



**VERONA WALK  
COMMUNITY DEVELOPMENT  
DISTRICT**

**COLLIER COUNTY  
REGULAR BOARD MEETING  
FEBRUARY 19, 2026  
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**  
February 19, 2026  
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. January 15, 2026 Regular Board Meeting.....Page 3
- G. Old Business
  - 1. Update on CDD & HOA Agreement
- H. New Business
- I. Administrative Matters
  - 1. District Attorney Update
    - a. Title Search Information Update
  - 2. District Engineer Update
    - a. Discussion on Contract for Inlet Inspection
    - b. Update on Tree Removal in Preserve
  - 3. Field Inspector Update.....Page 6
  - 4. District Manager Update
    - a. Financials.....Page 7
    - b. Discussion on Call-In Process
    - c. Upcoming Meetings
      - March 19, 2026 & April 16, 2026
- 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](http://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  
JANUARY 15, 2026**

**A. CALL TO ORDER**

The January 15, 2026, 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 on the Collier County website on January 5, 2026, 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	Absent
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.
District Counsel	Megan Magaldi	Coleman Yovanovich Koester
District Engineer	John Baker	Bowman

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

There were no additions or deletions to the agenda.

**F. APPROVAL OF MINUTES**

**1. December 18, 2025, Regular Board Meeting**

The minutes of the December 18, 2025, Regular Board Meeting were presented for consideration.

A **motion** was made by Mr. Kurzawski, seconded by Mr. Hogan and unanimously passed approving the minutes of the December 18, 2025, Regular Board Meeting, as presented.

**G. OLD BUSINESS**

**1. Update on CDD & HOA Agreement**

The Board discussed the status of the CDD/HOA agreement. It was reported that documents had been forwarded to the HOA attorney in November and, as of this meeting date, no response had been received from either the HOA President or the HOA attorney. It was noted the matter would also be discussed under the District Attorney Update.

**H. NEW BUSINESS**

**1. Premier – Bill Kurth – Overall Update on Ponds**

Mr. Kurth provided an update regarding District lakes and maintenance activities. He discussed overall vegetation control efforts, operational challenges related to lake design and water levels, and algae conditions, particularly in Lakes 1 and 2. Mr. Kurth stated that treatment efforts to date in Lakes 1 and 2 were unacceptable and advised that Premier was modifying its approach.

**2. Discussion on Lakes 1 and 2 Appearances**

Supervisor Hogan indicated that he had requested this item to be placed on the agenda. Discussion followed regarding circulation, pump issues and appearance.

**3. Discussion on Lake Levels Regarding Irrigation Use**

Chairperson Czubkowski stated this item was placed on the agenda at the request of Vice Chair Monti. As Vice Chair Monti was absent, the item was deferred.

**I. ADMINISTRATIVE MATTERS**

**1. District Attorney Update – Title Search Information Update**

Ms. Magaldi distributed a document that color-coded thirty-one (31) parcels into three categories. Chairperson Czubkowski stated that she would meet with Beth Boland of the HOA, and Ms. Magaldi stated she would not proceed with cleanup work until direction had been received.

**2. District Engineer Update**

**a. Discussion on Contract for Inlet Inspection**

Mr. Baker reported contacting Ian of Napier regarding inlet inspection, estimated at approximately \$2,500. After discussion, the Board reiterated to continue with the project.

**b. Update on Tree Removal in Preserve**

Mr. Baker reported surveyor proposals of approximately \$1,100 per sketch. By consensus, staff was directed to continue surveying into the Winding Cypress Preserve.

**3. Field Inspector Update**

The Field Inspector's Report was included in the meeting materials.

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

- **Financials**

The financial reports were included in the meeting materials. There were no questions from the Board Members.

- **Upcoming Meetings**

Upcoming meetings were confirmed for February 19, 2026, and March 19, 2026. Supervisor Roy stated he would most likely not be available in July.

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

There were no comments from the public at this time.

#### **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 10:57 a.m. on a **motion** made by Supervisor Roy, seconded by Supervisor Kurzawski and that **motion** carried unanimously.

