



**VERONA WALK  
COMMUNITY DEVELOPMENT  
DISTRICT**

**COLLIER COUNTY  
REGULAR BOARD MEETING  
SEPTEMBER 18, 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**  
September 18, 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. July 17, 2025 Regular Board Meeting & Public Hearing.....Page 2
- G. Old Business
  - 1. Update on CDD/HOA Maintenance Memo of Understanding
  - 2. Update on Littoral Plantings – Peter Monti
- H. New Business
  - 1. Consider Approval of Lake Bank Trimming Proposal.....Page 7
  - 2. Update on Lake Levels
  - 3. Discussion on Spraying of the Front Ponds
- I. Administrative Matters
  - 1. District Attorney Update
  - 2. District Engineer Update
  - 3. Field Inspector Update.....Page 9
  - 4. District Manager Update
    - a. Financials.....Page 10
    - b. Upcoming Meetings
      - October 16, 2025 & November 20, 2025
- J. Comments from the Public
- K. Board Member Comments
- L. 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

Notary, State of WI, County of Brown

5.15.27

My commission expires

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*Please do not use this form for payment remittance.*

NANCY HEYRMAN  
Notary Public  
State of Wisconsin

VERONA WALK  
COMMUNITY  
DEVELOPMENT DISTRICT  
FISCAL YEAR 2024/2025  
REGULAR MEETING SCHEDULE  
NOTICE IS HEREBY GIVEN that  
the Board of Supervisors of the  
Verona Walk Community Develop-  
ment District will hold Regular  
Meetings at 10:00 a.m. in the Town  
Center at Verona Walk located at  
8090 Sarrento 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 tele-  
phone; 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 meet-  
ings, 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 accom-  
modations 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  
PUBLIC HEARING & REGULAR BOARD MEETING  
JULY 17, 2025**

**A. CALL TO ORDER**

The July 17, 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 June 26, 2025, and July 3, 2025, and on the Collier County website on June 27, 2025, and July 5, 2025, 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	Absent
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 & Megan Magaldi	Coleman Yovanovich Koester
Field Inspector	Bohdan Hirniak	Special District Services, Inc.
District Engineer	John Baker	Bowman Engineering

Also present were the following:

Bill Kurth of Premier Lakes

District residents: Frank Borowiec, Herb Czeschin, Chris Briggs and Beth Boland.

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

There was a consensus of the Board to take I5 Premier Lakes Quarterly Report first as Mr. Kurth had to leave for another meeting on the east coast.

**F. APPROVAL OF MINUTES**

**1. May 15, 2025, Regular Board Meeting**

The May 15, 2025, Regular Board Meeting minutes were presented for approval.

A **motion** was made by Mr. Monti, seconded by Mr. Hogan and passed unanimously approving the minutes of the May 15, 2025, Regular Board Meeting, as presented.

Ms. Meneely then recessed the Regular Board Meeting and opened the Public Hearing.

**G. PUBLIC HEARING**

**1. Proof of Publication**

Proof of publication was presented that notice of the Public Hearing had been published in the *Naples Daily News* on June 26, 2025, and July 3, 2025, and on the Collier County website on June 27, 2025, and July 5, 2025, as legally required.

**2. Receive Public Comment on the Fiscal Year 2025/2026 Final Budget**

There were no public comments on the Fiscal Year 2025/2026 Final Budget.

**3. Consider Resolution No. 2025-02 – Adopting a Fiscal Year 2025/2026 Final Budget**

Resolution No. 2025-02 was presented, entitled:

**RESOLUTION NO. 2025-02**

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

Mr. Monti noted that street sweeping was the responsibility of the HOA so the \$10,000 in that line item should be removed.

A **motion** was then made by Mr. Monti, seconded by Mr. Kurzawski and passed unanimously adopting Resolution No. 2025-02, as amended.

Ms. Meneely then closed the Public Hearing and reconvened the Regular Board Meeting.

**H. OLD BUSINESS**

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

Ms. Czubkowski stated that this was ongoing, as the HOA had been really busy so they have not had a chance to meet regarding this item.

**2. Update on Littoral Plantings – Peter Monti**

Mr. Monti advised that he had met with Premier regarding the project and they produced a short contract for \$1,600, which he signed, as previously authorized. He furthered that he would supervise the installation. Ms. Czubkowski asked Mr. Hirniak about signage so that the landscapers do not cut the plants. Mr. Hirniak stated he would get them ordered and would also speak to the landscape contractors about not harming the area.

## **I. NEW BUSINESS**

### **1. Discussion Regarding Tree Removal Impacting Discharge Outlet**

Mr. Baker gave the background on the issue stating that a tree coming from Winding Cypress Preserves was growing around the outlet and the removal was a work in progress. Mr. Urbancic added that permits may be needed in addition to consent from Winding Cypress as the owner. Mr. Baker explained that it was not impeding right now but may be a future threat and that SFWMD would treat it as maintenance and would not require a permit.

