



**VERONA WALK  
COMMUNITY DEVELOPMENT  
DISTRICT**

**COLLIER COUNTY  
REGULAR BOARD MEETING  
NOVEMBER 21, 2024  
10:00 A.M.**

Special District Services, Inc.  
The Oaks Center  
2501A Burns Road  
Palm Beach Gardens, FL 33410

[www.veronawalkcdd.org](http://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**

November 21, 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. Approval of Minutes
  - 1. August 15, 2024 Regular Board Meeting & Public Hearing.....Page 2
- G. Old Business
- H. New Business
  - 1. Consider Resolution No. 2024-05 – Adopting a Fiscal Year 2023/2024 Amended Budget.....Page 7
  - 2. Discussion Regarding Town Center South Parking Lot Flooding.....Page 14
  - 3. Update on Littoral Planting Test Project – Peter Monti
  - 4. Discussion Regarding Implementing the 2025 Budget
- I. Administrative Matters
  - 1. District Attorney Update
  - 2. District Engineer Update
  - 3. Field Inspector Update.....Page 18
  - 4. District Manager Update
    - a. Financials.....Page 19
- J. Comments from the Public
- K. Board Members Comments
  - 1. Discussion Regarding Zoom Meetings – Peter Monti
- L. Adjourn

## **Notice of Regular Board Meeting of the Verona Walk Community Development District**

The Board of Supervisors (the "Board") of the Verona Walk Community Development District (the "District") will hold a Regular Board Meeting on November 21, 2024, at 10:00 a.m. at the Town Center at Verona Walk located at 8090 Sorrento Lane, Naples, Florida 34114.

The purpose of the Regular Board Meeting is for the Board to consider any business which may properly come before it. A copy of the Agenda may be obtained from the District's website ([www.veronawalkcdd.org](http://www.veronawalkcdd.org)) or at the offices of the District Manager, 2501A Burns Road, Palm Beach Gardens, Florida 33410, during normal business hours. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or more Supervisors will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at this meeting should contact the District Manager at (561) 630-4922 and/or toll-free at 1-877-737-4922, at least seven (7) days prior to the date of the meeting.

If any person decides to appeal any decision made with respect to any matter considered at this Regular Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

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

**Verona Walk Community Development District**

**[www.veronawalkcdd.org](http://www.veronawalkcdd.org)**

**PUBLISH: NAPLES DAILY NEWS 11/11/24**

**VERONA WALK COMMUNITY DEVELOPMENT DISTRICT  
PUBLIC HEARING & REGULAR BOARD MEETING  
AUGUST 15, 2024**

**A. CALL TO ORDER**

The August 15, 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 July 26, 2024, and August 2, 2024, 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	Greg Urbancic	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:

Ugene Park – Asst. Community Association GM  
Matthew Merine – Admin Asst. Community Association

Residents present: Margaret Stoehr, Barbara Berry, Seth Forman, Sandy Karam, Valeria Kligys, Yvonne Oswald, Fran Kassemis, Marischen Nordmeyer, Brian Liebler, Jerome Kally, Capobiano Family, Shawn Dougherty, Adele Boehle, Cheryl Chapman, Joseph Cucinella, Ralph Morello, Rocco Megliola, Eric Dalton, Nancy & Garry Rothbaum, Marcia Bravo, Jim Whitcomb, Vicki O’Brien, Ann Holder, Terrence Coffey, Lisa Thompson, Dou Ross, Susan Stokka, Patricia Honer, Adele Wilson,

James Chandler, Lynn Talab, Beth Boland, Robert Blum, Patricia Caldwell, Herb Czeschin, Don Hazard, Sharon Stanke, Gwen Ransone, Hank Sentaski, Mary Nowicki, Terence Smith and others.

Residents present via Zoom – Frank Borowiec, Irene Malpha, Joe Candela, Rich Meury, Ralph Morello, Chris Briggs, Ann McCauley and others.

**E. ADDITIONS OR DELETIONS TO THE AGENDA**

There were no additions or deletions to the agenda.

**F. APPROVAL OF MINUTES**

**1. July 18, 2024, Regular Board Meeting**

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

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

The Regular Board Meeting was recessed and the Public Hearing was opened.

**G. PUBLIC HEARING**

**1. Proof of Publication**

Proof of publication was presented that notice of the Public Hearing had been published in the *Naples Daily News* on July 26, 2024, and August 2, 2024, as legally required.

