



**VERONA WALK
COMMUNITY DEVELOPMENT
DISTRICT**

**COLLIER COUNTY
REGULAR BOARD MEETING
APRIL 17, 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

April 17, 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. Establish Quorum
- E. Additions or Deletions to Agenda
- F. Approval of Minutes
 - 1. March 20, 2025 Regular Board Meeting.....Page 2
- G. Presentation – Tamarindo Proposal to Discharge into Verona Walk.....Page 6
- H. Old Business
 - 1. Update on CDD/HOA Maintenance Memo of Understanding.....Page 34
- I. New Business
 - 1. Premier Lakes Status Update & Chemicals Used
 - 2. Consider Resolution No. 2025-01 – Adopting a Fiscal Year 2025/2026 Proposed Budget.....Page 44
- J. Administrative Matters
 - 1. District Attorney Update
 - 2. District Engineer Update
 - a. Update on Contract for Pipe Tv-ing
 - 3. Field Inspector Update.....Page 52
 - 4. District Manager Update
 - a. Financials.....Page 53
 - b. Upcoming Meetings
 - May 15, 2025
- K. Comments from the Public
- L. Board Member 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

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VERONA WALK
COMMUNITY
DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
REGULAR MEETING SCHEDULE
NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Verona Walk Community Development District will hold Regular Meetings at 10:00 a.m. in the Town Center at Verona Walk located at 8090 Sorrento Lane, Naples, Florida 34114, on the following dates:
October 17, 2024
November 21, 2024
December 19, 2024
January 16, 2025
February 20, 2025
March 20, 2025
April 17, 2025
May 15, 2025
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
MARCH 20, 2025**

A. CALL TO ORDER

The March 20, 2025, Regular Board Meeting of the Verona Walk Community Development District (the “District”) was called to order at 10:00 a.m. at the Town Center at Verona Walk located at 8090 Sorrento Lane, Naples, Florida 34114.

B. PLEDGE OF ALLEGIANCE

C. PROOF OF PUBLICATION

Proof of publication was presented that notice of the Regular Board Meeting had been published in the *Naples Daily News* on October 7, 2024, as part of the District’s Fiscal Year 2024/2025 Meeting Schedule, as legally required.

D. ESTABLISH A QUORUM

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

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

Staff members in attendance were:

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

Also present were the following:

Ron Talbot, Ken Muckenhaupt, Herb Czeschin, Libby Barrick, Beth Boland, Chris Briggs and Terence Smith.

E. ADDITIONS OR DELETIONS TO THE AGENDA

Ms. Meneely requested and it was the consensus of the Board to add a discussion regarding the Engineering RFQ under Old Business.

F. APPROVAL OF MINUTES

1. February 20, 2025, Regular Board Meeting

The February 20, 2025, Regular Board Meeting minutes were presented for approval.

A **motion** was made by Mr. Roy, seconded by Mr. Kurzawski and passed unanimously approving the minutes of the February 20, 2025, Regular Board Meeting, as presented.

G. OLD BUSINESS

1. Further Discussion Regarding CDD/HOA Maintenance Responsibilities/Easements

Ms. Czubkowski stated that the HOA did not pass a change in wording from “may to shall” regarding maintenance responsibilities. She believes the CDD attorney should work with the HOA to gather information and discuss who owns what easement and interpret maintenance responsibilities. Mr. Urbancic added that if the CDD accepted assignment then we have the maintenance responsibilities even if the plat says one thing – the assignment says another and takes precedence. He suggested the engineer do an overlay map of where the CDD accepted responsibility. There was general discussion regarding the previous agreement between the HOA and the CDD for maintenance and Ms. Meneely went over the background on how that agreement came to be canceled. There was a consensus of the Board authorizing Ms. Czubkowski to work with the attorney, the engineer and the HOA to come to some resolution on the issue.

2. (ADDED) Engineering RFQ

Ms. Meneely stated that Bowman had contacted her and agreed to remain the District’s engineer with John Baker eventually taking over for Terry Cole. She asked for ratification of the Chairman’s decision to pull the RFQ for a new engineer from publication.

A **motion** was made by Mr. Monti, seconded by Mr. Roy and passed unanimously ratifying the District Engineer decision and staying with Bowman as the engineer of record.

H. NEW BUSINESS

1. Discussion Regarding HOA Election Results Concerning CDD Maintenance Items

This item was previously discussed above.

2. Discussion Regarding Street Drainpipe Inspection

Ms. Czubkowski stated that she had spoken to Mr. Hirniak about doing some type of annual pipe inspections and would speak with the engineer regarding the cost of spot checking, noting that the community was over twenty years old. Mr. Hogan suggested that money be allocated in the upcoming budget in order to complete a portion every year.

3. Premier Lakes Status Update

Ms. Czubkowski stated that the reports Premier had been providing were good and are provided every time they visit the community. She distributed the reports to review and summarized, noting that the

need to minimize spike rush was explained. Discussion regarding spraying under bridges ensued and Mr. Hirniak explained that all would be sprayed. Mr. Monti asked if there was comfort on the specific herbicides being used and Mr. Hirniak stated that he would provide the Board with the chemical information. Ms. Czubkowski stated that representatives from the company could also attend meetings in order to answer questions.

4. Discussion Regarding Budget Items for Fiscal Year 2025/2025 Budget

Ms. Czubkowski stated that now was the time to increase or reallocate funding and discussion ensued about the budget including pipe tv-ing and street sweeping. Mr. Monti encouraged the HOA to reconsider their decision to discontinue street sweeping.

I. ADMINISTRATIVE MATTERS

1. District Attorney Update

Mr. Urbancic stated that the legislative session started two weeks ago and he would keep the Board updated on issues that would impact the CDD.

2. District Engineer Update

Mr. Cole stated that he received an executive summary yesterday from Tamarindo, the development having water control issues. He stated that he had not had time to review it and continued that he was meeting with Ms. Czubkowski and Mr. Hirniak tomorrow to review the maintenance responsibility issue and would also review the Tamarindo report with them. Discussion ensued about whether there were any benefits to taking their extra water and Ms. Czubkowski stated that it was unknown and would be presented at the next meeting if the full report had been received by the engineer.

3. Field Inspector Update

Mr. Hirniak stated that the community was in the middle of dry season and has had 1/3 of the normal amount of rain but is close to the average for the past 6-7 years. He noted that the water quality looked good and went over the current pool construction projects. Ms. Czubkowski asked if the pumps the HOA had put in were working and Mr. Hirniak stated that of the two wells, one was 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 of the upcoming April 17, 2025, meeting when the proposed budget would be on the agenda.

J. COMMENTS FROM THE PUBLIC

Ms. Barrick asked about the additional spike rush treatments that were added to last year's budget and Ms. Czubkowski explained how the new vendor was increasing the ongoing treatments.

Mr. Talbot asked about the bridges and controlling the spike rush. He showed the Board photos of the bridge near his residence and wanted them to look good in order to maintain home values. Mr. Monti agreed with protecting the home values and asked that Premier work on the bridges, noting that some of the photos show growth that is not spike rush but algae that feeds on phosphorus from lawns.

K. BOARD MEMBER COMMENTS

There were no further comments from the Board Members.

L. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 11:14 on a **motion** made by Mr. Roy, seconded by Mr. Hogan and that **motion** carried unanimously.

Secretary/Assistant Secretary

Chair/Vice-Chair

Tamarindo CDD Stormwater Discharge to VeronaWalk CDD Surface Water Management System Executive Summary

Prepared for:
Forestar Group, Inc.
4042 Park Oaks Drive, Suite 200
Tampa, FL 33610

Prepared By:

ENGINEERING
6610 Willow Park Drive
Suite 200
Naples, FL 34109

Dated: April 4, 2025 (rev 4)

Christopher O. Wright, P.E.
Florida License No. 47059

VeronaWalk CDD Executive Summary

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DRAFT

EXECUTIVE SUMMARY

PROJECT SITE DESCRIPTION

The Tamarindo CDD is adjacent to the VeronaWalk CDD on the north side of Sabal Palm Rd. and east of Collier Blvd (SR 951) within Section 23, Township 50 South, Range 26 East, Collier County, Florida.

The Tamarindo CDD is currently undergoing a modification to permit #11-103330-P under application #240916-45732. This permit modification proposes to raise the control elevation for Lakes 1 and 2 to elevation 6.71 NAVD. Lakes 3 and 4 will remain at control elevation 5.71 NAVD since those lakes are closer to the CR 951 canal, which has a lower control elevation.

The proposed modifications to the Tamarindo CDD surface water management system is required as a result of significantly higher control elevations from nearby projects to the north of Tamarindo that were permitted and constructed after the issuance of the original permit for the Tamarindo site. For example, Hacienda, Amerimed Center, and Estilo were all permitted with control elevations that are on average about 3 ft higher than Tamarindo's existing control elevation. These higher control elevations are causing the Tamarindo lake elevations to remain higher than the Tamarindo permitted control elevation throughout the rainy season due to groundwater inflow coming from the NE into the Tamarindo lakes. With the Tamarindo surface water management system unable to return to control elevation, it is causing less available stormwater storage for summer rain fall events. This causes localized road flooding within the community. In order to offset the groundwater inflow into the Tamarindo lakes in Basins 1 & 2, control structures are being added to raise the control elevation for Lakes 1 & 2 by one foot, as shown in [Attachment I](#) – Proposed Tamarindo CDD Revised Control Elevation Exhibit.

PROPOSED PROJECT

The Tamarindo CDD Water Management System consists of one (1) major basin divided into five (5) sub-basins one per each of the four wet detention lakes and one for the preserve area. The total water management basin area is 103.50 acres. The existing wet detention lakes will provide water quality and attenuation for the project. Lakes 3 and 4 will have a control elevation of 5.71 ft NAVD, while Lakes 1 and 2 will be controlled at elevation 6.71 ft NAVD (previously controlled at 5.71 ft NAVD).

The last submittal to the SFWMD made on February 5, 2025, proposed to improve the Tamarindo CDD surface water management system performance by making the following changes to the existing Tamarindo CDD surface water management system:

- Install outfall pipe with inlets to accept Amity Road Drainage and convey to CR951 canal.

- Create additional stormwater storage in Basin 3 by excavating portions of the FPL easement to elevation 6.7 NAVD.
- Raise control elevation for Lakes 1, 2 to elevation 6.71 ft NAVD.
- Add Control structure in Lake 3 to regulate discharge from Lake 2.
- Modify Control Structure (CS) #1 slightly to control discharge to no more than allowable discharge of 0.06 cfs/acre.
- Add an outfall pipe from Lake 1 to SE corner of Tamarindo Amenity Site to discharge to the Sabal Palm Road swale.
 - Add a stormwater pump located in the SE corner of the property for an emergency pump. The emergency pump is designed to turn on above the water quality stage.
 - A control structure is located downstream of the pump well with a bleeder at elevation 6.71 ft NAVD to allow Lake 1 to return to control and discharge to the adjacent Sabal Palm Road swale.
- Add ±3,470 LF of 14" pipe from stormwater pump and extend east along Sabal Palm Road with ultimate discharge to conservation east of the VeronaWalk CDD, shown in [Attachment II](#) – Proposed Tamarindo CDD Discharge Point (Alternative 1).