### **2. Discussion Regarding Lake Bank Restoration after Outfalls were Cleaned**

Mr. Baker explained that Napier had come out and cleaned the inlets creating a cleared channel for water. He added that he received a proposal to feather back the banks for a clear area around the inlet, noting the proposal was in the amount of \$10,000 and he would get it on the agenda in the future for dry season work. Ms. Czubkowski stated she was pleased with Mr. Baker's work and how he was jumping in to handle issues.

### **3. Discussion Regarding Community Exhibit of Drains Cleaned**

Ms. Czubkowski stated that the exhibit was in the agenda packet and showed areas needing attention in addition to the portions that were cleaned. Mr. Baker stated that there was a miscommunication on the exhibit, noting that Napier did the work but the purple areas were left out and the invoice for the entirety has been paid. He stated that 70% had been completed and the remainder would be done during the dry season, which he has in writing from the contractor.

### **4. Discussion Regarding Drain Inspection and Annual Cleaning – 44 Streets in VW**

Ms. Czubkowski explained that there were 44 streets and she was thinking that ¼ should be inspected/cleaned annually but Mr. Baker was suggesting a three-year rotation. Mr. Baker stated that some should be looked at annually and that he would put together an exhibit of how he recommends the schedule be considered.

### **5. Premier Lakes – Quarterly Report (taken first on agenda)**

Mr. Kurth stated that it was nice to see water with the rainy season starting. He continued that the spike rush had been diminished and the torpedo grass had been controlled, noting that the lakes were looking better. He opined that Premier had accomplished what they were hoping to since taking over the contract, further noting that there had been more submerged vegetation than was anticipated and that was being managed. Mr. Hogan noted that he was pleased with the way things looked and had received compliments from residents. Ms. Czubkowski said she had concerns expressed to her about using the same place to launch the boat used for treatment and Mr. Kurth stated that the same site was reused if it was a good site and has no impact to someone's yard or the shoreline. She asked about

the grass in the front lake and Mr. Kurth explained it had been sprayed and would be sprayed again when it is not raining. He added to let him know when they would like him to be here for updates at future meetings.

**6. Consider Resolution No. 2025-03 – Adopting a Fiscal Year 2025/2026 Meeting Schedule**

Resolution No. 2025-03 was presented, entitled:

**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.**

A **motion** was made by Mr. Monti, seconded by Mr. Hogan and passed unanimously adopting Resolution No. 2025-03, as presented, noting that the Board may cancel meetings, as necessary.

**J. ADMINISTRATIVE MATTERS**

**1. District Attorney Update**

Mr. Urbancic reminded the Supervisors to complete their Financial Disclosures and to continue their ethics training during the upcoming year. He noted that FLC had a free course and he would send everyone the link. Mr. Monti asked for an update on Tamarindo and Ms. Meneely stated she heard from their engineer that they were no longer considering Verona Walk as an option for their water. Ms. Czeschin asked about an area at the corner of the property where a road may go through and if the drainage could impact the community. Mr. Baker stated that the regulatory agencies would be strict on this with designs needing to show that they are not impacting other areas adversely.

**2. District Engineer Update**

The District Engineer had nothing further.

**3. Field Inspector Update**

Mr. Hirniak went over his report, noting that the rains had returned with lake levels normal in comparison to past years with more rain to come. He went over the rest of his report noting that the system was working as designed. Mr. Monti asked that he include the Benchmark Report in a future meeting agenda.

**4. District Manager Update**

**• Financials**

Ms. Meneely went over the financial.

Ms. Czubkowski stated that she had seen Winding Cypress' agenda which includes an expenditure detail report. She asked if this type of report could be included in Verona Walk's quarterly agenda and it was consensus of the Board that such a report be included on a quarterly basis.

- **Upcoming Meetings**

Ms. Meneely noted that the next meeting was scheduled for August 21, 2025. All the Board Members indicated they would be in attendance.

**K. COMMENTS FROM THE PUBLIC**

There were no comments from the public at this time.

**L. BOARD MEMBER COMMENTS**

The Board Members had nothing further.

**M. ADJOURNMENT**

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 11:00 a.m. on a **motion** made by Mr. Hogan, seconded by Mr. Monti and that **motion** carried unanimously.

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Secretary/Assistant Secretary

---

Chair/Vice-Chair





**Proposal #449301**

**Date: 8/12/2025**

**Customer:**

Bohdan Hirniak  
Veronawalk CDD  
8090 Sorrento Lane  
Suite 1  
Naples, FL 34114

**Service Address:**

Veronawalk CDD  
8090 Sorrento Lane  
Suite 1  
Naples, FL 34114

**Lake Bank - Cleanup**

Mow and weed eat lake banks, requested of the CDD to create an average of 2' - 4' pass from cultivated turf line to lateral lines or embankment and String Trim down to water level. The idea is to create a visible buffer for the community with cleaner edges.