**2. Receive Public Comment on Fiscal Year 2024/2025 Final Budget**

Mr. Monti gave a PowerPoint presentation on the stormwater system, spike rush, the health of the lakes and the various alternatives for the proposed budget and assessment options (appended as part of the minutes.) The alternatives included: 1) complete harvesting of the spike rush with large assessment; 2) increased spraying of spike rush with small assessment; or 3) harvesting with use of reserves to lessen assessment cost. Questions and discussion took place with many residents expressing their appreciation for the total picture and the majority supporting alternative #2.

**3. Consider Resolution No. 2024-02 – Adopting a Fiscal Year 2024/2025 Final Budget**

Resolution No. 2024-02 was presented, entitled:

**RESOLUTION NO. 2024-02**

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

The Supervisors discussed the input from residents and the various alternatives.

A **motion** was made by Mr. Monti, seconded by Mr. Roy adopting Alternative #2 which would include additional spike rush spraying, but not harvesting, with a slight increase in assessments and no use of reserves for the project.

Upon discussion, Mr. Hogan expressed that he did not believe aesthetics should be considered as the lakes were healthy and it was an ongoing problem. He continued that he believed the status quo should be kept with no increase in assessments for spraying. Mr. Kurzawski stated he had thought everyone would go for the increase, but that was not true; he agreed with Mr. Hogan but believes that reserves should not be used if more spraying is done.

Upon taking a vote, the **motion** passed 3-2 with Ms. Czubkowski and Mr. Hogan dissenting.

The Public Hearing was then closed and the Regular Board Meeting was reconvened.

## **H. OLD BUSINESS**

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

## **I. NEW BUSINESS**

### **1. Consider Resolution No. 2024-03 – Adopting a Fiscal Year 2024/2025 Meeting Schedule**

Resolution No. 2024-03 was presented, entitled:

#### **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.**

After Board discussion, it was decided to remove the June 19, 2025, meeting date, as it is a holiday.

A **motion** was then made by Mr. Monti, seconded by Mr. Kurzawski and passed unanimously adopting Resolution No. 2024-03, as amended.

### **2. Consider Resolution No. 2024-04 – Adopting Goals and Objectives**

Resolution No. 2024-04 was presented, entitled:

#### **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.**

Ms. Meneely went over the State requirement, stating that it was new mandate that was required to be completed by October 1, 2024.

A **motion** was made by Mr. Hogan, seconded by Mr. Roy and passed unanimously adopting Resolution No. 2024-04, as presented.

## **J. ADMINISTRATIVE MATTERS**

### **1. District Attorney Update**

Mr. Urbancic advised of another mandate from the State that contracts need to have an affidavit stating that they do not engage in human trafficking.

### **2. District Engineer Update**

Mr. Cole stated that he had provided information on the water quality of the lakes needed. He continued that there were reports of some temporary flooding of streets in recent storms and he was working on getting addresses to see if there were any clogging of drains. He pointed out that the HOA was responsible for keeping the drains clear at the Town Center.

### **3. Field Inspector Update**

Mr. Hirniak went over his report provided in the meeting materials. Mr. Hirniak added that this year's rainfall levels were way above normal with 48-inches received so far this year.

### **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 meetings were September 19, 2024, and October 17, 2024. There was a consensus of the Board to cancel the September meeting.

## **K. COMMENTS FROM THE PUBLIC**

Several residents thanked the Board for their presentation.

## **L. BOARD MEMBER COMMENTS**

There were no further comments from the Board Members.

## **M. ADJOURNMENT**

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 12:28 p.m. on a **motion** made by Mr. Monti, seconded by Mr. Hogan and that **motion** carried unanimously.

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Secretary/Assistant Secretary

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Chair/Vice-Chair



**RESOLUTION NO. 2024-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERONA WALK COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2023/2024 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors of the Verona Walk Community Development District (“District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

**WHEREAS**, the District has prepared for consideration and approval an Amended Budget.

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

**Section 1.** The Amended Budget for Fiscal Year 2023/2024 attached hereto as Exhibit “A” is hereby approved and adopted.

**Section 2.** The Secretary/Assistant 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 21<sup>st</sup> day of November, 2024.