---

Secretary/Assistant Secretary

---

Chair/Vice-Chair

**FIELD INSPECTOR UPDATE**

**TO BE DISTRIBUTED  
UNDER SEPARATE COVER**

Verona Walk  
Community Development District

**Financial Report For  
January 2026**

**VERONA WALK COMMUNITY DEVELOPMENT DISTRICT  
MONTHLY FINANCIAL REPORT  
JANUARY 2026**

	Annual Budget 10/1/25 - 9/30/26	Actual Jan-26	Year To Date Actual 10/1/25 - 1/31/26
<b>REVENUES</b>			
O & M ASSESSMENTS	448,974	0	396,961
DEBT ASSESSMENTS - SERIES 2013	515,565	0	455,406
DEBT ASSESSMENTS - SERIES 2018	580,455	0	513,168
OTHER REVENUES	0	0	0
INTEREST INCOME	1,800	0	10,053
<b>TOTAL REVENUES</b>	<b>\$ 1,546,794</b>	<b>\$ -</b>	<b>\$ 1,375,588</b>
<b>EXPENDITURES</b>			
<b>MAINTENANCE EXPENDITURES</b>			
FIELD INSPECTOR	46,229	3,852	15,410
VEHICLE - INSURANCE	1,000	0	0
VEHICLE - EQUIPMENT (SMALL TOOLS)	1,545	0	0
VEHICLE - GAS & MAINTENANCE	2,500	11	49
GOLF CART STORAGE	1,500	0	0
LAKE SPRAYING (PREMIER)	100,000	8,000	32,000
LAKE WATER QUALITY TESTING (BENCHMARK)	6,000	1,223	1,223
LAKE BANK MOWING	65,650	0	8,540
OUTFALL PIPE & STRUCTURE INSPECTION & CLEANING	10,000	0	0
STORM PIPE & EROSION REPAIRS	53,000	0	0
DREDGING	1,000	0	0
MISCELLANEOUS MAINTENANCE	1,250	9,872	9,958
SPECIAL PROJECTS	10,000	0	0
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 299,674</b>	<b>\$ 22,958</b>	<b>\$ 67,180</b>
<b>ADMINISTRATIVE EXPENDITURES</b>			
ENGINEERING	13,000	0	1,925
MANAGEMENT	52,752	4,397	17,588
SECRETARIAL	4,200	350	1,400
LEGAL	15,000	1,264	5,538
ASSESSMENT ROLL	10,000	0	0
AUDIT FEES	4,300	0	0
ARBITRAGE REBATE FEE - SERIES 2013	650	0	0
ARBITRAGE REBATE FEE - SERIES 2018	650	0	0
INSURANCE	7,800	0	7,675
LEGAL ADVERTISING	2,495	0	178
MISCELLANEOUS/CONTINGENCY	1,800	11	216
POSTAGE	700	117	212
OFFICE SUPPLIES	1,075	110	288
DUES & SUBSCRIPTIONS	175	0	175
WEBSITE MANAGEMENT	2,000	166	667
TRUSTEE FEES - SERIES 2013	4,730	0	0
TRUSTEE FEES - SERIES 2018	4,100	0	0
CONTINUING DISCLOSURE FEE - SERIES 2013	1,000	0	0
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 126,427</b>	<b>\$ 6,415</b>	<b>\$ 35,862</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 426,101</b>	<b>\$ 29,373</b>	<b>\$ 103,042</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 1,120,693</b>	<b>\$ (29,373)</b>	<b>\$ 1,272,546</b>
BOND PAYMENTS (SERIES 2013)	(476,898)	0	(428,504)
BOND PAYMENTS (SERIES 2018)	(536,921)	0	(482,854)
<b>BALANCE</b>	<b>\$ 106,874</b>	<b>\$ (29,373)</b>	<b>\$ 361,188</b>
ADMINISTRATIVE COSTS	(53,302)	0	(26,222)
DISCOUNTS FOR EARLY PAYMENTS	(62,572)	0	(54,444)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (9,000)</b>	<b>\$ (29,373)</b>	<b>\$ 280,522</b>
CARRYOVER FROM PRIOR YEAR	9,000	0	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ (29,373)</b>	<b>\$ 280,522</b>