Recently new comments from the SFWMD were received on March 7, 2025 for the current application under review, as shown in Attachment III. The revised application proposes increasing the allowable discharge rate to approximately 0.11 cfs per acre, excluding the 2.7 cfs estimated from groundwater inflow. This solution is supported by hydrologic modeling and analysis, demonstrating that discharge to the Sabal Palm Road and CR 951 canals will not adversely affect the Henderson Creek basin. The increased recovery rate will provide the necessary stormwater storage between storm events and help return water levels to near the permitted control elevation more quickly, thereby improving system performance and avoiding road flooding within the community. The additional 8 cfs discharge to the wetlands east of VeronaWalk CDD is being accommodated in an area that can both handle and needs additional water to support the existing wetland hydrology.

CURRENTLY PROPOSED DISCHARGE

To provide for the higher discharge rate leaving the Tamarindo CDD Stormwater Management System, an emergency stormwater pump is proposed that is connected to Lake 1 and will pump to the VeronaWalk CDD system. With the addition of the stormwater pump, the discharge to the CR 951 canal has been reduced from the previously permitted rate of 6.18 cfs to 3.37 cfs. This stormwater pump is designed to convey up to 8 cfs via 14" diameter pipe along Sabal Palm Road. This pipe will be installed along the south side of Sabal Palm Road approximately 3,400 ft east of the entrance to Tamarindo. It terminates in a low area that will sheet flow south into

wetland east of VeronaWalk and then will sheet flow to the south. See [Attachment IV – Wetland Evaluation Memo](#) for the receiving wetland analysis.

PROPOSED TAMARINDO CDD CONNECTION TO VERONAWALK CDD LAKE

When we respond to the current set of review comments from the SFWMD we plan to propose an alternative stormwater discharge location pending the approval of the VeronaWalk CDD Board of Supervisors. This alternative discharge location from the Tamarindo CDD SWM system, will be a direct discharge from Tamarindo CDD WMS into the VeronaWalk CDD lakes that are located in Drainage Basin DA-2 as shown in [Attachment V – Proposed Tamarindo CDD Discharge to VeronaWalk CDD Lakes \(Alternative 2\)](#). The 14” pipe from the proposed Tamarindo pump well would convey a maximum of 8 cfs from the Tamarindo CDD SWM system to VeronaWalk CDD Drainage Basin DA-2 prior to discharge into the wetlands located just outside of the property line in the southeastern corner of the project via the existing control structure CS 2/7A. Proposed modifications to the existing control structure would be required to ensure the Basin DA-2 lakes do not increase from the 25-year/ 3-day peak stage (8.81 ft NAVD) or minimum roadway elevations (9.21 ft NAVD) as was originally permitted, highlighted in yellow on the VeronaWalk Approved ERP Plans in [Attachment VI](#). By allowing the discharge from Tamarindo CDD to flow through VeronaWalk,CDD the combined discharge from both sites will have a singular discharge point to the eastern wetlands vs. what was recently submitted to the SFWMD on February 5, 2025.

The peak stages for VeronaWalk CDD Drainage Basin DA-2 will not increase from the previously permitted values due to the bypass of the Tamarindo CDD discharge flows. Therefore, the constructed minimum roadway elevation for Drainage Basin DA-2 will be impacted, as shown in Table 1 and highlighted in [Attachment VI](#). While the proposed control elevation for Tamarindo CDD Drainage Basin 1 is 6.71 ft NAVD, the pumped discharge should have no adverse effects on the control elevation of 6.21 NAVD for Drainage Basin DA-2 because of the increased discharge from CS 2/7A. Additionally, the wetland habitats within Drainage Basin DA-7A (located immediately south of CS 2/7A) will benefit from the additional 8 cfs discharge from the Tamarindo CDD as noted in [Attachment IV – Wetland Evaluation Memo](#).

Table 1. VeronaWalk Basin DA-2 - Key Performance Value

VeronaWalk Basin DA-2	Currently Permitted	Proposed
Control (NAVD)	6.21	6.21 (no impact)
25 Year – 3 Day Permitted (NAVD)	8.81	8.81 (no impact)
Min Road Permitted (NAVD)	8.91	8.91 (no impact)
Min Road on Plans (NAVD)	9.21	9.21(no impact)
CS 2/7A Discharge (cfs)	38.75	46.75 (increased by 8 cfs as a pass through flow)

CONCLUSION

To provide for a higher discharge rate leaving the Tamarindo CDD Stormwater Management System, an emergency stormwater pump from Lake 1 is proposed to the SFWMD under Application No. 240916-45732. This stormwater pump is designed to convey up to 8 cfs via 14" diameter pipe that will discharge directly into the VeronaWalk CDD lake system as shown in **Attachment V** (Alternative 2). To mitigate the effects of the discharge from the Tamarindo SWM system, it is proposed to modify the existing control structure CS 2/7A highlighted in red as shown in **Attachment VI** and belonging to the VeronaWalk CDD.

Proposed modifications to the existing control structure include lowering the existing grate by 12" from 9.31 ft NAVD to 8.31 ft NAVD and widening the existing overflow weir from 3.5 ft wide to 7 ft wide. This will help ensure the lakes located within Drainage Basin DA-2 lakes do not increase in the 25-year/ 3-day storm event during peak stage times as was originally permitted and constructed.

By allowing the extra discharge from the Tamarindo CDD to flow into then through VeronaWalk CDD, the combined discharge from both sites will have a singular discharge point to the eastern wetlands vs. what was recently submitted to the SFWMD on February 5, 2025. A full copy of this ERP submittal is included within the attached link.

<https://consult-rwa.sharefile.com/d-s003e11b571984c9c90b778d44410638d>.

Furthermore, there are no impacts to the VeronaWalk CDD Surface Water Management System as evidenced in the Table 1 - VeronaWalk Basin DA-2 - Key Performance Values.

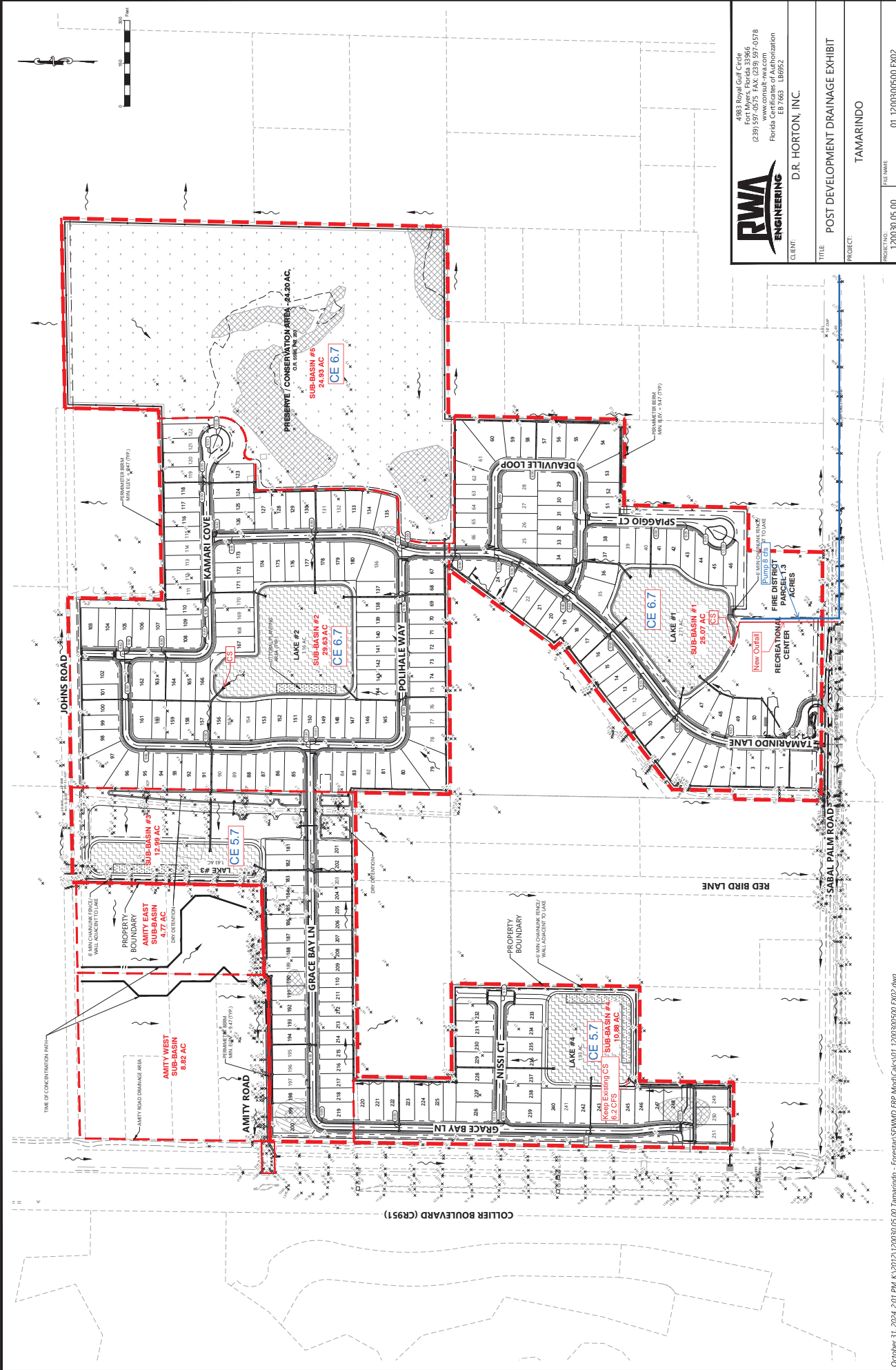
Planned benefits to the VeronaWalk CDD surface water management system will include an extra supply of stormwater that will potentially recharge the lakes and keep the surface of the lakes at a higher elevation than normal under current conditions.

Lastly, the wetland habitats in located within Drainage Basin DA-7A (located immediately south of CS 2/7A and just outside of the VeronaWalk residential community) will benefit from the additional 8 cfs storm water discharge from Tamarindo CDD as noted in **Attachment IV – Wetland Evaluation Memo**.

ATTACHMENT I

Proposed Tamarindo CDD Control Elevation Exhibit

DRAFT



RWA ENGINEERING
 4883 Royal Gulf Circle
 Fort Myers, Florida 33966
 (239) 597-0575 FAX: (239) 597-0578
 www.consult-rwa.com
 Florida Certificate of Authorization
 CE #17663 LB0924

CLIENT: D.R. HORTON, INC.
 TITLE: POST DEVELOPMENT DRAINAGE EXHIBIT
 PROJECT: TAMARINDO
 PRODUCT NO: 1200300500
 FILE NAME: 01_1200300500 E02

October 31, 2024, 2:01 PM K120121200300500 Tamarindo - Forensic/SF/MD ERP Model/CE/01_1200300500 E02.dwg

ATTACHMENT II

Proposed Tamarindo CDD Discharge Point – Alternative I
Submitted to SFWMD on February 5, 2025

DRAFT

ATTACHMENT III

SFWMD RAI Dated March 7, 2025

DRAFT



* Delivered Via Email

March 7, 2025

Anthony Squitieri *
Forestar (USA) Real Estate Group, Inc
4042 Park Oaks Boulevard Suite 200
Tampa, FL 33610

**Subject: Tamarindo
Request for Additional Information
Application No. 240916-45732
Collier County**

Dear Mr. Squitieri,

Effective June 28, 2024, Chapter 62-330, FAC and ERP AH Vols. I & II were amended to include new water quality performance standards and supporting calculations specified in Section 8.0, Criteria for Evaluation, and Section 9.0, Stormwater Quality Treatment Evaluations, ERP AH Vol. I, respectively. In addition, there are amendments to the requirements of Section 12.0, Operation and Maintenance Requirements and Section 3.1.2, "Grandfathering Activities", ERP AH Vol. I.

