



**VERONA WALK
COMMUNITY DEVELOPMENT
DISTRICT**

**COLLIER COUNTY
REGULAR BOARD MEETING
APRIL 16, 2026
10:00 A.M.**

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

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

AGENDA
VERONA WALK COMMUNITY DEVELOPMENT DISTRICT
Town Center at Verona Walk
8090 Sorrento Lane
Naples, Florida 34114
REGULAR BOARD MEETING
April 16, 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. February 19, 2026 Regular Board Meeting.....Page 3
- G. Old Business
 - 1. Title Search Information Update
 - 2. Update on CDD & HOA Agreement
- H. New Business
 - 1. Consider Drainage & Access Easement with Winding Cypress CDD.....Page 6
- I. Administrative Matters
 - 1. District Attorney Update
 - 2. District Engineer Update
 - a. Update on Tree Removal in Preserve
 - b. Discussion on Contract for Inlet Inspection
 - 3. Field Inspector Update.....Page 15
 - 4. District Manager Update
 - a. Financials.....Page 16
 - b. Upcoming Meetings
 - May 21, 2026 & June,18 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

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
FEBRUARY 19, 2026**

A. CALL TO ORDER

The February 19, 2026, Regular Board Meeting of the Verona Walk Community Development District (the “District”) was called to order at 10:04 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	Present via phone at approximately 10:15 a.m.
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
Field Inspector	Bohdan Hirniak	Special District Services, Inc.

Also present were the following District residents: Herb Czeschin and Jimmy Rein

E. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

F. APPROVAL OF MINUTES

1. January 15, 2026, Regular Board Meeting

The minutes of the January 15, 2026, Regular Board Meeting were presented for consideration.

A **motion** was made by Supervisor Hogan, seconded by Supervisor Kurzawski and unanimously passed approving the minutes of the January 15, 2026, Regular Board Meeting, as presented.

G. OLD BUSINESS

1. Update on CDD & HOA Agreement

The Chair reported meeting with Beth Bolin of the HOA regarding the status of documents related to the CDD/HOA Agreement. Ms. Bolin indicated that she had not yet received certain materials from the attorney or management company. District resident Jimmy Rein, a member of the HOA Board, addressed the Board explaining that the HOA attorney was reviewing documentation prepared by the CDD and its Counsel. The intent is to coordinate with CDD Counsel to review the materials for accuracy and to determine how liability and compliance responsibilities should be addressed so each entity remained responsible only for items within its jurisdiction. The matter remains ongoing.

H. NEW BUSINESS

There were no New Business items to come before the Board.

I. ADMINISTRATIVE MATTERS

1. District Attorney Update – Title Search Information Update

Ms. Magaldi presented an updated spreadsheet summarizing parcel ownership research conducted through manual searches of the Collier County Property Appraiser and Clerk of Court’s records. Several parcels appear to have clouded ownership due to historic conveyances between the developer and the HOA, and some parcels contain sidewalks creating maintenance and liability questions between the CDD and HOA. Ms. Magaldi discussed potential solutions including quit claim deeds, easements, and a memorandum of understanding between the HOA and CDD outlining maintenance responsibilities. The next step will be coordinating with HOA Counsel to determine whether the HOA is willing to proceed with a cleanup approach.

2. District Engineer Update

a. Inlet Inspection and Preserve Work

Mr. Baker reported that he continues trying to obtain a proposal from Napier for inlet inspection services. He also presented a proposal from the District’s surveyor for preparation of three sketches and legal descriptions for drainage pipes in the preserve and field survey work to locate structures and lot corners. The total cost is \$6,300.

A **motion** was made by Supervisor Roy, seconded by Supervisor Kurzawski and passed unanimously approving the District surveyor’s work for the preparation of three sketches and legal descriptions for drainage pipes in the preserve and field survey work to locate structures and lot corners at a cost of \$6,300.

3. Field Inspector Update

Mr. Hirniak reported that Napier was performing lake bank repairs previously approved by the Board, including repairing areas where downspout extensions became detached and caused erosion. Materials are temporarily staged behind the pump station and will be removed once the work has been completed. Two additional downspout extension applications were approved and will be inspected after installation. Routine lake bank spraying continues and rainfall for the year-to-date is approximately 1.3 inches compared to the typical 2.6 inches. District resident Jimmy Rein asked about lake levels and exposed bridge areas. Staff explained that water levels fluctuate seasonally and current levels were not unusual. Supervisor Hogan noted a downspout pipe near his property that appears exposed and requested that it be reviewed.

4. District Manager Update

- **Financials**

The District Manager reviewed the financial statements and reported that the District remained in good financial condition. The Board discussed the upcoming budget schedule and agreed to present the proposed FY 2027 budget in May with the budget public hearing scheduled for August.

A **motion** was made by Supervisor Roy, seconded by Supervisor Hogan and passed unanimously authorizing inlet cleaning between meetings.

- **Upcoming Meetings**

A **motion** was made by Supervisor Kurzawski, seconded by Supervisor Roy and passed unanimously cancelling the March meeting.

Ms. Meneely noted that the next meeting would be held on April 16, 2026.

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 10:35 a.m. on a **motion** made by Supervisor Roy, seconded by Supervisor Kurzawski and that **motion** carried unanimously.

Secretary/Assistant Secretary

Chair/Vice-Chair

This instrument was prepared without an opinion of title and after recording return to:
Gregory L. Urbancic, Esq.
Coleman, Yovanovich & Koester, P.A.
4001 Tamiami Trail North, Suite 300
Naples, Florida 34103
(239) 435-3535

(space above this line for recording data)

DRAINAGE AND ACCESS EASEMENT

THIS DRAINAGE AND ACCESS EASEMENT (this “**Easement**”) is made and executed as of this ___ day of _____, 2026, by **WINDING CYPRESS COMMUNITY DEVELOPMENT DISTRICT**, a community development district established and existing pursuant to Chapter 190, Florida Statutes (“**Grantor**”) in favor of **VERONA WALK COMMUNITY DEVELOPMENT DISTRICT**, a community development district established and existing pursuant to Chapter 190, Florida Statutes, its successors and assigns (“**Grantee**”).