Bank Balance As Of 1/31/26	\$ 1,388,051.86
Accounts Payable As Of 1/31/26	\$ 125,878.77
Accounts Receivable As Of 1/31/26	\$ -
Storm Pipe/Erosion Reserve As Of 1/31/26	\$ 48,000.00
Available Funds As Of 1/31/26	\$ 1,214,173.09

**Verona Walk Community Development District**  
**Budget vs. Actual**  
**October 2025 through January 2026**

	<u>Oct 25 - Jan 26</u>	<u>25-26 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>Income</b>				
363.100 · O & M Assessment Income	396,960.66	448,974.00	-52,013.34	88.42%
363.812 · Debt Assessments (Series 2013)	455,406.10	515,565.00	-60,158.90	88.33%
363.813 · Debt Assessments (Series 2018)	513,168.20	580,455.00	-67,286.80	88.41%
363.822 · Debt Assessmnt-Pd To Trustee-13	-428,504.40	-476,898.00	48,393.60	89.85%
363.823 · Debt Assessmnt-Pd To Trustee-18	-482,854.25	-536,921.00	54,066.75	89.93%
363.830 · Assessment Fees	-26,221.82	-53,302.00	27,080.18	49.2%
363.831 · Discounts For Early Payments	-54,444.02	-62,572.00	8,127.98	87.01%
Carryover From Prior Year	0.00	9,000.00	-9,000.00	0.0%
369.401 · Interest Income	10,053.31	1,800.00	8,253.31	558.52%
<b>Total Income</b>	<u>383,563.78</u>	<u>426,101.00</u>	<u>-42,537.22</u>	<u>90.02%</u>
<b>Expense</b>				
511.306 · Dredging	0.00	1,000.00	-1,000.00	0.0%
511.308 · Miscellaneous Maintenance	9,957.96	1,250.00	8,707.96	796.64%
511.310 · Engineering	1,925.00	13,000.00	-11,075.00	14.81%
511.311 · Management Fees	17,588.00	52,752.00	-35,164.00	33.34%
511.312 · Secretarial Fees	1,400.00	4,200.00	-2,800.00	33.33%
511.315 · Legal Fees	5,537.75	15,000.00	-9,462.25	36.92%
511.318 · Assessment/Tax Roll	0.00	10,000.00	-10,000.00	0.0%
511.320 · Audit Fees	0.00	4,300.00	-4,300.00	0.0%
511.450 · Insurance	7,675.00	7,800.00	-125.00	98.4%
511.480 · Legal Advertisements	178.40	2,495.00	-2,316.60	7.15%
511.512 · Miscellaneous	215.95	1,800.00	-1,584.05	12.0%
511.513 · Postage and Delivery	211.89	700.00	-488.11	30.27%
511.514 · Office Supplies	288.42	1,075.00	-786.58	26.83%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.750 · Website Management	666.64	2,000.00	-1,333.36	33.33%
512.736 · Continuing Disclosure Fee 2013	0.00	1,000.00	-1,000.00	0.0%
513.330 · Arbitrage Rebate Fee-Series 13	0.00	650.00	-650.00	0.0%
513.733 · Trustee Fees - Series 2013	0.00	4,730.00	-4,730.00	0.0%
514.100 · Golf Cart Storage	0.00	1,500.00	-1,500.00	0.0%
514.101 · Field Inspector	15,409.80	46,229.00	-30,819.20	33.33%
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	48.75	2,500.00	-2,451.25	1.95%
514.106 · Lake Spraying	32,000.00	100,000.00	-68,000.00	32.0%
514.107 · Lake H2O Quality Tests-Benchmrk	1,223.00	6,000.00	-4,777.00	20.38%
514.109 · Outfall Pipe & Structure Insp &	0.00	10,000.00	-10,000.00	0.0%
514.110 · Storm Pipe & Erosion Repairs	0.00	53,000.00	-53,000.00	0.0%
514.111 · Lake Bank Mowing	8,540.00	65,650.00	-57,110.00	13.01%
514.112 · Special Projects	0.00	10,000.00	-10,000.00	0.0%
514.330 · Arbitrage Rebate Fee (2018)	0.00	650.00	-650.00	0.0%
514.733 · Trustee Fees (2018)	0.00	4,100.00	-4,100.00	0.0%
<b>Total Expense</b>	<u>103,041.56</u>	<u>426,101.00</u>	<u>-323,059.44</u>	<u>24.18%</u>
<b>Net Income</b>	<u><u>280,522.22</u></u>	<u><u>0.00</u></u>	<u><u>280,522.22</u></u>	<u><u>100.0%</u></u>

