



**VERONA WALK
COMMUNITY DEVELOPMENT
DISTRICT**

**COLLIER COUNTY
REGULAR BOARD MEETING
JANUARY 19, 2023
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
January 19, 2023
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. December 15, 2022 Regular Board Meeting.....Page 2
- H. Old Business
 - 1. Update on Shoreline Trimming
 - 2. Update on Trimming of Lakes 1 & 2
 - 3. Update on Solitude Takeover and Contact Information
- I. New Business
 - 1. Presentation of Services from Advanced Aquatic – Mike Sweeney
 - 2. Discussion on Lake 34 Fountain
 - 3. Discussion on Pond Floats
 - 4. Consider Applicants for Vacant Seat.....Page 6
 - 5. Seat New Board Member
 - 6. Administer Oath of Office & Review Board Member Responsibilities and Duties
 - 7. Consider Resolution No. 2023-01 – Appointing a Qualified Elector to Fill Seat 3.....Page 12
- J. Administrative Matters
 - 1. District Attorney Update
 - 2. District Engineer Update
 - 3. Field Inspector Update
 - 4. District Manager Update
 - a. Financials.....Page 14
- K. Board Members Comments
- L. Adjourn

Naples Daily News

PART OF THE USA TODAY NETWORK

Published Daily
Naples, FL 34110

VERONA WALK COMMUNITY DEV.
2501 A BURNS RD

PALM BEACH GARDENS, FL 33410

Affidavit of Publication

STATE OF WISCONSIN
COUNTY OF BROWN

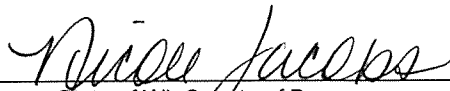
Before the undersigned they serve as the authority, personally appeared said legal clerk who on oath says that he/she serves as **Legal Clerk** of the Naples Daily News, a daily newspaper published at Naples, in Collier County, Florida; distributed in Collier and Lee counties of Florida; that the attached 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 said newspaper issue(s) dated or by publication on the newspaper's website, if authorized, on

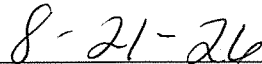
Issue(s) dated: 10/11/2022



Subscribed and sworn to before on October 11, 2022:



Notary, State of WI, County of Brown



My commission expires

Publication Cost: \$427.00
Ad No: 0005442832
Customer No: 1308371
PO #: reg mtg schedule
of Affidavits 1

NICOLE JACOBS
Notary Public
State of Wisconsin

This is not an invoice

VERONA WALK
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023 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 20, 2022
- November 17, 2022
- December 15, 2022
- January 19, 2023
- February 16, 2023
- March 16, 2023
- April 20, 2023
- May 18, 2023
- June 15, 2023
- July 20, 2023
- August 17, 2023
- September 21, 2023

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
October 11, 2022

5442832

**VERONA WALK COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
DECEMBER 15, 2022**

A. CALL TO ORDER

The December 15, 2022, Regular Board Meeting of the Verona Walk Community Development District (the “District”) was called to order at 10:00 a.m. at the Town Center at Verona Walk located at 8090 Sorrento Lane, Naples, Florida 34114.

B. PLEDGE OF ALLEGIANCE

C. PROOF OF PUBLICATION

Proof of publication was presented that notice of the Regular Board Meeting had been published in the *Naples Daily News* on October 11, 2022, as part of the District’s Fiscal Year 2022/2023 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	Present
Supervisor	Pat Clifford	Present
Supervisor	Jack Hogan	Absent
Supervisor		Vacant

Staff members in attendance were:

District Manager	Kathleen Meneely	Special District Services, Inc.
General Counsel	Greg Urbancic (via phone)	Coleman Yovanovich Koester
District Engineer	Terry Cole (via phone)	Hole Montes, Inc.
Field Inspector	Bohdan Hirniak	

Also present were the following District residents: Daniel Miller, Herb Czeschin and Jane Monti.

E. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

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. August 18, 2022, Public Hearing & Regular Board Meeting

The August 18, 2022, Public Hearing & Regular Board Meeting minutes were presented for approval.

