



**VERONA WALK  
COMMUNITY DEVELOPMENT  
DISTRICT**

**COLLIER COUNTY  
REGULAR BOARD MEETING  
& PUBLIC HEARING  
AUGUST 20, 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 & PUBLIC HEARING**

August 20, 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. June 18, 2026 Regular Board Meeting.....Page 3
- G. **Public Hearing**
  - 1. Proof of Publication.....Page 7
  - 2. Receive Public Comments on Fiscal Year 2026/2027 Final Budget
  - 3. Consider Resolution No. 2026-02 – Adopting Fiscal Year 2026/2027 Final Budget.....Page 9
- H. New Business
  - 1. Presentation of CDD & HOA Agreements
    - a. Consideration of Memo of Understanding.....Page 17
    - b. Consideration of Quitclaim Deed.....Page 20
    - c. Consideration of Sidewalk Easement.....Page 23
  - 2. Consider Resolution No. 2026-03 – Adopting Fiscal Year 2026/2027 Meeting Schedule.....Page 26
- I. Old Business
  - 1. Update on Drainage & Access Easement with Winding Cypress CDD
- J. Administrative Matters
  - 1. District Attorney Update
  - 2. District Engineer Update
    - a. Discussion Regarding Rozzini Topographic Survey.....Page 28
  - 3. Field Inspector Update.....Page 29
  - 4. District Manager Update
    - a. Financials.....Page 30
    - b. Upcoming Meeting Schedule
      - September 17, 2026
- K. Comments from the Public
- L. Board Member Comments
- M. 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  
Stephanie Martinez-Gonzalez, 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 Community Development District Notice of  
Public Hearing and Regular Board Meeting (August 20,  
2026) was published on the publicly accessible website  
<https://notices.collierclerk.com> as designated by Collier  
County, Florida on 07/31/2026 until 08/08/2026.

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

(Affiant Signature)

Stephanie Martinez

(Affiant Printed Name)

Sworn to and subscribed before me this 08/10/2026

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

(Deputy Clerk Signature)

Martha Vergara

(Deputy Clerk Printed Name)

8/10/2026

Date

**Verona Walk Community Development District  
Notice of Public Hearing  
and Regular Board Meeting  
(August 20, 2026)**

The Board of Supervisors (the "Board") of the Verona Walk Community Development District (the "District") will hold a Public Hearing and Regular Board Meeting on August 20, 2026, at 10:00 a.m., or as soon thereafter as can be heard, at the Town Center at Verona Walk located at 8090 Sorrento Lane, Naples, Florida 34114.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2026/2027 Budget of the District. The purpose of the Regular Board Meeting is for the Board to consider any other business which may properly come before it. A copy of the Budget and/or the Agenda may be obtained from the District's website ([www.veronawalkcdd.org](http://www.veronawalkcdd.org)) or at the offices of the District Manager, 2501A Burns Road, Palm Beach Gardens, Florida 33410, during normal business hours. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or more Supervisors will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at (561) 630-4922 and/or toll-free at 1-877-737-4922, at least seven (7) days prior to the date of the meetings.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

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 FRIDAY,  
07/31/26 & EXPIRING AT MIDNIGHT ON SATURDAY, 08/08/26**

**VERONA WALK COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
JUNE 18, 2026**

**A. CALL TO ORDER**

The June 18, 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. 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 7, 2025, as legally required.

**C. ESTABLISH A QUORUM**

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

|               |                    |                   |
|---------------|--------------------|-------------------|
| Chairperson   | Marilyn Czubkowski | Present           |
| Vice Chairman | Peter Monti        | Present           |
| Supervisor    | Roger Roy          | Present via phone |
| 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 (via phone) | Coleman Yovanovich Koester      |
| District Engineer | John Baker                | Bowman                          |
| Field Inspector   | Bohdan Hirniak            | Special District Services, Inc. |

Also present were several residents.

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

There were no additions or deletions to the agenda.

**E. APPROVAL OF MINUTES**

**1. April 16, 2026, Regular Board Meeting**

The minutes of the April 16, 2026, Regular Board Meeting were presented for consideration.

A **motion** was made by Supervisor Monti, seconded by Supervisor Kurzawski and unanimously passed approving the minutes of the April 16, 2026, Regular Board Meeting, as presented.

**F. NEW BUSINESS**

**1. Discussion Regarding Lake Spraying**

Chairperson Czubkowski explained that this item had been placed on the agenda after comments circulated within the community questioning whether the District's lakes were being sprayed too frequently. The Board Members noted the current aquatic maintenance program had previously been established following public discussion and that contractors were performing work consistent with the Board's direction. The Board expressed satisfaction with the existing maintenance program and took no action.

**2. Consider Resolution No. 2026-01 – Adopting a Fiscal Year 2026/2027 Proposed Budget**

Resolution No. 2026-01 was presented, entitled:

**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.**

The District Manager presented the proposed Fiscal Year 2026/2027 Budget, noting reserves remained healthy and assessments would remain unchanged. District Counsel advised that the proposed legal budget remained appropriate despite additional work completed during the current fiscal year.

A **MOTION** was made by Supervisor Kurzawski, seconded by Mr. Hogan and passed unanimously adopting Resolution No. 2026-01, as presented, adopting the proposed Fiscal Year 2026/2027 budget and setting the public hearing for August 20, 2026.

**G. ADMINISTRATIVE MATTERS**

**1. District Attorney Update**

**a. Title Search Information Update**

District Counsel reported that title search coordination with the HOA remained delayed due to HOA governance issues. The Board directed District Counsel to begin preparing preliminary draft cleanup documents for Board review while continuing efforts to coordinate with the HOA.

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

The Board was advised that it was on hold with the turnover.

## **2. District Engineer Update**

### **a. Update on Drainage & Access Easement with Winding Cypress CDD**

The engineer noted that Winding Cypress drainage and access easement information had been provided to the Winding Cypress Engineer Ted Tryka and would be reviewed with the Board at an upcoming meeting. Chairperson Czubkowski noted the CDD attorney had approved the form.

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

This item was previously discussed.

### **c. Discussion Regarding Contract for Inlet Inspections**

The engineer stated that the inlets had been checked and no work was needed at this time.

## **3. Field Inspector Update**

Mr. Hirniak handed out his report noting current rainfall conditions were resulting in water levels coming up. He noted that Greenscape had a proposal on lake bank trimming for \$8,800. Mr. Monti questioned the need with little growth on the bank at this time.

