



**VERONA WALK
COMMUNITY DEVELOPMENT
DISTRICT**

**COLLIER COUNTY
REGULAR BOARD MEETING
JANUARY 16, 2025
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

January 16, 2025

10:00 a.m.

Call-In: 800-743-4099 Participant Passcode: 7423990

- A. Call to Order
- B. Pledge of Allegiance
- C. Proof of Publication.....Page 1
- D. Administer Oath of Office
- E. Establish Quorum
- F. Additions or Deletions to Agenda
- G. Approval of Minutes
 - 1. December 19, 2024 Regular Board Meeting.....Page 2
- H. New Business
 - 1. Status of Ponds 1 & 2
- I. Old Business
 - 1. Consider Proposals for Lake Maintenance.....Page 6
 - a. Solitude
 - b. Estate Management Services
 - c. Premier
 - d. Advanced Aquatics
- J. Administrative Matters
 - 1. District Attorney Update
 - a. Discussion of CDD/HOA Maintenance Responsibilities.....Page 27
 - 2. District Engineer Update
 - 3. Field Inspector Update.....Page 48
 - 4. District Manager Update
 - a. Financials.....Page 50
 - b. Upcoming Meetings
- K. Comments from the Public
- L. Board Members Comments
- M. Adjourn



Florida

PO Box 631244 Cincinnati, OH 45263-1244

GANNETT

AFFIDAVIT 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:

10/07/2024

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 10/07/2024

Legal Clerk

Nancy Heyrman

Notary, State of WI, County of Brown
5.15.27

My commission expires

Publication Cost: \$303.84
Tax Amount: \$0.00
Payment Cost: \$303.84
Order No: 10630339 # of Copies:
Customer No: 1125598 1
PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NANCY HEYRMAN
Notary Public
State of Wisconsin

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 Develop-
ment 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
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 10/7/24 #10630339

**VERONA WALK COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
DECEMBER 19, 2024**

A. CALL TO ORDER

The December 19, 2024, Regular Board Meeting of the Verona Walk Community Development District (the “District”) was called to order at 10:10 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 7, 2024, as part of the District’s Fiscal Year 2024/2025 Meeting Schedule, as legally required.

D. ADMINISTER OATH OF OFFICE

Ms. Meneely administered the Oaths of Office to Ms. Czubkowski and Mr. Kurzawski.

E. 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	Absent
Supervisor	Roger Roy	Present via phone
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:

Lenny Suza, Bill Kirth, Herb Czeschin, John Craff and Joe Contaldi.

F. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

G. APPROVAL OF MINUTES

1. November 21, 2024, Regular Board Meeting

The November 21, 2024, Regular Board Meeting minutes were presented for approval.

Ms. Czubkowski indicated that Chris Briggs' name was misspelled.

A **motion** was made by Mr. Kurzawski, seconded by Mr. Hogan and passed unanimously approving the minutes of the November 21, 2024, Regular Board Meeting, as amended.

H. NEW BUSINESS

1. Consider Proposal for Lake Maintenance

Representatives from Solitude, Estate Management Services and Premier gave their background information and went over their proposals for maintaining the lakes of the community. Each answered questions from the Board Members and went over their analysis of the lakes. Ms. Czubkowski indicated that no decision would be made today and further discussion, including an anticipated proposal from Advanced Aquatics, would be discussed at the January meeting.

2. Consider Resolution No. 2024-06 – Authorizing Publication of Legal Advertisements and Public Notices on Collier County's Website

Resolution No. 2024-06 was presented, entitled:

RESOLUTION 2024-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF VERONA WALK COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING PUBLICATION OF LEGAL ADVERTISEMENTS AND PUBLIC NOTICES ON COLLIER COUNTY'S PUBLICLY ACCESSIBLE WEBSITE IN ACCORDANCE WITH SECTION 50.0311, FLORIDA STATUTES; PROVIDING FOR AUTHORIZATION; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

Mr. Urbancic noted that this was one of the steps necessary for the District to start using the County's publicly accessed website for legal notices.

A **motion** was made by Mr. Kurzawski, seconded by Mr. Hogan and passed unanimously adopting Resolution No. 2024-06, as presented.

I. OLD BUSINESS

1. Update on Street Sweeping by HOA

Ms. Czubkowski advised that Mr. Monti had asked for this discussion and suggested it be discussed further when he was present. Mr. Cole stated that street sweeping should be done as it is typically

required and not expensive. He added that the roadways were owned by the HOA but in the permit it is name of the CDD and he could not find documents for transfer of the responsibility to the CDD. Ms. Czubkowski stated that surface management was the responsibility of the HOA. She also stated that the HOA Board was in transition and the new Board was interested in looking at who had responsibility for what. There was general discussion on easements and which areas were the District's versus the HOA's responsibility resulting in a consensus of the Board directing the attorney and engineer to look at who is responsible for what maintenance, pull documents and discuss at the next meeting.

J. ADMINISTRATIVE MATTERS

1. District Attorney Update

Mr. Urbancic reminded the Board Members to complete their ethics training.

2. District Engineer Update

a. Discussion of Ownership of Street Drains (discussed previously)

3. Field Inspector Update

Mr. Hirniak went over his report and the lake levels. Ms. Meneely asked him to follow up with Advanced Aquatics to see if they would be submitting a proposal for lake maintenance. Ms. Czubkowski asked Mr. Hirniak to circle back with the HOA office and ask when the new pumps would be working.

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 January 16, 2025, was the next meeting and that there would be a new call-in number.

K. COMMENTS FROM THE PUBLIC

Mr. Contaldi thanked the Board for doing a good job.

L. BOARD MEMBER COMMENTS

Ms. Czubkowski wished everyone Happy Holidays.

M. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 11:24 a.m. on a **motion** made by Mr. Hogan, seconded by Mr. Roy and that **motion** carried unanimously.

Secretary/Assistant Secretary

Chair/Vice-Chair

SERVICES CONTRACT

CUSTOMER NAME: VeronaWalk CDD

SUBMITTED TO: Kathleen Meneely

CONTRACT EFFECTIVE DATE: November 1, 2024, through October 31, 2025

SUBMITTED BY: LisaMarie Strawser, Sales Support Administrator

SERVICES: Annual lake management services for forty (40) lakes.

This agreement (the "Agreement") is made as of the date indicated above and is by and between SOLitude Lake Management, LLC ("SOLitude" or the "Company") and the customer identified above (the "Customer") on the terms and conditions set forth in this Agreement.

1. The Services. SOLitude will provide services at the Customer's property as described in Schedule A attached hereto:
2. PAYMENT TERMS. The Annual Contract Price is **\$66,600.00**. SOLitude shall invoice Customer **\$5,550.00 per month** for the Services to be provided under this Agreement. The term of this agreement is for a period of twelve (12) months, with payment invoiced on the first day of each month, reminding them that a contract payment is due by the end of that same month. The customer is obligated to pay each monthly contract payment per the terms of this contract, without any obligation on the part of SOLitude to invoice or send any other sort of reminder or notice. Due to the seasonality of these services, and the disproportionate amount of time and materials dedicated to providing these services during some times of the year as compared to others, based on the season, weather patterns, and other natural factors, the amount billed and paid to date is not necessarily equivalent to the amount of work performed to date. The Customer will be liable for any returned check fees and any collection costs, including reasonable attorney fees and court costs, for any invoices not otherwise timely paid, and interest at the rate of 1% per month may be added to all unpaid invoices. Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, the customer will be invoiced and responsible for paying said additional taxes in addition to the contract price and other fees above. SOLitude shall be reimbursed by the customer for any non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on SOLitude by the customer that are not covered specifically by the written specifications of this contract.
3. TERM AND EXPIRATION. This Agreement is for an annual management program as described in the Schedule A attached. Any additional services will be provided only upon additional terms as agreed to by the parties in writing.

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4. PRICING. The Company reserves the right to annually increase the amount charged for the services beyond the escalation percentage stated in the TERM AND EXPIRATION above, which shall be communicated by written notice to the Customer, which notice may be by invoice.
5. TERMINATION. If SOLitude terminates your service for nonpayment or other default before the end of the Services Contract, if the Customer terminates this Services Contract for any reason other than in accordance with the cancellation policy outlined above, or in the event this Contract does not automatically renew and the customer terminates it before the termination date, Customer agrees to pay SOLitude, in addition to all other amounts owed, an Early Termination Fee in the amount specified below ("Early Termination Fee"). The Customer's Early Termination Fee will be 50% of the remaining value of the Contracted Price. The Early Termination Fee is not a penalty, but rather a charge to compensate SOLitude for the Customer's failure to satisfy the Services Contract on which the Customer's rate plan is based.
6. INSURANCE AND LIMITATION OF LIABILITY. SOLitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. The Company will be responsible for those damages, claims, causes of action, injuries or legal costs to the extent of its own direct negligence or misconduct, and then only to an amount not to exceed the annual value of this Agreement. In no event will any party to this Agreement be liable to the other for incidental, consequential or purely economic damages.
7. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.
8. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.
9. GOVERNING LAW. This Agreement shall be governed and construed in accordance with the laws of the state in which the Services are performed.
10. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or

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unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

11. NOTICE. Any written notice provided under this Agreement may be sent via overnight mail, certified mail, hand delivery or electronic mail with delivery confirmation, to the individuals and addresses listed below.

12. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

13. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

14. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude.

Customers understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The customer is responsible for notifying SOLitude in advance of the contract signing and the start of the contract if they utilize any of the water in their lakes or ponds for irrigation purposes. The customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the customer for irrigation without the consent or knowledge of SOLitude.

Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The customer also understands and accepts that similar risks would remain even if no work was performed. The customer agrees to hold SOLitude harmless for any issues with fish or

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other aquatic life which occur as described above, or are otherwise outside the direct control of SOLitude, unless there is willful negligence on the part of SOLitude.

15. NONPERFORMANCE. In the case of any default on the part of the Company with respect to any of the terms of this Agreement, the Customer shall give written notice thereof, and if said default is not made good within (30) Thirty Days, the Customer shall notify the Company in writing that there has been a breach of the Agreement. The Company in case of such breach shall be entitled to receive payment only for work completed prior to said breach, so long as the total paid hereunder does not exceed the Contract sum.

16. E-Verify. Solitude Lake Management LLC utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

VERONAWALK CDD

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

Customer's Address for Notice Purposes:

**1320 Brookwood Drive Suite H
Little Rock AR 72202**

Please Mail All Contracts to:

**1253 Jensen Drive, Suite 103
Virginia Beach, VA 23451**

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SCHEDULE A - ANNUAL LAKE MANAGEMENT SERVICES

Monitoring:

1. A SOLitude Aquatic Specialist will visit the site and inspect the lake(s) on a **two (2) times per month** basis.
2. Observations and data collected during the inspections will be used to inform and guide all activities required to fulfill the requirements of this contract as specified in the description of services below.

Aquatic Weed Control:

1. Lake(s) will be inspected on a **two (2) times per month** basis.
2. Any growth of undesirable aquatic weeds and vegetation found in the lake(s) with each inspection shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the specific varieties of aquatic weeds and vegetation found in the lake(s) at the time of application.
3. Invasive and unwanted submersed and floating vegetation will be treated and controlled preventatively and curatively each spring and early summer through the use of systemic herbicides at the rate appropriate for control of the target species. Application rates will be designed to allow for selective control of unwanted species while allowing for desirable species of submersed and emergent wetland plants to prosper.

Lake Algae Control:

1. Lake(s) will be inspected on a **two (2) times per month** basis.
2. Any algae found in the lake(s) with each inspection shall be treated and controlled through the application of algaecides, aquatic herbicides, and aquatic surfactants as needed for control of the algae present at the time of service.

Littoral Shelf Control:

1. Littoral areas will be inspected and treated on an as-needed basis to maintain compliance with governing agencies for the management of all nuisance and exotic species.
2. Maintenance of future littoral plantings may necessitate an increased service level at an additional cost.
3. All Species will be killed in place with an approved herbicide,
4. This proposal does not include debris removal or disposal.

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Service Reporting:

1. Customer will be provided with a service report detailing all of the work performed as part of this contract after each visit.

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this contract will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense.

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ESTATE MANAGEMENT SERVICES



November 15,2024

Dear Bohdan Hirniak,

Thank you for the opportunity to bid on your lake and pond management. Your bid request was very specific. We are bidding as specified. However, our bandwidth is much broader and we can provide other services if needed such as stormwater inspections, lab services, fisheries/wildlife management bathmetry surveys for sediment volume and toxicology research on HAB. Dr. Dale Meryman is our in home toxicologist and environment permitting specialist. Our website in www.ponds.org that describes our full ability. Many clients appreciate our total turn key ability for all lake and pond needs.

I did survey all of your waterbodies and noted all non-littoral overgrowth of spike rush and torpedo grass. Our proposal includes treatment to eradicate these weeds fully. The treatment process yeilds fairly quick results. We can physically remove the growth with our amphibious Truxor unit your needing quicker results. Upon request I can provide you a quote for this service. It was nice to meet you.

Lake number 26 is not identified on your provided community exhibit but the acreage that I measured is roughly the same. This proposal is for 21 visits.

Thank you for the opportunity to submit the attached proposal for the management of Verona Walk CDD's aquatic environments. Please review the below proposal and feel free to contact us should you have any questions at all.

Service Address:

Verona Walk CDD
 Sorrento Lane

Naples, Florida

Billing Contact Name: _____

Billing Address: _____

Quantity of Lakes/Ponds: 40 Ponds _____

Total Lake/Pond Acreage: 115.16 SA _____

Description	Monthly Rate	Qty	Annual Total
Monthly Pond/Lake Management - Include monthly inspections, treatment of nuisance vegetation and algae at a time of year as deemed necessary and appropriate by contractor. - Removal of inorganic debris weighing less than 25lbs, up to an amount not exceeding the capacity of a 5 gallon bucket per pond. Excessive trash cleanup will incur an additional charge at a rate of \$75/hour. - Monthly report outlining observations regarding water quality, turbidity, wildlife activity, erosion indicators and general aesthetic and health of the system.	\$7,826.50	12	\$93,918

This is an agreement between ESTATE MANAGEMENT SERVICES, and Verona Walk CDD ("Customer").

1. ESTATE MANAGEMENT SERVICES, shall provide the following services on the Property:
 - A. Weed and algae defoliation with 20% decrease in herbicides.
 - B. Two visits per month (excluding the months of December, January and February which one visit per month will be sufficient)
2. Special: Light Trash and debris removal on scheduled visits and keeping the culvert systems free of obstructions.
3. Total Contract Amount: \$93,918.00 per year
4. Payment Agreement: Customer agrees to purchase the service specified and to pay ESTATE MANAGEMENT SERVICES, as follows:
 - A. Start Payment (due upon acceptance):
 - B. Monthly Payments to be calculated as the Total Contract Amount divided by twelve (12).
 - C. Contract prices are subject to change with annual rate increase
 - D. Start Date: Within 15 days of acceptance, unless otherwise specified: _____
5. Customer agrees to notify ESTATE MANAGEMENT SERVICES, of any chemical spills located on the Verona Walk CDD .
6. Payment of services is due on the 25th of each month. Customer agrees to pay interest on all late payments. This interest amount is set at 18% APR or 1.5% per month.
 - A. ESTATE MANAGEMENT SERVICES, shall be entitled to suspend services for any account (90) days past due until payment is received in full.
 - B. Any account sent to collections will be responsible for any fees and/or expenses during the collection process.
 - C. A \$35.00 fee will be charged for any NSF or returned check.
7. In the event payment for the services is not received from Customer, ESTATE MANAGEMENT SERVICES, shall have the right to file a lien on the Property where the services were performed in accordance with the laws of the state where the Property is located.
8. Customer acknowledges and understands that ESTATE MANAGEMENT SERVICES, may use heavy machinery, and that such machinery may cause underlying damage to paved and other prepared surfaces. ESTATE MANAGEMENT SERVICES, shall not be liable for any weight-related damage caused to any driveways, landscaping, and other ground structures.
9. ESTATE MANAGEMENT SERVICES, agrees to provide the following insurance certificate upon request: General Liability, Workers Compensation and Auto Liability. If Verona Walk CDD uses a third-party insurance compliance program, any expense associated with that program is the sole responsibility of Verona Walk CDD . Estate Management Services, agrees to enroll in the compliance program and will issue an invoice to Verona Walk CDD for the fees associated with the enrollment.
10. Customer has designated the below-named individual to serve as its primary contact with respect to this contract and to act as its authorized representative with respect to matters pertaining to this contract with full authority to bind Customer with respect to all matters requiring Customer's approval or authorization. In the event that the designated authority changes, the Customer agrees that the new authority delegated assumes all responsibilities and legalities pertaining to this contract.
11. All notices, requests, consents, claims, demands, waivers, and other communications shall be in writing and deemed to have been given (a) when delivered by hand (with written confirmation of receipt); (b) when received by the addressee if sent by nationally recognized overnight courier (receipt requested); (c) on the date sent by email if sent during normal business hours of the recipient, and on the next business day if sent after normal business hours of the recipient or (d) on the third day after the date mailed, by certified or registered mail, return receipt requested, postage prepaid. Such communications must be sent to Customer at the address indicated in the signature block below and to ESTATE MANAGEMENT SERVICES, at its principal office address.
12. The relationship between the parties is that of independent contractors.
13. Customer agrees to indemnify, hold harmless and defend ESTATE MANAGEMENT SERVICES, and its shareholders, directors, managers, officers, employees, subcontractors, and agents from and against any action, claim, demand, loss, damage, liability or expenses, including attorneys' fees and costs, arising from or relating to: (i) Customer's breach of this agreement; (ii) the negligence, gross negligence, recklessness, willful misconduct or intentional act or omission of Customer or any of its representatives; (iii) the course of the services; and/or (iv) any contracts with third party vendors or service providers entered into by Customer. Customer agrees that ESTATE MANAGEMENT SERVICES, shall have the right to participate in and control the defense of any such claim through counsel of its own choosing.
14. In no event shall ESTATE MANAGEMENT SERVICES's liability exceed the total contract price actually paid to ESTATE MANAGEMENT SERVICES, for the services hereunder.
15. In the event of a merger or a buy-out of the Property or Customer, the contract shall carry on to the new owner or company. Only ESTATE MANAGEMENT SERVICES, has the right to terminate the contract under these circumstances.
16. Termination of Contract:
 - A. A 60-day written notice is required before the end of said contract or the contract will automatically renew for the time of the original contract.

