



**VERONA WALK
COMMUNITY DEVELOPMENT
DISTRICT**

**COLLIER COUNTY
REGULAR BOARD MEETING
OCTOBER 16, 2025
10:00 A.M.**

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

www.veronawalkcdd.org
561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
VERONA WALK COMMUNITY DEVELOPMENT DISTRICT
Town Center at Verona Walk
8090 Sorrento Lane
Naples, Florida 34114
REGULAR BOARD MEETING
October 16, 2025
10:00 a.m.
Call-In: 800-743-4099 Participant Passcode: 7423990

- A. Call to Order
- B. Pledge of Allegiance
- C. Proof of Publication.....Page 1
- D. Establish Quorum
- E. Additions or Deletions to Agenda
- F. Approval of Minutes
 - 1. September 18, 2025 Regular Board Meeting.....Page 3
- G. Old Business
- H. New Business
 - 1. Consider Resolution No, 2025-04 – Adopting a Fiscal Year 2024/2025 Amended Budget.....Page 7
 - 2. Consider Resolution No, 2025-05 – Goals and Objectives Annual Report.....Page 13
 - 3. Consider Approval of Audit Renewal.....Page 16
- I. Administrative Matters
 - 1. District Attorney Update
 - 2. District Engineer Update
 - 3. Field Inspector Update.....Page 17
 - 4. District Manager Update
 - a. Financials.....Page 18
 - b. Upcoming Meetings
 - November 20, 2025 & December 18, 2025
- J. Comments from the Public
- K. Board Member Comments
- L. Adjourn



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 Martha Vergara, 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 (Collier County) FY2025/2026 Meeting Schedule was published on the publically accessible website <https://notices.collierclerk.com> as designated by Collier County, Florida on 10/05/2025 until 10/07/2025.

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

By: Martha Vergara
(Affiant Signature)

Martha Vergara
(Affiant Printed Name)

Sworn to and subscribed before me this 10/07/2025

Crystal K. Kinzel, Clerk of the Circuit Court & Comptroller

Jennifer Hansen
(Deputy Clerk Signature)

Jennifer Hansen
(Deputy Clerk Printed Name)

10/7/25
Date

**VERONA WALK
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 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

PUBLISH: COLLIER COUNTY WEBSITE: BEGINNING AT MIDNIGHT ON SUNDAY, 10/05/25 & EXPIRING AT MIDNIGHT ON TUES., 10/07/25

**VERONA WALK COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
SEPTEMBER 18, 2025**

A. CALL TO ORDER

The September 18, 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 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	Absent
Supervisor	Michael Kurzawski	Present

Staff members in attendance were:

District Manager	Kathleen Meneely	Special District Services, Inc.
Field Inspector	Bohdan Hirniak	Special District Services, Inc.
District Engineer	John Baker	Bowman Engineering

Also present were the following:

District residents: Jane Monti & Herb Czeschin.

E. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

F. APPROVAL OF MINUTES

1. July 17, 2025, Public Hearing & Regular Board Meeting

The July 17, 2025, Public Hearing & Regular Board Meeting minutes were presented for approval.

A **motion** was made by Mr. Monti, seconded by Mr. Kurzawski and passed unanimously approving the minutes of the July 17, 2025, Public Hearing & Regular Board Meeting, as presented.

G. OLD BUSINESS

1. Update on CDD/HOA Maintenance Memo of Understanding

Ms. Czubkowski advised that she had met with the HOA administration who are open to a maintenance agreement. She stated that such an arrangement was not unusual and forwarded them a draft agreement which raised a lot of questions. She added that the draft was more than a maintenance agreement as it also assigns duties, which they are not ready to agree to. She continued that there were some questionable properties, which she spoke to the attorney about, and he recommends doing a title search on those properties to clarify boundaries.

After discussion, a **motion** was made by Mr. Monti, seconded by Mr. Roy and passed unanimously to perform title searches for a cost not-to-exceed \$500.

2. Update on Littoral Plantings – Peter Monti

Mr. Monti advised that he was monitoring the plantings and many of the plants were doing very well. He added that he would like to see funding put in future budgets to continue the plantings.

