



**VERONA WALK  
COMMUNITY DEVELOPMENT  
DISTRICT**

**COLLIER COUNTY  
REGULAR BOARD MEETING  
& PUBLIC HEARING  
JULY 17, 2025  
10:00 A.M.**

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

[www.veronawalkcdd.org](http://www.veronawalkcdd.org)  
561.630.4922 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**VERONA WALK COMMUNITY DEVELOPMENT DISTRICT**  
Town Center at Verona Walk  
8090 Sorrento Lane  
Naples, Florida 34114  
**REGULAR BOARD MEETING & PUBLIC HEARING**  
July 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. May 15, 2025 Regular Board Meeting.....Page 4
- G. Public Hearing
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  - 2. Receive Public Comments on Fiscal Year 2025/2026 Final Budget
  - 3. Consider Resolution No. 2025-02 – Adopting a Fiscal Year 2025/2026 Final Budget.....Page 11
- H. Old Business
  - 1. Update on CDD/HOA Maintenance Memo of Understanding
  - 2. Update on Littoral Plantings – Peter Monti
- I. New Business
  - 1. Discussion Regarding Tree Removal Impacting Discharge Outlet
  - 2. Discussion Regarding Lake Bank Restoration after Outfalls were Cleaned
  - 3. Discussion Regarding Community Exhibit of Drains Cleaned.....Page 19
  - 4. Discussion Regarding Drain Inspection and Cleaning Annually – 44 Streets in VW
  - 5. Premier Lakes – Quarterly Report
  - 6. Consider Resolution No. 2025-03 – Adopting a Fiscal Year 2025/2026 Meeting Schedule.....Page 20
- J. Administrative Matters
  - 1. District Attorney Update
  - 2. District Engineer Update
  - 3. Field Inspector Update.....Page 22
  - 4. District Manager Update
    - a. Financials.....Page 23
    - b. Upcoming Meetings
      - August 21, 2025
- K. Comments from the Public
- L. Board Member Comments
- M. Adjourn

Notice of Public Hearing  
and Regular Board Meeting of the  
Verona Walk Community Development District

The Board of Supervisors (the Board) of the Verona Walk Community Development District (the District) will hold a Public Hearing and Regular Board Meeting on July 17, 2025, at 10:00 a.m., or as soon thereafter as can be heard, at the Town Center at Verona Walk located at 8090 Sorrento Lane, Naples, Florida 34114.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2025/2026 Budget of the District. The purpose of the Regular Board Meeting is for the Board to consider any other business which may properly come before it. A copy of the Budget and/or the Agenda may be obtained from the Districts website ([www.veronawalkcdd.org](http://www.veronawalkcdd.org)) or at the offices of the District Manager, 2501A Burns Road, Palm Beach Gardens, Florida 33410, during normal business hours. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Meetings may be continued as found necessary to a time and place specified on the record.

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

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

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

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

Verona Walk Community Development District  
[www.veronawalkcdd.org](http://www.veronawalkcdd.org)  
6/26, 7/3/25 11417900



**Clerk of the Circuit Court and Comptroller - Crystal K. Kinzel**  
Collier County, Florida  
3315 Tamiami Trail East, Ste. 102 - Naples, FL 34112-5324  
Phone: (239) 252-2646

## **Affidavit of Publication**

COLLIER COUNTY STATE OF FLORIDA

Before the undersigned authority personally appeared Jennifer Hansen, who on oath says that he or she is a Deputy Clerk of the Circuit Court of Collier County, Florida; that the attached copy of advertisement, Verona Walk CDD - Notice of Public Hearing & Regular Board Meeting (July 17, 2025) was published on the publically accessible website <https://notices.collierclerk.com> as designated by Collier County, Florida on 06/27/2025 until 07/05/2025.