All project applications are subject to the amended rules, as follows:

- Unless specifically "grandfathered" per Section 3.1.2, ERP AH Vol. I (effective date 06/28/24), all project applications are subject to the new rules effective 06/28/24.
- Section 3.1.2.(e)4, ERP AH Vol. I, specific to the amended stormwater criteria in Sections 8.0 and 9.0, provides a "grandfathering" provision for general or individual permit applications. These applications **must be deemed complete**, on or before **December 28, 2025**, to be exempt from Sections 8.0 & 9.0, ERP AH Vol. I and the ERP AH Vol. II, effective 06/28/24.
- There is no specific "grandfathering" provision for new conceptual approval applications. These applications must meet all the provisions stipulated in the amended rules, **unless the project qualifies for the "grandfathering" provisions outlined in Sections 3.1.2.(e)1 – 3 & (f)-(i), (effective date 06/28/24).**

As discussed with Mike Pappas, P.E. on March 7, 2024, the District is requesting the following information, in accordance with Section 5.0 or 7.0, as applicable, Environmental Resource Permit (ERP) Applicant's Handbook (AH) Volume (Vol.) I, adopted by reference in Subsection 62.330.010(4)(a), Florida Administrative Code (F.A.C.), to complete the application and provide reasonable assurances for permit issuance:

1. We are in receipt of \$1,200. However, the required permit processing fee for an Individual permit modification is \$7,875. Please submit a check for the outstanding \$6,675 balance in order to allow processing of this application to continue. Payment of application fees can be done by credit card on the District's ePermitting website, or by check. If submitted by check,

please make the check payable to the South Florida Water Management District and please reference Application No. 240916-45732 in the memo section of the check to ensure adequate processing. [Rule 62-330.071, F.A.C.]

2. It appears that new work is proposed within areas which are owned and/or controlled by Collier County Board of County Commissioners and Hacienda Lakes of Naples LLC, specifically for a Diversion Pipeline. Does the applicant have easements allowing for the proposed work? Please provide copies of all relevant easements. Depending on the above responses, it may be appropriate to have the property owner as co-applicant(s). Please provide details of any coordination which has occurred with the land owner(s) to date. Would these entities be willing to be co-applicants? Please explain. [Section 4.2.3, Vol. I]
3. Based on the revised plans submitted, the proposed stormwater management system will discharge into the existing stormwater management system and conservation easement located on property owned by Hacienda Lakes of Naples LLC. Please provide copies of relevant easements that allow for this. [Sections 62-330.301, F.A.C. and 4.2.3, Vol. I]
4. Please document through the use of groundwater/surface water modeling or other methods that the proposed discharge to the wetland area will have a sufficient (but not excessive) hydroperiod. The results of the modeling or other calculations should be incorporated into an estimated annual water budget for the receiving wetland area(s). [Section C, Form 62-330.060(1), F.A.C.; Section 10.3.3.2, Volume I]
5. Please address the following relating to the construction plans regarding the on site wetland preserves and off-site conservation area (Rule 62-330.301, F.A.C. and Section 10, Volume I):
 - a. Please demonstrate how the hydroperiod of the preserves will be maintained or improved. Please demonstrate that the proposed stormwater design will not adversely affect the hydrology of preserved wetlands. Please depict modeling results of the 5yr-1day event in a hydrograph for the wetlands within the controlled basin area and provide additional supporting information for how the hydroperiod of the wetlands outside of the controlled basin area will be maintained. [Rule 62-330.301 F.A.C., Section C -Form 62-330.060(1), F.A.C., Section 10 Vol. I, & Section 3.12 Vol. II].
 - b. Please provide cross-sections and details for pipes/control structures discharging into the preserve area(s) that include topographic information/elevations to ensure that there is positive outfall into the wetland areas.
 - c. Please clarify if there will be a spreader swale or equivalent measure used to reduce erosive velocities entering into the conservation easement. Please provide details of the spreader swale or equivalent measure that include the invert elevation of the pipe discharging into the swale, existing and proposed grades, and length and width of the spreader swale. In addition, please provide a revegetation plan for all temporary wetland and upland buffer impacts associated with the installation of structures, pipes, or spreader swale construction.
 - d. Please provide a corrective action plan for any adverse effects of the proposed discharge to the existing conservation easement due to the proposed activity [Sections 10.2.4 and 10.2.7, Volume I]
6. Please contact Liz Blessing, Environmental Analyst 4 at (239) 338-2929 ext 7743 or at eblessin@sfwmd.gov to arrange a site visit to assess current conditions of the wetlands and the new proposed discharge area. [Sections 7 and 10, Vol. I, Rule 62-330.071 F.A.C.]

7. The submitted plans, drainage calculations, and technical reports were not properly signed and sealed by a registered professional per digital signature or electronic signature requirements per Rule 61G15-23.004 & 61G15-23.005, F.A.C. The requirements for electronic signatures include a scanned copy of the physical signed and sealed registered professional signature document, and the electronically signed and sealed engineering documents with text indicating an electronic signature is being used. Alternatively, for digital signatures a third-party digital signatures are acceptable with text indicating the document has been digitally signed. Please see the link for reference of requirements: <https://fbpe.org/legal/signing-and-sealing-engineering-documents/>. [F.A.C Ch 61G15-23 and Section 4.2.3(b), Vol. I]
8. Regarding Comment No. 10 in the previous RAI letter and the response provided, it has become evident that the proposed control elevations are lower than the wet season water table elevation. The response indicates the control elevation was increased, however, it does not provide any comparison of the proposed control elevation to the wet season water table elevation and any adverse impacts the difference may create. As previously requested, please address the following:
 - A. Per Section 3.10 of AH Vol. II, systems shall be designed to:
 - (a) maintain existing water table elevations in existing wellfield cones of depression;
 - (b) preserve site environmental values (see Section 10.0 of Applicant's Handbook Volume I);
 - (c) not waste freshwater;
 - (d) not lower water tables which would adversely affect the existing rights of others; and
 - (e) preserve site ground water recharge characteristics.

Please directly address each criteria above individually in regards to the proposed SWM system design. If any of the criteria can not be met, please provide plans and calculations which mitigate any adverse impacts or conditions.

- B. Per Section 3.11 of AH Vol. II, detention and control elevations shall be set to accomplish 3.10 and are subject to the following criteria:
 - (a) Wetland protection elevations;
 - (b) Consistency with surrounding land and project control elevations and water tables;
 - (c) Possible restrictions by other agencies to include tree protection and landscape ordinances;
 - (d) Consistency with water use permits; and
 - (e) A maximum depth of six feet below natural ground.

Please directly address each criteria above individually in regards to the proposed SWM system design. If any of the criteria can not be met, please provide plans and calculations which mitigate any adverse impacts or conditions.

9. The revisions made to the model appear to indicate a constant discharge of groundwater after all stormwater runoff has been discharged. Staff acknowledges the method used to simulate the groundwater component in the modeling is a base flow of 2.7 cfs into Lake 2 of Sub-basin 2. However, this method does not appear to accurately reflect the variable flow of groundwater into the lakes especially in the annual model provided. Based on the variable water surface elevations in the lake, the groundwater elevations, and the variable driving head between the two elevations, please provide a model that takes into account the variable

flow of groundwater into the lakes based on the head available between the water surface in the lakes and the wet season water table. [Form 62-330.060(1).1.3, F.A.C.]

10. Please address the following regarding the revised SWM report, calculations, models, and technical reports: [Form 62-330.060(1), F.A.C.]
 - a) Please provide a Water Management Summary table in the SWM report, similar to the table on sheet 6 of plans, that also includes peak discharges from CS-1, CS-2, and the proposed pump separately.
 - b) Please provide a summary table in the SWM Report of the results from the existing and proposed models for Amity East and West. Include existing and proposed peak stages and discharge rates.
 - c) Please address the wet season water table elevation in the "Required Modification to Proposed Project" section of the SWM report.
 - d) Some of the model reports include headers which reference previous design conditions which are no longer proposed, please revise.
 - e) Please provide a narrative discussion in the SWM report describing the proposed pumping expected throughout the year during and after the design storm events and the model results. Please include pumping durations expected and frequency of expected pumping throughout the year.
 - f) How was the Sabal Palm tailwater determined? The tailwaters used appear to be the same as the Henderson Canal tailwaters, however the invert of the Sabal Palm Road ditch does not appear to be taken into consideration. Documentation in the previous permits indicate the Sabal Palm Road ditch had an invert elevation of over 6 feet.
 - g) How was the tailwater for the L1 Pump link determined? It appears the tailwaters in the model do not account for the invert of the bubble-up spreader structure.
 - h) The model indicates that CS-2 and the L1 Pump discharge to the same tailwaters. Please provide additional information on why this is an appropriate methodology considering the location of the discharge points for each.
 - i) The Pump-On elevation is below the water quality elevation and therefore will discharge untreated stormwater. Please revise the SWM system to provide the required water quality treatment prior to off-site discharge.
 - j) Throughout the SWM report and technical reports, the flooding on the site is attributed to heavy rainfall or adjacent control elevations. Please address if the wet season water table elevation is an additional cause of the flooding on site. Please revise the documents accordingly.
11. Please revise the plans and report to designate the raised inlets in the lakes as control structures since they are required to be certified and maintained at the proposed elevations.
12. Regarding the "07 Conservation Area Well Data" document, please provide the location of Well #5 on the Well Location Map.

13. As requested in Comment No. 3.A of the previous RAI letter, please revise the lake cross sections to indicate the areas and elevations where groundwater is expected to flow into the lakes. [Section 4.2.3(b), A.H. Vol. I]
14. Regarding the response to Comment No. 4 of the previous RAI letter, the Tamarindo Groundwater Flow Calculation Technical Memorandum appears to indicate a wet season water table elevation of 8.7 feet in Lake 2. This conflicts with the starting water surface elevations in the modelling. How will the groundwater table be kept at the control elevation in between storm events? Will pumping be necessary when the lake levels rise due to the wet season water table and not due to rainfall and storm events? As currently proposed, the SWM system design and modeling does not appear to address the wet season water table at the project site. Please provide a narrative response addressing these concerns and provide revised calculations and models that reflect these conditions. Additional comments may be required to fully address this situation. [Section C, Form 62-330.060(1), F.A.C.]

If any of the items in this RAI need clarification or discussion, please contact: Elizabeth Blessing, Environmental Reviewer at (239) 338-2929 Ext. 7743 or via email at eblessin@sfwmd.gov; Jonathan Wadas, P.E., Section Leader at 7731 or via email at jwadas@sfwmd.gov; and Rich Walker, Property Analyst at (561) 682-6741 or via email at rdwalker@sfwmd.gov.

