



**VERONA WALK
COMMUNITY DEVELOPMENT
DISTRICT**

**COLLIER COUNTY
REGULAR BOARD MEETING
JUNE 20, 2024
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

June 20, 2024

10:00 a.m.

Call-In: 877-402-9753 Passcode: 1811087

- 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. May 16, 2024 Regular Board Meeting.....Page 2
- H. Old Business
- I. New Business
 - 1. Consider Approval of Revisions on CDD Guidelines for Drain Installations
 - 2. Consider Approval of Lake Bank Mowing Contract.....Page 7
 - 3. Discussion Regarding Vegetation Removal and Removal of Old and Unused HOA Equipment from Ponds 1 and 2
 - 4. Consider Selection of Paint Color for Discharge Outlets
- J. Administrative Matters
 - 1. District Attorney Update
 - 2. District Engineer Update
 - 3. Field Inspector Update.....Page 10
 - 4. District Manager Update
 - a. Financials.....Page 11
- K. Board Members Comments
- L. Adjourn



Florida

PO Box 631244 Cincinnati, OH 45263-1244

GANNETT

PROOF OF PUBLICATION

Verona Walk Community Dev.
Verona Walk Community Dev.
2501 A Burns Rd
Palm Beach Gardens FL 33410

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Naples Daily News, a newspaper published in Collier County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible website of Collier and Lee Counties, Florida, or in a newspaper by print in the issues of, on:

10/06/2023

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 10/06/2023

[Handwritten signature]

Legal Clerk

[Handwritten signature]
Notary, State of WI, County of Brown
5.15.27

My commission expires

Publication Cost: \$305.76
Order No: 9343493 # of Copies:
Customer No: 1125598 1
PO #: FY 23/24 Meetings

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

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 Develop-
ment District will hold Regular
Meetings at 10:00 a.m. in the Town
Center of 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 Oct. 6, 2023 #9343493

NANCY HEYRMAN
Notary Public
State of Wisconsin

**VERONA WALK COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MAY 16, 2024**

A. CALL TO ORDER

The May 16, 2024, 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 6, 2023, as part of the District’s Fiscal Year 2023/2024 Meeting Schedule, as legally required.

D. REVIEW POTENTIAL RESUMES FOR BOARD VACANCY

E. CONSIDER APPOINTMENT TO BOARD VACANCY

The candidates present for the meeting included: Roger Ray, Jerry Kallop and Joseph Contaldi introduced themselves and went over their backgrounds and their respective interest in being on the Board. It was noted that Irene Malfa could not be present. Mr. Kurzawski stated that it was a very talented group of individuals.

After discussion, a **motion** was made by Mr. Hogan, seconded by Mr. Kurzawski and passed unanimously appointing Roger Roy to fill Seat #5 with a term expiring in 2026.

F. ADMINISTER OATH OF OFFICE AND REVIEW BOARD MEMBER DUTIES & RESPONSIBILITIES

Ms. Meneely administered the Oath of Office to Mr. Ray and Ms. Magaldi went over the duties and responsibilities, including the Sunshine and ethics laws.

G. ESTABLISH A QUORUM

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

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

Staff members in attendance were:

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

Also present were the following:

Michele & Leo Deitsch, Kathy Kilijanski, Herb Czeschin, Joe Contaldi, Walt Thomas, Wilfred Gates, Marthanna & Jerry Kallop, Chirs Briggs, Jeanne Condle, Vicki O'Brien, Ann Holden, Nancy & Garry Rothbaum and Lynn Tolab.

Present by phone was Anne McCauley and others.

H. ADDITIONS OR DELETIONS TO THE AGENDA

Ms. Meneely requested that Mr. Roy be appointed as Assistant Secretary of the Board.

A **motion** was made by Mr. Monti, seconded by Mr. Hogan and passed unanimously appointing Mr. Roy as Assistant Secretary.

I. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

Mr. Gates stated that his family wished to donate a Hong Kong Orchid Tree and would plant it for the community. He indicated that it was not proposed to be planted in a littoral zone noted that he knew he needed HOA approval but would like to know if he needs CDD approval. Ms. Meneely asked Mr. Hirniak to look at his location plans and report this information later in the meeting if CDD approval is necessary.

