



**VERONA WALK
COMMUNITY DEVELOPMENT
DISTRICT**

**COLLIER COUNTY
REGULAR BOARD MEETING
JULY 18, 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

July 18, 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. June 20, 2024 Regular Board Meeting.....Page 2
- H. Old Business
- I. New Business
 - 1. Consider Approval of Revisions on CDD Guidelines for Drain Installations.....Page 7
- J. Administrative Matters
 - 1. District Attorney Update
 - 2. District Engineer Update
 - 3. Field Inspector Update.....Page 14
 - 4. District Manager Update
 - a. Financials.....Page 15
- 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 tele-
phone; 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 meet-
ings, 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 of
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 accom-
modations 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
JUNE 20, 2024**

A. CALL TO ORDER

The June 20, 2024, Regular Board Meeting of the Verona Walk Community Development District (the “District”) was called to order at 10:01 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. 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 via phone
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	Greg Urbancic (via phone)	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:

Jerry & Marthanna Kallop, Ron Talbot, Herb Czeschin, Chris Briggs, Beth Boland and Don Hazard.

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 at this time.

G. APPROVAL OF MINUTES

1. May 16, 2024, Regular Board Meeting

The May 16, 2024, Regular Board Meeting minutes were presented for approval.

Mr. Kurzawski stated that on Page 2, “Mr. Ray” should be “Mr. Roy” and “Mr. Briggs” should be Ms. Briggs.

A **motion** was made by Mr. Hogan, seconded by Mr. Kurzawski and passed unanimously approving the minutes of the May 16, 2024, Regular Board Meeting, as amended.

H. OLD BUSINESS

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

I. NEW BUSINESS

1. Consider Revisions to CDD Guidelines for Drain Installations

Mr. Hirniak stated that he had just received the revised exhibits this morning and he would be making corrections before they are completed. Mr. Monti asked that it be on the next agenda for consideration. Ms. Boland, Chairman of the ACC, stated that they were supposed to have the diagrams in April and would appreciate their completion as soon as possible. There was general discussion that the ACC guidelines should reference just the CDD documents so that reprints will not be necessary if something changes in the future.

2. Consider Lake Bank Mowing Contract

Ms. Czubkowski stated that Greenscapes had presented a proposal in the amount of \$17,080 per mowing with an anticipated mowing of three-times per year. Mr. Roy asked about the timing of the mowing and Mr. Hirniak stated that it was done on an “as needed” basis and would probably be done in October or November, depending on the water levels.

Mr. Talbot asked about the growing spike rush in the water, stating that he lives by the bridge and does not see water. He added that it was a problem that was not going away and felt next year would be worse. Ms. Czubkowski stated it would be addressed during harvesting which will be addressed during the Manager’s Report.

A **motion** was made by Mr. Roy, seconded by Mr. Hogan and passed unanimously approving the lake bank mowing contract with Greenscapes in the amount of \$17,080 per mowing, anticipating mowing three times per year.

3. Discussion Regarding Vegetation Removal and Removal of Old and Unused HOA Equipment from Ponds 1 and 2

Ms. Czubkowski stated that before the recent rain event, the water in Ponds 1 & 2 was completely down, which brought up an intake system issue. Mr. Hirniak indicated that old fountain equipment was exposed whereas floating equipment is there now. He stated that the old equipment was attached to the ground and had basically been abandoned on site. He added that it had never been a problem before but now it has been seen and should be removed and hauled away.

Mr. Kallop asked what was wrong with the pumping system and Mr. Hirniak stated that it was the intake system that was not operating properly.

Mr. Hazard stated that the HOA's maintenance manager was looking into the system and a revamp of it was in process.

Ms. Briggs asked if the CDD could approve the removal of the old equipment and Ms. Czubkowski noted that it was not the CDD's responsibility. Ms. Briggs asked if the Chair could nudge the HOA to send something out to the community to let everyone know what was going to happen.