## **4. District Manager Update**

- **Financials**

The District Manager reviewed the financials. There were no questions from the Board Members.

- **Upcoming Meetings**

Ms. Meneely went over the upcoming meeting schedule of July 16 and August 20, with the August meeting being the budget public hearing. There was a consensus of the Board to send an inquiry to cancel the July meeting, if there are no actionable agenda items.

## **H. COMMENTS FROM THE PUBLIC**

There were no comments from the public.

## **I. BOARD MEMBER COMMENTS**

Mr. Monti updated the Board regarding potential mosquito control efforts involving *Bacillus thuringiensis* (BT), a biological larvicide that may be proposed by the HOA for future consideration. The Board also discussed regional rainfall deficits and suggested the information be shared with the HOA for distribution to residents. Discussion followed regarding drainage concerns behind Rossini, including grading, drainage infrastructure, and ownership responsibilities. By consensus, the Board directed the District Engineer to investigate existing conditions, determine ownership and maintenance responsibility, obtain preliminary cost estimates for additional investigation if necessary, and report back to the Board. Supervisor Roy also discussed a proposed golf course development near the community and encouraged Board Members to monitor future zoning discussions.

**J. ADJOURNMENT**

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 10:59 a.m. on a **motion** made by Supervisor Hogan, seconded by Supervisor Monti and that **motion** carried unanimously

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Secretary/Assistant Secretary

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Chair/Vice-Chair



**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

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(Affiant Signature)

Stephanie Martinez

(Affiant Printed Name)

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

(Deputy Clerk Signature)

Martha Vergara  
(Deputy Clerk Printed Name)

8/10/2026  
Date

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**RESOLUTION NO. 2026-02**

**A RESOLUTION OF THE VERONA WALK COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2026/2027 BUDGET.**

**WHEREAS**, the Verona Walk Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2026/2027 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and,

**WHEREAS**, following the Public Hearing and the adoption of the Proposed Budget and Final Assessment Roll, the District is now authorized to levy non ad-valorem assessments upon the properties within the District.

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

**Section 1.** The Final Budget and Final Special Assessment Roll for Fiscal Year 2026/2027 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

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

**PASSED, ADOPTED and EFFECTIVE** this 20<sup>th</sup> day of August, 2026.

**ATTEST:**

**VERONA WALK  
COMMUNITY DEVELOPMENT DISTRICT**

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

By: \_\_\_\_\_  
Chairperson/Vice Chairperson

Verona Walk  
Community Development District

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

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

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

|                                                       | <b>FISCAL YEAR<br/>2026/2027<br/>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 FINAL BUDGET**  
**VERONA WALK COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2026/2027**  
**OCTOBER 1, 2026 - SEPTEMBER 30, 2027**

|                                                       | FISCAL YEAR<br>2024/2025<br>ACTUAL | FISCAL YEAR<br>2025/2026<br>BUDGET | FISCAL YEAR<br>2026/2027<br>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 FINAL DEBT SERVICE (SERIES 2013) FUND BUDGET**  
**VERONA WALK COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2026/2027**  
**OCTOBER 1, 2026 - SEPTEMBER 30, 2027**

|                              | FISCAL YEAR<br>2024/2025 | FISCAL YEAR<br>2025/2026 | FISCAL YEAR<br>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           |
| <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 FINAL DEBT SERVICE (SERIES 2018) FUND BUDGET**  
**VERONA WALK COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2026/2027**  
**OCTOBER 1, 2026 - SEPTEMBER 30, 2027**

|                            | FISCAL YEAR<br>2024/2025 | FISCAL YEAR<br>2025/2026 | FISCAL YEAR<br>2026/2027 |                                   |
|----------------------------|--------------------------|--------------------------|--------------------------|-----------------------------------|
| REVENUES                   | ACTUAL                   | BUDGET                   | BUDGET                   | COMMENTS                          |
| 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<br>2022/2023<br>Assessment* | Fiscal Year<br>2023/2024<br>Assessment* | Fiscal Year<br>2024/2025<br>Assessment* | Fiscal Year<br>2025/2026<br>Assessment* | Fiscal Year<br>2026/2027<br>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<br>No. of Units | Type          | Front Footage | Name             | Maximum Annual<br>Debt Assessment | Bond Prepayments | Lot<br>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<br>No. of Units | Type      | Front Footage | Name             | Maximum Annual<br>Debt Assessment | Bond Prepayments | Lot Disclosure<br>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

## **MEMORANDUM OF UNDERSTANDING**

**THIS MEMORANDUM OF UNDERSTANDING** (this “MOU”) is dated this \_\_\_ day of \_\_\_\_\_, 2026 (“Effective Date”) and states the understanding and agreement of **VERONA WALK COMMUNITY DEVELOPMENT DISTRICT**, an independent special district established pursuant to Chapter 190, Florida Statutes (the “District”), and **VERONAWALK HOMEOWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation (the “Association”).

### **RECITALS:**

**WHEREAS**, the District is a local unit of special-purpose government established by ordinance adopted by the Board of County Commissioners of Collier County, Florida, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the “Act”), and is validly existing under the Constitution and laws of the State of Florida. The District has the authority to exercise powers to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain public systems and facilities for roads, water and wastewater facilities, stormwater management, irrigation, landscape, security, and wetland/wildlife mitigation and restoration, among other powers, including all powers necessary, convenient, incidental, or proper in connection with any of the powers, duties, or purposes authorized by the Act.

**WHEREAS**, the Association is a private not-for-profit corporation formed pursuant to Chapters 617 and 720, Florida Statutes, that owns and operates certain community infrastructure and amenity facilities located within the Verona Walk community (“Community”) within the boundaries of the District. The membership of the Association is comprised solely of property owners within the District, and all Verona Walk property owners are members of the Association pursuant to the Declaration of Covenants, Conditions and Restrictions for Verona Walk, originally recorded in Official Records Book 3506, Page 903, of the Public Records of Collier County, Florida, as further amended and supplemented; and

**WHEREAS**, the District and the Association desire to memorialize their current, general understanding regarding the allocation of certain operational and maintenance responsibilities within the Community, recognizing that certain historical ownership, easement, and property-right matters were not clearly documented or vested in the appropriate entity prior to turnover; and

**WHEREAS**, the District and the Association are simultaneously working to clarify and, where appropriate, document certain related real property rights; and

**WHEREAS**, by entering into this MOU, the District and the Association desire to memorialize their current understanding regarding certain existing operational and maintenance responsibilities within the Community;

**NOW, THEREFORE**, the District and the Association set forth the following regarding certain existing operational and maintenance responsibilities within the Community:

1. **Recitals.** The foregoing recitals are incorporated herein solely as background and context for this MOU.
2. **Responsibilities of the Association.** The Association currently owns, operates and maintains the sidewalks within the Community as part of the parties’ general understanding of existing operational and maintenance responsibilities, subject to applicable law and any applicable permits, recorded instruments, governing documents, or other written agreements approved by the parties.

