



VILLAGEWALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT

**LEE COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
AUGUST 15, 2023
3:00 P.M.**

**Special District Services, Inc.
27499 Riverview Center Boulevard, #253
Bonita Springs, FL 33134**

www.villagewalkofbonitaspringscdd.org

**561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile**

AGENDA
VILLAGEWALK OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
Town Center at VillageWalk of Bonita Springs
15321 Latitude Drive
Bonita Springs, Florida 34135
REGULAR BOARD MEETING & PUBLIC HEARING
August 15, 2023
3:00 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Consider Board Member Resignation.....Page 2
- D. Establish Quorum
- E. Additions or Deletions to Agenda
- F. Comments from the Public for Items Not on the Agenda
- G. Approval of Minutes
 - 1. April 18, 2023 Regular Board Meeting.....Page 3
- H. Public Hearing
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 - 2. Receive Public Comments on Fiscal Year 2023/2024 Final Budget
 - 3. Consider Resolution No. 2023-03 – Adopting a Fiscal Year 2023/2024 Proposed Budget.....Page 8
 - 4. Consider Resolution No. 2023-04 – Adopting a Fiscal Year 2020/2021 Annual Assessment.....Page 19
- I. Old Business
- J. New Business
 - 1. Consider Resolution No. 2023-05 – Adopting a Fiscal Year 2023/2024 Meeting Schedule.....Page 24
 - 2. Discussion Regarding Required Ethics Training
 - 3. Discussion Regarding Process for Filling Vacancy
- K. Engineering Report
 - 1. Update on Screen Project
- L. Administrative Matters
- M. Board Members Comments
- N. Adjourn

Miscellaneous Notices

Published in Naples Daily News on July 26, 2023

Location

Collier County, Florida

Notice Text

VILLAGEWALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 BUDGETS; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING. The Board of Supervisors ("Board") of the VillageWalk of Bonita Springs Community Development District ("District") will hold a public hearing on August 15, 2023, at 3:00 p.m. at the Town Center at VillageWalk of Bonita Springs located at 15321 Latitude Drive, Bonita Springs, Florida 34135 for the purpose of hearing comments and objections on the adoption of the proposed budgets ("Proposed Budget") of the District for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("Fiscal Year 2023/2024"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410 ("District Manager's Office"), during normal business hours, or by visiting the District's website at www.villagewalkbonitaspringscdd.org. The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office. 11038 Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. Kathleen Meneely District Manager July 26, Aug 2, 2023 #5776549

April 31, 2023

Kathleen Meneely
Special District Services, Inc.
27499 Riverview Center Blvd., #253
Bonita Springs, Florida 34134

Dear Board,

Please except this as my official resignation from the Villagewalk of Bonita Springs Community Development District effective immediately.

It was an honor to work with all of you over the past five and a half years to make VillageWalk one of the best communities in the area. It only shows how our different styles and backgrounds worked in favor of this community.

Thanks, and keep up the good work.



Matthew Jacovelli

**VILLAGEWALK OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
APRIL 18, 2023**

A. CALL TO ORDER

The April 18, 2023, Regular Board Meeting of the Village Walk Community Development District (the “District”) was called to order at 3:00 p.m. at the Town Center at VillageWalk of Bonita Springs located at 15321 Latitude Drive, Bonita Springs, Florida 34135.

B. PROOF OF PUBLICATION

Proof of publication was presented that notice of the Regular Board Meeting had been published in the *Naples Daily News* on April 7, 2023, as legally required.

C. ESTABLISH A QUORUM

A quorum was established with the following Supervisors present:

Supervisor	Jerry Robinson	Present
Vice-Chairperson	Laura Ray	Absent
Supervisor	Dan Ellabarger	Present
Supervisor	Matt Jacovelli	Present
Supervisor	Mike Hertz	Present

Staff members in attendance were:

District Manager	Kathleen Meneely	Special District Services, Inc.
General Counsel	Wes Haber (via phone)	Kutak Rock
District Engineer	Chris Wright	RWA, Inc.

Others in attendance were District resident Bill Kirby, and Kara Benett – ICON Management

D. ADDITIONS OR DELETIONS TO THE AGENDA

Mr. Jacovelli requested the addition of a discussion on the road signs that were hit. Mr. Robinson requested the addition of a resident’s request concerning cane toad remediation. There was a consensus to add both items under Board Member Comments.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

F. APPROVAL OF MINUTES

1. February 21, 2023, Regular Board Meeting

The February 21, 2023, Regular Board Meeting minutes were presented for approval.