Mr. Kallop asked if there was a liaison from the HOA who worked with the CDD and Ms. Czubkowski stated that there had not been such a person and she generally sends a letter. Mr. Hazard stated that he felt that Ralph Morello would be taking on that role.

Mr. Czeschin asked if removal of the old equipment would damage the liner and Mr. Hirniak stated that there were no consequential issues with removal.

4. Consider Selection of Paint Color for Discharge Outlets

Ms. Czubkowski stated that she worked with a paint color expert and provided paint samples as well as photos of what was there now and was causing controversy. She also provided pictures of the samples displayed outside by the equipment.

After a lengthy discussion, a motion was made by Mr. Kurzawaski, seconded by Mr. Hogan to go with the "Evergreen" color. Upon being put to a vote, the **motion** carried 4 to 1 with Mr. Roy dissenting.

J. ADMINISTRATIVE MATTERS

1. District Attorney Update

There was no District Attorney update at this time

2. District Engineer Update

Mr. Cole advised that they were preparing cross sections for the Drainage Installation Guidelines for Mr. Hirniak. Ms. Czubkowski asked that they get it completed by Tuesday and Mr. Cole stated they would have it done by then.

Mr. Talbot distributed photos of the bridge areas near his house. Ms. Czubkowski stated that Mr. Talbot's area sits right on the littoral zones and there was a map on the website of the specific locations.

3. Field Inspector Update

Mr. Hirniak stated that the recent rainfall event had brought ten inches of rain. He added that there was no flooding and the system worked as designed.

4. District Manager Update

- Financials

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

Ms. Meneely reminded the Board of the upcoming meeting schedule of July 18 and August 15, which will also include a Public Hearing on the budget. Ms. Czubkowski advised that she was working on getting a larger meeting room for the August meeting.

Ms. Meneely advised that Solitude had provided a quote in the amount of \$576,000 for one-time removal of the spikerush using mechanical harvesting and hand labor. Bryan Encarnacion, a representative of Solitude, went over the proposal, stating that it was for total removal of spikerush along eighteen miles of lake shoreline in the community and does not include littoral zones. He indicated it would take two months to complete the removal and went over the process used and the fees involved. He added that this one-time removal was all that was needed but does not remove in littoral zones. He added that a tech would be able to remove and spray baby sprouts that may come back. There was general discussion that the Board would like a guarantee in any future agreement on harvesting. Ms. Meneely stated that this figure was added to the 2024-25 proposed budget, as directed by the Board at the previous meeting. She continued that the current proposed budget would increase each residential unit's assessment this year by approximately \$384, which also includes increases in lake bank mowing and no carry-over. Mr. Urbancic noted that the project would need to be bid out due to the fact the amount was over the threshold of \$195,000, requiring the bid process.

MR. Monti advised that there may be consequences to the lakes for this much removal of spikerush. He asked that the contracts address irrigation so herbicides are not put on lawns as well as the regulation of the depth of remaining spikerush to ensure the lakes still have appropriate filtration. Ms. Czubkowski stated this would need to be addressed in the bids.

K. BOARD MEMBER COMMENTS

There was general discussion regarding residents being able to call in to the conference call number and make comments at the August 15th meeting regarding the assessment increase.

L. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 11:28 a.m. on a **motion** made by Mr. Roy, seconded by Mr. Kurzawski and that **motion** carried unanimously.

Secretary/Assistant Secretary

Chair/Vice-Chair

Verona Walk Community Development District Procedures and Guidelines for Downspout Extensions

In addition to the ACC submittal requirements, the CDD requires the following:

1. A copy of the application be provided to the CDD Field Inspector
2. A copy of the Contractor's License and liability insurance naming Verona Walk Community Development District as additional insured.
3. The deposit will be retained until the CDD Field Inspector determines that the the bank is stabilized. (See 6. Land and Bank Restoration. 6.5 Debris Deposit)

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 - 5.1 Bubbler System
 - 5.2 Direct Drainage into Retention Ponds
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7. **Infrastructure**
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1. **Sediment Control**

1.1 **Silt Fence (Fig. 1.1)**

Silt fencing must be installed around all excavated loose materials (dirt) and un-stabilized areas (lawn disruption) to prevent soil migration and sediment from entering the retention ponds and surrounding stabilized areas.

