



**VERONA WALK  
COMMUNITY DEVELOPMENT  
DISTRICT**

**COLLIER COUNTY  
REGULAR BOARD MEETING  
JUNE 18, 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**

June 18, 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. April 16, 2026 Regular Board Meeting.....Page 3
- G. Old Business
- H. New Business
  - 1. Discussion Regarding Lake Spraying
  - 2. Consider Resolution No. 2026-01 – Adopting a Fiscal Year 2026/2027 Proposed Budget.....Page 6
- I. Administrative Matters
  - 1. District Attorney Update
    - a. Title Search Information Update
    - b. Update on CDD & HOA Agreement
    - c. Update on Drainage & Access Easement with Winding Cypress CDD
  - 2. District Engineer Update
    - a. Update on Tree Removal in Preserve
    - b. Discussion on Contract for Inlet Inspection
  - 3. Field Inspector Update.....Page 14
  - 4. District Manager Update
    - a. Financials.....Page 15
    - b. Upcoming Meetings
      - July 16, 2026 & August 20, 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  
APRIL 16, 2026**

**A. CALL TO ORDER**

The April 16, 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**

The Pledge of Allegiance was recited. A moment of silence was observed in memory of Chairperson Czubkowski’s husband, Richard.

**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 October 5, 2025, through October 7, 2025, as legally required.

**D. ESTABLISH A QUORUM**

It was determined that the attendance of the following Supervisors constituted a quorum and it was in order to proceed with the meeting:

Chairperson	Marilyn Czubkowski	Present
Vice Chairman	Peter Monti	Present via phone at approximately 10:06 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: Beth Boland (HOA), 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. February 19, 2026, Regular Board Meeting**

The minutes of the February 19, 2026, Regular Board Meeting were presented for consideration.

A **motion** was made by Supervisor Roy, seconded by Supervisor Hogan and unanimously passed approving the minutes of the February 19, 2026, Regular Board Meeting, as presented.

**G. OLD BUSINESS**

**1. Title Search Information Update**

Ms. Magaldi reported that correspondence had been exchanged with the HOA attorney and that all supporting documentation compiled through the District's research had been provided. The HOA attorney has indicated a willingness to engage in discussions; however, a formal meeting has not yet been scheduled. Discussion ensued regarding budgeting for legal services.

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

It was noted that the CDD and HOA Agreement remained ongoing and tied to the title search process.

**H. NEW BUSINESS**

**1. Consider Drainage & Access Easement with Winding Cypress CDD**

Ms. Magaldi and Mr. Baker presented the proposed drainage and access easement. Discussion ensued regarding the need to proceed prior to the rainy season.

A **motion** was made by Supervisor Kurzawski, seconded by Supervisor Hogan and unanimously passed approving the forwarding of the drainage and access easement agreement to Winding Cypress CDD for review and execution.

**I. ADMINISTRATIVE MATTERS**

**1. District Attorney Update**

Ms. Magaldi reported changes to sovereign immunity caps, increasing individual claims to \$300,000 and aggregate claims to \$500,000.

**2. District Engineer Update**

Mr. Baker provided updates on inlet inspections and coordination with contractors, noting that additional reports would be presented at the next meeting.

**3. Field Inspector Update**

Mr. Hirniak reported that rainfall had increased and lake levels were rising to within normal ranges. He discussed HOA bridge painting procedures, contractor responsibilities, and additional site-specific drainage and construction items.

**4. District Manager Update**

- **Financials**

The District Manager reviewed the financials and noted a minor coding issue to be corrected. The District remained in good financial condition.

- **Upcoming Meetings**

The next meeting is scheduled for May 21, 2026, at which time the proposed budget would be presented. The following meeting is scheduled for June 18, 2026, with the budget public hearing anticipated for August.

**J. COMMENTS FROM THE PUBLIC**

Public discussion included concerns regarding self-seeding palm trees along lake banks, coordination between HOA and CDD responsibilities, and ongoing legal coordination. Additional discussion included littoral plantings and maintenance considerations.

**K. BOARD MEMBER COMMENTS**

The Board Members discussed the upcoming budget process and encouraged submission of proposed items prior to the May meeting.

**L. ADJOURNMENT**

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 10:28 a.m. on a **motion** made by Supervisor Roy, seconded by Supervisor Hogan and that **motion** carried unanimously.

---

Secretary/Assistant Secretary

---

Chair/Vice-Chair

**RESOLUTION NO. 2026-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERONA WALK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026/2027; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors (“Board”) of the Verona Walk Community Development District (“District”) is required by Chapter 190.008, *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

**WHEREAS**, the Proposed Budget including the Assessments for Fiscal Year 2026/2027 has been prepared and considered by the Board.

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

**Section 1.** The Proposed Budget including the Assessments for Fiscal Year 2026/2027 attached hereto as Exhibit “A” is approved and adopted.

