



**VERONA WALK
COMMUNITY DEVELOPMENT
DISTRICT**

**COLLIER COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
JULY 20, 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 & PUBLIC HEARING
July 20, 2023
10:00 a.m.

- A. Call to Order
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- D. Establish Quorum
- E. Additions or Deletions to Agenda
- F. Comments from the Public
- G. Approval of Minutes
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 - 1. Discussion Regarding Littoral Plantings
 - 2. Discussion Regarding Monthly Informational Articles Verona Walk Community
 - 3. Consider Approval of Napier Sprinkler Proposal for Bridge 1.....Page 15
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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

VERONA WALK
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023 REGULAR MEETING SCHEDULE

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

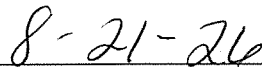
Issue(s) dated: 10/11/2022



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
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of Affidavits 1

NICOLE JACOBS
Notary Public
State of Wisconsin

This is not an invoice

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
MAY 18, 2023**

A. CALL TO ORDER

The May 18, 2023, 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	Present
Supervisor	Michael Kurzawski	Present

Staff members in attendance were:

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

Also present were the following District residents: Donna Hornsby, Ugene Park, Herb Czeschin and Alan Stadt; and Jeff Walker of Special District Services, Inc. (via phone).

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

Ms. Hornsby stated that she had sent an email noting her objection to the color of the painted concrete structure boxes. She added that she put the issue out on the VW forum and people agreed with her. Ms. Czubkowski stated that Mr. Hirniak chose the color and that it was a project done in conjunction with the HOA. She added that the CDD bought the paint and the HOA provided the labor and indicated that samples were brought on location and the thought was it was the identical color as had been on the structures previously. She further stated that the cost was \$195 and Mr. Hirniak added that the paint would fade and could be repainted if desired. Mr. Clifford indicated he had no issue with the color and Mr. Monti stated that no one had agreed on the colors of Town Center and he agreed with Mr. Clifford. Mr. Hogan noted that opinions will vary and the color will fade by the end of the summer, so he agrees with Messrs. Clifford and Monti. Mr. Monti noted that the Board could look at the structures at the end of the summer to see if the color is okay after it fades a bit. It was the consensus of the Board to leave the color “as is” and review the same at the end of the summer.

G. APPROVAL OF MINUTES

1. April 20, 2023, Regular Board Meeting

The April 20, 2023, Regular Board Meeting minutes were presented for approval.

A **motion** was made by Mr. Monti, seconded by Mr. Clifford and passed unanimously approving the minutes of the April 20, 2023, Regular Board Meeting, as presented.

H. OLD BUSINESS

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

I. NEW BUSINESS

1. Discussion Regarding Future Dredging

Ms. Czubkowski advised that at the last HOA meeting there was discussion about littoral plantings and questions regarding dredging. She added that it would not increase the stormwater capacity or change the appearance. Mr. Hirniak added that Bridge #13 was the most obvious location, however there is no apparent need for dredging. Ms. Czubkowski also noted that dredging is done if the lakes are unhealthy, which they are not and that the CDD does not believe this is a high priority at this time.

2. Discussion Regarding Process to Make Homeowners Responsible for Lake Bank Repairs

Ms. Czubkowski questioned the February minutes and the motion diverting repair responsibility to the homeowners. Mr. Monti stated that the ACC adopted the same rules and his understanding was that the homeowner would be responsible for burying the pipe during low water and those installations would be done after the Board’s repair actions, going forward, would be responsible for their own repairs. Mr. Hirniak indicated that he checked the numbers and there were 5 locations removed from the contract issues to Napier for repairs. Mr. Monti suggested sending a letter to the ACC reinforcing this process and he hopes that they will honor their own rules. Mr. Urbancic advised that the Board go through their own rulemaking process and went over the procedures. Ms. Czubkowski indicated she would circle back to the Chair of the ACC and make sure they are following the process before the Board considers any future action.

3. Consider Resolution No. 2023-02 – Adopting a Fiscal Year 2023/2024 Proposed Budget

Resolution No. 2023-02 was presented, entitled:

RESOLUTION NO. 2023-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERONA WALK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023/2024; AND PROVIDING AN EFFECTIVE DATE.

Mr. Monti stated that the revenues on Pages 10, 11 and 12 did not match. Mr. Walker advised that the ones on Page 10 were correct, but the debt assessment on Page 13 needed updating. He reminded the Board that the revenues take into account fees and early payment discounts. Discussion ensued and it was consensus of the Board to take the Lake Littoral Project down to \$6,000.

A **motion** was made by Mr. Monti, seconded by Mr. Hogan and passed unanimously adopting Resolution No. 2023-02, as amended, setting the Public Hearing for July 20, 2023.

J. ADMINISTRATIVE MATTERS

1. District Attorney Update

Mr. Urbancic gave a legislative update, indicating that the requirement for CDD Supervisors to take ethics training had passed. He also stated that the E-Verify law had passed and the District will have to comply going forward. He further stated he would keep the Board posted on both issues.

2. District Engineer Update

There was no District Engineer Update at this time.

3. Field Inspector Update

Mr. Hirniak went over the lake bank repairs and the fluctuating lake water levels. He stated that the water quality was good and that Lake 21 had historically had a problem with algae, as it comes and goes and rain breaks it up. Mr. Monti suggested that Solitude test and see what was going on.

