



**VERONA WALK
COMMUNITY DEVELOPMENT
DISTRICT**

**COLLIER COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
AUGUST 15, 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 & PUBLIC HEARING
August 15, 2024
10:00 a.m.
Call-In: 877-402-9753 Passcode: 1811087

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NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2024-2025 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

The Board of Supervisors (the “**Board**”) of Verona Walk Community Development District (the “**District**”) will hold two (2) public hearings and a meeting on **Thursday, August 15, 2024, at 10:00 a.m., at the Town Center at Verona Walk, 8090 Sorrento Lane, Naples, Florida 34114.**

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024-2025**”). The second public hearing is being held pursuant to Chapters 190 and 197, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments (“**O&M Assessments**”) upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2024-2025; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of the annually recurring O&M Assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy the O&M Assessments as finally approved by the Board and certify an assessment roll. A Board meeting of the District will also be held where the Board may consider any other District business.

A copy of the Proposed Budget, preliminary assessment roll, and the agenda may be viewed on the District’s website www.veronawalkcdd.org at least two (2) days before the meeting, or may be obtained by contacting the office of the District Manager at Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410; email: kmeneely@sdsinc.org; or phone: (561) 630-4922 (the “**District Manager’s Office**”).

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District’s general administrative, operations, and maintenance budget. A description of the services to be funded by the O&M Assessments, and the properties to be benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the hearings/meeting and in any future year.

Current Annual O&M Assessment (October 1, 2023 – September 30, 2024)	Proposed Annual O&M Assessment (October 1, 2024 – September 30, 2025)	Change in Annual Dollar Amount
\$162.13	\$545.50	\$383.37

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2024 Collier County property tax bill. The amount shown includes all applicable collection costs. A property owner is eligible for a discount of up to 4% if the owner’s tax bill is paid early. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the “maximum rate” authorized by law for O&M Assessments, such that no public hearing shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2024-2025.

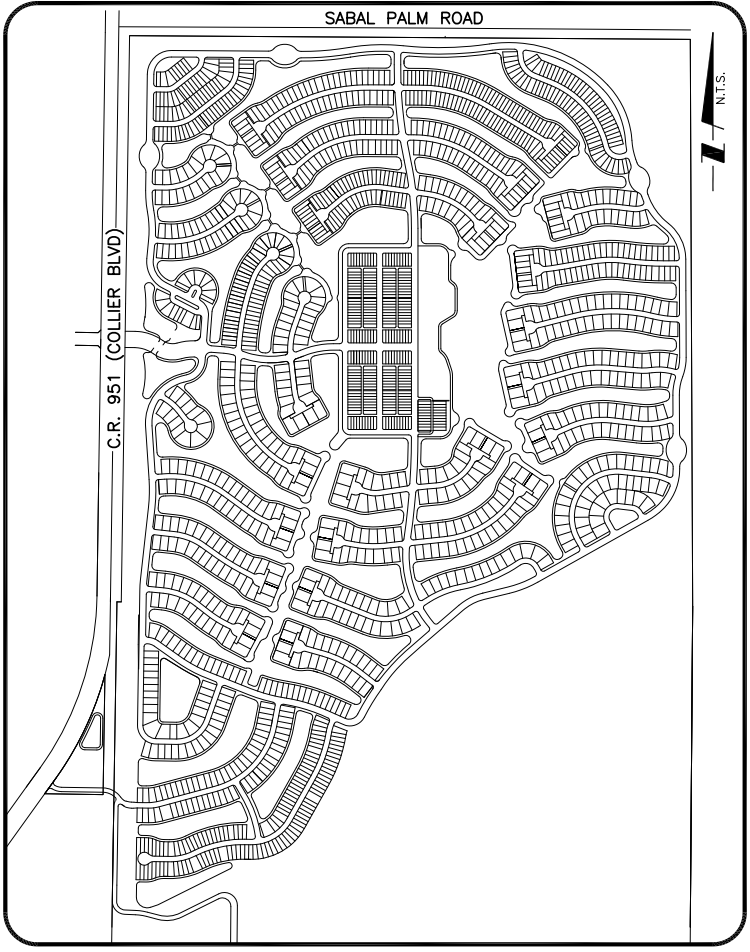
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The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearing(s) or meeting. There may be occasions when staff or Board members may participate by speaker telephone or other electronic means.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager’s Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Kathleen Meneely
District Manager



Verona Walk Community Development District

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2024/2025 BUDGET;
NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE
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Kathleen Meneely

District Manager

VERONA WALK COMMUNITY DEVELOPMENT DISTRICT

www.veronawalkcdd.org

8/2/24 10420734

**VERONA WALK COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
JULY 18, 2024**

A. CALL TO ORDER

The July 18, 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
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	Cole Prium (via phone)	Hole Montes, Inc.

Also present were the following:

Albert Burbine, Herb Czeschin, Cris Briggs, Diana Kunz, Beth Boland and Terence Smith.