3. **Responsibilities of the District.** The District currently owns, operates and maintains the master stormwater management system serving the Community, including lake maintenance and related operational activities, subject to applicable law and any applicable permits, recorded instruments, governing documents, or other written agreements approved by the parties.

4. **Amendments.** The parties may update or supplement this MOU by written instrument executed by the parties.

5. **Miscellaneous.** This MOU may be executed in counterparts. This MOU is not intended to be recorded in the Public Records. This MOU is intended only to generally outline existing operational and maintenance responsibilities and is not intended to determine property rights or alter rights, duties, authority, obligations, permits, governing documents, recorded instruments, or other written agreements approved by the parties.

*{Remainder of page intentionally left blank. Signatures appear on the following page(s).}*

IN WITNESS WHEREOF, the parties have caused this Memorandum of Understanding to be duly executed as of the day and year first written above.

**VERONA WALK COMMUNITY  
DEVELOPMENT DISTRICT**

ATTEST:

\_\_\_\_\_  
Kathleen Dailey Meneely, Secretary

By: \_\_\_\_\_  
Marilyn Czubkowski, Chair

**ASSOCIATION:**

**VERONAWALK HOMEOWNERS  
ASSOCIATION, INC.,**  
a Florida not-for-profit corporation

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Prepared by without 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

Consideration: \$10.00

Parcel Identification Numbers: 79904115543, 79904119044, 79904119167, 79904122549, 79904125041, 79904700042,  
79904700327, 79904705047

[Space Above This Line For Recording Data]

## **QUITCLAIM DEED**

**THIS QUITCLAIM DEED** is made as of the \_\_\_\_\_ day of \_\_\_\_\_, 2026 between **VERONAWALK HOMEOWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation, whose post office address is 8090 Sorrento Lane, Suite 1, Naples, FL 34114, as grantor ("**Grantor**"), and **VERONA WALK COMMUNITY DEVELOPMENT DISTRICT**, an independent special district established pursuant to Chapter 190, Florida Statutes, whose address is c/o Special District Services, Inc., 2501 Burns Rd., Suite A, Palm Beach Gardens, FL 33410, as grantee ("**Grantee**").

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees.)

**WITNESSETH**, that Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration paid by Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto Grantee forever, all the right, title, interest, claim and demand which Grantor has in and to the following described land, and all improvements and appurtenances thereto, in **Collier County, Florida** (the "**Property**"):

**See Exhibit "A" attached hereto.**

Subject to: (a) ad valorem real property taxes for the year 2026 and subsequent years; (b) zoning, building code and other use restrictions imposed by governmental authority; (c) outstanding oil, gas and mineral interests of record, if any; and (d) restrictions, reservations, and easements common to the subdivision.

Grantor hereby reserves unto itself, its successors and assigns, a perpetual non-exclusive easement over, under, across and upon those portions of the Property on which sidewalks are presently located, together with reasonable rights of ingress and egress thereto, for the purpose of operation, repair, maintenance, and/or replacement of such sidewalks, at Grantor's sole cost and expense, which easement shall run with and burden the Property and shall inure to the benefit of Grantor and its successors and assigns.

**TO HAVE AND TO HOLD**, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, for the use, benefit and profit of Grantee forever.

**IN WITNESS WHEREOF**, Grantor has executed this Quitclaim Deed on the day and year first written above.

**GRANTOR:**

**VERONAWALK HOMEOWNERS  
ASSOCIATION, INC.**

a Florida not-for-profit corporation

**WITNESSES:**

\_\_\_\_\_  
Witness #1 Signature

Printed Name: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

\_\_\_\_\_  
Witness #2 Signature

Printed Name: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of ( ) physical presence or ( ) online notarization, this \_\_\_\_\_ of \_\_\_\_\_, 2026, by \_\_\_\_\_, as \_\_\_\_\_ of Veronawalk Homeowners Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation, 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"**

**Legal Description**

Tract B and Tract P, Veronawalk Phase 1A, a subdivision according to the plat thereof, as recorded in Plat Book 41, Pages 1 through 5, of the Public Records of Collier County, Florida (less Veronawalk Model Center Replat).

AND

Tract B, Veronawalk Phase 1B, a subdivision according to the plat thereof, as recorded in Plat Book 41, Pages 37 through 41, of the Public Records of Collier County, Florida (less Veronawalk Townhomes Phase One).

AND

Tract B, Veronawalk Phase 2A, a subdivision according to the plat thereof, as recorded in Plat Book 42, Pages 27 through 30, of the Public Records of Collier County, Florida.

AND

Tract B, Veronawalk Phase 2B, a subdivision according to the plat thereof, as recorded in Plat Book 42, Pages 76 through 79, of the Public Records of Collier County, Florida.

AND

Tract B, Veronawalk Phase 2C, a subdivision according to the plat thereof, as recorded in Plat Book 43, Pages 84 through 86, of the Public Records of Collier County, Florida.

AND

Tract B and Tract H, Veronawalk Townhomes Phase Two, a subdivision according to the plat thereof, as recorded in Plat Book 42, Pages 44 through 46, of the Public Records of Collier County, Florida.

Prepared by without 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

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(space above this line for recording data)

## **SIDEWALK EASEMENT**

**THIS SIDEWALK EASEMENT** is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2026, by **VERONA WALK COMMUNITY DEVELOPMENT DISTRICT**, a community development district established and existing pursuant to Chapter 190, Florida Statutes, its successors and assigns, whose mailing address is c/o Special District Services, Inc., 2501 Burns Rd., Suite A, Palm Beach Gardens, FL 33410 ("**Grantor**"), to **VERONAWALK HOMEOWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation, whose mailing address is 8090 Sorrento Lane, Suite 1, Naples, FL 34114 ("**Grantee**").