WITNESSETH:

Grantor hereby conveys, grants, bargains and sells unto Grantee a perpetual, non-exclusive easement, license and privilege over and across certain lands being located in Collier County, Florida and legally described on **Exhibit “A”** attached hereto and made a part hereof (the “**Easement Area**”) for the following purposes: (i) to construct, operate, maintain, repair and replace stormwater management and drainage facilities, structures and improvements (collectively, the “**District Facilities**”) as may be, from time to time, located upon or within the Easement Area; and (ii) pedestrian and vehicular ingress and egress over, in, upon, across and through the Easement Area as may be reasonably necessary to effectively utilize the easement rights granted herein relating to the District Facilities and for ingress and egress to and from the District Facilities and/or other irrigation, stormwater management and drainage facilities owned and/or operated by Grantee (collectively, the “**Easement Activity**”).

Grantor grants to Grantee, its successors and assigns, the right to enter upon the Easement Area, place, excavate, and take materials for the purpose of conducting the Easement Activity pursuant to the terms of this Easement. Grantee will be responsible for maintaining and repairing any District Facilities owned by Grantee within the Easement Area. Except for District Facilities owned by Grantee within the Easement Area, Grantor shall be responsible for the maintenance, repair and replacement of the Easement Area, at its sole cost and expense, except to the extent of any damage to the Easement Area caused by Grantee’s negligence or intentional misconduct, in which instance Grantee shall restore any damage caused by Grantee to the Easement Area. Grantor shall in no way interfere with Grantee’s right to enter upon the Easement Area pursuant to the terms of this Easement.

This Easement shall be a covenant running with the land and shall be binding upon and inure to the benefit of the parties hereto.

Grantor warrants that it is lawfully seized in fee simple of the land upon which this Easement is situated and it has good and lawful authority to convey this Easement.

IN WITNESSES WHEREOF, Grantor hereby executes this Easement as of the date first written above.

GRANTOR:

WINDING CYPRESS COMMUNITY
DEVELOPMENT DISTRICT

Witnesses:

By: _____
Gary Gauvin, Chairperson

Witness #1 Signature
Printed Name: _____
Address: _____

Witness #2 Signature
Printed Name: _____
Address: _____

STATE OF FLORIDA

COUNTY OF COLLIER

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this _____ of _____, 2026, by Gary Gauvin, as Chairperson of Winding Cypress Community Development District, a community development district established and existing pursuant to Chapter 190, Florida Statutes, who is () personally known to me or () has produced _____ as evidence of identification.

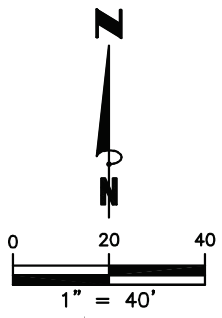
(SEAL)

NOTARY PUBLIC
Name: _____
(Type or Print)
My Commission Expires:

Exhibit "A"

Easement Area

{See attached six (6) pages.}



LOT 1789
VERONAWALK PHASE 4C
(P.B. 50, PG. 25-30)

LOT 1790
VERONAWALK PHASE 4C
(P.B. 50, PG. 25-30)

LOT 1791
VERONAWALK PHASE 4C
(P.B. 50, PG. 25-30)

LOT 1792
VERONAWALK PHASE 4C
(P.B. 50, PG. 25-30)

LOT 1793
VERONAWALK PHASE 4C
(P.B. 50, PG. 25-30)

POINT OF COMMENCEMENT
SW CORNER OF LOT 1791
VERONAWALK PHASE 4C
(P.B. 50, PG. 25-30)

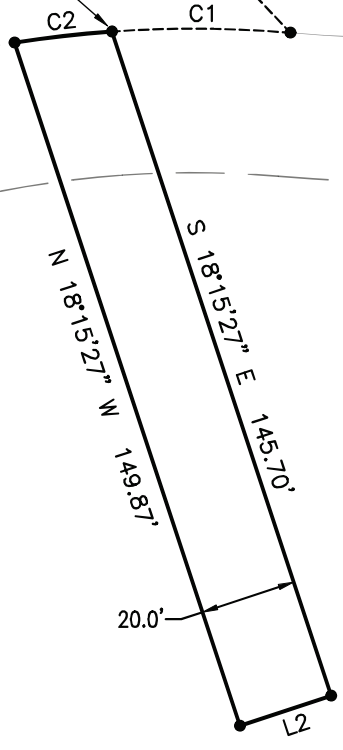
POINT OF BEGINNING

TRACT "D"
(COMMON AREA, A.E., D.E., & L.E.)
VERONAWALK PHASE 4C
(P.B. 50, PG. 25-30)

TRACT "D"
(COMMON AREA, A.E., D.E., & L.E.)
VERONAWALK PHASE 4C
(P.B. 50, PG. 25-30)

S 00°37'53" W 151.97'
(BASIS OF BEARINGS)

30.0'
CONSERVATION EASEMENT
(O.R. 3387, PG. 2951)



TRACT "P2"
WINDING CYPRESS PHASE ONE
(P.B. 57, PG. 89-97)

LINE	BEARING	DISTANCE
L1	S 43°30'25" E	46.18'
L2	S 71°44'33" W	20.00'

CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	240.00'	8°52'36"	37.15'	N 89°36'16" W	37.18'
C2	240.00'	4°52'44"	20.43'	N 83°31'05" E	20.44'