In accordance with Section 5.5.4, ERP AH Vol. I, adopted by reference in Subsection 62.330.010 (4)(a), FAC review of the application will not resume until a substantive response to each comment has been received.

Please submit the complete response electronically on the District's RegPermitting website at www.sfwmd.gov/regpermitting using the 'Submit Additional Information' link. Information regarding RegPermitting is enclosed. Alternatively, please provide one original hard copy of the requested information, labeled with the application number, to the Fort Myers Service Center.

If a complete response is not provided within 90 days of this letter, this application will be processed for denial, in accordance with Section 5.5.3.5 ERP AH Vol. I. If additional time is necessary, please submit a request for an extension via the RegPermitting before the 90-day period ends, including a description of the circumstances requiring the extension of time.

For projects where more than 90 days will be needed to develop a complete application, it is recommended that the applicant withdraw the current application and resubmit a complete application at a later date. The processing fee, if paid, can be applied to a new application that is submitted within 365 days, pursuant to Rule 62-330.071(3), FAC. If the application is denied by the agency, fees will not be returned or credited.

Sincerely,



Melissa M. Lawrence, P.E.
Bureau Chief, Environmental Resource Bureau

c: Chuch Adams, Tamarindo Community Development District *

Michael Pappas, PE, RWA Inc *
Brandy Kelley, Forestar Usa Real Estate Group Inc *

ATTACHMENT IV

Wetlands Evaluation Memo

DRAFT



MEMORANDUM

TO: Michael Pappas - RWA Engineering
FROM: Tim Hall
DATE: February 5, 2025
SUBJECT: Evaluation of wetlands south of Tamarindo and east of Verona Walk.

Mike,

Acting on a request from you all and Roger Copp from Water Science Associates, I went out into the wetland areas on the south side of Sabal Palm Road and east of the Verona Walk development. The purpose of the evaluation was to determine if the wetland (and upland) habitats in this area could accept additional stormwater outfall from the Tamarindo Development. My understanding is that the Tamarindo Development is looking for an alternative/additional outfall to address flooding concerns within the development during heavy or protracted rainfall events.

The purpose of the evaluation was to examine the habitats within the area identified (see Figure 1) and determine whether or not that area could accept additional water during the rainy season without adversely impacting the habitat. To that end, we looked at existing vegetation, signs of hydrology (high water marks, adventitious rooting, cypress knees, etc.), signs of potential drainage (soil subsidence, stressed vegetation, etc.), and signs of wildlife utilization.

Evidence of standing water was observed in all of the wetland areas. No evidence of soil subsidence or other prolonged drainage was readily apparent. High water marks were noted in several cypress trees for later location and elevation determination by survey. The high water indicators were marked with nails that could be shot by the surveyors so that elevations could be determined (see Figures 2).

Figure 1 General Location of wetlands and high water indicators observed



Figure 2 Typical high water mark



The general habitat observed in the proposed outfall areas was a scattered cypress flatwood with a mix of cypress and slash pine trees, a relatively open mid-story, and various grass and herb groundcovers. While the habitat did appear to be in relatively good shape, there were pockets of more facultative and upland plants that could indicate that some drainage has occurred. The facultative wetland and obligate wetland plants observed could benefit for additional hydrology, especially with respect to duration of inundation. The vegetation present could withstand slightly higher water levels for short periods of time without adverse impacts. Slightly higher water levels would equate to 2 to 4 inches of additional depth for less than 30 days. An overall extension of the period of inundation of 30 to 60 days would not adversely impacts the area and would be beneficial throughout the habitat. The upland habitats present also could withstand the slightly higher water levels for short time frames.

Figure 3 Typical Cypress flatwood habitat within the assessment area.



Figure 4 Typical Marsh habitat within the assessment area.



Soils within the assessment area were generally porous sand showing signs of stripping associated with wetland soils. The sandy nature of the soils would also accommodate the additional water proposed to be placed within these areas. In addition to the surficial sheet flow, the soils also allow for water movement down through the soil as the site dries out. The additional water proposed will not adversely affect the soils throughout the assessment area.

Figure 5 Typical sandy soil within the assessment area.



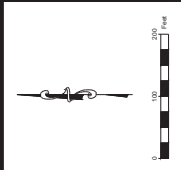
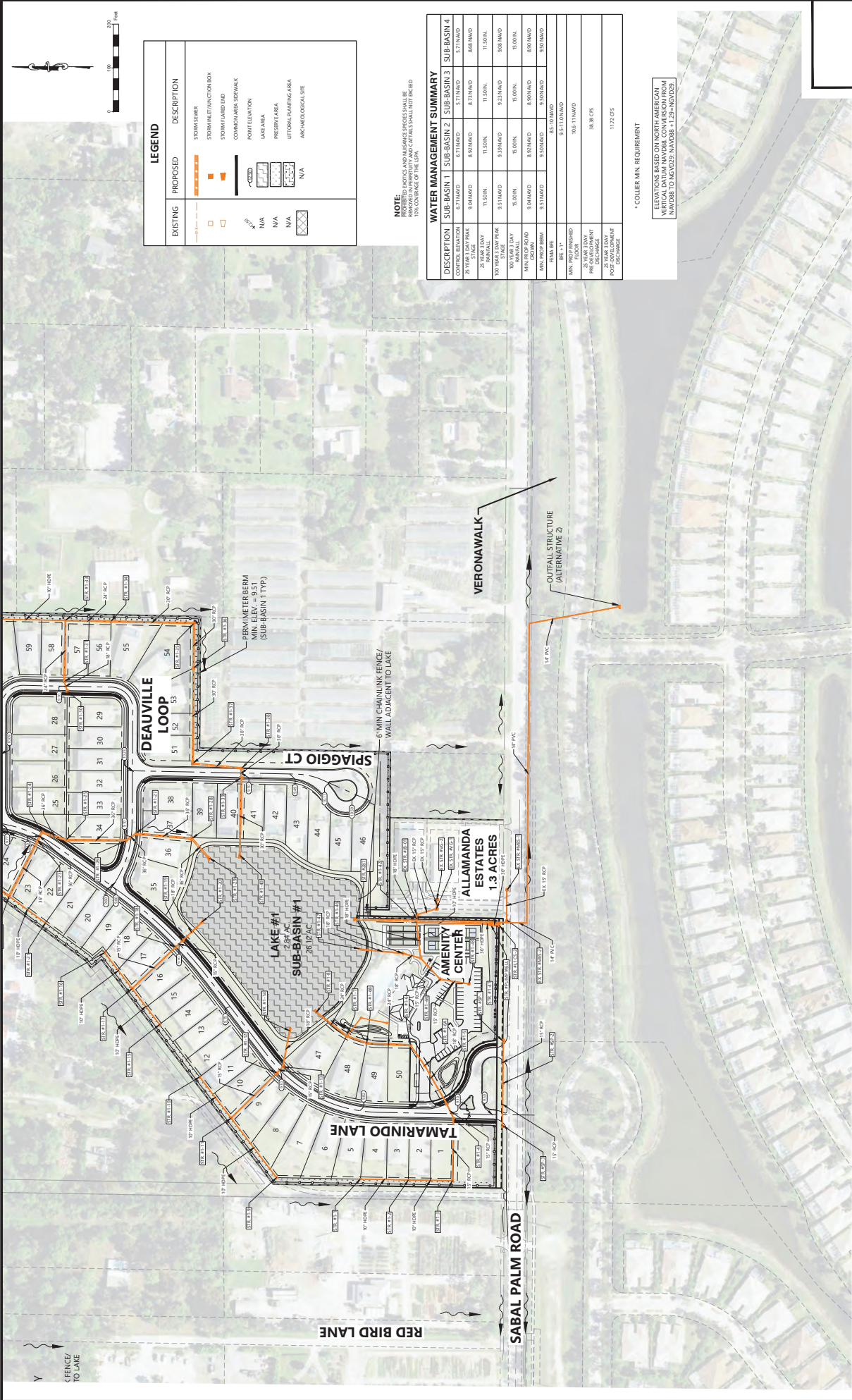
Based on the survey results, the high water indicators within the assessment area are all around 9 to 10 inches above the existing ground. Past studies indicate that the hydrology of cypress wetlands includes an annual average depth range from 1.5 ft. below the soil surface to 1.5 ft. above, and an annual average duration of flooding range of 5 to 9 months.

The modelling provided for the proposed changes indicated that there could be a change in high water elevation of 2 to 3 inches and increase in the duration of inundation for 30 to 60 days. In my professional opinion, these changes would be beneficial to the habitats assessed within the proposed outfall area.

ATTACHMENT V

Proposed Tamarindo CDD Discharge
to VeronaWalk CDD Lakes – Alternative II

DRAFT



EXISTING	PROPOSED	DESCRIPTION
[Symbol]	[Symbol]	STORM SEWER
[Symbol]	[Symbol]	STORM INLET/FUNCTION BOX
[Symbol]	[Symbol]	STORM FARM DRAIN
[Symbol]	[Symbol]	COMMON AREA SIDEWALK
[Symbol]	[Symbol]	POINT ELEVATION
[Symbol]	[Symbol]	LAKE AREA
[Symbol]	[Symbol]	PRESERVE AREA
[Symbol]	[Symbol]	UTILITY PLANTING AREA
[Symbol]	[Symbol]	ARCHAEOLOGICAL SITE

NOTE:
 ALL ELEVATIONS AND FINISHES SHALL BE
 FINISHED SURFACE UNLESS OTHERWISE NOTED
 FOR COVERAGE OF THE PLAN.

WATER MANAGEMENT SUMMARY				
DESCRIPTION	SUB-BASIN 1	SUB-BASIN 2	SUB-BASIN 3	SUB-BASIN 4
CONTROL ELEVATION	6.71 MWD	8.71 MWD	8.71 MWD	5.71 MWD
20 YEAR 1 DAY PRAK	9.04 MWD	8.53 MWD	8.71 MWD	8.68 MWD
25 YEAR 1 DAY PRAK	11.00 MWD	11.00 MWD	11.00 MWD	11.00 MWD
100 YEAR 1 DAY PRAK	9.31 MWD	9.31 MWD	9.31 MWD	9.08 MWD
MIN. FLOOR ROAD	8.90 MWD	8.90 MWD	8.90 MWD	8.90 MWD
MIN. FLOOR BERM	9.31 MWD	9.31 MWD	9.31 MWD	9.31 MWD
MIN. FLOOR FINISH	10.57 MWD	10.57 MWD	10.57 MWD	10.57 MWD
FLOOR FINISH	10.57 MWD	10.57 MWD	10.57 MWD	10.57 MWD
PRE-CAST CONCRETE	38.38 CFS	38.38 CFS	38.38 CFS	38.38 CFS
POST DEVELOPMENT	1172 CFS	1172 CFS	1172 CFS	1172 CFS

* COLLIER MIN. REQUIREMENT

ELEVATIONS BASED ON NORTH AMERICAN
 VERTICALLY DATUM (NAVD83) NAVD83 + 1.29 = NAVD83.