E. ADDITIONS OR DELETIONS TO THE AGENDA

Ms. Czubkowski requested a discussion on the process for the budget public hearing.

Mr. Monti stated he would like to add a discussion on the RFP for spike rush harvesting.

There was a consensus of the Board to add these items under Board Member Comments.

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

Mr. Czeschin asked which seats would be on the upcoming election ballot and Ms. Czubkowski responded that hers and Mr. Kurzawski's were on the ballot.

G. APPROVAL OF MINUTES

1. June 20, 2024, Regular Board Meeting

The June 20, 2024, Regular Board Meeting minutes were presented for approval.

A **motion** was made by Mr. Monti, seconded by Mr. Kurzawski and passed unanimously approving the minutes of the June 20, 2024, Regular Board Meeting, as presented.

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 the guidelines for putting downspouts out into the lake had been revised so that they reflect the correct procedures. He further stated that he had worked with the engineer on the language and exhibits. Mr. Monti pointed out that regarding the Exhibit 5., whereas the label which notes a 20' minimum radius to any bank slope should be removed. Ms. Boland, Chair of the ACC, thanked the Board for their work and noted that they needed the revised guidelines, as amended, as soon as possible. Mr. Prium advised that he would send the new document that afternoon.

A **motion** was made by Mr. Monti, seconded by Mr. Roy and passed unanimously adopting the CDD Guidelines for Drain Installations, as amended, after which they will be forwarded to the HOA & ACC for their records.

J. ADMINISTRATIVE MATTERS

1. District Attorney Update

There was no District Attorney update at this time

2. District Engineer Update

There was no District Engineer update at this time.

3. Field Inspector Update

Mr. Hirniak went over his report, noting that the lake levels were rising. He stated that there had been 6.4 inches of rain and the normal was 4 inches. He continued that the contract had been awarded to Greenscapes for lake bank mowing but now the area is under water and for safety, the contractor cannot do the cut until the water recedes.

Mr. Czeschin asked if the tree that was removed in the CDD easement near the fitness center was impacting the bank. Mr. Hirniak responded that the tree was the property of the HOA and there was no harm to the bank, although they will need to re-sod.

Ms. Czubkowski asked Mr. Hirniak to address the high grasses in the front pond. Mr. Hirniak indicated that he had sent an email to Solitude but had not yet received a response. He added that the lake was shallow so they will need to be pulled out.

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 that the next scheduled meeting was August 15, 2024, and would include a public hearing on the budget.

K. BOARD MEMBER COMMENTS

Ms. Czubkowski requested an overview of the public hearing that would take place next month. She also stated that the Board had heard a presentation about the removal of spike rush and asked about the assessment increase. Ms. Meneely went over the proposed assessment, noting that it included spike rush harvesting, the increase in number of lake bank trimmings, no use of fund balance and fees and discounts.

Ms. Czubkowski stated that she had a larger room secured for the Public Hearing and a microphone would also be made available. Discussion ensued to have about 150 chairs set up in the meeting room. Mr. Monti stated the meeting was during the day so may not need all the chairs and Ms. Czubkowski stated that people could phone in or e-mail their comments to be considered. She added that the Board had been criticized about not providing for a Zoom call but the system failed for the HOA.

She stated that the Board had a generous fund balance and wondered if some of that could be used to offset the assessment. Ms. Meneely responded that it could be used. Ms. Czubkowski added that the proposal was for a one-time expense but that is not an assurance and the Board would need to be flexible. Mr. Monti asked if after input at the public hearing, could the Board choose to lower the assessment and Ms. Meneely responded that they could. Mr. Kurzawski stated that at the public hearing the benefit of the increase should be explained, including that it enhances the community and thus the value of homes. Ms. Meneely stated that as a government, a public hearing is the Board's opportunity to "poll" the residents to get their opinions on the expense, but that the ultimate decision is that of the Board.

Ms. Kunz asked about the effectiveness of the process and Mr. Hirniak stated that there would always be spike rush and it has its benefits, but it can also overwhelm the waterways which it did this last season. He continued that the Board was asked to solve the program so Solitude was contacted and gave a presentation on how to treat the issue whereby the spike rush is killed and then harvested mechanically. He added that the Board was told it was a long-term solution but he is not sure he agrees as this is a plant. Ms. Czubkowski added that the removal is a 6-8 week process with equipment being used. Mr. Monti stated that he was less optimistic about the 1x application as spike rush is like a tulip bulb and the treatment goes to the root, but he is unwilling to commit to the

