.109 · Outfall Pipe & Structure Insp &	0.00	10,000.00	-10,000.00	0.0%
514.110 · Storm Pipe & Erosion Repairs	24,156.71	53,000.00	-28,843.29	45.58%
514.111 · Lake Bank Mowing	17,360.00	65,650.00	-48,290.00	26.44%
514.112 · Special Projects	0.00	10,000.00	-10,000.00	0.0%
514.330 · Arbitrage Rebate Fee (2018)	650.00	650.00	0.00	100.0%
514.733 · Trustee Fees (2018)	4,031.25	4,100.00	-68.75	98.32%
Total Expense	<u>321,579.51</u>	<u>426,101.00</u>	<u>-104,521.49</u>	<u>75.47%</u>
Net Income	<u><u>135,473.96</u></u>	<u><u>0.00</u></u>	<u><u>135,473.96</u></u>	<u><u>100.0%</u></u>

Verona Walk Community Development District
Expenditures
October 2025 through September 2026

	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
Expenditures					
511.308 · Miscellaneous Maintenance					
	10/30/2025	112389	Palm Printing	Signs - "NO Mowing" "NO Spraying"- 4/0	86.33
Total 511.308 · Miscellaneous Maintenance					86.33
511.310 · Engineering					
	10/31/2025	525867	Bowman	Engineering Service October 2025	175.00
	12/31/2025	536479	Bowman	Engineering Service December 2025	1,750.00
	01/31/2026	543924	Bowman	Engineering Service January 2026	1,137.50
	02/28/2026	547714	Bowman	Engineering Service January 2026	1,137.50
	03/31/2026	554877	Bowman	Engineering Service March 2026	10,577.50
	04/30/2026	557255	Bowman	Engineering Service March 2026	700.00
	05/31/2026	563942	Bowman	Engineering Service May 2026	1,490.50
	06/30/2026	571656	Bowman	Engineering Service June 2026	875.00
	07/31/2026	576443	Bowman	Engineering Service July 2026	131.25
	08/31/2026	582928	Bowman	Engineering Service August 2026	875.00
Total 511.310 · Engineering					18,849.25
511.311 · Management Fees					
	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
	12/31/2025	2025-1668	Special District Services, Inc.	Management Dec 2025	4,397.00
	01/31/2026	2026-1803	Special District Services, Inc.	Management Jan 2026	4,397.00
	02/28/2026	2026-1923	Special District Services, Inc.	Management Feb 2026	4,397.00
	03/31/2026	2026-2042	Special District Services, Inc.	Management March 2026	4,397.00
	04/30/2026	2026-2163	Special District Services, Inc.	Management April 2026	4,397.00
	05/31/2026	2026-2315	Special District Services, Inc.	Management May 2026	4,397.00
	06/30/2026	2026-2435	Special District Services, Inc.	Management June 2026	4,397.00
	07/31/2026	2026-2555	Special District Services, Inc.	Management July 2026	4,397.00
	08/18/2026	2026-2681	Special District Services, Inc.	Management Aug 2026	4,397.00
	09/30/2026	2026-2805	Special District Services, Inc.	Management Sept 2026	4,397.00
Total 511.311 · Management Fees					52,764.00

Verona Walk Community Development District
Expenditures
October 2025 through September 2026