NOT A SURVEY

Bowman

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950 Encore Way
Naples, FL 34110 www.bowman.com

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Professional Surveyors and Mappers, Certificate NO. LB-8030

DRAINAGE EASEMENT VERONAWALK CDD SKETCH & LEGAL DESCRIPTION

COLLIER COUNTY FLORIDA

PROJECT NO. 340048	DRAWING #: H-3031	DATE: Mar. 9, 2026
CADD FILE: 340048 ESMT 1	SEC-TWN-RGE: 35-50S-26E	SHEET: 1 OF 2

LEGAL DESCRIPTION

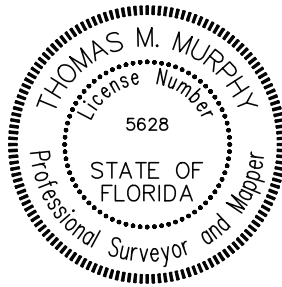
A PORTION OF TRACT "P-2", WINDING CYPRESS PHASE ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 57, PAGES 89-97, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 1791, VERONAWALK PHASE 4C, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 50, PAGES 25 THROUGH 30, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA; THENCE RUN S43°30'25"E FOR A DISTANCE OF 46.18 FEET TO A POINT ON A NON-TANGENTIAL CIRCULAR CURVE TO THE LEFT, SAID CURVE ALSO BEING THE NORTHERLY LINE OF SAID TRACT "P-2"; THENCE RUN ALONG SAID NORTHERLY LINE OF TRACT "P-2", HAVING A RADIUS OF 240.00 FEET, THROUGH A CENTRAL ANGLE OF 8°52'36" AND BEING SUBTENDED BY A CHORD OF 37.15 FEET AT A BEARING OF N89°36'16"W, FOR AN ARC LENGTH OF 37.18 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE, LEAVING SAID NORTHERLY LINE OF TRACT "P-2", RUN S18°15'27"E FOR A DISTANCE OF 145.70 FEET; THENCE RUN S71°44'33"W FOR A DISTANCE OF 20.00 FEET; THENCE RUN N18°15'27"W FOR A DISTANCE OF 149.87 FEET TO A POINT ON SAID NORTHERLY LINE OF TRACT "P-2" THE SAME BEING THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE TO THE RIGHT; THENCE RUN ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 240.00 FEET, THROUGH A CENTRAL ANGLE OF 04°52'44" AND BEING SUBTENDED BY A CHORD OF 20.43 FEET AT A BEARING OF N83°31'05"E, FOR AN ARC LENGTH OF 20.44 FEET TO THE POINT OF BEGINNING.

CONTAINING 2958.68 SQUARE FEET, MORE OR LESS.

BEARINGS REFER TO THE NORTHERLY LINE OF TRACT "P-2", WINDING CYPRESS PHASE ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 57, PAGES 89-97, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, AS BEING S00°37'53"W.

BOWMAN CONSULTING GROUP, LTD., INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 8030



Thomas M Murphy
Digitally signed by Thomas M Murphy
DN: C=US, E=tmurphy@bowman.com,
CN=Thomas M Murphy
Date: 2026.03.11 16:18:36-04'00'

BY THOMAS M. MURPHY LS5628
STATE OF FLORIDA

NOT A SURVEY

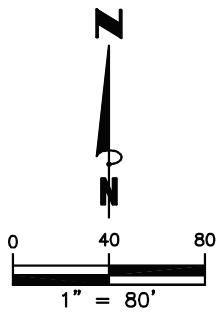


DRAINAGE EASEMENT
VERONAWALK CDD
SKETCH & LEGAL DESCRIPTION

Bowman Consulting Group, Ltd., Inc. Phone: (239) 254-2000
950 Encore Way
Naples, FL 34110 www.bowman.com

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Professional Surveyors and Mappers, Certificate NO. LB-8030

COLLIER COUNTY		FLORIDA	
PROJECT NO. 340048	DRAWING #: H-3031	DATE: Mar. 9, 2026	
CADD FILE: 340048 ESMT 1		SEC-TWN-RGE: 35-50S-26E	SHEET: 2 OF 2



LINE	BEARING	DISTANCE
L1	S 42°53'56" W	20.00'

CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	2079.99'	0°49'47"	30.12'	S 43°41'49" W	30.12'
C2	2079.99'	0°33'03"	20.00'	N 43°00'24" E	20.00'

TRACT "B"
VERONAWALK PHASE 3B
(P.B. 45, PG. 5-11)

TRACT "B"
VERONAWALK PHASE 4D
(P.B. 50, PG. 81-82)

VERONAWALK CIRCLE
(67' ROAD RIGHT-OF-WAY)
TRACT "A", VERONAWALK PHASE 3B
(P.B. 45, PG. 5-11)

TRACT "D"
(COMMON AREA, D.E. & L.E.)
VERONAWALK PHASE 3B
(P.B. 45, PG. 5-11)

POINT OF BEGINNING

POINT OF COMMENCEMENT
NE CORNER OF VERONAWALK PHASE 4D
(P.B. 50, PG. 81-82)

N 61°26'28" W 229.89'
(BASIS OF BEARINGS)

30.0'

CONSERVATION EASEMENT
(O.R. 3387, PG. 2951)

S 47°06'04" E 385.11'
N 47°06'04" W 385.15'

20.0'

TRACT "P2"
WINDING CYPRESS PHASE 2C
(P.B. 60, PG. 22-28)