**Section 2.** A Public Hearing is hereby scheduled for August 20, 2026 at 10:00 a.m. in the Town Center at Verona Walk, 8090 Sorrento Lane, Naples, Florida 34114, for the purpose of receiving public comments on the Proposed Fiscal Year 2026/2026 Budget.

**PASSED, ADOPTED and EFFECTIVE** this 18<sup>th</sup> day of June, 2026.

**ATTEST:**

**VERONA WALK  
COMMUNITY DEVELOPMENT DISTRICT**

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

By: \_\_\_\_\_  
Chairman/Vice Chairman

Verona Walk  
Community Development District

**Proposed Budget For  
Fiscal Year 2026/2027  
October 1, 2026 - September 30, 2027**

# CONTENTS

- I PROPOSED BUDGET
- II DETAILED PROPOSED BUDGET
- III DETAILED PROPOSED DEBT SERVICE FUND BUDGET (SERIES 2013)
- IV DETAILED PROPOSED DEBT SERVICE FUND BUDGET (SERIES 2018)
- V ASSESSMENT COMPARISON

**PROPOSED BUDGET**  
**VERONA WALK COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2026/2027**  
**OCTOBER 1, 2026 - SEPTEMBER 30, 2027**

	<b>FISCAL YEAR 2026/2027 BUDGET</b>
<b>REVENUES</b>	
O & M ASSESSMENTS	448,974
DEBT ASSESSMENTS - SERIES 2013	514,585
DEBT ASSESSMENTS - SERIES 2018	579,936
OTHER REVENUES	0
INTEREST INCOME	2,100
<b>TOTAL REVENUES</b>	<b>\$ 1,545,595</b>
<b>EXPENDITURES</b>	
<b>MAINTENANCE EXPENDITURES</b>	
FIELD INSPECTOR	46,229
VEHICLE - INSURANCE	1,000
VEHICLE - EQUIPMENT (SMALL TOOLS)	1,545
VEHICLE - GAS & MAINTENANCE	2,250
GOLF CART STORAGE	1,500
LAKE SPRAYING (PREMIER)	100,000
LAKE WATER QUALITY TESTING (BENCHMARK)	6,000
SPECIAL PROJECTS	10,000
LAKE BANK MOWING	65,650
OUTFALL PIPE & STRUCTURE INSPECTION & CLEANING	10,000
STORM PIPE, ANNUAL INSPECTIONS & EROSION REPAIRS	53,000
DREDGING	1,000
MISCELLANEOUS MAINTENANCE	10,000
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 308,174</b>
<b>ADMINISTRATIVE EXPENDITURES</b>	
ENGINEERING	14,000
MANAGEMENT	54,168
SECRETARIAL	4,200
LEGAL	15,000
ASSESSMENT ROLL	10,000
AUDIT FEES	4,400
ARBITRAGE REBATE FEE - SERIES 2013	650
ARBITRAGE REBATE FEE - SERIES 2018	650
INSURANCE	8,425
LEGAL ADVERTISING	2,000
MISCELLANEOUS/CONTINGENCY	1,800
POSTAGE	700
OFFICE SUPPLIES	1,075
DUES & SUBSCRIPTIONS	175
WEBSITE MANAGEMENT	2,000
TRUSTEE FEES - SERIES 2013	4,890
TRUSTEE FEES - SERIES 2018	4,100
CONTINUING DISCLOSURE FEE	1,000
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 129,233</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 437,407</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 1,108,188</b>
BOND PAYMENTS (SERIES 2013)	(475,991)
BOND PAYMENTS (SERIES 2018)	(536,441)
<b>BALANCE</b>	<b>\$ 95,756</b>
COUNTY APPRAISER & TAX COLLECTOR ADMINISTRATIVE COSTS	(53,250)
DISCOUNTS FOR EARLY PAYMENTS	(62,511)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (20,005)</b>
CARRYOVER FROM PRIOR YEAR	20,005
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

Note: Projected Available Funds Balance As Of 9-30-26 is \$800,000

**DETAILED PROPOSED BUDGET**  
**VERONA WALK COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2026/2027**  
**OCTOBER 1, 2026 - SEPTEMBER 30, 2027**

