



**VERONA WALK  
COMMUNITY DEVELOPMENT  
DISTRICT**

**COLLIER COUNTY  
REGULAR BOARD MEETING  
APRIL 18, 2019  
10:00 A.M.**

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

[www.veronawalkcdd.org](http://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**  
April 18, 2019  
10:00 a.m.

- A. Call to Order
- B. Pledge of Allegiance
- C. Proof of Publication.....Page 1
- D. Establish Quorum
- E. Additions or Deletions to Agenda
- F. Comments from the Public
- G. Approval of Minutes
  - 1. February 21, 2019 Regular Board Meeting.....Page 3
- H. Old Business
  - 1. Discussion Regarding Sign Replacement
- I. New Business
  - 1. Update on Littoral Bank Cleanup and Repair of Washouts
  - 2. Discussion on Sample Stormwater Management Rules.....Page 6
  - 3. Approval of Addendum to Clarke Agreement for Spike Rush Treatment.....Page 15
  - 4. Consider Resolution No. 2019-01 – Adopting a Fiscal Year 2019/2020 Proposed Budget.....Page 17
- J. Administrative Matters
  - 1. District Attorney Update
  - 2. District Engineer Update
  - 3. Field Inspector Update
  - 4. District Manager Update
    - a. Financials.....Page 25
- K. Board Members Comments
- L. Adjourn

# Naples Daily News

NaplesNews.com

Published Daily  
Naples, FL 34110

## Affidavit of Publication

State of Florida  
Counties of Collier and Lee

Before the undersigned they serve as the authority, personally appeared Natalie Zollar who on oath says that she serves as **Inside Sales Manager** of the Naples Daily News, a daily newspaper published at Naples, in Collier County, Florida; distributed in Collier and Lee counties of Florida; that the attached copy of the advertising was published in said newspaper on dates listed. Affiant further says that the said Naples Daily News is a newspaper published at Naples, in said Collier County, Florida, and that the said newspaper has heretofore been continuously published in said Collier County, Florida; distributed in Collier and Lee counties of Florida, each day and has been entered as second class mail matter at the post office in Naples, in said Collier County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Customer	Ad Number	Copyline	P.O.#
VERONA WALK COMMUNITY DEV.	2130156	VERONA WALK COMMUNIT	

Pub Dates  
October 5, 2018

*Natalie Zollar*

(Signature of affiant)

Sworn to and subscribed before me  
This October 05, 2018

*Karol E Kangas*

(Signature of affiant)



**VERONA WALK  
COMMUNITY DEVELOPMENT  
DISTRICT FISCAL YEAR  
2018/2019 REGULAR 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 18, 2018  
November 15, 2018  
January 17, 2019  
February 21, 2019  
March 21, 2019  
April 18, 2019  
May 16, 2019  
June 20, 2019  
July 18, 2019  
August 15, 2019  
September 19, 2019**

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](http://www.veronawalkcdd.org)**

October 05, 2018 No.2130156

**VERONA WALK COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
FEBRUARY 21, 2019**

**A. CALL TO ORDER**

The February 21, 2019, Regular Board Meeting of the Verona Walk Community Development District was called to order at 10:05 a.m. in 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 in the *Naples Daily News* on October 5, 2018, as part of the District's Fiscal Year 2018/2019 Regular 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	Diann Cucinella	Present
Vice Chairman	Patrick Clifford	Absent
Supervisor	Marilyn Czubkowski	Present
Supervisor	Jack Hogan	Present
Supervisor	Michael J. Doyle	Present

Staff members in attendance were:

District Manager	Kathleen Dailey	Special District Services
General Counsel	Greg Urbancic	Coleman Yovanovich Koester
Engineer	Terry Cole	Hole Montes
Field Inspector	Bohdan Hirniak	

Also present were the following District residents: Frank Borowiec and Dave Carlsberg.

**E. ADDITIONS OR DELETIONS TO THE AGENDA**

Ms. Cucinella requested, and it was the consensus of the Board, the addition of a discussion on a pine straw trial area under New Business.

**F. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

There were no comments from the public for items not on the agenda.

## **G. APPROVAL OF MINUTES**

### **1. January 17, 2019, Regular Board Meeting**

The January 17, 2019, Regular Board Meeting minutes were presented for approval.

A **motion** was made by Ms. Czubkowski, seconded by Mr. Hogan approving the minutes of the January 17, 2019, Regular Board Meeting, as presented. The **motion** carried on a vote of 3 to 1 with Mr. Doyle dissenting on the cost estimate Mr. Hogan discussed under Item I-2.

## **H. OLD BUSINESS**

### **1. Discussion Regarding Sign Replacement**

Mr. Hirniak stated he had received one written proposal from Lykins SignTech with the approximate cost of \$30,000-\$31,000 for the entire project. There was discussion to try to do the signs this year, if the budget allows.

### **2. Discussion Regarding Spike Rush Removal**

Ms. Cucinella stated the Board had voted at the last meeting to put the spike rush removal in the budget. She advised, upon further discussion with Clarke, she would like to see the centers of the lakes where the plants meet be treated, as she feels this would be a less expensive approach. Upon discussion, it was the consensus of the Board to leave the expenditure in the budget.

## **I. NEW BUSINESS**

### **1. Discussion Regarding Proposed License Agreement with HOA for Fountain**

Mr. Urbancic went over the proposed agreement that he had prepared. Ms. Czubkowski suggested that maintenance and repair activity costs be included.

A **motion** was made by Mr. Hogan, seconded by Mr. Doyle and passed unanimously approving the agreement with the change and send it to the HOA.

### **2. (ADDED ITEM) – Discussion on Pine Straw**

Ms. Cucinella stated that resident Peter Monti would like to try pine straw on the CDD bank, which will improve the stability of the bank, deteriorates, putting nutrients into the soil and allows growth. She added that the cost would be less than \$3,000 in this limited area. Ms. Czubkowski stated that she was concerned with allowing one individual to do something on their property. Mr. Doyle suggested allowing Mr. Monti access, but having him try the straw at his own expense. There was a discussion of toads being drawn to straw.

Mr. Doyle made a **motion** approving Mr. Monti doing the project at his own expense. The **motion** died for lack of the second.

Ms. Cucinella withdrew the idea until she could obtain more information.

**J. ADMINISTRATIVE MATTERS**

**1. District Attorney Update**

Mr. Urbancic stated that there were several legislative issues that he would be monitoring that could impact CDD's.

**2. District Engineer Update**

There was no District Engineer update at this time.

**3. Field Inspector Update**

Mr. Hirniak advised he was preparing a survey of bank erosion locations from runoff from homes. Mr. Cole suggested a future discussion on erosion along with the options for repair and their costs.

**4. District Manager Update**

Ms. Dailey reminded the Board that their next meeting was March 21, 2019, with the April 18, 2019, meeting being the proposed budget presentation and June 20, 2019, meeting including the public hearing on the budget.

**K. BOARD MEMBER COMMENTS**

Ms. Czubkowski stated she would like to see letters signed by residents that are using the District's banks, as the CDD is not currently notified. Mr. Hogan added that the guidelines say that residents are supposed to notify the CDD, and perhaps a letter to the ACC, in order to enforce that provision would help. Mr. Hirniak advised that this used to happen and then he would perform an inspection. Ms. Cucinella stated she would get in touch with the ACC to see if she gets a positive response. It was the consensus of the Board to put this on the next agenda for further discussion.

**L. ADJOURNMENT**

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 10:53 a.m. on a **motion** made by Ms. Czubkowski, seconded by Mr. Hogan and passed unanimously.

