



**VERONA WALK
COMMUNITY DEVELOPMENT
DISTRICT**

**COLLIER COUNTY
REGULAR BOARD MEETING
SEPTEMBER 17, 2026
10:00 A.M.**

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

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

AGENDA
VERONA WALK COMMUNITY DEVELOPMENT DISTRICT

Town Center at Verona Walk
8090 Sorrento Lane
Naples, Florida 34114

REGULAR BOARD MEETING

September 17, 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. August 20, 2026 Regular Board Meeting & Public Hearing.....Page 3
- G. Old Business
- H. New Business
 - 1. Update on CDD & HOA Agreements.....Page 9
 - 2. Update on Drainage & Access Easement with Winding Cypress CDD
 - 3. Consider Resolution No. 2026-04 – Declaring Board Vacancy.....Page 19
- I. Administrative Matters
 - 1. District Attorney Update
 - 2. District Engineer Update
 - 3. Field Inspector Update.....Page 21
 - 4. District Manager Update
 - a. Financials.....Page 22
 - b. Upcoming Meeting Schedule
 - October 15, 2026
- J. Comments from the Public
- K. Board Member Comments
- L. Adjourn



Clerk of the Circuit Court and Comptroller - Crystal K. Kinzel
Collier County, Florida
3315 Tamiami Trail East, Ste. 102 - Naples, FL 34112-5324
Phone: (239) 252-2646

Affidavit of Publication

COLLIER COUNTY STATE OF FLORIDA

Before the undersigned authority personally appeared Martha Vergara, who on oath says that he or she is a Deputy Clerk of the Circuit Court of Collier County, Florida; that the attached copy of advertisement, Verona Walk CDD (Collier County) FY2025/2026 Meeting Schedule was published on the publically accessible website <https://notices.collierclerk.com> as designated by Collier County, Florida on 10/05/2025 until 10/07/2025.

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

By: Martha Vergara

(Affiant Signature)

Martha Vergara

(Affiant Printed Name)

Sworn to and subscribed before me this 10/07/2025

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

Jennifer Hansen

(Deputy Clerk Signature)

Jennifer Hansen

(Deputy Clerk Printed Name)

10/7/25
Date

**VERONA WALK
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Verona Walk Community Development District will hold Regular Meetings at 10:00 a.m. in the Town Center at Verona Walk located at 8090 Sorrento Lane, Naples, Florida 34114, on the following dates:

**October 16, 2025
November 20, 2025
December 18, 2025
January 15, 2026
February 19, 2026
March 19, 2026
April 16, 2026
May 21, 2026
June 18, 2026
July 16, 2026
August 20, 2026
September 17, 2026**

The purpose of the meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any of the meetings may be obtained from the District's website or by contacting the District Manager at (239) 444-5790 and/or toll free at 1-877-737-4922 prior to the date of the particular meeting.

From time to time one or more Supervisors may participate by telephone; therefore, at the location of these meetings there will be a speaker telephone present so that interested persons can attend the meetings at the above location and be fully informed of the discussions taking place either in person or by telephone communication. Said meetings may be continued as found necessary to a date and time certain as stated on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at (239) 444-5790 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.

VERONA WALK COMMUNITY DEVELOPMENT DISTRICT

www.veronawalkcdd.org

PUBLISH: COLLIER COUNTY WEBSITE: BEGINNING AT MIDNIGHT ON SUNDAY, 10/05/25 & EXPIRING AT MIDNIGHT ON TUES., 10/07/25

**VERONA WALK COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
AUGUST 20, 2026**

A. CALL TO ORDER

The August 20, 2026, Regular Board Meeting of the Verona Walk Community Development District (the “District”) was called to order at 10:00 a.m. at the Town Center at Verona Walk located at 8090 Sorrento Lane, Naples, Florida 34114.

B. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

C. PROOF OF PUBLICATION

Proof of publication was presented that notice of the Regular Board Meeting had been published on the Collier County website on July 31, 2026, through August 8, 2026, as legally required.