H. NEW BUSINESS

1. Consider Lake Bank Trimming Proposal

Ms. Czubkowski stated that this was the third trimming of the year that was approved in the budget in the amount of \$8,540.

A **motion** was made by Mr. Roy, seconded by Mr. Monti and passed unanimously approving the proposal, as presented.

Mr. Monti asked about the signs and Mr. Hirniak stated that the plantings were on a slope and if ordered, there would be four maximum and they would be identical to the “No Swimming” signs. Ms. Czubkowski noted these were approved several meetings ago and they should be ordered as soon as possible. Mr. Monti added that he was meeting with the landscape contractor and would reinforce it to keep people out of the littoral planting areas.

2. Update on Lake Levels

Mr. Hirniak stated that the levels were almost at their highest and were functioning as planned. Mr. Monti asked that the Benchmark reports get sent to the Board Members regarding these lakes and Mr. Hirniak indicated he would provide the Board with the quarterly reports. There was general discussion regarding the elevation of homes and lake levels with Mr. Hirniak noting that it would take more than IRMA for water to come up to homes.

3. Discussion Regarding Spraying of Front Ponds

Mr. Hirniak stated that the pump had been fixed and the water was circulating. He further noted that the algae in the ponds had been reduced considerably by Premier. He noted that the systems in 1&2 were back in operation with Ms. Czubkowski adding that the pipe that was sticking out into the water had been removed.

I. ADMINISTRATIVE MATTERS

1. District Attorney Update

There was no District Attorney update at this time.

2. District Engineer Update

Mr. Baker noted that there were two open items. The first was the tree in the inlet, noting he had reached out to the engineer of Winding Cypress who recommended the attorney research to see if there was an easement to the property for maintenance. Mr. Baker stated he would contact the attorney and do a bit more legwork on the issue, noting that the outfall box was in good condition. Mr. Baker continued that the second item was a plan for annual drainage inspections and repairs. He stated that he would meet with Mr. Hirniak to identify the inlets and set up a cyclical three-year inspection plan that would rotate locations. He explained that the inspection measures silt in the inlets and then videotaping is done if issues are found. The spot check would then show if any cleaning were necessary which would be brought to the Board.

3. Field Inspector Update

Mr. Hirniak had nothing further to report but mentioned that if there are blockages in the system, it shows up quickly and he continues to monitor. He explained that there have been very few issues after 20 years and the system was in good shape.

4. District Manager Update

- **Financials**

Ms. Meneely went over the financials.

- **Upcoming Meetings**

Ms. Meneely noted that the next meetings were scheduled for October 16, 2025, and November 20, 2025. Messrs. Roy and Baker noted that they would not be available for the November meeting.

J. COMMENTS FROM THE PUBLIC

Ms. Czeschin noted that his street elevation was at 9.8 feet with Mr. Monti noting that was lower than the average 10 feet in front of properties.

K. BOARD MEMBER COMMENTS

The Board Members had nothing further.

L. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 10:36 a.m. on a **motion** made by Mr. Montie, seconded by Mr. Roy and that **motion** carried unanimously.

Secretary/Assistant Secretary

Chair/Vice-Chair

RESOLUTION NO. 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERONA WALK COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2024/2025 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

Section 1. The Amended Budget for Fiscal Year 2024/2025 attached hereto as Exhibit “A” is hereby approved and adopted.

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

PASSED, ADOPTED and EFFECTIVE this 16th day of October, 2025.

ATTEST:

**VERONA WALK
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Verona Walk Community Development District

**Amended Final Budget For
Fiscal Year 2024/2025
October 1, 2024 - September 30, 2025**

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- II AMENDED FINAL DEBT SERVICE FUND BUDGET (SERIES 2013)**
- III AMENDED FINAL DEBT SERVICE FUND BUDGET (SERIES 2018)**