Affiant further says that the website complies with all legal requirements for publication in chapter 50, Florida Statutes.

by Jennifer Hansen  
(Affiant Signature)

Jennifer Hansen  
(Affiant Printed Name)

Sworn to and subscribed before me this 07/07/2025

Crystal K. Kinzel Clerk of the Circuit Court & Comptroller

by [Signature]  
(Deputy Clerk Signature)

Sara G. Morales  
(Deputy Clerk Printed Name)

7/7/25  
Date

**Verona Walk Community Development District  
Notice of Public Hearing  
and Regular Board Meeting  
(July 17, 2025)**

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**PUBLISH: COLLIER COUNTY WEBSITE: BEGINNING AT MIDNIGHT ON FRIDAY,  
06/27/25 & EXPIRING AT MIDNIGHT ON SATURDAY, 07/05/25**

**VERONA WALK COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
MAY 15, 2025**

**A. CALL TO ORDER**

The May 15, 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	Coleman Yovanovich Koester
Field Inspector	Bohdan Hirniak	Special District Services, Inc.
District Engineer	Terry Cole (via phone)	Bowman Engineering

Also present were the following:

Dan Shallow, Herb Czeschin, Christine Briggs, Beth Boland, Jimmy Rein and Gail Stein

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

Mr. Monti requested the addition of a discussion on littoral plantings and it was the consensus of the Board to add this item under Board Member Comments.

**F. APPROVAL OF MINUTES**

**1. April 17, 2025, Regular Board Meeting**

The April 17, 2025, Regular Board Meeting minutes were presented for approval.

A **motion** was made by Mr. Kurzawski, seconded by Mr. Roy and passed unanimously approving the minutes of the April 17, 2025, Regular Board Meeting, as presented.

**G. OLD BUSINESS**

**1. Update on CDD/HOA Maintenance Memo of Understanding**

Ms. Czubkowski advised that she was waiting to meet with the HOA President and has been collecting historical documents.

**H. NEW BUSINESS**

**1. HOA Plans for Removal of Original Fountain Pump Mechanisms from Pond 2**

Mr. Hogan indicated that given the water depth as being so low, he would like to ask the HOA to take the old fountain mechanical equipment out of the pond since it is no longer in use. Ms. Boland stated she would take a look at the hardware. Mr. Hogan asked what was being done with the pumps in Ponds 1 & 2 to keep the lakes artificially full. Mr. Hirniak indicated that the HOA staff member that was working on the issue was no longer with the community. He furthered that the pump was not working and needed a contractor to look at it. Ms. Boland stated that the HOA was dealing with pumps now and she would check the invoices to obtain a status. Mr. Hirniak stated he could speak with the HOA's contractor if they need information. Ms. Czubkowski suggested that Mr. Hirniak take Ms. Boland around the community and explain the stormwater system so that she has a good background on it for the HOA.

**I. ADMINISTRATIVE MATTERS**

**1. District Attorney Update**

Mr. Urbancic stated that they were still monitoring the legislative session and would keep the Board informed if anything impacts special districts.

**2. District Engineer Update**

**a. Update on Spot Check of Catch Basins**

Mr. Cole stated that their staff had inspected over 50 catch basins and 30 or more have 6-inches of silt and will need cleaning as will 4 outfall pipes. He suggested the work be done soon and presented a proposal from Napier Sprinkler in the amount of \$11,860. Ms. Czubkowski stated that the proposal did not include jettying, just manual cleaning. Mr. Cole went over the process and after discussion, a **motion** was made by Mr. Monti, seconded by Mr. Hogan and passed unanimously to proceed with the cleaning in an amount not-to-exceed \$25,000 authorizing the Chair to sign additional proposals, if necessary, to complete the cleaning and jettying work. Mr. Hogan stated that he would like to see the District provide a preventive maintenance plan every year with varying sections. After further discussion, a **motion** was made by Mr. Hogan, seconded by Mr. Monti and passed unanimously directing the engineer to provide an annual preventive maintenance plan. Ms. Czubkowski stated she

would collaborate with John, the District's new engineer with Bowman, on developing such a plan for keeping the basins and outfall pipes clean.

Mr. Monti asked if there was any progress on the HOA performing the street sweeping. Ms. Czubkowski indicated that it was an ongoing issue that would be discussed once she meets with the HOA President. Mr. Cole reiterated that street sweeping should be done as it is a standard mentioned in the permit.