**Verona Walk Community Development District  
Expenditures  
October 2025 through January 2026**

	<b>Date</b>	<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Amount</b>
<b>Expenditures</b>					
<b>511.308 · Miscellaneous Maintenance</b>					
	10/30/2025	112389	Palm Printing	Signs - "NO Mowing" "NO Spraying"	86.33
	01/06/2026	8432	Napier Sprinkler, Inc	Deposit for Estimate # 1669	9,871.63
					<u>9,957.96</u>
Total 511.308 · Miscellaneous Maintenance					
<b>511.310 · Engineering</b>					
	10/31/2025	525867	Bowman	Engineering Service October 2025	175.00
	12/31/2025	536479	Bowman	Engineering Service December 2025	1,750.00
					<u>1,925.00</u>
Total 511.310 · Engineering					
<b>511.311 · Management Fees</b>					
	10/31/2025	2025-1401	Special District Services, Inc.	Management Oct 2025	4,397.00
	11/30/2025	2025-1526	Special District Services, Inc.	Management Nov 2025	4,397.00
	12/31/2025	2025-1668	Special District Services, Inc.	Management Dec 2025	4,397.00
	01/31/2026	2026-1803	Special District Services, Inc.	Management Jan 2026	4,397.00
					<u>17,588.00</u>
Total 511.311 · Management Fees					
<b>511.312 · Secretarial Fees</b>					
	10/31/2025	2025-1401	Special District Services, Inc.	Secretarial Oct 2025	350.00
	11/30/2025	2025-1526	Special District Services, Inc.	Secretarial Nov 2025	350.00
	12/31/2025	2025-1668	Special District Services, Inc.	Secretarial Dec 2025	350.00
	01/31/2026	2026-1803	Special District Services, Inc.	Secretarial Jan 2026	350.00
					<u>1,400.00</u>
Total 511.312 · Secretarial Fees					
<b>511.315 · Legal Fees</b>					
	12/15/2025	96	Coleman, Yovanovich & Koester PA	Professional Fees Oct and Nov 2025	4,273.75
	01/22/2026	97	Coleman, Yovanovich & Koester PA	Professional Fees through 01/22/2026	1,264.00
					<u>5,537.75</u>
Total 511.315 · Legal Fees					
<b>511.450 · Insurance</b>					
	10/01/2025	30077	Egis Insurance & Risk Advisors	Policy #100125071 10/01/25-10/01/26 Fl Ins Alliance	7,675.00
					<u>7,675.00</u>
Total 511.450 · Insurance					
<b>511.480 · Legal Advertisements</b>					
	12/31/2025	0007503744	Gannett Florida LocalIQ	Annual Notice of Advertising on Collier County Website	178.40
					<u>178.40</u>
Total 511.480 · Legal Advertisements					
<b>511.512 · Miscellaneous</b>					
	10/31/2025	2025-1401	Special District Services, Inc.	Travel Sept 2025	98.00
	11/30/2025	2025-1526	Special District Services, Inc.	Travel Oct 2025	98.00
	11/30/2025	2025-1526	Special District Services, Inc.	Travel Oct 2025	9.43
	01/31/2026	2026-1803	Special District Services, Inc.	Conference Calls December 2025	10.52
					<u>215.95</u>
Total 511.512 · Miscellaneous					