A **motion** was made by Mr. Jacovelli, seconded by Mr. Hertz and passed unanimously approving the minutes of the February 21, 2023, Regular Board Meeting, as presented.

G. OLD BUSINESS

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

H. NEW BUSINESS

1. Consider Resolution No. 2023-01 – Adopting a Fiscal Year 2023/2024 Proposed Budget

Resolution No. 2023-01 was presented, entitled:

RESOLUTION NO. 2023-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLAGEWALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023/2024; AND PROVIDING AN EFFECTIVE DATE.

Mr. Robinson asked why there was an interest rate range and Mr. Jacovelli responded that different bonds make up series with various interest rates. Mr. Haber added that if sold, the payment remains the same but the amount paid toward the bond may have differing interest rates. There was general discussion on the various phases and reserves.

A **motion** was made by Mr. Jacovelli, seconded by Mr. Robinson and passed unanimously adopting Resolution No. 2023-01, as presented, setting the Public Hearing for August 15, 2023.

2. Consider Resolution No. 2023-02 – Adopting a Records Retention Policy

Resolution No. 2023-02 was presented, entitled:

RESOLUTION 2023-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLAGEWALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR THE APPOINTMENT OF A RECORDS MANAGEMENT LIAISON OFFICER; PROVIDING THE DUTIES OF THE RECORDS MANAGEMENT LIAISON OFFICER; ADOPTING A RECORDS RETENTION POLICY; DETERMINING THE ELECTRONIC RECORD TO BE THE OFFICIAL RECORD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

Mr. Haber went over the policy and explained the two options, choosing Option 2 for simplicity of transitory and electronic records.

A **motion** was made by Mr. Jacovelli, seconded by Mr. Hertz and passed unanimously adopting Resolution No. 2023-02 Option 2, as presented.

I. ENGINEERING REPORT

Mr. Wright advised that the lake bank inspection report would be completed next week. He indicated he would send a draft copy and follow-up with the Town Manager to answer any questions. He added that overall, the report was good.

There was general discussion about fish species being added to the lakes along with grates or bars. Mr. Wright stated that it would require a permit modification and he could provide a quote for doing the work as you would want the control structure to match any modifications. Mr. Jacovelli stated that the current screens get clogged during storms.

A **motion** was made by Mr. Jacovelli, seconded by Mr. Hertz and passed unanimously authorizing Mr. Wright to proceed with the modification and permit the structure for the maximum amount of \$5,000.

Mr. Wright advised that a tune-up on regular maintenance of the lake interconnect pipes may be needed. He explained that the pipes were cleaned every five years and he gave structural guidelines to the HOA back in 2017. He continued that the secondary street drains system was cleaned every 7 years. He stated he would freshen up the water quality schedule and forward that information to the Board Members.

J. ADMINISTRATIVE MATTERS

Ms. Meneely went over the upcoming meeting schedule noting that the Public Hearing on the final budget was scheduled for August 15, 2023. There was a consensus of the Board to cancel the May and June meetings and to do an inquiry regarding the July meeting.

K. BOARD MEMBER COMMENTS

Mr. Jacovelli advised that the Bonita National signs had been hit and run over. Mr. Wright stated he would make contact and let them know.

Mr. Robinson stated that a resident had asked about cane toads and if there was any liability whereby Mr. Jacovelli responded that there was none.

Mr. Hertz indicated that he had gone to a coffee meeting where he spoke about the CDD. He noted that there was an overwhelming concern to open up the conversation regarding Bonita Beach Road. Mr. Jacovelli indicated that Councilman Fred Forbes was the community's contact but the City does not want to spend money on an easement. Mr. Hertz added that he would like to see a "Stop" sign or traffic light at the entrance to the community and Mr. Jacovelli reiterated the City's position.

L. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Jacovelli, seconded by Mr. Robinson and passed unanimously adjourning the Regular Board Meeting at 4:05 p.m.