Mr. Cole stated that Tamarindo had requested historical information and that they will request coming before the Board, again, through Ms. Meneely, if they decide to do so.

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

Mr. Hirniak noted that he looked at the plans for Tamarindo and they were not using Verona Walk's as-built current plan in their designs. Ms. Meneely asked Mr. Hirniak to inform the engineer of his findings.

Mr. Hirniak went on to state that the lake levels were up 4-inches from recent rains but were still 20 inches lower than previous years due to below normal rainfall. He further stated that he believed it was time for Greenscapes to do lake bank mowing and Ms. Czubkowski stated that three cuts per year had been approved so just direct the contractor to move forward.

### **4. District Manager Update**

- **Financials**

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

- **Upcoming Meetings**

Ms. Meneely noted that the next meeting was scheduled for July 17, 2025, and would include the Public Hearing on the budget. Mr. Roy noted that he would not be available to make the July 17k, 2025, meeting, but Ms. Meneely confirmed that the rest of the Board would be present.

## **J. COMMENTS FROM THE PUBLIC**

There were no comments from the public at this time.

## **K. BOARD MEMBER COMMENTS**

### **Littorals – (Added)**

Mr. Monti stated that the Board had authorized \$2,500 about 6 months ago for a littoral planting project behind the Town Center. He noted that Advanced Aquatics was no longer interested in the project so he had Bill Kurth from Premier look at the area in order to switch vendors. He continued that Premier's quote was approximately \$1,600. There was a consensus of the Board to allow the switch in vendors. Ms. Czubkowski stated that this was the third time trying for a successful project and if it fails then such projects are not working.

Mr. Hogan stated that Ms. Briggs had put out a great synopsis of the last meeting on Facebook and thanked her for posting it.

**L. ADJOURNMENT**

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 10:43 a.m. on a **motion** made by Mr. Roy, seconded by Mr. Hogan and that **motion** carried unanimously.

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Secretary/Assistant Secretary

---

Chair/Vice-Chair

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by Jennifer Hansen  
(Affiant Signature)

Jennifer Hansen  
(Affiant Printed Name)

Sworn to and subscribed before me this 07/07/2025

Crystal K. Kinzel Clerk of the Circuit Court & Comptroller

by [Signature]  
(Deputy Clerk Signature)

Sara G. Morales  
(Deputy Clerk Printed Name)

7/7/25  
Date

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**RESOLUTION NO. 2025-02**

**A RESOLUTION OF THE VERONA WALK COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2025/2026 BUDGET.**

**WHEREAS**, the Verona Walk Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2025/2026 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and,

**WHEREAS**, following the Public Hearing and the adoption of the Proposed Budget and Final Assessment Roll, the District is now authorized to levy non ad-valorem assessments upon the properties within the District.

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

**Section 1.** The Final Budget and Final Special Assessment Roll for Fiscal Year 2025/2026 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

**Section 2.** The Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

**PASSED, ADOPTED and EFFECTIVE** this 17<sup>th</sup> day of July, 2025.

**ATTEST:**

**VERONA WALK  
COMMUNITY DEVELOPMENT DISTRICT**

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

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

Verona Walk  
Community Development District

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

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- IV      DETAILED FINAL DEBT SERVICE FUND BUDGET (SERIES 2018)**
- V       ASSESSMENT COMPARISON**

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

	<b>FISCAL YEAR 2025/2026 BUDGET</b>
<b>REVENUES</b>	
O & M ASSESSMENTS	448,974
DEBT ASSESSMENTS - SERIES 2013	515,565
DEBT ASSESSMENTS - SERIES 2018	580,455
OTHER REVENUES	0
INTEREST INCOME	1,800
<b>TOTAL REVENUES</b>	<b>\$ 1,546,794</b>
<b>EXPENDITURES</b>	
<b>MAINTENANCE EXPENDITURES</b>	
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 (PREMIER)	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
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 309,674</b>
<b>ADMINISTRATIVE EXPENDITURES</b>	
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
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 126,427</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 436,101</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 1,110,693</b>
BOND PAYMENTS (SERIES 2013)	(476,898)
BOND PAYMENTS (SERIES 2018)	(536,921)
<b>BALANCE</b>	<b>\$ 96,874</b>
COUNTY APPRAISER & TAX COLLECTOR ADMINISTRATIVE COSTS	(53,302)
DISCOUNTS FOR EARLY PAYMENTS	(62,572)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (19,000)</b>
CARRYOVER FROM PRIOR YEAR	19,000
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