A **motion** was made by Mr. Monti, seconded by Mr. Clifford and passed unanimously approving the August 18, 2022, Public Hearing & Regular Board Meeting Minutes, as presented.

H. OLD BUSINESS

1. Update on Shoreline Trimming

Mr. Hirniak advised that the HOA Maintenance Supervisor had requested a price from Duval, but has not yet received a response. Mr. Clifford indicated that the Board was not in the business of making things pretty, but Lakes 1 & 2 were the entryway to the development and really needed to have the weeds trimmed. Mr. Hirniak stated he was working with the HOA to add trimming as part of their normal contract for maintenance work. Mr. Clifford indicated that he would like the trimming done immediately. Mr. Monti stated he could call Duval and further stated that Greenscape was taking over the work January 1. Mr. Hirniak advised he could explore with Solitude to keep the work in-house.

2. Update on Lake Bank Planting Project

Mr. Monti advised that the plantings had been completed three weeks ago with five different species of plants being used. He stated that they were little plants now and he would be monitoring the project. Mr. Clifford asked about the life expectancy and Mr. Monti stated his own plantings were in their 5th season and the new project had a one-year 80% livability guarantee. He added that Advanced Aquatics would like to come in and make a presentation to do work for the District and further added that Solitude could make a similar presentation in February.

I. NEW BUSINESS

1. Consider Resolution No. 2022-07 – Encouraging HOA to Educate Residents and Enforce No Wildlife Feeding

Resolution No. 2022-07 was presented, entitled:

RESOLUTION NO. 2022-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF VERONA WALK COMMUNITY DEVELOPMENT DISTRICT ENCOURAGING VERONAWALK HOMEOWNERS ASSOCIATION, INC. TO TAKE FURTHER STEPS TO EDUCATE HOMEOWNERS, RESIDENTS AND GUESTS NOT TO FEED WILDLIFE WITHIN THE BOUNDARIES OF VERONAWALK AND TO REPORT VIOLATIONS TO THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION OR OTHER APPROPRIATE AGENCY; PROVIDING FOR SEVERABILITY;

PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Mr. Urbancic went over the resolution. Ms. Czubkowski indicated that she would present the resolution to the HOA at their next meeting.

A **motion** was made by Mr. Clifford, seconded by Mr. Monti and passed unanimously adopting Resolution No. 2022-07, as presented.

2. Discussion on Solitude Lake Management Purchase of Clarke Aquatic Services

Ms. Czubkowski stated that she and Mr. Hirniak had met with Lori Clemence to discuss the transition. Mr. Hirniak added that most of the staff transitioned to Solitude, and he would speak with them about a presentation at the February meeting. Ms. Czubkowski stated that Solitude had all the advanced machinery to cover the District's needs.

3. Update on Spike Rush

Mr. Hirniak stated that the spike rush was slowly dying off and that he will reiterate with Solitude to leave no more than a 10-foot shelf.

J. ADMINISTRATIVE MATTERS

1. District Attorney Update

There was no District Attorney Update at this time.

2. District Engineer Update

There was no District Engineer Update at this time.

3. Field Inspector Update

Mr. Hirniak stated that things everything was looking healthy. He added that at the request of the Board, Benchmark had tested six locations after the storm and all had good results. He explained that with past comments regarding fishing, the water tests showed no evidence of a difference in the quality in the various lakes.

4. District Manager Update

There was no financial report at this time.

Ms. Meneely reminded the Board of the upcoming meetings: January 19, 2023, and February 16, 2023.

a. Update on Filling of Board Vacancy

Ms. Meneely stated that she believed she had received resumes from three applicants and would present them at the January Board Meeting.

K. BOARD MEMBER COMMENTS

Ms. Czubkowski asked about authorizing a trim of the front lake. She noted that if a contractor was found, it could be done in between meetings. Discussion ensued to set a not-to-exceed amount of \$1,500 and Mr. Monti stated he could contact the various contractors.