D. ESTABLISH A QUORUM

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

Chairperson	Marilyn Czubkowski	Present
Vice Chairman	Peter Monti	Present
Supervisor	Roger Roy	Present via phone
Supervisor	Jack Hogan	Present
Supervisor	Michael Kurzawski	Absent

Staff members in attendance were:

District Manager	Kathleen Meneely	Special District Services, Inc.
District Counsel	Greg Urbancic	Coleman Yovanovich Koester
District Engineer	John Baker	Bowman
Field Inspector	Bohdan Hirniak	Special District Services, Inc.

Also present was Herb Czeschin.

E. ADDITIONS OR DELETIONS TO THE AGENDA

By consensus of the Board, a discussion regarding grass cutting and lake edging was added under Old Business.

F. APPROVAL OF MINUTES

1. June 18, 2026, Regular Board Meeting

The minutes of the June 18, 2026, Regular Board Meeting were presented for consideration.

A **motion** was made by Supervisor Hogan, seconded by Supervisor Monti and unanimously passed approving the minutes of the June 18, 2026, Regular Board Meeting, as presented.

Ms. Meneely then recessed the Regular Board Meeting and opened the Public Hearing.

G. PUBLIC HEARING

1. Proof of Publication

Proof of publication was presented that notice of the Public Hearing had been published on the Collier County website on July 31, 2026, through August 8, 2026, as legally required.

2. Receive Public Comment on Fiscal Year 2026/2027 Final Budget

There was no public comment on Fiscal Year 2026/2027 Final Budget.

3. Consider Resolution No. 2026-02 – Adopting a Fiscal Year 2026/2027 Final Budget

Resolution No. 2026-02 was presented, entitled:

RESOLUTION NO. 2026-02

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

A **motion** was made by Supervisor Monti, seconded by Supervisor Roy and unanimously passed adopting Resolution No. 2026-02, adopting the Fiscal Year 2026/2027 Final Budget, as presented.

The Public Hearing was then closed and the Regular Board Meeting was reconvened.

H. NEW BUSINESS

1. Presentation of CDD & HOA Agreements

Mr. Urbancic presented draft documents intended to clarify and address historical discrepancies regarding property ownership and maintenance responsibilities between the CDD and HOA. He explained that the documents were intended to provide a practical and cost-effective means of clarifying responsibilities without requiring extensive surveys and legal descriptions.

The Board discussed the importance of clearly establishing that the CDD is responsible for the stormwater management system and lakes while the HOA remains responsible for such items as roads, sidewalks, bicycle/pedestrian paths and landscaping. Discussion also included certain parcels and road areas where historical conveyances and ownership records require clarification.

Messrs. Urbancic and Baker will continue reviewing the affected parcels and documents and develop a cost-effective approach to address the outstanding issues. The documents will be brought back to the Board before being forwarded to the HOA for consideration.

a. Consider Memorandum of Understanding

The Board reviewed the proposed Memorandum of Understanding and discussed additional specificity regarding road maintenance responsibilities and other areas maintained by the HOA.

No action was taken on this matter at this time.

b. Consider Quit Claim Deed

Mr. Urbancic explained that the proposed Quit Claim Deed was intended to clean up ownership of stormwater tracts where historical records contain discrepancies.

No action was taken on this matter at this time.

c. Consider Sidewalk Easement

The Board discussed the proposed Sidewalk Easement and the need to appropriately identify the sidewalks and bicycle/pedestrian paths for which the HOA is responsible. Messrs. Urbancic and Baker will work together to determine an appropriate and cost-effective method of describing the affected areas.

No action was taken on this matter at this time.

2. Consider Resolution No. 2026-03 – Adopting a Fiscal Year 2026/2027 Meeting Schedule

Resolution No. 2026-03 was presented, entitled:

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.