NOT A SURVEY

Bowman

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DRAINAGE EASEMENT VERONAWALK CDD SKETCH & LEGAL DESCRIPTION

COLLIER COUNTY

FLORIDA

PROJECT NO. 340048

DRAWING #: H-3035

DATE: Mar. 11, 2026

CADD FILE: 340048 ESMT 2

SEC-TWN-RGE: 35-50S-26E

SHEET: 1 OF 2

LEGAL DESCRIPTION

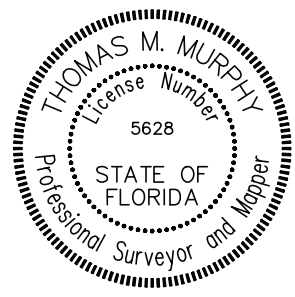
A PORTION OF TRACT "P-2", WINDING CYPRESS PHASE 2C, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 60, PAGES 22-28, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF VERONAWALK PHASE 4D, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 50, PAGES 81 THROUGH 82, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, THE SAME BEING THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE TO THE LEFT; THENCE RUN ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2079.99 FEET, THROUGH A CENTRAL ANGLE OF 00°49'47" AND BEING SUBTENDED BY A CHORD OF 30.12 FEET AT A BEARING OF S43°41'49"W, FOR AN ARC LENGTH OF 30.12 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE RUN S47°06'04"E FOR A DISTANCE OF 385.11 FEET; THENCE RUN S42°53'56"W FOR A DISTANCE OF 20.00 FEET; THENCE RUN N47°06'04"W FOR A DISTANCE OF 385.15 FEET TO A POINT ON THE NORTHERLY LINE OF SAID TRACT "P-2", THE SAME BEING THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE TO THE RIGHT; THENCE RUN ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2079.99 FEET, THROUGH A CENTRAL ANGLE OF 00°33'03" AND BEING SUBTENDED BY A CHORD OF 20.00 FEET AT A BEARING OF N43°00'24"E, FOR AN ARC LENGTH OF 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 7702.86 SQUARE FEET, MORE OR LESS.

BEARINGS REFER TO THE NORTHERLY LINE OF TRACT "P-2", WINDING CYPRESS PHASE ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 60, PAGES 22-28, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, AS BEING N61°26'28"W.

BOWMAN CONSULTING GROUP, LTD., INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 8030



Digitally signed by Thomas M Murphy
DN: C=US, E=tmurphy@bowman.com,
CN=Thomas M Murphy
Date: 2026.03.11 16:19:07-04'00'

Thomas M Murphy

BY _____ LS5628
THOMAS M. MURPHY STATE OF FLORIDA

NOT A SURVEY

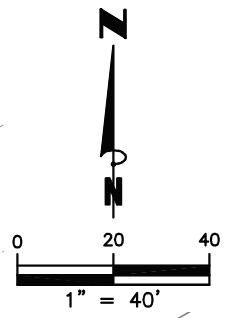


DRAINAGE EASEMENT
VERONAWALK CDD
SKETCH & LEGAL DESCRIPTION

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COLLIER COUNTY		FLORIDA	
PROJECT NO. 340048	DRAWING #: H-3035	DATE: Mar. 11, 2026	
CADD FILE: 340048 ESMT 2	SEC-TWN-RGE: 35-50S-26E	SHEET: 1 OF 2	



TRACT "C"
VERONAWALK PHASE 3B
(P.B. 45, PG. 5-11)

TRACT "D"
(COMMON AREA & L.E.)
VERONAWALK PHASE 3A
(P.B. 44, PG. 1-8)

VERONAWALK CIRCLE
(67' ROAD RIGHT-OF-WAY)
TRACT "A", VERONAWALK PHASE 3B
(P.B. 45, PG. 5-11)

POINT OF BEGINNING

POINT OF COMMENCEMENT
NE CORNER OF TRACT "D"
VERONAWALK PHASE 3B
(P.B. 45, PG. 5-11)

TRACT "D"
(COMMON AREA, D.E. & L.E.)
VERONAWALK PHASE 3B
(P.B. 45, PG. 5-11)

TRACT "P2"
WINDING CYPRESS PHASE 2C
(P.B. 60, PG. 22-28)

N 60°40'58" E 285.23'
(BASIS OF BEARINGS)

30.0'

CONSERVATION EASEMENT
(O.R. 3387, PG. 2951)

TRACT "P2"
WINDING CYPRESS PHASE 2C
(P.B. 60, PG. 22-28)

N 29°19'04" W 227.61'
S 29°19'04" E 227.61'

20.0'

LINE	BEARING	DISTANCE
L1	S 60°40'58" W	1.97'
L2	S 60°40'58" W	20.00'
L3	N 60°40'58" E	20.00'

NOT A SURVEY

Bowman

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950 Encore Way
Naples, FL 34110 www.bowman.com

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Professional Surveyors and Mappers, Certificate NO. LB-8030

DRAINAGE EASEMENT VERONAWALK CDD SKETCH & LEGAL DESCRIPTION

COLLIER COUNTY FLORIDA

PROJECT NO. 340048	DRAWING #: H-3036	DATE: Mar. 11, 2026
CADD FILE: 340048 ESMT 3	SEC-TWN-RGE: 35-50S-26E	SHEET: 1 OF 2

LEGAL DESCRIPTION

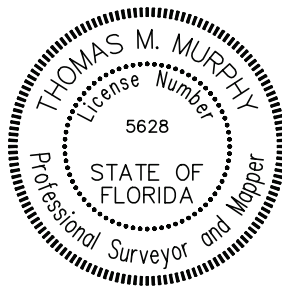
A PORTION OF TRACT "P-2", WINDING CYPRESS PHASE 2C, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 60, PAGES 22-28, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF TRACT "D", VERONAWALK PHASE 3B, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 45, PAGES 5 THROUGH 11, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, THE SAME BEING A POINT ON THE NORTHERLY LINE OF SAID TRACT "P-2"; THENCE RUN S60°40'58"W, ALONG SAID NORTHERLY LINE OF TRACT "P-2", FOR A DISTANCE OF 1.97 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE, LEAVING SAID NORTHERLY LINE OF TRACT "P-2", RUN S29°19'04"E FOR A DISTANCE OF 227.61 FEET; THENCE RUN S60°40'58"W FOR A DISTANCE OF 20.00 FEET; THENCE RUN N29°19'04"W FOR A DISTANCE OF 227.61 FEET TO A POINT ON SAID NORTHERLY LINE OF TRACT "P-2"; THENCE RUN N60°40'58"E, ALONG SAID NORTHERLY LINE OF TRACT "P-2", FOR A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 4552.12 SQUARE FEET, MORE OR LESS.