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Secretary/Assistant Secretary

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Chair/Vice-Chair

**STORMWATER MANAGEMENT  
RULES AND POLICIES  
FOR  
HERITAGE BAY COMMUNITY DEVELOPMENT DISTRICT**

**Section 1.     Short Title, Authority and Applicability**

a.        This document shall be known and may be cited as the “Stormwater Management Rules and Policies for Heritage Bay Community Development District”.

b.        The Board of Supervisors (the “**Board**”) of Heritage Bay Community Development District (the “**District**”) has the authority to adopt rules and policies pursuant to Chapter 190 of the Florida Statutes, as amended.

c.        These rules and policies shall be applicable to all those property owners, community and condominium associations, persons or entities who are served by, or are utilizing, the master stormwater management system operated by the District.

d.        It is intended that these Rules will be administered in conjunction with the Guidelines for Gutter Replacement and/or the Addition of Dry Wells published and enforced by the Architectural Review Committee of the Heritage Bay Golf & Country Club, Inc. effective May 12, 2016, as may be amended from time to time (“**HB ARC Guidelines**”).

**Section 2.     Background, Intent, Findings and Purpose**

a.        The District was created pursuant to the provisions of Chapter 190, Florida Statutes (the “**Act**”) and was established to provide for ownership, operation, maintenance, and provision of various public improvements, facilities and services within its jurisdiction. The purpose of these rules and policies (individually, each a “**Rule**” and collectively, the “**Rules**”) is to describe the various policies of the District relating to stormwater management.

b.        Definitions located within any section of the Rules shall be applicable within all other sections, unless specifically stated to the contrary.

c.        A Rule of the District shall be effective upon adoption by affirmative vote of the 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.

d.        The District is the operating entity responsible for the long-term operation and maintenance of the master stormwater management system servicing the property located within



the boundaries of the District (the “**Master Stormwater System**”). The District owns certain real property and other improvements which comprise the Master Stormwater System. Stormwater lakes, ponds, control structures, lake interconnect piping, littoral plantings and natural wetlands are all integral parts of the Master Stormwater System. The owners and residents of real property within the District play an integral part in keeping the Master Stormwater System functioning properly. The failure of all or a portion of the Master Stormwater System due to improper actions of third-parties could result in significant damage or harm to real property, personal property and/or homes with the District.

e. The Master Stormwater System is permitted through South Florida Water Management District (“**SFWMD**”) and Collier County, and the regulations of such governmental bodies control the design, operation and use of the Master Stormwater System. Notwithstanding the same, consistent with the regulations of such entities there are certain practices and actions that can be controlled to enhance the effectiveness of the Master Stormwater System and improve the overall function and aesthetic value of the Master Stormwater System.

f. Runoff from normal rain events, tropical storms and hurricanes originating from impervious surfaces such as roofs, gutters and downspouts, may cause significant lake bank erosion and washouts throughout the District and may otherwise affect the proper operation of the Master Stormwater System. Based upon prior experiences of the District, undertaking corrective action for such events may result in the District expending significant sums of money to restore the Master Stormwater System (including lake banks) to maintain compliance with applicable permits and ensure public safety. These Rules are intended to establish rules and policies relating to the following: (i) the installation and use of gutters and downspouts which are discharging via overland flow or directly into the District’s lakes and wetlands and (ii) the installation and use of dry wells, for the preservation of property and the proper functioning of the Master Stormwater System. These Rules will serve three goals: (1) reducing and/or spreading out the volume of water flowing from an owner’s property toward the lakes and wetlands within the District; (2) reducing the velocity of water flowing from an owner’s property toward the lakes and wetlands; and (3) maintaining compliance with applicable SFWMD and Collier County permits and regulations.

### **Section 3. Gutters and Downspouts**

a. Installation or Modification of Gutters or Downspouts Generally.

i. Drainage patterns for each property within the District shall be consistent with the approved SFWMD permit for the subject property. In the event the drainage pattern, direction or outfall from a particular property is proposed to be altered or is currently inconsistent with the approved SFWMD permit and all appurtenant permit modifications, then a modification to the applicable SFWMD permit would be required. All permitted cross sections and grade elevations shall be maintained per the SFWMD permit unless and until a modification is approved.

ii. The installation or modification of gutters or downspouts on a home, condominium building or other structure (a “**Structure**”) within the District shall be subject to the rules set forth herein and also subject to the HB ARC Guidelines. Gutters and downspouts may not be directly connected to the water quality treatment lakes within the District without an

approved modification to the applicable SFWMD permit. Any owner requesting to install or modify gutters or downspouts (the “**Requesting Party**”) on a Structure located on property that is adjacent to a lake must follow the procedures and rules set forth herein and shall be responsible for the applicable fees and costs set forth herein. In such a case, the plan for the gutters or downspouts must first be approved by the District to allow for piping of the discharge directly into the adjacent lake in the manner set forth herein.

iii. In order to prevent erosion and washouts, all gutters and downspouts on property that is adjacent to a lake shall be designed such that all water runoff will be collected and routed by a method approved by the District consistent with applicable permitting (collectively, the “**Outfall Improvements**”). Attached hereto and made a part hereof as **Exhibit “A”** are example concepts showing various methods within Heritage Bay of collecting stormwater runoff and illustrating the intrusion of the Outfall Improvements into the adjacent lake to discharge the stormwater. As reflected in each of the attached examples, all outfalls from the Outfall Improvements into the lake shall be installed below the control elevation of the lake. All drainage design plans for Outfall Improvements are to be consistent and compliant with existing permits, rules and regulations. As the District is the owner of the adjacent lake property, no intrusion of Outfall Improvements into a lake shall be permitted without the prior review and approval of the District. Further, each example of Outfall Improvements has a defined connection point (the “Connection Point”) to delineate the separation of maintenance responsibility of the District and the owner. The District will be responsible for maintenance of improvements below the Connection Point and the owner will be responsible for maintenance of improvements above the Connection Point.

b. Homes and Buildings with Existing and Approved Gutters and Downspouts (Existing Installations).

i. Existing Outfall Improvements. If a Structure has existing gutters and downspouts and if Outfall Improvements have already been permitted and installed adjacent to the Requesting Party’s property, the Requesting Party shall submit a request to the HB ARC and the District to connect to such existing Outfall Improvements. The District will review whether any additional permitting through SFWMD and/or Collier County is required for the Requesting Party’s connection. If additional permitting is required, then the Requesting Party shall be solely responsible for the cost and expense of any additional planning, design, engineering and permitting required for the connection. All permitting shall be done through the District. If no additional permitting is required, the District will review the request and advise the Requesting Party on the manner in which the connection must be made. The Requesting Party shall be solely responsible for all costs and expenses relating to the connection to the Outfall Improvements. The connection work can either be done through the District or a contractor approved by this District for such work. All work shall be performed and completed consistent with applicable permits and approvals. If the work is to be done by the District, the Requesting Party must provide such written authorization required by the District in order for the District to enter upon the Requesting Party’s property to perform the work and such documentation required by the District to reflect the Requesting Party’s agreement that the Requesting Party will be responsible for all related installation costs. If the work is to be performed by the Requesting Party, all work, once completed, will be inspected by the District to ensure that it meets all District installation and

functionality requirements. Once the connection is made, the District will only be responsible for maintenance of improvements below the Connection Point and the Requesting Party (or the Requesting Party's successor in title) will be responsible for maintenance of improvements above the Connection Point. The Requesting Party is advised that routine maintenance is necessary and required to prevent clogging of the drain lines, which could potentially result in a back-up of water and damage to the Requesting Party's property or the Structure on the property. The District shall not be responsible for any damage caused by any lack of maintenance including, without limitation, damage caused by back-ups or clogs in such lines.