AMENDED FINAL BUDGET
VERONA WALK COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25	AMENDED FINAL BUDGET 10/1/24 - 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 9/29/25
REVENUES			
O & M ASSESSMENTS	448,974	450,882	450,882
DEBT ASSESSMENTS - SERIES 2013	515,565	515,026	515,026
DEBT ASSESSMENTS - SERIES 2018	580,455	580,456	580,456
OTHER REVENUES	0	0	0
INTEREST INCOME	1,200	32,100	31,956
TOTAL REVENUES	\$ 1,546,194	\$ 1,578,464	\$ 1,578,320
EXPENDITURES			
MAINTENANCE EXPENDITURES			
FIELD INSPECTOR	43,200	46,229	46,229
VEHICLE - INSURANCE	1,000	500	0
VEHICLE - EQUIPMENT	1,545	500	0
VEHICLE - GAS & MAINTENANCE	2,750	100	80
GOLF CART STORAGE	1,500	3,300	3,300
LAKE SPRAYING (PREMIER)	100,000	66,000	57,419
LAKE WATER QUALITY TESTING (BENCHMARK)	6,000	5,000	3,520
SPECIAL PROJECTS (SEDIMENT REMOVAL, ETC.)	15,000	15,000	11,860
LAKE BANK MOWING	65,650	42,000	25,620
OUTFALL PIPE & STRUCTURE INSPECTION & CLEANING	5,000	1,000	0
STORM PIPE & EROSION REPAIRS	48,000	48,000	0
DREDGING	1,000	500	0
MISCELLANEOUS MAINTENANCE	1,250	500	182
TOTAL MAINTENANCE EXPENDITURES	\$ 291,895	\$ 228,629	\$ 148,210
ADMINISTRATIVE EXPENDITURES			
SUPERVISOR FEES	0	0	0
PAYROLL TAXES (EMPLOYER)	0	0	0
ENGINEERING	13,500	14,000	12,856
MANAGEMENT	51,276	51,276	51,276
SECRETARIAL	4,200	4,200	4,200
LEGAL	15,000	15,000	12,673
ASSESSMENT ROLL	10,000	10,000	10,000
AUDIT FEES	4,200	4,200	4,200
ARBITRAGE REBATE FEE - SERIES 2013	650	650	650
ARBITRAGE REBATE FEE - SERIES 2018	650	650	650
INSURANCE	7,500	7,265	7,265
LEGAL ADVERTISING	2,050	2,900	1,920
MISCELLANEOUS/CONTINGENCY	1,800	1,500	925
POSTAGE	700	425	394
OFFICE SUPPLIES	1,075	975	915
DUES & SUBSCRIPTIONS	175	175	175
WEBSITE MANAGEMENT	2,000	2,000	2,000
TRUSTEE FEES - SERIES 2013	4,730	4,838	4,838
TRUSTEE FEES - SERIES 2018	4,100	4,031	4,031
CONTINUING DISCLOSURE FEE	1,000	1,000	1,000
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 124,606	\$ 125,085	\$ 119,968
TOTAL EXPENDITURES	\$ 416,501	\$ 353,714	\$ 268,178
REVENUES LESS EXPENDITURES	\$ 1,129,693	\$ 1,224,750	\$ 1,310,142
BOND PAYMENTS (SERIES 2013)	(476,898)	(485,889)	(485,889)
BOND PAYMENTS (SERIES 2018)	(536,921)	(547,621)	(547,621)
BALANCE	\$ 115,874	\$ 191,240	\$ 276,632
ADMINISTRATIVE COSTS	(53,302)	(29,748)	(29,748)
DISCOUNTS FOR EARLY PAYMENTS	(62,572)	(57,635)	(57,635)
EXCESS/ (SHORTFALL)	\$ -	\$ 103,857	\$ 189,249
CARRYOVER FROM PRIOR YEAR	0	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 103,857	\$ 189,249

FUND BALANCE AS OF 9/30/24
FY 2024/2025 ACTIVITY
FUND BALANCE AS OF 9/30/25

\$794,667
\$103,857
\$898,524

Notes

Carryover From Prior Year Of \$9,000 to be used to reduce Fiscal Year 2025/2026 Assessments.