4. District Manager Update

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

Ms. Meneely went over the upcoming meeting schedule. There was a consensus of the Board to cancel the June meeting. The next meeting is July 20, 2023, which is also the Public Hearing on the budget.

K. BOARD MEMBER COMMENTS

1. Status of Red Float in the Mail Pond - Hogan

Mr. Hogan advised that he had spoken with the HOA board members about this issue, who believe it belongs to the CDD. Ms. Czubkowski stated that the float is the HOA's. She added she had spoken with the maintenance supervisor and Town Manager that the float is attached to a pipe that gets cleaned out and it is used to cool the pumps for the resort pool.

Mr. Clifford suggested the Board find a replacement for his seat due to his health issues, stating that he will serve as long as he can.

L. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 11:01 a.m. on a **motion** made by Mr. Monti, seconded by Mr. Clifford and that **motion** carried unanimously.

Secretary/Assistant Secretary

Chair/Vice-Chair

Public Notice

Originally published at [naplesnews.com](https://www.naplesnews.com) on 07/07/2023

Notice of Public Hearing and Regular Board Meeting of the Verona Walk Community Development District The Board of Supervisors (the Board) of the Verona Walk Community Development District (the District) will hold a Public Hearing and Regular Board Meeting on July 20, 2023, at 10:00 a.m., or as soon thereafter as can be heard, at the Town Center at Verona Walk located at 8090 Sorrento Lane, Naples, Florida 34114. The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2023/2024 Budget of the District. The purpose of the Regular Board Meeting is for the Board to consider any other business which may properly come before it. A copy of the Budget and/or the Agenda may be obtained from the District's website (www.veronawalkcdd.org) or at the offices of the District Manager, 2501A Burns Road, Palm Beach Gardens, Florida 33410, during normal business hours. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Meetings may be continued as found necessary to a time and place specified on the record. There may be occasions when one or more Supervisors will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at (561) 630-4922 and/or toll-free at 1-877-737-4922, at least seven (7) days prior to the date of the meetings. If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based. Meetings may be cancelled from time to time without advertised notice. Verona Walk Community Development District www.veronawalkcdd.org 6/30, 7/7/23

RESOLUTION NO. 2023-03

A RESOLUTION OF THE VERONA WALK COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2023/2024 BUDGET.

WHEREAS, the Verona Walk Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2023/2024 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and,

WHEREAS, following the Public Hearing and the adoption of the Proposed Budget and Final Assessment Roll, the District is now authorized to levy non ad-valorem assessments upon the properties within the District.

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

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2023/2024 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

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

PASSED, ADOPTED and EFFECTIVE this 20th day of July, 2023.

ATTEST:

**VERONA WALK
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Verona Walk
Community Development District

**Final Budget For
Fiscal Year 2023/2024
October 1, 2023 - September 30, 2024**

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- V ASSESSMENT COMPARISON

FINAL BUDGET
VERONA WALK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2023/2024 BUDGET
REVENUES	
O & M ASSESSMENTS	311,297
DEBT ASSESSMENTS - SERIES 2013	515,565
DEBT ASSESSMENTS - SERIES 2018	581,478
OTHER REVENUES	0
INTEREST INCOME	600
TOTAL REVENUES	\$ 1,408,940
EXPENDITURES	
MAINTENANCE EXPENDITURES	
FIELD INSPECTOR	42,600
VEHICLE - INSURANCE	1,000
VEHICLE - EQUIPMENT (SMALL TOOLS)	1,545
VEHICLE - GAS & MAINTENANCE	2,750
GOLF CART STORAGE	1,200
LAKE SPRAYING (SOLITUDE-CLARK)	77,500
LAKE WATER QUALITY TESTING (BENCHMARK)	6,000
LAKE LITTORAL PROJECTS	6,000
LAKE BANK MOWING	16,500
OUTFALL PIPE & STRUCTURE INSPECTION & CLEANING	5,000
STORM PIPE & EROSION REPAIRS	48,000
DREDGING	1,000
MISCELLANEOUS MAINTENANCE	1,250
TOTAL MAINTENANCE EXPENDITURES	\$ 210,345
ADMINISTRATIVE EXPENDITURES	
ENGINEERING	14,500
MANAGEMENT	49,788
SECRETARIAL	4,200
LEGAL	16,000
ASSESSMENT ROLL	10,000
AUDIT FEES	4,100
ARBITRAGE REBATE FEE - SERIES 2013	650
ARBITRAGE REBATE FEE - SERIES 2018	650
INSURANCE	7,250
LEGAL ADVERTISING	2,050
MISCELLANEOUS/CONTINGENCY	2,000
POSTAGE	700
OFFICE SUPPLIES	1,075
DUES & SUBSCRIPTIONS	175
WEBSITE MANAGEMENT	2,000
TRUSTEE FEES - SERIES 2013	4,730
TRUSTEE FEES - SERIES 2018	4,100
CONTINUING DISCLOSURE FEE	1,000
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 124,968
TOTAL EXPENDITURES	\$ 335,313
REVENUES LESS EXPENDITURES	\$ 1,073,627
BOND PAYMENTS (SERIES 2013)	(476,898)
BOND PAYMENTS (SERIES 2018)	(537,867)
BALANCE	\$ 58,862
COUNTY APPRAISER & TAX COLLECTOR ADMINISTRATIVE COSTS	(48,628)
DISCOUNTS FOR EARLY PAYMENTS	(57,085)
EXCESS/ (SHORTFALL)	\$ (46,851)
CARRYOVER FROM PRIOR YEAR	46,851
NET EXCESS/ (SHORTFALL)	\$ -