ii. No Existing Outfall Improvements (Request By Owner to Connect). If a Structure has existing gutters and downspouts and if Outfall Improvements have not already been permitted and installed adjacent to the Requesting Party's property, the Requesting Party shall submit a request the HB ARC and the District for installation of, and connection to, Outfall Improvements. The District will review whether any additional permitting through SFWMD and/or Collier County is required for such installation of, and connection to, Outfall Improvements. If additional permitting is required, then the Requesting Party shall be solely responsible for the cost and expense of any additional planning, design, engineering and permitting required for the installation and connection. All permitting shall be done through the District. The District will review the request and advise the Requesting Party on the manner in which the installation and connection must be made. The Requesting Party shall be solely responsible for all costs and expenses relating to the installation of, and connection to, the Outfall Improvements. The installation and connection work can either be done through the District or a contractor approved by this District for such work. All work shall be performed and completed consistent with applicable permits and approvals. If the work is to be done by the District, the Requesting Party must provide such written authorization required by the District in order for the District to enter upon the Requesting Party's property to perform the work and such documentation required by the District to reflect the Requesting Party's agreement that the Requesting Party will be responsible for all related installation costs. If the work is to be performed by the Requesting Party, all work, once completed, will be inspected by the District to ensure that it meets all District installation and functionality requirements. Once the installation and connection is made, the District will only be responsible for maintenance of improvements below the Connection Point and the Requesting Party (or the Requesting Party's successor in title) will be responsible for maintenance of improvements above the Connection Point. The Requesting Party is advised that routine maintenance is necessary and required to prevent clogging of the drain lines, which could potentially result in a back-up of water and damage to the Requesting Party's property or the Structure on the property. The District shall not be responsible for any damage caused by any lack of maintenance including, without limitation, damage caused by back-ups or clogs in such lines.

iii. No Existing Outfall Improvements (Gutters/Downspouts Causing Damage to Lake Banks). The District performs ongoing and periodic inspections of the lakes within Heritage Bay. If a Structure on a property has existing gutters and downspouts and if Outfall Improvements have not already been permitted and installed adjacent to such property, and the District determines that water runoff from the Structure is causing damage to the lake banks, the owner of such property will be responsible for repairing such damage to the District's property, including lake banks. Notwithstanding the same, the District may, at the District's option, initiate remedial action to install Outfall Improvements in compliance with these Rules as well as take

action to repair the damaged District property, including lake banks. In such a case, the District will review whether any additional permitting through SFWMD and/or Collier County is required for such installation of, and connection to, Outfall Improvements. If additional permitting is required, then the District will undertake any additional planning, design, engineering and permitting required for the installation and connection. The District will construct and install the Outfall Improvements and seek authorization from the owner to make the connection to the Outfall Improvements. Once the installation and connection is made, the District will only be responsible for maintenance of improvements below the Connection Point and the owner (or the owner's successor in title) will be responsible for maintenance of improvements above the Connection Point. The owner is advised that routine maintenance is necessary and required to prevent clogging of the drain lines, which could potentially result in a back-up of water and damage to the owner's property or the Structure on the property. The District shall not be responsible for any damage caused by any lack of maintenance including, without limitation, damage caused by back-ups or clogs in such lines.

c. Homes and Buildings without Existing and Approved Gutters and Downspouts (New Installations).

i. Existing Outfall Improvements. If a Structure does not have existing gutters and downspouts and if Outfall Improvements have already been permitted and installed adjacent to the Requesting Party's property, the Requesting Party shall submit a request the HB ARC and the District to install gutters and downspouts and to connect to such existing Outfall Improvements. The District will review whether any additional permitting through SFWMD and/or Collier County is required for the Requesting Party's connection. If additional permitting is required, then the Requesting Party shall be solely responsible for the cost and expense of any additional planning, design, engineering and permitting required for the connection. All permitting shall be done through the District. If no additional permitting is required, the District will review the request and advise the Requesting Party on the manner in which the connection must be made. The Requesting Party shall be solely responsible for all costs and expenses relating to the connection to the Outfall Improvements. The connection work can either be done through the District or a contractor approved by this District for such work. All work shall be performed and completed consistent with applicable permits and approvals. If the work is to be done by the District, the Requesting Party must provide such written authorization required by the District in order for the District to enter upon the Requesting Party's property to perform the work and such documentation required by the District to reflect the Requesting Party's agreement that the Requesting Party will be responsible for all related installation costs. If the work is to be performed by the Requesting Party, all work, once completed, will be inspected by the District to ensure that it meets all District installation and functionality requirements. Once the connection is made, the District will only be responsible for maintenance of improvements below the Connection Point and the Requesting Party (or the Requesting Party's successor in title) will be responsible for maintenance of improvements above the Connection Point. The Requesting Party is advised that routine maintenance is necessary and required to prevent clogging of the drain lines, which could potentially result in a back-up of water and damage to the Requesting Party's property or the Structure on the property. The District shall not be responsible for any damage caused by any lack of maintenance including, without limitation, damage caused by back-ups or clogs in such lines.

ii. No Existing Outfall Improvements. If a Structure does not have existing gutters and downspouts and if Outfall Improvements have not already been permitted and installed adjacent to the Requesting Party's property, the Requesting Party shall submit a request the HB ARC and the District for installation of gutters and downspouts and for the installation of, and connection to, Outfall Improvements, if the District feels that Outfall Improvements are necessary to protect the lake banks from any damage due to this new installation. The District will review whether any additional permitting through SFWMD and/or Collier County is required for such installation of, and connection to, Outfall Improvements. If additional permitting is required, then the Requesting Party shall be solely responsible for the cost and expense of any additional planning, design, engineering and permitting required for the installation and connection. All permitting shall be done through the District. The District will review the request and advise the Requesting Party on the manner in which the installation and connection must be made. The Requesting Party shall be solely responsible for all costs and expenses relating to the installation of, and connection to, the Outfall Improvements. The installation and connection work can either be done through the District or a contractor approved by this District for such work. All work shall be performed and completed consistent with applicable permits and approvals. If the work is to be done by the District, the Requesting Party must provide such written authorization required by the District in order for the District to enter upon the Requesting Party's property to perform the work and such documentation required by the District to reflect the Requesting Party's agreement that the Requesting Party will be responsible for all related installation costs. If the work is to be performed by the Requesting Party, all work, once completed, will be inspected by the District to ensure that it meets all District installation and functionality requirements. Once the installation and connection is made, the District will only be responsible for maintenance of improvements below the Connection Point and the Requesting Party (or the Requesting Party's successor in title) will be responsible for maintenance of improvements above the Connection Point. The Requesting Party is advised that routine maintenance is necessary and required to prevent clogging of the drain lines, which could potentially result in a back-up of water and damage to the Requesting Party's property or the Structure on the property. The District shall not be responsible for any damage caused by any lack of maintenance including, without limitation, damage caused by back-ups or clogs in such lines.

iii. Existing Structure without Gutters and Downspouts Causing Damage to Lake Banks. The District performs ongoing and periodic inspections of the lakes within Heritage Bay. If a Structure on a property does not have existing gutters and downspouts, and the District determines that water runoff from the Structure is causing damage to the lake banks, the owner of such property will be responsible for repairing such damage to the District's property, including lake banks. If Outfall Improvements have already been permitted and installed adjacent to such property, the District will encourage the owner to pursue the installation of gutters and downspouts pursuant to subsection 3.c.i., above. If Outfall Improvements have not already been permitted and installed adjacent to such property, the District will encourage the owner to pursue the installation of gutters and downspouts and Outfall Improvements pursuant to subsection 3.c.ii., above.