Ms. O'Brien stated that she was fairly new to the community and noted there was a lot of bickering in the community concerning the condition of the lakes and plants. She said she was willing to pay more but wondered what the choices were for maintenance. Mr. Monti advised that her comments were part of a much larger discussion that had taken place many times within public meetings. He continued by explaining the fundamentals of the stormwater system, adding that the retention ponds were not lakes but rather used to retain water. He went over rain levels, aquifers, wells and the cycles of vegetation. He stated that mechanical removal of spike rush is possible, however, there are 22.5 miles of shoreline in the community and the assessment for such maintenance would be approximately \$500 per door. He continued that the Board was aware of the issues and it was constantly in a balancing act with nature. Ms. Czubkowski stated that there was a Powerpoint document that described the CDD and these concepts and there have also been written articles in the community newsletter. There was a request for written communication on Mr. Monti's explanation of the system and Ms. Czubkowski stated that Mr. Monti had been assigned the next three articles and this would be a good way to distribute this information.

Mr. Briggs asked about having a vote of the residents whether they want to increase assessments to cover mechanical harvesting of the spikerush and Ms. Meneely stated a poll would need to be taken through the HOA who has resident contact information.

Ms. McCauley asked if there were formal proposals for the cost of cleaning the ponds and Mr. Hirniak stated he was working with Solitude to get a proposal and would bring it to the next meeting.

Ms. McCauley stated that Bridge 13 was lower than it had ever been and it looked awful. Mr. Hirniak stated that the lakes were actually 3 feet lower in 2017 and were so much worse then in addition to the weather and level of excavation in the lakes impacts the growth. Mr. Monti went over the history on the slope and complexities of the shape and depths of the ponds, adding that there were varying opinions on spikerush, as it takes pollutants out of the water.

Ms. McCauley stated she appreciated the conference call-in number but it was difficult to hear at times and would like to see funds included in the budget for Zoom presentations of meetings.

There was further discussion on spikerush and Mr. Roy asked about an exhibit of all the ponds. Mr. Hirniak went over the exhibit and Ms. Czubkowski stated she would ask the HOA if they would post it to their website.

J. APPROVAL OF MINUTES

1. April 18, 2024, Regular Board Meeting

The April 18, 2024, Regular Board Meeting minutes were presented for approval.

Ms. Czubkowski stated that the amount for golf cart storage under I2 should be annually not monthly.

Mr. Monti stated that Mainscape should be Greenscape under I2 and under J3 it should read that bubblers are not allowed on properties that back up to a lake.

A **motion** was made by Mr. Monti, seconded by Mr. Hogan and passed unanimously approving the minutes of the April 18, 2024, Regular Board Meeting, as amended.

K. OLD BUSINESS

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

L. NEW BUSINESS

1. Update on Revisions to CDD Guidelines for Drain Installations

Mr. Hirniak advised that there had been a slew of applications for downspout installations and that the ACC and landscape handbook documents were being revised to be consistent and correct.

2. Consider Resolution No. 2024-01 – Adopting a Fiscal Year 2024/2025 Proposed Budget

Resolution No. 2024-01 was presented, entitled:

RESOLUTION NO. 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERONA WALK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024/2025; AND PROVIDING AN EFFECTIVE DATE.

Ms. Meneely went over the budget noting that additions had been included as per the last meeting when there was a request for maintenance increases. There was discussion on adding the cost of mechanical harvesting of spikerush. Mr. Hirniak reiterated that he was working on getting a quote which would cover an annual harvesting. Mr. Monti suggested putting \$750,000 in the budget for the expense which would trigger an increase in assessments of approximately \$500 per household. Ms. Meneely stated this would trigger the necessity of letters being sent to all homeowners with the notice of the public hearing to discuss the increase.

After discussion, a motion was made by Mr. Monti, seconded by Ms. Ray and passed unanimously adopting Resolution No. 2024-01, amended to reflect the addition of \$750,000 to the budget as Spikerush Management with the agreement to change the amount if a proposal is received prior to notices to property owners being mailed, setting the Public Hearing for August 15, 2024.