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

**DETAILED FINAL 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
<b>REVENUES</b>				
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
<b>TOTAL REVENUES</b>	<b>\$ 1,451,414</b>	<b>\$ 1,546,194</b>	<b>\$ 1,546,794</b>	
<b>EXPENDITURES</b>				
<b>MAINTENANCE EXPENDITURES</b>				
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 (PREMIER)	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
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 143,235</b>	<b>\$ 291,895</b>	<b>\$ 309,674</b>	
<b>ADMINISTRATIVE EXPENDITURES</b>				
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
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 109,430</b>	<b>\$ 124,606</b>	<b>\$ 126,427</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 252,665</b>	<b>\$ 416,501</b>	<b>\$ 436,101</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 1,198,749</b>	<b>\$ 1,129,693</b>	<b>\$ 1,110,693</b>	
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
<b>BALANCE</b>	<b>\$ 163,711</b>	<b>\$ 115,874</b>	<b>\$ 96,874</b>	
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
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 94,466</b>	<b>\$ -</b>	<b>\$ (19,000)</b>	
CARRYOVER FROM PRIOR YEAR	0	0	19,000	Carryover From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 94,466</b>	<b>\$ -</b>	<b>\$ -</b>	

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

**DETAILED FINAL 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
<b>Total Revenues</b>	<b>\$ 512,084</b>	<b>\$ 477,298</b>	<b>\$ 477,898</b>	
<b>EXPENDITURES</b>				
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
<b>Total Expenditures</b>	<b>\$ 499,881</b>	<b>\$ 477,298</b>	<b>\$ 477,898</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 12,203</b>	<b>\$ -</b>	<b>\$ -</b>	

**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 FINAL 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	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
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
<b>Total Revenues</b>	<b>\$ 579,297</b>	<b>\$ 537,321</b>	<b>\$ 537,921</b>	
<b>EXPENDITURES</b>				
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
<b>Total Expenditures</b>	<b>\$ 559,106</b>	<b>\$ 537,321</b>	<b>\$ 537,921</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 20,191</b>	<b>\$ -</b>	<b>\$ -</b>	

**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 Phase One		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*
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
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
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
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
<b>Phase Two</b>						
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
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
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
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
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:

<b>Phase I</b>						
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

<b>Phase II</b>						
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

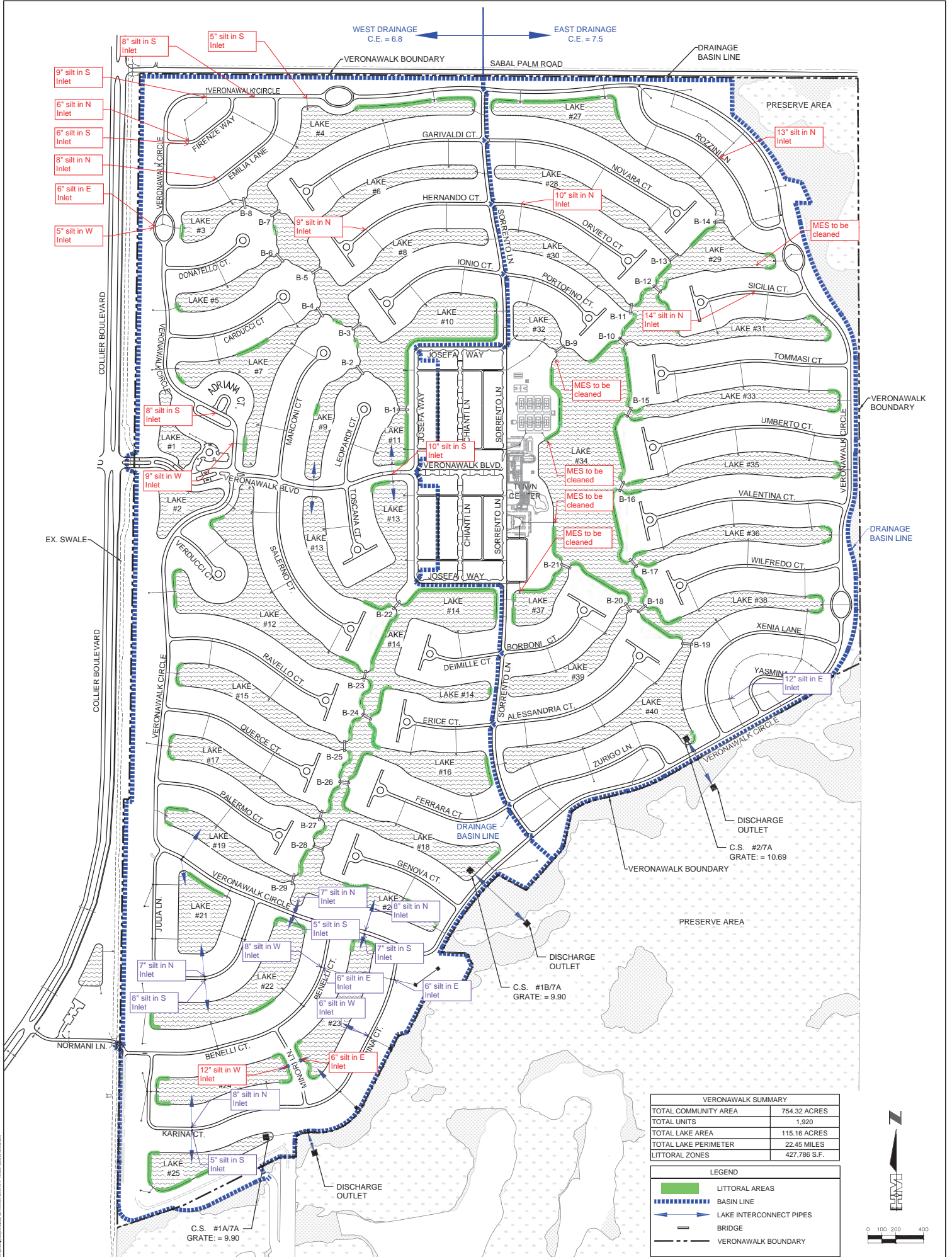
\* Developer made Bond Prepayment in August 2014 for 34 lot differential (68 Phase 1 Caymans replaced with 34 Oakmonts)

\* 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



VERONAWALK SUMMARY	
TOTAL COMMUNITY AREA	754.32 ACRES
TOTAL UNITS	1,920
TOTAL LAKE AREA	115.16 ACRES
TOTAL LAKE PERIMETER	22.45 MILES
LITTORAL ZONES	427,786 S.F.

LEGEND	
<span style="display:inline-block; width:20px; height:10px; background-color:lightgreen; border:1px solid black;"></span>	LITTORAL AREAS
<span style="display:inline-block; width:20px; border-bottom:2px dashed blue;"></span>	BASIN LINE
<span style="display:inline-block; width:20px; border-bottom:1px solid blue;"></span>	LAKE INTERCONNECT PIPES
<span style="display:inline-block; width:20px; border-bottom:1px solid black;"></span>	BRIDGE
<span style="display:inline-block; width:20px; border-bottom:1px dashed black;"></span>	VERONAWALK BOUNDARY



**RESOLUTION NO. 2025-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERONA WALK COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2025/2026 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, it is necessary for the Verona Walk Community Development District ("District") to establish a regular meeting schedule for fiscal year 2025/2026; and

**WHEREAS**, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2025/2026 which is attached hereto and made a part hereof as Exhibit "A".