	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
511.312 · Secretarial Fees					
	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
	12/31/2025	2025-1668	Special District Services, Inc.	Secretarial Dec 2025	350.00
	01/31/2026	2026-1803	Special District Services, Inc.	Secretarial Jan 2026	350.00
	02/28/2026	2026-1923	Special District Services, Inc.	Secretarial Feb 2026	350.00
	03/31/2026	2026-2042	Special District Services, Inc.	Secretarial March 2026	350.00
	04/30/2026	2026-2163	Special District Services, Inc.	Secretarial April 2026	350.00
	05/31/2026	2026-2315	Special District Services, Inc.	Secretarial May 2026	350.00
	06/30/2026	2026-2435	Special District Services, Inc.	Secretarial June 2026	350.00
	07/31/2026	2026-2555	Special District Services, Inc.	Secretarial July 2026	350.00
	08/18/2026	2026-2681	Special District Services, Inc.	Secretarial Aug 2026	350.00
	09/30/2026	2026-2805	Special District Services, Inc.	Secretarial Sept 2026	350.00
Total 511.312 · Secretarial Fees					<u>4,200.00</u>
511.315 · Legal Fees					
	12/15/2025	96	Coleman, Yovanovich & Koester PA	Professional Fees Oct and Nov 2025	4,273.75
	01/22/2026	97	Coleman, Yovanovich & Koester PA	Professional Fees through 01/22/2026	1,264.00
	02/19/2026	99	Coleman, Yovanovich & Koester PA	Professional Fees through 02/19/2026	3,026.00
	02/23/2026	98	Coleman, Yovanovich & Koester PA	Professional Fees through 02/23/2026	4,623.00
	03/18/2026	100	Coleman, Yovanovich & Koester PA	Professional Fees through March 2026	395.00
	04/20/2026	101	Coleman, Yovanovich & Koester PA	Professional Fees through 04/20/2026	763.00
	06/22/2026	102	Coleman, Yovanovich & Koester PA	Professional Fees through 06/22/2026	39.50
	07/20/2026	103	Coleman, Yovanovich & Koester PA	Professional Fees through 07/20/2026	342.00
	07/28/2026	104	Coleman, Yovanovich & Koester PA	Professional Fees through 07/28/2026	171.00
	08/20/2026	105	Coleman, Yovanovich & Koester PA	Professional Fees through 08/20/2026	3,233.25
Total 511.315 · Legal Fees					<u>18,130.50</u>
511.318 · Assessment/Tax Roll					
	09/29/2026	2026-2986	Special District Services, Inc.	Assessment Roll Preparation (per agreement) 2026	10,000.00
Total 511.318 · Assessment/Tax Roll					<u>10,000.00</u>
511.320 · Audit Fees					
	04/02/2026	29196	Grau & Associates	Audit Fee FY 24/25	4,300.00
Total 511.320 · Audit Fees					<u>4,300.00</u>
511.450 · Insurance					
	10/01/2025	30077	Egis Insurance & Risk Advisors	Policy #100125071 10/01/2025-10/01/2026 Florida Ins Alliance	7,675.00
Total 511.450 · Insurance					<u>7,675.00</u>

Verona Walk Community Development District
Expenditures
October 2025 through September 2026

	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
511.480 · Legal Advertisements					
	12/31/2025	0007503744	Gannett Florida LocalIQ	Annual Notice of Advertising on Collier County Website	178.40
Total 511.480 · Legal Advertisements					178.40
511.512 · Miscellaneous					
	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
	01/31/2026	2026-1803	Special District Services, Inc.	Conference Calls December 2025	10.52
	02/28/2026	2026-1923	Special District Services, Inc.	Conference Calls Jan 2026	0.30
	02/28/2026	2026-1923	Special District Services, Inc.	Travel Jan 2026	101.50
	03/13/2026	Rep#618	FMSbond, Inc	Updated Bond Amortization Schedule	250.00
	03/31/2026	2026-2042	Special District Services, Inc.	Travel Feb 2026	101.50
	05/31/2026	2026-2315	Special District Services, Inc.	Conference Calls April 2026	1.14
	05/31/2026	2026-2315	Special District Services, Inc.	Travel April 2026	101.50
	07/31/2026	2026-2555	Special District Services, Inc.	Travel June 2026	101.50
	09/30/2026	2026-2805	Special District Services, Inc.	Conference Calls Aug 2026	7.31
	09/30/2026	2026-2805	Special District Services, Inc.	Travel Aug 2026	106.40
Total 511.512 · Miscellaneous					987.10
511.513 · Postage and Delivery					
	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
	01/12/2026	2025 Tax Roll	Collier County Tax Collector	2025/2026 Tax Roll First Postage Billing	121.89
	01/31/2026	2026-1803	Special District Services, Inc.	FedEx December 2025	-5.69
	01/31/2026	2026-1803	Special District Services, Inc.	Postage December 2025	0.74
	02/28/2026	2026-1923	Special District Services, Inc.	Postage Jan 2026	2.96
	03/31/2026	2026-2042	Special District Services, Inc.	Postage Feb 2026	44.17
	04/20/2026	2026 Tax Roll	Collier County Tax Collector	2025/2026 Tax Roll Second Postage Billing	10.07
	05/31/2026	2026-2315	Special District Services, Inc.	FedEx April 2026	44.62
	07/31/2026	2026-2555	Special District Services, Inc.	FedEx June 2026	52.92
	08/18/2026	2026-2681	Special District Services, Inc.	FedEx July 2026	5.01
	09/30/2026	2026-2805	Special District Services, Inc.	FedEx Aug 2026	98.36
Total 511.513 · Postage and Delivery					470.00

Verona Walk Community Development District
Expenditures
October 2025 through September 2026