A **motion** was made by Mr. Clifford, seconded by Mr. Monti and passed unanimously authorizing a not to exceed amount of \$1,500 for the trimming of the front lakes and further authorizing the Chairman to sign such an agreement.

L. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 10:48 a.m. on a **motion** made by Mr. Monti, seconded by Mr. Clifford and that **motion** carried unanimously.

Secretary/Assistant Secretary

Chair/Vice-Chair

Michael N. Kurzawski

8854 Ravello Court

Naples, Florida 34114

201-417-8974

mnk278854@gmail.com

Work Experience

Mariners Bank - Edgewater, NJ

01/07/2019 - 10/01/19

Senior Vice President/Senior Loan Officer

***. Responsible for the oversight of \$350 million dollar loan portfolio**

***. Supervised five lenders/ loan admin area**

*** Presented all commercial loan requests greater than \$1 million to Board of Directors**

*** Maintain relationships with existing customer base as well as maintenance activities related to the portfolio**

Lakeland Bank- Westwood, NJ

2016-2018

Senior Vice President/Commercial Loan Officer

* Responsible for servicing a loan portfolio of \$115MM

* Develop new business by calling on existing customers and prospects

* Monitor any and all challenging loan issues

* Delinquency <1.00 percent

Pascack Community Bank/Lakeland Bank, Waldwick, NJ

September 2008-2016

(PCB merged into Lakeland Bank)

Senior Vice President/Senior Loan Officer

- Primary focus is to drive the originations and new business efforts
- Contributed to the growth of a loan portfolio of \$98MM in 2008 to \$340MM at year end 2012
- Trained and motivated lending staff and provided development of five lending officers to create a cohesive lending team in order to achieve department goals
- Chaired internal loan committee
- Monitor, review, and oversee loans in process, participate analysis, structure and documentation to bring new loan requests to the Board of Directors for approval
- Act as early warning credit watchdog for all loans in portfolio, monitoring and reviewing of loan activity and performance
- Result in delinquency ratio of approximately <1.25% on a monthly average

Greater Community Bank/Valley National Bank, Paramus, NJ April 1999-September 2008

Senior Vice President, Commercial Loan Officer

- Responsible for loan portfolio of \$120MM
- Averaged annual new business development of \$25MM
- Supervised Bergen County Commercial Loan Division
- Voting member of bank loan committee

Midland Bank & Trust Company Valley National Bank, Paramus, NJ

February 1984-April 1999

Vice President, Commercial Loan Officer from 1986-1999 - Managed \$65MM loan portfolio

Vice President, Main Office Manager from 1984-1986 - Business development duties

Commercial Trust Company of NJ, Linden, NJ

January 1981-February 1984

Vice President, Branch Manager of flagship office – Business development duties

Garden State National Bank, Union City, NJ

April 1969-January 1981

Vice President, Branch Manager – Business development

Education

Fairleigh Dickinson University, Rutherford, NJ MBA – Finance May 1978

Fairleigh Dickinson University, Rutherford, NJ B.S. – Management May 1975

Civic Activities

- Former Chairman of Clark Planning Board, Clark, NJ
- Former Councilman Borough Roselle Park, NJ
- Past President Paramus Rotary Club
- Active Member Paramus Rotary Club
- Past President Union City Rotary Club
- Former Board Member – Girl Scout Council of Bergen County
- Former Adjunct Instructor – Bergen Community College

Tricia Lascasas

From: Kathleen Meneely
Sent: Monday, January 9, 2023 12:41 PM
To: Tricia Lascasas
Subject: Shvartsman Letter of Interest - VW

Kathleen D. Meneely
SW FL District Manager
Special District Services, Inc.
941.875.4195

From: Kathleen Meneely
Sent: Tuesday, November 15, 2022 11:25 AM
To: Tricia Lascasas <TLascasas@sdsinc.org>
Subject: FW: Vacancy on the board.

Below is for Verona Walk's next meeting – Consideration of Filling Vacancy

Kathleen D. Meneely
SW FL District Manager
Special District Services, Inc.
941.875.4195

From: Alexander Shvartsman <ardcbotalex@gmail.com>
Sent: Tuesday, November 15, 2022 9:46 AM
To: Kathleen Meneely <kmeneely@sdsinc.org>
Subject: Vacancy on the board.