B. Dissatisfaction: Customer agrees to notify ESTATE MANAGEMENT SERVICES, in writing, of dissatisfaction. ESTATE MANAGEMENT SERVICES, has 45 days to rectify the problem. If the problem is not solved within 45 days, Customer may then terminate the contract.

17. No modification of this contract can be made unless agreed upon by both parties and then put in writing.
18. This contract will be governed by and construed, interpreted and enforced in accordance with the laws of the State of South Carolina.
19. Any dispute arising from or related to this contract shall be filed in a court having jurisdiction over persons and subject matter and sitting in Charleston County, South Carolina, without limiting ESTATE MANAGEMENT SERVICES's right to file a lien or lawsuit in the county where the property is located in its sole discretion. The parties hereby consent to personal jurisdiction and venue in Charleston County, South Carolina for any dispute arising out of or related to this contract. In the event of any legal action brought by either party to enforce any of the obligations hereunder or arising out of any dispute concerning the terms and conditions hereby created, the parties agree that the prevailing party shall recover such reasonable amount for fees, costs, and expenses, including attorneys' fees as may be set by a court.
20. ESTATE MANAGEMENT SERVICES, shall not be deemed in default with respect to the performance of any of the terms, covenants, and conditions of this contract to be performed by it if any failure of its performance shall be due to any Act of God, fire, natural disaster, accident, act of government, terrorism, war, strikes or other labor disturbances, shortages of material, supplies or utilities, or any other cause whatsoever (including failure of Customer to supply necessary data or instructions) beyond the reasonable control of ESTATE MANAGEMENT SERVICES, and the time for performance by ESTATE MANAGEMENT SERVICES, shall be extended by the period of delay resulting from or due to any of said causes.
21. This contract may be executed in two or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same document. For purposes of this contract, use of a facsimile, e-mail, or other electronic medium shall have the same force and effect as an original signature.

John Crabb III Senior Aquatics
Director Estate Management Services

 SIGNATURE
Bohdan Hirniak

Signature

November 15, 2024
Date

- Stannard (21) - meeting next Thurs. - Penchewick water @
 - botby within 2 months
 SSD

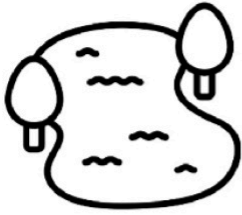


- Myron
 - WA
 + electrocheck

Baldan P. Hirniak
 bphirniak@sol.com
 480.235-4510

hydrilla?
 - all irrigation
 - no carp!

Our Capabilities



Lake and Pond Management

EMS manages over 1mm acres of aquatic habitats across 11 states. Our 30 years' experience, highly trained staff, deep technical expertise, and wide array of capabilities, along with our long-standing relationships, set us apart in the aquatics industry.



Natural Areas Management

With our certified Natural Areas applicators and fleet of airboats equipped Raven Precision Guides application equipment, EMS oversees large lake and natural resource management programs for countless government agencies and utility clientele. Services include: algae and aquatic weed control; water testing and restoration, lake mapping, shoreline erosion management, and fish stocking and management.



Dredging & Bathymetric Mapping

Our experienced consulting team performs bathymetric surveys and analysis internally, providing multiple layers of data to ensure your ecosystems are healthy and in compliance. EMS boasts 6 hydraulic dredges with trained crews, along with certified equipment operators and long reach excavation equipment to perform mechanical dredging when needed.



Environmental Consulting

Our in-house consulting team performs a range of services, including wetlands consulting, permitting, environmental assessments, wildlife studies and water quality testing and analysis. In addition, all services provided by EMS are environmentally conscious. As stewards of the planet, our commitment is to protect every aquatic ecosystem we care for.

Our Leadership Team

John Crabb, Sr. Aquatics Director - John Crabb has been a licensed aquatics contractor for 30 years across eleven different states. A former board member for the SC Aquatic Plant Management Society and the Arkansas Water Resource Commission, John has been actively involved in the aquatics industry and an advocate for the preservation of natural areas for his entire career. John has provided consulting services for GADNR, SCDNR, Tennessee Valley Authority, City of Atlanta, and Santee Cooper in matters regarding water quality and aquatic resource management. In his 30 years in the industry, John has overseen large-scale lake management programs and drinking reservoirs in thirteen different states.

Jeremy Anderson, Natural Areas Director – Jeremy Anderson has 20 years of natural areas management experience on private, federal, state and utility waterways. He has 10 years of experience treating aquatic weeds on the Santee Cooper lakes. Jeremy is licensed in five states in aquatics, rights-of-way, and natural areas. Mr. Anderson also holds certifications as a Master Certified Stormwater Manager, USCG Captains License, SePRO Certified preferred applicator and Procellacor specialist. Additionally, Jeremy is an experienced Raven Precision Guided spray technician and is licensed BioBase Bathymetry mapping technician. Jeremy oversees services for Miami Dade County, SCDNR aquatic vegetation control program and Santee Lake management program. Jeremy is also certified in hazardous material handling and spill containment.

Jennifer Kasper, Chief Operating Officer - Jennifer Kasper has over 15 years of management experience. Jennifer specializes in administrative management, team leading, and is actively engaged in aquatics training. She oversees all aspects of EMS operations, driving efficiency, scalability, and profitability. With a proven history of implementing innovative solutions and optimizing processes, Jennifer Kasper plays a pivotal role in guiding EMS towards its strategic goals. She brings a combination of strategic vision and hand-on operational expertise, ensuring alignment across departments and fostering a culture of collaboration and excellence. Jennifer is a powerful force in the workplace and uses her cheerful outlook and tireless energy to encourage others to work hard and succeed as a team.

Tim Woodland, President – Tim Woodland has over 15 years of experience in construction, development, and land management, with a particular focus on large scale project management across multiple geographies. Tim is a licensed General Contractor, a Certified Master Pond Manager, and is a member of the Stormwater Policy Committee for the Southeast Stormwater Association. Tim has completed successful projects in 27 different states and internationally for numerous Fortune 100 companies, heads of state and federal and municipal entities.

Our Clients

Some of our clients include:



Environmental Consulting

- Agency permitting
- Wetland Planting, Restoration and Design
- Wetland Mitigation Design
- Wetland Determination and Delineation
- UMAM/ERP Permitting
- Wildlife Taxonomy and Habitat Restoration
- Endangered Species Permits, Relocation, Management and Monitoring
- NPDES Stormwater Permit Monitoring and Compliance Management
- Surface and Ground Water Analysis
- Soil, Sediment and Sludge Analysis
- In-house laboratory services

Dredging

- (3) Dredge units with trained, dedicated operators and support crew
- In house bathymetric mapping and analysis

Natural Areas

- (5) Airboats equipped with Raven Precision Guided Spray nozzles for precise application monitoring and reporting
- Certified Natural Areas applicator

References

Janie Parrish
Common Area Manager
Sun City Hilton Head
(843) 705-4084
janie.parrish@schhca.com

Ken Lambright, GCS
Sea Island Golf Club, Retreat Course
(912) 638-3325
Kenlambright@seaisland.com

Brian Spradley
Procurement Contracting Officer
Miami Dade County
(305) 375-4706
Brian.Spradley@miamidade.gov

Annual Management Program Agreement

Customer Name: Verona Walk CDD

Management Company: SDS, Bohdan Hirniak

Agreement Effective Date: January 1st, 2025 - December 31st, 2025

Program Description: Annual Lake Maintenance

Premier Lakes Consultant: Alex Kurth

Consultant Phone Number: 239-707-1575

This Agreement, dated **November 8th, 2024**, is made by and between Premier Lakes, Inc., hereinafter known as “Premier Lakes,” and **Verona Walk CDD**, hereinafter known as “Customer.”

Both Customer and Premier Lakes agree to the following terms and conditions:

1. **General Conditions:** Premier Lakes will provide the contract services enumerated below to the Customer under the terms and conditions of this Agreement, and the Customer agrees to pay Premier Lakes for those services as listed below under the terms and conditions of this Agreement.
2. **Service Area:** The “Service Area” is described as **Lakes 1-40 consisting of approximately 22.45 miles of shoreline and 115.16 surface acres.**
3. **Contract Services:** Premier Lakes will perform **(96) Ninety-six** inspections per year of the Service Area and provide the following service as necessary.
 - a. **Aquatic Weed Control:** Growth of undesired aquatic vegetation will be treated upon identification by applying aquatic herbicides and adjuvants. Most of the time, these treatments will occur immediately upon inspection. However, timing may be adjusted to ensure the best results. All efforts will be made to ensure that unwanted vegetation is controlled before it becomes unsightly.
 - b. **Algae Control:** Algae will be controlled by applying algaecides and adjuvants as needed.
 - c. **Shoreline Weed Control:** Any growth of undesirable vegetation will be controlled and maintained utilizing aquatic herbicides, surfactants, and hand pulling where appropriate up to control elevation year-round. Species including Torpedo Grass, Cattails, Primrose Willow, and other species deemed unwanted by the customer will be controlled. The customer understands that

when spraying in beneficial littoral plants, minor damage to native vegetation may occur.