Maintain until a lawn is established

The silt fence will be installed pursuant to specifications by Collier County and all agencies of the State of Florida.

1.2 **Storm Water Inlet Barriers (Sediment Control)**

1.2.1 Sediment barriers must be placed on all storm water gutter inlets leading to the retention ponds.

1.2.2 Inspect and repair once a week and after every ½ inch of rain

1.2.3 Remove only after project is finished

1.3 **Guideline Violations (VeronaWalk Homeowners Association)**

1.3.1 Improper Installation of silt fence and inlet barriers

1.3.2 Failure to adhering to inspection/maintenance schedule

1.3.3 Failure to repair silt fence or barriers after damage or ½ inch of rain

1.3.4 Premature removal

2. **Private Property Lot Line, Boundary Infringements, Common Area, Retention Ponds, and Adjoining Properties**

2.1 All excavated soil and materials must be contained within the private property lot line boundaries.

2.2 Any boundary infringement on to common area must have the written permission of the Homeowners Association/Architectural Control Committee and the CDD Field Inspector before the project commences.

2.3 In addition, any boundary infringement on adjoining properties must contain written permission from affected property owners.

2.4 Loose material must be contained by using erosion control requirement as previously defined.

2.5 All affected areas must be restored to their original condition.

3. Water Diversion (General), Roof Runoff, Overflow from Pool, and Runoff from Pool Deck Area

“No Person may alter the natural drainage on any Unit so as to materially increase the storm water into adjacent portions of VeronaWalk without the consent of the Owner of the affected property.”

- 3.1 The preferred method of storm water drainage is by the natural contoured landscape provided in VeronaWalk.
- 3.2 Water diversion should not adversely impinge on neighboring property, Common Areas, and the Retention Ponds.
- 3.3 All drainage systems must have HOA/ACC approval. The application must include details of the system and show lot line boundaries.
- 3.4 After application submittal, inspection and approval by the HOA/ACC and CDD Field Inspector is necessary before work is started.

4. Water Diversion – Inlet to Drainage Pipe

All types of water diversion systems; stand alone or in conjunction with a pool or extended screen enclosure; require HOA/ACC approval. The systems require HOA/ACC and CDD Field Inspector inspection for compliance with HOA regulations and standards.

4.1 Inlet to Drainage Pipe

- 4.1.1 Directed water flow from the house gutter downspouts and pool area can be to a drainage pipe, terminated to a Grass Discharge System “Bubbler Drain” or directly into a Retention Pond.
- 4.1.2 The water may be directly connected to the drainpipe or through a grated junction inlet box. (Fig 4.2)



Direct Connection



Inlet Box with a Grate

Fig 4.2 Drainage Pipe Connection

5. Water Diversion - Outflow of Drainage Pipe

There is typically 20 feet of Common Areas between the homeowners' property line and the Retention Ponds to allow for maintenance. This area is for absorption of water from lawn areas and to minimize sediment into the ponds

5.1 Grass Discharge System or "Bubbler System" Fig. 5.1

- 5.1.1 It is required that the system is terminated within the private property lot lines.
- 5.1.2 A minimum of 10 foot radius of flat lawn area is required for water runoff at the Bubbler System termination.
- 5.1.3 No Bubbler System is allowed on the banks of a Retention Pond.
- 5.1.4 The HOA/ACC application must show the exact system layout including property lines.
- 5.1.5 Any extension beyond the property lines would be considered a hardship. Applicant is required to provide explanation of hardship.
- 5.1.6 A Grate or Pop up drain valve termination is to be used when installing a Bubbler System. (Fig. 5.1.6)