**Services Billed - Fixed Price on Completion**

Description of Services	Qty	UOM	Unit Price	Total Cost
<b>Lake Bank - One Time Service</b>				
Labor - Enhancements	140.00			\$8,540.00
			<b>Subtotal</b>	<b>\$8,540.00</b>
			<b>Tax</b>	<b>\$0.00</b>
			<b>Total</b>	<b>\$8,540.00</b>

Greenscapes is not responsible for any damage to pipes, drains, or wires that are not clearly and accurately marked.

Prices are good for thirty (30) days from the date of the proposal.

*Individual Homeowner Only ~ A 50% deposit is due upon acceptance and the balance is due upon completion for proposals over \$1,500.00.*

***Please note: Upon completion of this approved landscape renovation, a Post Irrigation Inspection will need to be performed to insure proper irrigation coverage. This inspection is not part of this proposal and will be billed on a time and material basis.***

**For any questions or concerns, please our office directly at 239-643-4471.**

By   
Brian Marcinowski  
Date August 12, 2025  
Greenscapes of Southwest  
Florida

By \_\_\_\_\_  
Date \_\_\_\_\_  
Veronawalk CDD  
Proposal 449301

**From:** bphirniak@aol.com <bphirniak@aol.com>  
**Sent:** Wednesday, September 10, 2025 11:59 AM  
**To:** Kathleen Meneely <kmeneely@sdsinc.org>; Marilyn Czubkowski <mczubk@gmail.com>  
**Cc:** BOHDAN HIRNIAK <bphirniak@aol.com>  
**Subject:** August/September 2025 Field Report

Folks,

- 1) Erosion at a minimum; water quality good; littoral health good.
- 2) Outfall inspections show normal functioning.
- 3) Lake levels at highest for this rainy season, Still slightly below most previous years. Elevation at 7.9 feet above sea level.
- 4) Greenscapes will be starting lake bank mowing/trimming this week. HOA lawn spraying normal with no unusual results.
- 5) Quarterly water test by Benchmark show no unusual issues.
- 6) Finishing coordinating work with Toscana contractor regarding after market pool and yard/downspout work.
- 7) Toscana and Julia pool installations complete and restoration looks acceptable.
- 8) Drainage/downspout work completed except Salerno home which is with the ACC for approval of plans.
- 9) Rain season less than normal but seems to be now catching up.

Verona Walk  
Community Development District

**Financial Report For  
August 2025**

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

	Annual Budget 10/1/24 - 9/30/25	Actual Aug-25	Year To Date Actual 10/1/24 - 8/31/25
<b>REVENUES</b>			
O & M ASSESSMENTS	448,974	0	450,882
DEBT ASSESSMENTS - SERIES 2013	515,025	0	515,026
DEBT ASSESSMENTS - SERIES 2018	580,455	0	580,456
OTHER REVENUES	0	0	0
INTEREST INCOME	1,200	0	31,956
<b>TOTAL REVENUES</b>	<b>\$ 1,545,654</b>	<b>\$ -</b>	<b>\$ 1,578,320</b>
<b>EXPENDITURES</b>			
<b>MAINTENANCE EXPENDITURES</b>			
FIELD INSPECTOR	43,200	3,852	42,377
VEHICLE - INSURANCE	1,000	0	0
VEHICLE - EQUIPMENT (SMALL TOOLS)	1,545	0	0
VEHICLE - GAS & MAINTENANCE	2,750	10	69
GOLF CART STORAGE	1,500	1,500	3,300
LAKE SPRAYING	100,000	8,000	49,419
LAKE WATER QUALITY TESTING (BENCHMARK)	6,000	1,223	3,520
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	0	12,042
SPECIAL PROJECTS	15,000	0	0
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 291,895</b>	<b>\$ 14,585</b>	<b>\$ 136,347</b>
<b>ADMINISTRATIVE EXPENDITURES</b>			
ENGINEERING	13,500	0	12,768
MANAGEMENT	51,276	4,273	47,003
SECRETARIAL	4,200	350	3,850
LEGAL	15,000	0	10,955
ASSESSMENT ROLL	10,000	0	0
AUDIT FEES	4,200	0	4,200
ARBITRAGE REBATE FEE - SERIES 2013	650	0	650
ARBITRAGE REBATE FEE - SERIES 2018	650	0	650
INSURANCE	7,500	0	7,265
LEGAL ADVERTISING	2,050	0	1,920
MISCELLANEOUS/CONTINGENCY	1,800	98	925
POSTAGE	700	0	356
OFFICE SUPPLIES	1,075	144	912
DUES & SUBSCRIPTIONS	175	0	175
WEBSITE MANAGEMENT	2,000	168	1,833
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	1,001
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 124,606</b>	<b>\$ 5,033</b>	<b>\$ 98,494</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 416,501</b>	<b>\$ 19,618</b>	<b>\$ 234,841</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 1,129,153</b>	<b>\$ (19,618)</b>	<b>\$ 1,343,479</b>
BOND PAYMENTS (SERIES 2013)	(476,898)	0	(490,727)
BOND PAYMENTS (SERIES 2018)	(536,921)	0	(547,621)
<b>BALANCE</b>	<b>\$ 115,334</b>	<b>\$ (19,618)</b>	<b>\$ 305,131</b>
ADMINISTRATIVE COSTS	(53,048)	0	(29,747)
DISCOUNTS FOR EARLY PAYMENTS	(62,286)	0	(57,635)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ (19,618)</b>	<b>\$ 217,749</b>
CARRYOVER FROM PRIOR YEAR	0	0	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ (19,618)</b>	<b>\$ 217,749</b>