- d. Spikerush Control:** Any growth of undesirable gulf spikerush will be controlled and maintained utilizing aquatic herbicides and surfactants up to control elevation year round. Additional charges will apply for manual removal of dead material.
 - e. Water Quality Analysis:** Dissolved oxygen, pH, and temperature will be included as needed. More detailed water quality testing will be an additional charge based on the agreed-upon parameters. Remediation will be priced separately.
 - f. Trash Pickup:** Premier Lakes will provide minor trash and debris pickup when on-site. In some circumstances, for example, in a community where a significant amount of new home construction is ongoing, and the amount of trash and debris is excessive, trash pickup will be an additional service to be added.
 - g. Management Reporting:** Service reports detailing the services rendered will be provided following each inspection.
 - h. Aquatic Consultation:** Attendance to monthly board meetings when requested.
4. **Contract Term & Automatic Renewal:** This Agreement is for an annual management program. This Agreement will automatically renew annually at the end of the Agreement Effective Date for subsequent one (1) year terms, with a four (4%) increase in the Annual Agreement Price each year, rounded to the nearest dollar, under the same terms, specifications, and conditions set forth by this Agreement.
5. **Payment Terms:** No payment shall be due and payable upon executing this Agreement. The balance of the monthly service amount shall be billed in equal **Monthly** installments of **\$8,000.00** per **Month** commencing as of the first day of the month following the date of commencement of this Agreement. The customer agrees to pay Premier Lakes within thirty (30) days of the invoice. If the customer fails to pay any invoice within sixty (60) days of the invoice date, then a service charge of 1% per month (12% per annum) will be charged to the customer by Premier Lakes on balances not paid within sixty (60) days.
6. **Forms of Payment:** Premier Lakes accepts payment by check, ACH, debit, and credit card.



7. **Credit & Debit Card Fees:** Premier Lakes will charge customers a 3% processing fee for invoices paid by Credit or Debit card.
8. **Contract Void Ab Initio:** This contract will be void ab initio if Premier Lakes, in its sole discretion, determines that the condition of the Service Area has materially declined between the date of this Agreement and the commencement date of the Agreement. If Premier Lakes commences services under this Agreement, this paragraph will not apply.
9. **Force Majeure:** Premier Lakes shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services due to any cause beyond its reasonable control.
10. **Contact Updates:** It is the customer's sole responsibility to notify Premier Lakes of any change in contact information, including, but not limited to, billing address, email addresses, and phone numbers, within thirty (30) days of any such changes.
11. **Termination:** This Agreement may be terminated by either Party with thirty (30) days' written notice, service to continue to the end of the month when the 30th day falls. All notifications must be sent by Certified Mail to Premier Lakes at 1936 Bruce B Downs Blvd, Suite 308, Wesley Chapel, FL 33543. Any party may notify the other Party of any change in name or address to which notices hereunder shall be sent by providing the same with thirty (30) days written notice to the other Party.
12. **Enforcement and Governing Law:** A default by either Party under this agreement shall entitle the other Party to all remedies available at law or in equity, which shall include, but not be limited to, the right to damages and injunctive relief under Florida law.
13. **Safety:** Premier Lakes agrees to use its best efforts and specialized equipment, products, and procedures to provide safe and effective results hereunder, and Premier Lakes will use all due care to protect the property of the Customer. Premier Lakes will not be liable for damage to plants due to disease, pestilence, flood, weather, or any other means unrelated to Premier Lakes' activities. In addition, some collateral damage to beneficial plants might be necessary to treat nuisance plants. Premier Lakes will use its best efforts and professional expertise to limit any damage to beneficial plants, but in no event will Premier Lakes be liable for collateral damage that is less than ten percent (10%) of the beneficial plant population.
14. **Additional Services:** Work requested by the Customer, such as trash clean-up, physical cutting and/or plant removal, and other additional services performed by Premier Lakes staff, will be billed separately under a separate agreement between the customer and Premier Lakes.



15. **Insurance:** Premier Lakes will maintain general liability and other insurances as necessary, given the scope and nature of the services. Premier Lakes will be responsible for those damages, claims, causes of action, injuries, or legal costs to the extent of its own direct negligence or misconduct. No party to this agreement will be liable to the other for incidental, consequential, or purely economic damages.
16. **E-Verify:** Premier Lakes utilizes the federal E-Verify program in contracts with public employers as required by Florida State Law and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.
17. **Limited Offer:** This proposal expires sixty (60) days from the issuance date unless modified in writing by Premier Lakes.



Annual Agreement Amount: \$96,000.00

Monthly Agreement Amount: \$8,000.00

Invoicing Frequency: Monthly

Accepted and Approved:

Verona Walk CDD

Signature:

Printed Name:

Title:

Date:

Customer Address for Notice Purposes:

Premier Lakes, Inc.

Signature:

Name:

Title:

Date:

Please Remit All Payments & Contracts to: 1936 Bruce B Downs Blvd, Suite 308, Wesley Chapel, FL 33543.



ADVANCED AQUATICS

**TO BE DISTRIBUTED
UNDER SEPARATE COVER**

2

Prepared by:

Daniel H. Cox, P.A., Attorney at Law
c/o Young, van Assenderp, P.A.
P.O. Box 1833
Tallahassee, FL 32302

ASSIGNMENT OF DEDICATIONS

THIS ASSIGNMENT OF DEDICATIONS, is made and executed this day of Nov. 21, 2012, by VERONAWALK HOMEOWNERS ASSOCIATION, INC, a Florida Non Profit Corporation, whose address is 9240 Estero Park Commons Blvd., Estero, FL 33928, hereinafter called "Association", in favor of the VERONAWALK COMMUNITY DEVELOPMENT DISTRICT, an independent special district established pursuant to Chapter 190, Florida Statutes, whose address is c/o Special District Services, The Oaks Center, 2501A Burns Road, Palm Beach Gardens, FL 33410, hereinafter called "District."

WHEREAS, Association, in consideration of ONE DOLLAR (\$1.00) and other good and valuable consideration to it paid by District, the receipt and sufficiency of which are hereby acknowledged, does hereby assign, transfer, and set over unto the District, its legal representatives, successors, and assigns, for the purpose of providing certain public facilities, which may include but are not limited to, water management facilities, roadways, water, sewer, irrigation, landscaping, drainage, security features, lighting and sidewalks, all rights and privileges that Association has or may have under the laws of the State of Florida, or otherwise, and all right, title and interest of Association in, to, and under each of the dedications of lake maintenance easements, water management tracts, drainage easements, ingress and egress easements, and like easements and rights-of-way identified and set forth on those certain Plats specified in Exhibit "A" attached hereto and made a part hereof, all located in Collier County, Florida (the "Dedications").

TO HAVE AND TO HOLD the Dedications unto the District, its legal representatives, its successors and assigns to and for its own or their uses forever with the right of substitution and subrogation of District in and to all covenants and warranties heretofore given or made in respect to the Dedications or a part thereof to the extent said covenants and warranties are assignable or can be enforced, at District's expense, for District's benefit.

Association does for itself and its legal representatives, successors and assigns, covenant to and with the District, its legal representatives, successors and assigns that (i) Association is the lawful owner of the Dedications; (ii) the Dedications are free from all encumbrances except as specified herein; (iii) Association has the right to assign the Dedications, and (iv) Association will warrant and defend the assignment of the Dedications unto District, its legal representatives, successors and assigns against the lawful claims and demands of all persons whatsoever.

IN WITNESS WHEREOF, Association has caused this Instrument to be executed as applicable by its duly authorized agent.