PROJECT NO. 120030.0201	PROJECT FORESTAR	CLIENT RWA ENGINEERING	PROJECT TAMARINDO
			TITLE PROPOSED TAMARINDO DISCHARGE TO VERONAWALK LAKE
REVISION 06/12/03 0201 C DP01 VW	DATE 12/18/2003	BY JMS	CHECKED JMS
SHEET NUMBER 6 OF 37		DESIGNED BY JMS	
PROJECT NO. 120030.0201		DATE 12/18/2003	
PROJECT FORESTAR		CLIENT RWA ENGINEERING	
TITLE PROPOSED TAMARINDO DISCHARGE TO VERONAWALK LAKE		SCALE AS SHOWN	
PROJECT NO. 120030.0201		DATE 12/18/2003	
SHEET NUMBER 6 OF 37		DESIGNED BY JMS	

ATTACHMENT VI

VeronaWalk CDD Approved ERP Plans Sheets

DRAFT

SCALE 1" = 200'



AA LAKE LEGEND

LAKE ELEVATION AT CENTER	LAKE ELEVATION AT PERIMETER	LAKE ELEVATION AT OUTLET	LAKE ELEVATION AT INLET
1.0	1.0	1.0	1.0
2.0	2.0	2.0	2.0
3.0	3.0	3.0	3.0
4.0	4.0	4.0	4.0
5.0	5.0	5.0	5.0
6.0	6.0	6.0	6.0
7.0	7.0	7.0	7.0
8.0	8.0	8.0	8.0
9.0	9.0	9.0	9.0
10.0	10.0	10.0	10.0
11.0	11.0	11.0	11.0
12.0	12.0	12.0	12.0
13.0	13.0	13.0	13.0
14.0	14.0	14.0	14.0
15.0	15.0	15.0	15.0
16.0	16.0	16.0	16.0
17.0	17.0	17.0	17.0
18.0	18.0	18.0	18.0
19.0	19.0	19.0	19.0
20.0	20.0	20.0	20.0
21.0	21.0	21.0	21.0
22.0	22.0	22.0	22.0
23.0	23.0	23.0	23.0
24.0	24.0	24.0	24.0
25.0	25.0	25.0	25.0
26.0	26.0	26.0	26.0
27.0	27.0	27.0	27.0
28.0	28.0	28.0	28.0
29.0	29.0	29.0	29.0
30.0	30.0	30.0	30.0

LEGEND

- PROJECT BOUNDARY
- CONSTRUCTION BOUNDARY
- CONSTRUCTION METHOD BARS
- CONTOUR ELEVATION
- PROPOSED ELEVATION
- DIRECTION OF DRAINAGE FLOW
- WALKWAY
- PROPOSED CONTROL STRUCTURE
- PROPOSED SYSTEM BARRIERS
- FINISHED GART FINISH
- BRICKWORK
- STRUCTURES TO BE REMOVED
- LAKE UTILITY DUCT
- LAKE WITH SEWERAGE
- WETLANDS (PER STATEMENTS)
- UNPAVED DRIVE (PROPOSED)
- UNPAVED DRIVE (EXISTING)
- UNPAVED DRIVE (PROPOSED)
- PAVING OF DRIVE AND DRIVEWAY
- CONCRETE AREA
- PAVED DRIVE POOL
- CONCRETE ELEVATION
- DATE OF DATE REVISION

FINAL APPROVED
NOV 13, 2003
LWC SERVICE CENTER
11-0151

ORIGINAL SUBMITTAL
SEP 22, 2003
LWC SERVICE CENTER

APPLICATION NUMBER
03000000-4

TITLE
BARRON COLLIER COMPANY, LTD.
WINDING CYPRESS

CLIENT
BARRON COLLIER COMPANY, LTD.

PROJECT
WINDING CYPRESS

SEE SHEET 9 FOR CONTINUATION

WilsonMiller

Engineers - Ecologists - Surveyors - Landscape Architects - Transportation Consultants

2000 Blair Cove Road, Naples, Florida 34109, Phone: 239.494.4200, Fax: 239.494.4202, www.wilsonmiller.com

ACTIVITY	DESIGNED BY	CHECKED BY	DATE
DESIGN
CHECK

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	07/14/03
2	REVISED PER OWNER COMMENTS AND SETBACKS COMMENTS DATED 05/01/02	07/14/03
3	REVISED PER OWNER COMMENTS AND SETBACKS COMMENTS DATED 03/14/02	07/14/03
4	ISSUED FOR PERMITS	07/14/03

MAINTENANCE AGREEMENT

This Agreement is made and entered into this 2nd day of FEBRUARY, 2011 (the "Effective Date"), by and between:

VERONA WALK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Collier County, Florida, (the "**District**"); and

VERONA WALK HOMEOWNERS ASSOCIATION, INC., a Florida non profit corporation, (the "**Association**").

RECITALS

WHEREAS, the District is a local government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended;

WHEREAS, the District, pursuant to the responsibilities and authorities vested in it by Chapter 190, Florida Statutes, desires to proceed with the discharge of its duties, including but not limited to, the management of District facilities, including the funding, the operation and the maintenance of the water management system within the 453-acre VERONA WALK master planned residential community located within the City of Bonita Springs, Florida (the "**Project**");

WHEREAS, the District shall employ, and fix the compensation of, a district manager. The district manager shall have charge and supervision of the works of the district and shall be responsible for preserving and maintaining any improvement or facility constructed or erected pursuant to the provisions of this act, for maintaining and operating the equipment owned by the district, and for performing such other duties as may be prescribed by the board;

WHEREAS, the water management system includes, without limitation, the drainage system, water management culverts, water control structures, perimeter berms, water management ponds and lakes, and associated littoral plantings, swales, catch basins, manholes and related improvements, owned by the District or which the District is responsible for maintaining (collectively, the "**Improvements**");

WHEREAS, the District and the Association desire to provide for operation and maintenance of the Improvements; and

WHEREAS, the Association on behalf of and for the benefit of its members has agreed to provide, pursuant to the terms of the Agreement, certain operation and maintenance services and materials;

NOW, THEREFORE, in consideration of the mutual covenants herein contained, and for Ten and no/100ths Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, and subject to the terms and conditions hereof, the District and the Association agree as follows:

1. **Recitals.**

The above recitals are deemed true and correct to the best of the knowledge of the parties and are incorporated into this Agreement.

2. **Performance.**

The District and the Association hereby agree, as follows:

(A) the Association shall provide, and be solely responsible for all costs and liabilities that are associated with or arise out of, the operation and maintenance of the Improvements (the “**Maintenance Services**”);

(B) the Maintenance Services shall be provided by the Association in a competent and professional manner using qualified and experienced employees or contractors with such frequency as is necessary and reasonable in the industry and under the circumstances in order to ensure that the Improvements are properly maintained and continue to function with their intended purpose. In addition, since each of the Improvements may require different types of maintenance and materials, the maintenance intervals and the time periods within which maintenance tasks must be performed and the materials to be used by the Association shall be flexible and adjusted periodically depending on the condition of each of the Improvements and particular maintenance needs;

(C) the Maintenance Services shall be provided by the Association in strict compliance with all governmental entities’ and agencies’, permits, requirements, rules, acts, statutes, ordinances, orders, regulations and restrictions, including but not limited to the following entities, if applicable, (a) the District; (b) South Florida Water Management District; (c) Florida Department of Environmental Protection; (d) Collier County, Florida; and (e) any municipality with jurisdiction, either now or in the future;

(D) the Maintenance Services shall be provided by the Association without interfering in any way with or encumbering the use, access, ingress, egress, easement, right-of-way, dedication, ownership or other right or interest of the District in the Improvements or in the real property where each Improvement is located; and

(E) the Association shall timely pay all invoices, or other manner of billing, for all persons or entities with whom the Association may have contracted or arranged to provide services or materials in fulfillment of its obligations under this Agreement, including the District as provided for in Sections 4 and 5 herein.

(F) the Association shall report periodically to the District Manager on the Association's provision of Maintenance Services so that the District Manager may report to the District Board on the management, including preservation and maintenance, of the Maintenance Services.

3. **The Association's Responsibility for Acts of Force Majeure.**

The District and the Association agree that the Maintenance Services herein assumed by the Association shall not include by way of example, but not limitation, the repair or replacement of the Improvements that are damaged as a result of a hurricane, tornado, windstorm, freeze damage, fire, drought or flooding.

4. **Emergency Intervention by the District.**

In the event of an emergency, as determined by the District in its reasonable sole discretion, and regardless of any language in this Agreement to the contrary or any language in any contract or arrangement that the Association may have with third parties concerning the Maintenance Services for the Improvements, the District reserves the unilateral and exclusive right to implement or initiate, without advance notice, the following:

(A) the provision of maintenance services or materials for any one or more of the Improvements; and

(B) the removal, modification, relocation, or replacement, as the case may be and in the District's sole discretion, of one or more of the Improvements.

Further, in such event, the Association agrees that upon the District's commencement of a maintenance program or provision of maintenance services or materials for any one of the Improvements pursuant to this section, the District shall issue to the Association a written invoice for the costs incurred pursuant to this section, and the Association shall pay said invoice in full within thirty (30) calendar days following receipt of the invoice. A failure to timely pay the invoice in full shall be deemed a material breach of this Agreement.

5. **Remedies, Default, & Specific Performance.**

The District may elect any of one or more of the following remedies, as well as any other remedies available in law or equity, if the Association should default in carrying out the terms and conditions of this Agreement, namely:

(A) Default by Association. If the Association should fail to comply with the terms of Section 2 of this Agreement, including the failure or refusal to furnish or perform any one or more of the required Maintenance Services, and such failure shall continue for thirty (30) days or more from the date of receipt of a written notice of default from the District, then, in that event, the District, at its sole discretion and without further notice, may elect to (i) initiate a maintenance program or provide such maintenance services and materials and thereby assume full maintenance responsibility as to some or all of the Improvements, or (ii) remove, modify, relocate or replace, as the case may be and in the District's reasonable sole discretion, one or

more of the Improvements. Provided, however, should any failure of the Association to comply with Section 2 of this Agreement result in a permit violation, the District shall have the right to immediately take such action necessary to abate or remediate the violation and all such costs shall be reimbursed by the Association in the manner and time provided herein.

(B) Discontinuation and Reimbursement by Association. At such time as the District should commence a maintenance program or provide maintenance services or supplies for one or more of the Improvements under this section, and upon receipt of the oral or written notice from the District, the Association shall promptly discontinue the provision of Maintenance Services as to same until such time as is otherwise agreed to in writing by and between the parties hereto, and regardless of any contracts or arrangements with third parties into which the Association may have entered to perform Maintenance Services. Further, in such event, the Association agrees that upon the District's commencement of a maintenance program or provision of maintenance services or materials for any one of the Improvements and every year thereafter on or about September 30th, the District shall issue to the Association a written invoice setting forth the estimated amount of money the District reasonably calculates it will need to have on hand, for the next twelve (12) months, in order to implement and carry out its maintenance program or provision of maintenance services or materials. The Association shall pay said invoice in full within thirty (30) calendar days following receipt of the invoice. A failure to timely pay the invoice in full shall be deemed a material breach of this Agreement.