**ATTEST:**

**VERONA WALK  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson

# Verona Walk Community Development District

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

Verona Walk  
Community Development District

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

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

	FISCAL YEAR 2023/2024 BUDGET 10/1/23 - 9/30/24	AMENDED FINAL BUDGET 10/1/23 - 9/30/24	YEAR TO DATE ACTUAL 10/1/23 - 9/29/24
<b>REVENUES</b>			
O & M ASSESSMENTS	311,297	312,737	312,737
DEBT ASSESSMENTS - SERIES 2013	515,565	515,725	515,725
DEBT ASSESSMENTS - SERIES 2018	581,478	581,652	581,652
OTHER REVENUES	0	0	0
INTEREST INCOME	600	41,300	41,300
<b>TOTAL REVENUES</b>	<b>\$ 1,408,940</b>	<b>\$ 1,451,414</b>	<b>\$ 1,451,414</b>
<b>EXPENDITURES</b>			
<b>MAINTENANCE EXPENDITURES</b>			
FIELD INSPECTOR	42,600	46,000	45,629
VEHICLE - INSURANCE	1,000	0	0
VEHICLE - EQUIPMENT (SMALL TOOLS)	1,545	0	0
VEHICLE - GAS & MAINTENANCE	2,750	140	130
GOLF CART STORAGE	1,200	1,200	1,200
LAKE SPRAYING (SOLITUDE-CLARK)	77,500	83,000	79,552
LAKE WATER QUALITY TESTING (BENCHMARK)	6,000	6,000	4,050
LAKE LITTORAL & LAKE BANK PLANTINGS	6,000	4,000	1,999
LAKE BANK MOWING	16,500	13,000	10,675
OUTFALL PIPE & STRUCTURE INSPECTION & CLEANING	5,000	1,000	0
STORM PIPE & EROSION REPAIRS	48,000	20,000	0
DREDGING	1,000	500	0
MISCELLANEOUS MAINTENANCE (SIGNS, ETC.)	1,250	500	0
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 210,345</b>	<b>\$ 175,340</b>	<b>\$ 143,235</b>
<b>ADMINISTRATIVE EXPENDITURES</b>			
SUPERVISOR FEES	0	0	0
PAYROLL TAXES (EMPLOYER)	0	0	0
ENGINEERING	14,500	7,000	4,759
MANAGEMENT	49,788	49,788	49,788
SECRETARIAL	4,200	4,200	4,200
LEGAL	16,000	10,000	8,703
ASSESSMENT ROLL	10,000	10,000	10,000
AUDIT FEES	4,100	4,100	4,100
ARBITRAGE REBATE FEE - SERIES 2013	650	650	650
ARBITRAGE REBATE FEE - SERIES 2018	650	650	650
INSURANCE	7,250	6,799	6,799
LEGAL ADVERTISING	2,050	3,700	2,662
MISCELLANEOUS/CONTINGENCY	2,000	2,000	1,639
POSTAGE	700	1,860	1,846
OFFICE SUPPLIES	1,075	1,675	1,614
DUES & SUBSCRIPTIONS	175	175	175
WEBSITE MANAGEMENT	2,000	2,000	2,000
TRUSTEE FEES - SERIES 2013	4,730	4,730	4,730
TRUSTEE FEES - SERIES 2018	4,100	3,709	3,709
CONTINUING DISCLOSURE FEE	1,000	1,000	1,000
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 124,968</b>	<b>\$ 114,036</b>	<b>\$ 109,024</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 335,313</b>	<b>\$ 289,376</b>	<b>\$ 252,259</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 1,073,627</b>	<b>\$ 1,162,038</b>	<b>\$ 1,199,155</b>
BOND PAYMENTS (SERIES 2013)	(476,898)	(486,428)	(486,428)
BOND PAYMENTS (SERIES 2018)	(537,867)	(548,610)	(548,610)
<b>BALANCE</b>	<b>\$ 58,862</b>	<b>\$ 127,000</b>	<b>\$ 164,117</b>
ADMINISTRATIVE COSTS	(48,628)	(27,115)	(27,115)
DISCOUNTS FOR EARLY PAYMENTS	(57,085)	(52,911)	(52,911)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (46,851)</b>	<b>\$ 46,974</b>	<b>\$ 84,091</b>
CARRYOVER FROM PRIOR YEAR	46,851	46,851	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ 93,825</b>	<b>\$ 84,091</b>

FUND BALANCE AS OF 9/30/23	\$700,201
FY 2023/2024 ACTIVITY	\$46,974
FUND BALANCE AS OF 9/30/24	\$747,175

**Notes**

Carryover From Prior Year Of \$46,851 used to reduce Fiscal Year 2023/2024 Assessments.