Bank Balance As Of 8/31/25	\$ 1,030,456.00
Accounts Payable As Of 8/31/25	\$ 18,039.98
Accounts Receivable As Of 8/31/25	\$ -
Available Funds As Of 8/31/25	\$ 1,012,416.02

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

	<b>Oct 24 - Aug 25</b>	<b>24-25 Budget</b>	<b>\$ Over Budget</b>	<b>% of Budget</b>
<b>Income</b>				
363.100 · O & M Assessment Income	450,882.41	448,974.00	1,908.41	100.43%
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	-490,726.65	-476,898.00	-13,828.65	102.9%
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	31,956.10	1,200.00	30,756.10	2,663.01%
<b>Total Income</b>	<b>452,590.15</b>	<b>416,501.00</b>	<b>36,089.15</b>	<b>108.67%</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	12,768.00	13,500.00	-732.00	94.58%
511.311 · Management Fees	47,003.00	51,276.00	-4,273.00	91.67%
511.312 · Secretarial Fees	3,850.00	4,200.00	-350.00	91.67%
511.315 · Legal Fees	10,955.28	15,000.00	-4,044.72	73.04%
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	1,920.04	2,050.00	-129.96	93.66%
511.512 · Miscellaneous	924.50	1,800.00	-875.50	51.36%
511.513 · Postage and Delivery	356.49	700.00	-343.51	50.93%
511.514 · Office Supplies	911.65	1,075.00	-163.35	84.81%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.750 · Website Management	1,833.26	2,000.00	-166.74	91.66%
512.736 · Continuing Disclosure Fee 2013	1,000.00	1,000.00	0.00	100.0%
513.330 · Arbitrage Rebate Fee-Series 13	650.00	650.00	0.00	100.0%
513.733 · Trustee Fees - Series 2013	0.00	4,730.00	-4,730.00	0.0%
514.100 · Golf Cart Storage	3,300.00	1,500.00	1,800.00	220.0%
514.101 · Field Inspector	42,376.95	43,200.00	-823.05	98.1%
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	68.55	2,750.00	-2,681.45	2.49%
514.106 · Lake Spraying	49,419.42	100,000.00	-50,580.58	49.42%
514.107 · Lake H2O Quality Tests-Benchmrk	3,520.25	6,000.00	-2,479.75	58.67%
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>234,841.03</b>	<b>416,501.00</b>	<b>-181,659.97</b>	<b>56.38%</b>
<b>Net Income</b>	<b>217,749.12</b>	<b>0.00</b>	<b>217,749.12</b>	<b>100.0%</b>

Verona Walk Community Development District  
Expenditures  
October 2024 through August 2025

Expenditures			Date	Num	Name	Memo	Amount
511.308 · Miscellaneous Maintenance			04/30/2025	VW 125	Bohdan Hirniak	Cost of Paint and supplies for outfall structures	182.39
Total 511.308 · Miscellaneous Maintenance			06/03/2025	7562	Napier Sprinkler, Inc	Remove sediment from 30 basins 2 technicians 40 hours	11,860.00
511.310 · Engineering			10/31/2024	460057	Bowman	Engineering Service Oct 2024	209.25
			11/30/2024	466386	Bowman	Engineering Service Nov 2024	390.25
			12/31/2024	471363	Bowman	Engineering Service Dec 2024	452.25
			01/31/2025	476121	Bowman	Engineering Service Jan 2025	402.00
			02/28/2025	480149	Bowman	Engineering Service Feb 2025	351.75
			03/31/2025	484986	Bowman	Engineering Service Mar 2025	1,256.25
			04/30/2025	490133	Bowman	Engineering Service Apr 2025	3,167.00
			05/31/2025	499037	Bowman	Engineering Service May 2025	2,174.25
			06/30/2025	505018	Bowman	Engineering Service June 2025	3,315.00
			07/31/2025	507910	Bowman	Engineering Service July 2025	1,050.00
Total 511.310 · Engineering							12,768.00
511.311 · Management Fees			10/31/2024	2024-1415	Special District Services, Inc.	Management Fee Oct 2024	4,273.00
			11/30/2024	2024-1551	Special District Services, Inc.	Management Fee Nov 2024	4,273.00
			12/31/2024	2024-1782	Special District Services, Inc.	Management Fee Dec 2024	4,273.00
			01/31/2025	2025-0024	Special District Services, Inc.	Management Jan 2025	4,273.00
			02/28/2025	2025-0137	Special District Services, Inc.	Management Feb 2025	4,273.00
			03/31/2025	2025-0265	Special District Services, Inc.	Management March 2025	4,273.00
			04/30/2025	2025-0397	Special District Services, Inc.	Management April 2025	4,273.00
			05/31/2025	2025-0639	Special District Services, Inc.	Management May 2025	4,273.00
			06/30/2025	2025-0764	Special District Services, Inc.	Management June 2025	4,273.00
			07/31/2025	2025-0886	Special District Services, Inc.	Management July 2025	4,273.00
			08/31/2025	2025-1003	Special District Services, Inc.	Management Aug 2025	4,273.00
Total 511.311 · Management Fees							47,003.00