community that it would only be a single application. He continued that the community has relied on nature to manage it up until now but photos show the spike rush has totally closed together under bridges; but the removal cost is enormously expensive. Burbine asked if the project, as envisioned, treats all lakes or do some areas need more treatment. Mr. Monti stated that there were 22 miles of shoreline in the community and 2.5 miles of that were littoral zones which cannot be touched. Ms. Czubkowski summarized by saying that all the lakes will be treated the same with the exception of the littoral zones which were showed on a map. Mr. Monti explained that spike rush keeps the water healthy and absorbs nutrients and bacteria that are not wanted on lawns since the lakes are used for irrigation. He added that the RFP needs to address these nutrients to make sure that there is still a balance between protecting the pond asset and benefits of the spike rush if removed. Ms. Briggs stated that she's listened to the explanations and it sounds like Solitude would guarantee the results that the harvesting would be long lasting. Mr. Monti stated that this should also be part of the RFP if the Board chooses to move forward but at this point it is all speculative. He asked Mr. Hirniak to start preparing the RFP and he can provide the one the HOA put out for landscaping. Ms. Czubkowski stated that the document has a long way to go and will need legal and Supervisor review but there is no need rushing until the Board decides. She continued by stating that it is a fact that the process is long and would not take place until spring of next year when the plant is exposed enough to spray. Discussion took place regarding the presentation with Messrs. Monti and Hirniak stating that they would be able to answer questions regarding the process.

L. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 11:30 a.m. on a **motion** made by Mr. Roy, seconded by Mr. Monti and that **motion** carried unanimously.

Secretary/Assistant Secretary

Chair/Vice-Chair

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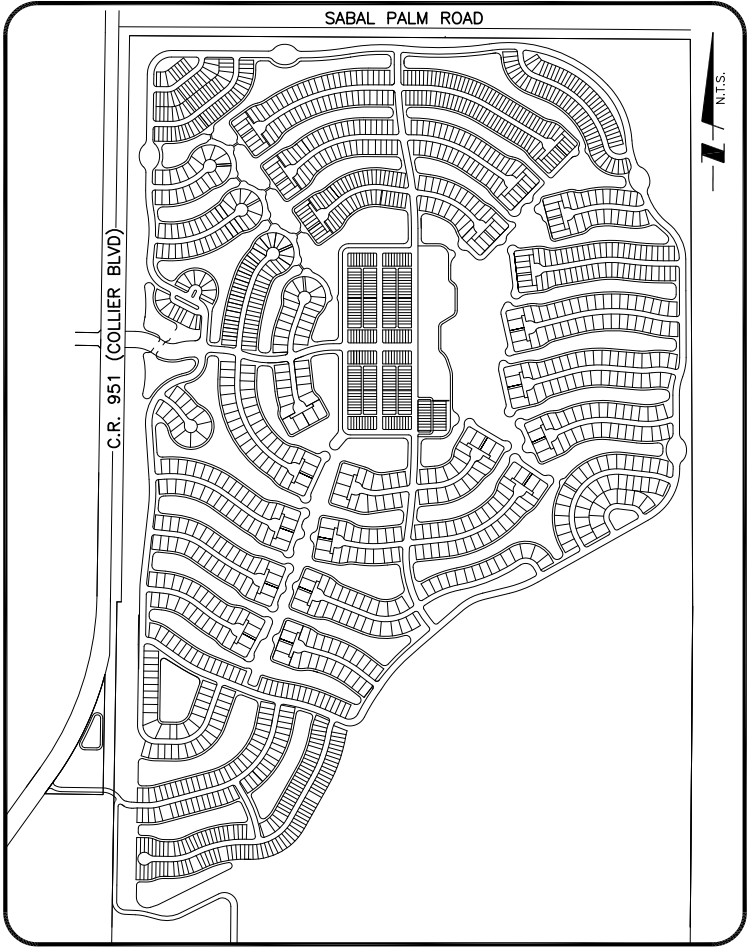
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Verona Walk Community Development District

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Kathleen Meneely

District Manager

VERONA WALK COMMUNITY DEVELOPMENT DISTRICT

www.veronawalkcdd.org

8/2/24 10420734

RESOLUTION NO. 2024-02

A RESOLUTION OF THE VERONA WALK COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2024/2025 BUDGET.

WHEREAS, the Verona Walk Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2024/2025 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 2024/2025 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 15th day of August, 2024.

ATTEST:

**VERONA WALK
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Verona Walk
Community Development District

**Final Budget For
Fiscal Year 2024/2025
October 1, 2024 - September 30, 2025**

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- V ASSESSMENT COMPARISON

FINAL BUDGET
VERONA WALK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET
REVENUES	
O & M ASSESSMENTS	1,047,352
DEBT ASSESSMENTS - SERIES 2013	515,565
DEBT ASSESSMENTS - SERIES 2018	580,455
OTHER REVENUES	0
INTEREST INCOME	1,200
TOTAL REVENUES	\$ 2,144,572
EXPENDITURES	
MAINTENANCE EXPENDITURES	
FIELD INSPECTOR	43,200
VEHICLE - INSURANCE	1,000
VEHICLE - EQUIPMENT (SMALL TOOLS)	1,545
VEHICLE - GAS & MAINTENANCE	2,750
GOLF CART STORAGE	1,500
LAKE SPRAYING (SOLITUDE-CLARK)	77,500
LAKE WATER QUALITY TESTING (BENCHMARK)	6,000
SPECIAL PROJECTS	15,000
LAKE BANK MOWING	65,650
OUTFALL PIPE & STRUCTURE INSPECTION & CLEANING	5,000
STORM PIPE & EROSION REPAIRS	48,000
DREDGING	1,000
SPIKERUSH MAINTENANCE	576,000
MISCELLANEOUS MAINTENANCE	1,250
TOTAL MAINTENANCE EXPENDITURES	\$ 845,395
ADMINISTRATIVE EXPENDITURES	
ENGINEERING	13,500
MANAGEMENT	51,276
SECRETARIAL	4,200
LEGAL	15,000
ASSESSMENT ROLL	10,000
AUDIT FEES	4,200
ARBITRAGE REBATE FEE - SERIES 2013	650
ARBITRAGE REBATE FEE - SERIES 2018	650
INSURANCE	7,500
LEGAL ADVERTISING	2,050
MISCELLANEOUS/CONTINGENCY	1,800
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	\$ 124,606
TOTAL EXPENDITURES	\$ 970,001
REVENUES LESS EXPENDITURES	\$ 1,174,571
BOND PAYMENTS (SERIES 2013)	(476,898)
BOND PAYMENTS (SERIES 2018)	(536,921)
BALANCE	\$ 160,752
COUNTY APPRAISER & TAX COLLECTOR ADMINISTRATIVE COSTS	(73,946)
DISCOUNTS FOR EARLY PAYMENTS	(86,806)
EXCESS/ (SHORTFALL)	\$ -
CARRYOVER FROM PRIOR YEAR	0
NET EXCESS/ (SHORTFALL)	\$ -

Note: Projected Available Funds Balance As Of 9-30-24 is \$700,000

DETAILED FINAL BUDGET
VERONA WALK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET	COMMENTS
REVENUES				
O & M ASSESSMENTS	312,778	311,297	1,047,352	Expenditures Less Interest & Carryover/.925
DEBT ASSESSMENTS - SERIES 2013	515,567	515,565	515,565	Bond Payments/.925
DEBT ASSESSMENTS - SERIES 2018	582,657	581,478	580,455	Bond Payments/.925
OTHER REVENUES	23	0	0	
INTEREST INCOME	16,271	600	1,200	Interest Projected At \$1,000 Per Month
TOTAL REVENUES	\$ 1,427,296	\$ 1,408,940	\$ 2,144,572	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
FIELD INSPECTOR	45,029	42,600	43,200	\$600 (\$50 Per Month) Increase From 2023/2024 Budget
VEHICLE - INSURANCE	0	1,000	1,000	No Change From 2023/2024 Budget
VEHICLE - EQUIPMENT (SMALL TOOLS)	0	1,545	1,545	No Change From 2023/2024 Budget
VEHICLE - GAS & MAINTENANCE	153	2,750	2,750	No Change From 2023/2024 Budget
GOLF CART STORAGE	1,200	1,200	1,500	\$300 Increase From 2023/2024 Budget
LAKE SPRAYING (SOLITUDE-CLARK)	67,800	77,500	77,500	23/24 Expenditure Through April 2024 Was \$40,454
LAKE WATER QUALITY TESTING (BENCHMARK)	3,894	6,000	6,000	No Change From 2023/2024 Budget
SPECIAL PROJECTS	2,260	6,000	15,000	Includes \$6,000 For Littoral Planting Project
LAKE BANK MOWING	16,800	16,500	65,650	Estimate For Tri-Annual Lake Bank Mowing
OUTFALL PIPE & STRUCTURE INSPECTION & CLEANING	0	5,000	5,000	No Change From 2023/2024 Budget
STORM PIPE & EROSION REPAIRS	13,339	48,000	48,000	No Change From 2023/2024 Budget
DREDGING	0	1,000	1,000	No Change From 2023/2024 Budget
SPIKERUSH MAINTENANCE	0	0	576,000	Estimate For Harvesting Treatment
MISCELLANEOUS MAINTENANCE	11,492	1,250	1,250	No Change From 2023/2024 Budget
TOTAL MAINTENANCE EXPENDITURES	\$ 161,967	\$ 210,345	\$ 845,395	
ADMINISTRATIVE EXPENDITURES				
ENGINEERING	1,481	14,500	13,500	\$1,000 Decrease From 2023/2024 Budget
MANAGEMENT	48,348	49,788	51,276	CPI Adjustment (Capped At 3%)
SECRETARIAL	4,200	4,200	4,200	No Change From 2023/2024 Budget
LEGAL	6,754	16,000	15,000	FY 23/24 Expenditures Through Jan 2024 Were \$1,529
ASSESSMENT ROLL	10,000	10,000	10,000	As Per Contract
AUDIT FEES	4,000	4,100	4,200	Accepted Amount For 2023/2024 Audit
ARBITRAGE REBATE FEE - SERIES 2013	650	650	650	No Change From 2023/2024 Budget
ARBITRAGE REBATE FEE - SERIES 2018	650	650	650	No Change From 2023/2024 Budget
INSURANCE	6,474	7,250	7,500	FY 23/24 Expenditure Was \$6,799
LEGAL ADVERTISING	1,939	2,050	2,050	No Change From 2023/2024 Budget
MISCELLANEOUS/CONTINGENCY	789	2,000	1,800	\$200 Decrease From 2023/2024 Budget
POSTAGE	447	700	700	No Change From 2023/2024 Budget
OFFICE SUPPLIES	635	1,075	1,075	No Change From 2023/2024 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2023/2024 Budget
WEBSITE MANAGEMENT	2,000	2,000	2,000	No Change From 2023/2024 Budget
TRUSTEE FEES - SERIES 2013	4,730	4,730	4,730	No Change From 2023/2024 Budget
TRUSTEE FEES - SERIES 2018	3,709	4,100	4,100	No Change From 2023/2024 Budget
CONTINUING DISCLOSURE FEE	1,000	1,000	1,000	No Change From 2023/2024 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 97,981	\$ 124,968	\$ 124,606	
TOTAL EXPENDITURES	\$ 259,948	\$ 335,313	\$ 970,001	
REVENUES LESS EXPENDITURES	\$ 1,167,348	\$ 1,073,627	\$ 1,174,571	
BOND PAYMENTS (SERIES 2013)	(486,350)	(476,898)	(476,898)	2025 Principal & Interest Payments
BOND PAYMENTS (SERIES 2018)	(549,638)	(537,867)	(536,921)	2025 Principal & Interest Payments
BALANCE	\$ 131,360	\$ 58,862	\$ 160,752	
COUNTY APPRAISER & TAX COLLECTOR ADMINISTRATIVE COSTS	(17,312)	(48,628)	(73,946)	Three And One Half Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(52,739)	(57,085)	(86,806)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 61,309	\$ (46,851)	\$ -	
CARRYOVER FROM PRIOR YEAR	0	46,851	0	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 61,309	\$ -	\$ -	