Signed, sealed and delivered
in our presence

VERONAWALK HOMEOWNERS
ASSOCIATION, INC., a Florida
Non Profit Corporation

[Signature]
Witness 1 Signature

By: [Signature]
Scott Brooks, President

KIMBERLY HOWES
Printed Name

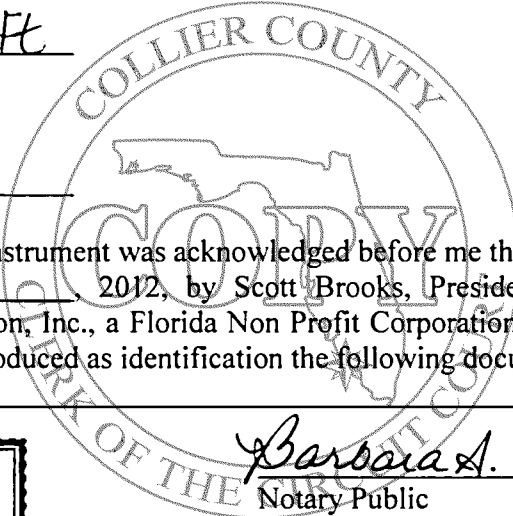
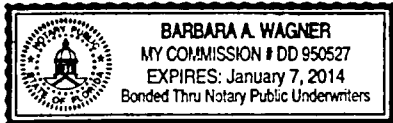
(SEAL)

[Signature]
Witness 2 Signature

Pamela S. Kraft
Printed Name

STATE OF FLORIDA
COUNTY OF Lee

The foregoing instrument was acknowledged before me this 21 day of
NOVEMBER 2012, by Scott Brooks, President of the Veronawalk
Homeowners Association, Inc., a Florida Non Profit Corporation. He [] is personally
known to me or [] produced as identification the following document: _____



[Signature]
Notary Public

ACCEPTANCE OF ASSIGNMENT

The Veronawalk Community Development District accepts the foregoing
Assignment and acknowledges its responsibility to maintain the facilities in accordance
with the South Florida Water Management District Environmental Resource Permit.

ATTEST:

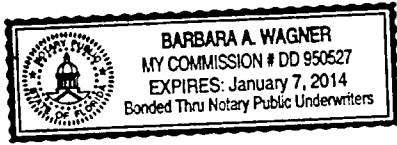
VERONAWALK COMMUNITY
DEVELOPMENT DISTRICT

[Signature]
By: MICHAEL ROSEN
Secretary

[Signature]
By: CHRIS HASTY
Chairman of the Board of Supervisors

STATE OF FLORIDA
COUNTY OF Lee

The foregoing instrument was acknowledged before me this 21 day of NOVEMBER, 2012, by Chris Hasty as Chairman of the Board of Supervisors of the Veronawalk Community Development District. He [] is personally known to me or [] produced as identification the following document: _____



Barbara A. Wagner
Notary Public



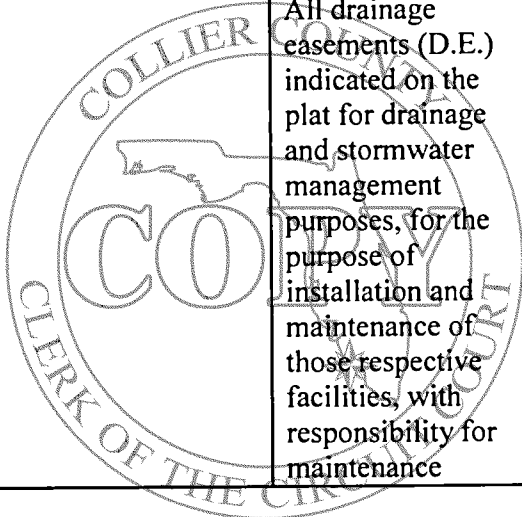
Exhibit "A"

Lakes and Water Management System Platted Dedications: Veronawalk CDD

Plat	Lakes	Drainage	LME
Phase 1A, Plat Book 41, Page 1.	Tracts 'B' and 'P' as lakes and all lake maintenance easements for drainage and stormwater management purposes including installation and maintenance of those respective facilities, with the responsibility for maintenance.	All drainage easements (D.E.) indicated on the plat for drainage and stormwater management purposes, for the purpose of installation and maintenance of those respective facilities, with responsibility for maintenance	All lake maintenance easements (L.M.E.) as depicted hereon with responsibility for maintenance
Phase 1B, Plat Book 41, Page 37.	Tract 'B' as lakes for stormwater management purposes with the responsibility for maintenance and all lake maintenance	All drainage easements (D.E.) indicated on the plat for drainage and stormwater management purposes, for the purpose of installation and maintenance of those respective facilities, with responsibility for maintenance	All lake maintenance easements (L.M.E.) as depicted hereon with responsibility for maintenance
Phase 2A, Plat Book 42, Page 27.	Tract 'B' as lakes and all lake maintenance easements (L.M.E.) for drainage and stormwater management purposes including installation and maintenance of those respective facilities, with the responsibility for maintenance	All drainage easements (D.E.) indicated on the plat for drainage and stormwater management purposes, for the purpose of installation and maintenance of those respective facilities, with responsibility for	All lake maintenance easements (L.M.E.) for lake and stormwater management purposes with the responsibility for maintenance

<p>Phase 2B, Plat Book 42, Page 76.</p>	<p>Tract 'B' as a lake for drainage and stormwater management purposes including installation and maintenance of those respective facilities, with the responsibility for maintenance.</p>	<p>maintenance All drainage easements (D.E.) indicated on the plat for drainage and stormwater management purposes, for the purpose of installation and maintenance of those respective facilities, with responsibility for maintenance</p>	<p>All lake maintenance easements (L.M.E.) with responsibility for maintenance</p>
<p>Phase 2C, Plat Book 43, Page 84.</p>	<p>Tract 'B' as a lake for drainage and stormwater management purposes including installation and maintenance of those respective facilities, with the responsibility for maintenance.</p>	<p>All drainage easements (D.E.) indicated on the plat for drainage and stormwater management purposes, for the purpose of installation and maintenance of those respective facilities, with responsibility for maintenance</p>	<p>All lake maintenance easements (L.M.E.) with responsibility for maintenance</p>
<p>Phase 3A, Plat Book 44, Page 1.</p>	<p>Tract 'B' as a lake for drainage and stormwater management purposes including installation and maintenance of those respective facilities, with the responsibility for maintenance.</p>	<p>All drainage easements (D.E.) indicated on the plat for drainage and stormwater management purposes, for the purpose of installation and maintenance of those respective facilities, with responsibility for maintenance</p>	<p>All lake maintenance easements (L.M.E.) with responsibility for maintenance</p>

<p>Phase 3B, Plat Book 45, Page 5</p>	<p>Tracts 'B' and 'C' as lake for drainage and stormwater management purposes including installation and maintenance of those respective facilities, with the responsibility for maintenance.</p>	<p>All drainage easements (D.E.) indicated on the plat for drainage and stormwater management purposes, for the purpose of installation and maintenance of those respective facilities, with responsibility for maintenance</p>	<p>All lake maintenance easements (L.M.E.) with responsibility for maintenance</p>
<p>Phase 4A, Plat Book 47, Page 5.</p>	<p>Tracts 'B' and 'G' as lakes for drainage and stormwater management purposes including installation and maintenance of those respective facilities, with the responsibility for maintenance.</p>	<p>All drainage easements (D.E.) indicated on the plat for drainage and stormwater management purposes, for the purpose of installation and maintenance of those respective facilities, with responsibility for maintenance</p>	<p>All lake maintenance easements (L.M.E.) with responsibility for maintenance</p>
<p>Phase 4B, Plat Book 49, Page 54</p>	<p>Tract 'B' as a lake for drainage and stormwater management purposes including installation and maintenance of those respective facilities, with the responsibility for maintenance.</p>	<p>All drainage easements (D.E.) indicated on the plat for drainage and stormwater management purposes, for the purpose of installation and maintenance of those respective facilities, with responsibility for maintenance</p>	<p>All lake maintenance easements (L.M.E.) with responsibility for maintenance</p>

<p>Phase 4B, Palermo and Querce Court Replat, Plat Book 50, Page 11</p>	<p>Tract 'B' and 'B1' as a lake for drainage and stormwater management purposes including installation and maintenance of those respective facilities, with the responsibility for maintenance.</p>	<p>All drainage easements (D.E.) indicated on the plat for drainage and stormwater management purposes, for the purpose of installation and maintenance of those respective facilities, with responsibility for maintenance</p>	<p>All lake maintenance easements (L.M.E.) with responsibility for maintenance</p>
<p>Phase 4A, Verducci Court Replat, Plat Book 50, Page 9.</p>		<p>All drainage easements (D.E.) indicated on the plat for drainage and stormwater management purposes, for the purpose of installation and maintenance of those respective facilities, with responsibility for maintenance</p>	

<p>Phase 4C, Plat Book 50, Page 25.</p>	<p>Tracts "B", "C", "G", "H", "I", "J", and "L" as a lake, subject to the easements depicted hereon, for drainage and stormwater management purposes including installation and maintenance of those respective facilities, with the responsibility for maintenance.</p>	<p>All drainage easements (D.E.) indicated on the plat for drainage and stormwater management purposes, for the purpose of installation and maintenance of those respective facilities, with responsibility for maintenance</p>	<p>All lake maintenance easements (L.M.E.) with responsibility for maintenance</p>
<p>Phase 4C, Benelli and Karina Court Replat, Plat Book 51, Page 44.</p>	<p>Tracts "G1", "H", and "J1" as a lake, subject to the easements depicted hereon, for drainage and stormwater management purposes including installation and maintenance of those respective facilities, with the responsibility for maintenance.</p>	<p>All drainage easements (D.E.) indicated on the plat for drainage and stormwater management purposes, for the purpose of installation and maintenance of those respective facilities, with responsibility for maintenance</p>	<p>All lake maintenance easements (L.M.E.) with responsibility for maintenance</p>
<p>Phase 4D, Plat Book 50, Page 81.</p>	<p>Tract "B" as a lake, subject to the easements depicted hereon, for drainage and stormwater management purposes including installation and maintenance of those respective facilities, with the responsibility for maintenance.</p>	<p>All drainage easements (D.E.) indicated on the plat for drainage and stormwater management purposes, for the purpose of installation and maintenance of those respective facilities, with responsibility for maintenance</p>	<p>All lake maintenance easements (L.M.E.) with responsibility for maintenance</p>