The Board reviewed the proposed Fiscal Year 2026/2027 Meeting Schedule. The resolution was amended to correct the reference to Lee County to Collier County. The Board agreed that meetings could be cancelled during the year, as necessary, rather than removing dates from the schedule at this time.

A **motion** was made by Supervisor Roy, seconded by Supervisor Monti and unanimously passed adopting Resolution No. 2026-03, adopting the Fiscal Year 2026/2027 Meeting Schedule, as amended.

I. OLD BUSINESS

1. Update on Drainage and Access Easement with Winding Cypress CDD

Mr. Baker reported that Winding Cypress CDD had returned the proposed easement with several revisions. He had reviewed the revisions and did not believe they materially affected the District's ability to access and maintain the drainage facilities. Mr. Urbancic reported that the revisions included advance notification prior to accessing the easement area and responsibility for repairing damage caused by the District or its contractors.

Mr. Baker advised that the easement continues to utilize the previously prepared sketches and legal descriptions and should provide the access necessary to perform the required work. The parties appear to be close to finalizing and executing the easement.

2. Grass Cutting and Lake Edging (ADDED)

The Board discussed the lake bank grass cutting and edging that had been deferred at the previous meeting. It was noted that vegetation along portions of the lakes had grown approximately two to three feet high and that funding for the work was included in the District's budget.

By consensus, the Board authorized moving forward with the previously presented Greenscapes proposal in the amount of \$8,800 for lake bank grass cutting and edging.

J. ADMINISTRATIVE MATTERS

1. District Attorney Update

Mr. Urbancic reminded the Supervisors of the annual four-hour ethics training requirement and the requirement that Supervisors self-report completion of the training. He also noted that no significant legislative matters affecting the District were anticipated at this time.

2. District Engineer Update

a. Discussion Regarding Rozzini Topographic Survey

Mr. Baker went over drainage concerns behind the properties on the north/northeast end of Rozzini Lane and a \$6,000 proposal for a topographic survey. The Board discussed the distinction between the CDD's responsibility for the operation of its stormwater drainage facilities and the HOA's responsibility for the surrounding property and grading.

The Board expressed concern about incurring the cost of an extensive topographic survey before determining whether the CDD drainage facilities themselves were contributing to the reported drainage issues. Mr. Baker recommended first obtaining a proposal from MRI to inspect the underground drainage facilities, including a camera inspection, to determine whether there is any blockage, sediment buildup or other issue with the CDD system.

Mr. Baker will obtain a proposal from MRI for inspection of the drainage facilities and report back to the Board. If the CDD drainage system is operating properly, the surface drainage and grading concerns can then be addressed with the HOA.

3. Field Inspector Update

Mr. Hirniak reported that lake levels had risen approximately three feet from the seasonal low and were approaching historical levels for this time of year. Rainfall had also improved, and he reported no concerns regarding the lakes' available storage capacity for significant storm events.

The Board briefly discussed rainfall levels and longer-term rainfall deficits. Supervisor Monti was also asked to coordinate with Alberto regarding placement of previously obtained signs.

4. District Manager Update

- **Financials**

Ms. Meneely reviewed the District's financial statements and reported that the District was approximately 85% through the fiscal year and remained in good financial condition.

The Board discussed the storm pipe erosion reserve shown in the financial statements. Mr. Urbancic explained that the District may earmark fund balance for specific future purposes, although such reserves do not operate under the same restrictions applicable to HOA reserves. The Board noted the value of maintaining funds for future stormwater, lake bank erosion and other infrastructure repairs.

- **Upcoming Meetings**

Ms. Meneely advised the Board that Supervisor Monti had not qualified for his seat, which expires in October. A resolution declaring the seat vacant will be brought back at a future meeting, at which time the Board can discuss the process for filling the vacancy.

The next meeting is scheduled for September 17, 2026.