BEARINGS REFER TO THE NORTHERLY LINE OF TRACT "P-2", WINDING CYPRESS PHASE ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 60, PAGES 22-28, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, AS BEING S60°40'58"W.

BOWMAN CONSULTING GROUP, LTD., INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 8030



Thomas M Murphy

Digitally signed by Thomas M Murphy
DN: C=US, E=tmurphy@bowman.com,
CN=Thomas M Murphy
Date: 2026.03.11 16:18:01-04'00'

BY _____ LS5628
THOMAS M. MURPHY STATE OF FLORIDA

NOT A SURVEY

Bowman

Bowman Consulting Group, Ltd., Inc. Phone: (239) 254-2000
950 Encore Way
Naples, FL 34110 www.bowman.com

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Professional Surveyors and Mappers, Certificate NO. LB-8030

DRAINAGE EASEMENT VERONAWALK CDD SKETCH & LEGAL DESCRIPTION

COLLIER COUNTY

FLORIDA

PROJECT NO. 340048	DRAWING #: H-3036	DATE: Mar. 11, 2026
CADD FILE: 340048 ESMT 3	SEC-TWN-RGE: 35-50S-26E	SHEET: 1 OF 2

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

Sent: Monday, April 6, 2026 11:17 AM

To: Kathleen Meneely <kmeneely@sdsinc.org>

Cc: BOHDAN HIRNIAK <bphirniak@aol.com>

Subject: Monthly Field Report

Kathleen - please find below my monthly field report for March.

- 1) Water quality appears to be good. Littoral health, primarily spike rush is also good. Bird life is good as well as an occasional alligator.
- 2) Outfall inspections indicate properly working outfalls.
- 3) Lake levels are starting to move up as rainfall is returning to seasonal norms. The most recent reading is 4" higher than the low for this past season.
- 4) Lawn spraying and lake bank mowing continue to be as required.
- 5) Quarterly water results not yet available.
- 6) No coordination with outside contractors was required.
- 7) No swimming pool inspections were required.
- 8) Met with a homeowner to discuss proper downspout extension, which advise homeowner will implament.
- 9) Fairly dry season with some rain lately returning. Lake levels now rising.

Verona Walk
Community Development District

**Financial Report For
March 2026**

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

	Annual Budget 10/1/25 - 9/30/26	Actual Mar-26	Year To Date Actual 10/1/25 - 3/31/26
REVENUES			
O & M ASSESSMENTS	448,974	0	413,526
DEBT ASSESSMENTS - SERIES 2013	515,565	0	473,616
DEBT ASSESSMENTS - SERIES 2018	580,455	0	533,688
OTHER REVENUES	0	0	0
INTEREST INCOME	1,800	0	10,053
TOTAL REVENUES	\$ 1,546,794	\$ -	\$ 1,430,883
EXPENDITURES			
MAINTENANCE EXPENDITURES			
FIELD INSPECTOR	46,229	3,852	23,115
VEHICLE - INSURANCE	1,000	0	0
VEHICLE - EQUIPMENT (SMALL TOOLS)	1,545	0	0
VEHICLE - GAS & MAINTENANCE	2,500	0	49
GOLF CART STORAGE	1,500	0	0
LAKE SPRAYING (PREMIER)	100,000	8,320	48,320
LAKE WATER QUALITY TESTING (BENCHMARK)	6,000	0	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	0	24,243
SPECIAL PROJECTS	10,000	0	0
TOTAL MAINTENANCE EXPENDITURES	\$ 299,674	\$ 12,172	\$ 105,490
ADMINISTRATIVE EXPENDITURES			
ENGINEERING	13,000	0	4,200
MANAGEMENT	52,752	4,397	26,382
SECRETARIAL	4,200	350	2,100
LEGAL	15,000	0	13,187
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	352	669
POSTAGE	700	44	259
OFFICE SUPPLIES	1,075	141	550
DUES & SUBSCRIPTIONS	175	0	175
WEBSITE MANAGEMENT	2,000	167	1,000
TRUSTEE FEES - SERIES 2013	4,730	0	0
TRUSTEE FEES - SERIES 2018	4,100	4,031	4,031
CONTINUING DISCLOSURE FEE - SERIES 2013	1,000	0	0
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 126,427	\$ 9,482	\$ 60,406
TOTAL EXPENDITURES	\$ 426,101	\$ 21,654	\$ 165,896
REVENUES LESS EXPENDITURES	\$ 1,120,693	\$ (21,654)	\$ 1,264,987
BOND PAYMENTS (SERIES 2013)	(476,898)	0	(445,815)
BOND PAYMENTS (SERIES 2018)	(536,921)	0	(502,360)
BALANCE	\$ 106,874	\$ (21,654)	\$ 316,812
ADMINISTRATIVE COSTS	(53,302)	633	(26,648)
DISCOUNTS FOR EARLY PAYMENTS	(62,572)	0	(56,083)
EXCESS/ (SHORTFALL)	\$ (9,000)	\$ (21,021)	\$ 234,081
CARRYOVER FROM PRIOR YEAR	9,000	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (21,021)	\$ 234,081