**WHEREAS**, Grantor is the owner of that certain real property located in Collier County, Florida, as more particularly described on **Exhibit "A"**, attached hereto and incorporated herein ("**Easement Area**"); and

**WHEREAS**, Grantee desires to obtain a non-exclusive sidewalk easement over the Easement Area, and Grantor has agreed to grant such non-exclusive easement to Grantee, in accordance with the terms hereof.

NOW, THEREFORE, Grantor hereby provides as follows:

1. **Recitals.** The foregoing recitals are true and accurate and are incorporated herein by reference.
2. **Grant of Easement.** Grantor hereby grants to Grantee a perpetual, non-exclusive easement over, upon, across, and through the Easement Area for the purpose of operation, repair, maintenance, and/or replacement of a sidewalk over and across the Easement Area, together with the right of ingress and egress over, across, upon, and through the Easement Area as may be reasonably necessary for purposes of effectuating this grant of easement (the "**Easement Activity**"). The term "Easement Activity" shall include the right of Grantee to enter upon the Easement Area to construct, maintain, repair, install or reconstruct any sidewalk improvements that are deemed necessary and shall include the right of Grantee to enter upon the Easement Area, place, excavate, and take materials for the purpose of conducting such activities pursuant to the terms of this Easement. Grantee shall, at its sole cost and expense, maintain any sidewalk improvements owned or installed by Grantee in the Easement Area in good condition and repair. Grantor shall have no responsibility for the construction, maintenance, repair, and/or replacement of any sidewalk improvements in the Easement Area; provided, however, that in the event Grantee shall fail to perform any necessary repair or maintenance of any sidewalk improvements within the Easement Area, Grantor shall have the right to perform the appropriate repairs or maintenance and charge Grantee for the costs if, after reasonable notice to Grantee and opportunity to cure, Grantee fails to take appropriate action.
3. **Running of Benefits and Burdens.** The covenants and easements declared and granted hereby shall be covenants and easements running with the land and shall inure to the benefit of, and shall

be binding upon Grantor and Grantee and their successors in title, their tenants, their members, and all persons claiming under them.

IN WITNESS WHEREOF, Grantor has executed this instrument on the date and year first above written.

**VERONA WALK COMMUNITY  
DEVELOPMENT DISTRICT,**  
a community development district

Witnesses:

\_\_\_\_\_  
*Print Name:* \_\_\_\_\_  
*Address:* \_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_  
Marilyn Czubkowski, Chair

\_\_\_\_\_  
*Print Name:* \_\_\_\_\_  
*Address:* \_\_\_\_\_  
\_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF COLLIER

THE FOREGOING INSTRUMENT was acknowledged before me by means of ( ) physical presence or ( ) online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by Marilyn Czubkowski, as Chair of Verona Walk Community Development District, a community development district established and existing pursuant to Chapter 190, Florida Statutes, on behalf of the District, who ( ) is personally known to me or ( ) has produced \_\_\_\_\_ as identification.

(SEAL)

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

**Exhibit “A”**

**Easement Area**

*{See attached \_\_\_\_ pages}*

**RESOLUTION NO. 2026-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VERONA WALK COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2026/2027 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, it is necessary for the Verona Walk Community Development District ("District") to establish a regular meeting schedule for fiscal year 2026/2027; and

**WHEREAS**, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2026/2027 which is attached hereto and made a part hereof as Exhibit "A".

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VERONA WALK COMMUNITY DEVELOPMENT DISTRICT, LEE COUNTY, FLORIDA, AS FOLLOWS:**

**Section 1.** The above recitals are hereby adopted.

**Section 2.** The regular meeting schedule, time and location for meetings for fiscal year 2026/2027 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

**PASSED, ADOPTED and EFFECTIVE** this 20<sup>th</sup> day of August, 2026.

**ATTEST:**

**VERONA WALK  
COMMUNITY DEVELOPMENT DISTRICT**

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

By: \_\_\_\_\_  
Chairperson/Vice Chairperson

**VERONA WALK  
COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2026/202 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 15, 2026  
November 19, 2026  
December 17, 2026  
January 21, 2027  
February 18, 2027  
March 18, 2027  
April 15, 2027  
May 20, 2027  
June 17, 2027  
July 15, 2027  
August 19, 2027  
September 16, 2027**

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**

**From:** John Hilton <[jhilton@bowman.com](mailto:jhilton@bowman.com)>

**Sent:** Wednesday, July 1, 2026 11:51 AM

**To:** John Baker <[jbaker@bowman.com](mailto:jbaker@bowman.com)>

**Cc:** Tom Murphy <[tmurphy@bowman.com](mailto:tmurphy@bowman.com)>

**Subject:** RE: Topographic Survey Request - Verona Walk CDD, Rozzini Ln. Rear Yard

### **Location and Topographic Survey**

#### **Verona Walk Phase 2B – Lots 766 through 791**

Bowman Consulting Group, Ltd. will perform a Location and Topographic Survey for Lots 766 through 791 within Verona Walk Phase 2B. The survey will include the collection of horizontal and vertical data necessary to depict existing site features, improvements, and topographic conditions within the project limits.

The scope of services shall include the following:

- Locate and obtain elevations on rear building corners and pool cage corners, including top-of-slab elevations at pool cage support locations.
- Obtain grate elevations on all drainage structures located within the survey limits.
- Locate and depict landscape and planting bed limits.
- Perform cross-section surveys between the building and/or pool cage and the northerly sidewalk. Cross-sections shall include Top of Ground (TOG) shots at approximately 20-foot intervals in the vicinity of drainage structures, at all apparent high and low points, and at approximately 100-foot intervals elsewhere where no significant grade changes or drainage features are present.
- Locate visible surface improvements and site features relevant to the survey limits, including sidewalks, and other observable improvements impacting drainage and grading conditions.

#### **Deliverables:**

- CAD file of the survey, if requested by the client.

#### **Assumptions:**

- Access to all lots and areas to be surveyed will be provided by the client.
- No subsurface utility investigation or utility designation is included.
- Property boundary determination is not included unless specifically requested as an additional service.