(C) Other Remedies and Opportunity to Cure. At the sole discretion of the District, a breach or material default by the Association under this Agreement, including a failure to timely pay an invoice, shall entitle the District to all remedies available in law or equity or in an administrative tribunal, which shall include but not be limited to the right of damages. However, except for emergency situations (as so reasonably determined by the District), before the District may initiate legal action for the Association's failure or default under this Agreement, the District shall provide advance written notice to the Association of the nature of the alleged failure or default and afford a thirty (30) calendar day cure period, and the Association shall have thirty (30) calendar days following the date of receipt of said notice to cure the alleged failure or default through appropriate and substantive remedial action.

6. Indemnification.

The Association does hereby indemnify and hold the District harmless of and from any and all loss or liability that the District may sustain or incur by reason of the Association's assumption of the Maintenance Services for the Improvements, including any that may result from or arise out of the Association's misfeasance, malfeasance, non-feasance, negligence, gross negligence, willful misconduct, or material breach, with said indemnification and hold harmless to include but not be limited to: (i) direct costs and damages; and (ii) any and all injuries or damages sustained by persons or damage to property, including such reasonable attorney's fees and costs (including all appellate, arbitration, or mediation proceedings) that may be incurred by the District that relate thereto. Provided, however, it is understood that this section does not indemnify the District for the Association's misfeasance, malfeasance, non-feasance, negligence, gross negligence, willful misconduct, or material breach Agreement if

same is caused by or at the direction of the District, or authorize the Association to select or provide legal counsel on behalf of the District.

7. **Insurance.**

The Association shall be required, on or before the date of the execution of this Agreement and without any interruption or lapse thereafter, to provide to the District certificates of insurance reflecting insurance coverage for the Association as follows:

(i) The Association shall make the District an additional insured and certificate holder under the policies of insurance identified on Exhibit "A" attached hereto and made a part hereof; and

(ii) a statement that the insurance coverage represented by each certificate of insurance shall not be terminated, canceled or reduced unless thirty (30) days prior written notice of such termination, cancellation or reduction (or ten (10) days if terminated or canceled for non-payment) is mailed by first class U.S. Mail to the District.

8. **Term of Agreement.**

This Agreement shall take effect as of the Effective Date first written above. Unless terminated as otherwise permitted in this Agreement, the term of this Agreement shall expire on midnight of December 31st of the year that is five (5) years following the year of the Effective Date first written above. This Agreement shall automatically renew for additional five (5) year periods, commencing at 12:01 a.m. on January 1st of the following year, unless the Association provides written notice before 5:00 p.m. on April 1st of the year in which the then-current term will expire that the Association intends not to renew for an additional term.

In addition to the rights and methods of termination established pursuant to any other provision of this Agreement, the District may terminate this Agreement at any time for any reason in its sole discretion by providing at least ninety (90) days written notice to the Association of its intent to terminate this Agreement pursuant to this provision.

9. **Miscellaneous Provisions.**

9.1 **Time of the Essence:** Time is of the essence with respect to this Agreement.

9.2 **Notices:** All notices, requests, consents and other communications required or permitted under this Agreement shall be in writing (including facsimile) and shall be (as elected by the person giving such notice) hand delivered by prepaid express overnight courier or messenger service, or mailed by certified (postage prepaid), return receipt requested, to the following addresses:

AS TO THE DISTRICT: The District Manager
VERONA WALK Community Development District
c/o Special District Services, Inc.

2501A Burns Road
Palm Beach Gardens, FL 33410
Attention: District Manager

AS TO THE ASSOCIATION: VERONA WALK Homeowners Association, Inc.
c/o Southwest Property Management Corporation
8090 Sorrento Lane
Naples, FL 34114
Attention: Property Manager

9.3 **Entire Agreement:** The parties agree that this instrument embodies the complete understanding of the parties with respect to the subject matter of this Agreement and supersedes all other agreements, verbal or otherwise. This Agreement contains the entire understanding between District and Association and each agrees that no representation was made by or on behalf of the other that is not contained in this Agreement, and that in entering into this Agreement neither party relied upon any representation not herein contained.

9.4 **Amendment and Waiver:** This Agreement may be amended only by a written instrument signed by both parties. If any party fails to enforce their respective rights under this Agreement, or fails to insist upon the performance of the other party's obligations hereunder, such failure shall not be construed as a permanent waiver of any rights as stated in this Agreement.

9.5 **Severability:** The parties agree that if any part, term or provision of this Agreement is held to be illegal or in conflict with any law of the State of Florida or with any federal law or regulation, such provision shall be severable, with all other provisions remaining valid and enforceable.

9.6 **Controlling Law:** This Agreement shall be construed under the laws of the State of Florida.

9.7 **Authority:** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this Agreement.

9.8 **Costs and Fees:** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorney's fees and costs for trial, alternate dispute resolution or appellate proceedings.

9.9 **Successors and Assignment:** The rights and obligations created by this Agreement shall be binding upon and inure to the benefit of District and Association, and their respective successors and assigns. This Agreement may not be assigned without the written consent of all parties, and such written consent shall not be unreasonably withheld.

9.10 **No Third-Party Beneficiaries:** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

9.11 **Arm's Length Transaction:** This Agreement has been negotiated fully between the parties in an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are deemed to have drafted, chosen and selected the language, and the disputed language will not be interpreted or construed against any party.


9.12 **Execution of Documents:** Each party covenants and agrees that it will at any time and from time to time do such acts and execute, acknowledge and deliver, or cause to be executed, acknowledged and delivered, such documents reasonably requested by the parties necessary to carry out fully and effectuate the transaction or performance herein contemplated.

9.13 **Captions:** The captions for each section of this Agreement are for convenience and reference only and in no way define, describe, extend, or limit the scope of intent of this Agreement, or the intent of any provision hereof.

9.14 **Counterparts:** This Agreement may be executed in counterparts, each of which shall be and be taken to be an original, and all collectively deemed one instrument.

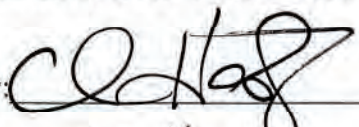
IN WITNESS WHEREOF, the parties hereto execute this Agreement and further agree that it shall take effect as of the Effective Date first above written.

ATTEST:



Todd Wodraska, Secretary

**VERONA WALK COMMUNITY
DEVELOPMENT DISTRICT**

By: 

CHRISTOPHER HARTY, Chair

Address:
c/o Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, FL 33410

STATE OF FLORIDA)
) SS:
COUNTY OF COLLIER)

The foregoing instrument was acknowledged before me this 7th day of DECEMBER, 2011, by CHRISTOPHER HASTY, as Chair of the Board of Supervisors for **VERONA WALK COMMUNITY DEVELOPMENT DISTRICT**, who is personally known _____, or has produced _____ as identification, who being duly sworn, deposes and says that the aforementioned is true and correct to the best of his or her knowledge.

Frances J. Ware
Notary Public

My commission expires:
NOTARY PUBLIC-STATE OF FLORIDA
Frances J. Ware
Commission # EE056920
Expires: MAR. 23, 2015
BONDED THRU ATLANTIC BONDING CO., INC.



STATE OF FLORIDA)
) SS:
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 7th day of DECEMBER, 2011, by TOOO WOPASKA, as Secretary for **VERONA WALK COMMUNITY DEVELOPMENT DISTRICT**, who is personally known _____, or has produced _____ as identification, who being duly sworn, deposes and says that the aforementioned is true and correct to the best of his or her knowledge.

Frances J. Ware
Notary Public

My commission expires:
NOTARY PUBLIC-STATE OF FLORIDA
Frances J. Ware
Commission # EE056920
Expires: MAR. 23, 2015
BONDED THRU ATLANTIC BONDING CO., INC.



WITNESSES:

Chris Mastin
Print Name: _____

Raj Melewarick
Print Name: _____

VERONA WALK HOMEOWNERS ASSOCIATION, INC.,
a Florida non profit corporation

By: *Scott Brooks*
Name: *Scott Brooks*
Title: *President*

(CORPORATE SEAL)

STATE OF FLORIDA)
) SS:
COUNTY OF *Collier*)

The foregoing instrument was acknowledged before me this *7th* day of *DECEMBER*, 2011, by *Scott Brooks* as *President* of the **VERONA WALK HOMEOWNERS ASSOCIATION, INC.**, who is personally known *to me*, or has produced _____ as identification, who being duly sworn, deposes and says that the aforementioned is true and correct to the best of his or her knowledge.

Todd R. Wodraska
Notary Public

My commission expires:


NOTARY PUBLIC-STATE OF FLORIDA
 Todd R. Wodraska
Commission #DD964923
Expires: MAR. 01, 2014
BONDED THROUGH THE BONDING CO., INC.

EXHIBIT "A"

Association Insurance Policies

RESOLUTION NO. 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERONA WALK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (“Board”) of the Verona Walk Community Development District (“District”) is required by Chapter 190.008, *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

WHEREAS, the Proposed Budget including the Assessments for Fiscal Year 2025/2026 has been prepared and considered by the Board.

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

Section 1. The Proposed Budget including the Assessments for Fiscal Year 2025/2026 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for July 17, 2025 at 10:00 a.m. in the Town Center at Verona Walk, 8090 Sorrento Lane, Naples, Florida 34114, for the purpose of receiving public comments on the Proposed Fiscal Year 2025/2026 Budget.

PASSED, ADOPTED and EFFECTIVE this 17th day of April, 2025.

ATTEST:

**VERONA WALK
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman

Verona Walk
Community Development District

**Proposed Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026**

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- I PROPOSED BUDGET
- II DETAILED PROPOSED BUDGET
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- V ASSESSMENT COMPARISON

PROPOSED BUDGET
VERONA WALK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET
REVENUES	
O & M ASSESSMENTS	448,974
DEBT ASSESSMENTS - SERIES 2013	515,565
DEBT ASSESSMENTS - SERIES 2018	580,455
OTHER REVENUES	0
INTEREST INCOME	1,800
TOTAL REVENUES	\$ 1,546,794
EXPENDITURES	
MAINTENANCE EXPENDITURES	
FIELD INSPECTOR	46,229
VEHICLE - INSURANCE	1,000
VEHICLE - EQUIPMENT (SMALL TOOLS)	1,545
VEHICLE - GAS & MAINTENANCE	2,500
GOLF CART STORAGE	1,500
LAKE SPRAYING (SOLITUDE-CLARK)	100,000
LAKE WATER QUALITY TESTING (BENCHMARK)	6,000
STREET SWEEPING	10,000
SPECIAL PROJECTS	10,000
LAKE BANK MOWING	65,650
OUTFALL PIPE & STRUCTURE INSPECTION & CLEANING	10,000
STORM PIPE, ANNUAL INSPECTIONS & EROSION REPAIRS	53,000
DREDGING	1,000
MISCELLANEOUS MAINTENANCE	1,250
TOTAL MAINTENANCE EXPENDITURES	\$ 309,674
ADMINISTRATIVE EXPENDITURES	
ENGINEERING	13,000
MANAGEMENT	52,752
SECRETARIAL	4,200
LEGAL	15,000
ASSESSMENT ROLL	10,000
AUDIT FEES	4,300
ARBITRAGE REBATE FEE - SERIES 2013	650
ARBITRAGE REBATE FEE - SERIES 2018	650
INSURANCE	7,800
LEGAL ADVERTISING	2,495
MISCELLANEOUS/CONTINGENCY	1,800
POSTAGE	700
OFFICE SUPPLIES	1,075
DUES & SUBSCRIPTIONS	175
WEBSITE MANAGEMENT	2,000
TRUSTEE FEES - SERIES 2013	4,730
TRUSTEE FEES - SERIES 2018	4,100
CONTINUING DISCLOSURE FEE	1,000
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 126,427
TOTAL EXPENDITURES	\$ 436,101
REVENUES LESS EXPENDITURES	\$ 1,110,693
BOND PAYMENTS (SERIES 2013)	(476,898)
BOND PAYMENTS (SERIES 2018)	(536,921)
BALANCE	\$ 96,874
COUNTY APPRAISER & TAX COLLECTOR ADMINISTRATIVE COSTS	(53,302)
DISCOUNTS FOR EARLY PAYMENTS	(62,572)
EXCESS/ (SHORTFALL)	\$ (19,000)
CARRYOVER FROM PRIOR YEAR	19,000
NET EXCESS/ (SHORTFALL)	\$ -