Note: Projected Available Funds Balance As Of 9-30-23 is \$570,000

DETAILED FINAL BUDGET
VERONA WALK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022 ACTUAL	FISCAL YEAR 2022/2023 BUDGET	FISCAL YEAR 2023/2024 BUDGET	COMMENTS
REVENUES				
O & M ASSESSMENTS	311,423	311,297	311,297	Expenditures Less Interest & Carryover/.925
DEBT ASSESSMENTS - SERIES 2013	515,777	515,565	515,565	Bond Payments/.925
DEBT ASSESSMENTS - SERIES 2018	582,893	582,655	581,478	Bond Payments/.925
OTHER REVENUES	0	0	0	
INTEREST INCOME	838	480	600	Interest Projected At \$500 Per Month
TOTAL REVENUES	\$ 1,410,931	\$ 1,409,997	\$ 1,408,940	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
FIELD INSPECTOR	43,530	42,000	42,600	\$600 Increase From 2022/2023 Budget
VEHICLE - INSURANCE	0	1,000	1,000	No Change From 2022/2023 Budget
VEHICLE - EQUIPMENT (SMALL TOOLS)	0	1,545	1,545	No Change From 2022/2023 Budget
VEHICLE - GAS & MAINTENANCE	248	2,750	2,750	No Change From 2022/2023 Budget
GOLF CART STORAGE	1,200	1,200	1,200	No Change From 2022/2023 Budget
LAKE SPRAYING (SOLITUDE-CLARK)	67,800	77,500	77,500	FY 22/23 Expenditure Through April 2023 Was \$39,550
LAKE WATER QUALITY TESTING (BENCHMARK)	4,224	6,000	6,000	No Change From 2022/2023 Budget
LAKE LITTORAL PROJECTS	0	20,000	6,000	\$14,000 Decrease From 2022/2023 Budget
LAKE BANK MOWING	16,200	12,000	16,500	\$4,500 Increase From 2022/2023 Budget
OUTFALL PIPE & STRUCTURE INSPECTION & CLEANING	0	5,000	5,000	No Change From 2022/2023 Budget
STORM PIPE & EROSION REPAIRS	23,959	50,000	48,000	\$2,000 Decrease From 2022/2023 Budget
DREDGING	0	1,000	1,000	No Change From 2022/2023 Budget
MISCELLANEOUS MAINTENANCE	10,851	1,250	1,250	No Change From 2022/2023 Budget
TOTAL MAINTENANCE EXPENDITURES	\$ 168,012	\$ 221,245	\$ 210,345	
ADMINISTRATIVE EXPENDITURES				
ENGINEERING	8,989	14,500	14,500	No Change From 2022/2023 Budget
MANAGEMENT	46,944	48,348	49,788	CPI Adjustment (Capped At 3%)
SECRETARIAL	4,200	4,200	4,200	No Change From 2022/2023 Budget
LEGAL	10,945	16,500	16,000	FY 22/23 Expenditures Through Jan 2023 Were \$2,466
ASSESSMENT ROLL	10,000	10,000	10,000	As Per Contract
AUDIT FEES	3,800	3,900	4,100	Accepted Amount For 2022/2023 Audit
ARBITRAGE REBATE FEE - SERIES 2013	650	650	650	No Change From 2022/2023 Budget
ARBITRAGE REBATE FEE - SERIES 2018	650	650	650	No Change From 2022/2023 Budget
INSURANCE	6,022	7,250	7,250	Insurance Estimate
LEGAL ADVERTISING	679	2,050	2,050	No Change From 2022/2023 Budget
MISCELLANEOUS/CONTINGENCY	1,155	2,200	2,000	\$200 Decrease From 2022/2023 Budget
POSTAGE	526	700	700	No Change From 2022/2023 Budget
OFFICE SUPPLIES	952	1,075	1,075	No Change From 2022/2023 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2022/2023 Budget
WEBSITE MANAGEMENT	2,000	2,000	2,000	No Change From 2022/2023 Budget
TRUSTEE FEES - SERIES 2013	4,730	4,730	4,730	No Change From 2022/2023 Budget
TRUSTEE FEES - SERIES 2018	3,709	4,100	4,100	No Change From 2022/2023 Budget
CONTINUING DISCLOSURE FEE	1,000	1,000	1,000	No Change From 2022/2023 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 107,126	\$ 124,028	\$ 124,968	
TOTAL EXPENDITURES	\$ 275,138	\$ 345,273	\$ 335,313	
REVENUES LESS EXPENDITURES	\$ 1,135,793	\$ 1,064,724	\$ 1,073,627	
BOND PAYMENTS (SERIES 2013)	(486,494)	(476,898)	(476,898)	2024 Principal & Interest Payments
BOND PAYMENTS (SERIES 2018)	(549,800)	(538,956)	(537,867)	2024 Principal & Interest Payments
BALANCE	\$ 99,499	\$ 48,870	\$ 58,862	
COUNTY APPRAISER & TAX COLLECTOR ADMINISTRATIVE COSTS	(20,031)	(48,628)	(48,628)	Three And One Half Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(52,909)	(57,085)	(57,085)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 26,559	\$ (56,843)	\$ (46,851)	
CARRYOVER FROM PRIOR YEAR	0	56,843	46,851	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 26,559	\$ -	\$ -	