Fixed fee \$6,000

#### **JOHN HILTON PSM**

Senior Project Manager, Survey | **BOWMAN**

O: (239) 682-2000 | M: (239) 682-9386

[jhilton@bowman.com](mailto:jhilton@bowman.com)

**From:** John Baker <[jbaker@bowman.com](mailto:jbaker@bowman.com)>

**Sent:** Friday, June 26, 2026 11:22 AM

**To:** John Hilton <[jhilton@bowman.com](mailto:jhilton@bowman.com)>

**Cc:** Tom Murphy <[tmurphy@bowman.com](mailto:tmurphy@bowman.com)>

**Subject:** Topographic Survey Request - Verona Walk CDD, Rozzini Ln. Rear Yard

Good morning, John,

The Verona Walk CDD received a couple of resident complaints about the rear yard drainage/swale along Rozzini Ln. – they asked me to look into the situation there and see if there's anything wrong with the system there. Can you give me a price to gather the data as I outlined on the attached exhibit? Give me a call if you have any questions or think that I can write up the request to you in a better format.

Thank you,

**JOHN C. BAKER III, P.E.**

Project Manager | **BOWMAN**

6200 Whiskey Creek Dr. Fort Myers, FL 33919

O: (239) 985-1200 | D: (239) 985-1204

[jbaker@bowman.com](mailto:jbaker@bowman.com) | [bowman.com](http://bowman.com)

**From:** [bphirniak@aol.com](mailto:bphirniak@aol.com) <[bphirniak@aol.com](mailto:bphirniak@aol.com)>

**Sent:** Monday, July 6, 2026 11:14 AM

**To:** Kathleen Meneely <[kmeneely@sdsinc.org](mailto:kmeneely@sdsinc.org)>; Marilyn Czubkowski <[mczubk@gmail.com](mailto:mczubk@gmail.com)>

**Cc:** BOHDAN HIRNIAK <[bphirniak@aol.com](mailto:bphirniak@aol.com)>

**Subject:** Monthly Report for 7/16/26 Board Meeting

Folks:

1) Visual lake inspections indicate no changes/deterioration of erosion/water quality/littoral health. All looks good - storm water management capacities of lakes not compromised.

2) Outfall inspections show normal operations.

3) Lake levels are pretty much at the average for the period as measured over the past 10 years.

4) HOA lawn spraying at normal levels, and no lake bank mowing taking place.

5) Quarterly water sampling report by Benchmark Labs shows normal water quality levels.

6) Coordination with contractors ongoing and normal.

7) No current swimming pools under construction.

8) Three homeowners have undertaken work to connect downspout flow directly to lake edges. Plans for this work, and the actual work itself undergoing review as it moves forward.

9) Rain fall back to seasonal norms, with lake levels reflecting same. Nothing unusual.

Verona Walk  
Community Development District

**Financial Report For  
July 2026**

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

|                                                | Annual<br>Budget<br>10/1/25 - 9/30/26 | Actual<br>Jul-26   | Year To Date<br>Actual<br>10/1/25 - 7/31/26 |
|------------------------------------------------|---------------------------------------|--------------------|---------------------------------------------|
| <b>REVENUES</b>                                |                                       |                    |                                             |
| O & M ASSESSMENTS                              | 448,974                               | 30                 | 449,956                                     |
| DEBT ASSESSMENTS - SERIES 2013                 | 515,565                               | 0                  | 515,230                                     |
| DEBT ASSESSMENTS - SERIES 2018                 | 580,455                               | 0                  | 580,579                                     |
| OTHER REVENUES                                 | 0                                     | 0                  | 0                                           |
| INTEREST INCOME                                | 1,800                                 | 0                  | 23,175                                      |
| <b>TOTAL REVENUES</b>                          | <b>\$ 1,546,794</b>                   | <b>\$ 30</b>       | <b>\$ 1,568,940</b>                         |
| <b>EXPENDITURES</b>                            |                                       |                    |                                             |
| <b>MAINTENANCE EXPENDITURES</b>                |                                       |                    |                                             |
| FIELD INSPECTOR                                | 46,229                                | 3,980              | 38,578                                      |
| 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              | 81,600                                      |
| LAKE WATER QUALITY TESTING (BENCHMARK)         | 6,000                                 | 0                  | 3,733                                       |
| 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>\$ 12,300</b>   | <b>\$ 156,743</b>                           |
| <b>ADMINISTRATIVE EXPENDITURES</b>             |                                       |                    |                                             |
| ENGINEERING                                    | 13,000                                | 0                  | 17,843                                      |
| MANAGEMENT                                     | 52,752                                | 4,397              | 43,970                                      |
| SECRETARIAL                                    | 4,200                                 | 350                | 3,500                                       |
| LEGAL                                          | 15,000                                | 342                | 14,726                                      |
| 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                  | 650                                         |
| INSURANCE                                      | 7,800                                 | 0                  | 7,675                                       |
| LEGAL ADVERTISING                              | 2,495                                 | 0                  | 178                                         |
| MISCELLANEOUS/CONTINGENCY                      | 1,800                                 | 102                | 873                                         |
| POSTAGE                                        | 700                                   | 53                 | 367                                         |
| OFFICE SUPPLIES                                | 1,075                                 | 133                | 772                                         |
| DUES & SUBSCRIPTIONS                           | 175                                   | 0                  | 175                                         |
| WEBSITE MANAGEMENT                             | 2,000                                 | 166                | 1,667                                       |
| TRUSTEE FEES - SERIES 2013                     | 4,730                                 | 0                  | 4,838                                       |
| TRUSTEE FEES - SERIES 2018                     | 4,100                                 | 0                  | 4,031                                       |
| CONTINUING DISCLOSURE FEE - SERIES 2013        | 1,000                                 | 0                  | 1,000                                       |
| <b>TOTAL ADMINISTRATIVE EXPENDITURES</b>       | <b>\$ 126,427</b>                     | <b>\$ 5,543</b>    | <b>\$ 106,565</b>                           |
| <b>TOTAL EXPENDITURES</b>                      | <b>\$ 426,101</b>                     | <b>\$ 17,843</b>   | <b>\$ 263,308</b>                           |
| <b>REVENUES LESS EXPENDITURES</b>              | <b>\$ 1,120,693</b>                   | <b>\$ (17,813)</b> | <b>\$ 1,305,632</b>                         |
| BOND PAYMENTS (SERIES 2013)                    | (476,898)                             | 0                  | (486,224)                                   |
| BOND PAYMENTS (SERIES 2018)                    | (536,921)                             | 0                  | (547,895)                                   |
| <b>BALANCE</b>                                 | <b>\$ 106,874</b>                     | <b>\$ (17,813)</b> | <b>\$ 271,513</b>                           |
| ADMINISTRATIVE COSTS                           | (53,302)                              | 0                  | (29,121)                                    |
| DISCOUNTS FOR EARLY PAYMENTS                   | (62,572)                              | 0                  | (57,220)                                    |
| <b>EXCESS/ (SHORTFALL)</b>                     | <b>\$ (9,000)</b>                     | <b>\$ (17,813)</b> | <b>\$ 185,172</b>                           |
| CARRYOVER FROM PRIOR YEAR                      | 9,000                                 | 0                  | 0                                           |
| <b>NET EXCESS/ (SHORTFALL)</b>                 | <b>\$ -</b>                           | <b>\$ (17,813)</b> | <b>\$ 185,172</b>                           |