Bank Balance As Of 3/31/26	\$ 1,276,800.61
Accounts Payable As Of 3/31/26	\$ 61,496.08
Accounts Receivable As Of 3/31/26	\$ -
Storm Pipe/Erosion Reserve As Of 3/31/26	\$ 48,000.00
Available Funds As Of 3/31/26	\$ 1,167,304.53

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

	<u>Oct 25 - Mar 26</u>	<u>25-26 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
363.100 · O & M Assessment Income	413,526.06	448,974.00	-35,447.94	92.11%
363.812 · Debt Assessments (Series 2013)	473,616.30	515,565.00	-41,948.70	91.86%
363.813 · Debt Assessments (Series 2018)	533,688.10	580,455.00	-46,766.90	91.94%
363.822 · Debt Assessmnt-Pd To Trustee-13	-445,814.60	-476,898.00	31,083.40	93.48%
363.823 · Debt Assessmnt-Pd To Trustee-18	-502,360.00	-536,921.00	34,561.00	93.56%
363.830 · Assessment Fees	-26,648.46	-53,302.00	26,653.54	50.0%
363.831 · Discounts For Early Payments	-56,083.51	-62,572.00	6,488.49	89.63%
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%
Total Income	<u>399,977.20</u>	<u>426,101.00</u>	<u>-26,123.80</u>	<u>93.87%</u>
Expense				
511.306 · Dredging	0.00	1,000.00	-1,000.00	0.0%
511.308 · Miscellaneous Maintenance	24,243.04	1,250.00	22,993.04	1,939.44%
511.310 · Engineering	4,200.00	13,000.00	-8,800.00	32.31%
511.311 · Management Fees	26,382.00	52,752.00	-26,370.00	50.01%
511.312 · Secretarial Fees	2,100.00	4,200.00	-2,100.00	50.0%
511.315 · Legal Fees	13,186.75	15,000.00	-1,813.25	87.91%
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	669.25	1,800.00	-1,130.75	37.18%
511.513 · Postage and Delivery	259.02	700.00	-440.98	37.0%
511.514 · Office Supplies	550.12	1,075.00	-524.88	51.17%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.750 · Website Management	999.96	2,000.00	-1,000.04	50.0%
512.736 · Continuing Disclosure Fee 2013	0.00	1,000.00	-1,000.00	0.0%
513.330 · Arbitrage Rebate Fee-Series 13	0.00	650.00	-650.00	0.0%
513.733 · Trustee Fees - Series 2013	0.00	4,730.00	-4,730.00	0.0%
514.100 · Golf Cart Storage	0.00	1,500.00	-1,500.00	0.0%
514.101 · Field Inspector	23,114.70	46,229.00	-23,114.30	50.0%
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	48,320.00	100,000.00	-51,680.00	48.32%
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)	4,031.25	4,100.00	-68.75	98.32%
Total Expense	<u>165,896.24</u>	<u>426,101.00</u>	<u>-260,204.76</u>	<u>38.93%</u>
Net Income	<u><u>234,080.96</u></u>	<u><u>0.00</u></u>	<u><u>234,080.96</u></u>	<u><u>100.0%</u></u>

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

Expenditures	Type	Date	Num	Name	Memo	Amount
511.308 - Miscellaneous Maintenance						
	Bill	10/30/2025	112389	Palm Printing	Signs - "NO Mowing" "NO Spraying"- 4/0	86.33
	Bill	01/06/2026	8432	Napier Sprinkler, Inc	Deposit for Estimate # 1669	9,871.63
	Bill	02/05/2026	8552	Napier Sprinkler, Inc	Drainage Pipes	4,413.46
	Bill	02/24/2026	8603	Napier Sprinkler, Inc	Erosion	9,871.62
						24,243.04
Total 511.308 - Miscellaneous Maintenance						
511.310 - Engineering						
	Bill	10/31/2025	525867	Bowman	Engineering Service October 2025	175.00
	Bill	12/31/2025	536479	Bowman	Engineering Service December 2025	1,750.00
	Bill	01/31/2026	543924	Bowman	Engineering Service January 2026	1,137.50
	Bill	02/28/2026	547714	Bowman	Engineering Service February 2026	1,137.50
						4,200.00
Total 511.310 - Engineering						
511.311 - Management Fees						
	Bill	10/31/2025	2025-1401	Special District Services, Inc.	Management Oct 2025	4,397.00
	Bill	11/30/2025	2025-1526	Special District Services, Inc.	Management Nov 2025	4,397.00
	Bill	12/31/2025	2025-1668	Special District Services, Inc.	Management Dec 2025	4,397.00
	Bill	01/31/2026	2026-1803	Special District Services, Inc.	Management Jan 2026	4,397.00
	Bill	02/28/2026	2026-1923	Special District Services, Inc.	Management Feb 2026	4,397.00
	Bill	03/31/2026	2026-2042	Special District Services, Inc.	Management March 2026	4,397.00
						26,382.00
Total 511.311 - Management Fees						
511.312 - Secretarial Fees						
	Bill	10/31/2025	2025-1401	Special District Services, Inc.	Secretarial Oct 2025	350.00
	Bill	11/30/2025	2025-1526	Special District Services, Inc.	Secretarial Nov 2025	350.00
	Bill	12/31/2025	2025-1668	Special District Services, Inc.	Secretarial Dec 2025	350.00
	Bill	01/31/2026	2026-1803	Special District Services, Inc.	Secretarial Jan 2026	350.00
	Bill	02/28/2026	2026-1923	Special District Services, Inc.	Secretarial Feb 2026	350.00
	Bill	03/31/2026	2026-2042	Special District Services, Inc.	Secretarial March 2026	350.00
						2,100.00
Total 511.312 - Secretarial Fees						
511.315 - Legal Fees						
	Bill	12/15/2025	96	Coleman, Yovanovich & Koester PA	Professional Fees Oct and Nov 2025	4,273.75
	Bill	01/22/2026	97	Coleman, Yovanovich & Koester PA	Professional Fees through 01/22/2026	1,264.00
	Bill	02/19/2026	99	Coleman, Yovanovich & Koester PA	Professional Fees through 02/19/2026	3,026.00
	Bill	02/23/2026	98	Coleman, Yovanovich & Koester PA	Professional Fees through 02/23/2026	4,623.00
						13,186.75
Total 511.315 - Legal Fees						
511.450 - Insurance						
	Bill	10/01/2025	30077	Egis Insurance & Risk Advisors	Policy #100125071 10/01/25-10/01/26 Florida Insurance Alliance	7,675.00
						7,675.00