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

**Section 1.** The above recitals are hereby adopted.

**Section 2.** The regular meeting schedule, time and location for meetings for fiscal year 2025/2026 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

**PASSED, ADOPTED and EFFECTIVE** this 17<sup>th</sup> day of July, 2025.

**ATTEST:**

**VERONA WALK  
COMMUNITY DEVELOPMENT DISTRICT**

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

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

**VERONA WALK  
COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2025/2026 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 16, 2025  
November 20, 2025  
December 18, 2025  
January 15, 2026  
February 19, 2026  
March 19, 2026  
April 16, 2026  
May 21, 2026  
June 18, 2026  
July 16, 2026  
August 20, 2026  
September 17, 2026

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

**PUBLISH:**

Following is my report for the July 17th Board Meeting.

1. Lake inspections conducted on a regular basis and all looks good. Birds, fish and other life plentiful. Water quality good. Littoral zones look good.
2. Outfalls inspected and all are working as designed.
3. Current lake levels are 3 1/2 feet higher than the lowest of this past dry season (mid May). Lakes are handling the additional water well.
4. HOA mowing is not impacting any bank functions.
5. Observed water quality continues to look good and supports aquatic life.
6. Coordinating with contractor doing downspout extension work at Toscano address, Work rather complex but looking proper.
7. No swimming pool inspections underway.
8. Drainage inspections ongoing at Toscano. Almost complete.
9. We are in the rainy season with rainfall numbers approximating normal ones.
10. Met with HOA representatives concerning the proper operation of the two front lakes.

Thank you,

Bohdan

Verona Walk  
Community Development District

**Financial Report For  
June 2025**

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

	Annual Budget 10/1/24 - 9/30/25	Actual Jun-25	Year To Date Actual 10/1/24 - 6/30/25
<b>REVENUES</b>			
O & M ASSESSMENTS	448,974	3,388	450,830
DEBT ASSESSMENTS - SERIES 2013	515,025	3,455	515,026
DEBT ASSESSMENTS - SERIES 2018	580,455	3,999	580,456
OTHER REVENUES	0	0	0
INTEREST INCOME	1,200	0	20,377
<b>TOTAL REVENUES</b>	<b>\$ 1,545,654</b>	<b>\$ 10,842</b>	<b>\$ 1,566,689</b>
<b>EXPENDITURES</b>			
<b>MAINTENANCE EXPENDITURES</b>			
FIELD INSPECTOR	43,200	3,852	34,672
VEHICLE - INSURANCE	1,000	0	0
VEHICLE - EQUIPMENT (SMALL TOOLS)	1,545	0	0
VEHICLE - GAS & MAINTENANCE	2,750	12	47
GOLF CART STORAGE	1,500	0	1,800
LAKE SPRAYING	100,000	8,000	39,769
LAKE WATER QUALITY TESTING (BENCHMARK)	6,000	0	2,297
LAKE LITTORAL & LAKE BANK PLANTINGS	0	0	0
LAKE BANK MOWING	65,650	0	25,620
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	11,860	12,042
SPECIAL PROJECTS	15,000	0	0
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 291,895</b>	<b>\$ 23,724</b>	<b>\$ 116,247</b>
<b>ADMINISTRATIVE EXPENDITURES</b>			
ENGINEERING	13,500	0	8,403
MANAGEMENT	51,276	4,273	38,457
SECRETARIAL	4,200	350	3,150
LEGAL	15,000	0	10,758
ASSESSMENT ROLL	10,000	0	0
AUDIT FEES	4,200	0	4,200
ARBITRAGE REBATE FEE - SERIES 2013	650	0	0
ARBITRAGE REBATE FEE - SERIES 2018	650	0	650
INSURANCE	7,500	0	7,265
LEGAL ADVERTISING	2,050	0	1,247
MISCELLANEOUS/CONTINGENCY	1,800	102	826
POSTAGE	700	46	354
OFFICE SUPPLIES	1,075	84	763
DUES & SUBSCRIPTIONS	175	0	175
WEBSITE MANAGEMENT	2,000	167	1,500
TRUSTEE FEES - SERIES 2013	4,730	0	0
TRUSTEE FEES - SERIES 2018	4,100	0	4,031
CONTINUING DISCLOSURE FEE - SERIES 2013	1,000	0	1,000
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 124,606</b>	<b>\$ 5,022</b>	<b>\$ 82,779</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 416,501</b>	<b>\$ 28,746</b>	<b>\$ 199,026</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 1,129,153</b>	<b>\$ (17,904)</b>	<b>\$ 1,367,663</b>
BOND PAYMENTS (SERIES 2013)	(476,898)	(3,386)	(485,889)
BOND PAYMENTS (SERIES 2018)	(536,921)	(3,919)	(547,621)
<b>BALANCE</b>	<b>\$ 115,334</b>	<b>\$ (25,209)</b>	<b>\$ 334,153</b>
ADMINISTRATIVE COSTS	(53,048)	0	(29,748)
DISCOUNTS FOR EARLY PAYMENTS	(62,286)	0	(57,635)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ (25,209)</b>	<b>\$ 246,770</b>
CARRYOVER FROM PRIOR YEAR	0	0	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ (25,209)</b>	<b>\$ 246,770</b>