|                                          |                 |
|------------------------------------------|-----------------|
| Bank Balance As Of 7/31/26               | \$ 1,185,113.57 |
| Accounts Payable As Of 7/31/26           | \$ 18,718.05    |
| Accounts Receivable As Of 7/31/26        | \$ -            |
| Storm Pipe/Erosion Reserve As Of 7/31/26 | \$ 48,000.00    |
| Available Funds As Of 7/31/26            | \$ 1,118,395.52 |

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

|                                           | <b>Oct 25 - July 26</b> | <b>25-26 Budget</b> | <b>\$ Over Budget</b> | <b>% of Budget</b> |
|-------------------------------------------|-------------------------|---------------------|-----------------------|--------------------|
| <b>Income</b>                             |                         |                     |                       |                    |
| 363.100 · O & M Assessment Income         | 449,955.62              | 448,974.00          | 981.62                | 100.22%            |
| 363.812 · Debt Assessments (Series 2013)  | 515,229.60              | 515,565.00          | -335.40               | 99.94%             |
| 363.813 · Debt Assessments (Series 2018)  | 580,579.45              | 580,455.00          | 124.45                | 100.02%            |
| 363.822 · Debt Assessmnt-Pd To Trustee-13 | -486,224.30             | -476,898.00         | -9,326.30             | 101.96%            |
| 363.823 · Debt Assessmnt-Pd To Trustee-18 | -547,895.15             | -536,921.00         | -10,974.15            | 102.04%            |
| 363.830 · Assessment Fees                 | -29,121.27              | -53,302.00          | 24,180.73             | 54.63%             |
| 363.831 · Discounts For Early Payments    | -57,220.13              | -62,572.00          | 5,351.87              | 91.45%             |
| Carryover From Prior Year                 | 0.00                    | 9,000.00            | -9,000.00             | 0.0%               |
| 369.401 · Interest Income                 | 23,175.85               | 1,800.00            | 21,375.85             | 1,287.55%          |
| <b>Total Income</b>                       | <b>448,479.67</b>       | <b>426,101.00</b>   | <b>22,378.67</b>      | <b>105.25%</b>     |
| <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                     | 17,843.00               | 13,000.00           | 4,843.00              | 137.25%            |
| 511.311 · Management Fees                 | 43,970.00               | 52,752.00           | -8,782.00             | 83.35%             |
| 511.312 · Secretarial Fees                | 3,500.00                | 4,200.00            | -700.00               | 83.33%             |
| 511.315 · Legal Fees                      | 14,726.25               | 15,000.00           | -273.75               | 98.18%             |
| 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                   | 873.39                  | 1,800.00            | -926.61               | 48.52%             |
| 511.513 · Postage and Delivery            | 366.63                  | 700.00              | -333.37               | 52.38%             |
| 511.514 · Office Supplies                 | 771.97                  | 1,075.00            | -303.03               | 71.81%             |
| 511.540 · Dues, License & Subscriptions   | 175.00                  | 175.00              | 0.00                  | 100.0%             |
| 511.750 · Website Management              | 1,666.60                | 2,000.00            | -333.40               | 83.33%             |
| 512.736 · Continuing Disclosure Fee 2013  | 1,000.00                | 1,000.00            | 0.00                  | 100.0%             |
| 513.330 · Arbitrage Rebate Fee-Series 13  | 0.00                    | 650.00              | -650.00               | 0.0%               |
| 513.733 · Trustee Fees - Series 2013      | 4,837.50                | 4,730.00            | 107.50                | 102.27%            |
| 514.100 · Golf Cart Storage               | 0.00                    | 1,500.00            | -1,500.00             | 0.0%               |
| 514.101 · Field Inspector                 | 38,577.99               | 46,229.00           | -7,651.01             | 83.45%             |
| 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                   | 81,600.00               | 100,000.00          | -18,400.00            | 81.6%              |
| 514.107 · Lake H2O Quality Tests-Benchmrk | 3,732.75                | 6,000.00            | -2,267.25             | 62.21%             |
| 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)     | 650.00                  | 650.00              | 0.00                  | 100.0%             |
| 514.733 · Trustee Fees (2018)             | 4,031.25                | 4,100.00            | -68.75                | 98.32%             |
| <b>Total Expense</b>                      | <b>263,307.52</b>       | <b>426,101.00</b>   | <b>-162,793.48</b>    | <b>61.8%</b>       |
| <b>Net Income</b>                         | <b>185,172.15</b>       | <b>0.00</b>         | <b>185,172.15</b>     | <b>100.0%</b>      |

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

|                                            | <u>Date</u> | <u>Invoice #</u> | <u>Vendor</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" | 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        |
|                                            | 04/30/2026  | 557255           | Bowman                          | Engineering Service March 2026    | 700.00           |
|                                            | 05/31/2026  | 563942           | Bowman                          | Engineering Service May 2026      | 1,490.50         |
|                                            | 06/30/2026  | 571656           | Bowman                          | Engineering Service June 2026     | 875.00           |
| Total 511.310 · Engineering                |             |                  |                                 |                                   | <u>17,843.00</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         |
|                                            | 05/31/2026  | 2026-2315        | Special District Services, Inc. | Management May 2026               | 4,397.00         |
|                                            | 06/30/2026  | 2026-2435        | Special District Services, Inc. | Management June 2026              | 4,397.00         |
|                                            | 07/31/2026  | 2026-2555        | Special District Services, Inc. | Management July 2026              | 4,397.00         |
| Total 511.311 · Management Fees            |             |                  |                                 |                                   | <u>43,970.00</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           |
|                                            | 05/31/2026  | 2026-2315        | Special District Services, Inc. | Secretarial May 2026              | 350.00           |
|                                            | 06/30/2026  | 2026-2435        | Special District Services, Inc. | Secretarial June 2026             | 350.00           |
|                                            | 07/31/2026  | 2026-2555        | Special District Services, Inc. | Secretarial July 2026             | 350.00           |
| Total 511.312 · Secretarial Fees           |             |                  |                                 |                                   | <u>3,500.00</u>  |