Note: Projected Available Funds Balance As Of 9-30-23 is \$570,000

DETAILED FINAL DEBT SERVICE (SERIES 2013) FUND BUDGET
VERONA WALK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	FISCAL YEAR 2023/2024	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	1,157	25	100	Projected Interest For 2023/2024
NAV Collection	486,494	477,985	476,898	Maximum Debt Service Collection
Prepaid Bond Collection	0	0	0	Prepaid Bond Collection
Total Revenues	\$ 487,651	\$ 478,010	\$ 476,998	
EXPENDITURES				
Principal Payments (2013A-1)	245,000	260,000	265,000	Principal Payment Due In 2024
Principal Payments (2013A-2)	15,000	15,000	15,000	Principal Payment Due In 2024
Interest Payments (2013A-1)	192,272	178,413	167,997	Interest Payments Due In 2024
Interest Payments (2013A-2)	11,500	11,088	10,375	Interest Payments Due In 2024
Bond Redemption	45,000	13,509	18,626	Estimated Excess Debt Collections
Total Expenditures	\$ 508,772	\$ 478,010	\$ 476,998	
Excess/ (Shortfall)	\$ (21,121)	\$ -	\$ -	

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 1/1/23 = \$4,320,000

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 1/1/23 = \$170,000

DETAILED FINAL DEBT SERVICE (SERIES 2018) FUND BUDGET
VERONA WALK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022 ACTUAL	FISCAL YEAR 2022/2023 BUDGET	FISCAL YEAR 2023/2024 BUDGET	COMMENTS
REVENUES				
Interest Income	19	25	100	Projected Interest For 2023/2024
NAV Collection	549,800	538,956	537,867	Maximum Debt Service Collection
Prepaid Bond Collection	0	0	0	Prepaid Bond Collection
Total Revenues	\$ 549,819	\$ 538,981	\$ 537,967	
EXPENDITURES				
Principal Payments	328,000	338,000	350,000	Principal Payment Due In 2024
Interest Payments	215,995	199,843	187,863	Interest Payments Due In 2024
Bond Redemption	0	1,138	104	Estimated Excess Debt Collections
Total Expenditures	\$ 543,995	\$ 538,981	\$ 537,967	
Excess/ (Shortfall)	\$ 5,824	\$ -	\$ -	

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 1/1/23 = \$6,318,000

Verona Walk Community Development District Assessment Comparison

Lot Size		Fiscal Year 2019/2020 Assessment*	Fiscal Year 2020/2021 Assessment*	Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Projected Assessment*
Phase One						
Townhome 26' Cayman	O & M	\$ 162.13	\$ 162.13	\$ 162.13	\$ 162.13	\$ 162.13
	Debt	\$ 540.00	\$ 540.00	\$ 540.00	\$ 540.00	\$ 540.00
	Total	\$ 702.13	\$ 702.13	\$ 702.13	\$ 702.13	\$ 702.13
Phase Two						
Duplex 36' Capri/Carrington	O & M	\$ 162.13	\$ 162.13	\$ 162.13	\$ 162.13	\$ 162.13
	Debt	\$ 540.00	\$ 540.00	\$ 540.00	\$ 540.00	\$ 540.00
	Total	\$ 702.13	\$ 702.13	\$ 702.13	\$ 702.13	\$ 702.13
Single Family 50' Oakmont	O & M	\$ 162.13	\$ 162.13	\$ 162.13	\$ 162.13	\$ 162.13
	Debt	\$ 635.00	\$ 635.00	\$ 635.00	\$ 635.00	\$ 635.00
	Total	\$ 797.13	\$ 797.13	\$ 797.13	\$ 797.13	\$ 797.13
Single Family 60' Carlyle	O & M	\$ 162.13	\$ 162.13	\$ 162.13	\$ 162.13	\$ 162.13
	Debt	\$ 730.00	\$ 730.00	\$ 730.00	\$ 730.00	\$ 730.00
	Total	\$ 892.13	\$ 892.13	\$ 892.13	\$ 892.13	\$ 892.13
Phase Two						
Duplex 36'/SF 40' Capri/Carrington	O & M	\$ 162.13	\$ 162.13	\$ 162.13	\$ 162.13	\$ 162.13
	Debt	\$ 511.00	\$ 511.00	\$ 511.00	\$ 511.00	\$ 511.00
	Total	\$ 673.13	\$ 673.13	\$ 673.13	\$ 673.13	\$ 673.13
Single Family 40' Garden	O & M	\$ 162.13	\$ 162.13	\$ 162.13	\$ 162.13	\$ 162.13
	Debt	\$ 577.00	\$ 577.00	\$ 577.00	\$ 577.00	\$ 577.00
	Total	\$ 739.13	\$ 739.13	\$ 739.13	\$ 739.13	\$ 739.13
Single Family 50' Oakmont	O & M	\$ 162.13	\$ 162.13	\$ 162.13	\$ 162.13	\$ 162.13
	Debt	\$ 601.00	\$ 601.00	\$ 601.00	\$ 601.00	\$ 601.00
	Total	\$ 763.13	\$ 763.13	\$ 763.13	\$ 763.13	\$ 763.13
Single Family 60' Carlyle	O & M	\$ 162.13	\$ 162.13	\$ 162.13	\$ 162.13	\$ 162.13
	Debt	\$ 691.00	\$ 691.00	\$ 691.00	\$ 691.00	\$ 691.00
	Total	\$ 853.13	\$ 853.13	\$ 853.13	\$ 853.13	\$ 853.13
Single Family 65' Estate	O & M	\$ 162.13	\$ 162.13	\$ 162.13	\$ 162.13	\$ 162.13
	Debt	\$ 759.00	\$ 759.00	\$ 759.00	\$ 759.00	\$ 759.00
	Total	\$ 921.13	\$ 921.13	\$ 921.13	\$ 921.13	\$ 921.13