Note: Projected Available Funds Balance As Of 9-30-24 is \$700,000

DETAILED FINAL DEBT SERVICE (SERIES 2013) FUND BUDGET
VERONA WALK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2022/2023	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	16,956	100	400	Projected Interest For 2024/2025
NAV Collection	486,350	476,898	476,898	Maximum Debt Service Collection
Prepaid Bond Collection	0	0	0	Prepaid Bond Collection
Total Revenues	\$ 503,306	\$ 476,998	\$ 477,298	
EXPENDITURES				
Principal Payments (2013A-1)	255,000	265,000	280,000	Principal Payment Due In 2025
Principal Payments (2013A-2)	45,000	15,000	5,000	Principal Payment Due In 2025
Interest Payments (2013A-1)	182,694	167,997	157,263	Interest Payments Due In 2025
Interest Payments (2013A-2)	9,325	10,375	5,125	Interest Payments Due In 2025
Bond Redemption	0	18,626	29,910	Estimated Excess Debt Collections
Total Expenditures	\$ 492,019	\$ 476,998	\$ 477,298	
Excess/ (Shortfall)	\$ 11,287	\$ -	\$ -	

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 1/1/24 = \$4,065,000

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 1/1/24 = \$110,000

DETAILED FINAL DEBT SERVICE (SERIES 2018) FUND BUDGET
VERONA WALK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET	COMMENTS
REVENUES				
Interest Income	12,114	100	400	Projected Interest For 2024/2025
NAV Collection	549,638	537,867	536,921	Maximum Debt Service Collection
Prepaid Bond Collection	11,931	0	0	Prepaid Bond Collection
Total Revenues	\$ 573,683	\$ 537,967	\$ 537,321	
EXPENDITURES				
Principal Payments	338,000	350,000	361,000	Principal Payment Due In 2025
Interest Payments	205,335	187,863	176,121	Interest Payments Due In 2025
Bond Redemption	0	104	200	Estimated Excess Debt Collections
Total Expenditures	\$ 543,335	\$ 537,967	\$ 537,321	
Excess/ (Shortfall)	\$ 30,348	\$ -	\$ -	