<p>Townhomes Phase One, Plat Book 41, Page 58.</p>	<p>Tract B for drainage, with the responsibility for maintenance.</p>	<p>All drainage easements (D.E.) indicated on the plat for drainage and stormwater management purposes, for the purpose of installation and maintenance of those respective facilities, with responsibility for maintenance</p>	<p>All lake maintenance easements (L.M.E.) with responsibility for maintenance</p>
<p>Townhomes Phase Two, Plat Book 42, Page 44</p>	<p>Tracts "B" and "H" as a lake, subject to the easements depicted hereon, for drainage and stormwater management purposes including installation and maintenance of those respective facilities, with the responsibility for maintenance.</p>	<p>All drainage easements (D.E.) indicated on the plat for drainage and stormwater management purposes, with responsibility for maintenance</p>	<p>All lake maintenance easements (L.M.E.) with responsibility for maintenance</p>
<p>Model Center Replat, Plat Book 49, Page 46.</p>	<p>Tract B for drainage, with the responsibility for maintenance.</p>	<p>All drainage easements (D.E.) indicated on the plat for drainage and stormwater management purposes, for the purpose of installation and maintenance of those respective facilities, with responsibility for maintenance</p>	<p>All lake maintenance easements (L.M.E.) with responsibility for maintenance</p>

3

Prepared by:

Daniel H. Cox, P.A., Attorney at Law
c/o Young, van Assenderp, P.A.
P.O. Box 1833
Tallahassee, FL 32302

Parcel Numbers:

79904700042, 79904700327,
79904705047, 79904115543,
79904122549, 79904125041

SPECIAL WARRANTY DEED

THIS INDENTURE, made and executed this 21 day of NOVEMBER, 2012, by VERONAWALK HOMEOWNERS ASSOCIATION, INC, a Florida Non Profit Corporation, whose address is 9240 Estero Park Commons Blvd., Estero, FL 33928, hereinafter called "Grantor", in favor of the VERONAWALK COMMUNITY DEVELOPMENT DISTRICT, an independent special district established pursuant to Chapter 190, Florida Statutes, whose address is c/o Special District Services, The Oaks Center, 2501A Burns Road, Palm Beach Gardens, FL 33410, hereinafter called "Grantee."

(Whenever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts, and trustees.)

Witnesseth, that the Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee and Grantee's heir and assigns forever, the following described land (the "Property"), situate, lying and being in the County of Collier, State of Florida, to wit:

Tracts B and P, Veronawalk Phase 1A (less Veronawalk Model Center replat), as described on the plat recorded at Plat Book 41, Page 1; Tract B, Veronawalk Phase 1B (less Veronawalk Town Homes Phase 1), as described on the plat recorded at Plat Book 41, Page 37; Tract B, Veronawalk Phase 2A, as described on the plat recorded at Plat Book 42, Page 27; Tract B, Veronawalk Phase 2B, as described on the plat recorded at Plat Book 42, Page 76; Tract B, Veronawalk Phase 2C, as described on the plat recorded at Plat Book 43, Page 84;

all in the Public Records of Collier County, Florida.

Subject to zoning, building code and other use restrictions imposed by governmental authority or permits and all matters which a reasonable search of the Public Records of Collier County, Florida would discover.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, including but not limited to, easements, utility reservations, all governmental and other approvals pertaining to the Property.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor does hereby covenant with Grantee that, except as noted above, at the time of delivery of this deed the land was free from all encumbrances made by Grantor, and Grantor will warrant the title to said land and defend the same against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence

VERONAWALK HOMEOWNERS
ASSOCIATION, INC., a Florida
Non Profit Corporation

[Handwritten Signature]
Witness 1 Signature

By: *[Handwritten Signature]*
Scott Brooks, President

Kimberly Hawes
Printed Name

(SEAL)

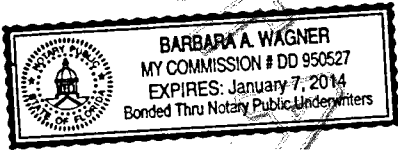
[Handwritten Signature]
Witness 2 Signature

Pamela S. Kraft
Printed Name

STATE OF FLORIDA
COUNTY OF Lee

The foregoing instrument was acknowledged before me this 21 day of NOVEMBER, 2012, by Scott Brooks, President of the Veronawalk Homeowners Association, Inc., a Florida Non Profit Corporation. He [] is personally known to me or [] produced as identification the following document: _____

Barbara A. Wagner
Notary Public



CERTIFIED COPY

4

Prepared by:

Daniel H. Cox, P.A., Attorney at Law
c/o Young, van Assenderp, P.A.
P.O. Box 1833
Tallahassee, FL 32302

Parcel Numbers:

79904126341, 79904132047,
79904132063, 79904150045,
79904150142, 79904153042,
79904156861, 79904156887,
79904160064, 79904160080,
79904160161, 79904160187,
79904160200, 79904160226,
79904159266, 79904159282,
79904159305, 79904166042,
79904119167, 79904119044,
79904160268.

SPECIAL WARRANTY DEED

THIS INDENTURE, made and executed this 21 day of NOVEMBER, 2012, by DIVOSTA HOMES L.P., a Delaware Limited Partnership, whose address for purposes of this document is 9420 Estero Park Commons Blvd, Estero, FL 33928, hereinafter called "Grantor", in favor of the VERONAWALK COMMUNITY DEVELOPMENT DISTRICT, an independent special district established pursuant to Chapter 190, Florida Statutes, whose address is c/o Special District Services, The Oaks Center, 2501A Burns Road, Palm Beach Gardens, FL 33410, hereinafter called "Grantee."

(Whenever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts, and trustees.)

Witnesseth, that the Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee and Grantee's heir and assigns forever, the following described land (the "Property"), situate, lying and being in the County of Collier, State of Florida, to wit:

Tract B, Veronawalk Phase 3A, as described on the plat recorded at Plat Book 44, Page 1; Tracts B and C, Veronawalk Phase 3B, as described on the plat recorded at Plat Book 45, Page 5; Tracts B and G, Veronawalk Phase 4A, as described on the plat recorded at Plat Book 47, Page 5; Tract B, Veronawalk Phase 4B (less Veronawalk Ph 4B,

Palermo and Querce Court Replat), as described on the plat recorded at Plat Book 49, Page 54; Tracts B and B1, Veronawalk Phase 4B, Palermo and Querce Court Replat, as described on the plat recorded at Plat Book 50, Page 11; Tracts B, C, G, H, I, J and L, Veronawalk Phase 4C (less Veronawalk PH 4C Benelli and Karina Court Replat), as described on the plat recorded at Plat Book 50, Page 25; Tracts G1, I1 and J1, Veronawalk Phase 4C, Benelli and Karina Court Replat, as described on the plat recorded at Plat Book 51, Page 44; Tract B, Veronawalk Phase 4D, as described on the plat recorded at Plat Book 50, Page 81; Tract B and H, Veronawalk Town Homes Phase 2, as described on the plat recorded at Plat Book 42, Page 44;

all in the Public Records of Collier County, Florida.

Subject to zoning, building code and other use restrictions imposed by governmental authority or permits and all matters which a reasonable search of the Public Records of Collier County, Florida would discover.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, including but not limited to, easements, utility reservations, all governmental and other approvals pertaining to the Property.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor does hereby covenant with Grantee that, except as noted above, at the time of delivery of this deed the land was free from all encumbrances made by Grantor, and Grantor will warrant the title to said land and defend the same against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

SIGNATURES TO FOLLOW ON NEXT PAGE

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence

DIVOSTA HOMES, LP, a Delaware
Limited Partnership

By: DIVOSTA HOMES HOLDINGS,
LLC, a Delaware limited liability company,
its General Partner

[Signature]
Witness 1 Signature

By: [Signature]
Richard McCormick, Vice President-Land
Development

KIMBERLY HOWES
Printed Name

(SEAL)

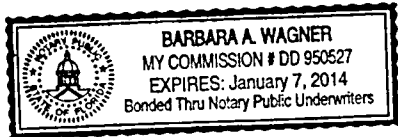
[Signature]
Witness 2 Signature

Pamela S. Kraft
Printed Name

STATE OF FLORIDA
COUNTY OF Lee

The foregoing instrument was acknowledged before me this 21 day of NOVEMBER, 2012, by Richard McCormick, Vice President-Land Development for Divosta Homes Holdings, LLC, a Delaware limited liability company, as General Partner of Divosta Homes, LP, a Delaware limited partnership. He is personally known to me or produced as identification the following document: _____