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
<b>REVENUES</b>				
O & M ASSESSMENTS	450,882	448,974	448,974	Expenditures Less Interest & Carryover/.925
DEBT ASSESSMENTS - SERIES 2013	515,026	515,025	514,585	Bond Payments/.925
DEBT ASSESSMENTS - SERIES 2018	580,456	580,455	579,936	Bond Payments/.925
OTHER REVENUES	0	0	0	
INTEREST INCOME	37,135	1,800	2,100	Interest Projected At \$175 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 1,583,499</b>	<b>\$ 1,546,254</b>	<b>\$ 1,545,595</b>	
<b>EXPENDITURES</b>				
<b>MAINTENANCE EXPENDITURES</b>				
FIELD INSPECTOR	46,229	46,229	46,229	\$3,852.45 Per Month
VEHICLE - INSURANCE	0	1,000	1,000	No Change From 2025/2026 Budget
VEHICLE - EQUIPMENT (SMALL TOOLS)	0	1,545	1,545	No Change From 2025/2026 Budget
VEHICLE - GAS & MAINTENANCE	80	2,500	2,250	\$250 Decrease From 2025/2026 Budget
GOLF CART STORAGE	3,300	1,500	1,500	No Change From 2025/2026 Budget
LAKE SPRAYING (PREMIER)	65,419	100,000	100,000	No Change From 2025/2026 Budget
LAKE WATER QUALITY TESTING (BENCHMARK)	4,743	6,000	6,000	No Change From 2025/2026 Budget
SPECIAL PROJECTS	25,620	10,000	10,000	Includes Littoral Plantings
LAKE BANK MOWING	0	65,650	65,650	Tri-Annual Lake Bank Mowing
OUTFALL PIPE & STRUCTURE INSPECTION & CLEANING	0	10,000	10,000	No Change From 2025/2026 Budget
STORM PIPE, ANNUAL INSPECTIONS & EROSION REPAIRS	0	53,000	53,000	Include Pipe TV-Ing
DREDGING	0	1,000	1,000	No Change From 2025/2026 Budget
MISCELLANEOUS MAINTENANCE	12,042	1,250	10,000	\$8,750 Increase From 2025/2026 Budget
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 157,433</b>	<b>\$ 299,674</b>	<b>\$ 308,174</b>	
<b>ADMINISTRATIVE EXPENDITURES</b>				
ENGINEERING	13,818	13,000	14,000	\$1,000 Increase From 2025/2026 Budget
MANAGEMENT	51,276	52,752	54,168	CPI Adjustment
SECRETARIAL	4,200	4,200	4,200	No Change From 2025/2026 Budget
LEGAL	13,424	15,000	15,000	No Change From 2025/2026 Budget
ASSESSMENT ROLL	10,000	10,000	10,000	As Per Contract
AUDIT FEES	4,200	4,300	4,400	\$100 Increase From 2025/2026 Budget
ARBITRAGE REBATE FEE - SERIES 2013	650	650	650	No Change From 2025/2026 Budget
ARBITRAGE REBATE FEE - SERIES 2018	650	650	650	No Change From 2025/2026 Budget
INSURANCE	7,265	7,800	8,425	FY 25/26 Expenditure Was \$7,675
LEGAL ADVERTISING	1,920	2,495	2,000	\$495 Decrease From 2025/2026 Budget
MISCELLANEOUS/CONTINGENCY	925	1,800	1,800	No Change From 2025/2026 Budget
POSTAGE	394	700	700	No Change From 2025/2026 Budget
OFFICE SUPPLIES	915	1,075	1,075	No Change From 2025/2026 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2025/2026 Budget
WEBSITE MANAGEMENT	2,000	2,000	2,000	No Change From 2025/2026 Budget
TRUSTEE FEES - SERIES 2013	4,838	4,730	4,890	\$160 Increase From 2025/2026 Budget
TRUSTEE FEES - SERIES 2018	4,031	4,100	4,100	No Change From 2025/2026 Budget
CONTINUING DISCLOSURE FEE	1,000	1,000	1,000	No Change From 2025/2026 Budget
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 121,681</b>	<b>\$ 126,427</b>	<b>\$ 129,233</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 279,114</b>	<b>\$ 426,101</b>	<b>\$ 437,407</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 1,304,385</b>	<b>\$ 1,120,153</b>	<b>\$ 1,108,188</b>	
BOND PAYMENTS (SERIES 2013)	(485,889)	(476,398)	(475,991)	2027 Principal & Interest Payments
BOND PAYMENTS (SERIES 2018)	(547,621)	(536,921)	(536,441)	2027 Principal & Interest Payments
<b>BALANCE</b>	<b>\$ 270,875</b>	<b>\$ 106,834</b>	<b>\$ 95,756</b>	
COUNTY APPRAISER & TAX COLLECTOR ADMINISTRATIVE COSTS	(26,256)	(53,284)	(53,250)	Three And One Half Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(57,635)	(62,550)	(62,511)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 186,984</b>	<b>\$ (9,000)</b>	<b>\$ (20,005)</b>	
CARRYOVER FROM PRIOR YEAR	0	9,000	20,005	Carryover From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 186,984</b>	<b>\$ -</b>	<b>\$ -</b>	

Note: Projected Available Funds Balance As Of 9-30-26 is \$800,000

**DETAILED PROPOSED DEBT SERVICE (SERIES 2013) FUND BUDGET**  
**VERONA WALK COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2026/2027**  
**OCTOBER 1, 2026 - SEPTEMBER 30, 2027**