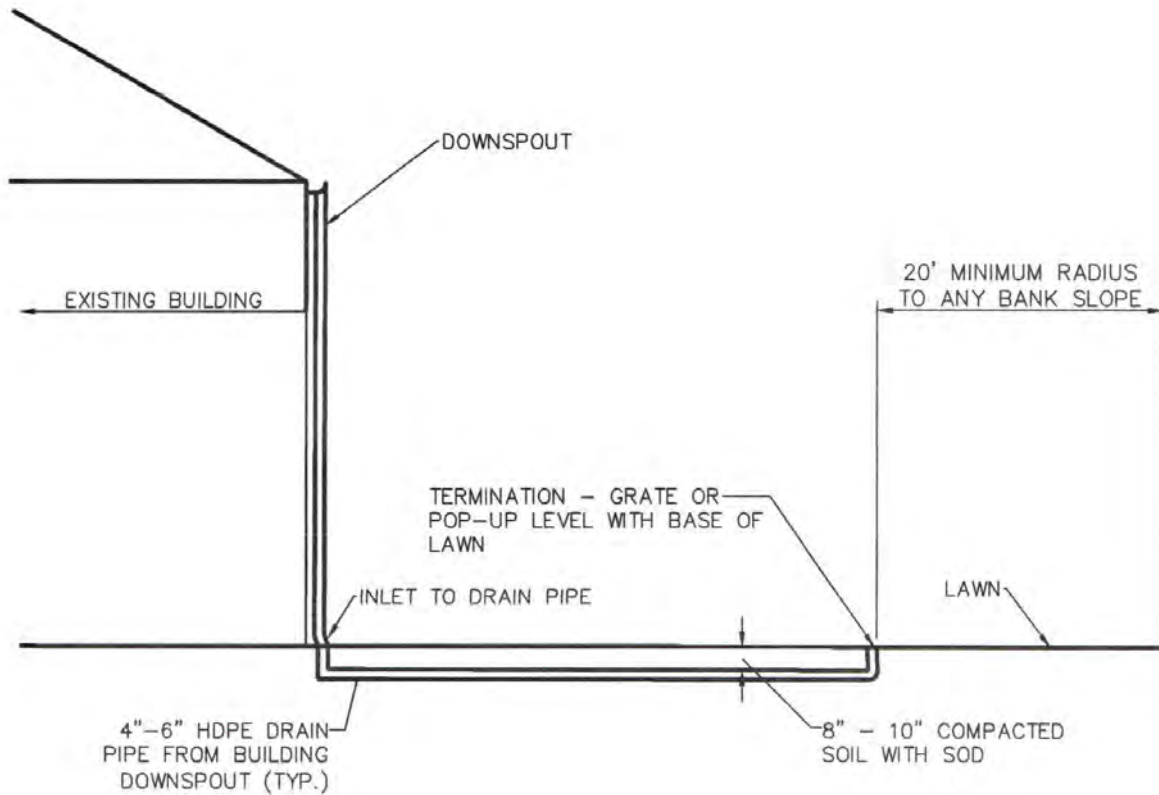
Grate Termination



Pop Up Drain Valve Termination

"Bubbler System" End Termination Fig. 5.1.6

- 5.1.7 The termination must be level with the lawn to prevent damage when mowing
- 5.1.8 The drainage pipe and termination must be covered by 8 to 10 inches of compacted soil and sod, at the level of the surrounding landscape. This must be done as soon as possible to prevent erosion.