#### **Section 4. Dry Wells**

a. The installation, use, maintenance and operation of a dry well within Heritage Bay shall be consistent with applicable permits issued by SFWMD and Collier County for the Master



Stormwater System. Further, a dry well may not be installed, used, maintained or operated such that it has, or will have in the determination of the District, an adverse impact on the Master Stormwater System. No dry well shall be installed or operated on property owned by the District.

b. The installation of any dry well within Heritage Bay shall be subject to review by the District to verify the following: (i) the installation and use of the dry well is consistent with applicable permits issued by SFWMD and Collier County for the Master Stormwater System and (ii) the installation and use of the dry well will not have an adverse effect on the Master Stormwater System. All dry well requests must adhere to the HB ARC guidelines along with receiving approval from the District prior to any construction occurring.

c. If it is determined that there is good cause to install a dry well and if, in the determination of the District, the installation of such dry well will potentially cause damage to the lake bank or lake, the District can require the owner making the request, at the owner's expense, to install piping from the dry well into the lake as to allow for piping of the discharge directly into the adjacent lake in a manner consistent with those methods shown on Exhibit "A" for Outfall Improvements. The District, once the work is completed by the owner, will inspect the improvements and installations to ensure the installation meets all SFWMD and Collier County requirements.

#### **Section 5. Compliance with Laws**

All property owners, community and condominium associations, persons or entities who are served by, or are utilizing, the Master Stormwater System shall, in addition to these Rules, be obligated to comply with all applicable federal, state, and local laws and regulations including, without limitation, all permits issued by SFWMD for the operation and use of the Master Stormwater System.

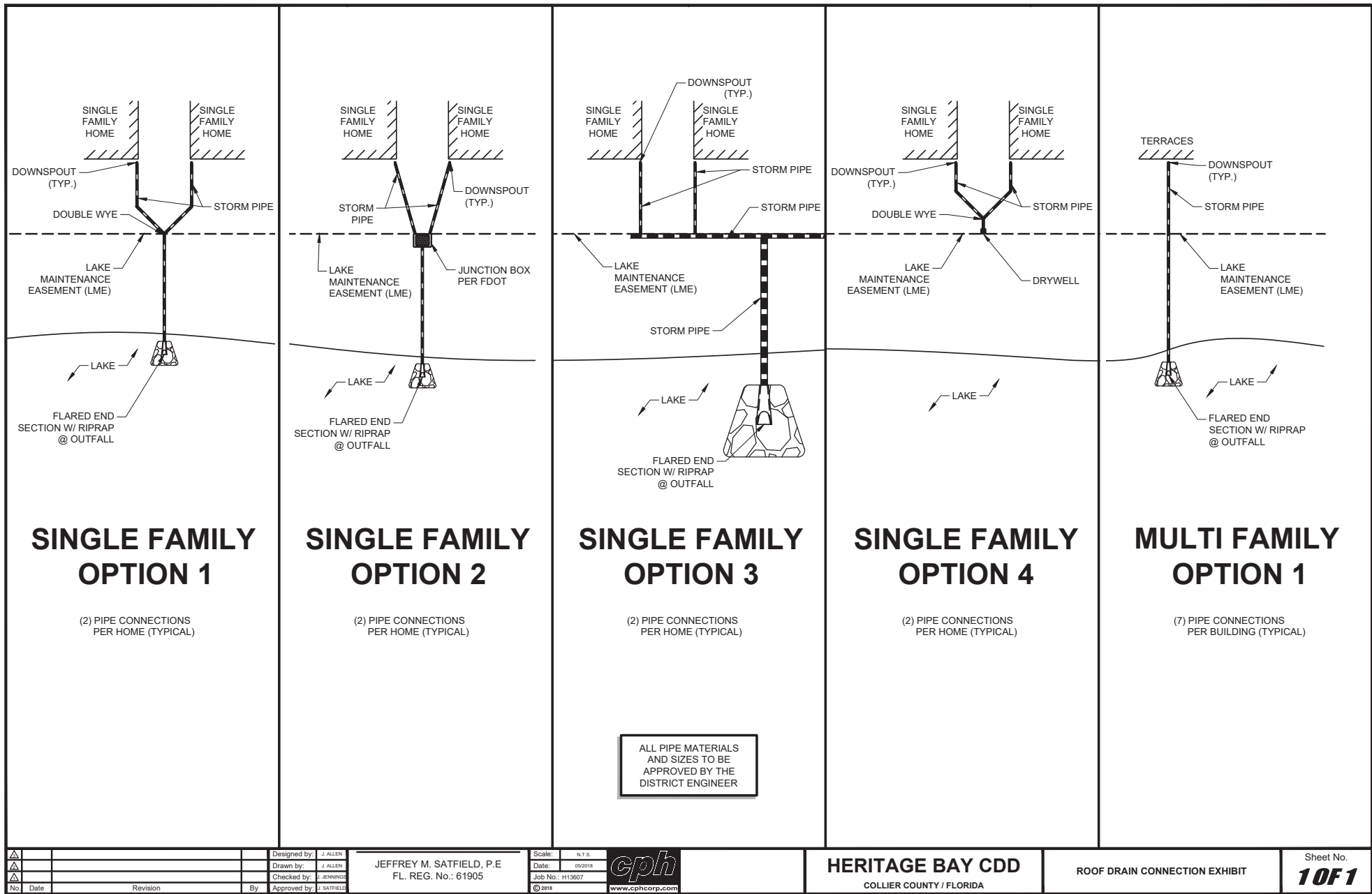
#### **Section 6. Enforcement**

The District shall have any and all rights available under the Act and Florida law to enforce the provisions of these Rules. The District's staff including, without limitation, the District Manager shall have the authority to act on behalf of the District with respect to the enforcement of these Rules including, without limitation, taking any actions necessary to the enforcement and/or prosecution of violations of these Rules consistent with Florida law. In addition to, and not as a limitation on the District, the District shall have the right to notify SFWMD, Collier County or any other appropriate regulatory body of a violation of these Rules or any existing permits issued by any such regulatory body.

#### **Section 7. Effective Date**

These Rules shall be effective upon their adoption.

**Exhibit “A”**  
**Example Outfall Improvements**





**Veronawalk CDD  
Aquatic Services  
Professional Services Outline  
Addendum to current agreement - Spikerush**

### Specifications:

### Initial Treatment to existing Gulfcoast Spikerush

All spikerush exceeding 10' from the shore will be treated along with spikerush found in the middle of the canals.

**Initial Cleanup Fee:** **\$5,000.00**

**The following services will be added to the current agreement:**

- Treatment to Gulfcoast Spikerush – Spikerush will be treated and maintained on an ongoing basis at a width of no more than 10' from the shoreline. The middle of all canals will be treated and kept free of spikerush. Close attention will be paid to fluctuating water levels and location of spikerush at that time and treatment will be discussed with Bohdan at that time.

**Monthly** **\$625.00 /Month**



## CLARKE-AQUATIC SERVICES PROFESSIONAL SERVICES OUTLINE

1. **Term and Termination:** This Agreement has an Automatic Renewal Clause. The term of the Agreement shall commence on the date when both parties have executed this Agreement and shall continue for a period of two years of the "Initial Term". Unless either party hereto provides the other party with written notice at least Sixty (60) days prior to the end of the Initial Term or any subsequent renewal term, this Agreement shall automatically continue to renew for additional term, each term having duration equal to the Initial Agreement. If a party hereto fails to comply with a provision of this Agreement, then the other party shall have the right to terminate this Agreement if it gives written notice of the default to the defaulting party and the defaulting party fails to cure the default within sixty days of receipt of said notice.
2. **Property Damage:** Allegations of property damage resulting from scheduled Clarke service must be submitted in a written report, filed directly with respective Control Consultant within five (5) business days. Clarke team will review the report, determine a fair and equitable resolution, and respond within a timely manner.
3. **Program Payment Plan:**
  - A. Initial Cleanup Fee: \$5,000.00
  - B. Ongoing Spikerush Treatment's \$625.00/Month

\$625/Month will be added to the current monthly billing.