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

	<b>FISCAL YEAR 2023/2024 BUDGET 10/1/23 - 9/30/24</b>	<b>AMENDED FINAL BUDGET 10/1/23 - 9/30/24</b>	<b>YEAR TO DATE ACTUAL 10/1/23 - 9/29/24</b>
<b>REVENUES</b>			
Interest Income	100	20,100	20,067
NAV Assessment Collection	476,898	486,428	486,428
Prepaid Bond Collection (2013)	0	0	0
<b>Total Revenues</b>	<b>\$ 476,998</b>	<b>\$ 506,528</b>	<b>\$ 506,495</b>
<b>EXPENDITURES</b>			
Principal Payments (2013A-1)	265,000	265,000	265,000
Principal Payments (2013A-2)	15,000	15,000	15,000
Interest Payments (2013A-1)	167,997	173,132	173,132
Interest Payments (2013A-2)	10,375	6,750	6,750
Bond Redemption	18,626	40,000	40,000
<b>Total Expenditures</b>	<b>\$ 476,998</b>	<b>\$ 499,882</b>	<b>\$ 499,882</b>
<b>Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ 6,646</b>	<b>\$ 6,613</b>

FUND BALANCE AS OF 9/30/23	\$374,390
FY 2023/2024 ACTIVITY	\$6,646
FUND BALANCE AS OF 9/30/24	\$381,036

**Notes**

Reserve (2013A-1) Fund Balance = \$218,631\*. Reserve (2013A-2) Fund Balance = \$10,250\*.  
Revenue Fund Balance = \$147,212\*. Excess Revenue Fund Balance = \$2,333\*.  
Prepayment Fund Balance = \$2,610\*.  
Revenue Fund Balances To Be Used To Make 11/1/2023 2013A-1 Interest Payment Of \$81,431,  
And 2013A-2 Interest Payment Of \$2,625.  
\* Approximate Amounts

**Series 2013A-1 Bond Refunding Information**

Original Par Amount =	\$6,455,000	Annual Principal Payments Due =
Interest Rate =	1.1% - 4.375%	May 1st
Issue Date =	June 2013	Annual Interest Payments Due =
Maturity Date =	May 2035	May 1st & November 1st
Par Amount As Of 9/30/24 =	\$3,800,000	

**Series 2013A-2 Bond Refunding Information**

Original Par Amount =	\$650,000	Annual Principal Payments Due =
Interest Rate =	4.5% - 5.0%	May 1st
Issue Date =	June 2013	Annual Interest Payments Due =
Maturity Date =	May 2035	May 1st & November 1st
Par Amount As Of 9/30/24 =	\$105,000	

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

	<b>FISCAL YEAR 2023/2024 BUDGET 10/1/23 - 9/30/24</b>	<b>AMENDED FINAL BUDGET 10/1/23 - 9/30/24</b>	<b>YEAR TO DATE ACTUAL 10/1/23 - 9/29/24</b>
<b>REVENUES</b>			
Interest Income	100	19,580	19,528
NAV Assessment Collection	537,867	548,610	548,610
Prepaid Bond Collection (2018)	0	9,745	9,745
<b>Total Revenues</b>	<b>\$ 537,967</b>	<b>\$ 577,935</b>	<b>\$ 577,883</b>
<b>EXPENDITURES</b>			
Principal Payments	350,000	350,000	350,000
Interest Payments	187,863	194,106	194,106
Bond Redemption	104	15,000	15,000
<b>Total Expenditures</b>	<b>\$ 537,967</b>	<b>\$ 559,106</b>	<b>\$ 559,106</b>
<b>Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ 18,829</b>	<b>\$ 18,777</b>

FUND BALANCE AS OF 9/30/23	\$301,962
FY 2023/2024 ACTIVITY	\$18,829
FUND BALANCE AS OF 9/30/24	\$320,791

**Notes**

Reserve Fund Balance = \$54,389\*. Revenue Fund Balance = \$251,959\*.

Prepayment Account Balance = \$14,443\*.

Revenue Fund Balance To Be Used To Make 11/1/2024 Interest Payment Of \$91,244.