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

|                                       | <u>Date</u> | <u>Invoice #</u> | <u>Vendor</u>                    | <u>Memo</u>                                                           | <u>Amount</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        |
|                                       | 04/20/2026  | 101              | Coleman, Yovanovich & Koester PA | Professional Fees through 04/20/2026                                  | 763.00        |
|                                       | 06/22/2026  | 102              | Coleman, Yovanovich & Koester PA | Professional Fees through 06/22/2026                                  | 39.50         |
|                                       | 07/20/2026  | 103              | Coleman, Yovanovich & Koester PA | Professional Fees through 07/20/2026                                  | 342.00        |
| Total 511.315 · Legal Fees            |             |                  |                                  |                                                                       | 14,726.25     |
| <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            |             |                  |                                  |                                                                       | 4,300.00      |
| <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             |             |                  |                                  |                                                                       | 7,675.00      |
| <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  |             |                  |                                  |                                                                       | 178.40        |
| <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        |
|                                       | 05/31/2026  | 2026-2315        | Special District Services, Inc.  | Conference Calls April 2026                                           | 1.14          |
|                                       | 05/31/2026  | 2026-2315        | Special District Services, Inc.  | Travel April 2026                                                     | 101.50        |
|                                       | 07/31/2026  | 2026-2555        | Special District Services, Inc.  | Travel June 2026                                                      | 101.50        |
| Total 511.512 · Miscellaneous         |             |                  |                                  |                                                                       | 873.39        |

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

|                                                    | <u>Date</u> | <u>Invoice #</u> | <u>Vendor</u>                   | <u>Memo</u>                                        | <u>Amount</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    | 2025/2026 Tax Roll First 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    | 2025/2026 Tax Roll Second Postage Billing          | 10.07         |
|                                                    | 05/31/2026  | 2026-2315        | Special District Services, Inc. | FedEx April 2026                                   | 44.62         |
|                                                    | 07/31/2026  | 2026-2555        | Special District Services, Inc. | FedEx June 2026                                    | 52.92         |
| Total 511.513 · Postage and Delivery               |             |                  |                                 |                                                    | <u>366.63</u> |
| <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        |
|                                                    | 05/31/2026  | 2026-2315        | Special District Services, Inc. | Copier April 2026                                  | 91.20         |
|                                                    | 05/31/2026  | 2026-2315        | Special District Services, Inc. | Meeting Books April 2026                           | 48.00         |
|                                                    | 06/30/2026  | 2026-2435        | Special District Services, Inc. | Copier May 2026                                    | 3.60          |
|                                                    | 07/31/2026  | 2026-2555        | Special District Services, Inc. | Copier June 2026                                   | 85.05         |
|                                                    | 07/31/2026  | 2026-2555        | Special District Services, Inc. | Meeting Books June 2026                            | 48.00         |
| Total 511.514 · Office Supplies                    |             |                  |                                 |                                                    | <u>771.97</u> |
| <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      |             |                  |                                 |                                                    | <u>175.00</u> |

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

|                                                 | <u>Date</u> | <u>Invoice #</u> | <u>Vendor</u>                   | <u>Memo</u>                                                 | <u>Amount</u>   |
|-------------------------------------------------|-------------|------------------|---------------------------------|-------------------------------------------------------------|-----------------|
| <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          |
|                                                 | 05/31/2026  | 2026-2315        | Special District Services, Inc. | Website May 2026                                            | 166.66          |
|                                                 | 06/30/2026  | 2026-2435        | Special District Services, Inc. | Website June 2026                                           | 166.66          |
|                                                 | 07/31/2026  | 2026-2555        | Special District Services, Inc. | Website July 2026                                           | 166.66          |
| Total 511.750 · Website Management              |             |                  |                                 |                                                             | <u>1,666.60</u> |
| <b>512.736 · Continuing Disclosure Fee 2013</b> |             |                  |                                 |                                                             |                 |
|                                                 | 04/14/2026  | 9                | Disclosure Services, LLC        | Fiscal Year 25/26 Continuing Disclosure / Dissemination Fee | <u>1,000.00</u> |
| Total 512.736 · Continuing Disclosure Fee 2013  |             |                  |                                 |                                                             | <u>1,000.00</u> |
| <b>513.733 · Trustee Fees - Series 2013</b>     |             |                  |                                 |                                                             |                 |
|                                                 | 06/25/2026  | 8226456          | U.S. Bank (Trustee Fee 2013)    | Administration Fees - 06/01/2026 -05/31/2027                | <u>4,837.50</u> |
| Total 513.733 · Trustee Fees - Series 2013      |             |                  |                                 |                                                             | <u>4,837.50</u> |

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

|                                              | <u>Date</u> | <u>Invoice #</u> | <u>Vendor</u>  | <u>Memo</u>                                                  | <u>Amount</u> |
|----------------------------------------------|-------------|------------------|----------------|--------------------------------------------------------------|---------------|
| <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- April 2026 | 3,600.00      |
|                                              | 04/30/2026  | VW 137           | Bohdan Hirniak | Transportation 495@0.51/mi                                   | 252.45        |
|                                              | 05/31/2026  | VW 138           | Bohdan Hirniak | Field Inspection Service Rendered at Verona Walk- May 2026   | 3,600.00      |
|                                              | 05/31/2026  | VW 138           | Bohdan Hirniak | Transportation 495@0.51/mi                                   | 51.00         |
|                                              | 06/30/2026  | VW 139           | Bohdan Hirniak | Field Inspection Service Rendered at Verona Walk- June 2026  | 3,852.42      |
|                                              | 06/30/2026  | VW 139           | Bohdan Hirniak | Transportation 495@0.51/mi                                   | 127.50        |
|                                              | 07/31/2026  | VW 140           | Bohdan Hirniak | Field Inspection Service Rendered at Verona Walk- July 2026  | 3,852.42      |
|                                              | 07/31/2026  | VW 140           | Bohdan Hirniak | Transportation 495@0.51/mi                                   | 127.50        |
| Total 514.101 · Field Inspector              |             |                  |                |                                                              | 38,577.99     |
| <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         |