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 1/1/24 = \$5,965,000

Verona Walk Community Development District Assessment Comparison

Lot Size		Fiscal Year 2020/2021 Assessment*	Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Projected Assessment*
Phase One						
Townhome 26' Cayman	O & M	\$ 162.13	\$ 162.13	\$ 162.13	\$ 162.13	\$ 545.50
	Debt	\$ 540.00	\$ 540.00	\$ 540.00	\$ 540.00	\$ 540.00
	Total	\$ 702.13	\$ 702.13	\$ 702.13	\$ 702.13	\$ 1,085.50
<hr/>						
Duplex 36' Capri/Carrington	O & M	\$ 162.13	\$ 162.13	\$ 162.13	\$ 162.13	\$ 545.50
	Debt	\$ 540.00	\$ 540.00	\$ 540.00	\$ 540.00	\$ 540.00
	Total	\$ 702.13	\$ 702.13	\$ 702.13	\$ 702.13	\$ 1,085.50
<hr/>						
Single Family 50' Oakmont	O & M	\$ 162.13	\$ 162.13	\$ 162.13	\$ 162.13	\$ 545.50
	Debt	\$ 635.00	\$ 635.00	\$ 635.00	\$ 635.00	\$ 635.00
	Total	\$ 797.13	\$ 797.13	\$ 797.13	\$ 797.13	\$ 1,180.50
<hr/>						
Single Family 60' Carlyle	O & M	\$ 162.13	\$ 162.13	\$ 162.13	\$ 162.13	\$ 545.50
	Debt	\$ 730.00	\$ 730.00	\$ 730.00	\$ 730.00	\$ 730.00
	Total	\$ 892.13	\$ 892.13	\$ 892.13	\$ 892.13	\$ 1,275.50
<hr/>						
Phase Two						
Duplex 36'/SF 40' Capri/Carrington	O & M	\$ 162.13	\$ 162.13	\$ 162.13	\$ 162.13	\$ 545.50
	Debt	\$ 511.00	\$ 511.00	\$ 511.00	\$ 511.00	\$ 511.00
	Total	\$ 673.13	\$ 673.13	\$ 673.13	\$ 673.13	\$ 1,056.50
<hr/>						
Single Family 40' Garden	O & M	\$ 162.13	\$ 162.13	\$ 162.13	\$ 162.13	\$ 545.50
	Debt	\$ 577.00	\$ 577.00	\$ 577.00	\$ 577.00	\$ 577.00
	Total	\$ 739.13	\$ 739.13	\$ 739.13	\$ 739.13	\$ 1,122.50
<hr/>						
Single Family 50' Oakmont	O & M	\$ 162.13	\$ 162.13	\$ 162.13	\$ 162.13	\$ 545.50
	Debt	\$ 601.00	\$ 601.00	\$ 601.00	\$ 601.00	\$ 601.00
	Total	\$ 763.13	\$ 763.13	\$ 763.13	\$ 763.13	\$ 1,146.50
<hr/>						
Single Family 60' Carlyle	O & M	\$ 162.13	\$ 162.13	\$ 162.13	\$ 162.13	\$ 545.50
	Debt	\$ 691.00	\$ 691.00	\$ 691.00	\$ 691.00	\$ 691.00
	Total	\$ 853.13	\$ 853.13	\$ 853.13	\$ 853.13	\$ 1,236.50
<hr/>						
Single Family 65' Estate	O & M	\$ 162.13	\$ 162.13	\$ 162.13	\$ 162.13	\$ 545.50
	Debt	\$ 759.00	\$ 759.00	\$ 759.00	\$ 759.00	\$ 759.00
	Total	\$ 921.13	\$ 921.13	\$ 921.13	\$ 921.13	\$ 1,304.50

* 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	12	0
242	Single Family	50'	Oakmont	\$ 635	8	-35
97	Single Family	60'	Carlyle	\$ 730	1	1
935					27	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	9	-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					18	0

2 New PrePAYERS For 2024/2025 - 2 Series 2018 Duplex 36/40

* 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

RESOLUTION NO. 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERONA WALK COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2024/2025 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 2024/2025; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2024/2025 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 2024/2025 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 15th day of August, 2024.

ATTEST:

**VERONA WALK
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**VERONA WALK
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025 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 17, 2024
November 21, 2024
December 19, 2024
January 16, 2025
February 20, 2025
March 20, 2025
April 17, 2025
May 15, 2025
June 19, 2025
July 17, 2025
August 21, 2025
September 18, 2025**

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 2024-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERONA WALK COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Verona Walk Community Development District (the “District”) is a local unit of special-purpose government organized and existing under and pursuant to Chapters 189 and 190, Florida Statutes, as amended; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 15th day of August, 2024.

ATTEST:

**VERONA WALK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A

Program/Activity: District Administration

Goal: Remain compliant with Florida Law for all district meetings

Objectives:

- Notice all District regular, special, and public hearing meetings
- Conduct all post-meeting activities
- District records retained in compliance with Florida Sunshine Laws

Performance Measures:

- All Meetings publicly noticed as required (yes/no)
- Meeting minutes and post-meeting action completed (yes/no)
- District records retained as required by law (yes/no)

Program/Activity: District Finance

Goal: Remain Compliant with Florida Law for all district financing activities

Objectives:

- District adopted fiscal year budget
- District amended budget at end of fiscal year
- Process all District finance accounts receivable and payable
- Support District annual financial audit activities

Performance Measures:

- District adopted fiscal year budget (yes/no)
- District amended budget at end of fiscal year (yes/no)
- District accounts receivable/payable processed for the year (yes/no)
- “No findings” for annual financial audit (yes/no)
 - If “yes” explain

Program/Activity: District Operations

Goal: Insure, Operate and Maintain District owned Infrastructure & assets

Objectives:

- Annual renewal of District insurance policy(s)
- Contracted Services for District operations in effect
- Compliance with all required permits

Performance Measures:

- District insurance renewed and in force (yes/no)
- Contracted Services in force for all District operations (yes/no)
- Permits in compliance (yes/no)

**VERONA WALK COMMUNITY DEVELOPMENT DISTRICT
FIELD REPORT
FOR THE MONTH(S) OF Mid July to Mid August 2024**

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

No erosion noticed, water quality good, littoral health good/

2) **OUTFALL INSPECTION**

Outfall structures look normal – good.

3) **LAKE LEVELS**

Current Month: _____ **Previous Month:** _____

Lake levels are now 5 feet higher than they were this time last month due to tropical storm.

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

Our lake bank mowing has started, but is reduced in scope because of the high water. HOS lawn spraying normal/

5) **QUARTERLY WATER SAMPLING & RESULTS**

Quarterly testing results indicate normal conditions with no test results outside of normal amounts.

6) **COORDINATION OF CONTRACTORS**

Lake bank contractor started lake bank mowing work.

7) **SWIMMING POOL INSPECTIONS & ADDRESSES**

No swimming pools under review.

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

One home each at Navarra and Ferrara are being consulted with due to some surface drainage issues. None of the issues are CDD responsibility.

9) **RAIN EVENT FLOWS AND INSPECTIONS**

Verona Walk
Community Development District

**Financial Report For
July 2024**

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

	Annual Budget 10/1/23 - 9/30/24	Actual Jul-24	Year To Date Actual 10/1/23 - 7/31/24
REVENUES			
O & M ASSESSMENTS	311,297	0	312,687
DEBT ASSESSMENTS - SERIES 2013	515,565	0	515,725
DEBT ASSESSMENTS - SERIES 2018	581,478	0	581,652
OTHER REVENUES	0	0	0
INTEREST INCOME	600	0	32,375
TOTAL REVENUES	\$ 1,408,940	\$ -	\$ 1,442,439
EXPENDITURES			
MAINTENANCE EXPENDITURES			
FIELD INSPECTOR	42,600	3,802	38,024
VEHICLE - INSURANCE	1,000	0	0
VEHICLE - EQUIPMENT (SMALL TOOLS)	1,545	0	0
VEHICLE - GAS & MAINTENANCE	2,750	10	110
GOLF CART STORAGE	1,200	0	0
LAKE SPRAYING (SOLITUDE-CLARK)	77,500	5,876	58,082
LAKE WATER QUALITY TESTING (BENCHMARK)	6,000	1,010	4,051
LAKE LITTORAL & LAKE BANK PLANTINGS	6,000	1,999	1,999
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	\$ 12,697	\$ 102,266
ADMINISTRATIVE EXPENDITURES			
ENGINEERING	14,500	0	3,080
MANAGEMENT	49,788	4,149	41,490
SECRETARIAL	4,200	350	3,500
LEGAL	16,000	0	4,263
ASSESSMENT ROLL	10,000	0	0
AUDIT FEES	4,100	0	4,100
ARBITRAGE REBATE FEE - SERIES 2013	650	650	650
ARBITRAGE REBATE FEE - SERIES 2018	650	0	650
INSURANCE	7,250	0	6,799
LEGAL ADVERTISING	2,050	0	543
MISCELLANEOUS/CONTINGENCY	2,000	151	992
POSTAGE	700	46	376
OFFICE SUPPLIES	1,075	70	530
DUES & SUBSCRIPTIONS	175	0	175
WEBSITE MANAGEMENT	2,000	167	1,667
TRUSTEE FEES - SERIES 2013	4,730	0	4,730
TRUSTEE FEES - SERIES 2018	4,100	0	3,709
CONTINUING DISCLOSURE FEE - SERIES 2013	1,000	0	1,000
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 124,968	\$ 5,583	\$ 78,254
TOTAL EXPENDITURES	\$ 335,313	\$ 18,280	\$ 180,520
REVENUES LESS EXPENDITURES	\$ 1,073,627	\$ (18,280)	\$ 1,261,919
BOND PAYMENTS (SERIES 2013)	(476,898)	0	(486,428)
BOND PAYMENTS (SERIES 2018)	(537,867)	0	(548,609)
BALANCE	\$ 58,862	\$ (18,280)	\$ 226,882
ADMINISTRATIVE COSTS	(48,628)	0	(27,116)
DISCOUNTS FOR EARLY PAYMENTS	(57,085)	0	(52,911)
EXCESS/ (SHORTFALL)	\$ (46,851)	\$ (18,280)	\$ 146,855
CARRYOVER FROM PRIOR YEAR	46,851	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (18,280)	\$ 146,855