Verona Walk Community Development District  
Expenditures  
October 2024 through August 2025

	Date	Num	Name	Memo	Amount
511.312 · Secretarial Fees	10/31/2024	2024-1415	Special District Services, Inc.	Secretarial Oct 2024	350.00
	11/30/2024	2024-1551	Special District Services, Inc.	Secretarial Nov 2024	350.00
	12/31/2024	2024-1782	Special District Services, Inc.	Secretarial Dec 2024	350.00
	01/31/2025	2025-0024	Special District Services, Inc.	Secretarial Jan 2025	350.00
	02/28/2025	2025-0137	Special District Services, Inc.	Secretarial Feb 2025	350.00
	03/31/2025	2025-0265	Special District Services, Inc.	Secretarial March 2025	350.00
	04/30/2025	2025-0397	Special District Services, Inc.	Secretarial April 2025	350.00
	05/31/2025	2025-0639	Special District Services, Inc.	Secretarial May 2025	350.00
	06/30/2025	2025-0764	Special District Services, Inc.	Secretarial June 2025	350.00
	07/31/2025	2025-0886	Special District Services, Inc.	Secretarial July 2025	350.00
	08/31/2025	2025-1003	Special District Services, Inc.	Secretarial Aug 2025	350.00
	Total 511.312 · Secretarial Fees				3,850.00
	511.315 · Legal Fees				
	10/25/2024	84	Coleman, Yovanovich & Koester PA	Professional Fees through 10.25.24	154.00
Total 511.315 · Legal Fees 511.320 · Audit Fees	11/25/2024	85	Coleman, Yovanovich & Koester PA	Professional Fees through 11.25.24	992.50
	12/26/2024	86	Coleman, Yovanovich & Koester PA	Professional Fees through 12.26.24	1,655.50
	01/31/2025	87	Coleman, Yovanovich & Koester PA	Professional Fees through 01.31.25	2,069.53
	02/28/2025	88	Coleman, Yovanovich & Koester PA	Professional Fees through 02.28.25	1,914.75
	03/26/2025	89	Coleman, Yovanovich & Koester PA	Professional Fees through 04.21.25	1,334.50
	04/30/2025	90	Coleman, Yovanovich & Koester PA	Professional Fees through 04.30.25	1,728.50
	05/30/2025	9	Coleman, Yovanovich & Koester PA	Professional Fees through 05.30.25	908.50
	06/23/2025	92	Coleman, Yovanovich & Koester PA	Professional Fees through 06.23.25	197.50
	Total 511.315 · Legal Fees				10,955.28
	511.320 · Audit Fees				
	05/01/2025	27571	Grau & Associates	Audit Fee FY 23/24	4,200.00
	Total 511.320 · Audit Fees				4,200.00
Total 511.450 · Insurance 511.450 · Insurance	10/01/2024	25452	Egis Insurance & Risk Advisors	Policy #100124071 10/01/2024-10/01/2025Florida Insurance Alliance	7,265.00
	Total 511.450 · Insurance				7,265.00
	511.480 · Legal Advertisements				
	10/31/2024	0006746845	Gannett Florida LocalIQ	FY 24/25 MTG Schedule	303.84
Total 511.480 · Legal Advertisements	03/31/2025	0007039530	Gannett Florida LocalIQ	RFQ for District Engineer	942.80
	06/30/2025	0007199022	Gannett Florida LocalIQ	Notice of Publishing Legally Required Advertisements	178.40
	07/31/2025	0007251306	Gannett Florida LocalIQ	Notice of PH & Reg Board Mtg	495.00
	Total 511.480 · Legal Advertisements				1,920.04



Verona Walk Community Development District  
Expenditures  
October 2024 through August 2025