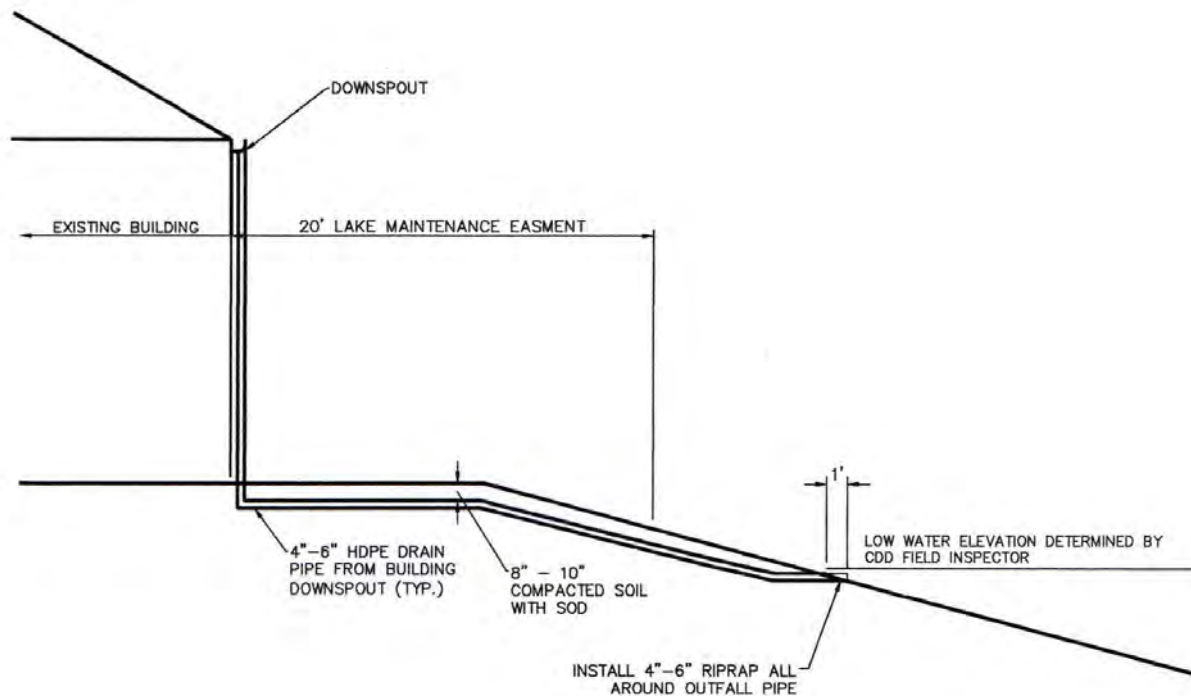
TYPICAL GRASS DISCHARGE SYSTEM OR BUBBLER SYSTEM
FIGURE 5.1

N.T.S.

Grass Discharge System or Bubble System Fig. 5.1

5.2 Direct Drainage into Retention Ponds Fig. 5.2

- 5.2.1 Drainage pipes extending in to the ponds must be below the low water level for esthetic reasons and to reduce bank erosion during heavy outflow. After the HOA/ACC Application is approved, the CDD Field Inspector will determine the low water level, at which time, the pipe can be extended into the pond. The exact level/depth at which the pipe can be extended will be governed by specific site/location condition which will be approved by the CDD Field Inspector.
- 5.2.2 The pipe extension into the pond must be surrounded by 3 to 5 inches of Rip Rap to stabilize the pipe and minimize erosion at low water level or outflow.



TYPICAL POND DRAIN PIPE INSTALLATION
FIGURE 5.2
N.T.S.

TYPICAL POND DRAIN PIPE INSTALLATION Fig. 5.2

6. **Land and Bank Restoration**

- 6.1 The land must be restored to its original contour and conditions prior to installation.
- 6.2 Any disturbance to the Retention Pond bank must be properly restored, as soon as possible, to prevent erosion.
- 6.3 If the disturbance is in the lawn area, the excavated material can be used as fill if it is suitable for sod planting and growth.
- 6.4 Excavated material may be used on the Pond slope, if suitable for sod planting and growth. Bare stabilized banks can use the excavated material as long as it is compactable and minimizes erosion
- 6.5 The **debris deposit** will not be returned until the HOA/ACC and CDD Field Inspector approved the drainage system and restoration.

7. **VeronaWalk Infrastructure Damage**

The infrastructure belongs to VeronaWalk per the HOA Documents and the repair cost can be billed to the homeowner.