\* Approximate Amounts

**Series 2018 Bond Refunding Information**

Original Par Amount =	\$7,677,000	Annual Principal Payments Due:
Interest Rate =	3.25% - 5.375%	May 1st
Issue Date =	March 2018	Annual Interest Payments Due:
Maturity Date =	May 2037	May 1st & November 1st
Par Amount As Of 9/30/24 =	\$5,615,000	

<h1>Bowman</h1>		Field Observation Report																	
		DATE:	9/25/2024																
		PROJECT NAME:	Verona Walk (340048)(HM 2016029)																
		FIELD REPRESENTATIVE:	Kurt Roedema																
WEATHER/TEMPERATURE		ENGINEER OF RECORD:	Bowman																
AM	Cloudy/rain / 85° F	PROJECT EOR / PM:	Terry Cole, P.E.																
PM	-----																		
<table border="1"> <tr> <td>CONTRACTOR: <b>None</b></td> <td>SUBCONTRACTOR:</td> </tr> <tr> <td>Project Manager: None</td> <td>None</td> </tr> <tr> <td>Superintendent: None</td> <td></td> </tr> <tr> <td>Work force: None</td> <td></td> </tr> <tr> <td>Equipment Name/Description</td> <td></td> </tr> <tr> <td>None</td> <td></td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> </table>				CONTRACTOR: <b>None</b>	SUBCONTRACTOR:	Project Manager: None	None	Superintendent: None		Work force: None		Equipment Name/Description		None					
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Project Manager: None	None																		
Superintendent: None																			
Work force: None																			
Equipment Name/Description																			
None																			
VISITORS: Bohdan Hirniak																			
<h3>DAILY ACTIVITY REPORT</h3>																			
ACCIDENTS OR INJURIES: None																			
<table border="1"> <tr> <td> <b>WORK COMPLETED:</b> <ul style="list-style-type: none"> <li>Bowman senior construction representative was onsite and observed / inspected the following operations:</li> <li>Met with Bohdan Hirniak onsite by Town Center, to discuss flooding issues in this area.</li> <li>Bohdan led me to a Type "C" inlet, Structure No. 57 where inlet was filled with water to approx. 1-foot below grate. Probed inlet and hit concrete bottom with little to no silt encountered.</li> <li>Located catch basin TC-52 in detention pond under some vegetation, with water level 1' above inlet grate. The detention pond was empty. If there is a flooding problem, then suggest cleaning out TC-52, and possibly pipe from TC-57 to TC-52.</li> <li>Located catch basin TC-60 in landscape bed hidden by vegetation. There were many roots growing through the grate which need to be removed.</li> </ul> </td> </tr> </table>				<b>WORK COMPLETED:</b> <ul style="list-style-type: none"> <li>Bowman senior construction representative was onsite and observed / inspected the following operations:</li> <li>Met with Bohdan Hirniak onsite by Town Center, to discuss flooding issues in this area.</li> <li>Bohdan led me to a Type "C" inlet, Structure No. 57 where inlet was filled with water to approx. 1-foot below grate. Probed inlet and hit concrete bottom with little to no silt encountered.</li> <li>Located catch basin TC-52 in detention pond under some vegetation, with water level 1' above inlet grate. The detention pond was empty. If there is a flooding problem, then suggest cleaning out TC-52, and possibly pipe from TC-57 to TC-52.</li> <li>Located catch basin TC-60 in landscape bed hidden by vegetation. There were many roots growing through the grate which need to be removed.</li> </ul>															
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PHOTOGRAPHS WITH DESCRIPTION:																			

See pictures below





Above: Type "C" inlet/catch basin (CB), (Structure No. TC-57 on Record Drawings designed by Wilson Miller), located in parking lot east of Cooling Tower where observations began.

Left: Structure No. TC-52, detention pond inlet (Yellow). Outlet structure TC-54 (Red). The detention pond is presently empty.