Dear Ms. Meneely,

My name is Alexander Shvartsman.

I moved to Veronawalk in April and intend to be a 12 months resident here with maybe a short absence in the summer. Also, I am impressed by all the facilities and programs here. I do have a Masters degree in engineering and was involved in architecture. Also I have Finance experience. If the board thinks that I can contribute, please let me know.
Alexander Shvartsman 8622 Veronawalk cir.

Deborah A Stramaglio
7690 Novara Ct | Naples, FL. 34114
Cell: 630-204-7614
Email: das1712@yahoo.com

Experience:

02/2019-Present
RealtyQuest, Inc **Naples, FL**

I have been working as a Realtor since March of 2019.

In my current position, I have achieved annual sales of 2M since my first year here in Naples.

I also have also completed the prestigious designation of Certified International Property Specialist and most recently became a Graduate of the Real Estate Institute. Only 1% of agents in the United States have this special designation.

As a Sales Agent, I leverage my persuasive communication talents to negotiate best terms and expedite a smooth closure, all while delivering excellent customer service.

01/2013-12/2018
LifeQuotes, Inc **Darien, Illinois**

- Account executive
- Inbound and Outbound tele-sales of Life & Medicare Supplement Insurance
- Licensed in 50 States
- Consistent Sales of 100 applications a month with 60% placement
- Consistently top 1% producing agents in the firm.

01/2012 - 11/2012
Accuquote Life Insurance **Wheeling Illinois**

- Account executive
- Telephone sales of Life and Accident Products
 - Licensed in 38 states
 - Schedule Paramed exams

02/2010-12/2011

American Income Life

Schaumburg

Insurance producer

- Set appointments with Union members 1 Call Close!
- Consistently hit month goals
- Recruited, Managed and Trained New Hires

05/2006-03/2010

The Body Architect LTD | Self Employed

Bloomington Illinois

Certified Personal Trainer/Nutritional Specialist/Self-employed

- Designed Personalized fitness programs for clients
- Specialized in developing programs for Special populations
- Created nutritional plans for clients to help them attain their goals
- Recruited and trained new trainers

02/2002-10/2006

The Mortgage Exchange

Downers Grove Illinois

Loan Assistant Processor

- Worked with Various Investors, underwriters and clients to facilitate loans
- Ordered title, appraisals and home owners insurance
- Audited and Packaged loans for investors
- Scheduled closings
- Team Consistently closed an average of 25 loans per month

04/1981-08/2001

United States Tobacco Company

Franklin Park Illinois

Shipping Clerk/Payroll Specialist/Lab Technician II

- Shipping clerk, processed orders for worldwide distribution for 2 years
- Payroll Specialist completed weekly payroll function for 300 + employees
- Lab Technician, QA and QC
- Tested tobacco in various stages of fermentation
- Calibrated machines for finishing and packaging tobacco
- Promoted to Tech 2 and managed 5 other techs

Education:

Elgin Community College 1991-1996 Science Major

Triton Community College 1973-1975 Liberal Arts

Proviso East High School

Licenses:

Certified Personal Trainer

Health & Life Insurance / Licensed in 50 States

Real Estate Licensed in Florida

RESOLUTION 2023-01

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

RECITALS

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

WHEREAS, on November 8, 2022, three (3) members of the Board of Supervisors (the “Board”) were to be elected by the Qualified Electors of the District, as that term is defined in Section 190.003, Florida Statutes; and

WHEREAS, pursuant to Florida law, there was a qualifying period for candidates intending to run for the seats on the Board up for election; and

WHEREAS, the seats up for election were Seats 1, 3 and 5; and

WHEREAS, at the close of the qualifying period no Qualified Elector qualified to run for Seat 3, which seat was available for election by the Qualified Electors of the District; and

WHEREAS, in accordance with Section 190.006(3)(b), Florida Statutes, the Board adopted Resolution 2022-_____ on _____, 2022 declaring Seat 3 as vacant, effective as of November 22, 2022; and

WHEREAS, pursuant to applicable law, a Qualified Elector is to be appointed to the vacant seat within ninety (90) days thereafter; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution appointing a Qualified Elector to fill the declared vacancy in Seat 3.