Ms. Meneely also pointed out that Supervisor stipends were not included in the budget. Ms. Czubkowski indicated that none of the Supervisors take the stipend but it could be added if Mr. Roy would like one. Mr. Roy responded that he declined the stipend.

3. Discussion Regarding Required Ethics Training

Ms. Magaldi went over the requirement of four hours of ethics training and went over the options that were included in the agenda packet. Mr. Hogan stated that the links did not work and Ms. Magaldi indicated that they would recirculate a letter with corrected links.

Ms. Magaldi also noted that Form 1 was now electronic and the Supervisors would need to attest on their form submitted next year that the required training was completed.

M. ADMINISTRATIVE MATTERS

1. District Attorney Update

Ms. Magaldi stated that besides the required ethics training, there was a new requirement for annual goals and objectives that she anticipates will be discussed at a future meeting.

2. District Engineer Update

Mr. Cole stated that his office was working on the exhibits for the downspout installations and should have the material ready for the next meeting.

3. Field Inspector Update

Mr. Hirniak went over his report included in the agenda packet. He stated that the lakes were healthy although there was a pump not working in Lake 7 that the HOA needed to repair.

Mr. Hirniak stated that he looked at the location of the proposed orchid tree and noted that it was proposed to be planted in an area that is not CDD property but the CDD has an easement over the area. He advised Mr. Gates to come back with more information when available for CDD consideration.

Mr. Hirniak advised that he had paint samples for repainting the control boxes and would bring them to the next meeting.

4. District Manager Update

- **Financials**

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

Ms. Meneely went over the upcoming meeting schedule of June 20, July 18 and August 15 with the August meeting including the Public Hearing on the budget. She suggested that since letters were being sent regarding assessment increases that a larger room be secured for the August meeting.

N. BOARD MEMBER COMMENTS

Mr. Kurzawski thanked those members of the public for attending today's meeting and Mr. Monti for his thorough explanation of the stormwater and pond systems.

O. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 12:15 p.m. on a **motion** made by Mr. Monti, seconded by Mr. Hogan and that **motion** carried unanimously.

Secretary/Assistant Secretary

Chair/Vice-Chair

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

Sent: Thursday, June 6, 2024 5:38 PM

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

Subject: Lake Bank Mowing

Ladies,

We have received three proposals for the lake bank mowing, each from a firm with which we have done business before and are deemed as responsible.

The scope of the work will be three cuttings/mowings per year, the work to be done on a schedule as directed by the CDD. The proposed amounts are a total for all three cuttings/mowings.

The three proposals are:

- 1) \$ 51,240 by Greenscapes
- 2) \$ 60,000 by Napier, Inc.
- 3) \$ 65,650 by Solitude

The low proposal is from Greenscapes of Southwest Florida, which happens to be the community's landscape contractor. They have done similar work for us before and that work was acceptable.

I recommend that we accept Greenscapes' proposal in the amount of \$ 51,240 and proceed with the work.

Bohdan P Hirniak
Field Inspector



Proposal #290380

Date: 4/12/2024

Customer:

Bohdan Hirniak
 Veronawalk CDD
 8090 Sorrento Lane
 Suite 1
 Naples, FL 34114

Service Address:

Veronawalk CDD
 8090 Sorrento Lane
 Suite 1
 Naples, FL 34114

Lake Bank - Twice per Year Service

Twice per Year Service
 Mow and weed eat lake banks, Twice per year at the request of the CDD to create an average of 2' - 4' pass from cultivated turf line to lateral lines or embankment and String Trim down to water level. The idea is to create a visible buffer for the community with cleaner edges.

Services Billed - Fixed Price on Completion

Description of Services	Qty	UOM	Unit Price	Total Cost
Lake Bank - One Time Service				
Labor - Enhancements	280.00			\$17,080.00
			Subtotal	\$17,080.00
			Tax	\$0.00
			Total	\$17,080.00

Greenscapes is not responsible for any damage to pipes, drains, or wires that are not clearly and accurately marked.

Prices are good for thirty (30) days from the date of the proposal.