* Assessments Include the Following :

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

Community Information:

Phase I No. of Units	Type	Front Footage	Name	Maximum Annual Debt Assessment	Bond Prepayments	Lot Differential Prepayment*
246	Townhome	26'	Cayman	\$ 540	6	68
350	Duplex	36'	Capri/Carrington	\$ 540	11	0
242	Single Family	50'	Oakmont	\$ 635	7	-35
97	Single Family	60'	Carlyle	\$ 730	1	1
935					25	34

Phase II No. of Units	Type	Front Footage	Name	Maximum Annual Debt Assessment	Bond Prepayments	Lot Disclosure Differential Prepayment**
443	Duplex/SF	36'/40'	Capri/Carrington	\$ 511	7	-4
58	Duplex	40'	Garden	\$ 577	1	4
325	SF	50'	Oakmont	\$ 601	8	0
161	SF	60'/65'	Carlyle	\$ 691	0	0
32	SF	65'	Estate	\$ 759	0	0
1019					16	0

2 New Bond PrePAYERS For 2023/2024 Budget (Phase 2 - Oakmont & Garden)

* 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

Napier Sprinkler, Inc.
 4001 Santa Barbara Blvd
 #237
 Naples, FL 34104

Proposal

Date	Proposal #
7/3/2023	e1118

Name / Address
Veronawalk CDD

Project

Description	Qty	Cost	Total
Approximately 40' of the bank of the lake at the northwest corner of Bridge 1			
base rock per yard	6	100.24	601.44
Pallet of sod Bahia	1	600.53	600.53
Machine Rental	1	500.00	500.00
3 technicians 8 hours	8	180.00	1,440.00
		Total	\$3,141.97

Customer Signature _____

RESOLUTION NO. 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERONA WALK COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2023/2024 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Verona Walk Community Development District ("District") to establish a regular meeting schedule for fiscal year 2023/2024; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2023/2024 which is attached hereto and made a part hereof as Exhibit "A".

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

Section 1. The above recitals are hereby adopted.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2023/2024 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 20th day of July, 2023.

ATTEST:

**VERONA WALK
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**VERONA WALK
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024 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 19, 2023
November 16, 2023
December 21, 2023
January 18, 2024
February 15, 2024
March 21, 2024
April 18, 2024
May 16, 2024
June 20, 2024
July 18, 2024
August 15, 2024
September 19, 2024**

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

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

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

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

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

VERONA WALK COMMUNITY DEVELOPMENT DISTRICT

www.veronawalkcdd.org

PUBLISH: NAPLES DAILY NEWS

RESOLUTION 2023-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERONA WALK COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR THE APPOINTMENT OF A RECORDS MANAGEMENT LIAISON OFFICER; PROVIDING THE DUTIES OF THE RECORDS MANAGEMENT LIAISON OFFICER; ADOPTING A RECORDS RETENTION POLICY; DETERMINING THE ELECTRONIC RECORD TO BE THE OFFICIAL RECORD; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, Section 257.36(5), *Florida Statutes*, requires the District to establish and maintain an active and continuing program for the economical and efficient management of records and to provide for the appointment of a records management liaison officer (“Records Management Liaison Officer”); and

WHEREAS, the District desires for the Records Management Liaison Officer to be an employee of the District or an employee of the District Manager; and

WHEREAS, the District desires to authorize the District’s records custodian to appoint a Records Management Liaison Officer, which may or may not be the District’s records custodian; and

WHEREAS, the District desires to prescribe duties of the Records Management Liaison Officer and provide for the assignment of additional duties; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution a records retention policy (the “Records Retention Policy”) for immediate use and application.

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

SECTION 1. The District hereby authorizes the District’s records custodian to appoint a Records Management Liaison Officer and report such appointment to the appropriate State of Florida agencies. A Records Management Liaison Officer shall be an employee of the District or the District Manager. The Board, and the District’s records custodian, shall each have the individual power to remove the Records Management

Liaison Officer at any time for any reason. Immediately following the removal or resignation of a Records Management Liaison Officer, the District's records custodian shall appoint a replacement Records Management Liaison Officer.