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
<b>REVENUES</b>	<b>ACTUAL</b>	<b>BUDGET</b>	<b>BUDGET</b>	<b>COMMENTS</b>
Interest Income	20,209	1,000	2,000	Projected Interest For 2026/2027
NAV Collection	485,899	476,898	475,991	Maximum Debt Service Collection
Prepaid Bond Collection	0	0	0	Prepaid Bond Collection
<b>Total Revenues</b>	<b>\$ 506,108</b>	<b>\$ 477,898</b>	<b>\$ 477,991</b>	
<b>EXPENDITURES</b>				
Principal Payments (2013A-1)	280,000	290,000	300,000	Principal Payment Due In 2027
Principal Payments (2013A-2)	5,000	10,000	10,000	Principal Payment Due In 2027
Interest Payments (2013A-1)	162,863	145,681	133,325	Interest Payments Due In 2027
Interest Payments (2013A-2)	5,250	4,750	4,250	Interest Payments Due In 2027
Bond Redemption	0	27,467	30,416	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 453,113</b>	<b>\$ 477,898</b>	<b>\$ 477,991</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 52,995</b>	<b>\$ -</b>	<b>\$ -</b>	

**Series 2013A-1 Bond Refunding Information**

Original Par Amount =	\$6,455,000	Annual Principal Payments Due =	May 1st
Interest Rate =	1.1% - 4.375%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	June 2013		
Maturity Date =	May 2035		

Par Amount As Of 1/1/26 = \$3,800,000

**Series 2013A-2 Bond Refunding Information**

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

Par Amount As Of 1/1/26 = \$105,000

**DETAILED PROPOSED DEBT SERVICE (SERIES 2018) FUND BUDGET**  
**VERONA WALK COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2026/2027**  
**OCTOBER 1, 2026 - SEPTEMBER 30, 2027**

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
<b>REVENUES</b>				
Interest Income	18,921	1,000	2,000	Projected Interest For 2026/2027
NAV Collection	547,621	536,921	536,441	Maximum Debt Service Collection
Prepaid Bond Collection	0	0	0	Prepaid Bond Collection
<b>Total Revenues</b>	<b>\$ 566,542</b>	<b>\$ 537,921</b>	<b>\$ 538,441</b>	
<b>EXPENDITURES</b>				
Principal Payments	361,000	373,000	385,000	Principal Payment Due In 2027
Interest Payments	182,488	163,694	151,889	Interest Payments Due In 2027
Bond Redemption	0	1,227	1,552	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 543,488</b>	<b>\$ 537,921</b>	<b>\$ 538,441</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 23,054</b>	<b>\$ -</b>	<b>\$ -</b>	

**Series 2018 Bond Refunding Information**

Original Par Amount =	\$7,677,000	Annual Principal Payments Due =	May 1st
Interest Rate =	3.25% - 5.375%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	March 2018		
Maturity Date =	May 2037		

Par Amount As Of 1/1/26 = \$5,615,000

## Verona Walk Community Development District Assessment Comparison

Lot Size		Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Assessment*	Fiscal Year 2026/2027 Projected Assessment*
<b>Phase One</b>						
Townhome 26'	O & M	\$ 162.13	\$ 162.13	\$ 233.85	\$ 233.85	\$ 233.85
Cayman	Debt	\$ 540.00	\$ 540.00	\$ 540.00	\$ 540.00	\$ 540.00
	Total	\$ 702.13	\$ 702.13	\$ 773.85	\$ 773.85	\$ 773.85
Duplex 36'	O & M	\$ 162.13	\$ 162.13	\$ 233.85	\$ 233.85	\$ 233.85
Capri/Carrington	Debt	\$ 540.00	\$ 540.00	\$ 540.00	\$ 540.00	\$ 540.00
	Total	\$ 702.13	\$ 702.13	\$ 773.85	\$ 773.85	\$ 773.85
Single Family 50'	O & M	\$ 162.13	\$ 162.13	\$ 233.85	\$ 233.85	\$ 233.85
Oakmont	Debt	\$ 635.00	\$ 635.00	\$ 635.00	\$ 635.00	\$ 635.00
	Total	\$ 797.13	\$ 797.13	\$ 868.85	\$ 868.85	\$ 868.85
Single Family 60'	O & M	\$ 162.13	\$ 162.13	\$ 233.85	\$ 233.85	\$ 233.85
Carlyle	Debt	\$ 730.00	\$ 730.00	\$ 730.00	\$ 730.00	\$ 730.00
	Total	\$ 892.13	\$ 892.13	\$ 963.85	\$ 963.85	\$ 963.85
<b>Phase Two</b>						
Duplex 36'/SF 40'	O & M	\$ 162.13	\$ 162.13	\$ 233.85	\$ 233.85	\$ 233.85
Capri/Carrington	Debt	\$ 511.00	\$ 511.00	\$ 511.00	\$ 511.00	\$ 511.00
	Total	\$ 673.13	\$ 673.13	\$ 744.85	\$ 744.85	\$ 744.85
Single Family 40'	O & M	\$ 162.13	\$ 162.13	\$ 233.85	\$ 233.85	\$ 233.85
Garden	Debt	\$ 577.00	\$ 577.00	\$ 577.00	\$ 577.00	\$ 577.00
	Total	\$ 739.13	\$ 739.13	\$ 810.85	\$ 810.85	\$ 810.85
Single Family 50'	O & M	\$ 162.13	\$ 162.13	\$ 233.85	\$ 233.85	\$ 233.85
Oakmont	Debt	\$ 601.00	\$ 601.00	\$ 601.00	\$ 601.00	\$ 601.00
	Total	\$ 763.13	\$ 763.13	\$ 834.85	\$ 834.85	\$ 834.85
Single Family 60'	O & M	\$ 162.13	\$ 162.13	\$ 233.85	\$ 233.85	\$ 233.85
Carlyle	Debt	\$ 691.00	\$ 691.00	\$ 691.00	\$ 691.00	\$ 691.00
	Total	\$ 853.13	\$ 853.13	\$ 924.85	\$ 924.85	\$ 924.85
Single Family 65'	O & M	\$ 162.13	\$ 162.13	\$ 233.85	\$ 233.85	\$ 233.85
Estate	Debt	\$ 759.00	\$ 759.00	\$ 759.00	\$ 759.00	\$ 759.00
	Total	\$ 921.13	\$ 921.13	\$ 992.85	\$ 992.85	\$ 992.85