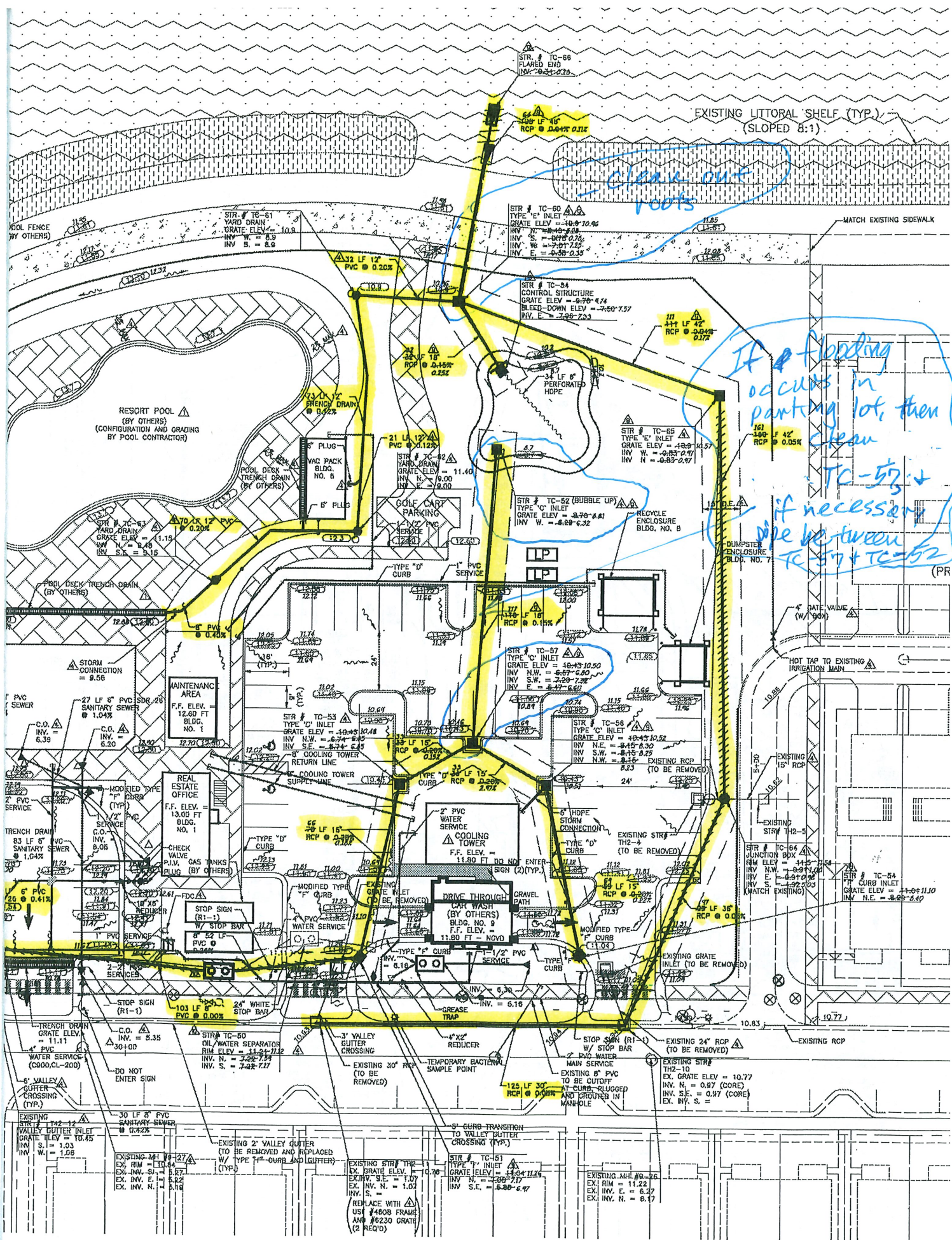
Outlet structure  
TC-54 had water  
approximately 1-  
foot below grate.



Below: Type "E" inlet, Structure No. TC-60 was found buried under debris with many roots penetrating the grate and growing larger inside catch basin. Inlet was relatively dry.







3/07	G.A.R./1980	ACTIVITY	INITIALS/EMP. NO.	DATE
3/07	G.A.R./1980	DESIGNED BY:	EAW/1639	06/04
05	K.J.F./2049	DRAWN BY:	MAS/1849	07/29
05	K.J.F./2049	CHECKED BY:		
05	WHM/1984	CONTRACT ADMIN. BY:		
E. DRAWN BY / EMP. NO. CHECKED BY / EMP. NO. WM APPROVED BY:				

**WilsonMiller**

Planners • Engineers • Ecologists • Surveyors • Landscape Architects • Transportation Consultants

WilsonMiller, Inc.

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**VERONA WALK COMMUNITY DEVELOPMENT DISTRICT  
FIELD REPORT  
FOR THE MONTH(S) OF \_\_\_\_October and November**

- 1) **LAKE INSPECTIONS FOR EROSION, WATER QUALITY & LITTORAL HEALTH** The lakes continue to show good health and general viability. Our consultant, Benchmark, indicates no changes.
- 2) **OUTFALL INSPECTION** Inspections show no compromise of storm water management capabilities.

3) **LAKE LEVELS**

Current Month: \_\_6.0\_\_ Previous Month: \_\_8.0\_\_ The lakes have dropped 2 feet in the last two months.