AMENDED FINAL BUDGET
VERONA WALK COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2013)
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25	AMENDED FINAL BUDGET 10/1/24 - 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 9/29/25
REVENUES			
Interest Income	400	18,900	18,753
NAV Assessment Collection	476,898	485,889	485,889
Prepaid Bond Collection (2013)	0	0	0
Total Revenues	\$ 477,298	\$ 504,789	\$ 504,642
EXPENDITURES			
Principal Payments (2013A-1)	280,000	280,000	280,000
Principal Payments (2013A-2)	5,000	5,000	5,000
Interest Payments (2013A-1)	157,263	162,863	162,863
Interest Payments (2013A-2)	5,125	5,250	5,250
Bond Redemption	29,910	0	0
Total Expenditures	\$ 477,298	\$ 453,113	\$ 453,113
Excess/ (Shortfall)	\$ -	\$ 51,676	\$ 51,530

FUND BALANCE AS OF 9/30/24	\$386,594
FY 2024/2025 ACTIVITY	\$51,676
FUND BALANCE AS OF 9/30/25	\$438,270

Notes

Reserve (2013A-1) Fund Balance = \$218,631*. Reserve (2013A-2) Fund Balance = \$10,250*.
Revenue Fund Balance = \$200,440*. Excess Revenue Fund Balance = \$2,333*.
Prepayment Fund Balance = \$6,616*.
Revenue Fund Balances To Be Used To Make 11/1/2025 2013A-1 Interest Payment Of \$75,831.
And 2013A-2 Interest Payment Of \$2,500.
* Approximate Amounts

Series 2013A-1 Bond Refunding Information

Original Par Amount =	\$6,455,000	Annual Principal Payments Due =
Interest Rate =	1.1% - 4.375%	May 1st
Issue Date =	June 2013	Annual Interest Payments Due =
Maturity Date =	May 2035	May 1st & November 1st
Par Amount As Of 9/30/25 =	\$3,520,000	

Series 2013A-2 Bond Refunding Information

Original Par Amount =	\$650,000	Annual Principal Payments Due =
Interest Rate =	4.5% - 5.0%	May 1st
Issue Date =	June 2013	Annual Interest Payments Due =
Maturity Date =	May 2035	May 1st & November 1st
Par Amount As Of 9/30/25 =	\$100,000	

AMENDED FINAL BUDGET
VERONA WALK COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND (SERIES 2018)
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25	AMENDED FINAL BUDGET 10/1/24 - 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 9/29/25
REVENUES			
Interest Income	400	17,800	17,682
NAV Assessment Collection	536,921	547,621	547,621
Prepaid Bond Collection (2018)	0	0	0
Total Revenues	\$ 537,321	\$ 565,421	\$ 565,304
EXPENDITURES			
Principal Payments	361,000	361,000	361,000
Interest Payments	176,121	182,488	182,488
Bond Redemption	200	0	0
Total Expenditures	\$ 537,321	\$ 543,488	\$ 543,488
Excess/ (Shortfall)	\$ -	\$ 21,933	\$ 21,816

FUND BALANCE AS OF 9/30/24
FY 2024/2025 ACTIVITY
FUND BALANCE AS OF 9/30/25

\$322,153
\$21,933
\$344,086

Notes

Reserve Fund Balance = \$56,871*. Revenue Fund Balance = \$272,122*.
Prepayment Account Balance = \$15,093*.
Revenue Fund Balance To Be Used To Make 11/1/2025 Interest Payment Of \$85,378.
Prepayment Account Balance To Be Used To Make 11/1/2025 Extraordinary Principal Payment Of \$15,000.
* Approximate Amounts

Series 2018 Bond Refunding Information

Original Par Amount =	\$7,677,000	Annual Principal Payments Due:
Interest Rate =	3.25% - 5.375%	May 1st
Issue Date =	March 2018	Annual Interest Payments Due:
Maturity Date =	May 2037	May 1st & November 1st
Par Amount As Of 9/30/25 =	\$5,254,000	

RESOLUTION NO. 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERONA WALK COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN ANNUAL REPORT OF GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Verona Walk Community Development District (the “District”) is a local unit of special-purpose government organized and existing under and pursuant to Chapters 189 and 190, Florida Statutes, as amended; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida, and creating Section 189.0694, Florida Statutes; and

WHEREAS, the District adopted Resolution 2024-04 on August 15, 2024, establishing goals and objectives for the District and creating performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, pursuant to Section 189.0694, Florida Statutes, the District must adopt and publish on its website an annual report prior to December 1st of each year, describing the goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination, and any goals or objectives the district failed to achieve.