SECTION 2. The duties of the Records Management Liaison Officer shall include the following:

- A.** Serve as the District's contact with the Florida Department of State, State Library and Archives of Florida;
- B.** Coordinate the District's records inventory;
- C.** Maintain records retention and disposition forms;
- D.** Coordinate District records management training;
- E.** Develop records management procedures consistent with the Records Retention Policy, as amended as provided herein;
- F.** Participate in the development of the District's development of electronic record keeping systems;
- G.** Submit annual compliance statements;
- H.** Work with the Florida Department of State, State Library and Archives of Florida to establish individual retention schedules for the District, from time to time and as may be necessary; and
- I.** Such other duties as may be assigned by the Board or the District's records custodian in the future.

SECTION 3. The District hereby adopts as its Records Retention Policy the applicable provisions of Section 257.36(5), *Florida Statutes*, the rules adopted by the Division of Library and Information Services of the Department of State ("Division") pursuant to Section 257.36, *Florida Statutes*, and the General Records Schedules established by the Division. However, the District will retain certain records longer than required by the General Records Schedules established by the Division as set forth in Exhibit A. To the extent the above statute, rules or schedules are amended or supplemented in the future, the District's Records Retention Policy shall automatically incorporate such amendment or supplement provided that such automatic amendment shall not reduce the retention times set forth in Exhibit A. The Records Retention Policy shall remain in full force and effect until such time as the Board amends the Policy.

SECTION 4. In accordance with section 668.50, Florida Statutes, and section 119.01, Florida Statutes, the Board finds that the electronic record shall be considered the official record and any paper originals are hereby duplicates which may be disposed of unless required to be preserved by any applicable statute, rule or ordinance.

SECTION 5. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 6. This Resolution shall become effective upon its passage; shall replace, supplant, and supersede any prior policy or resolution of the District regarding records retention; and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED at a meeting of the District Board of Supervisors, this 20th day of July, 2023.

ATTEST:

**VERONA WALK COMMUNITY
DEVELOPMENT DISTRICT**

Print name: _____

Print name: _____

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Amendments to General Records Schedules Established by the Division

Exhibit A

Amendments to General Records Schedules established by the Division

ADVERTISEMENTS: LEGAL (Item #25)

The District shall retain mailed and published legal advertisements, and corresponding affidavits, relating to proceedings under uniform method of collection of debt assessments permanently. The District shall retain mailed and published legal advertisements, and corresponding affidavits, relating to the levy of assessments securing bonds for five (5) fiscal years provided applicable audits have been released, or until three (3) calendar years after related bonds are redeemed, whichever is later.

AUDITS: INDEPENDENT (Item #56)

The District shall retain the record copy of independent audits for ten (10) fiscal years or until three (3) calendar years after all related bonds are redeemed, whichever is later.

DISBURSEMENT RECORDS: DETAIL (Item #340)

The District shall retain the record copy of disbursement records relating to the use of bonds for five (5) fiscal years provided applicable audits have been released or until three (3) calendar years after related bonds are redeemed, whichever is later.

DISBURSEMENT RECORDS: SUMMARY (Item #341)

The District shall retain the record copy of disbursement records relating to the use of bonds for ten (10) fiscal years provided applicable audits have been released or until three (3) calendar years after related bonds are redeemed, whichever is later.

FINANCIAL REPORTS: LOCAL GOVERNMENT ANNUAL REPORTS (Item #107)

The District shall retain the record copy of disbursement records relating to the use of bonds for ten (10) fiscal years provided applicable audits have been released or until three (3) calendar years after all related bonds are redeemed, whichever is later.

INCIDENT REPORT FILES (Item #241)

The District shall retain incident reports for five (5) anniversary years from the date of the incident.

MINUTES: OFFICIAL MEETINGS (PRELIMINARY/AUDIO RECORDINGS/VIDEO RECORDINGS) (Item #4)

The District shall retain audio recordings of board of supervisor meetings for five (5) calendar years after adoption of the official minutes.

PROJECT FILES: CAPITAL IMPROVEMENT (Item #136)

The District shall retain the record copy of project files for projects funded with bonds for ten (10) fiscal years after completion of the project provided applicable audits have been released or until three (3) calendar years after all related bonds are redeemed, whichever is later.

REAL PROPERTY RECORDS: CONDEMNATION/DEMOLITION (Item #364)

The District shall retain the record copy of project files for condemnation/demolition projects funded with bonds for five (5) anniversary years after final action or until three (3) calendar years after all related bonds are redeemed, whichever is later. The record copy of deeds and easements shall be kept permanently.

REAL PROPERTY RECORDS: PROPERTY ACQUIRED (Item #172)

The District shall retain the record copy of documents related to property acquisitions funded with bonds for three (3) fiscal years after final disposition of the property provided applicable audits have been released or until three (3) calendar years after all related bonds are redeemed, whichever is later. The record copy of deeds and easements shall be kept permanently.