[Signature]
Notary Public



RESOLUTION NO. 2012 - 04

**A RESOLUTION OF THE BOARD OF
SUPERVISORS OF THE VERONA WALK
COMMUNITY DEVELOPMENT DISTRICT
APPROVING THE ASSIGNMENT OF
DEDICATIONS WITH EXHIBIT; SPECIAL
WARRANTY DEED MADE BY VERONA WALK
HOME OWNERS ASSOCIATION, INC, IN FAVOR
OF VERONA WALK COMMUNITY
DEVELOPMENT DISTRICT; SPECIAL
WARRANTY DEED MADE BY DIVOSTA HOMES,
L.P. IN FAVOR OF VERONA WALK COMMUNITY
DEVELOPMENT DISTRICT; AND PROVIDING AN
EFFECTIVE DATE.**

WHEREAS, the Verona Walk Community Development District (the "District") is a special and single purpose local government created and chartered by the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), and established, organized and existing by a duly adopted ordinance of the Collier County Commission pursuant to the Act; and,

WHEREAS, the District was created and chartered by law for the special and single purpose of managing the provision of certain community development systems, facilities and services to property within its jurisdiction; and,

WHEREAS, the Board has determined the need for and approved the provisions of and any attachments to:

1. The Assignment of Dedications with attached Exhibit "A" is hereby adopted.
2. The Special Warranty Deed made by Verona Walk Home Owners Association, Inc. in favor of Verona Walk Community Development District is hereby adopted.
3. The Special Warranty Deed made by DiVosta Homes, L.P. in favor of Verona Walk Community Development District is hereby adopted.
4. The special benefits peculiar to each lot or unit within the District remain unchanged; and

WHEREAS, this Resolution shall take effect immediately upon adoption.

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

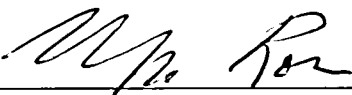
1. The recitations in the whereas clauses are incorporated herein.

2. The attached Assignment of Dedications with attached Exhibit "A" is hereby adopted.
3. The attached Special Warranty Deed made by Verona Walk Home Owners Association, Inc. in favor of Verona Walk Community Development District is hereby adopted.
4. The attached Special Warranty Deed made by DiVosta Homes, L.P. in favor of Verona Walk Community Development District is hereby adopted.
5. The special benefits peculiar to each lot or unit within the District remain unchanged.
6. This Resolution shall take effect immediately upon adoption.

PASSED, ADOPTED and EFFECTIVE this 12th day of October, 2012.

ATTEST:

**VERONA WALK COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Secretary/Assistant Secretary

By: 
Chairman/Vice Chairman

NOT A CERTIFIED COPY

Consideration \$10.00

Documentary Stamp Tax \$0.70

This instrument was prepared without opinion of title by and
after recording return to:

Steven M. Falk, Esq.
Roetzel & Andress, LPA
850 Park Shore Drive
Naples, Florida 34103
(239) 649-6200

(Information above this line for recording data)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made by **VERONAWALK COMMUNITY DEVELOPMENT DISTRICT**, an independent special district, whose post office address is 2501A Burns Road, Palm Beach Gardens, FL 33410 ("Grantor") to **DIVOSTA HOMES, L.P.**, a Delaware limited partnership, whose post office address is 24311 Walden Center Drive, Suite 300, Bonita Springs, FL 34134 ("Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporation, wherever the context so admits or requires.)

WITNESSETH, That the said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the said Grantee, and other good and valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Collier County, Florida, to wit:

Tract "L", Veronawalk Phase 4C, according to the plat thereof recorded in Plat Book 50, Page 25, Public Records of Collier County, Florida.

Subject to all easements, conditions, dedications and restrictions of record and those referenced on said plat.

TO HAVE AND TO HOLD the same in fee simple forever.

AND, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year set forth below.

Witnesses:

VERONAWALK COMMUNITY
DEVELOPMENT DISTRICT

Diana Cucinella
Print Name: DIANA CUCINELLA

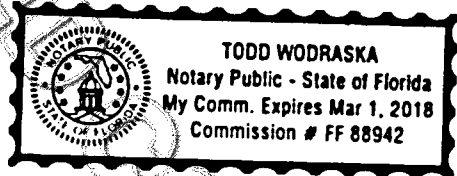
By: *Harry J. Barford, Jr.*
Harry J. Barford, Jr.
Its: Chairman of the Board of Supervisors

Margan O. Kirke
Print Name: MARGAN O. KIRKE

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 8th day of August, 2014, by Harry J. Barford, Jr., Chairman of the Board of Supervisors of Veronawalk Community Development District, on behalf of the District. He is () personally known to me or produced _____ as identification.

T. Wodraska
Notary Public
Print Name: _____
My Commission Expires: _____



Consideration \$10.00
Documentary Stamp Tax \$0.70
This instrument was prepared without opinion of title by and
after recording return to:
Steven M. Falk, Esq.
Roetzel & Andress, LPA
850 Park Shore Drive
Naples, Florida 34103
(239) 649-6200

(Information above this line for recording data)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made by **DIVOSTA HOMES, L.P., a Delaware limited partnership**, whose post office address is 24311 Walden Center Drive, Suite 300, Bonita Springs, FL 34134 ("Grantor") to **VERONAWALK COMMUNITY DEVELOPMENT DISTRICT, an independent special district**, whose post office address is 2501A Burns Road, Palm Beach Gardens, FL 33410 ("Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporation, wherever the context so admits or requires.)

WITNESSETH, That the said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the said Grantee, and other good and valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Collier County, Florida, to wit:

Tracts "I", "J" and "N", Veronawalk Phase 4B, according to the plat thereof recorded in Plat Book 49, Page 54, Public Records of Collier County, Florida, LESS AND EXCEPT the portion of said Tract "N" that was replatted in Veronawalk Phase 4B, Palermo and Querce Court Replat, according to the plat thereof recorded in Plat Book 50, Page 11, Public Records of Collier County, Florida.

Tract "E", Veronawalk Phase 4C, according to the plat thereof recorded in Plat Book 50, Page 25, Public Records of Collier County, Florida.

Tract "D", Veronawalk Phase 4D, according to the plat thereof recorded in Plat Book 50, Page 81, Public Records of Collier County, Florida.

Subject to all easements, conditions, dedications and restrictions of record and those referenced on said plat.

TO HAVE AND TO HOLD the same in fee simple forever.

AND, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year set forth below.

In the presence of:

Patrick Buttr
Print Name: PATRICK BUTTR

Kimberly Howes
Print Name: KIMBERLY HOWES

DIVOSTA HOMES, L.P., a Delaware limited partnership

By: DiVosta Homes Holdings, LLC, a Delaware limited liability company, its general partner

By: Richard McCormick
Richard McCormick
Its: Vice President – Land Development, South Florida Division

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 10TH day of March, 2014, by Richard McCormick, Vice President - Land Development, South Florida Division of DiVosta Homes Holdings, LLC, general partner of DiVosta Homes, L.P., on behalf of said limited liability company and limited partnership. He is personally known to me.

Kimberly Howes
Notary Public
Print Name: KIMBERLY HOWES
My Commission Expires: 5/7/17



DUPLICATE COPY

**VERONA WALK COMMUNITY DEVELOPMENT DISTRICT
FIELD REPORT
FOR THE MONTH(S) OF Dec. 2024/Jan 2025**

1) **LAKE INSPECTIONS FOR EROSION, WATER QUALITY & LITTORAL HEALTH** Erosion at a minimum, water quality good, littoral health good.

2) **OUTFALL INSPECTION** Outfalls continue to function as designed.

3) **LAKE LEVELS**

Lake levels have stabilized to seasonal levels and are not moving much because of lack of rain.

4) **INSPECTION OF HOA LAWN SPRAYING & LAKE BANK MOWING** HOA lawn spraying continues as previously done, lake bank by CDD completed as designed and with good results.

5) **QUARTERLY WATER SAMPLING & RESULTS** Quarterly results continue to be within acceptable ranges and are good.

6) **COORDINATION OF CONTRACTORS** No ongoing contractor work to coordinate.

7) **SWIMMING POOL INSPECTIONS & ADDRESSES** No inspection issues. Ongoing contracting as approved.

8) **DRAINAGE INSPECTIONS – ADDRESSES & COMMENTS** No ongoing drainage inspections required.

9) **RAIN EVENT FLOWS AND INSPECTIONS** We are currently in our dry season with little rainfall.