WHEREAS, the District Manager has the annual report of the District’s goals, objectives, and performance measures and standards attached hereto and made a part hereof as **Exhibit A** (the “Annual Report”) and presented the Annual Report to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached annual report of the goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the Annual Report regarding the District’s success or failure in achieving the adopted goals and objectives and directs the District Manager to take all necessary actions to comply with Section 189.0694, Florida Statutes.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 16th day of October, 2025.

ATTEST:

**VERONA WALK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: Annual Report of Performance Measures/Standards

Exhibit A

Program/Activity: District Administration

Goal: Remain compliant with Florida Law for all district meetings

Objectives:

- Notice all District regular, special, and public hearing meetings
- Conduct all post-meeting activities
- District records retained in compliance with Florida Sunshine Laws

Performance Measures:

- All Meetings publicly noticed as required (**YES**)
- Meeting minutes and post-meeting action completed (**YES**)
- District records retained as required by law (**YES**)

Program/Activity: District Finance

Goal: Remain Compliant with Florida Law for all district financing activities

Objectives:

- District adopted fiscal year budget
- District amended budget at end of fiscal year
- Process all District finance accounts receivable and payable
- Support District annual financial audit activities

Performance Measures:

- District adopted fiscal year budget (**YES**)
- District amended budget at end of fiscal year (**YES**)
- District accounts receivable/payable processed for the year (**YES**)
- “No findings” for annual financial audit (**NO**)
 - o If “yes” explain

Program/Activity: District Operations

Goal: Insure, Operate and Maintain District owned Infrastructure & assets

Objectives:

- Annual renewal of District insurance policy(s)
- Contracted Services for District operations in effect
- Compliance with all required permits

Performance Measures:

- District insurance renewed and in force (**YES**)
- Contracted Services in force for all District operations (**YES**)
- Permits in compliance (**YES**)

October 16, 2025

RE: Verona Walk Community Development District Auditor Renewal

At the October 20, 2022, Verona Walk Community Development District Board Of Supervisors meeting, the firm of Grau & Associates was selected to perform the 9-30-2022, 9-30-2023 and 9-30-2024 year end audits of the District with an option to perform the 9-30-2025 and 9-30-2026 audits.

The fees for the 9-30-2022 audit was \$4,000. The fees for the 9-30-2023 audit was \$4,100. And the fees for the 9-30-2024 audit were \$4,200. The proposed fees for the 9-30-2025 audit is \$4,300, which is more than the budgeted amount for audit fees for Fiscal Year 2024/2025. The proposed fee for the 9-30-26 audit is \$4,400.

Management is pleased with the professionalism and the competence of the Grau & Associates partners and staff; therefore, management recommends that the Board approve the renewal option for the Fiscal Year Ending 9-30-2025 and 9-30-2026 audits for Grau & Associates.

Special District Services, Inc.

From: bphirniak@aol.com <bphirniak@aol.com>

Sent: Thursday, October 9, 2025 11:17 AM

To: Kathleen Meneely <kmeneely@sdsinc.org>

Subject: Monthly Field Report

Kathleen-- to wit:

- 1) Very little, if any, erosion. Water quality remains good. Littoral health also remains good.
- 2) Outfall capacity and operations good and as designed,
- 3) Lake levels have dropped about 2 feet since last report. Rains have backed off.
- 4) Lake bank mowing/trimming is now ongoing and those areas treated look good. About 50% has been completed.
- 5) Quarterly water sampling results from Benchmark indicate continuing good quality.
- 6) No major contractor work under way.
- 7) No swimming pools are currently under construction.
- 8) Home on Salerno doing rain drain system update. Have met with homeowner to discuss impact of work on adjacent CDD system. Owner duly advised.
- 9) Rains have now abated somewhat.
- 10) "No Mowing" signs have been discussed with contractor. Sample will soon be available for approval.