K. COMMENTS FROM THE PUBLIC

Mr. Czeschin commented regarding the efforts and costs being undertaken by the CDD to clarify property ownership and maintenance responsibilities between the CDD and HOA. Mr. Urbancic expressed hope that the documents being prepared would provide a practical clarification and division of responsibilities going forward.

L. BOARD MEMBER COMMENTS

Supervisor Roy asked Supervisor Monti whether he wished to continue serving on the Board following the expiration of his current term. Supervisor Monti explained that his failure to qualify was inadvertent and stated that he would be pleased to continue serving. Ms. Meneely advised that the Board would address the vacancy through the required process at a future meeting.

M. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 10:54 a.m. on a **motion** made by Supervisor Monti, seconded by Supervisor Hogan and that **motion** carried unanimously

Secretary/Assistant Secretary

Chair/Vice-Chair

EXECUTIVE SUMMARY

Overview

This executive summary provides an overview of three coordinated legal documents prepared to clarify ownership interests, preserve existing maintenance responsibilities, and formally document certain real property rights within the Verona Walk community between the Verona Walk Community Development District (“District”) and the Veronawalk Homeowners Association, Inc. (“Association”).

Summary of the Documents

1. Quitclaim Deed

Under the proposed Quitclaim Deed (“Deed”), the Association conveys specific tracts within the Verona Walk community to the District. The purpose of the transfer is clean-up and to clarify alignment of fee simple ownership with the District's role in owning and managing the stormwater management facilities and related public infrastructure. The Deed is needed because the ownership of these specific tracts is clouded due to conflicting deeds and recorded Assignment of Dedications documents, and the Collier County Property Appraiser currently reflects these specific tracts as owned by the Association. Importantly, the Deed contains language whereby the Association expressly reserves a perpetual, non-exclusive easement over areas where sidewalks, bicycle paths, and pedestrian paths are located. This reservation ensures that the Association retains the legal right to continue operating, maintaining, repairing, and replacing those facilities at its expense.

2. Sidewalk, Bicycle and Pedestrian Path Easement

The proposed Sidewalk, Bicycle and Pedestrian Path Easement (“Easement”) complements the Deed by granting the Association a perpetual, non-exclusive easement for sidewalk, bicycle path, and pedestrian path purposes in those certain areas where the Association does not have clear rights to access the same via plat dedications or a separately recorded instrument. The Easement grants the Association rights of access, maintenance, repair, replacement, and reconstruction of those improvements. The Easement also establishes that: (i) the Association is responsible for maintaining the sidewalks, bicycle paths, and pedestrian paths located within the easement area together with the grass, sod, and landscaping surrounding and adjacent to such improvements, and (ii) the District has no routine obligation to construct, maintain, repair, or replace those facilities. Note that a legal description of the easement area will still need to be prepared and attached to the Easement.

3. Memorandum of Understanding

The proposed Memorandum of Understanding (“MOU”) memorializes the parties' existing understanding regarding operational and maintenance responsibilities within the Verona Walk community. The MOU is not intended to transfer ownership rights or modify legal obligations established by recorded instruments, permits, governing documents, or other agreements. Rather, it serves as a statement of the parties' current operational practices and expectations, and address matters including sidewalks, bicycle and/or pedestrian paths, roadways, landscaping, and the master stormwater management system serving the Verona Walk community.

Conclusion

The proposed legal documents represent an effort to clarify and document certain property rights and maintenance responsibilities within the Verona Walk community while preserving long-standing operational practices. Overall, the proposed legal documents provide greater legal clarity and operational certainty for both the District and the Association and the residents they collectively serve.

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 owns, operates and maintains the following within the Community: (i) the sidewalks and bicycle and pedestrian paths, together with the grass, sod, and landscaping surrounding and adjacent to such improvements, (ii) the roadways, and (iii) the landscaping of the Association common areas. The Association is also responsible for the obligations

associated with the South Florida Water Management District water use permit(s) applicable to the Community.