**As specified in the Professional Service Outline, any additional treatments beyond the core program will be due when the treatment is completed.**

SIGNING AND RETURNING this document will authorize Clarke to perform the services stipulated within the limits of this cost estimate unless otherwise stated.

### APPROVAL FOR Veronawalk of Naples CDD:

NAME \_\_\_\_\_ TITLE \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

FOR CLARKE:

NAME: Lori Clemence

TITLE: Control Consultant

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

**Please sign and return a copy of the complete contract for our files to:**

CLARKE

Attention: **Crystal Challacombe**

3036 Michigan Ave.

Kissimmee, FL 34744

Phone: 800-443-2034

Fax to 407-944-0709

**RESOLUTION NO. 2019-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERONA WALK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2019/2020; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors (“Board”) of the Verona Walk Community Development District (“District”) is required by Chapter 190.008, *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

**WHEREAS**, the Proposed Budget including the Assessments for Fiscal Year 2019/2020 has been prepared and considered by the Board.

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

**Section 1.** The Proposed Budget including the Assessments for Fiscal Year 2019/2020 attached hereto as Exhibit “A” is approved and adopted.

**Section 2.** A Public Hearing is hereby scheduled for July 20, 2019 at 10:00 a.m. in the Town Center at Verona Walk, 8090 Sorrento Lane, Naples, Florida 34114, for the purpose of receiving public comments on the Proposed Fiscal Year 2019/2020 Budget.

**PASSED, ADOPTED and EFFECTIVE** this 18<sup>th</sup> day of April, 2019.

**ATTEST:**

**VERONA WALK  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairman/Vice Chairman

# Verona Walk Community Development District

**Proposed Budget For  
Fiscal Year 2019/2020  
October 1, 2019 - September 30, 2020**

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**PROPOSED BUDGET**  
**VERONA WALK COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2019/2020**  
**OCTOBER 1, 2019 - SEPTEMBER 30, 2020**

	<b>FISCAL YEAR 2019/2020 BUDGET</b>
<b>REVENUES</b>	
O & M ASSESSMENTS	407,551
DEBT ASSESSMENTS - SERIES 2013	518,105
DEBT ASSESSMENTS - SERIES 2018	583,256
OTHER REVENUES	0
INTEREST INCOME	480
<b>TOTAL REVENUES</b>	<b>\$ 1,509,392</b>
<b>EXPENDITURES</b>	
<b>MAINTENANCE EXPENDITURES</b>	
FIELD INSPECTOR	38,000
VEHICLE - INSURANCE	1,000
VEHICLE - EQUIPMENT (SMALL TOOLS)	1,545
VEHICLE - GAS & MAINTENANCE	3,000
LAKE SPRAYING (CLARK)	65,000
LAKE WATER QUALITY TESTING (BENCHMARK)	6,000
LAKE LITTORAL & LAKE BANK PLANTINGS	12,500
SPIKE RUSH (LITTORAL) REMOVAL	87,493
OUTFALL PIPE & STRUCTURE INSPECTION & CLEANING	5,000
STORM PIPE & EROSION REPAIRS	50,000
DREDGING	1,000
MISCELLANEOUS MAINTENANCE	1,000
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 271,538</b>
<b>ADMINISTRATIVE EXPENDITURES</b>	
SUPERVISOR FEES	3,000
PAYROLL TAXES (EMPLOYER)	240
ENGINEERING	15,500
MANAGEMENT	45,264
SECRETARIAL	4,200
LEGAL	17,000
ASSESSMENT ROLL	10,000
AUDIT FEES	3,600
ARBITRAGE REBATE FEE - SERIES 2013	650
ARBITRAGE REBATE FEE - SERIES 2018	650
INSURANCE	6,518
LEGAL ADVERTISING	1,800
MISCELLANEOUS/CONTINGENCY	2,500
POSTAGE	800
OFFICE SUPPLIES	1,200
DUES & SUBSCRIPTIONS	175
WEBSITE MANAGEMENT	2,000
TRUSTEE FEES - SERIES 2013	4,730
TRUSTEE FEES - SERIES 2018	4,100
CONTINUING DISCLOSURE FEE - SERIES 2013	1,000
CONTINUING DISCLOSURE FEE - SERIES 2018	1,000
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 125,927</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 397,465</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 1,111,927</b>
BOND PAYMENTS (SERIES 2013)	(479,247)
BOND PAYMENTS (SERIES 2018)	(539,512)
<b>BALANCE</b>	<b>\$ 93,168</b>
COUNTY APPRAISER & TAX COLLECTOR ADMINISTRATIVE COSTS	(52,057)
DISCOUNTS FOR EARLY PAYMENTS	(61,111)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (20,000)</b>
CARRYOVER FROM PRIOR YEAR	20,000
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

Note: Projected Available Funds Balance As Of 9-30-19 is \$420,000

**DETAILED PROPOSED BUDGET**  
**VERONA WALK COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2019/2020**  
**OCTOBER 1, 2019 - SEPTEMBER 30, 2020**

	FISCAL YEAR 2017/2018 ACTUAL	FISCAL YEAR 2018/2019 BUDGET	FISCAL YEAR 2019/2020 BUDGET	COMMENTS
<b>REVENUES</b>				
O & M ASSESSMENTS	311,764	311,297	407,551	Expenditures Less Interest & Carryover/.925
DEBT ASSESSMENTS - SERIES 2013	520,265	518,105	518,105	Bond Payments/.925
DEBT ASSESSMENTS - SERIES 2018	688,808	583,256	583,256	Bond Payments/.925
OTHER REVENUES	0	0	0	
INTEREST INCOME	674	420	480	Interest Projected At \$40 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 1,521,511</b>	<b>\$ 1,413,078</b>	<b>\$ 1,509,392</b>	
<b>EXPENDITURES</b>				
<b>MAINTENANCE EXPENDITURES</b>				
FIELD INSPECTOR	33,562	38,000	38,000	No Change From 2018/2019 Budget
VEHICLE - INSURANCE	563	1,000	1,000	No Change From 2018/2019 Budget
VEHICLE - EQUIPMENT (SMALL TOOLS)	0	1,545	1,545	No Change From 2018/2019 Budget
VEHICLE - GAS & MAINTENANCE	331	4,160	3,000	\$1,160 Decrease From 2018/2019 Budget
LAKE SPRAYING (CLARK)	56,700	65,000	65,000	Lake Spraying (Clark)
LAKE WATER QUALITY TESTING (BENCHMARK)	4,104	6,000	6,000	Lake Water Quality Testing (Benchmark)
LAKE LITTORAL & LAKE BANK PLANTINGS	4,100	20,000	12,500	\$7,500 Decrease From 2018/2019 Budget
SPIKE RUSH (LITTORAL) REMOVAL	0	0	87,493	Spike Rush (Littoral) Removal
OUTFALL PIPE & STRUCTURE INSPECTION & CLEANING	0	5,000	5,000	Outfall Pipe & Structure Inspection & Cleaning
STORM PIPE & EROSION REPAIRS	37,981	50,000	50,000	Storm Pipe & Erosion Repairs
DREDGING	0	3,640	1,000	Maintenance Mowing & Dredging
MISCELLANEOUS MAINTENANCE	2,820	0	1,000	Miscellaneous Maintenance
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 140,161</b>	<b>\$ 194,345</b>	<b>\$ 271,538</b>	
<b>ADMINISTRATIVE EXPENDITURES</b>				
SUPERVISOR FEES	1,200	4,000	3,000	Supervisor Fees
PAYROLL TAXES (EMPLOYER)	92	320	240	8% Of Supervisor Fees
ENGINEERING	5,322	17,500	15,500	\$2,000 Decrease From 2018/2019 Budget
MANAGEMENT	43,512	44,424	45,264	CPI Adjustment
SECRETARIAL	4,200	4,200	4,200	No Change From 2018/2019 Budget
LEGAL	11,163	17,500	17,000	2018/2019 Expenditures Through Jan 2019 Were \$1,882
ASSESSMENT ROLL	10,000	10,000	10,000	As Per Contract
AUDIT FEES	3,400	3,500	3,600	Accepted Amount For 2018/2019 Audit
ARBITRAGE REBATE FEE - SERIES 2013	650	650	650	No Change From 2018/2019 Budget
ARBITRAGE REBATE FEE - SERIES 2018	650	650	650	No Change From 2018/2019 Budget
INSURANCE	5,925	6,518	6,518	Insurance Estimate
LEGAL ADVERTISING	2,604	2,000	1,800	Expenditures Were Higher In 17/18 Due To Refunding
MISCELLANEOUS/CONTINGENCY	1,654	2,500	2,500	No Change From 2018/2019 Budget
POSTAGE	1,825	800	800	Expenditures Were Higher In 17/18 Due To Refunding
OFFICE SUPPLIES	2,906	1,200	1,200	Expenditures Were Higher In 17/18 Due To Refunding
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2018/2019 Budget
WEBSITE MANAGEMENT	1,500	1,500	2,000	\$500 Increase From 2018/2019 Budget
TRUSTEE FEES - SERIES 2013	4,300	4,730	4,730	Trustee (US Bank) Increased Fees In 2018/2019
TRUSTEE FEES - SERIES 2018	3,715	4,100	4,100	Trustee (US Bank) Increased Fees In 2018/2019
CONTINUING DISCLOSURE FEE - SERIES 2013	1,000	1,000	1,000	No Change From 2018/2019 Budget
CONTINUING DISCLOSURE FEE - SERIES 2018	1,000	1,000	1,000	No Change From 2018/2019 Budget
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 106,793</b>	<b>\$ 128,267</b>	<b>\$ 125,927</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 246,954</b>	<b>\$ 322,612</b>	<b>\$ 397,465</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 1,274,557</b>	<b>\$ 1,090,466</b>	<b>\$ 1,111,927</b>	
BOND PAYMENTS (SERIES 2013)	(487,423)	(479,247)	(479,247)	2019 P & I Payments
BOND PAYMENTS (SERIES 2018)	(645,319)	(539,512)	(539,512)	2019 P & I Payments
<b>BALANCE</b>	<b>\$ 141,815</b>	<b>\$ 71,707</b>	<b>\$ 93,168</b>	
COUNTY APPRAISER & TAX COLLECTOR ADMINISTRATIVE COSTS	(20,616)	(48,737)	(52,057)	Three And One Half Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(56,707)	(57,212)	(61,111)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 64,492</b>	<b>\$ (34,242)</b>	<b>\$ (20,000)</b>	
CARRYOVER FROM PRIOR YEAR	0	34,242	20,000	Carryover From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 64,492</b>	<b>\$ -</b>	<b>\$ -</b>	