Secretary/Assistant Secretary

Chair/Vice-Chair

Miscellaneous Notices

Published in Naples Daily News on July 26, 2023

Location

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Notice Text

VILLAGEWALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 BUDGETS; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING. The Board of Supervisors ("Board") of the VillageWalk of Bonita Springs Community Development District ("District") will hold a public hearing on August 15, 2023, at 3:00 p.m. at the Town Center at VillageWalk of Bonita Springs located at 15321 Latitude Drive, Bonita Springs, Florida 34135 for the purpose of hearing comments and objections on the adoption of the proposed budgets ("Proposed Budget") of the District for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("Fiscal Year 2023/2024"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410 ("District Manager's Office"), during normal business hours, or by visiting the District's website at www.villagewalkbonitaspringscdd.org. The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office. 11038 Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. Kathleen Meneely District Manager July 26, Aug 2, 2023 #5776549

RESOLUTION 2023-03

THE ANNUAL APPROPRIATION RESOLUTION OF THE VILLAGEWALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2023, submitted to the Board of Supervisors ("**Board**") of the VillageWalk of Bonita Springs Community Development District ("**District**") proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VILLAGEWALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the VillageWalk of Bonita Springs Community Development District for the Fiscal Year Ending September 30, 2024."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2023/2024, the sum of \$1,098,495 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ <u>100,052</u>
DEBT SERVICE FUND – SERIES 2015	\$ <u>397,658</u>
DEBT SERVICE FUND – SERIES 2018	\$ <u>600,785</u>
TOTAL ALL FUNDS	\$ <u>1,098,495</u>

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023/2024, or within 60 days following the end of the Fiscal Year 2023/2024, may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if

the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 15TH DAY OF AUGUST, 2023.

ATTEST:

**VILLAGEWALK OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____
Its: _____

Exhibit A: Fiscal Year 2023/2024 Budget

Exhibit A

Fiscal Year 2023/2024 Budget

Village Walk Of Bonita Springs Community Development District

**Final Budget For
Fiscal Year 2023/2024
October 1, 2023 - September 30, 2024**

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FINAL BUDGET
VILLAGE WALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2023/2024 BUDGET
REVENUES	
O & M ASSESSMENTS	100,052
DEBT ASSESSMENTS - SERIES 2015	397,658
DEBT ASSESSMENTS - SERIES 2018	600,785
OTHER REVENUES	0
INTEREST INCOME	360
TOTAL REVENUES	\$ 1,098,855
EXPENDITURES	
SUPERVISOR FEES	4,000
PAYROLL TAXES	320
ENGINEERING/MAINTENANCE	35,000
MANAGEMENT	43,452
SECRETARIAL	4,200
LEGAL	9,500
ASSESSMENT ROLL	10,000
AUDIT FEES	3,900
ARBITRAGE REBATE FEE - SERIES 2015	650
ARBITRAGE REBATE FEE - SERIES 2018	650
INSURANCE	7,300
LEGAL ADVERTISING	2,200
MISCELLANEOUS	1,000
POSTAGE	500
OFFICE SUPPLIES	700
DUES & SUBSCRIPTIONS	175
WEBSITE MANAGEMENT	2,000
TRUSTEE FEES - SERIES 2015	4,600
TRUSTEE FEES - SERIES 2018	3,900
CONTINUING DISCLOSURE FEE	1,000
TOTAL EXPENDITURES	\$ 135,047
REVENUES LESS EXPENDITURES	\$ 963,808
BOND PAYMENTS - SERIES 2015	(377,775)
BOND PAYMENTS - SERIES 2018	(570,746)
BALANCE	\$ 15,287
COUNTY APPRAISER & TAX COLLECTOR ADMINISTRATIVE COSTS	(10,984)
DISCOUNTS FOR EARLY PAYMENTS	(43,940)
EXCESS/ (SHORTFALL)	\$ (39,637)
CARRYOVER FROM PRIOR YEAR	39,637
NET EXCESS/ (SHORTFALL)	\$ -

Note: Projected Available Funds Balance As Of 9-30-23 is \$160,000

DETAILED FINAL BUDGET
VILLAGE WALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