Verona Walk
Community Development District

**Financial Report For
December 2024**

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

	Annual Budget 10/1/24 - 9/30/25	Actual Dec-24	Year To Date Actual 10/1/24 - 12/31/24
REVENUES			
O & M ASSESSMENTS	448,974	249,905	360,697
DEBT ASSESSMENTS - SERIES 2013	515,025	286,699	413,803
DEBT ASSESSMENTS - SERIES 2018	580,455	323,063	466,288
OTHER REVENUES	0	0	0
INTEREST INCOME	1,200	0	0
TOTAL REVENUES	\$ 1,545,654	\$ 859,667	\$ 1,240,788
EXPENDITURES			
MAINTENANCE EXPENDITURES			
FIELD INSPECTOR	43,200	0	7,705
VEHICLE - INSURANCE	1,000	0	0
VEHICLE - EQUIPMENT (SMALL TOOLS)	1,545	0	0
VEHICLE - GAS & MAINTENANCE	2,750	0	10
GOLF CART STORAGE	1,500	0	0
LAKE SPRAYING (SOLITUDE-CLARK)	100,000	0	17,176
LAKE WATER QUALITY TESTING (BENCHMARK)	6,000	0	0
LAKE LITTORAL & LAKE BANK PLANTINGS	0	0	1,117
LAKE BANK MOWING	65,650	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
SPECIAL PROJECTS	15,000	0	0
TOTAL MAINTENANCE EXPENDITURES	\$ 291,895	\$ -	\$ 26,008
ADMINISTRATIVE EXPENDITURES			
ENGINEERING	13,500	0	600
MANAGEMENT	51,276	4,273	12,819
SECRETARIAL	4,200	350	1,050
LEGAL	15,000	0	1,146
ASSESSMENT ROLL	10,000	0	0
AUDIT FEES	4,200	0	0
ARBITRAGE REBATE FEE - SERIES 2013	650	0	0
ARBITRAGE REBATE FEE - SERIES 2018	650	0	0
INSURANCE	7,500	0	7,265
LEGAL ADVERTISING	2,050	0	304
MISCELLANEOUS/CONTINGENCY	1,800	176	176
POSTAGE	700	170	170
OFFICE SUPPLIES	1,075	96	104
DUES & SUBSCRIPTIONS	175	0	175
WEBSITE MANAGEMENT	2,000	167	500
TRUSTEE FEES - SERIES 2013	4,730	0	0
TRUSTEE FEES - SERIES 2018	4,100	0	0
CONTINUING DISCLOSURE FEE - SERIES 2013	1,000	0	0
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 124,606	\$ 5,232	\$ 24,309
TOTAL EXPENDITURES	\$ 416,501	\$ 5,232	\$ 50,317
REVENUES LESS EXPENDITURES	\$ 1,129,153	\$ 854,435	\$ 1,190,471
BOND PAYMENTS (SERIES 2013)	(476,898)	(269,727)	(389,258)
BOND PAYMENTS (SERIES 2018)	(536,921)	(303,939)	(438,630)
BALANCE	\$ 115,334	\$ 280,769	\$ 362,583
ADMINISTRATIVE COSTS	(53,048)	(16,505)	(23,820)
DISCOUNTS FOR EARLY PAYMENTS	(62,286)	(34,384)	(49,779)
EXCESS/ (SHORTFALL)	\$ -	\$ 229,880	\$ 288,984
CARRYOVER FROM PRIOR YEAR	0	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 229,880	\$ 288,984

Bank Balance As Of 12/31/24	\$ 1,663,931.98
Accounts Payable As Of 12/31/24	\$ 580,280.55
Accounts Receivable As Of 12/31/24	\$ -
Available Funds As Of 12/31/24	\$ 1,083,651.43

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

	<u>Oct - Dec 24</u>	<u>24-25 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
363.100 · O & M Assessment Income	360,696.92	448,974.00	-88,277.08	80.34%
363.812 · Debt Assessments (Series 2013)	413,802.90	515,565.00	-101,762.10	80.26%
363.813 · Debt Assessments (Series 2018)	466,288.25	580,455.00	-114,166.75	80.33%
363.822 · Debt Assesmnt-Pd To Trustee-13	-389,257.60	-476,898.00	87,640.40	81.62%
363.823 · Debt Assesmnt-Pd To Trustee-18	-438,629.65	-536,921.00	98,291.35	81.69%
363.830 · Assessment Fees	-23,820.18	-53,302.00	29,481.82	44.69%
363.831 · Discounts For Early Payments	-49,779.45	-62,572.00	12,792.55	79.56%
369.401 · Interest Income	0.00	1,200.00	-1,200.00	0.0%
Total Income	<u>339,301.19</u>	<u>416,501.00</u>	<u>-77,199.81</u>	<u>81.47%</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	599.50	13,500.00	-12,900.50	4.44%
511.311 · Management Fees	12,819.00	51,276.00	-38,457.00	25.0%
511.312 · Secretarial Fees	1,050.00	4,200.00	-3,150.00	25.0%
511.315 · Legal Fees	1,146.50	15,000.00	-13,853.50	7.64%
511.318 · Assessment/Tax Roll	0.00	10,000.00	-10,000.00	0.0%
511.320 · Audit Fees	0.00	4,200.00	-4,200.00	0.0%
511.450 · Insurance	7,265.00	7,500.00	-235.00	96.87%
511.480 · Legal Advertisements	303.84	2,050.00	-1,746.16	14.82%
511.512 · Miscellaneous	176.18	1,800.00	-1,623.82	9.79%
511.513 · Postage and Delivery	169.81	700.00	-530.19	24.26%
511.514 · Office Supplies	103.95	1,075.00	-971.05	9.67%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.750 · Website Management	499.98	2,000.00	-1,500.02	25.0%
512.736 · Continuing Disclosure Fee 2013	0.00	1,000.00	-1,000.00	0.0%
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	1,500.00	-1,500.00	0.0%
514.101 · Field Inspector	7,704.90	43,200.00	-35,495.10	17.84%
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	10.25	2,750.00	-2,739.75	0.37%
514.106 · Lake Spraying (Solitude-Clark)	17,176.00	100,000.00	-82,824.00	17.18%
514.107 · Lake H2O Quality Tests-Benchmrk	1,116.75	6,000.00	-4,883.25	18.61%
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	65,650.00	-65,650.00	0.0%
514.112 · Special Projects	0.00	15,000.00	-15,000.00	0.0%
514.330 · Arbitrage Rebate Fee (2018)	0.00	650.00	-650.00	0.0%
514.733 · Trustee Fees (2018)	0.00	4,100.00	-4,100.00	0.0%
Total Expense	<u>50,316.66</u>	<u>416,501.00</u>	<u>-366,184.34</u>	<u>12.08%</u>
Net Income	<u><u>288,984.53</u></u>	<u><u>0.00</u></u>	<u><u>288,984.53</u></u>	<u><u>100.0%</u></u>

Verona Walk Community Development District

Balance Sheet

As of December 31, 2024

	<u>Operating Fund</u>	<u>Debt Service (13) Fund</u>	<u>Debt Service (18) Fund</u>	<u>General Fixed Assets Fund</u>	<u>Long Term Debt Fund</u>	<u>TOTAL</u>
ASSETS						
Current Assets						
Operating Bank Account	1,663,931.98	0.00	0.00	0.00	0.00	1,663,931.98
Total Current Assets	1,663,931.98	0.00	0.00	0.00	0.00	1,663,931.98
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	269,727.30	303,938.55	0.00	0.00	573,665.85
Investments - Sinking Acct	0.00	0.00	110.78	0.00	0.00	110.78
Investments - Interest Acct	0.00	0.00	0.00	0.00	0.00	0.00
Investments - Reserve Acct	0.00	228,881.25	55,076.99	0.00	0.00	283,958.24
Investments - Revenue Acct	0.00	188,293.11	299,038.91	0.00	0.00	487,332.02
Investments - Prepayment Acct	0.00	6,615.81	14,617.19	0.00	0.00	21,233.00
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	695,850.89	695,850.89
Amount Available In DSF (2018)	0.00	0.00	0.00	0.00	672,782.42	672,782.42
Amount To Be Provided	0.00	0.00	0.00	0.00	8,151,366.69	8,151,366.69
Total Other Assets	0.00	695,850.89	672,782.42	0.00	9,520,000.00	10,888,633.31
TOTAL ASSETS	1,663,931.98	695,850.89	672,782.42	5,573,168.00	9,520,000.00	18,125,733.29
LIABILITIES & EQUITY						
Liabilities						
Current Liabilities						
Accrued Expenses	0.00	0.00	0.00	0.00	0.00	0.00
Accounts Payable	580,280.55	0.00	0.00	0.00	0.00	580,280.55
Total Current Liabilities	580,280.55	0.00	0.00	0.00	0.00	580,280.55
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	580,280.55	0.00	0.00	0.00	9,520,000.00	10,100,280.55
Equity						
Retained Earnings	794,666.90	386,594.08	322,153.04	-9,907,872.00	0.00	-8,404,457.98
Current Year Depreciation	0.00	0.00	0.00	0.00	0.00	0.00
Net Income	288,984.53	309,256.81	350,629.38	0.00	0.00	948,870.72
Investment In Gen Fixed Assets	0.00	0.00	0.00	15,481,040.00	0.00	15,481,040.00
Total Equity	1,083,651.43	695,850.89	672,782.42	5,573,168.00	0.00	8,025,452.74
TOTAL LIABILITIES & EQUITY	1,663,931.98	695,850.89	672,782.42	5,573,168.00	9,520,000.00	18,125,733.29