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

SECTION 1. APPOINTMENT TO FILL VACANCY. The following person is hereby appointed to fill the following seat, with said appointments becoming effective as of _____, 2022:

Seat 3: _____

SECTION 2. SEVERABILITY. If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 3. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 4. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 19th day of January, 2023.

**VERONA WALK COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

Kathleen Dailey, Secretary

Marilyn Czubkowski, Chair

Verona Walk
Community Development District

**Financial Report For
December 2022**

**VERONA WALK COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
DECEMBER 2022**

	Annual Budget 10/1/22 - 9/30/23	Actual Dec-22	Year To Date Actual 10/1/22 - 12/31/22
REVENUES			
O & M ASSESSMENTS	311,297	149,516	230,954
DEBT ASSESSMENTS - SERIES 2013	515,565	2,477,023	382,623
DEBT ASSESSMENTS - SERIES 2018	582,655	279,935	432,412
OTHER REVENUES	0	0	0
INTEREST INCOME	480	0	55
TOTAL REVENUES	\$ 1,409,997	\$ 2,906,474	\$ 1,046,044
EXPENDITURES			
MAINTENANCE EXPENDITURES			
FIELD INSPECTOR	42,000	3,752	11,257
VEHICLE - CART	0	0	0
VEHICLE - INSURANCE	1,000	0	0
VEHICLE - EQUIPMENT (SMALL TOOLS)	1,545	0	0
VEHICLE - GAS & MAINTENANCE	2,750	11	44
LAKE SPRAYING (CLARK)	1,200	5,650	17,976
LAKE WATER QUALITY TESTING (BENCHMARK)	77,500	0	0
LAKE LITTORAL & LAKE BANK PLANTINGS	6,000	0	0
LAKE BANK MOWING	20,000	0	0
OUTFALL PIPE & STRUCTURE INSPECTION & CLEANING	12,000	0	0
STORM PIPE & EROSION REPAIRS	5,000	0	0
DREDGING	50,000	0	0
MISCELLANEOUS MAINTENANCE (SIGNS)	1,000	0	0
GOLF CART STORAGE	1,250	0	0
TOTAL MAINTENANCE EXPENDITURES	\$ 221,245	\$ 9,413	\$ 29,277
ADMINISTRATIVE EXPENDITURES			
ENGINEERING	14,500	0	854
MANAGEMENT	48,348	4,029	12,087
SECRETARIAL	4,200	350	1,050
LEGAL	16,500	0	1,224
ASSESSMENT ROLL	10,000	0	0
AUDIT FEES	3,900	0	0
ARBITRAGE REBATE FEE - SERIES 2013	650	0	0
ARBITRAGE REBATE FEE - SERIES 2018	650	0	0
INSURANCE	7,250	0	6,474
LEGAL ADVERTISING	2,050	0	1,365
MISCELLANEOUS/CONTINGENCY	2,200	0	129
POSTAGE	700	0	70
OFFICE SUPPLIES	1,075	7	124
DUES & SUBSCRIPTIONS	175	0	175
WEBSITE MANAGEMENT	2,000	167	500
TRUSTEE FEES - SERIES 2013	4,730	0	0
TRUSTEE FEES - SERIES 2018	4,100	0	0
CONTINUING DISCLOSURE FEE - SERIES 2013	500	0	0
CONTINUING DISCLOSURE FEE - SERIES 2018	500	0	0
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 124,028	\$ 4,553	\$ 24,052
TOTAL EXPENDITURES	\$ 345,273	\$ 13,966	\$ 53,329
REVENUES LESS EXPENDITURES	\$ 1,064,724	\$ 2,892,508	\$ 992,715
BOND PAYMENTS (SERIES 2013)	(476,898)	(233,038)	(359,923)
BOND PAYMENTS (SERIES 2018)	(538,956)	(263,363)	(406,758)
BALANCE	\$ 48,870	\$ 2,396,107	\$ 226,034
ADMINISTRATIVE COSTS	(48,628)	(13,001)	(20,080)
DISCOUNTS FOR EARLY PAYMENTS	(57,085)	(27,087)	(41,976)
EXCESS/ (SHORTFALL)	\$ (56,843)	\$ 2,356,019	\$ 163,978
CARRYOVER FROM PRIOR YEAR	56,843	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 2,356,019	\$ 163,978