Verona Walk
Community Development District

**Financial Report For
September 2025**

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

	Annual Budget 10/1/24 - 9/30/25	Actual Sep-25	Year To Date Actual 10/1/24 - 9/30/25
REVENUES			
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
TOTAL REVENUES	\$ 1,545,654	\$ -	\$ 1,578,320
EXPENDITURES			
MAINTENANCE EXPENDITURES			
FIELD INSPECTOR	43,200	3,852	46,229
VEHICLE - INSURANCE	1,000	0	0
VEHICLE - EQUIPMENT (SMALL TOOLS)	1,545	0	0
VEHICLE - GAS & MAINTENANCE	2,750	11	80
GOLF CART STORAGE	1,500	0	3,300
LAKE SPRAYING (PREMIER)	100,000	8,000	57,419
LAKE WATER QUALITY TESTING (BENCHMARK)	6,000	0	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	182
SPECIAL PROJECTS	15,000	0	11,860
TOTAL MAINTENANCE EXPENDITURES	\$ 291,895	\$ 11,863	\$ 148,210
ADMINISTRATIVE EXPENDITURES			
ENGINEERING	13,500	0	12,856
MANAGEMENT	51,276	4,273	51,276
SECRETARIAL	4,200	350	4,200
LEGAL	15,000	0	12,673
ASSESSMENT ROLL	10,000	10,000	10,000
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	0	925
POSTAGE	700	38	394
OFFICE SUPPLIES	1,075	3	915
DUES & SUBSCRIPTIONS	175	0	175
WEBSITE MANAGEMENT	2,000	167	2,000
TRUSTEE FEES - SERIES 2013	4,730	0	4,838
TRUSTEE FEES - SERIES 2018	4,100	0	4,031
CONTINUING DISCLOSURE FEE - SERIES 2013	1,000	0	1,000
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 124,606	\$ 14,831	\$ 119,968
TOTAL EXPENDITURES	\$ 416,501	\$ 26,694	\$ 268,178
REVENUES LESS EXPENDITURES	\$ 1,129,153	\$ (26,694)	\$ 1,310,142
BOND PAYMENTS (SERIES 2013)	(476,898)	0	(485,889)
BOND PAYMENTS (SERIES 2018)	(536,921)	0	(547,621)
BALANCE	\$ 115,334	\$ (26,694)	\$ 276,632
ADMINISTRATIVE COSTS	(53,048)	0	(29,748)
DISCOUNTS FOR EARLY PAYMENTS	(62,286)	0	(57,635)
EXCESS/ (SHORTFALL)	\$ -	\$ (26,694)	\$ 189,249
CARRYOVER FROM PRIOR YEAR	0	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (26,694)	\$ 189,249

Bank Balance As Of 9/30/25	\$ 1,012,416.02
Accounts Payable As Of 9/30/25	\$ 28,499.83
Accounts Receivable As Of 9/30/25	\$ -
Available Funds As Of 9/30/25	\$ 983,916.19

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

	Oct 24 - Sept 25	24-25 Budget	\$ Over Budget	% of Budget
Income				
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	-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	31,956.10	1,200.00	30,756.10	2,663.01%
Total Income	457,427.65	416,501.00	40,926.65	109.83%
Expense				
511.306 · Dredging	0.00	1,000.00	-1,000.00	0.0%
511.308 · Miscellaneous Maintenance	182.39	1,250.00	-1,067.61	14.59%
511.310 · Engineering	12,855.50	13,500.00	-644.50	95.23%
511.311 · Management Fees	51,276.00	51,276.00	0.00	100.0%
511.312 · Secretarial Fees	4,200.00	4,200.00	0.00	100.0%
511.315 · Legal Fees	12,673.48	15,000.00	-2,326.52	84.49%
511.318 · Assessment/Tax Roll	10,000.00	10,000.00	0.00	100.0%
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	394.26	700.00	-305.74	56.32%
511.514 · Office Supplies	914.65	1,075.00	-160.35	85.08%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.750 · Website Management	1,999.92	2,000.00	-0.08	100.0%
512.736 · Continuing Disclosure Fee 2013	1,000.00	1,000.00	0.00	100.0%
513.330 · Arbitrage Rebate Fee-Series 13	650.00	650.00	0.00	100.0%
513.733 · Trustee Fees - Series 2013	4,837.50	4,730.00	107.50	102.27%
514.100 · Golf Cart Storage	3,300.00	1,500.00	1,800.00	220.0%
514.101 · Field Inspector	46,229.40	43,200.00	3,029.40	107.01%
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	79.80	2,750.00	-2,670.20	2.9%
514.106 · Lake Spraying	57,419.42	100,000.00	-42,580.58	57.42%
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	11,860.00	15,000.00	-3,140.00	79.07%
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%
Total Expense	268,178.36	416,501.00	-148,322.64	64.39%
Net Income	189,249.29	0.00	189,249.29	100.0%