Individual Homeowner Only ~ A 50% deposit is due upon acceptance and the balance is due upon completion for proposals over \$1,500.00.

Please note: Upon completion of this approved landscape renovation, a Post Irrigation Inspection will need to be performed to insure proper irrigation coverage. This inspection is not part of this proposal and will be billed on a time and material basis.

For any questions or concerns, please our office directly at 239-643-4471.

By _____

Brian Marcinowski

Date April 12, 2024

**Greenscapes of Southwest
Florida**

By _____

Date _____

Veronawalk CDD

Proposal 290380

**VERONA WALK COMMUNITY DEVELOPMENT DISTRICT
FIELD REPORT
FOR THE MONTH(S) OF May/June 2024**

1) LAKE INSPECTIONS FOR EROSION, WATER QUALITY & LITTORAL HEALTH

The water quality continues to be good. Littoral health, particularly spike rush probably too good. Little erosion due to lack of any rains of consequence.

2) OUTFALL INSPECTION

Outfalls continue to look good, but a next rain should verify that.

3) LAKE LEVELS

Lake levels continue to come down due to lack of rain. Levels currently 6” lower than last report.

4) INSPECTION OF HOA LAWN SPRAYING & LAKE BANK MOWING

Proposal received from three different contractors for lake bank mowing, and low bid will be on the Board’s agenda for approval/

5) QUARTERLY WATER SAMPLING & RESULTS

Water sampling continues to show good quality, low turbidity, adequate dissolved oxygen.

6) COORDINATION OF CONTRACTORS

No contractors to coordinate

7) SWIMMING POOL INSPECTIONS & ADDRESSES

No swimming pool construction this past period.

8) DRAINAGE INSPECTIONS – ADDRESSES & COMMENTS

Downspout burial down to adjacent lakes at six different locations reviewed, inspected.

9) RAIN EVENT FLOWS AND INSPECTIONS

Only light rains and drizzles. Awaiting wet season.

Verona Walk
Community Development District

**Financial Report For
May 2024**

**VERONA WALK COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
MAY 2024**

	Annual Budget 10/1/23 - 9/30/24	Actual May-24	Year To Date Actual 10/1/23 - 5/31/24
REVENUES			
O & M ASSESSMENTS	311,297	1,555	310,777
DEBT ASSESSMENTS - SERIES 2013	515,565	2,576	512,561
DEBT ASSESSMENTS - SERIES 2018	581,478	2,905	578,084
OTHER REVENUES	0	0	0
INTEREST INCOME	600	0	26,060
TOTAL REVENUES	\$ 1,408,940	\$ 7,036	\$ 1,427,482
EXPENDITURES			
MAINTENANCE EXPENDITURES			
FIELD INSPECTOR	42,600	3,802	30,420
VEHICLE - INSURANCE	1,000	0	0
VEHICLE - EQUIPMENT (SMALL TOOLS)	1,545	0	0
VEHICLE - GAS & MAINTENANCE	2,750	10	88
GOLF CART STORAGE	1,200	0	0
LAKE SPRAYING (SOLITUDE-CLARK)	77,500	5,876	46,330
LAKE WATER QUALITY TESTING (BENCHMARK)	6,000	0	3,040
LAKE LITTORAL & LAKE BANK PLANTINGS	6,000	0	0
LAKE BANK MOWING	16,500	0	0
OUTFALL PIPE & STRUCTURE INSPECTION & CLEANING	5,000	0	0
STORM PIPE & EROSION REPAIRS	48,000	0	0
DREDGING	1,000	0	0
MISCELLANEOUS MAINTENANCE	1,250	0	0
TOTAL MAINTENANCE EXPENDITURES	\$ 210,345	\$ 9,688	\$ 79,878
ADMINISTRATIVE EXPENDITURES			
ENGINEERING	14,500	0	151
MANAGEMENT	49,788	4,149	29,043
SECRETARIAL	4,200	350	2,450
LEGAL	16,000	0	3,281
ASSESSMENT ROLL	10,000	0	0
AUDIT FEES	4,100	4,100	4,100
ARBITRAGE REBATE FEE - SERIES 2013	650	0	0
ARBITRAGE REBATE FEE - SERIES 2018	650	0	650
INSURANCE	7,250	0	6,799
LEGAL ADVERTISING	2,050	0	317
MISCELLANEOUS/CONTINGENCY	2,000	94	452
POSTAGE	700	30	250
OFFICE SUPPLIES	1,075	70	297
DUES & SUBSCRIPTIONS	175	0	175
WEBSITE MANAGEMENT	2,000	167	1,167
TRUSTEE FEES - SERIES 2013	4,730	0	0
TRUSTEE FEES - SERIES 2018	4,100	0	3,709
CONTINUING DISCLOSURE FEE - SERIES 2013	1,000	0	999
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 124,968	\$ 8,960	\$ 53,840
TOTAL EXPENDITURES	\$ 335,313	\$ 18,648	\$ 133,718
REVENUES LESS EXPENDITURES	\$ 1,073,627	\$ (11,612)	\$ 1,293,764
BOND PAYMENTS (SERIES 2013)	(476,898)	(2,524)	(483,327)
BOND PAYMENTS (SERIES 2018)	(537,867)	(2,847)	(545,112)
BALANCE	\$ 58,862	\$ (16,983)	\$ 265,325
ADMINISTRATIVE COSTS	(48,628)	(141)	(26,943)
DISCOUNTS FOR EARLY PAYMENTS	(57,085)	0	(52,912)
EXCESS/ (SHORTFALL)	\$ (46,851)	\$ (17,124)	\$ 185,470
CARRYOVER FROM PRIOR YEAR	46,851	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (17,124)	\$ 185,470