\* Assessments Include the Following :

- 4% Discount for Early Payments
- 2% County Property Appraiser Costs
- 1.5% County Tax Collector Costs

Community Information:

Phase I No. of Units	Type	Front Footage	Name	Maximum Annual Debt Assessment	Bond Prepayments	Lot Differential Prepayment*
246	Townhome	26'	Cayman	\$ 540	7	68
350	Duplex	36'	Capri/Carrington	\$ 540	13	0
242	Single Family	50'	Oakmont	\$ 635	8	-35
97	Single Family	60'	Carlyle	\$ 730	1	1
935					29	34
Phase II No. of Units	Type	Front Footage	Name	Maximum Annual Debt Assessment	Bond Prepayments	Lot Disclosure Differential Prepayment**
443	Duplex/SF	36'/40'	Capri/Carrington	\$ 511	10	-4
58	Duplex	40'	Garden	\$ 577	1	4
325	SF	50'	Oakmont	\$ 601	8	0
161	SF	60'/65'	Carlyle	\$ 691	0	0
32	SF	65'	Estate	\$ 759	0	0
1019					19	0

\* For 2026/2027 there was one 2013 Bond Prepayer (Capri) & one 2018 Bond Prepayer (Duplex 36/40)

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

\* Developer made Bond Prepayment in November 2014 for 1 lot differential (1 Phase 1 Carlyle replaced with 1 Oakmont)

\*\* Developer built Carrington Homes on Garden Lots (Karina Street) - Debt Assessments for those lots was \$678 - now \$577.

\*\* Developer made Bond Prepayment in November 2014 for 4 lot disclosure differential (4 40' disclosed at 36'/40' rate)

Total Lots Assessed For O&M = 1920

**FIELD INSPECTOR UPDATE**

**TO BE DISTRIBUTED  
UNDER SEPARATE COVER**

Verona Walk  
Community Development District

**Financial Report For  
May 2026**

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

	Annual Budget 10/1/25 - 9/30/26	Actual May-26	Year To Date Actual 10/1/25 - 5/31/26
<b>REVENUES</b>			
O & M ASSESSMENTS	448,974	0	424,712
DEBT ASSESSMENTS - SERIES 2013	515,565	0	486,449
DEBT ASSESSMENTS - SERIES 2018	580,455	0	548,148
OTHER REVENUES	0	0	0
INTEREST INCOME	1,800	0	16,996
<b>TOTAL REVENUES</b>	<b>\$ 1,546,794</b>	<b>\$ -</b>	<b>\$ 1,476,305</b>
<b>EXPENDITURES</b>			
<b>MAINTENANCE EXPENDITURES</b>			
FIELD INSPECTOR	46,229	0	26,967
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	0	56,640
LAKE WATER QUALITY TESTING (BENCHMARK)	6,000	0	2,595
LAKE BANK MOWING	65,650	0	8,540
OUTFALL PIPE & STRUCTURE INSPECTION & CLEANING	10,000	0	0
STORM PIPE & EROSION REPAIRS	53,000	0	24,157
DREDGING	1,000	0	0
MISCELLANEOUS MAINTENANCE	1,250	0	86
SPECIAL PROJECTS	10,000	0	0
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 299,674</b>	<b>\$ -</b>	<b>\$ 119,034</b>
<b>ADMINISTRATIVE EXPENDITURES</b>			
ENGINEERING	13,000	0	14,778
MANAGEMENT	52,752	0	30,779
SECRETARIAL	4,200	0	2,450
LEGAL	15,000	0	13,582
ASSESSMENT ROLL	10,000	0	0
AUDIT FEES	4,300	0	4,300
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	0	669
POSTAGE	700	0	269
OFFICE SUPPLIES	1,075	0	496
DUES & SUBSCRIPTIONS	175	0	175
WEBSITE MANAGEMENT	2,000	0	1,167
TRUSTEE FEES - SERIES 2013	4,730	0	0
TRUSTEE FEES - SERIES 2018	4,100	0	4,031
CONTINUING DISCLOSURE FEE - SERIES 2013	1,000	0	0
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 126,427</b>	<b>\$ -</b>	<b>\$ 80,549</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 426,101</b>	<b>\$ -</b>	<b>\$ 199,583</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 1,120,693</b>	<b>\$ -</b>	<b>\$ 1,276,722</b>
BOND PAYMENTS (SERIES 2013)	(476,898)	0	(458,131)
BOND PAYMENTS (SERIES 2018)	(536,921)	0	(516,239)
<b>BALANCE</b>	<b>\$ 106,874</b>	<b>\$ -</b>	<b>\$ 302,352</b>
ADMINISTRATIVE COSTS	(53,302)	0	(27,402)
DISCOUNTS FOR EARLY PAYMENTS	(62,572)	0	(56,877)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (9,000)</b>	<b>\$ -</b>	<b>\$ 218,073</b>
CARRYOVER FROM PRIOR YEAR	9,000	0	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 218,073</b>