Verona Walk Community Development District
Expenditures
October 2024 through September 2025

	Date	Invoice #	Vendor	Memo	Amount
Expenditures					
511.308 · Miscellaneous Maintenance					
	04/30/2025	VW 125	Bohdan Hirniak	Cost of Paint and supplies for outfall structures	182.39
	06/03/2025	7562	Napier Sprinkler, Inc	Remove sediment from 30 basins 2 technicians 40 hours	11,860.00
					12,042.39
Total 511.308 · Miscellaneous Maintenance					
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
	08/31/2025	513773	Bowman	Engineering Service August 2025	87.50
					12,855.50
Total 511.310 · Engineering					
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
	09/30/2025	2025-1121	Special District Services, Inc.	Management Sept 2025	4,273.00
					51,276.00
Total 511.311 · Management Fees					

Verona Walk Community Development District
Expenditures
October 2024 through September 2025

	Date	Invoice #	Vendor	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
	09/30/2025	2025-1121	Special District Services, Inc.	Secretarial fee Sept 2025	350.00
					4,200.00
Total 511.312 · Secretarial Fees					
511.315 · Legal Fees	10/25/2024	84	Coleman, Yovanovich & Koester PA	Professional Fees through 10.25.24	154.00
	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	91	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
	07/17/2025	93	Coleman, Yovanovich & Koester PA	Professional Fees through 07.17.25	928.20
	08/17/2025	94	Coleman, Yovanovich & Koester PA	Professional Fees through 08.17.25	790.00
					12,673.48
Total 511.315 · Legal Fees					
511.318 · Assessment/Tax Roll	09/29/2025	2025-1303	Special District Services, Inc.	Assessment Roll Preparation (per agreement) 2025	10,000.00
					10,000.00
Total 511.318 · Assessment/Tax Roll					
511.320 · Audit Fees	05/01/2025	27571	Grau & Associates	Audit Fee FY 23/24	4,200.00
					4,200.00
Total 511.320 · Audit Fees					
511.450 · Insurance	10/01/2024	25452	Egis Insurance & Risk Advisors	Policy #100124071 10/01/2024-10/01/2025Florida Insurance Alliance	7,265.00
					7,265.00
Total 511.450 · Insurance					

Verona Walk Community Development District
Expenditures
October 2024 through September 2025

	Date	Invoice #	Vendor	Memo	Amount
511.480 · Legal Advertisements	10/31/2024	0006746845	Gannett Florida LocalIQ	FY 24/25 MTG Schedule	303.84
	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 & Public Noticeson Collier County's Desig...	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
511.512 · Miscellaneous	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
	Total 511.512 · Miscellaneous				924.50
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
	09/30/2025	2025-1121	Special District Services, Inc.	FedEx Aug 2025	37.77
	Total 511.513 · Postage and Delivery				394.26

Verona Walk Community Development District
Expenditures
October 2024 through September 2025

511.514 · Office Supplies									
Date	Invoice #	Vendor	Memo	Amount					
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					
09/30/2025	2025-1121	Special District Services, Inc.	Copier Aug 2025	3.00					
Total 511.514 · Office Supplies				914.65					
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					
09/30/2025	2025-1121	Special District Services, Inc.	Website Sept 2025	166.66					
Total 511.750 · Website Management				1,999.92					

Verona Walk Community Development District
Expenditures
October 2024 through September 2025