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

	Type	Date	Num	Name	Memo	Amount
511.480 - Legal Advertisements						
Total 511.480 - Legal Advertisements						178.40
511.512 - Miscellaneous						
	Bill	12/31/2025	0007503744	Gannett Florida LocalIQ	Annual Notice of Advertising on Collier County Website	178.40
	Bill	10/31/2025	2025-1401	Special District Services, Inc.	Travel Sept 2025	98.00
	Bill	11/30/2025	2025-1526	Special District Services, Inc.	Travel Oct 2025	98.00
	Bill	11/30/2025	2025-1526	Special District Services, Inc.	Travel Oct 2025	9.43
	Bill	01/31/2026	2026-1803	Special District Services, Inc.	Conference Calls December 2025	10.52
	Bill	02/28/2026	2026-1923	Special District Services, Inc.	Conference Calls Jan 2026	0.30
	Bill	02/28/2026	2026-1923	Special District Services, Inc.	Travel Jan 2026	101.50
	Bill	03/13/2026	Rep#618	FMSbond, Inc	Updated Bond Amortization Schedule	250.00
	Bill	03/31/2026	2026-2042	Special District Services, Inc.	Travel Feb 2026	101.50
Total 511.512 - Miscellaneous						669.25
511.513 - Postage and Delivery						
	Bill	10/31/2025	2025-1401	Special District Services, Inc.	FedEx Sept 2025	62.74
	Bill	11/30/2025	2025-1526	Special District Services, Inc.	FedEx Oct 2025	32.21
	Bill	01/12/2026	2025 Tax Roll	Collier County Tax Collector	2025 Tax Roll Second Postage Billing	121.89
	Bill	01/31/2026	2026-1803	Special District Services, Inc.	FedEx December 2025	-5.69
	Bill	01/31/2026	2026-1803	Special District Services, Inc.	Postage December 2025	0.74
	Bill	02/28/2026	2026-1923	Special District Services, Inc.	Postage Jan 2026	2.96
	Bill	03/31/2026	2026-2042	Special District Services, Inc.	Postage Feb 2026	44.17
Total 511.513 - Postage and Delivery						259.02
511.514 - Office Supplies						
	Bill	10/31/2025	2025-1401	Special District Services, Inc.	Copier Sept 2025	61.65
	Bill	11/30/2025	2025-1526	Special District Services, Inc.	Copier Oct 2025	62.25
	Bill	11/30/2025	2025-1526	Special District Services, Inc.	Conference Calls Oct 2025	40.00
	Bill	12/31/2025	2025-1668	Special District Services, Inc.	Copier Nov 2025	3.75
	Bill	12/31/2025	2025-1668	Special District Services, Inc.	Conference Calls Nov 2025	10.52
	Bill	01/31/2026	2026-1803	Special District Services, Inc.	Copier December 2025	62.25
	Bill	01/31/2026	2026-1803	Special District Services, Inc.	Meeting Books December 2025	48.00
	Bill	02/28/2026	2026-1923	Special District Services, Inc.	Copier Jan 2026	72.60
	Bill	02/28/2026	2026-1923	Special District Services, Inc.	Meeting Books Jan 2026	48.00
	Bill	03/31/2026	2026-2042	Special District Services, Inc.	Copier Feb 2026	101.10
	Bill	03/31/2026	2026-2042	Special District Services, Inc.	Meeting Books Feb 2026	40.00
Total 511.514 - Office Supplies						550.12

Verona Walk Community Development District
Expenditures
October 2025 through March 2026

Type	Date	Num	Name	Memo	Amount
511.540 - Dues, License & Subscriptions					
Bill	10/01/2025	92845	Florida Commerce	Fiscal Year 2025 - 2026 Special District State Fee	175.00
Total 511.540 - Dues, License & Subscriptions					175.00
511.750 - Website Management					
Bill	10/31/2025	2025-1401	Special District Services, Inc.	Website Oct 2025	166.66
Bill	11/30/2025	2025-1526	Special District Services, Inc.	Website Nov 2025	166.66
Bill	12/31/2025	2025-1668	Special District Services, Inc.	Website Dec 2025	166.66
Bill	01/31/2026	2026-1803	Special District Services, Inc.	Website Jan 2026	166.66
Bill	02/28/2026	2026-1923	Special District Services, Inc.	Website Feb 2026	166.66
Bill	03/31/2026	2026-2042	Special District Services, Inc.	Website March 2026	166.66
Total 511.750 - Website Management					999.96
514.101 - Field Inspector					
Bill	10/31/2025	VW 131	Bohdan Hirniak	Field Inspection Service	3,600.00
Bill	10/31/2025	VW 131	Bohdan Hirniak	Transportation 495@0.51/mi	252.45
Bill	11/30/2025	VW 132	Bohdan Hirniak	Field Inspection Service	3,600.00
Bill	11/30/2025	VW 132	Bohdan Hirniak	Transportation 495@0.51/mi	252.45
Bill	12/31/2025	VW 133	Bohdan Hirniak	Field Inspection Service Rendered at Verona Walk- Dec 2025	3,600.00
Bill	12/31/2025	VW 133	Bohdan Hirniak	Transportation 495@0.51/mi	252.45
Bill	01/31/2026	VW 134	Bohdan Hirniak	Field Inspection Service Rendered at Verona Walk- Jan 2026	3,600.00
Bill	01/31/2026	VW 134	Bohdan Hirniak	Transportation 495@0.51/mi	252.45
Bill	02/28/2026	VW 135	Bohdan Hirniak	Field Inspection Service Rendered at Verona Walk- Feb 2026	3,600.00
Bill	02/28/2026	VW 135	Bohdan Hirniak	Transportation 495@0.51/mi	252.45
Bill	03/31/2026	VW 136	Bohdan Hirniak	Field Inspection Service Rendered at Verona Walk- March 2026	3,600.00
Bill	03/31/2026	VW 136	Bohdan Hirniak	Transportation 495@0.51/mi	252.45
Total 514.101 - Field Inspector					23,114.70
514.105 - Vehicle Gas and Maintenance					
Bill	10/31/2025	VW 131	Bohdan Hirniak	Gas for golf cart	11.25
Bill	11/30/2025	VW 132	Bohdan Hirniak	Gas for golf cart	11.25
Bill	12/31/2025	VW 133	Bohdan Hirniak	Gas for golf cart	15.25
Bill	01/31/2026	VW 134	Bohdan Hirniak	Gas for golf cart	11.00
Total 514.105 - Vehicle Gas and Maintenance					48.75