Bank Balance As Of 5/31/26	\$ 1,259,178.62
Accounts Payable As Of 5/31/26	\$ 59,882.08
Accounts Receivable As Of 5/31/26	\$ -
Storm Pipe/Erosion Reserve As Of 5/31/26	\$ 48,000.00
Available Funds As Of 5/31/26	\$ 1,151,296.54

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

	<u>Oct 25 - May 26</u>	<u>25-26 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>Income</b>				
363.100 · O & M Assessment Income	424,712.01	448,974.00	-24,261.99	94.6%
363.812 · Debt Assessments (Series 2013)	486,449.00	515,565.00	-29,116.00	94.35%
363.813 · Debt Assessments (Series 2018)	548,148.45	580,455.00	-32,306.55	94.43%
363.822 · Debt Assessmnt-Pd To Trustee-13	-458,131.30	-476,898.00	18,766.70	96.07%
363.823 · Debt Assessmnt-Pd To Trustee-18	-516,238.95	-536,921.00	20,682.05	96.15%
363.830 · Assessment Fees	-27,402.17	-53,302.00	25,899.83	51.41%
363.831 · Discounts For Early Payments	-56,877.05	-62,572.00	5,694.95	90.9%
Carryover From Prior Year	0.00	9,000.00	-9,000.00	0.0%
369.401 · Interest Income	16,995.85	1,800.00	15,195.85	944.21%
<b>Total Income</b>	<u>417,655.84</u>	<u>426,101.00</u>	<u>-8,445.16</u>	<u>98.02%</u>
<b>Expense</b>				
511.306 · Dredging	0.00	1,000.00	-1,000.00	0.0%
511.308 · Miscellaneous Maintenance	86.33	1,250.00	-1,163.67	6.91%
511.310 · Engineering	14,777.50	13,000.00	1,777.50	113.67%
511.311 · Management Fees	30,779.00	52,752.00	-21,973.00	58.35%
511.312 · Secretarial Fees	2,450.00	4,200.00	-1,750.00	58.33%
511.315 · Legal Fees	13,581.75	15,000.00	-1,418.25	90.55%
511.318 · Assessment/Tax Roll	0.00	10,000.00	-10,000.00	0.0%
511.320 · Audit Fees	4,300.00	4,300.00	0.00	100.0%
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	269.09	700.00	-430.91	38.44%
511.514 · Office Supplies	496.12	1,075.00	-578.88	46.15%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.750 · Website Management	1,166.62	2,000.00	-833.38	58.33%
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	26,967.15	46,229.00	-19,261.85	58.33%
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	56,640.00	100,000.00	-43,360.00	56.64%
514.107 · Lake H2O Quality Tests-Benchmrk	2,594.75	6,000.00	-3,405.25	43.25%
514.109 · Outfall Pipe & Structure Insp &	0.00	10,000.00	-10,000.00	0.0%
514.110 · Storm Pipe & Erosion Repairs	24,156.71	53,000.00	-28,843.29	45.58%
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%
<b>Total Expense</b>	<u>199,582.67</u>	<u>426,101.00</u>	<u>-226,518.33</u>	<u>46.84%</u>
<b>Net Income</b>	<u><u>218,073.17</u></u>	<u><u>0.00</u></u>	<u><u>218,073.17</u></u>	<u><u>100.0%</u></u>