511.512 · Miscellaneous

Date	Num	Name	Memo	Amount
12/31/2024	2024-1782	Special District Services, Inc.	Conference Calls Nov 2024	82.38
12/31/2024	2024-1782	Special District Services, Inc.	Travel Nov 2024	93.80
01/31/2025	2025-0024	Special District Services, Inc.	Travel Dec 2024	93.80
02/28/2025	2025-0137	Special District Services, Inc.	Travel Jan 2025	98.00
03/31/2025	2025-0265	Special District Services, Inc.	Travel Feb 2025	98.00
03/31/2025	2025-0265	Special District Services, Inc.	Conference Calls Feb 2025	20.76
04/30/2025	2025-0397	Special District Services, Inc.	Travel March 2025	98.00
04/30/2025	2025-0397	Special District Services, Inc.	Conference Calls March 2025	16.91
05/31/2025	2025-0639	Special District Services, Inc.	Travel April 2025	98.00
05/31/2025	2025-0639	Special District Services, Inc.	Conference Calls April 2025	24.26
06/30/2025	2025-0764	Special District Services, Inc.	Travel May 2025	98.00
06/30/2025	2025-0764	Special District Services, Inc.	Conference Calls May 2025	4.17
08/31/2025	2025-1003	Special District Services, Inc.	Conference Calls July 2025	0.42
08/31/2025	2025-1003	Special District Services, Inc.	Travel July 2025	98.00
				924.50

Total 511.512 · Miscellaneous

511.513 · Postage and Delivery

12/09/2024	2024 Tax Roll	Collier County Tax Collector	2023 Tax Roll Second Postage Billing	121.69
12/31/2024	2024-1782	Special District Services, Inc.	FedEx Nov 2024	48.12
02/28/2025	2025-0137	Special District Services, Inc.	FedEx Jan 2025	25.51
03/31/2025	2025-0265	Special District Services, Inc.	FedEx Feb 2025	50.16
04/10/2025	2024 2nd Tax Roll	Collier County Tax Collector	2024 Tax Roll Second Postage Billing	9.57
04/30/2025	2025-0397	Special District Services, Inc.	FedEx March 2025	41.29
05/31/2025	2025-0639	Special District Services, Inc.	FedEx April 2025	11.57
06/30/2025	2025-0764	Special District Services, Inc.	FedEx May 2025	46.08
07/31/2025	2025-0886	Special District Services, Inc.	FedEx June 2025	2.50
				356.49

Total 511.513 · Postage and Delivery

Verona Walk Community Development District  
Expenditures  
October 2024 through August 2025

Date	Num	Name	Memo	Amount
511.514 · Office Supplies				
10/31/2024	2024-1415	Special District Services, Inc.	Copier Sept 2024	2.85
11/30/2024	2024-1551	Special District Services, Inc.	Copier Oct 2024	4.80
12/31/2024	2024-1782	Special District Services, Inc.	Copier Nov 2024	48.30
12/31/2024	2024-1782	Special District Services, Inc.	Meeting Books Nov 2024	48.00
01/31/2025	2025-0024	Special District Services, Inc.	Copier Dec 2024	61.95
02/28/2025	2025-0137	Special District Services, Inc.	Copier Jan 2025	135.75
02/28/2025	2025-0137	Special District Services, Inc.	Meeting Books Jan 2025	56.00
03/31/2025	2025-0265	Special District Services, Inc.	Copier Feb 2025	57.15
03/31/2025	2025-0265	Special District Services, Inc.	Meeting Books Feb 2025	40.00
04/30/2025	2025-0397	Special District Services, Inc.	Copier Feb 2025March 2025	30.30
04/30/2025	2025-0397	Special District Services, Inc.	Meeting Books March 2025	28.00
05/31/2025	2025-0639	Special District Services, Inc.	Copier April 2025	118.05
05/31/2025	2025-0639	Special District Services, Inc.	Meeting Books April 2025	48.00
06/30/2025	2025-0764	Special District Services, Inc.	Copier May 2025	35.85
06/30/2025	2025-0764	Special District Services, Inc.	Meeting Books May 2025	48.00
07/31/2025	2025-0886	Special District Services, Inc.	Copier June 2025	4.20
08/31/2025	2025-1003	Special District Services, Inc.	Copier July 2025	96.45
08/31/2025	2025-1003	Special District Services, Inc.	Meeting Books July 2025	48.00
Total 511.514 · Office Supplies				911.65
511.540 · Dues, License & Subscriptions				
Total 511.540 · Dues, License & Subscriptions				
10/01/2024	90758	Florida Commerce	Fiscal Year 2024 - 2025 Special District State Fee	175.00
Total 511.540 · Dues, License & Subscriptions				175.00
511.750 · Website Management				
10/31/2024	2024-1415	Special District Services, Inc.	Website Oct 2024	166.66
11/30/2024	2024-1551	Special District Services, Inc.	Website Nov 2024	166.66
12/31/2024	2024-1782	Special District Services, Inc.	Website Dec 2024	166.66
01/31/2025	2025-0024	Special District Services, Inc.	Website Jan 2025	166.66
02/28/2025	2025-0137	Special District Services, Inc.	Website Feb 2025	166.66
03/31/2025	2025-0265	Special District Services, Inc.	Website March 2025	166.66
04/30/2025	2025-0397	Special District Services, Inc.	Website April 2025	166.66
05/31/2025	2025-0639	Special District Services, Inc.	Website May 2025	166.66
06/30/2025	2025-0764	Special District Services, Inc.	Website June 2025	166.66
07/31/2025	2025-0886	Special District Services, Inc.	Website July 2025	166.66
08/31/2025	2025-1003	Special District Services, Inc.	Website Aug 2025	166.66
Total 511.750 · Website Management				1,833.26
512.736 · Continuing Disclosure Fee 2013				
03/18/2025	8	Disclosure Services, LLC	Fiscal Year 24/25 Continuing Disclosure / Dissemination Fee	1,000.00
Total 512.736 · Continuing Disclosure Fee 2013				1,000.00