- 4) **INSPECTION OF HOA LAWN SPRAYING & LAKE BANK MOWING**  
Lake bank mowing has been ordered.
- 5) **QUARTERLY WATER SAMPLING & RESULTS**  
Benchmark has submitted its quarterly report – all is normal and good.
- 6) **COORDINATION OF CONTRACTORS**  
In discussion with three contractors about future lake management work
- 7) **SWIMMING POOL INSPECTIONS & ADDRESSES**  
No pools under current construction
- 8) **DRAINAGE INSPECTIONS – ADDRESSES & COMMENTS**  
No current inspections under way.
- 9) **RAIN EVENT FLOWS AND INSPECTIONS**  
Rains undergoing seasonal change and abatement.

Verona Walk  
Community Development District

**Financial Report For  
September 2024**

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

	Annual Budget 10/1/23 - 9/30/24	Actual Sep-24	Year To Date Actual 10/1/23 - 9/30/24
<b>REVENUES</b>			
O & M ASSESSMENTS	311,297	0	312,737
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	2,759	41,300
<b>TOTAL REVENUES</b>	<b>\$ 1,408,940</b>	<b>\$ 2,759</b>	<b>\$ 1,451,414</b>
<b>EXPENDITURES</b>			
<b>MAINTENANCE EXPENDITURES</b>			
FIELD INSPECTOR	42,600	3,802	45,629
VEHICLE - INSURANCE	1,000	0	0
VEHICLE - EQUIPMENT (SMALL TOOLS)	1,545	0	0
VEHICLE - GAS & MAINTENANCE	2,750	10	129
GOLF CART STORAGE	1,200	0	1,200
LAKE SPRAYING (SOLITUDE-CLARK)	77,500	11,526	79,552
LAKE WATER QUALITY TESTING (BENCHMARK)	6,000	0	4,051
LAKE LITTORAL & LAKE BANK PLANTINGS	6,000	0	1,999
LAKE BANK MOWING	16,500	0	10,675
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
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 210,345</b>	<b>\$ 15,338</b>	<b>\$ 143,235</b>
<b>ADMINISTRATIVE EXPENDITURES</b>			
ENGINEERING	14,500	552	4,759
MANAGEMENT	49,788	4,149	49,788
SECRETARIAL	4,200	350	4,200
LEGAL	16,000	0	8,703
ASSESSMENT ROLL	10,000	10,000	10,000
AUDIT FEES	4,100	0	4,100
ARBITRAGE REBATE FEE - SERIES 2013	650	0	650
ARBITRAGE REBATE FEE - SERIES 2018	650	0	650
INSURANCE	7,250	0	6,799
LEGAL ADVERTISING	2,050	406	3,068
MISCELLANEOUS/CONTINGENCY	2,000	174	1,639
POSTAGE	700	21	1,846
OFFICE SUPPLIES	1,075	157	1,614
DUES & SUBSCRIPTIONS	175	0	175
WEBSITE MANAGEMENT	2,000	167	2,000
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
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 124,968</b>	<b>\$ 15,976</b>	<b>\$ 109,430</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 335,313</b>	<b>\$ 31,314</b>	<b>\$ 252,665</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 1,073,627</b>	<b>\$ (28,555)</b>	<b>\$ 1,198,749</b>
BOND PAYMENTS (SERIES 2013)	(476,898)	0	(486,428)
BOND PAYMENTS (SERIES 2018)	(537,867)	0	(548,610)
<b>BALANCE</b>	<b>\$ 58,862</b>	<b>\$ (28,555)</b>	<b>\$ 163,711</b>
ADMINISTRATIVE COSTS	(48,628)	0	(27,115)
DISCOUNTS FOR EARLY PAYMENTS	(57,085)	0	(52,911)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (46,851)</b>	<b>\$ (28,555)</b>	<b>\$ 83,685</b>
CARRYOVER FROM PRIOR YEAR	46,851	0	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ (28,555)</b>	<b>\$ 83,685</b>

Bank Balance As Of 9/30/24	\$ 839,343.70
Accounts Payable As Of 9/30/24	\$ 55,458.09
Accounts Receivable As Of 9/30/24	\$ -
Available Funds As Of 9/30/24	\$ 783,885.61