Verona Walk Community Development District
Expenditures
October 2025 through March 2026

Type	Date	Num	Name	Memo	Amount
514.106 - Lake Spraying (Premier)					
Bill	10/01/2025	2898	Premier Lakes, Inc	Annual Lake Maintenance October 2025	8,000.00
Bill	11/01/2025	2977	Premier Lakes, Inc	Annual Lake Maintenance November 2025	8,000.00
Bill	12/01/2025	3112	Premier Lakes, Inc	Annual Lake Maintenance December 2025	8,000.00
Bill	01/01/2026	3316	Premier Lakes, Inc	Annual Lake Maintenance January 2026	8,000.00
Bill	02/01/2026	3386	Premier Lakes, Inc	Annual Lake Maintenance February 2026	8,000.00
Bill	03/01/2026	3539	Premier Lakes, Inc	Annual Lake Maintenance March 2026	8,320.00
Total 514.106 - Lake Spraying (Premier)					48,320.00
514.107 - Lake H2O Quality Tests-Benchmark					
Bill	01/12/2026	25120726	Benchmark Enviro Analytical, Inc	Sampled 09/10/2025 - 25120726 - S25120312	1,223.00
Total 514.107 - Lake H2O Quality Tests-Benchmark					1,223.00
514.111 - Lake Bank Mowing					
Bill	10/22/2025	531600	Greenscapes of Southwest Florida, LLC	As agreed upon with Bohdan, string trimming	8,540.00
Total 514.111 - Lake Bank Mowing					8,540.00
514.733 - Trustee Fees (2018)					
Bill	03/25/2026	8120562	U.S. Bank (Trustee Fee 2018)	Acct# 224141000 Administration Fees - 03/01/2026 - 02/28/2027	4,031.25
Total 514.733 - Trustee Fees (2018)					4,031.25
Total Expenditures					165,896.24

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

	Operating Fund	Debt Service (13) Fund	Debt Service (18) Fund	General Fixed Assets Fund	Long Term Debt Fund	TOTAL
ASSETS						
Current Assets						
Operating Bank Account	1,276,800.61	0.00	0.00	0.00	0.00	1,276,800.61
Total Current Assets	1,276,800.61	0.00	0.00	0.00	0.00	1,276,800.61
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	0.00	0.00	0.00	0.00	0.00
Investments - Sinking Act	0.00	0.00	116.94	0.00	0.00	116.94
Investments - Interest Act	0.00	0.00	0.14	0.00	0.00	0.14
Investments - Reserve Act	0.00	228,881.25	58,141.30	0.00	0.00	287,022.55
Investments - Revenue Act	0.00	560,451.46	676,389.31	0.00	0.00	1,236,840.77
Investments - Prepayment Act	0.00	9,969.50	4,472.84	0.00	0.00	14,442.34
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	801,635.63	801,635.63
Amount Available In DSF (2018)	0.00	0.00	0.00	0.00	739,120.53	739,120.53
Amount To Be Provided	0.00	0.00	0.00	0.00	7,318,243.84	7,318,243.84
Total Other Assets	0.00	801,635.63	739,120.53	0.00	8,859,000.00	10,399,756.16
TOTAL ASSETS	1,276,800.61	801,635.63	739,120.53	4,953,926.00	8,859,000.00	16,630,482.77
LIABILITIES & EQUITY						
Liabilities						
Current Liabilities						
Accrued Expenses	0.00	0.00	0.00	0.00	0.00	0.00
Accounts Payable	61,496.08	0.00	0.00	0.00	0.00	61,496.08
Total Current Liabilities	61,496.08	0.00	0.00	0.00	0.00	61,496.08
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	61,496.08	0.00	0.00	0.00	8,859,000.00	8,920,496.08
Equity						
Retained Earnings	933,223.37	439,579.78	345,208.36	-10,527,114.00	0.00	-8,809,102.49
Current Year Depreciation	0.00	0.00	0.00	0.00	0.00	0.00
Net Income	234,081.16	362,055.85	383,912.17	0.00	0.00	990,049.18
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	1,215,304.53	801,635.63	739,120.53	4,953,926.00	0.00	7,709,986.69
TOTAL LIABILITIES & EQUITY	1,276,800.61	801,635.63	739,120.53	4,953,926.00	8,859,000.00	16,630,482.77