

Verona Walk
Community Development District

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

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

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
O & M ASSESSMENTS	448,974
DEBT ASSESSMENTS - SERIES 2013	514,585
DEBT ASSESSMENTS - SERIES 2018	579,936
OTHER REVENUES	0
INTEREST INCOME	2,100
TOTAL REVENUES	\$ 1,545,595
EXPENDITURES	
MAINTENANCE EXPENDITURES	
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
TOTAL MAINTENANCE EXPENDITURES	\$ 308,174
ADMINISTRATIVE EXPENDITURES	
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
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 129,233
TOTAL EXPENDITURES	\$ 437,407
REVENUES LESS EXPENDITURES	\$ 1,108,188
BOND PAYMENTS (SERIES 2013)	(475,991)
BOND PAYMENTS (SERIES 2018)	(536,441)
BALANCE	\$ 95,756
COUNTY APPRAISER & TAX COLLECTOR ADMINISTRATIVE COSTS	(53,250)
DISCOUNTS FOR EARLY PAYMENTS	(62,511)
EXCESS/ (SHORTFALL)	\$ (20,005)
CARRYOVER FROM PRIOR YEAR	20,005
NET EXCESS/ (SHORTFALL)	\$ -

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
REVENUES				
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
TOTAL REVENUES	\$ 1,583,499	\$ 1,546,254	\$ 1,545,595	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
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
TOTAL MAINTENANCE EXPENDITURES	\$ 157,433	\$ 299,674	\$ 308,174	
ADMINISTRATIVE EXPENDITURES				
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
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 121,681	\$ 126,427	\$ 129,233	
TOTAL EXPENDITURES	\$ 279,114	\$ 426,101	\$ 437,407	
REVENUES LESS EXPENDITURES	\$ 1,304,385	\$ 1,120,153	\$ 1,108,188	
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
BALANCE	\$ 270,875	\$ 106,834	\$ 95,756	
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
EXCESS/ (SHORTFALL)	\$ 186,984	\$ (9,000)	\$ (20,005)	
CARRYOVER FROM PRIOR YEAR	0	9,000	20,005	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 186,984	\$ -	\$ -	

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	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
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
Total Revenues	\$ 506,108	\$ 477,898	\$ 477,991	
EXPENDITURES				
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
Total Expenditures	\$ 453,113	\$ 477,898	\$ 477,991	
Excess/ (Shortfall)	\$ 52,995	\$ -	\$ -	

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
REVENUES				
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
Total Revenues	\$ 566,542	\$ 537,921	\$ 538,441	
EXPENDITURES				
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
Total Expenditures	\$ 543,488	\$ 537,921	\$ 538,441	
Excess/ (Shortfall)	\$ 23,054	\$ -	\$ -	

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*
Phase One						
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
Phase Two						
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