3. **Responsibilities of the District.** The District owns, operates and maintains the master stormwater management system serving the Community, including lake maintenance and related operational activities. Further, the District is also responsible for the obligations associated with the South Florida Water Management District environmental resource permit(s) relating to the water management system serving the Community. The District is also responsible for maintaining the north and south lakes adjacent to the Verona Walk entrance.

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, bicycle and/or pedestrian paths 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, bicycle and/or pedestrian paths, 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

(space above this line for recording data)

SIDEWALK, BICYCLE AND PEDESTRIAN PATH EASEMENT

THIS SIDEWALK, BICYCLE AND PEDESTRIAN PATH 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, bicycle and pedestrian path 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, bicycle and/or pedestrian path 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**"). Grantee shall not relocate the sidewalk, bicycle and/or pedestrian paths from their existing locations without Grantor's prior written consent. 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, bicycle and/or pedestrian path 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, bicycle and/or pedestrian path improvements owned or installed by Grantee in the Easement Area, together with the grass, sod, and landscaping surrounding and adjacent to such improvements, in good condition and repair. Grantor shall have no responsibility for the construction, maintenance, repair, and/or replacement of any sidewalk, bicycle and/or pedestrian path improvements in the Easement Area; provided, however, that in the event Grantee shall fail to perform any necessary repair or maintenance of any sidewalk, bicycle and/or pedestrian path 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 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF VERONA WALK COMMUNITY DEVELOPMENT DISTRICT DECLARING A VACANCY IN SEAT 1 ON THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

RECITALS

WHEREAS, Verona Walk Community Development District (the “District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, on November 3, 2026, three (3) members of the Board of Supervisors (the “Board”) of the District were to be elected by the Qualified Electors of the District, as that term is defined in Section 190.003, Florida Statutes; and

WHEREAS, pursuant to Florida law, there was a qualifying period for candidates intending to run for the seats on the Board up for election; and

WHEREAS, the seats up for election were Seats 1, 3 and 5; and

WHEREAS, at the close of the qualifying period no Qualified Elector qualified to run for Seat 1, held by Peter Monti, which seat was available for election by the Qualified Electors of the District; and

WHEREAS, pursuant to Section 190.006(3)(b), Florida Statutes, the Board shall declare such unfilled seat as vacant, effective the second Tuesday following the general election; and

WHEREAS, a Qualified Elector is to be appointed to the vacant seat within ninety (90) days thereafter; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution declaring Seat 1, which seat was available for election, as vacant as of November 17, 2026.

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

SECTION 1. DECLARATION OF VACANCY. The following seat is hereby declared vacant effective as of November 17, 2026:

Seat 1 (Peter Monti)

SECTION 2. APPOINTMENT/INCUMBENT. Pursuant to Section 190.006(3)(b), Florida Statutes, the Board shall appoint a Qualified Elector to fill the vacancy stated in Section 1 on or before February 15, 2027. Until such time as the Board nominates a Qualified Elector to fill the vacancy declared in Section 1 above, the incumbent Board member, if any, in such seat shall remain in office.

SECTION 3. SEVERABILITY. If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 4. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 5. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 17th day of September, 2026.

**VERONA WALK COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

Kathleen Meneely, Secretary

Marilyn Czubkowski, Chair

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

Sent: Friday, September 4, 2026 11:55 AM

To: Kathleen Meneely <kmeneely@sdsinc.org>; Marilyn Czubkowski <mczubk@gmail.com>

Subject: Monthly Report - August 2026

Dear Folks,

- 1) Lake inspections show no degradation of lake bank stability, water quality, or littoral health. All remain good.
- 2) Outfall inspections show no changes.
- 3) Current lake water levels at 6.07'; last month 6.32'.
- 4) Lake bank mowing contract has been awarded to Greenscapes. Work to start 9/14.
- 5) Most recent quarterly samples show quality all good at all sampling criteria.
- 6) No outside CDD contractors working in area.
- 7) No swimming pools required inspections.
- 8) Two homes asked for review of contemplated work relating to drainage or within drainage area. Each is under review.
- 9) Rain for Naples area for current August was 6.53" as compared to normal 8.58". Year to date for Naples area 28.05" as compared to normal 34.00". Both show slightly drier numbers.