Verona Walk Community Development District  
Expenditures  
October 2024 through August 2025

	Date	Num	Name	Memo	Amount
513.330 · Arbitrage Rebate Fee (2013)					
Total 513.330 · Arbitrage Rebate Fee (2013)	07/24/2025	003829	LLS Tax Solutions Inc.	Arbitrage Rebate Calculation Report Fee	650.00
					650.00
514.100 · Golf Cart Storage					
	01/15/2025	Rem Bal FY 2024	Kenneth J. Muckenhaupt	Remaining Bal \$300.00 from FY 2024	300.00
	01/15/2025	2025-1	Kenneth J. Muckenhaupt	Garage Rental for Golf Cart 2025-1 \$1500.00	1,500.00
	08/01/2025	2025-08-01	Kenneth J. Muckenhaupt	Golf Cart Storage	1,500.00
Total 514.100 · Golf Cart Storage					3,300.00
514.101 · Field Inspector					
	10/31/2024	VW 119	Bohdan Hirniak	Field Inspection Service	3,600.00
	10/31/2024	VW 119	Bohdan Hirniak	Transportation 495@0.51/mi	252.45
	11/30/2024	VW 120	Bohdan Hirniak	Field Inspection Service	3,600.00
	11/30/2024	VW 120	Bohdan Hirniak	Transportation 495@0.51/mi	252.45
	12/31/2024	VW 121	Bohdan Hirniak	Field Inspection Service	3,600.00
	12/31/2024	VW 121	Bohdan Hirniak	Transportation 495@0.51/mi	252.45
	01/31/2025	VW 122	Bohdan Hirniak	Field Inspection Service	3,600.00
	01/31/2025	VW 122	Bohdan Hirniak	Transportation 495@0.51/mi	252.45
	02/28/2025	VW 123	Bohdan Hirniak	Field Inspection Service	3,600.00
	02/28/2025	VW 123	Bohdan Hirniak	Transportation 495@0.51/mi	252.45
	03/31/2025	VW 124	Bohdan Hirniak	Field Inspection Service	3,600.00
	03/31/2025	VW 124	Bohdan Hirniak	Transportation 495@0.51/mi	252.45
	04/30/2025	VW 125	Bohdan Hirniak	Field Inspection Service	3,600.00
	04/30/2025	VW 125	Bohdan Hirniak	Transportation 495@0.51/mi	252.45
	05/31/2025	VW 126	Bohdan Hirniak	Field Inspection Service	3,600.00
	05/31/2025	VW 126	Bohdan Hirniak	Transportation 495@0.51/mi	252.45
	06/30/2025	VW 127	Bohdan Hirniak	Field Inspection Service	3,600.00
	06/30/2025	VW 127	Bohdan Hirniak	Transportation 495@0.51/mi	252.45
	07/31/2025	VW 128	Bohdan Hirniak	Field Inspection Service	3,600.00
	07/31/2025	VW 128	Bohdan Hirniak	Transportation 495@0.51/mi	252.45
	08/31/2025	VW 129	Bohdan Hirniak	Field Inspection Service	3,600.00
	08/31/2025	VW 129	Bohdan Hirniak	Transportation 495@0.51/mi	252.45
Total 514.101 · Field Inspector					42,376.95

Verona Walk Community Development District  
Expenditures  
October 2024 through August 2025