	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
511.514 · Office Supplies					
	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
	12/31/2025	2025-1668	Special District Services, Inc.	Copier Nov 2025	3.75
	12/31/2025	2025-1668	Special District Services, Inc.	Conference Calls Nov 2025	10.52
	01/31/2026	2026-1803	Special District Services, Inc.	Copier December 2025	62.25
	01/31/2026	2026-1803	Special District Services, Inc.	Meeting Books December 2025	48.00
	02/28/2026	2026-1923	Special District Services, Inc.	Copier Jan 2026	72.60
	02/28/2026	2026-1923	Special District Services, Inc.	Meeting Books Jan 2026	48.00
	03/31/2026	2026-2042	Special District Services, Inc.	Copier Feb 2026	101.10
	03/31/2026	2026-2042	Special District Services, Inc.	Meeting Books Feb 2026	40.00
	04/30/2026	2026-2163	Special District Services, Inc.	Copier March 2026	-54.00
	05/31/2026	2026-2315	Special District Services, Inc.	Copier April 2026	91.20
	05/31/2026	2026-2315	Special District Services, Inc.	Meeting Books April 2026	48.00
	06/30/2026	2026-2435	Special District Services, Inc.	Copier May 2026	3.60
	07/31/2026	2026-2555	Special District Services, Inc.	Copier June 2026	85.05
	07/31/2026	2026-2555	Special District Services, Inc.	Meeting Books June 2026	48.00
	08/18/2026	2026-2681	Special District Services, Inc.	Copier July 2026	1.05
	09/30/2026	2026-2805	Special District Services, Inc.	Copier Aug 2026	106.20
	09/30/2026	2026-2805	Special District Services, Inc.	Meeting Books Aug 2026	40.00
Total 511.514 · Office Supplies					919.22
511.540 · Dues, License & Subscriptions					
	10/01/2025	92845	Florida Commerce	Fiscal Year 2025 - 2026 Special District State Fee	175.00
Total 511.540 · Dues, License & Subscriptions					175.00

Verona Walk Community Development District
Expenditures
October 2025 through September 2026

	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
511.750 · Website Management					
	10/31/2025	2025-1401	Special District Services, Inc.	Website Oct 2025	166.66
	11/30/2025	2025-1526	Special District Services, Inc.	Website Nov 2025	166.66
	12/31/2025	2025-1668	Special District Services, Inc.	Website Dec 2025	166.66
	01/31/2026	2026-1803	Special District Services, Inc.	Website Jan 2026	166.66
	02/28/2026	2026-1923	Special District Services, Inc.	Website Feb 2026	166.66
	03/31/2026	2026-2042	Special District Services, Inc.	Website March 2026	166.66
	04/30/2026	2026-2163	Special District Services, Inc.	Website April 2026	166.66
	05/31/2026	2026-2315	Special District Services, Inc.	Website May 2026	166.66
	06/30/2026	2026-2435	Special District Services, Inc.	Website June 2026	166.66
	07/31/2026	2026-2555	Special District Services, Inc.	Website July 2026	166.66
	08/18/2026	2026-2681	Special District Services, Inc.	Website Aug 2026	166.66
	09/30/2026	2026-2805	Special District Services, Inc.	Website Sept 2026	166.66
Total 511.750 · Website Management					<u>1,999.92</u>
512.736 · Continuing Disclosure Fee 2013					
	04/14/2026	9	Disclosure Services, LLC	Fiscal Year 25/26 Continuing Disclosure / Dissemination Fee	<u>1,000.00</u>
Total 512.736 · Continuing Disclosure Fee 2013					1,000.00
513.330 · Arbitrage Rebate Fee-Series 13					
	09/03/2026	004276	LLS Tax Solutions Inc.	Arbitrage Rebate Calculation Report Fee	<u>650.00</u>
Total 513.330 · Arbitrage Rebate Fee-Series 13					650.00
513.733 · Trustee Fees - Series 2013					
	06/25/2026	8226456	U.S. Bank (Trustee Fee 2013)	Administration Fees - In Advance 06/01/2026 -05/31/2027	<u>4,837.50</u>
Total 513.733 · Trustee Fees - Series 2013					4,837.50

Verona Walk Community Development District
Expenditures
October 2025 through September 2026