Bank Balance As Of 12/31/23	\$ 1,578,304.45
Accounts Payable As Of 12/31/22	\$ 774,786.21
Accounts Receivable As Of 12/31/22	\$ -
Available Funds As Of 12/31/22	\$ 803,518.24

Verona Walk Community Development District
Budget vs. Actual
October through December 2022

	<u>Oct - Dec 22</u>	<u>22/23 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
363.100 · O & M Assessment Income	230,954.25	311,297.00	-80,342.75	74.19%
363.812 · Debt Assessments (Series 2013)	382,622.95	515,565.00	-132,942.05	74.21%
363.813 · Debt Assessments (Series 2018)	432,412.10	582,655.00	-150,242.90	74.21%
363.822 · Debt Assesmnt-Pd To Trustee-13	-359,923.10	-476,898.00	116,974.90	75.47%
363.823 · Debt Assesmnt-Pd To Trustee-18	-406,758.40	-538,956.00	132,197.60	75.47%
363.830 · Assessment Fees	-20,080.27	-48,628.00	28,547.73	41.29%
363.831 · Discounts For Early Payments	-41,975.58	-57,085.00	15,109.42	73.53%
369.399 · Carryover From Prior Year	0.00	56,843.00	-56,843.00	0.0%
369.401 · Interest Income	54.79	480.00	-425.21	11.42%
Total Income	<u>217,306.74</u>	<u>345,273.00</u>	<u>-127,966.26</u>	<u>62.94%</u>
Expense				
511.306 · Dredging	0.00	1,000.00	-1,000.00	0.0%
511.308 · Miscellaneous Maintenance	0.00	1,250.00	-1,250.00	0.0%
511.310 · Engineering	854.25	14,500.00	-13,645.75	5.89%
511.311 · Management Fees	12,087.00	48,348.00	-36,261.00	25.0%
511.312 · Secretarial Fees	1,050.00	4,200.00	-3,150.00	25.0%
511.315 · Legal Fees	1,223.50	16,500.00	-15,276.50	7.42%
511.318 · Assessment/Tax Roll	0.00	10,000.00	-10,000.00	0.0%
511.320 · Audit Fees	0.00	3,900.00	-3,900.00	0.0%
511.450 · Insurance	6,474.00	7,250.00	-776.00	89.3%
511.480 · Legal Advertisements	1,365.00	2,050.00	-685.00	66.59%
511.512 · Miscellaneous	128.81	2,200.00	-2,071.19	5.86%
511.513 · Postage and Delivery	70.44	700.00	-629.56	10.06%
511.514 · Office Supplies	124.15	1,075.00	-950.85	11.55%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.750 · Website Management	499.98	2,000.00	-1,500.02	25.0%
512.736 · Continuing Disclosure Fee 2013	0.00	1,000.00	-1,000.00	0.0%
513.330 · Arbitrage Rebate Fee-Series 13	0.00	650.00	-650.00	0.0%
513.733 · Trustee Fees - Series 2013	0.00	4,730.00	-4,730.00	0.0%
514.100 · Golf Cart Storage	0.00	1,200.00	-1,200.00	0.0%
514.101 · Field Inspector	11,257.35	42,000.00	-30,742.65	26.8%
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	43.55	2,750.00	-2,706.45	1.58%
514.106 · Lake Spraying (Clark)	17,976.00	77,500.00	-59,524.00	23.2%
514.107 · Lake H2O Quality Tests-Benchmrk	0.00	6,000.00	-6,000.00	0.0%
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%
514.111 · Lake Bank Mowing	0.00	12,000.00	-12,000.00	0.0%
514.330 · Arbitrage Rebate Fee (2018)	0.00	650.00	-650.00	0.0%
514.733 · Trustee Fees (2018)	0.00	4,100.00	-4,100.00	0.0%
Total Expense	<u>53,329.03</u>	<u>345,273.00</u>	<u>-291,943.97</u>	<u>15.45%</u>
Net Income	<u><u>163,977.71</u></u>	<u><u>0.00</u></u>	<u><u>163,977.71</u></u>	<u><u>100.0%</u></u>