Bank Balance As Of 5/31/24	\$ 912,091.69
Accounts Payable As Of 5/31/24	\$ 26,420.53
Accounts Receivable As Of 5/31/24	\$ -
Available Funds As Of 5/31/24	\$ 885,671.16

Verona Walk Community Development District
Budget vs. Actual
October 2023 through May 2024

	<u>Oct 23 - May 24</u>	<u>23/24 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
363.100 • O & M Assessment Income	310,777.01	311,297.00	-519.99	99.83%
363.812 • Debt Assessments (Series 2013)	512,561.10	515,565.00	-3,003.90	99.42%
363.813 • Debt Assessments (Series 2018)	578,083.80	581,478.00	-3,394.20	99.42%
363.822 • Debt Assessmnt-Pd To Trustee-13	-483,326.80	-476,898.00	-6,428.80	101.35%
363.823 • Debt Assessmnt-Pd To Trustee-18	-545,112.40	-537,867.00	-7,245.40	101.35%
363.830 • Assessment Fees	-26,942.91	-48,628.00	21,685.09	55.41%
363.831 • Discounts For Early Payments	-52,911.48	-57,085.00	4,173.52	92.69%
369.399 • Carryover From Prior Year	0.00	46,851.00	-46,851.00	0.0%
369.401 • Interest Income	26,060.18	600.00	25,460.18	4,343.36%
Total Income	<u>319,188.50</u>	<u>335,313.00</u>	<u>-16,124.50</u>	<u>95.19%</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	150.75	14,500.00	-14,349.25	1.04%
511.311 • Management Fees	29,043.00	49,788.00	-20,745.00	58.33%
511.312 • Secretarial Fees	2,450.00	4,200.00	-1,750.00	58.33%
511.315 • Legal Fees	3,281.25	16,000.00	-12,718.75	20.51%
511.318 • Assessment/Tax Roll	0.00	10,000.00	-10,000.00	0.0%
511.320 • Audit Fees	4,100.00	4,100.00	0.00	100.0%
511.450 • Insurance	6,799.00	7,250.00	-451.00	93.78%
511.480 • Legal Advertisements	317.49	2,050.00	-1,732.51	15.49%
511.512 • Miscellaneous	451.75	2,000.00	-1,548.25	22.59%
511.513 • Postage and Delivery	250.30	700.00	-449.70	35.76%
511.514 • Office Supplies	296.75	1,075.00	-778.25	27.61%
511.540 • Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.750 • Website Management	1,166.62	2,000.00	-833.38	58.33%
512.738 • Continuing Disclosure Fee 06-18	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	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	30,419.60	42,600.00	-12,180.40	71.41%
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	88.05	2,750.00	-2,661.95	3.2%
514.106 • Lake Spraying (Clark)	46,330.00	77,500.00	-31,170.00	59.78%
514.107 • Lake H2O Quality Tests-Benchmrk	3,040.00	6,000.00	-2,960.00	50.67%
514.108 • Lake Littoral & Lake Bank Plant	0.00	6,000.00	-6,000.00	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	48,000.00	-48,000.00	0.0%
514.111 • Lake Bank Mowing	0.00	16,500.00	-16,500.00	0.0%
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>133,718.31</u>	<u>335,313.00</u>	<u>-201,594.69</u>	<u>39.88%</u>
Net Income	<u><u>185,470.19</u></u>	<u><u>0.00</u></u>	<u><u>185,470.19</u></u>	<u><u>100.0%</u></u>