	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
514.101 · Field Inspector					
	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
	12/31/2025	VW 133	Bohdan Hirniak	Field Inspection Service Rendered at Verona Walk- Dec 2025	3,600.00
	12/31/2025	VW 133	Bohdan Hirniak	Transportation 495@0.51/mi	252.45
	01/31/2026	VW 134	Bohdan Hirniak	Field Inspection Service Rendered at Verona Walk- Jan 2026	3,600.00
	01/31/2026	VW 134	Bohdan Hirniak	Transportation 495@0.51/mi	252.45
	02/28/2026	VW 135	Bohdan Hirniak	Field Inspection Service Rendered at Verona Walk- Feb 2026	3,600.00
	02/28/2026	VW 135	Bohdan Hirniak	Transportation 495@0.51/mi	252.45
	03/31/2026	VW 136	Bohdan Hirniak	Field Inspection Service Rendered at Verona Walk- March 2026	3,600.00
	03/31/2026	VW 136	Bohdan Hirniak	Transportation 495@0.51/mi	252.45
	04/30/2026	VW 137	Bohdan Hirniak	Field Inspection Service Rendered at Verona Walk- April 2026	3,600.00
	04/30/2026	VW 137	Bohdan Hirniak	Transportation 495@0.51/mi	252.45
	05/31/2026	VW 138	Bohdan Hirniak	Field Inspection Service Rendered at Verona Walk- May 2026	3,600.00
	05/31/2026	VW 138	Bohdan Hirniak	Transportation 495@0.51/mi	51.00
	06/30/2026	VW 139	Bohdan Hirniak	Field Inspection Service Rendered at Verona Walk- June 2026	3,852.42
	06/30/2026	VW 139	Bohdan Hirniak	Transportation 495@0.51/mi	127.50
	07/31/2026	VW 140	Bohdan Hirniak	Field Inspection Service Rendered at Verona Walk- July 2026	3,852.42
	07/31/2026	VW 140	Bohdan Hirniak	Transportation 495@0.51/mi	127.50
	08/31/2026	VW141	Bohdan Hirniak	Field Inspection Service Rendered at Verona Walk- Aug 2026	3,852.42
	08/31/2026	VW141	Bohdan Hirniak	Transportation 495@0.51/mi	127.50
	09/30/2026	VW 142	Bohdan Hirniak	Field Inspection Service Rendered at Verona Walk- Aug 2026	3,852.42
	09/30/2026	VW 142	Bohdan Hirniak	Transportation 495@0.51/mi	127.50
	09/30/2026	VW 142	Bohdan Hirniak	Personal Time Off (10%)	-400.00
Total 514.101 · Field Inspector					46,137.83
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
	12/31/2025	VW 133	Bohdan Hirniak	Gas for golf cart	15.25
	01/31/2026	VW 134	Bohdan Hirniak	Gas for golf cart	11.00
Total 514.105 · Vehicle Gas and Maintenance					48.75

Verona Walk Community Development District
Expenditures
October 2025 through September 2026

	Date	Num	Name	Memo	Amount
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
	12/01/2025	3112	Premier Lakes, Inc	Annual Lake Maintenance December 2025	8,000.00
	01/01/2026	3316	Premier Lakes, Inc	Annual Lake Maintenance January 2026	8,000.00
	02/01/2026	3386	Premier Lakes, Inc	Annual Lake Maintenance February 2026	8,000.00
	03/01/2026	3539	Premier Lakes, Inc	Annual Lake Maintenance February 2026	8,320.00
	04/01/2026	3753	Premier Lakes, Inc	Annual Lake Maintenance April 2026	8,320.00
	05/01/2026	3902	Premier Lakes, Inc	Annual Lake Maintenance April 2026	8,320.00
	06/01/2026	3985	Premier Lakes, Inc	Annual Lake Maintenance June 2026	8,320.00
	07/01/2026	4160	Premier Lakes, Inc	Annual Lake Maintenance July 2026	8,320.00
	08/01/2026	4346	Premier Lakes, Inc	Annual Lake Maintenance August 2026	8,320.00
	09/01/2026	4480	Premier Lakes, Inc	Annual Lake Maintenance September 2026	8,320.00
Total 514.106 · Lake Spraying (Premier)					98,240.00
514.107 · Lake H2O Quality Tests-Benchmrk					
	01/12/2026	25120726	Benchmark Enviro Analytical, Inc	Sampled 09/10/2025 - 25120726 - S25120312	1,223.00
	04/16/2026	26031586	Benchmark Enviro Analytical, Inc	Sampled 03/26/2026 - 26031586 - S6030723	1,371.75
	06/10/2026	26060640	Benchmark Enviro Analytical, Inc	Sampled 06/10/2026 - \$26060275 -26060640	1,138.00
Total 514.107 · Lake H2O Quality Tests-Benchmrk					3,732.75
514.110 · Storm Pipe & Erosion Repairs					
	01/06/2026	8432	Napier Sprinkler, Inc	Deposit for Estimate # 1669	9,871.63
	02/05/2026	8552	Napier Sprinkler, Inc	Drainage Pipes	4,413.46
	02/24/2026	8603	Napier Sprinkler, Inc	Erosion	9,871.62
Total 514.110 · Storm Pipe & Erosion Repairs					24,156.71
514.111 · Lake Bank Mowing					
	10/22/2025	531600	Greenscapes of Southwest Florida, LLC	As agreed upon with Bohdan, string trimming	8,540.00
	09/30/2026	659816	Greenscapes of Southwest Florida, LLC	Mow and weed eat lake banks	8,820.00
Total 514.111 · Lake Bank Mowing					17,360.00
514.330 · Arbitrage Rebate Fee (2018)					
	05/21/2026	004148	LLS Tax Solutions Inc.	Arbitrage Rebate Calculation Report Fee	650.00
Total 514.330 · Arbitrage Rebate Fee (2018)					650.00
514.733 · Trustee Fees (2018)					
	03/25/2026	8120562	U.S. Bank (Trustee Fee 2018)	Administration Fees - In Advance 03/01/2026 - 02/28/2027	4,031.25
Total 514.733 · Trustee Fees (2018)					4,031.25
Total Expenditures					321,579.51