**Verona Walk Community Development District**  
**Expenditures**  
**October 2025 through January 2026**

Date	Num	Name	Memo	Amount
<b>511.513 · Postage and Delivery</b>				
10/31/2025	2025-1401	Special District Services, Inc.	FedEx Sept 2025	62.74
11/30/2025	2025-1526	Special District Services, Inc.	FedEx Oct 2025	32.21
01/12/2026	2025 Tax Roll	Collier County Tax Collector	2025 Tax Roll Second Postage Billing	121.89
01/31/2026	2026-1803	Special District Services, Inc.	FedEx December 2025	-5.69
01/31/2026	2026-1803	Special District Services, Inc.	Postage December 2025	0.74
				<u>211.89</u>
Total 511.513 · Postage and Delivery				
<b>511.514 · Office Supplies</b>				
10/31/2025	2025-1401	Special District Services, Inc.	Copier Sept 2025	61.65
11/30/2025	2025-1526	Special District Services, Inc.	Copier Oct 2025	62.25
11/30/2025	2025-1526	Special District Services, Inc.	Conference Calls Oct 2025	40.00
12/31/2025	2025-1668	Special District Services, Inc.	Copier Nov 2025	3.75
12/31/2025	2025-1668	Special District Services, Inc.	Conference Calls Nov 2025	10.52
01/31/2026	2026-1803	Special District Services, Inc.	Copier December 2025	62.25
01/31/2026	2026-1803	Special District Services, Inc.	Meeting Books December 2025	48.00
				<u>288.42</u>
Total 511.514 · Office Supplies				
<b>511.540 · Dues, License &amp; Subscriptions</b>				
10/01/2025	92845	Florida Commerce	Fiscal Year 2025 - 2026 Special District State Fee	175.00
				<u>175.00</u>
Total 511.540 · Dues, License & Subscriptions				
<b>511.750 · Website Management</b>				
10/31/2025	2025-1401	Special District Services, Inc.	Website Oct 2025	166.66
11/30/2025	2025-1526	Special District Services, Inc.	Website Nov 2025	166.66
12/31/2025	2025-1668	Special District Services, Inc.	Website Dec 2025	166.66
01/31/2026	2026-1803	Special District Services, Inc.	Website Jan 2026	166.66
				<u>666.64</u>
Total 511.750 · Website Management				
<b>514.101 · Field Inspector</b>				
10/31/2025	VW 131	Bohdan Hirniak	Field Inspection Service	3,600.00
10/31/2025	VW 131	Bohdan Hirniak	Transportation 495@0.51/mi	252.45
11/30/2025	VW 132	Bohdan Hirniak	Field Inspection Service	3,600.00
11/30/2025	VW 132	Bohdan Hirniak	Transportation 495@0.51/mi	252.45
12/31/2025	VW 133	Bohdan Hirniak	Field Inspection Service Rendered at Verona Walk- Dec 2025	3,600.00
12/31/2025	VW 133	Bohdan Hirniak	Transportation 495@0.51/mi	252.45
01/31/2026	VW 134	Bohdan Hirniak	Field Inspection Service Rendered at Verona Walk- Jan 2026	3,600.00
01/31/2026	VW 134	Bohdan Hirniak	Transportation 495@0.51/mi	252.45
				<u>15,409.80</u>
Total 514.101 · Field Inspector				

**Verona Walk Community Development District**  
**Expenditures**  
**October 2025 through January 2026**

Date	Num	Name	Memo	Amount
<b>514.105 · Vehicle Gas and Maintenance</b>				
10/31/2025	VW 131	Bohdan Hirniak	Gas for golf cart	11.25
11/30/2025	VW 132	Bohdan Hirniak	Gas for golf cart	11.25
12/31/2025	VW 133	Bohdan Hirniak	Gas for golf cart	15.25
01/31/2026	VW 134	Bohdan Hirniak	Gas for golf cart	11.00
				<u>48.75</u>
Total 514.105 · Vehicle Gas and Maintenance				
<b>514.106 · Lake Spraying (Premier)</b>				
10/01/2025	2898	Premier Lakes, Inc	Annual Lake Maintenance October 2025	8,000.00
11/01/2025	2977	Premier Lakes, Inc	Annual Lake Maintenance November 2025	8,000.00
12/01/2025	3112	Premier Lakes, Inc	Annual Lake Maintenance December 2025	8,000.00
01/01/2026	3316	Premier Lakes, Inc	Annual Lake Maintenance January 2026	8,000.00
				<u>32,000.00</u>
Total 514.106 · Lake Spraying (Premier)				
<b>514.107 · Lake H2O Quality Tests-Benchmrk</b>				
01/12/2026	25120726	Benchmark Enviro Analytical, Inc	Sampled 09/10/2025 - 25120726 - S25120312	1,223.00
				<u>1,223.00</u>
Total 514.107 · Lake H2O Quality Tests-Benchmrk				
<b>514.111 · Lake Bank Mowing</b>				
10/22/2025	531600	Greenscapes of Southwest Florida, LLC	As agreed upon with Bohdan, string trimming	8,540.00
				<u>8,540.00</u>
Total 514.111 · Lake Bank Mowing				
<b>Total Expenditures</b>				
				<u><b>103,041.56</b></u>