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

	<b>Oct 23 - Sept 24</b>	<b>23/24 Budget</b>	<b>\$ Over Budget</b>	<b>% of Budget</b>
<b>Income</b>				
363.100 · O & M Assessment Income	312,736.99	311,297.00	1,439.99	100.46%
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	41,299.75	600.00	40,699.75	6,883.29%
<b>Total Income</b>	<b>336,349.71</b>	<b>335,313.00</b>	<b>1,036.71</b>	<b>100.31%</b>
<b>Expense</b>				
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	4,758.75	14,500.00	-9,741.25	32.82%
511.311 · Management Fees	49,788.00	49,788.00	0.00	100.0%
511.312 · Secretarial Fees	4,200.00	4,200.00	0.00	100.0%
511.315 · Legal Fees	8,703.25	16,000.00	-7,296.75	54.4%
511.318 · Assessment/Tax Roll	10,000.00	10,000.00	0.00	100.0%
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	3,067.49	2,050.00	1,017.49	149.63%
511.512 · Miscellaneous	1,639.44	2,000.00	-360.56	81.97%
511.513 · Postage and Delivery	1,846.22	700.00	1,146.22	263.75%
511.514 · Office Supplies	1,614.00	1,075.00	539.00	150.14%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.750 · Website Management	1,999.92	2,000.00	-0.08	100.0%
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	1,200.00	1,200.00	0.00	100.0%
514.101 · Field Inspector	45,629.40	42,600.00	3,029.40	107.11%
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	129.25	2,750.00	-2,620.75	4.7%
514.106 · Lake Spraying (Clark-Solitude)	79,552.00	77,500.00	2,052.00	102.65%
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	10,675.00	16,500.00	-5,825.00	64.7%
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%
<b>Total Expense</b>	<b>252,665.07</b>	<b>335,313.00</b>	<b>-82,647.93</b>	<b>75.35%</b>
<b>Net Income</b>	<b>83,684.64</b>	<b>0.00</b>	<b>83,684.64</b>	<b>100.0%</b>

**Verona Walk Community Development District**  
**Balance Sheet**  
**As of September 30, 2024**

	Operating Fund	Debt Service (13) Fund	Debt Service (18) Fund	General Fixed Assets Fund	Long Term Debt Fund	TOTAL
<b>ASSETS</b>						
Current Assets						
Operating Bank Account	839,343.70	0.00	0.00	0.00	0.00	839,343.70
Total Current Assets	839,343.70	0.00	0.00	0.00	0.00	839,343.70
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	-9,907,872.00	0.00	-9,907,872.00
Total Fixed Assets	0.00	0.00	0.00	5,573,168.00	0.00	5,573,168.00
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	109.40	0.00	0.00	109.40
Investments - Interest Acct	0.00	0.00	0.14	0.00	0.00	0.14
Investments - Reserve Acct	0.00	228,881.25	54,388.92	0.00	0.00	283,270.17
Investments - Revenue Acct	0.00	147,178.73	251,797.89	0.00	0.00	398,976.62
Investments - Prepayment Acct	0.00	2,609.75	14,442.93	0.00	0.00	17,052.68
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	381,003.15	381,003.15
Amount Available In DSF (2018)	0.00	0.00	0.00	0.00	320,739.28	320,739.28
Amount To Be Provided	0.00	0.00	0.00	0.00	8,818,257.57	8,818,257.57
Total Other Assets	0.00	381,003.15	320,739.28	0.00	9,520,000.00	10,221,742.43
<b>TOTAL ASSETS</b>	<b>839,343.70</b>	<b>381,003.15</b>	<b>320,739.28</b>	<b>5,573,168.00</b>	<b>9,520,000.00</b>	<b>16,634,254.13</b>
<b>LIABILITIES &amp; EQUITY</b>						
Liabilities						
Current Liabilities						
Accrued Expenses	0.00	0.00	0.00	0.00	0.00	0.00
Accounts Payable	55,458.09	0.00	0.00	0.00	0.00	55,458.09
Total Current Liabilities	55,458.09	0.00	0.00	0.00	0.00	55,458.09
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	55,458.09	0.00	0.00	0.00	9,520,000.00	9,575,458.09
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	-619,242.00	0.00	-619,242.00
Net Income	83,684.64	6,613.10	18,776.87	0.00	0.00	109,074.61
Investment In Gen Fixed Assets	0.00	0.00	0.00	15,481,040.00	0.00	15,481,040.00
Total Equity	783,885.61	381,003.15	320,739.28	5,573,168.00	0.00	7,058,796.04
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>839,343.70</b>	<b>381,003.15</b>	<b>320,739.28</b>	<b>5,573,168.00</b>	<b>9,520,000.00</b>	<b>16,634,254.13</b>