Bank Balance As Of 6/30/25	\$ 1,067,196.43
Accounts Payable As Of 6/30/25	\$ 25,759.88
Accounts Receivable As Of 6/30/25	\$ -
Available Funds As Of 6/30/25	\$ 1,041,436.55

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

	<b>Oct 24 - June 25</b>	<b>24-25 Budget</b>	<b>\$ Over Budget</b>	<b>% of Budget</b>
<b>Income</b>				
363.100 · O & M Assessment Income	450,830.19	448,974.00	1,856.19	100.41%
363.812 · Debt Assessments (Series 2013)	515,026.20	515,565.00	-538.80	99.9%
363.813 · Debt Assessments (Series 2018)	580,456.10	580,455.00	1.10	100.0%
363.822 · Debt Assessmnt-Pd To Trustee-13	-485,889.15	-476,898.00	-8,991.15	101.89%
363.823 · Debt Assessmnt-Pd To Trustee-18	-547,621.40	-536,921.00	-10,700.40	101.99%
363.830 · Assessment Fees	-29,747.23	-53,302.00	23,554.77	55.81%
363.831 · Discounts For Early Payments	-57,635.38	-62,572.00	4,936.62	92.11%
369.401 · Interest Income	20,377.46	1,200.00	19,177.46	1,698.12%
<b>Total Income</b>	<b>445,796.79</b>	<b>416,501.00</b>	<b>29,295.79</b>	<b>107.03%</b>
<b>Expense</b>				
511.306 · Dredging	0.00	1,000.00	-1,000.00	0.0%
511.308 · Miscellaneous Maintenance	12,042.39	1,250.00	10,792.39	963.39%
511.310 · Engineering	8,403.00	13,500.00	-5,097.00	62.24%
511.311 · Management Fees	38,457.00	51,276.00	-12,819.00	75.0%
511.312 · Secretarial Fees	3,150.00	4,200.00	-1,050.00	75.0%
511.315 · Legal Fees	10,757.78	15,000.00	-4,242.22	71.72%
511.318 · Assessment/Tax Roll	0.00	10,000.00	-10,000.00	0.0%
511.320 · Audit Fees	4,200.00	4,200.00	0.00	100.0%
511.450 · Insurance	7,265.00	7,500.00	-235.00	96.87%
511.480 · Legal Advertisements	1,246.64	2,050.00	-803.36	60.81%
511.512 · Miscellaneous	826.08	1,800.00	-973.92	45.89%
511.513 · Postage and Delivery	353.99	700.00	-346.01	50.57%
511.514 · Office Supplies	763.00	1,075.00	-312.00	70.98%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.750 · Website Management	1,499.94	2,000.00	-500.06	75.0%
512.736 · Continuing Disclosure Fee 2013	1,000.00	1,000.00	0.00	100.0%
513.330 · Arbitrage Rebate Fee-Series 13	0.00	650.00	-650.00	0.0%
513.733 · Trustee Fees - Series 2013	0.00	4,730.00	-4,730.00	0.0%
514.100 · Golf Cart Storage	1,800.00	1,500.00	300.00	120.0%
514.101 · Field Inspector	34,672.05	43,200.00	-8,527.95	80.26%
514.103 · Vehicle Insurance	0.00	1,000.00	-1,000.00	0.0%
514.104 · Vehicle Equipment (small tools)	0.00	1,545.00	-1,545.00	0.0%
514.105 · Vehicle Gas and Maintenance	47.35	2,750.00	-2,702.65	1.72%
514.106 · Lake Spraying	39,769.42	100,000.00	-60,230.58	39.77%
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	25,620.00	65,650.00	-40,030.00	39.03%
514.112 · Special Projects	0.00	15,000.00	-15,000.00	0.0%
514.330 · Arbitrage Rebate Fee (2018)	650.00	650.00	0.00	100.0%
514.733 · Trustee Fees (2018)	4,031.25	4,100.00	-68.75	98.32%
<b>Total Expense</b>	<b>199,027.14</b>	<b>416,501.00</b>	<b>-217,473.86</b>	<b>47.79%</b>
<b>Net Income</b>	<b>246,769.65</b>	<b>0.00</b>	<b>246,769.65</b>	<b>100.0%</b>