- 7.1 The homeowner is responsible for any infrastructure damage to roads, sidewalks, cable, phone electrical service, sprinklers, trees, shrubs, grass, and the like on land designated as Common Area or adjacent property during work performed on any site.
- 7.2 It is recommended that a damage clause be noted in the contract, for work to be done by a contractor, reimbursing the property owner for any infrastructure damage and repairs.
- 7.3 Any infrastructure damage should be noted by a HOA Representative, CDD Field Inspector or adjacent property owner and should be immediately reported to the HOA office.
- 7.4 The HOA/ACC approved application will be held open and fee withheld until all damage is repaired or total repair cost assessed to the property owner is paid.

8. **Violation Notice**

Violations to the guidelines, as determined by an HOA Representative or the CDD Field Inspector, must be rectified the next working day or within 24 hours of notification or work will be stopped until the violation is corrected.

**VERONA WALK COMMUNITY DEVELOPMENT DISTRICT
FIELD REPORT
FOR THE MONTH(S) OF 7/18/2024**

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

Lake levels continue to rise. Water quality and littoral health is good

2) **OUTFALL INSPECTION**

All outfalls look normal and are functioning normally.

3) **LAKE LEVELS**

Current Month: 7.8 Previous Month: 6.4

4) **INSPECTION OF HOA LAWN SPRAYING & LAKE BANK MOWING**

Lawn spraying as per contract and lake bank mowing yet to be started.

5) **QUARTERLY WATER SAMPLING & RESULTS**

Quarterly sampling not yet completed. Quality looks good.

6) **COORDINATION OF CONTRACTORS**

Coordination good.

7) **SWIMMING POOL INSPECTIONS & ADDRESSES**

No pools are under construction

8) **DRAINAGE INSPECTIONS – ADDRESSES & COMMENTS**

Ongoing application for downspout extension to lake at 8747 Ferrara ongoing.

9) **RAIN EVENT FLOWS AND INSPECTIONS**

Rainfall has subsided a bit but seems to be returning to normal.

Verona Walk
Community Development District

**Financial Report For
June 2024**

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

	Annual Budget 10/1/23 - 9/30/24	Actual Jun-24	Year To Date Actual 10/1/23 - 6/30/24
REVENUES			
O & M ASSESSMENTS	311,297	0	310,777
DEBT ASSESSMENTS - SERIES 2013	515,565	0	512,561
DEBT ASSESSMENTS - SERIES 2018	581,478	0	578,084
OTHER REVENUES	0	0	0
INTEREST INCOME	600	0	26,060
TOTAL REVENUES	\$ 1,408,940	\$ -	\$ 1,427,482
EXPENDITURES			
MAINTENANCE EXPENDITURES			
FIELD INSPECTOR	42,600	0	30,420
VEHICLE - INSURANCE	1,000	0	0
VEHICLE - EQUIPMENT (SMALL TOOLS)	1,545	0	0
VEHICLE - GAS & MAINTENANCE	2,750	0	88
GOLF CART STORAGE	1,200	0	0
LAKE SPRAYING (SOLITUDE-CLARK)	77,500	5,876	52,206
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	\$ 5,876	\$ 85,754
ADMINISTRATIVE EXPENDITURES			
ENGINEERING	14,500	0	1,927
MANAGEMENT	49,788	4,149	33,192
SECRETARIAL	4,200	350	2,800
LEGAL	16,000	0	3,281
ASSESSMENT ROLL	10,000	0	0
AUDIT FEES	4,100	0	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	543
MISCELLANEOUS/CONTINGENCY	2,000	239	691
POSTAGE	700	32	283
OFFICE SUPPLIES	1,075	108	404
DUES & SUBSCRIPTIONS	175	0	175
WEBSITE MANAGEMENT	2,000	167	1,333
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	1,000
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 124,968	\$ 5,045	\$ 60,887
TOTAL EXPENDITURES	\$ 335,313	\$ 10,921	\$ 146,641
REVENUES LESS EXPENDITURES	\$ 1,073,627	\$ (10,921)	\$ 1,280,841
BOND PAYMENTS (SERIES 2013)	(476,898)	0	(483,327)
BOND PAYMENTS (SERIES 2018)	(537,867)	0	(545,112)
BALANCE	\$ 58,862	\$ (10,921)	\$ 252,402
ADMINISTRATIVE COSTS	(48,628)	0	(26,943)
DISCOUNTS FOR EARLY PAYMENTS	(57,085)	0	(52,912)
EXCESS/ (SHORTFALL)	\$ (46,851)	\$ (10,921)	\$ 172,547
CARRYOVER FROM PRIOR YEAR	46,851	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (10,921)	\$ 172,547