**Verona Walk Community Development District  
Balance Sheet  
As of January 31, 2026**

	Operating Fund	Debt Service (13) Fund	Debt Service (18) Fund	General Fixed Assets Fund	Long Term Debt Fund	TOTAL
<b>ASSETS</b>						
Current Assets						
Operating Bank Account	1,388,051.86	0.00	0.00	0.00	0.00	1,388,051.86
Total Current Assets	1,388,051.86	0.00	0.00	0.00	0.00	1,388,051.86
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	-10,527,114.00	0.00	-10,527,114.00
Total Fixed Assets	0.00	0.00	0.00	4,953,926.00	0.00	4,953,926.00
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	45,553.85	51,331.70	0.00	0.00	96,885.55
Investments - Sinking Acct	0.00	0.00	116.28	0.00	0.00	116.28
Investments - Interest Acct	0.00	0.00	0.14	0.00	0.00	0.14
Investments - Reserve Acct	0.00	228,881.25	57,814.16	0.00	0.00	286,695.41
Investments - Revenue Acct	0.00	511,306.92	622,039.17	0.00	0.00	1,133,346.09
Investments - Prepayment Acct	0.00	6,615.81	254.83	0.00	0.00	6,870.64
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	794,691.25	794,691.25
Amount Available in DSF (2018)	0.00	0.00	0.00	0.00	731,556.28	731,556.28
Amount To Be Provided	0.00	0.00	0.00	0.00	7,332,752.47	7,332,752.47
Total Other Assets	0.00	794,691.25	731,556.28	0.00	8,859,000.00	10,385,247.53
<b>TOTAL ASSETS</b>	<b>1,388,051.86</b>	<b>794,691.25</b>	<b>731,556.28</b>	<b>4,953,926.00</b>	<b>8,859,000.00</b>	<b>16,727,225.39</b>
<b>LIABILITIES &amp; EQUITY</b>						
Liabilities						
Current Liabilities						
Accrued Expenses	0.00	0.00	0.00	0.00	0.00	0.00
Accounts Payable	125,878.77	0.00	0.00	0.00	0.00	125,878.77
Total Current Liabilities	125,878.77	0.00	0.00	0.00	0.00	125,878.77
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	5,239,000.00	5,239,000.00
Total Long Term Liabilities	0.00	0.00	0.00	0.00	8,859,000.00	8,859,000.00
Total Liabilities	125,878.77	0.00	0.00	0.00	8,859,000.00	8,984,878.77
Equity						
Retained Earnings	933,650.87	439,579.78	345,208.36	-10,527,114.00	0.00	-8,808,674.99
Current Year Depreciation	0.00	0.00	0.00	0.00	0.00	0.00
Net Income	280,522.22	355,111.47	386,347.92	0.00	0.00	1,021,981.61
Reserve Funds	48,000.00	0.00	0.00	0.00	0.00	48,000.00
Investment In Gen Fixed Assets	0.00	0.00	0.00	15,481,040.00	0.00	15,481,040.00
Total Equity	1,262,173.09	794,691.25	731,556.28	4,953,926.00	0.00	7,742,346.62
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>1,388,051.86</b>	<b>794,691.25</b>	<b>731,556.28</b>	<b>4,953,926.00</b>	<b>8,859,000.00</b>	<b>16,727,225.39</b>