**Verona Walk Community Development District**  
**Balance Sheet**  
**As of June 30, 2025**

ASSETS	Operating Fund	Debt Service (13) Fund	Debt Service (18) Fund	General Fixed Assets Fund	Long Term Debt Fund	TOTAL
Current Assets						
Operating Bank Account	1,067,196.43	0.00	0.00	0.00	0.00	1,067,196.43
Total Current Assets	1,067,196.43	0.00	0.00	0.00	0.00	1,067,196.43
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	113.16	0.00	0.00	113.16
Investments - Interest Acct	0.00	0.00	0.14	0.00	0.00	0.14
Investments - Reserve Acct	0.00	228,881.25	56,266.72	0.00	0.00	285,147.97
Investments - Revenue Acct	0.00	177,938.10	248,555.31	0.00	0.00	426,493.41
Investments - Prepayment Acct	0.00	6,615.81	14,932.94	0.00	0.00	21,548.75
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	415,768.58	415,768.58
Amount Available In DSF (2018)	0.00	0.00	0.00	0.00	319,868.27	319,868.27
Amount To Be Provided	0.00	0.00	0.00	0.00	8,138,363.15	8,138,363.15
Total Other Assets	0.00	415,768.58	319,868.27	0.00	8,874,000.00	9,609,636.85
TOTAL ASSETS	1,067,196.43	415,768.58	319,868.27	5,573,168.00	8,874,000.00	16,250,001.28
LIABILITIES & EQUITY						
Liabilities						
Current Liabilities						
Accrued Expenses	0.00	0.00	0.00	0.00	0.00	0.00
Accounts Payable	25,759.88	0.00	0.00	0.00	0.00	25,759.88
Total Current Liabilities	25,759.88	0.00	0.00	0.00	0.00	25,759.88
Long Term Liabilities						
Special Assessment Debt (2013A-1)	0.00	0.00	0.00	0.00	3,520,000.00	3,520,000.00
Special Assessment Debt (2013A-2)	0.00	0.00	0.00	0.00	100,000.00	100,000.00
Special Assessment Debt (2018)	0.00	0.00	0.00	0.00	5,254,000.00	5,254,000.00
Total Long Term Liabilities	0.00	0.00	0.00	0.00	8,874,000.00	8,874,000.00
Total Liabilities	25,759.88	0.00	0.00	0.00	8,874,000.00	8,899,759.88
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	246,769.65	29,174.50	-2,284.77	0.00	0.00	273,659.38
Investment In Gen Fixed Assets	0.00	0.00	0.00	15,481,040.00	0.00	15,481,040.00
Total Equity	1,041,436.55	415,768.58	319,868.27	5,573,168.00	0.00	7,350,241.40
TOTAL LIABILITIES & EQUITY	1,067,196.43	415,768.58	319,868.27	5,573,168.00	8,874,000.00	16,250,001.28