	Date	Num	Name	Memo	Amount
514.105 · Vehicle Gas and Maintenance	10/31/2024	VW 119	Bohdan Hirniak	Gas for Cart	10.25
	04/30/2025	VW 125	Bohdan Hirniak	Gas for golf cart	15.00
	05/31/2025	VW 126	Bohdan Hirniak	Gas for golf cart	10.00
	06/30/2025	VW 127	Bohdan Hirniak	Gas for golf cart	12.10
	07/31/2025	VW 128	Bohdan Hirniak	Gas for golf cart	11.20
	08/31/2025	VW 129	Bohdan Hirniak	Gas for golf cart	10.00
					68.55
Total 514.105 · Vehicle Gas and Maintenance					
514.106 · Lake Spraying (Clark)	10/01/2024	PS1112338	Solitude Lake Management	Annual Maintenance October Billing 10/1/2024 10/31/2024	5,876.00
	10/01/2024	PS1112338AL	Solitude Lake Management	Annual Maintenance October Billing 10/1/2024 10/31/2024	5,650.00
	11/01/2024	PS120048	Solitude Lake Management	Annual MaintenanceNovember Billing 11/1/2024 11/30/2024	5,650.00
	01/08/2025	65690	Solitude Lake Management	Reimburse for Overpayment of Invoices	-11,978.00
	02/24/2025	2121	Premier Lakes, Inc	Annual Lake Maintenance February 2025	2,571.42
	03/01/2025	2133	Premier Lakes, Inc	Annual Lake Maintenance March 2025	8,000.00
	04/01/2025	2226	Premier Lakes, Inc	Annual Lake Maintenance April 2025	8,000.00
	05/01/2025	2370	Premier Lakes, Inc	Annual Lake Maintenance May 2025	8,000.00
	06/01/2025	2416	Premier Lakes, Inc	Annual Lake Maintenance June 2025	8,000.00
	07/17/2025	2595	Premier Lakes, Inc	Annual Lake Maintenance July 2025	1,650.00
	08/01/2025	2663	Premier Lakes, Inc	Annual Lake Maintenance August 2025	8,000.00
					49,419.42
Total 514.106 · Lake Spraying (Clark)					
514.107 · Lake H2O Quality Tests-Benchmrk	11/01/2024	24100766	Benchmark Enviro Analytical, Inc	VERONA WALK CDD QUARTERLY Sampled 10/15/2024 - 24100766	1,116.75
	01/16/2025	24121814	Benchmark Enviro Analytical, Inc	VERONA WALK CDD QUARTERLY Sampled 12/31/2024 - 24121814	1,180.50
	08/05/2025	25061616	Benchmark Enviro Analytical, Inc	VERONA WALK CDD QUARTERLY Sampled 06/27/2025-25061616	1,223.00
					3,520.25
Total 514.107 · Lake H2O Quality Tests-Benchmrk					
514.111 · Lake Bank Mowing	11/25/2024	408527	Greenscapes of Southwest Florida, LLC	#364284 - Lake Bank - Twice per Year Service	17,080.00
	05/30/2025	476773	Greenscapes of Southwest Florida, LLC	As agreed upon with Bohdan, string trimming is all that is required	8,540.00
Total 514.111 · Lake Bank Mowing					
514.330 · Arbitrage Rebate Fee (2018)	05/22/2025	003756	LLS Tax Solutions Inc.	Arbitrage Rebate Calculation Report Fee	650.00
					650.00
Total 514.330 · Arbitrage Rebate Fee (2018)					
514.733 · Trustee Fees (2018)	03/25/2025	7690226	U.S. Bank (Trustee Fee 2018)	Acct# 224141000Subtotal Administration Fees - 03/01/2025 - 02/28/2026	4,031.25
					4,031.25
Total 514.733 · Trustee Fees (2018)					
Total Expenditures					234,841.03

**Verona Walk Community Development District**  
**Balance Sheet**  
**As of August 31, 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	1,030,456.00	0.00	0.00	0.00	0.00	1,030,456.00
Total Current Assets	1,030,456.00	0.00	0.00	0.00	0.00	1,030,456.00
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	114.38	0.00	0.00	114.38
Investments - Interest Acct	0.00	0.00	0.14	0.00	0.00	0.14
Investments - Reserve Acct	0.00	228,881.25	56,871.01	0.00	0.00	285,752.26
Investments - Revenue Acct	0.00	200,293.54	271,890.51	0.00	0.00	472,184.05
Investments - Prepayment Acct	0.00	6,615.81	15,093.32	0.00	0.00	21,709.13
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	438,124.02	438,124.02
Amount Available In DSF (2018)	0.00	0.00	0.00	0.00	343,969.36	343,969.36
Amount To Be Provided	0.00	0.00	0.00	0.00	8,091,906.62	8,091,906.62
Total Other Assets	0.00	438,124.02	343,969.36	0.00	8,874,000.00	9,656,093.38
TOTAL ASSETS	1,030,456.00	438,124.02	343,969.36	5,573,168.00	8,874,000.00	16,259,717.38
LIABILITIES & EQUITY						
Liabilities						
Current Liabilities						
Accrued Expenses	0.00	0.00	0.00	0.00	0.00	0.00
Accounts Payable	18,039.98	0.00	0.00	0.00	0.00	18,039.98
Total Current Liabilities	18,039.98	0.00	0.00	0.00	0.00	18,039.98
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	18,039.98	0.00	0.00	0.00	8,874,000.00	8,892,039.98
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	217,749.12	51,529.94	21,816.32	0.00	0.00	291,095.38
Investment In Gen Fixed Assets	0.00	0.00	0.00	15,481,040.00	0.00	15,481,040.00
Total Equity	1,012,416.02	438,124.02	343,969.36	5,573,168.00	0.00	7,367,677.40
TOTAL LIABILITIES & EQUITY	1,030,456.00	438,124.02	343,969.36	5,573,168.00	8,874,000.00	16,259,717.38