Verona Walk
Community Development District

**Financial Report For
August 2026**

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

	Annual Budget 10/1/25 - 9/30/26	Actual Aug-26	Year To Date Actual 10/1/25 - 8/31/26
REVENUES			
O & M ASSESSMENTS	448,974	0	449,955
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	31,749
TOTAL REVENUES	\$ 1,546,794	\$ -	\$ 1,577,513
EXPENDITURES			
MAINTENANCE EXPENDITURES			
FIELD INSPECTOR	46,229	0	42,558
VEHICLE - INSURANCE	1,000	0	0
VEHICLE - EQUIPMENT (SMALL TOOLS)	1,545	0	0
VEHICLE - GAS & MAINTENANCE	2,500	3,980	49
GOLF CART STORAGE	1,500	0	0
LAKE SPRAYING (PREMIER)	100,000	8,320	89,920
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
TOTAL MAINTENANCE EXPENDITURES	\$ 299,674	\$ 12,300	\$ 169,043
ADMINISTRATIVE EXPENDITURES			
ENGINEERING	13,000	0	17,974
MANAGEMENT	52,752	4,397	48,367
SECRETARIAL	4,200	350	3,850
LEGAL	15,000	0	14,897
ASSESSMENT ROLL	10,000	0	0
AUDIT FEES	4,300	0	4,300
ARBITRAGE REBATE FEE - SERIES 2013	650	0	650
ARBITRAGE REBATE FEE - SERIES 2018	650	0	0
INSURANCE	7,800	0	7,675
LEGAL ADVERTISING	2,495	0	178
MISCELLANEOUS/CONTINGENCY	1,800	0	873
POSTAGE	700	5	372
OFFICE SUPPLIES	1,075	1	773
DUES & SUBSCRIPTIONS	175	0	175
WEBSITE MANAGEMENT	2,000	167	1,833
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
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 126,427	\$ 4,920	\$ 111,786
TOTAL EXPENDITURES	\$ 426,101	\$ 17,220	\$ 280,829
REVENUES LESS EXPENDITURES	\$ 1,120,693	\$ (17,220)	\$ 1,296,684
BOND PAYMENTS (SERIES 2013)	(476,898)	0	(486,224)
BOND PAYMENTS (SERIES 2018)	(536,921)	0	(547,895)
BALANCE	\$ 106,874	\$ (17,220)	\$ 262,565
ADMINISTRATIVE COSTS	(53,302)	0	(29,121)
DISCOUNTS FOR EARLY PAYMENTS	(62,572)	0	(57,220)
EXCESS/ (SHORTFALL)	\$ (9,000)	\$ (17,220)	\$ 176,224
CARRYOVER FROM PRIOR YEAR	9,000	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (17,220)	\$ 176,224

Bank Balance As Of 8/31/26	\$ 1,174,969.32
Accounts Payable As Of 8/31/26	\$ 17,521.89
Accounts Receivable As Of 8/31/26	\$ -
Storm Pipe/Erosion Reserve As Of 8/31/26	\$ 48,000.00
Available Funds As Of 8/31/26	\$ 1,109,447.43