Note: Projected Available Funds Balance As Of 9-30-19 is \$420,000

**DETAILED PROPOSED DEBT SERVICE (SERIES 2013) FUND BUDGET**  
**VERONA WALK COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2019/2020**  
**OCTOBER 1, 2019 - SEPTEMBER 30, 2020**

	FISCAL YEAR 2017/2018	FISCAL YEAR 2018/2019	FISCAL YEAR 2019/2020	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	5,018	100	150	Projected Interest For 2019/2020
NAV Collection	487,423	479,247	479,247	Maximum Debt Service Collection
Prepaid Bond Collection	24,184	0	0	Prepaid Bond Collection
<b>Total Revenues</b>	<b>\$ 516,625</b>	<b>\$ 479,347</b>	<b>\$ 479,397</b>	
<b>EXPENDITURES</b>				
Principal Payments (2013A-1)	220,000	220,000	230,000	Principal Payment Due In 2020
Principal Payments (2013A-2)	25,000	25,000	25,000	Principal Payment Due In 2020
Interest Payments (2013A-1)	223,326	214,156	205,931	Interest Payments Due In 2020
Interest Payments (2013A-2)	17,750	16,063	14,938	Interest Payments Due In 2020
Bond Redemption	30,000	4,128	3,528	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 516,076</b>	<b>\$ 479,347</b>	<b>\$ 479,397</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 549</b>	<b>\$ -</b>	<b>\$ -</b>	

**Series 2013A-1 Bond Refunding Information**

Original Par Amount =	\$6,455,000	Annual Principal Payments Due =	May 1st
Interest Rate =	1.1% - 4.375%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	June 2013		
Maturity Date =	May 2035		

Par Amount As Of 1/1/19 = \$5,300,000

**Series 2013A-2 Bond Refunding Information**

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

Par Amount As Of 1/1/19 = \$345,000



**DETAILED PROPOSED DEBT SERVICE (SERIES 2018) FUND BUDGET**  
**VERONA WALK COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2019/2020**  
**OCTOBER 1, 2019 - SEPTEMBER 30, 2020**

	FISCAL YEAR 2017/2018	FISCAL YEAR 2018/2019	FISCAL YEAR 2019/2020	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	621	100	150	Projected Interest For 2019/2020
NAV Collection	645,319	539,512	539,512	Maximum Debt Service Collection
Prepaid Bond Collection	0	0	0	Prepaid Bond Collection
<b>Total Revenues</b>	<b>\$ 645,940</b>	<b>\$ 539,612</b>	<b>\$ 539,662</b>	
<b>EXPENDITURES</b>				
Principal Payments	225,000	297,000	307,000	Principal Payment Due In 2020
Interest Payments	411,322	241,101	231,286	Interest Payments Due In 2020
Bond Redemption	0	1,511	1,376	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 636,322</b>	<b>\$ 539,612</b>	<b>\$ 539,662</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 9,618</b>	<b>\$ -</b>	<b>\$ -</b>	

**Series 2018 Bond Refunding Information**

Original Par Amount =	\$7,677,000	Annual Principal Payments Due =	May 1st
Interest Rate =	3.25% - 5.375%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	March 2018		
Maturity Date =	May 2037		