	Date	Invoice #	Vendor	Memo	Amount
Total 512.736 · Continuing Disclosure Fee 2013	03/18/2025	8	Disclosure Services, LLC	Fiscal Year 24/25 Continuing Disclosure / Dissemination Fee	1,000.00
513.330 · Arbitrage Rebate Fee-Series 13					1,000.00
Total 513.330 · Arbitrage Rebate Fee-Series 13					
513.733 · Trustee Fees - Series 2013	07/24/2025	003829	LLS Tax Solutions Inc.	Arbitrage Rebate Calculation Report Fee	650.00
					650.00
Total 513.733 · Trustee Fees - Series 2013					
514.100 · Golf Cart Storage	06/25/2025	7794336	U.S. Bank (Trustee Fee 2013)	Subtotal Administration Fees - In Advance 06/01/2025 - 05/31/2026	4,837.50
					4,837.50
Total 514.100 · Golf Cart Storage					
514.101 · Field Inspector	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
					3,300.00
	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
	09/30/2025	VW 130	Bohdan Hirniak	Field Inspection Service	3,600.00
	09/30/2025	VW 130	Bohdan Hirniak	Transportation 495@0.51/mi	252.45
Total 514.101 · Field Inspector					46,229.40

514.105 · Vehicle Gas and Maintenance

Verona Walk Community Development District
Expenditures
October 2024 through September 2025

Date	Invoice #	Vendor	Memo	Amount
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
09/30/2025	VW 130	Bohdan Hirniak	Gas for golf cart	11.25
Total 514.105 · Vehicle Gas and Maintenance				79.80
514.106 · Lake Spraying (Premier)				
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	PS1120048	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
09/01/2025	2750	Premier Lakes, Inc	Annual Lake Maintenance September 2025	8,000.00
Total 514.106 · Lake Spraying (Premier)				57,419.42
514.107 · Lake H2O Quality Tests-Benchmark				
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 - S25060822	1,223.00
Total 514.107 · Lake H2O Quality Tests-Benchmark				3,520.25
514.111 · Lake Bank Mowing				
11/25/2024	408527	Greenscapes of Southwest Florida, LLC	#364284 - Lake Bank - Twice per Year ServiceOriginal proposal #: 290380As agreed upon with Bohdan..	17,080.00
05/30/2025	476773	Greenscapes of Southwest Florida, LLC	As agreed upon with Bohdan, string trimming is all that is required at this time Please note: Sc..	8,540.00
Total 514.111 · Lake Bank Mowing				25,620.00
514.330 · Arbitrage Rebate Fee (2018)				
05/22/2025	003756	LLS Tax Solutions Inc.	Arbitrage Rebate Calculation Report Fee	650.00
Total 514.330 · Arbitrage Rebate Fee (2018)				650.00
514.733 · Trustee Fees (2018)				
03/25/2025	7690226	U S Bank (Trustee Fee 2018)	Acc# 224141000Subtotal Administration Fees - In Advance 03/01/2025 - 02/28/2026	4,031.25
Total 514.733 · Trustee Fees (2018)				4,031.25
Total Expenditures				268,178.36

Verona Walk Community Development District
Balance Sheet
As of September 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	1,012,416.02	0.00	0.00	0.00	0.00	1,012,416.02
Total Current Assets	1,012,416.02	0.00	0.00	0.00	0.00	1,012,416.02
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	200,440.00	272,007.62	0.00	0.00	472,447.62
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	438,270.48	438,270.48
Amount Available In DSF (2018)	0.00	0.00	0.00	0.00	344,086.47	344,086.47
Amount To Be Provided	0.00	0.00	0.00	0.00	8,091,643.05	8,091,643.05
Total Other Assets	0.00	438,270.48	344,086.47	0.00	8,874,000.00	9,656,356.95
TOTAL ASSETS	1,012,416.02	438,270.48	344,086.47	5,573,168.00	8,874,000.00	16,241,940.97
LIABILITIES & EQUITY						
Liabilities						
Current Liabilities						
Accrued Expenses	0.00	0.00	0.00	0.00	0.00	0.00
Accounts Payable	28,499.83	0.00	0.00	0.00	0.00	28,499.83
Total Current Liabilities	28,499.83	0.00	0.00	0.00	0.00	28,499.83
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	28,499.83	0.00	0.00	0.00	8,874,000.00	8,902,499.83
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	189,249.29	51,676.40	21,933.43	0.00	0.00	262,859.12
Investment In Gen Fixed Assets	0.00	0.00	0.00	15,481,040.00	0.00	15,481,040.00
Total Equity	983,916.19	438,270.48	344,086.47	5,573,168.00	0.00	7,339,441.14
TOTAL LIABILITIES & EQUITY	1,012,416.02	438,270.48	344,086.47	5,573,168.00	8,874,000.00	16,241,940.97