Verona Walk
Community Development District

**Financial Report For
June 2023**

**VERONA WALK COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
JUNE 2023**

	Annual Budget 10/1/22 - 9/30/23	Actual Jun-23	Year To Date Actual 10/1/22 - 6/30/23
REVENUES			
O & M ASSESSMENTS	311,297	773	311,306
DEBT ASSESSMENTS - SERIES 2013	515,565	1,127	513,989
DEBT ASSESSMENTS - SERIES 2018	582,655	1,274	580,872
OTHER REVENUES	0	0	0
INTEREST INCOME	480	0	510
TOTAL REVENUES	\$ 1,409,997	\$ 3,174	\$ 1,406,677
EXPENDITURES			
MAINTENANCE EXPENDITURES			
FIELD INSPECTOR	42,000	3,752	33,772
VEHICLE - CART	0	0	0
VEHICLE - INSURANCE	1,000	0	0
VEHICLE - EQUIPMENT (SMALL TOOLS)	1,545	0	0
VEHICLE - GAS & MAINTENANCE	2,750	16	116
GOLF CART STORAGE	1,200	0	0
LAKE SPRAYING (SOLITUDE-CLARK)	77,500	5,650	50,850
LAKE WATER QUALITY TESTING (BENCHMARK)	6,000	0	2,928
LAKE LITTORAL & LAKE BANK PLANTINGS	20,000	0	2,261
LAKE BANK MOWING	12,000	0	8,400
OUTFALL PIPE & STRUCTURE INSPECTION & CLEANING	5,000	0	0
STORM PIPE & EROSION REPAIRS	50,000	0	0
DREDGING	1,000	0	0
MISCELLANEOUS MAINTENANCE	1,250	0	10,298
TOTAL MAINTENANCE EXPENDITURES	\$ 221,245	\$ 9,418	\$ 108,625
ADMINISTRATIVE EXPENDITURES			
ENGINEERING	14,500	0	854
MANAGEMENT	48,348	4,029	36,261
SECRETARIAL	4,200	350	3,150
LEGAL	16,500	0	5,091
ASSESSMENT ROLL	10,000	0	0
AUDIT FEES	3,900	4,000	4,000
ARBITRAGE REBATE FEE - SERIES 2013	650	0	0
ARBITRAGE REBATE FEE - SERIES 2018	650	0	650
INSURANCE	7,250	0	6,474
LEGAL ADVERTISING	2,050	0	1,365
MISCELLANEOUS/CONTINGENCY	2,200	92	672
POSTAGE	700	59	391
OFFICE SUPPLIES	1,075	99	519
DUES & SUBSCRIPTIONS	175	0	175
WEBSITE MANAGEMENT	2,000	166	1,500
TRUSTEE FEES - SERIES 2013	4,730	4,730	4,730
TRUSTEE FEES - SERIES 2018	4,100	0	3,709
CONTINUING DISCLOSURE FEE - SERIES 2013	500	0	999
CONTINUING DISCLOSURE FEE - SERIES 2018	500	0	0
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 124,028	\$ 13,525	\$ 70,540
TOTAL EXPENDITURES	\$ 345,273	\$ 22,943	\$ 179,165
REVENUES LESS EXPENDITURES	\$ 1,064,724	\$ (19,769)	\$ 1,227,512
BOND PAYMENTS (SERIES 2013)	(476,898)	(1,105)	(484,804)
BOND PAYMENTS (SERIES 2018)	(538,956)	(1,248)	(547,889)
BALANCE	\$ 48,870	\$ (22,122)	\$ 194,819
ADMINISTRATIVE COSTS	(48,628)	(64)	(27,052)
DISCOUNTS FOR EARLY PAYMENTS	(57,085)	0	(52,739)
EXCESS/ (SHORTFALL)	\$ (56,843)	\$ (22,186)	\$ 115,028
CARRYOVER FROM PRIOR YEAR	56,843	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (22,186)	\$ 115,028

Bank Balance As Of 6/30/23	\$ 781,142.64
Accounts Payable As Of 6/30/23	\$ 27,223.96
Accounts Receivable As Of 6/30/23	\$ -
Available Funds As Of 6/30/23	\$ 753,918.68

Verona Walk Community Development District
Budget vs. Actual
October 2022 through June 2023