Par Amount As Of 1/1/19 = \$7,567,000

## Verona Walk Community Development District Assessment Comparison

Lot Size Phase One		Fiscal Year 2015/2016 Assessment*	Fiscal Year 2016/2017 Assessment*	Fiscal Year 2017/2018 Assessment*	Fiscal Year 2018/2019 Assessment*	Fiscal Year 2019/2020 Projected Assessment*
Townhome 26' Cayman	O & M <u>Debt</u>	\$ 162.13 \$ 540.00	\$ 162.13 \$ 540.00	\$ 162.13 \$ 540.00	\$ 162.13 \$ 540.00	\$ 212.27 \$ 540.00
	Total	\$ 702.13	\$ 702.13	\$ 702.13	\$ 702.13	\$ 752.27
Duplex 36' Capri/Carrington	O & M <u>Debt</u>	\$ 162.13 \$ 540.00	\$ 162.13 \$ 540.00	\$ 162.13 \$ 540.00	\$ 162.13 \$ 540.00	\$ 212.27 \$ 540.00
	Total	\$ 702.13	\$ 702.13	\$ 702.13	\$ 702.13	\$ 752.27
Single Family 50' Oakmont	O & M <u>Debt</u>	\$ 162.13 \$ 635.00	\$ 162.13 \$ 635.00	\$ 162.13 \$ 635.00	\$ 162.13 \$ 635.00	\$ 212.27 \$ 635.00
	Total	\$ 797.13	\$ 797.13	\$ 797.13	\$ 797.13	\$ 847.27
Single Family 60' Carlyle	O & M <u>Debt</u>	\$ 162.13 \$ 730.00	\$ 162.13 \$ 730.00	\$ 162.13 \$ 730.00	\$ 162.13 \$ 730.00	\$ 212.27 \$ 730.00
	Total	\$ 892.13	\$ 892.13	\$ 892.13	\$ 892.13	\$ 942.27
<b>Phase Two</b>						
Duplex 36'/SF 40' Capri/Carrington	O & M <u>Debt</u>	\$ 162.13 \$ 600.00	\$ 162.13 \$ 600.00	\$ 162.13 \$ 600.00	\$ 162.13 \$ 511.00	\$ 212.27 \$ 511.00
	Total	\$ 762.13	\$ 762.13	\$ 762.13	\$ 673.13	\$ 723.27
Single Family 40' Garden	O & M <u>Debt</u>	\$ 162.13 \$ 678.00	\$ 162.13 \$ 678.00	\$ 162.13 \$ 678.00	\$ 162.13 \$ 577.00	\$ 212.27 \$ 577.00
	Total	\$ 840.13	\$ 840.13	\$ 840.13	\$ 739.13	\$ 789.27
Single Family 50' Oakmont	O & M <u>Debt</u>	\$ 162.13 \$ 706.00	\$ 162.13 \$ 706.00	\$ 162.13 \$ 706.00	\$ 162.13 \$ 601.00	\$ 212.27 \$ 601.00
	Total	\$ 868.13	\$ 868.13	\$ 868.13	\$ 763.13	\$ 813.27
Single Family 60' Carlyle	O & M <u>Debt</u>	\$ 162.13 \$ 812.00	\$ 162.13 \$ 812.00	\$ 162.13 \$ 812.00	\$ 162.13 \$ 691.00	\$ 212.27 \$ 691.00
	Total	\$ 974.13	\$ 974.13	\$ 974.13	\$ 853.13	\$ 903.27
Single Family 65' Estate	O & M <u>Debt</u>	\$ 162.13 \$ 892.00	\$ 162.13 \$ 892.00	\$ 162.13 \$ 892.00	\$ 162.13 \$ 759.00	\$ 212.27 \$ 759.00
	Total	\$ 1,054.13	\$ 1,054.13	\$ 1,054.13	\$ 921.13	\$ 971.27

\* Assessments Include the Following :

4% Discount for Early Payments  
2% County Property Appraiser Costs  
1.5% County Tax Collector Costs

### Community Information:

Phase I		Front Footage	Name	Maximum Annual Debt Assessment	Bond Prepayments	Lot Differential Prepayment*
No. of Units	Type					
246	Townhome	26'	Cayman	\$ 540	6	68
350	Duplex	36'	Capri/Carrington	\$ 540	11	0
242	Single Family	50'	Oakmont	\$ 635	6	-35
97	Single Family	60'	Carlyle	\$ 730	0	1
935					23	34
Phase II		Front Footage	Name	Maximum Annual Debt Assessment	Bond Prepayments	Lot Disclosure Differential Prepayment**
No. of Units	Type					
443	Duplex/SF	36'/40'	Capri/Carrington	\$ 511	7	-4
58	Duplex	40'	Garden	\$ 577	0	4
325	SF	50'	Oakmont	\$ 601	6	0
161	SF	60'/65'	Carlyle	\$ 691	0	0
32	SF	65'	Estate	\$ 759	0	0
1019					13	0

\* Developer made Bond Prepayment in August 2014 for 34 lot differential (68 Phase 1 Caymans replaced with 34 Oakmonts)

\* Developer made Bond Prepayment in November 2014 for 1 lot differential (1 Phase 1 Carlyle replaced with 1 Oakmont)

\*\* Developer built Carrington Homes on Garden Lots (Karina Street) - Debt Assessments for those lots was \$678 - now \$577.

\*\* Developer made Bond Prepayment in November 2014 for 4 lot disclosure differential (4 40' disclosed at 36'/40' rate)

Total Lots Assessed For O&M = 1920

Verona Walk  
Community Development District

**Financial Report For  
March 2019**

**VERONA WALK COMMUNITY DEVELOPMENT DISTRICT  
MONTHLY FINANCIAL REPORT  
MARCH 2019**

	Annual Budget 10/1/18 - 9/30/19	Actual Mar-19	Year To Date Actual 10/1/18 - 3/31/19
<b>REVENUES</b>			
O & M ASSESSMENTS	311,297	0	297,556
DEBT ASSESSMENTS - SERIES 2013	518,105	0	488,669
DEBT ASSESSMENTS - SERIES 2018	582,926	0	562,321
OTHER REVENUES	0	0	0
INTEREST INCOME	420	0	469
<b>TOTAL REVENUES</b>	<b>\$ 1,412,748</b>	<b>\$ -</b>	<b>\$ 1,349,015</b>
<b>EXPENDITURES</b>			
<b>MAINTENANCE EXPENDITURES</b>			
FIELD INSPECTOR	38,000	3,083	18,500
VEHICLE - INSURANCE	1,000	0	563
VEHICLE - EQUIPMENT (SMALL TOOLS)	1,545	0	0
VEHICLE - GAS & MAINTENANCE	4,160	11	66
LAKE SPRAYING (CLARK)	65,000	4,725	29,872
LAKE WATER QUALITY TESTING (BENCHMARK)	6,000	0	1,056
LAKE LITTORAL & LAKE BANK PLANTINGS	20,000	0	0
OUTFALL PIPE & STRUCTURE INSPECTION & CLEANING	5,000	0	0
STORM PIPE & EROSION REPAIRS	50,000	0	0
DREDGING	3,640	0	0
MISCELLANEOUS MAINTENANCE (ENVIRONMENTAL SERVICES)	0	0	5,700
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 194,345</b>	<b>\$ 7,819</b>	<b>\$ 55,757</b>
<b>ADMINISTRATIVE EXPENDITURES</b>			
SUPERVISOR FEES	4,000	0	600
PAYROLL TAXES (EMPLOYER)	320	0	46
ENGINEERING	17,500	0	1,984
MANAGEMENT	44,424	3,702	22,212
SECRETARIAL	4,200	350	2,100
LEGAL	17,500	0	1,882
ASSESSMENT ROLL	10,000	0	0
AUDIT FEES	3,500	0	0
ARBITRAGE REBATE FEE - SERIES 2013	650	0	0
ARBITRAGE REBATE FEE - SERIES 2018	650	0	0
INSURANCE	6,518	0	5,277
LEGAL ADVERTISING	2,000	0	343
MISCELLANEOUS/CONTINGENCY	2,500	43	425
POSTAGE	800	28	141
OFFICE SUPPLIES	1,200	69	269
DUES & SUBSCRIPTIONS	175	0	175
WEBSITE MANAGEMENT	1,500	125	750
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
CONTINUING DISCLOSURE FEE - SERIES 2018	1,000	0	0
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 128,267</b>	<b>\$ 4,317</b>	<b>\$ 36,204</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 322,612</b>	<b>\$ 12,136</b>	<b>\$ 91,961</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 1,090,136</b>	<b>\$ (12,136)</b>	<b>\$ 1,257,054</b>
BOND PAYMENTS (SERIES 2013)	(479,247)	0	(465,667)
BOND PAYMENTS (SERIES 2018)	(539,207)	0	(524,225)
<b>BALANCE</b>	<b>\$ 71,682</b>	<b>\$ (12,136)</b>	<b>\$ 267,162</b>
ADMINISTRATIVE COSTS	(48,725)	0	(25,912)
DISCOUNTS FOR EARLY PAYMENTS	(57,199)	0	(52,455)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (34,242)</b>	<b>\$ (12,136)</b>	<b>\$ 188,795</b>
CARRYOVER FROM PRIOR YEAR	34,242	0	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ (12,136)</b>	<b>\$ 188,795</b>