Bank Balance As Of 6/30/24	\$ 885,671.16
Accounts Payable As Of 6/30/24	\$ 12,923.07
Accounts Receivable As Of 6/30/24	\$ -
Available Funds As Of 6/30/24	\$ 872,748.09

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

	<u>Oct '23 - Jun 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	1,927.50	14,500.00	-12,572.50	13.29%
511.311 · Management Fees	33,192.00	49,788.00	-16,596.00	66.67%
511.312 · Secretarial Fees	2,800.00	4,200.00	-1,400.00	66.67%
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	542.93	2,050.00	-1,507.07	26.48%
511.512 · Miscellaneous	691.08	2,000.00	-1,308.92	34.55%
511.513 · Postage and Delivery	282.64	700.00	-417.36	40.38%
511.514 · Office Supplies	404.30	1,075.00	-670.70	37.61%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.750 · Website Management	1,333.28	2,000.00	-666.72	66.66%
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	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)	52,206.00	77,500.00	-25,294.00	67.36%
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>146,641.38</u>	<u>335,313.00</u>	<u>-188,671.62</u>	<u>43.73%</u>
Net Income	<u><u>172,547.12</u></u>	<u><u>0.00</u></u>	<u><u>172,547.12</u></u>	<u><u>100.0%</u></u>

Verona Walk Community Development District

Balance Sheet

As of June 30, 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	885,671.16	0.00	0.00	0.00	0.00	885,671.16
Total Current Assets	885,671.16	0.00	0.00	0.00	0.00	885,671.16
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	107.97	0.00	0.00	107.97
Investments - Interest Acct	0.00	0.00	0.14	0.00	0.00	0.14
Investments - Reserve Acct	0.00	228,881.25	53,677.64	0.00	0.00	282,558.89
Investments - Revenue Acct	0.00	137,033.15	242,242.79	0.00	0.00	379,275.94
Investments - Prepayment Acct	0.00	2,609.75	4,636.43	0.00	0.00	7,246.18
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	370,857.57	370,857.57
Amount Available In DSF (2018)	0.00	0.00	0.00	0.00	300,664.97	300,664.97
Amount To Be Provided	0.00	0.00	0.00	0.00	8,848,477.46	8,848,477.46
Total Other Assets	0.00	370,857.57	300,664.97	0.00	9,520,000.00	10,191,522.54
TOTAL ASSETS	885,671.16	370,857.57	300,664.97	6,192,410.00	9,520,000.00	17,269,603.70
LIABILITIES & EQUITY						
Liabilities						
Current Liabilities						
Accrued Expenses	0.00	0.00	0.00	0.00	0.00	0.00
Accounts Payable	12,923.07	0.00	0.00	0.00	0.00	12,923.07
Total Current Liabilities	12,923.07	0.00	0.00	0.00	0.00	12,923.07
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	12,923.07	0.00	0.00	0.00	9,520,000.00	9,532,923.07
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	172,547.12	-3,532.48	-1,297.44	0.00	0.00	167,717.20
Investment In Gen Fixed Assets	0.00	0.00	0.00	15,481,040.00	0.00	15,481,040.00
Total Equity	872,748.09	370,857.57	300,664.97	6,192,410.00	0.00	7,736,680.63
TOTAL LIABILITIES & EQUITY	885,671.16	370,857.57	300,664.97	6,192,410.00	9,520,000.00	17,269,603.70