Bank Balance As Of 7/31/24	\$ 893,463.59
Accounts Payable As Of 7/31/24	\$ 46,407.50
Accounts Receivable As Of 7/31/24	\$ -
Available Funds As Of 7/31/24	\$ 847,056.09

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

	<u>Oct 23 - July 24</u>	<u>23/24 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
363.100 · O & M Assessment Income	312,686.74	311,297.00	1,389.74	100.45%
363.812 · Debt Assessments (Series 2013)	515,725.15	515,565.00	160.15	100.03%
363.813 · Debt Assessments (Series 2018)	581,652.25	581,478.00	174.25	100.03%
363.822 · Debt Assessmnt-Pd To Trustee-13	-486,427.65	-476,898.00	-9,529.65	102.0%
363.823 · Debt Assessmnt-Pd To Trustee-18	-548,609.55	-537,867.00	-10,742.55	102.0%
363.830 · Assessment Fees	-27,115.75	-48,628.00	21,512.25	55.76%
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	32,374.63	600.00	31,774.63	5,395.77%
Total Income	<u>327,374.34</u>	<u>335,313.00</u>	<u>-7,938.66</u>	<u>97.63%</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	3,080.50	14,500.00	-11,419.50	21.25%
511.311 · Management Fees	41,490.00	49,788.00	-8,298.00	83.33%
511.312 · Secretarial Fees	3,500.00	4,200.00	-700.00	83.33%
511.315 · Legal Fees	4,263.00	16,000.00	-11,737.00	26.64%
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	992.13	2,000.00	-1,007.87	49.61%
511.513 · Postage and Delivery	376.01	700.00	-323.99	53.72%
511.514 · Office Supplies	529.70	1,075.00	-545.30	49.27%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.750 · Website Management	1,666.60	2,000.00	-333.40	83.33%
512.736 · Continuing Disclosure Fee 2013	1,000.00	1,000.00	0.00	100.0%
513.330 · Arbitrage Rebate Fee-Series 13	650.00	650.00	0.00	100.0%
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	38,024.50	42,600.00	-4,575.50	89.26%
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	109.50	2,750.00	-2,640.50	3.98%
514.106 · Lake Spraying (Clark)	58,082.00	77,500.00	-19,418.00	74.95%
514.107 · Lake H2O Quality Tests-Benchmrk	4,050.50	6,000.00	-1,949.50	67.51%
514.108 · Lake Littoral & Lake Bank Plant	1,999.10	6,000.00	-4,000.90	33.32%
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>180,519.22</u>	<u>335,313.00</u>	<u>-154,793.78</u>	<u>53.84%</u>
Net Income	<u><u>146,855.12</u></u>	<u><u>0.00</u></u>	<u><u>146,855.12</u></u>	<u><u>100.0%</u></u>

Verona Walk Community Development District
Balance Sheet
As of July 31, 2024

	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	893,463.59	0.00	0.00	0.00	0.00	893,463.59
Total Current Assets	893,463.59	0.00	0.00	0.00	0.00	893,463.59
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	108.45	0.00	0.00	108.45
Investments - Interest Acct	0.00	0.00	0.14	0.00	0.00	0.14
Investments - Reserve Acct	0.00	228,881.25	53,916.33	0.00	0.00	282,797.58
Investments - Revenue Acct	0.00	140,994.20	246,146.89	0.00	0.00	387,141.09
Investments - Prepayment Acct	0.00	2,609.75	4,657.05	0.00	0.00	7,266.80
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	374,818.62	374,818.62
Amount Available In DSF (2018)	0.00	0.00	0.00	0.00	304,828.86	304,828.86
Amount To Be Provided	0.00	0.00	0.00	0.00	8,840,352.52	8,840,352.52
Total Other Assets	0.00	374,818.62	304,828.86	0.00	9,520,000.00	10,199,647.48
TOTAL ASSETS	893,463.59	374,818.62	304,828.86	6,192,410.00	9,520,000.00	17,285,521.07
LIABILITIES & EQUITY						
Liabilities						
Current Liabilities						
Accrued Expenses	0.00	0.00	0.00	0.00	0.00	0.00
Accounts Payable	46,407.50	0.00	0.00	0.00	0.00	46,407.50
Total Current Liabilities	46,407.50	0.00	0.00	0.00	0.00	46,407.50
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	46,407.50	0.00	0.00	0.00	9,520,000.00	9,566,407.50
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	146,855.12	428.57	2,866.45	0.00	0.00	150,150.14
Investment In Gen Fixed Assets	0.00	0.00	0.00	15,481,040.00	0.00	15,481,040.00
Total Equity	847,056.09	374,818.62	304,828.86	6,192,410.00	0.00	7,719,113.57
TOTAL LIABILITIES & EQUITY	893,463.59	374,818.62	304,828.86	6,192,410.00	9,520,000.00	17,285,521.07