Bank Balance As Of 2/28/19	\$ 694,515.19
Funds Received: 3/1/19 - 3/31/19	\$ -
Disbursements: 3/1/19 - 3/31/19	\$ 33,736.45
Bank Balance As Of 3/31/19	\$ 660,778.74
Accounts Payable As Of 3/31/19	\$ 16,973.35
Accounts Receivable As Of 3/31/19	\$ -
Available Funds As Of 3/31/19	\$ 643,805.39

**Verona Walk Community Development District**  
**Budget vs. Actual**  
**October 2018 through March 2019**

	<b>Oct '18 - Mar 19</b>	<b>18-19 Budget</b>	<b>\$ Over Budget</b>	<b>% of Budget</b>
<b>Income</b>				
363.100 · O & M Assessment Income	297,556.06	311,297.00	-13,740.94	95.59%
363.812 · Debt Assessments (Series 2013)	488,669.10	518,105.00	-29,435.90	94.32%
363.813 · Deb Assessments (Series 2018)	562,321.10	582,926.00	-20,604.90	96.47%
363.822 · Debt Assessmnt-Pd To Trustee-13	-465,667.48	-479,247.00	13,579.52	97.17%
363.823 · Debt Assessmnt-Pd To Trustee-18	-524,224.95	-539,207.00	14,982.05	97.22%
363.830 · Assessment Fees	-25,911.79	-48,725.00	22,813.21	53.18%
363.831 · Discounts For Early Payments	-52,455.49	-57,199.00	4,743.51	91.71%
369.399 · Carryover From Prior Year	0.00	34,242.00	-34,242.00	0.0%
369.401 · Interest Income	468.91	420.00	48.91	111.65%
<b>Total Income</b>	<b>280,755.46</b>	<b>322,612.00</b>	<b>-41,856.54</b>	<b>87.03%</b>
<b>Expense</b>				
511.122 · Payroll Tax Expense	45.90	320.00	-274.10	14.34%
511.131 · Supervisor Fees	600.00	4,000.00	-3,400.00	15.0%
511.306 · Dredging	0.00	3,640.00	-3,640.00	0.0%
511.308 · Miscellaneous Maintenance (Environmental Services)	5,700.00	0.00	5,700.00	100.0%
511.310 · Engineering	1,984.36	17,500.00	-15,515.64	11.34%
511.311 · Management Fees	22,212.00	44,424.00	-22,212.00	50.0%
511.312 · Secretarial Fees	2,100.00	4,200.00	-2,100.00	50.0%
511.315 · Legal Fees	1,881.75	17,500.00	-15,618.25	10.75%
511.318 · Assessment/Tax Roll	0.00	10,000.00	-10,000.00	0.0%
511.320 · Audit Fees	0.00	3,500.00	-3,500.00	0.0%
511.450 · Insurance	5,277.00	6,518.00	-1,241.00	80.96%
511.480 · Legal Advertisements	343.00	2,000.00	-1,657.00	17.15%
511.512 · Miscellaneous	425.42	2,500.00	-2,074.58	17.02%
511.513 · Postage and Delivery	140.51	800.00	-659.49	17.56%
511.514 · Office Supplies	269.10	1,200.00	-930.90	22.43%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.750 · Website Management	750.00	1,500.00	-750.00	50.0%
512.736 · Continuing Disclosure Fee 2013	0.00	1,000.00	-1,000.00	0.0%
512.738 · Continuing Disclosure Fee 06-18	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%
514.101 · Field Inspector	18,499.98	38,000.00	-19,500.02	48.68%
514.103 · Vehicle Insurance	562.29	1,000.00	-437.71	56.23%
514.104 · Vehicle Equipment (small tools)	0.00	1,545.00	-1,545.00	0.0%
514.105 · Vehicle Gas and Maintenance	66.11	4,160.00	-4,093.89	1.59%
514.106 · Lake Spraying (Clark)	29,872.00	65,000.00	-35,128.00	45.96%
514.107 · Lake H2O Quality Tests-Benchmrk	1,056.00	6,000.00	-4,944.00	17.6%
514.108 · Lake Littoral & Lake Bank Plant	0.00	20,000.00	-20,000.00	0.0%
514.109 · Outfall Pipe & Structure Insp &	0.00	5,000.00	-5,000.00	0.0%
514.110 · Storm Pipe & Erosion Repairs	0.00	50,000.00	-50,000.00	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%
<b>Total Expense</b>	<b>91,960.42</b>	<b>322,612.00</b>	<b>-230,651.58</b>	<b>28.51%</b>
<b>Net Income</b>	<b>188,795.04</b>	<b>0.00</b>	<b>188,795.04</b>	<b>100.0%</b>

**Verona Walk Community Development District**  
**Balance Sheet**  
As of March 31, 2019

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	660,778.74	0.00	0.00	0.00	0.00	660,778.74
Total Current Assets	660,778.74	0.00	0.00	0.00	0.00	660,778.74
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	-6,192,420.00	0.00	-6,192,420.00
Total Fixed Assets	0.00	0.00	0.00	9,288,620.00	0.00	9,288,620.00
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 - Construction	0.00	0.00	0.00	0.00	0.00	0.00
Investments - Interest Acc	0.00	0.00	7.07	0.00	0.00	7.07
Investments - Reserve Acc	0.00	241,281.25	50,134.34	0.00	0.00	291,415.59
Investments - Revenue Acc	0.00	479,220.93	590,160.33	0.00	0.00	1,069,381.26
Investments - Prepayment Acc	0.00	1,806.27	0.00	0.00	0.00	1,806.27
Investments - Excess Revenue	0.00	3,018.88	0.00	0.00	0.00	3,018.88
Amount Available In DSF (2013)	0.00	0.00	0.00	725,327.33	0.00	725,327.33
Amount Available In DSF (2018)	0.00	0.00	0.00	0.00	640,301.74	640,301.74
5155000 - Amount To Be Provided	0.00	0.00	0.00	0.00	11,846,370.93	11,846,370.93
Total Other Assets	0.00	725,327.33	640,301.74	0.00	13,212,000.00	14,577,629.07
TOTAL ASSETS	660,778.74	725,327.33	640,301.74	9,288,620.00	13,212,000.00	24,527,027.81
LIABILITIES & EQUITY						
Liabilities						
Current Liabilities						
Accrued Expenses	0.00	0.00	0.00	0.00	0.00	0.00
Accounts Payable	16,973.35	0.00	0.00	0.00	0.00	16,973.35
Total Current Liabilities	16,973.35	0.00	0.00	0.00	0.00	16,973.35
Long Term Liabilities						
Special Assessment Debt (2006)	0.00	0.00	0.00	0.00	0.00	0.00
Special Assessment Debt (2013A-1)	0.00	0.00	0.00	0.00	5,300,000.00	5,300,000.00
Special Assessment Debt (2013A-2)	0.00	0.00	0.00	0.00	345,000.00	345,000.00
Special Assessment Debt-2018	0.00	0.00	0.00	0.00	7,567,000.00	7,567,000.00
Total Long Term Liabilities	0.00	0.00	0.00	0.00	13,212,000.00	13,212,000.00
Total Liabilities	16,973.35	0.00	0.00	0.00	13,212,000.00	13,228,973.35
Equity						
Retained Earnings	455,010.35	382,193.16	238,580.61	-6,192,420.00	0.00	-5,116,635.88
Current Year Depreciation	0.00	0.00	0.00	0.00	0.00	0.00
Net Income	188,795.04	343,134.17	401,721.13	0.00	0.00	933,650.34
Investment In Gen Fixed Assets	0.00	0.00	0.00	15,481,040.00	0.00	15,481,040.00
Total Equity	643,805.39	725,327.33	640,301.74	9,288,620.00	0.00	11,298,054.46
TOTAL LIABILITIES & EQUITY	660,778.74	725,327.33	640,301.74	9,288,620.00	13,212,000.00	24,527,027.81