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

	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
<b>Expenditures</b>					
<b>511.308 · Miscellaneous Maintenance</b>					
	10/30/2025	112389	Palm Printing	Signs - "NO Mowing" "NO Spraying"- 4/0 - Rounded Corners - Metal 6mm	86.33
Total 511.308 · Miscellaneous Maintenance					<u>86.33</u>
<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
	01/31/2026	543924	Bowman	Engineering Service January 2026	1,137.50
	02/28/2026	547714	Bowman	Engineering Service January 2026	1,137.50
	03/31/2026	554877	Bowman	Engineering Service March 2026	10,577.50
Total 511.310 · Engineering					<u>14,777.50</u>
<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
	02/28/2026	2026-1923	Special District Services, Inc.	Management Feb 2026	4,397.00
	03/31/2026	2026-2042	Special District Services, Inc.	Management March 2026	4,397.00
	04/30/2026	2026-2163	Special District Services, Inc.	Management April 2026	4,397.00
Total 511.311 · Management Fees					<u>30,779.00</u>
<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
	02/28/2026	2026-1923	Special District Services, Inc.	Secretarial Feb 2026	350.00
	03/31/2026	2026-2042	Special District Services, Inc.	Secretarial March 2026	350.00
	04/30/2026	2026-2163	Special District Services, Inc.	Secretarial April 2026	350.00
Total 511.312 · Secretarial Fees					<u>2,450.00</u>
<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
	02/19/2026	99	Coleman, Yovanovich & Koester PA	Professional Fees through 02/19/2026	3,026.00
	02/23/2026	98	Coleman, Yovanovich & Koester PA	Professional Fees through 02/23/2026	4,623.00
	03/18/2026	100	Coleman, Yovanovich & Koester PA	Professional Fees through March 2026	395.00
Total 511.315 · Legal Fees					<u>13,581.75</u>

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

	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
<b>511.320 · Audit Fees</b>					
	04/02/2026	29196	Grau & Associates	Audit Fee FY 24/25	4,300.00
Total 511.320 · Audit Fees					<u>4,300.00</u>
<b>511.450 · Insurance</b>					
	10/01/2025	30077	Egis Insurance & Risk Advisors	Policy #100125071 10/01/2025-10/01/2026Florida Insurance Alliance	7,675.00
Total 511.450 · Insurance					<u>7,675.00</u>
<b>511.480 · Legal Advertisements</b>					
	12/31/2025	0007503744	Gannett Florida LocalIQ	Annual Notice of Advertising on Collier County Website as of 01/05/26	178.40
Total 511.480 · Legal Advertisements					<u>178.40</u>
<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
	02/28/2026	2026-1923	Special District Services, Inc.	Conference Calls Jan 2026	0.30
	02/28/2026	2026-1923	Special District Services, Inc.	Travel Jan 2026	101.50
	03/13/2026	Rep#618	FMSbond, Inc	Updated Bond Amortization Schedule	250.00
	03/31/2026	2026-2042	Special District Services, Inc.	Travel Feb 2026	101.50
Total 511.512 · Miscellaneous					<u>669.25</u>
<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
	02/28/2026	2026-1923	Special District Services, Inc.	Postage Jan 2026	2.96
	03/31/2026	2026-2042	Special District Services, Inc.	Postage Feb 2026	44.17
	04/20/2026	2026 Tax Roll	Collier County Tax Collector	2026 Tax Roll Second Postage Billing	10.07
Total 511.513 · Postage and Delivery					<u>269.09</u>

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

<b>Date</b>	<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Amount</b>
<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
02/28/2026	2026-1923	Special District Services, Inc.	Copier Jan 2026	72.60
02/28/2026	2026-1923	Special District Services, Inc.	Meeting Books Jan 2026	48.00
03/31/2026	2026-2042	Special District Services, Inc.	Copier Feb 2026	101.10
03/31/2026	2026-2042	Special District Services, Inc.	Meeting Books Feb 2026	40.00
04/30/2026	2026-2163	Special District Services, Inc.	Copier March 2026	-54.00
Total 511.514 · Office Supplies				496.12
<b>511.540 · Dues, License &amp; Subscriptions</b>				
10/01/2025	92845	Florida Commerce	Fiscal Year 2025 - 2026 Special District State Fee	175.00
Total 511.540 · Dues, License & Subscriptions				175.00
<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
02/28/2026	2026-1923	Special District Services, Inc.	Website Feb 2026	166.66
03/31/2026	2026-2042	Special District Services, Inc.	Website March 2026	166.66
04/30/2026	2026-2163	Special District Services, Inc.	Website April 2026	166.66
Total 511.750 · Website Management				1,166.62

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

<b>Date</b>	<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Amount</b>
<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
02/28/2026	VW 135	Bohdan Hirniak	Field Inspection Service Rendered at Verona Walk- Feb 2026	3,600.00
02/28/2026	VW 135	Bohdan Hirniak	Transportation 495@0.51/mi	252.45
03/31/2026	VW 136	Bohdan Hirniak	Field Inspection Service Rendered at Verona Walk- March 2026	3,600.00
03/31/2026	VW 136	Bohdan Hirniak	Transportation 495@0.51/mi	252.45
04/30/2026	VW 137	Bohdan Hirniak	Field Inspection Service Rendered at Verona Walk- March 2026	3,600.00
04/30/2026	VW 137	Bohdan Hirniak	Transportation 495@0.51/mi	252.45
Total 514.101 · Field Inspector				26,967.15
<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
Total 514.105 · Vehicle Gas and Maintenance				48.75
<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
02/01/2026	3386	Premier Lakes, Inc	Annual Lake Maintenance February 2026	8,000.00
03/01/2026	3539	Premier Lakes, Inc	Annual Lake Maintenance February 2026	8,320.00
04/01/2026	3753	Premier Lakes, Inc	Annual Lake Maintenance April 2026	8,320.00
Total 514.106 · Lake Spraying (Premier)				56,640.00
<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
04/16/2026	26031586	Benchmark Enviro Analytical, Inc	Sampled 03/26/2026 - 26031586 - S6030723	1,371.75
Total 514.107 · Lake H2O Quality Tests-Benchmrk				2,594.75