Verona Walk Community Development District
Balance Sheet
As of September 30, 2026

	Operating Fund	Debt Service (13) Fund	Debt Service (18) Fund	General Fixed Assets Fund	Long Term Debt Fund	TOTAL
ASSETS						
Current Assets						
Operating Bank Account	1,157,447.43	0.00	0.00	0.00	0.00	1,157,447.43
Total Current Assets	1,157,447.43	0.00	0.00	0.00	0.00	1,157,447.43
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	-11,146,356.00	0.00	-11,146,356.00
Total Fixed Assets	0.00	0.00	0.00	4,334,684.00	0.00	4,334,684.00
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	118.32	0.00	0.00	118.32
Investments - Interest Acct	0.00	0.00	0.14	0.00	0.00	0.14
Investments - Reserve Acct	0.00	228,881.25	58,823.66	0.00	0.00	287,704.91
Investments - Revenue Acct	0.00	248,042.57	289,580.77	0.00	0.00	537,623.34
Investments - Prepayment Acct	0.00	9,969.50	4,525.34	0.00	0.00	14,494.84
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	489,226.74	489,226.74
Amount Available In DSF (2018)	0.00	0.00	0.00	0.00	353,048.23	353,048.23
Amount To Be Provided	0.00	0.00	0.00	0.00	7,343,725.03	7,343,725.03
Total Other Assets	0.00	489,226.74	353,048.23	0.00	8,186,000.00	9,028,274.97
TOTAL ASSETS	1,157,447.43	489,226.74	353,048.23	4,334,684.00	8,186,000.00	14,520,406.40
LIABILITIES & EQUITY						
Liabilities						
Current Liabilities						
Accrued Expenses	0.00	0.00	0.00	0.00	0.00	0.00
Accounts Payable	40,750.10	0.00	0.00	0.00	0.00	40,750.10
Total Current Liabilities	40,750.10	0.00	0.00	0.00	0.00	40,750.10
Long Term Liabilities						
Special Assessment Debt (2013A-1)	0.00	0.00	0.00	0.00	3,230,000.00	3,230,000.00
Special Assessment Debt (2013A-2)	0.00	0.00	0.00	0.00	90,000.00	90,000.00
Special Assessment Debt (2018)	0.00	0.00	0.00	0.00	4,866,000.00	4,866,000.00
Total Long Term Liabilities	0.00	0.00	0.00	0.00	8,186,000.00	8,186,000.00
Total Liabilities	40,750.10	0.00	0.00	0.00	8,186,000.00	8,226,750.10
Equity						
Retained Earnings	933,223.37	439,579.78	345,208.36	-10,527,114.00	0.00	-8,809,102.49
Current Year Depreciation	0.00	0.00	0.00	-619,242.00	0.00	-619,242.00
Net Income	135,473.96	49,646.96	7,839.87	0.00	0.00	192,960.79
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	1,116,697.33	489,226.74	353,048.23	4,334,684.00	0.00	6,293,656.30
TOTAL LIABILITIES & EQUITY	1,157,447.43	489,226.74	353,048.23	4,334,684.00	8,186,000.00	14,520,406.40