Note: Projected Available Funds Balance As Of 9-30-25 is \$800,000

DETAILED PROPOSED BUDGET
VERONA WALK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
REVENUES				
O & M ASSESSMENTS	312,737	448,974	448,974	Expenditures Less Interest & Carryover/.925
DEBT ASSESSMENTS - SERIES 2013	515,725	515,565	515,565	Bond Payments/.925
DEBT ASSESSMENTS - SERIES 2018	581,652	580,455	580,455	Bond Payments/.925
OTHER REVENUES	0	0	0	
INTEREST INCOME	41,300	1,200	1,800	Interest Projected At \$1,500 Per Month
TOTAL REVENUES	\$ 1,451,414	\$ 1,546,194	\$ 1,546,794	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
FIELD INSPECTOR	45,629	43,200	46,229	\$3,852.45 Per Month
VEHICLE - INSURANCE	0	1,000	1,000	No Change From 2024/2025 Budget
VEHICLE - EQUIPMENT (SMALL TOOLS)	0	1,545	1,545	No Change From 2024/2025 Budget
VEHICLE - GAS & MAINTENANCE	129	2,750	2,500	\$250 Decrease From 2024/2025 Budget
GOLF CART STORAGE	1,200	1,500	1,500	No Change From 2024/2025 Budget
LAKE SPRAYING (SOLITUDE-CLARK)	79,552	100,000	100,000	No Change From 2024/2025 Budget
LAKE WATER QUALITY TESTING (BENCHMARK)	4,051	6,000	6,000	No Change From 2024/2025 Budget
STREET SWEEPING	0	0	10,000	Street Sweeping
SPECIAL PROJECTS	0	15,000	10,000	Includes Littoral Plantings
LAKE BANK MOWING	10,675	65,650	65,650	Tri-Annual Lake Bank Mowing
OUTFALL PIPE & STRUCTURE INSPECTION & CLEANING	0	5,000	10,000	\$5,000 Increase From 2024/2025 Budget
STORM PIPE, ANNUAL INSPECTIONS & EROSION REPAIRS	0	48,000	53,000	Include Pipe TV-Ing
DREDGING	0	1,000	1,000	No Change From 2024/2025 Budget
MISCELLANEOUS MAINTENANCE	1,999	1,250	1,250	No Change From 2024/2025 Budget
TOTAL MAINTENANCE EXPENDITURES	\$ 143,235	\$ 291,895	\$ 309,674	
ADMINISTRATIVE EXPENDITURES				
ENGINEERING	4,759	13,500	13,000	\$500 Decrease From 2024/2025 Budget
MANAGEMENT	49,788	51,276	52,752	CPI Adjustment
SECRETARIAL	4,200	4,200	4,200	No Change From 2024/2025 Budget
LEGAL	8,703	15,000	15,000	No Change From 2024/2025 Budget
ASSESSMENT ROLL	10,000	10,000	10,000	As Per Contract
AUDIT FEES	4,100	4,200	4,300	Accepted Amount For 2024/2025 Audit
ARBITRAGE REBATE FEE - SERIES 2013	650	650	650	No Change From 2024/2025 Budget
ARBITRAGE REBATE FEE - SERIES 2018	650	650	650	No Change From 2024/2025 Budget
INSURANCE	6,799	7,500	7,800	FY 24/25 Expenditure Was \$7,265
LEGAL ADVERTISING	3,068	2,050	2,495	\$445 Increase From 2024/2025 Budget
MISCELLANEOUS/CONTINGENCY	1,639	1,800	1,800	No Change From 2024/2025 Budget
POSTAGE	1,846	700	700	No Change From 2024/2025 Budget
OFFICE SUPPLIES	1,614	1,075	1,075	No Change From 2024/2025 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2024/2025 Budget
WEBSITE MANAGEMENT	2,000	2,000	2,000	No Change From 2024/2025 Budget
TRUSTEE FEES - SERIES 2013	4,730	4,730	4,730	No Change From 2024/2025 Budget
TRUSTEE FEES - SERIES 2018	3,709	4,100	4,100	No Change From 2024/2025 Budget
CONTINUING DISCLOSURE FEE	1,000	1,000	1,000	No Change From 2024/2025 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 109,430	\$ 124,606	\$ 126,427	
TOTAL EXPENDITURES	\$ 252,665	\$ 416,501	\$ 436,101	
REVENUES LESS EXPENDITURES	\$ 1,198,749	\$ 1,129,693	\$ 1,110,693	
BOND PAYMENTS (SERIES 2013)	(486,428)	(476,898)	(476,898)	2026 Principal & Interest Payments
BOND PAYMENTS (SERIES 2018)	(548,610)	(536,921)	(536,921)	2026 Principal & Interest Payments
BALANCE	\$ 163,711	\$ 115,874	\$ 96,874	
COUNTY APPRAISER & TAX COLLECTOR ADMINISTRATIVE COSTS	(16,334)	(53,302)	(53,302)	Three And One Half Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(52,911)	(62,572)	(62,572)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 94,466	\$ -	\$ (19,000)	
CARRYOVER FROM PRIOR YEAR	0	0	19,000	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 94,466	\$ -	\$ -	

Note: Projected Available Funds Balance As Of 9-30-25 is \$800,000

DETAILED PROPOSED DEBT SERVICE (SERIES 2013) FUND BUDGET
VERONA WALK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	21,651	400	1,000	Projected Interest For 2025/2026
NAV Collection	486,427	476,898	476,898	Maximum Debt Service Collection
Prepaid Bond Collection	4,006	0	0	Prepaid Bond Collection
Total Revenues	\$ 512,084	\$ 477,298	\$ 477,898	
EXPENDITURES				
Principal Payments (2013A-1)	265,000	280,000	290,000	Principal Payment Due In 2026
Principal Payments (2013A-2)	5,000	5,000	10,000	Principal Payment Due In 2026
Interest Payments (2013A-1)	173,131	157,263	145,681	Interest Payments Due In 2026
Interest Payments (2013A-2)	6,750	5,125	4,750	Interest Payments Due In 2026
Bond Redemption	50,000	29,910	27,467	Estimated Excess Debt Collections
Total Expenditures	\$ 499,881	\$ 477,298	\$ 477,898	
Excess/ (Shortfall)	\$ 12,203	\$ -	\$ -	

Series 2013A-1 Bond Refunding Information

Original Par Amount =	\$6,455,000	Annual Principal Payments Due =	May 1st
Interest Rate =	1.1% - 4.375%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	June 2013		
Maturity Date =	May 2035		

Par Amount As Of 1/1/25 = \$3,800,000

Series 2013A-2 Bond Refunding Information

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

Par Amount As Of 1/1/25 = \$105,000

DETAILED PROPOSED DEBT SERVICE (SERIES 2018) FUND BUDGET
VERONA WALK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
REVENUES				
Interest Income	20,942	400	1,000	Projected Interest For 2025/2026
NAV Collection	548,610	536,921	536,921	Maximum Debt Service Collection
Prepaid Bond Collection	9,745	0	0	Prepaid Bond Collection
Total Revenues	\$ 579,297	\$ 537,321	\$ 537,921	
EXPENDITURES				
Principal Payments	365,000	361,000	373,000	Principal Payment Due In 2026
Interest Payments	194,106	176,121	163,694	Interest Payments Due In 2026
Bond Redemption	0	200	1,227	Estimated Excess Debt Collections
Total Expenditures	\$ 559,106	\$ 537,321	\$ 537,921	
Excess/ (Shortfall)	\$ 20,191	\$ -	\$ -	

Series 2018 Bond Refunding Information

Original Par Amount =	\$7,677,000	Annual Principal Payments Due =	May 1st
Interest Rate =	3.25% - 5.375%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	March 2018		
Maturity Date =	May 2037		

Par Amount As Of 1/1/25 = \$5,615,000

Verona Walk Community Development District Assessment Comparison

Lot Size		Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Projected Assessment*
Phase One						
Townhome 26' Cayman	O & M	\$ 162.13	\$ 162.13	\$ 162.13	\$ 233.85	\$ 233.85
	Debt	\$ 540.00	\$ 540.00	\$ 540.00	\$ 540.00	\$ 540.00
	Total	\$ 702.13	\$ 702.13	\$ 702.13	\$ 773.85	\$ 773.85
<hr/>						
Duplex 36' Capri/Carrington	O & M	\$ 162.13	\$ 162.13	\$ 162.13	\$ 233.85	\$ 233.85
	Debt	\$ 540.00	\$ 540.00	\$ 540.00	\$ 540.00	\$ 540.00
	Total	\$ 702.13	\$ 702.13	\$ 702.13	\$ 773.85	\$ 773.85
<hr/>						
Single Family 50' Oakmont	O & M	\$ 162.13	\$ 162.13	\$ 162.13	\$ 233.85	\$ 233.85
	Debt	\$ 635.00	\$ 635.00	\$ 635.00	\$ 635.00	\$ 635.00
	Total	\$ 797.13	\$ 797.13	\$ 797.13	\$ 868.85	\$ 868.85
<hr/>						
Single Family 60' Carlyle	O & M	\$ 162.13	\$ 162.13	\$ 162.13	\$ 233.85	\$ 233.85
	Debt	\$ 730.00	\$ 730.00	\$ 730.00	\$ 730.00	\$ 730.00
	Total	\$ 892.13	\$ 892.13	\$ 892.13	\$ 963.85	\$ 963.85
<hr/>						
Phase Two						
Duplex 36'/SF 40' Capri/Carrington	O & M	\$ 162.13	\$ 162.13	\$ 162.13	\$ 233.85	\$ 233.85
	Debt	\$ 511.00	\$ 511.00	\$ 511.00	\$ 511.00	\$ 511.00
	Total	\$ 673.13	\$ 673.13	\$ 673.13	\$ 744.85	\$ 744.85
<hr/>						
Single Family 40' Garden	O & M	\$ 162.13	\$ 162.13	\$ 162.13	\$ 233.85	\$ 233.85
	Debt	\$ 577.00	\$ 577.00	\$ 577.00	\$ 577.00	\$ 577.00
	Total	\$ 739.13	\$ 739.13	\$ 739.13	\$ 810.85	\$ 810.85
<hr/>						
Single Family 50' Oakmont	O & M	\$ 162.13	\$ 162.13	\$ 162.13	\$ 233.85	\$ 233.85
	Debt	\$ 601.00	\$ 601.00	\$ 601.00	\$ 601.00	\$ 601.00
	Total	\$ 763.13	\$ 763.13	\$ 763.13	\$ 834.85	\$ 834.85
<hr/>						
Single Family 60' Carlyle	O & M	\$ 162.13	\$ 162.13	\$ 162.13	\$ 233.85	\$ 233.85
	Debt	\$ 691.00	\$ 691.00	\$ 691.00	\$ 691.00	\$ 691.00
	Total	\$ 853.13	\$ 853.13	\$ 853.13	\$ 924.85	\$ 924.85
<hr/>						
Single Family 65' Estate	O & M	\$ 162.13	\$ 162.13	\$ 162.13	\$ 233.85	\$ 233.85
	Debt	\$ 759.00	\$ 759.00	\$ 759.00	\$ 759.00	\$ 759.00
	Total	\$ 921.13	\$ 921.13	\$ 921.13	\$ 992.85	\$ 992.85