Verona Walk Community Development District
Balance Sheet
As of December 31, 2022

	<u>Operating Fund</u>	<u>Debt Service (13) Fund</u>	<u>Debt Service (18) Fund</u>	<u>General Fixed Assets Fund</u>	<u>Long Term Debt Fund</u>	<u>TOTAL</u>
ASSETS						
Current Assets						
Operating Bank Account	1,578,304.45	0.00	0.00	0.00	0.00	1,578,304.45
Total Current Assets	1,578,304.45	0.00	0.00	0.00	0.00	1,578,304.45
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	-8,669,388.00	0.00	-8,669,388.00
Total Fixed Assets	0.00	0.00	0.00	6,811,652.00	0.00	6,811,652.00
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	356,284.95	402,646.85	0.00	0.00	758,931.80
Investments - Sinking Acct	0.00	0.00	0.13	0.00	0.00	0.13
Investments - Interest Acct	0.00	0.00	0.01	0.00	0.00	0.01
Investments - Reserve Acct	0.00	230,568.75	50,251.22	0.00	0.00	280,819.97
Investments - Revenue Acct	0.00	1,382.50	111,609.13	0.00	0.00	112,991.63
Investments - Prepayment Acct	0.00	922.25	7,088.33	0.00	0.00	8,010.58
Investments - Excess Revenue	0.00	165.17	0.00	0.00	0.00	165.17
Amount Available In DSF (2013)	0.00	0.00	0.00	0.00	589,323.62	589,323.62
Amount Available In DSF (2018)	0.00	0.00	0.00	0.00	571,595.67	571,595.67
Amount To Be Provided	0.00	0.00	0.00	0.00	9,647,080.71	9,647,080.71
Total Other Assets	0.00	589,323.62	571,595.67	0.00	10,808,000.00	11,968,919.29
TOTAL ASSETS	1,578,304.45	589,323.62	571,595.67	6,811,652.00	10,808,000.00	20,358,875.74
LIABILITIES & EQUITY						
Liabilities						
Current Liabilities						
Accrued Expenses	0.00	0.00	0.00	0.00	0.00	0.00
Accounts Payable	774,786.21	0.00	0.00	0.00	0.00	774,786.21
Total Current Liabilities	774,786.21	0.00	0.00	0.00	0.00	774,786.21
Long Term Liabilities						
Special Assessment Debt (2013A-1)	0.00	0.00	0.00	0.00	4,320,000.00	4,320,000.00
Special Assessment Debt (2013A-2)	0.00	0.00	0.00	0.00	170,000.00	170,000.00
Special Assessment Debt (2018)	0.00	0.00	0.00	0.00	6,318,000.00	6,318,000.00
Total Long Term Liabilities	0.00	0.00	0.00	0.00	10,808,000.00	10,808,000.00
Total Liabilities	774,786.21	0.00	0.00	0.00	10,808,000.00	11,582,786.21
Equity						
Retained Earnings	639,540.53	363,103.05	271,614.05	-8,669,388.00	0.00	-7,395,130.37
Current Year Depreciation	0.00	0.00	0.00	0.00	0.00	0.00
Net Income	163,977.71	226,220.57	299,981.62	0.00	0.00	690,179.90
Investment In Gen Fixed Assets	0.00	0.00	0.00	15,481,040.00	0.00	15,481,040.00
Total Equity	803,518.24	589,323.62	571,595.67	6,811,652.00	0.00	8,776,089.53
TOTAL LIABILITIES & EQUITY	1,578,304.45	589,323.62	571,595.67	6,811,652.00	10,808,000.00	20,358,875.74