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

	Oct 25 - Aug 26	25-26 Budget	\$ Over Budget	% of Budget
Income				
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	31,749.65	1,800.00	29,949.65	1,763.87%
Total Income	457,053.47	426,101.00	30,952.47	107.26%
Expense				
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	17,974.25	13,000.00	4,974.25	138.26%
511.311 · Management Fees	48,367.00	52,752.00	-4,385.00	91.69%
511.312 · Secretarial Fees	3,850.00	4,200.00	-350.00	91.67%
511.315 · Legal Fees	14,897.25	15,000.00	-102.75	99.32%
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	371.64	700.00	-328.36	53.09%
511.514 · Office Supplies	773.02	1,075.00	-301.98	71.91%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.750 · Website Management	1,833.26	2,000.00	-166.74	91.66%
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	42,557.91	46,229.00	-3,671.09	92.06%
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	89,920.00	100,000.00	-10,080.00	89.92%
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%
Total Expense	280,829.41	426,101.00	-145,271.59	65.91%
Net Income	176,224.06	0.00	176,224.06	100.0%

Verona Walk Community Development District
Expenditures
October 2025 through August 2026

	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Debit</u>
Expenditures					
511.308 · Miscellaneous Maintenance					
	10/30/2025	112389	Palm Printing	Signs - "NO Mowing" "NO Spraying"- 4/0 - Rounded Corners	86.33
Total 511.308 · Miscellaneous Maintenance					86.33
511.310 · Engineering					
	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
	07/31/2026	576443	Bowman	Engineering Service July 2026	131.25
Total 511.310 · Engineering					17,974.25
511.311 · Management Fees					
	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
	08/18/2026	2026-2681	Special District Services, Inc.	Management Aug 2026	4,397.00
Total 511.311 · Management Fees					48,367.00

Verona Walk Community Development District
Expenditures
October 2025 through August 2026

	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Debit</u>
511.312 · Secretarial Fees					
	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
	08/18/2026	2026-2681	Special District Services, Inc.	Secretarial Aug 2026	350.00
Total 511.312 · Secretarial Fees					<u>3,850.00</u>
511.315 · Legal Fees					
	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
	07/28/2026	104	Coleman, Yovanovich & Koester PA	Professional Fees through 07/28/2026	171.00
Total 511.315 · Legal Fees					<u>14,897.25</u>
511.320 · Audit Fees					
	04/02/2026	29196	Grau & Associates	Audit Fee FY 24/25	4,300.00
Total 511.320 · Audit Fees					<u>4,300.00</u>
511.450 · Insurance					
	10/01/2025	30077	Egis Insurance & Risk Advisors	Policy #100125071 10/01/2025-10/01/2026Florida Insurance Alliance	7,675.00
Total 511.450 · Insurance					<u>7,675.00</u>
511.480 · Legal Advertisements					
	12/31/2025	0007503744	Gannett Florida LocaliQ	Annual Notice of Advertising on Collier County Website as of 01/05/26	178.40
Total 511.480 · Legal Advertisements					<u>178.40</u>

Verona Walk Community Development District
Expenditures
October 2025 through August 2026

	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Debit</u>
511.512 · Miscellaneous					
	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					<u>873.39</u>
511.513 · Postage and Delivery					
	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
	08/18/2026	2026-2681	Special District Services, Inc.	FedEx July 2026	5.01
Total 511.513 · Postage and Delivery					<u>371.64</u>

Verona Walk Community Development District
Expenditures
October 2025 through August 2026

	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Debit</u>
511.514 · Office Supplies					
	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
	08/18/2026	2026-2681	Special District Services, Inc.	Copier July 2026	1.05
Total 511.514 · Office Supplies					<u>773.02</u>
511.540 · Dues, License & Subscriptions					
	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 August 2026

	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Debit</u>
511.750 · Website Management					
	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
	08/18/2026	2026-2681	Special District Services, Inc.	Website Aug 2026	166.66
Total 511.750 · Website Management					<u>1,833.26</u>
512.736 · Continuing Disclosure Fee 2013					
	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>
513.733 · Trustee Fees - Series 2013					
	06/25/2026	8226456	U.S. Bank (Trustee Fee 2013)	Subtotal Administration Fees - In Advance 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 August 2026