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

	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>
<b>514.110 · Storm Pipe &amp; Erosion Repairs</b>					
	01/06/2026	8432	Napier Sprinkler, Inc	Deposit for Estimate # 1669	9,871.63
	02/05/2026	8552	Napier Sprinkler, Inc	Drainage Pipes	4,413.46
	02/24/2026	8603	Napier Sprinkler, Inc	Erosion	<u>9,871.62</u>
Total 514.110 · Storm Pipe & Erosion Repairs					24,156.71
<b>514.111 · Lake Bank Mowing</b>					
	10/22/2025	531600	Greenscapes of Southwest Florida, LLC	As agreed upon with Bohdan, string trimming	<u>8,540.00</u>
Total 514.111 · Lake Bank Mowing					8,540.00
<b>514.733 · Trustee Fees (2018)</b>					
	03/25/2026	8120562	U.S. Bank (Trustee Fee 2018)	Administration Fees - 03/01/2026 - 02/28/2027	<u>4,031.25</u>
Total 514.733 · Trustee Fees (2018)					<u>4,031.25</u>
<b>Total Expenditures</b>					<b><u>199,582.67</u></b>

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

	Operating Fund	Debt Service (13) Fund	Debt Service (18) Fund	General Fixed Assets Fund	Long Term Debt Fund	TOTAL
<b>ASSETS</b>						
<b>Current Assets</b>						
Operating Bank Account	1,259,178.62	0.00	0.00	0.00	0.00	1,259,178.62
<b>Total Current Assets</b>	<b>1,259,178.62</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,259,178.62</b>
<b>Fixed Assets</b>						
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
<b>Total Fixed Assets</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>4,953,926.00</b>	<b>0.00</b>	<b>4,953,926.00</b>
<b>Other Assets</b>						
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	117.29	0.00	0.00	117.29
Investments - Interest Acct	0.00	0.00	0.14	0.00	0.00	0.14
Investments - Reserve Acct	0.00	228,881.25	58,313.92	0.00	0.00	287,195.17
Investments - Revenue Acct	0.00	201,860.30	239,769.48	0.00	0.00	441,629.78
Investments - Prepayment Acct	0.00	9,969.50	4,486.12	0.00	0.00	14,455.62
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	443,044.47	443,044.47
Amount Available In DSF (2018)	0.00	0.00	0.00	0.00	302,686.95	302,686.95
Amount To Be Provided	0.00	0.00	0.00	0.00	7,440,268.58	7,440,268.58
<b>Total Other Assets</b>	<b>0.00</b>	<b>443,044.47</b>	<b>302,686.95</b>	<b>0.00</b>	<b>8,186,000.00</b>	<b>8,931,731.42</b>
<b>TOTAL ASSETS</b>	<b>1,259,178.62</b>	<b>443,044.47</b>	<b>302,686.95</b>	<b>4,953,926.00</b>	<b>8,186,000.00</b>	<b>15,144,836.04</b>
<b>LIABILITIES &amp; EQUITY</b>						
<b>Liabilities</b>						
<b>Current Liabilities</b>						
Accrued Expenses	0.00	0.00	0.00	0.00	0.00	0.00
Accounts Payable	59,882.08	0.00	0.00	0.00	0.00	59,882.08
<b>Total Current Liabilities</b>	<b>59,882.08</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>59,882.08</b>
<b>Long Term Liabilities</b>						
Special Assessment Debt (2013A-1)	0.00	0.00	0.00	0.00	3,230,000.00	3,230,000.00
Special Assessment Debt (2013A-2)	0.00	0.00	0.00	0.00	90,000.00	90,000.00
Special Assessment Debt (2018)	0.00	0.00	0.00	0.00	4,866,000.00	4,866,000.00
<b>Total Long Term Liabilities</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>8,186,000.00</b>	<b>8,186,000.00</b>
<b>Total Liabilities</b>	<b>59,882.08</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>8,186,000.00</b>	<b>8,245,882.08</b>
<b>Equity</b>						
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	218,073.17	3,464.69	-42,521.41	0.00	0.00	179,016.45
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
<b>Total Equity</b>	<b>1,199,296.54</b>	<b>443,044.47</b>	<b>302,686.95</b>	<b>4,953,926.00</b>	<b>0.00</b>	<b>6,898,953.96</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>1,259,178.62</b>	<b>443,044.47</b>	<b>302,686.95</b>	<b>4,953,926.00</b>	<b>8,186,000.00</b>	<b>15,144,836.04</b>