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

|                                                   | <u>Date</u> | <u>Invoice #</u> | <u>Vendor</u>                         | <u>Memo</u>                                   | <u>Amount</u>     |
|---------------------------------------------------|-------------|------------------|---------------------------------------|-----------------------------------------------|-------------------|
| <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          |
|                                                   | 05/01/2026  | 3902             | Premier Lakes, Inc                    | Annual Lake Maintenance April 2026            | 8,320.00          |
|                                                   | 06/01/2026  | 3985             | Premier Lakes, Inc                    | Annual Lake Maintenance June 2026             | 8,320.00          |
|                                                   | 07/01/2026  | 4160             | Premier Lakes, Inc                    | Annual Lake Maintenance July 2026             | 8,320.00          |
| Total 514.106 · Lake Spraying (Premier)           |             |                  |                                       |                                               | 81,600.00         |
| <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          |
|                                                   | 06/10/2026  | 26060640         | Benchmark Enviro Analytical, Inc      | Sampled 06/10/2026 - \$26060275 -26060640     | 1,138.00          |
| Total 514.107 · Lake H2O Quality Tests-Benchmrk   |             |                  |                                       |                                               | 3,732.75          |
| <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                                       | 9,871.62          |
| 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   | 8,540.00          |
| Total 514.111 · Lake Bank Mowing                  |             |                  |                                       |                                               | 8,540.00          |
| <b>514.330 · Arbitrage Rebate Fee (2018)</b>      |             |                  |                                       |                                               |                   |
|                                                   | 05/21/2026  | 004148           | LLS Tax Solutions Inc.                | Arbitrage Rebate Calculation Report Fee       | 650.00            |
| Total 514.330 · Arbitrage Rebate Fee (2018)       |             |                  |                                       |                                               | 650.00            |
| <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 | 4,031.25          |
| Total 514.733 · Trustee Fees (2018)               |             |                  |                                       |                                               | 4,031.25          |
| <b>Total Expenditures</b>                         |             |                  |                                       |                                               | <b>263,307.52</b> |

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

|                                           | Operating Fund      | Debt Service (13) Fund | Debt Service (18) Fund | General Fixed Assets Fund | Long Term Debt Fund | TOTAL                |
|-------------------------------------------|---------------------|------------------------|------------------------|---------------------------|---------------------|----------------------|
| <b>ASSETS</b>                             |                     |                        |                        |                           |                     |                      |
| Current Assets                            |                     |                        |                        |                           |                     |                      |
| Operating Bank Account                    | 1,185,113.57        | 0.00                   | 0.00                   | 0.00                      | 0.00                | 1,185,113.57         |
| Total Current Assets                      | 1,185,113.57        | 0.00                   | 0.00                   | 0.00                      | 0.00                | 1,185,113.57         |
| 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 Acct                | 0.00                | 0.00                   | 118.32                 | 0.00                      | 0.00                | 118.32               |
| Investments - Interest Acct               | 0.00                | 0.00                   | 0.14                   | 0.00                      | 0.00                | 0.14                 |
| Investments - Reserve Acct                | 0.00                | 228,881.25             | 58,823.66              | 0.00                      | 0.00                | 287,704.91           |
| Investments - Revenue Acct                | 0.00                | 246,727.77             | 288,762.79             | 0.00                      | 0.00                | 535,490.56           |
| Investments - Prepayment Acct             | 0.00                | 9,969.50               | 4,525.34               | 0.00                      | 0.00                | 14,494.84            |
| 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                      | 487,911.94          | 487,911.94           |
| Amount Available In DSF (2018)            | 0.00                | 0.00                   | 0.00                   | 0.00                      | 352,230.25          | 352,230.25           |
| Amount To Be Provided                     | 0.00                | 0.00                   | 0.00                   | 0.00                      | 7,345,857.81        | 7,345,857.81         |
| Total Other Assets                        | 0.00                | 487,911.94             | 352,230.25             | 0.00                      | 8,186,000.00        | 9,026,142.19         |
| <b>TOTAL ASSETS</b>                       | <b>1,185,113.57</b> | <b>487,911.94</b>      | <b>352,230.25</b>      | <b>4,953,926.00</b>       | <b>8,186,000.00</b> | <b>15,165,181.76</b> |
| <b>LIABILITIES &amp; EQUITY</b>           |                     |                        |                        |                           |                     |                      |
| Liabilities                               |                     |                        |                        |                           |                     |                      |
| Current Liabilities                       |                     |                        |                        |                           |                     |                      |
| Accrued Expenses                          | 0.00                | 0.00                   | 0.00                   | 0.00                      | 0.00                | 0.00                 |
| Accounts Payable                          | 18,718.05           | 0.00                   | 0.00                   | 0.00                      | 0.00                | 18,718.05            |
| Total Current Liabilities                 | 18,718.05           | 0.00                   | 0.00                   | 0.00                      | 0.00                | 18,718.05            |
| Long Term Liabilities                     |                     |                        |                        |                           |                     |                      |
| 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         |
| Total Long Term Liabilities               | 0.00                | 0.00                   | 0.00                   | 0.00                      | 8,186,000.00        | 8,186,000.00         |
| Total Liabilities                         | 18,718.05           | 0.00                   | 0.00                   | 0.00                      | 8,186,000.00        | 8,204,718.05         |
| 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                                | 185,172.15          | 48,332.16              | 7,021.89               | 0.00                      | 0.00                | 240,526.20           |
| 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                              | 1,166,395.52        | 487,911.94             | 352,230.25             | 4,953,926.00              | 0.00                | 6,960,463.71         |
| <b>TOTAL LIABILITIES &amp; EQUITY</b>     | <b>1,185,113.57</b> | <b>487,911.94</b>      | <b>352,230.25</b>      | <b>4,953,926.00</b>       | <b>8,186,000.00</b> | <b>15,165,181.76</b> |