	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Debit</u>
514.101 · Field Inspector					
	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
	08/31/2026	VW141	Bohdan Hirniak	Field Inspection Service Rendered at Verona Walk- Aug 2026	3,852.42
	08/31/2026	VW141	Bohdan Hirniak	Transportation 495@0.51/mi	127.50
Total 514.101 · Field Inspector					42,557.91
514.105 · Vehicle Gas and Maintenance					
	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 August 2026

	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Debit</u>
514.106 · Lake Spraying (Premier)					
	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
	08/01/2026	4346	Premier Lakes, Inc	Annual Lake Maintenance August 2026	8,320.00
Total 514.106 · Lake Spraying (Premier)					<u>89,920.00</u>
514.107 · Lake H2O Quality Tests-Benchmrk					
	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	<u>1,138.00</u>
Total 514.107 · Lake H2O Quality Tests-Benchmrk					3,732.75
514.110 · Storm Pipe & Erosion Repairs					
	01/06/2026	8432	Napier Sprinkler, Inc	Deposit for Estimate # 1669	9,871.63
	02/05/2026	8552	Napier Sprinkler, Inc	Drainage Pipes	4,413.46
	02/24/2026	8603	Napier Sprinkler, Inc	Erosion	<u>9,871.62</u>
Total 514.110 · Storm Pipe & Erosion Repairs					24,156.71
514.111 · Lake Bank Mowing					
	10/22/2025	531600	Greenscapes of Southwest Florida, LLC	As agreed upon with Bohdan, string trimming	<u>8,540.00</u>
Total 514.111 · Lake Bank Mowing					8,540.00
514.330 · Arbitrage Rebate Fee (2018)					
	05/21/2026	004148	LLS Tax Solutions Inc.	Arbitrage Rebate Calculation Report Fee	<u>650.00</u>
Total 514.330 · Arbitrage Rebate Fee (2018)					650.00
514.733 · Trustee Fees (2018)					
	03/25/2026	8120562	U.S. Bank (Trustee Fee 2018)	Administration Fees - In Advance 03/01/2026 - 02/28/2027	<u>4,031.25</u>
Total 514.733 · Trustee Fees (2018)					<u>4,031.25</u>
Total Expenditures					<u>280,829.41</u>

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

	Operating Fund	Debt Service (13) Fund	Debt Service (18) Fund	General Fixed Assets Fund	Long Term Debt Fund	TOTAL
ASSETS						
Current Assets						
Operating Bank Account	1,174,969.32	0.00	0.00	0.00	0.00	1,174,969.32
Total Current Assets	1,174,969.32	0.00	0.00	0.00	0.00	1,174,969.32
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	248,042.57	289,580.77	0.00	0.00	537,623.34
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	489,226.74	489,226.74
Amount Available In DSF (2018)	0.00	0.00	0.00	0.00	353,048.23	353,048.23
Amount To Be Provided	0.00	0.00	0.00	0.00	7,343,725.03	7,343,725.03
Total Other Assets	0.00	489,226.74	353,048.23	0.00	8,186,000.00	9,028,274.97
TOTAL ASSETS	1,174,969.32	489,226.74	353,048.23	4,953,926.00	8,186,000.00	15,157,170.29
LIABILITIES & EQUITY						
Liabilities						
Current Liabilities						
Accrued Expenses	0.00	0.00	0.00	0.00	0.00	0.00
Accounts Payable	17,521.89	0.00	0.00	0.00	0.00	17,521.89
Total Current Liabilities	17,521.89	0.00	0.00	0.00	0.00	17,521.89
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	17,521.89	0.00	0.00	0.00	8,186,000.00	8,203,521.89
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	176,224.06	49,646.96	7,839.87	0.00	0.00	233,710.89
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	1,157,447.43	489,226.74	353,048.23	4,953,926.00	0.00	6,953,648.40
TOTAL LIABILITIES & EQUITY	1,174,969.32	489,226.74	353,048.23	4,953,926.00	8,186,000.00	15,157,170.29