	<u>Oct '22 - Jun 23</u>	<u>22/23 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
363.100 · O & M Assessment Income	311,305.84	311,297.00	8.84	100.0%
363.812 · Debt Assessments (Series 2013)	513,989.10	515,565.00	-1,575.90	99.69%
363.813 · Debt Assessments (Series 2018)	580,872.25	582,655.00	-1,782.75	99.69%
363.822 · Debt Assesmnt-Pd To Trustee-13	-484,803.50	-476,898.00	-7,905.50	101.66%
363.823 · Debt Assesmnt-Pd To Trustee-18	-547,888.85	-538,956.00	-8,932.85	101.66%
363.830 · Assessment Fees	-27,052.37	-48,628.00	21,575.63	55.63%
363.831 · Discounts For Early Payments	-52,739.38	-57,085.00	4,345.62	92.39%
369.399 · Carryover From Prior Year	0.00	56,843.00	-56,843.00	0.0%
369.401 · Interest Income	510.45	480.00	30.45	106.34%
Total Income	<u>294,193.54</u>	<u>345,273.00</u>	<u>-51,079.46</u>	<u>85.21%</u>
Expense				
511.306 · Dredging	0.00	1,000.00	-1,000.00	0.0%
511.308 · Miscellaneous Maintenance	10,297.67	1,250.00	9,047.67	823.81%
511.310 · Engineering	854.25	14,500.00	-13,645.75	5.89%
511.311 · Management Fees	36,261.00	48,348.00	-12,087.00	75.0%
511.312 · Secretarial Fees	3,150.00	4,200.00	-1,050.00	75.0%
511.315 · Legal Fees	5,091.00	16,500.00	-11,409.00	30.86%
511.318 · Assessment/Tax Roll	0.00	10,000.00	-10,000.00	0.0%
511.320 · Audit Fees	4,000.00	3,900.00	100.00	102.56%
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	672.29	2,200.00	-1,527.71	30.56%
511.513 · Postage and Delivery	390.59	700.00	-309.41	55.8%
511.514 · Office Supplies	519.35	1,075.00	-555.65	48.31%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.750 · Website Management	1,499.94	2,000.00	-500.06	75.0%
512.736 · Continuing Disclosure Fee 2013	1,000.00	1,000.00	0.00	100.0%
513.330 · Arbitrage Rebate Fee-Series 13	0.00	650.00	-650.00	0.0%
513.733 · Trustee Fees - Series 2013	4,730.00	4,730.00	0.00	100.0%
514.100 · Golf Cart Storage	0.00	1,200.00	-1,200.00	0.0%
514.101 · Field Inspector	33,772.05	42,000.00	-8,227.95	80.41%
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	116.00	2,750.00	-2,634.00	4.22%
514.106 · Lake Spraying (Clark)	50,850.00	77,500.00	-26,650.00	65.61%
514.107 · Lake H2O Quality Tests-Benchmrk	2,928.00	6,000.00	-3,072.00	48.8%
514.108 · Lake Littoral & Lake Bank Plant	2,260.50	20,000.00	-17,739.50	11.3%
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	8,400.00	12,000.00	-3,600.00	70.0%
514.330 · Arbitrage Rebate Fee (2018)	650.00	650.00	0.00	100.0%
514.733 · Trustee Fees (2018)	3,708.75	4,100.00	-391.25	90.46%
Total Expense	<u>179,165.39</u>	<u>345,273.00</u>	<u>-166,107.61</u>	<u>51.89%</u>
Net Income	<u>115,028.15</u>	<u>0.00</u>	<u>115,028.15</u>	<u>100.0%</u>

Verona Walk Community Development District
Balance Sheet
As of June 30, 2023

	Operating Fund	Debt Service (13) Fund	Debt Service (18) Fund	General Fixed Assets Fund	Long Term Debt Fund	TOTAL
ASSETS						
Current Assets						
Operating Bank Account	781,142.64	0.00	0.00	0.00	0.00	781,142.64
Total Current Assets	781,142.64	0.00	0.00	0.00	0.00	781,142.64
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	0.00	0.00	0.00	0.00	0.00
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	228,881.25	51,255.95	0.00	0.00	280,137.20
Investments - Revenue Acct	0.00	135,677.54	225,179.58	0.00	0.00	360,857.12
Investments - Prepayment Acct	0.00	2,609.75	19,160.92	0.00	0.00	21,770.67
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	367,333.71	367,333.71
Amount Available In DSF (2018)	0.00	0.00	0.00	0.00	295,596.59	295,596.59
Amount To Be Provided	0.00	0.00	0.00	0.00	9,542,069.70	9,542,069.70
Total Other Assets	0.00	367,333.71	295,596.59	0.00	10,205,000.00	10,867,930.30
TOTAL ASSETS	781,142.64	367,333.71	295,596.59	6,811,652.00	10,205,000.00	18,460,724.94
LIABILITIES & EQUITY						
Liabilities						
Current Liabilities						
Accrued Expenses	0.00	0.00	0.00	0.00	0.00	0.00
Accounts Payable	27,223.96	0.00	0.00	0.00	0.00	27,223.96
Total Current Liabilities	27,223.96	0.00	0.00	0.00	0.00	27,223.96
Long Term Liabilities						
Special Assessment Debt (2013A-1)	0.00	0.00	0.00	0.00	4,065,000.00	4,065,000.00
Special Assessment Debt (2013A-2)	0.00	0.00	0.00	0.00	160,000.00	160,000.00
Special Assessment Debt (2018)	0.00	0.00	0.00	0.00	5,980,000.00	5,980,000.00
Total Long Term Liabilities	0.00	0.00	0.00	0.00	10,205,000.00	10,205,000.00
Total Liabilities	27,223.96	0.00	0.00	0.00	10,205,000.00	10,232,223.96
Equity						
Retained Earnings	638,890.53	363,103.05	271,614.05	-8,669,388.00	0.00	-7,395,780.37
Current Year Depreciation	0.00	0.00	0.00	0.00	0.00	0.00
Net Income	115,028.15	4,230.66	23,982.54	0.00	0.00	143,241.35
Investment In Gen Fixed Assets	0.00	0.00	0.00	15,481,040.00	0.00	15,481,040.00
Total Equity	753,918.68	367,333.71	295,596.59	6,811,652.00	0.00	8,228,500.98
TOTAL LIABILITIES & EQUITY	781,142.64	367,333.71	295,596.59	6,811,652.00	10,205,000.00	18,460,724.94