* Assessments Include the Following :

- 4% Discount for Early Payments
- 2% County Property Appraiser Costs
- 1.5% County Tax Collector Costs

Community Information:

Phase I						
No. of Units	Type	Front Footage	Name	Maximum Annual Debt Assessment	Bond Prepayments	Lot Differential Prepayment*
246	Townhome	26'	Cayman	\$ 540	7	68
350	Duplex	36'	Capri/Carrington	\$ 540	12	0
242	Single Family	50'	Oakmont	\$ 635	8	-35
97	Single Family	60'	Carlyle	\$ 730	1	1
935					28	34

Phase II						
No. of Units	Type	Front Footage	Name	Maximum Annual Debt Assessment	Bond Prepayments	Lot Disclosure Differential Prepayment**
443	Duplex/SF	36'/40'	Capri/Carrington	\$ 511	9	-4
58	Duplex	40'	Garden	\$ 577	1	4
325	SF	50'	Oakmont	\$ 601	8	0
161	SF	60'/65'	Carlyle	\$ 691	0	0
32	SF	65'	Estate	\$ 759	0	0
1019					18	0

* Developer made Bond Prepayment in August 2014 for 34 lot differential (68 Phase 1 Caymans replaced with 34 Oakmonts)

* Developer made Bond Prepayment in November 2014 for 1 lot differential (1 Phase 1 Carlyle replaced with 1 Oakmont)

** Developer built Carrington Homes on Garden Lots (Karina Street) - Debt Assessments for those lots was \$678 - now \$577.

** Developer made Bond Prepayment in November 2014 for 4 lot disclosure differential (4 40' disclosed at 36'/40' rate)

Total Lots Assessed For O&M = 1920

From: bphirniak@aol.com <bphirniak@aol.com>
Sent: Monday, April 7, 2025 12:17 PM
To: Kathleen Meneely <kmeneely@sdsinc.org>
Cc: BOHDAN HIRNIAK <bphirniak@aol.com>
Subject: Monthly Update 3/20/2025 - 4/17/2025

Kathleen - for your purposes - Bohdan

- 1) Lake inspection for erosion, water quality and littoral health conducted, and all items met or exceeded requirements. All is positive.

- 2) Outfall inspection conducted and all is acceptable.

- 3) Lake levels continue to drop because of the lack of rain. We are about 6" lower than last reporting period.

- 4) HOA lawn spraying continues without any negative indicators, and lake bank mowing if awaiting regrowth once rains start.

- 5) Water samples from last quarter are all within acceptable ranges.

- 6) Coordination with CDD lake management contractor continuous well.

- 7) Ongoing pool construction on Toscana Ct. and Julia Ln. continues without any negative aspects.

- 8) Three drainage inspections performed and all were good.

- 9) No rain events.

Verona Walk
Community Development District

**Financial Report For
March 2025**

**VERONA WALK COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
MARCH 2025**

	Annual Budget 10/1/24 - 9/30/25	Actual Mar-25	Year To Date Actual 10/1/24 - 3/31/25
REVENUES			
O & M ASSESSMENTS	448,974	4,750	433,901
DEBT ASSESSMENTS - SERIES 2013	515,025	5,450	496,482
DEBT ASSESSMENTS - SERIES 2018	580,455	6,141	559,454
OTHER REVENUES	0	0	0
INTEREST INCOME	1,200	0	17,178
TOTAL REVENUES	\$ 1,545,654	\$ 16,341	\$ 1,507,015
EXPENDITURES			
MAINTENANCE EXPENDITURES			
FIELD INSPECTOR	43,200	0	19,262
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	1,800
LAKE SPRAYING (SOLITUDE-CLARK)	100,000	8,000	15,769
LAKE WATER QUALITY TESTING (BENCHMARK)	6,000	0	2,297
LAKE LITTORAL & LAKE BANK PLANTINGS	0	0	0
LAKE BANK MOWING	65,650	0	17,080
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	\$ 8,000	\$ 56,218
ADMINISTRATIVE EXPENDITURES			
ENGINEERING	13,500	0	1,806
MANAGEMENT	51,276	4,273	25,638
SECRETARIAL	4,200	350	2,100
LEGAL	15,000	0	4,872
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	119	487
POSTAGE	700	50	245
OFFICE SUPPLIES	1,075	97	455
DUES & SUBSCRIPTIONS	175	0	175
WEBSITE MANAGEMENT	2,000	167	1,000
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	\$ 5,056	\$ 44,347
TOTAL EXPENDITURES	\$ 416,501	\$ 13,056	\$ 100,565
REVENUES LESS EXPENDITURES	\$ 1,129,153	\$ 3,285	\$ 1,406,450
BOND PAYMENTS (SERIES 2013)	(476,898)	(5,285)	(467,724)
BOND PAYMENTS (SERIES 2018)	(536,921)	(5,955)	(527,048)
BALANCE	\$ 115,334	\$ (7,955)	\$ 411,678
ADMINISTRATIVE COSTS	(53,048)	(323)	(28,621)
DISCOUNTS FOR EARLY PAYMENTS	(62,286)	(171)	(57,611)
EXCESS/ (SHORTFALL)	\$ -	\$ (8,449)	\$ 325,446
CARRYOVER FROM PRIOR YEAR	0	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (8,449)	\$ 325,446

Bank Balance As Of 3/31/25	\$ 1,196,809.70
Accounts Payable As Of 3/31/25	\$ 76,696.95
Accounts Receivable As Of 3/31/25	\$ -
Available Funds As Of 3/31/25	\$ 1,120,112.75

Verona Walk Community Development District
Budget vs. Actual
October 2024 through March 2025

	<u>Oct 24- March 25</u>	<u>24-25 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
363.100 · O & M Assessment Income	433,901.41	448,974.00	-15,072.59	96.64%
363.812 · Debt Assessments (Series 2013)	496,482.30	515,565.00	-19,082.70	96.3%
363.813 · Debt Assessments (Series 2018)	559,454.40	580,455.00	-21,000.60	96.38%
363.822 · Debt Assessmnt-Pd To Trustee-13	-467,723.90	-476,898.00	9,174.10	98.08%
363.823 · Debt Assessmnt-Pd To Trustee-18	-527,048.50	-536,921.00	9,872.50	98.16%
363.830 · Assessment Fees	-28,621.81	-53,302.00	24,680.19	53.7%
363.831 · Discounts For Early Payments	-57,611.21	-62,572.00	4,960.79	92.07%
369.401 · Interest Income	17,178.18	1,200.00	15,978.18	1,431.52%
Total Income	<u>426,010.87</u>	<u>416,501.00</u>	<u>9,509.87</u>	<u>102.28%</u>
Expense				
511.306 · Dredging	0.00	1,000.00	-1,000.00	0.0%
511.308 · Miscellaneous Maintenance	0.00	1,250.00	-1,250.00	0.0%
511.310 · Engineering	1,805.50	13,500.00	-11,694.50	13.37%
511.311 · Management Fees	25,638.00	51,276.00	-25,638.00	50.0%
511.312 · Secretarial Fees	2,100.00	4,200.00	-2,100.00	50.0%
511.315 · Legal Fees	4,871.53	15,000.00	-10,128.47	32.48%
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	486.74	1,800.00	-1,313.26	27.04%
511.513 · Postage and Delivery	245.48	700.00	-454.52	35.07%
511.514 · Office Supplies	454.80	1,075.00	-620.20	42.31%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.750 · Website Management	999.96	2,000.00	-1,000.04	50.0%
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	1,800.00	1,500.00	300.00	120.0%
514.101 · Field Inspector	19,262.25	43,200.00	-23,937.75	44.59%
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)	15,769.42	100,000.00	-84,230.58	15.77%
514.107 · Lake H2O Quality Tests-Benchmrk	2,297.25	6,000.00	-3,702.75	38.29%
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	17,080.00	65,650.00	-48,570.00	26.02%
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>100,565.02</u>	<u>416,501.00</u>	<u>-315,935.98</u>	<u>24.15%</u>
Net Income	<u>325,445.85</u>	<u>0.00</u>	<u>325,445.85</u>	<u>100.0%</u>

**Verona Walk Community Development District
Balance Sheet
As of March 31, 2025**

	Operating Fund	Debt Service (13) Fund	Debt Service (18) Fund	General Fixed Assets Fund	Long Term Debt Fund	TOTAL
ASSETS						
Current Assets						
Operating Bank Account	1,196,809.70	0.00	0.00	0.00	0.00	1,196,809.70
Total Current Assets	1,196,809.70	0.00	0.00	0.00	0.00	1,196,809.70
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	112.00	0.00	0.00	112.00
Investments - Interest Acct	0.00	0.00	0.14	0.00	0.00	0.14
Investments - Reserve Acct	0.00	228,881.25	55,688.27	0.00	0.00	284,569.52
Investments - Revenue Acct	0.00	521,293.55	672,718.10	0.00	0.00	1,194,011.65
Investments - Prepayment Acct	0.00	6,615.81	14,779.42	0.00	0.00	21,395.23
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	759,124.03	759,124.03
Amount Available in DSF (2018)	0.00	0.00	0.00	0.00	743,297.93	743,297.93
Amount To Be Provided	0.00	0.00	0.00	0.00	8,017,578.04	8,017,578.04
Total Other Assets	0.00	759,124.03	743,297.93	0.00	9,520,000.00	11,022,421.96
TOTAL ASSETS	1,196,809.70	759,124.03	743,297.93	5,573,168.00	9,520,000.00	17,792,399.66
LIABILITIES & EQUITY						
Liabilities						
Current Liabilities						
Accrued Expenses	0.00	0.00	0.00	0.00	0.00	0.00
Accounts Payable	76,696.95	0.00	0.00	0.00	0.00	76,696.95
Total Current Liabilities	76,696.95	0.00	0.00	0.00	0.00	76,696.95
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	76,696.95	0.00	0.00	0.00	9,520,000.00	9,596,696.95
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	325,445.85	372,529.95	421,144.89	0.00	0.00	1,119,120.69
Investment In Gen Fixed Assets	0.00	0.00	0.00	15,481,040.00	0.00	15,481,040.00
Total Equity	1,120,112.75	759,124.03	743,297.93	5,573,168.00	0.00	8,195,702.71
TOTAL LIABILITIES & EQUITY	1,196,809.70	759,124.03	743,297.93	5,573,168.00	9,520,000.00	17,792,399.66