Verona Walk Community Development District

Balance Sheet

As of May 31, 2024

	<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	912,091.69	0.00	0.00	0.00	0.00	912,091.69
Total Current Assets	912,091.69	0.00	0.00	0.00	0.00	912,091.69
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	-9,288,630.00	0.00	-9,288,630.00
Total Fixed Assets	0.00	0.00	0.00	6,192,410.00	0.00	6,192,410.00
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	107.51	0.00	0.00	107.51
Investments - Interest Acct	0.00	0.00	32.63	0.00	0.00	32.63
Investments - Reserve Acct	0.00	228,881.25	53,480.27	0.00	0.00	282,361.52
Investments - Revenue Acct	0.00	136,933.15	242,242.79	0.00	0.00	379,175.94
Investments - Prepayment Acct	0.00	2,609.75	4,616.56	0.00	0.00	7,226.31
Investments - Excess Revenue	0.00	2,333.42	0.00	0.00	0.00	2,333.42
Amount Available In DSF (2013)	0.00	0.00	0.00	0.00	370,757.57	370,757.57
Amount Available In DSF (2018)	0.00	0.00	0.00	0.00	300,479.76	300,479.76
Amount To Be Provided	0.00	0.00	0.00	0.00	8,848,762.67	8,848,762.67
Total Other Assets	0.00	370,757.57	300,479.76	0.00	9,520,000.00	10,191,237.33
TOTAL ASSETS	912,091.69	370,757.57	300,479.76	6,192,410.00	9,520,000.00	17,295,739.02
LIABILITIES & EQUITY						
Liabilities						
Current Liabilities						
Accrued Expenses	0.00	0.00	0.00	0.00	0.00	0.00
Accounts Payable	26,420.53	0.00	0.00	0.00	0.00	26,420.53
Total Current Liabilities	26,420.53	0.00	0.00	0.00	0.00	26,420.53
Long Term Liabilities						
Special Assessment Debt (2013A-1)	0.00	0.00	0.00	0.00	3,800,000.00	3,800,000.00
Special Assessment Debt (2013A-2)	0.00	0.00	0.00	0.00	105,000.00	105,000.00
Special Assessment Debt (2018)	0.00	0.00	0.00	0.00	5,615,000.00	5,615,000.00
Total Long Term Liabilities	0.00	0.00	0.00	0.00	9,520,000.00	9,520,000.00
Total Liabilities	26,420.53	0.00	0.00	0.00	9,520,000.00	9,546,420.53
Equity						
Retained Earnings	700,200.97	374,390.05	301,962.41	-9,288,630.00	0.00	-7,912,076.57
Current Year Depreciation	0.00	0.00	0.00	0.00	0.00	0.00
Net Income	185,470.19	-3,632.48	-1,482.65	0.00	0.00	180,355.06
Investment In Gen Fixed Assets	0.00	0.00	0.00	15,481,040.00	0.00	15,481,040.00
Total Equity	885,671.16	370,757.57	300,479.76	6,192,410.00	0.00	7,749,318.49
TOTAL LIABILITIES & EQUITY	912,091.69	370,757.57	300,479.76	6,192,410.00	9,520,000.00	17,295,739.02