REVENUES	FISCAL YEAR 2021/2022 ACTUAL	FISCAL YEAR 2022/2023 BUDGET	FISCAL YEAR 2023/2024 BUDGET	COMMENTS
O & M ASSESSMENTS	100,628	100,052	100,052	Expenditures Less Interest & Carryover/.95
DEBT ASSESSMENTS - SERIES 2015	397,658	397,658	397,658	Bond Payments/.95
DEBT ASSESSMENTS - SERIES 2018	600,785	600,785	600,785	Bond Payments/.95
OTHER REVENUES	0	0	0	
INTEREST INCOME	347	360	360	Interest Projected At \$30 Per Month
TOTAL REVENUES	\$ 1,099,418	\$ 1,098,855	\$ 1,098,855	
EXPENDITURES				
SUPERVISOR FEES	1,000	4,000	4,000	Supervisor Fees
PAYROLL TAXES	76	320	320	Projected At 8% Of Supervisor Fees
ENGINEERING/MAINTENANCE	684	37,000	35,000	Includes Street Testing
MANAGEMENT	40,968	42,192	43,452	CPI Adjustment (Capped At 3%)
SECRETARIAL	4,200	4,200	4,200	No Change From 2022/2023 Budget
LEGAL	938	10,000	9,500	FY 22/23 Expenditure Through Jan 2023 Was \$395
ASSESSMENT ROLL	10,000	10,000	10,000	As Per Contract
AUDIT FEES	3,700	3,800	3,900	Accepted Amount For 2022/2023 Audit
ARBITRAGE REBATE FEE - SERIES 2015	650	650	650	No Change From 2022/2023 Budget
ARBITRAGE REBATE FEE - SERIES 2018	650	650	650	No Change From 2022/2023 Budget
INSURANCE	5,992	6,750	7,300	FY 22/23 Expenditure Was \$6,442
LEGAL ADVERTISING	679	2,200	2,200	FY 22/23 Expenditure Through Jan 2023 Was \$1,204
MISCELLANEOUS	639	1,000	1,000	No Change From 2022/2023 Budget
POSTAGE	107	525	500	\$25 Decrease From 2022/2023 Budget
OFFICE SUPPLIES	376	725	700	\$25 Decrease From 2022/2023 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2022/2023 Budget
WEBSITE MANAGEMENT	2,000	2,000	2,000	No Change From 2022/2023 Budget
TRUSTEE FEES - SERIES 2015	4,327	4,700	4,600	\$100 Decrease From 2022/2023 Budget
TRUSTEE FEES - SERIES 2018	3,709	3,900	3,900	No Change From 2022/2023 Budget
CONTINUING DISCLOSURE FEE	1,000	1,000	1,000	No Change From 2022/2023 Budget
TOTAL EXPENDITURES	\$ 81,870	\$ 135,787	\$ 135,047	
REVENUES LESS EXPENDITURES	\$ 1,017,548	\$ 963,068	\$ 963,808	
BOND PAYMENTS - SERIES 2015	(381,071)	(377,775)	(377,775)	2024 Principal & Interest Payments
BOND PAYMENTS - SERIES 2018	(575,712)	(570,746)	(570,746)	2024 Principal & Interest Payments
BALANCE	\$ 60,765	\$ 14,547	\$ 15,287	
COUNTY APPRAISER & TAX COLLECTOR ADMINISTRATIVE COSTS	(3,427)	(10,984)	(10,984)	One Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(41,741)	(43,940)	(43,940)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 15,597	\$ (40,377)	\$ (39,637)	
CARRYOVER FROM PRIOR YEAR	0	40,377	39,637	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 15,597	\$ -	\$ -	

Note: Projected Available Funds Balance As Of 9-30-23 is \$160,000

DETAILED FINAL DEBT SERVICE (SERIES 2015) FUND BUDGET
VILLAGE WALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2021/2022	2022/2023	2023/2024	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	853	25	100	Projected Interest For 2023/2024
NAV Collection	381,071	377,775	377,775	Maximum Debt Service Collection
Total Revenues	\$ 381,924	\$ 377,800	\$ 377,875	
EXPENDITURES				
Principal Payments	230,000	235,000	240,000	Principal Payment Due In 2024
Interest Payments	146,831	136,981	129,525	Interest Payments Due In 2024
Bond Redemption	10,000	5,819	8,350	Estimated Excess Debt Collections
Total Expenditures	\$ 386,831	\$ 377,800	\$ 377,875	
Excess/ (Shortfall)	\$ (4,907)	\$ -	\$ -	

Series 2015 Bond Refunding Information

Original Par Amount =	\$5,625,000	Annual Principal Payments Due =	May 1st
Interest Rate =	2.00% - 3.625%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	January 2015		
Maturity Date =	May 2036		
Par Amount As Of 1/1/2023 =	\$4,075,000		

DETAILED FINAL DEBT SERVICE (SERIES 2018) FUND BUDGET
VILLAGE WALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
OCTOBER 1, 2023 - SEPTEMBER 30, 2024

	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	FISCAL YEAR 2023/2024	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	758	25	100	Projected Interest For 2023/2024
NAV Collection	575,712	570,746	570,746	Maximum Debt Service Collection
Total Revenues	\$ 576,470	\$ 570,771	\$ 570,846	
EXPENDITURES				
Principal Payments	346,000	358,000	370,000	Principal Payment Due In 2024
Interest Payments	228,898	211,835	200,005	Interest Payments Due In 2024
Bond Redemption	0	936	841	Estimated Excess Debt Collections
Total Expenditures	\$ 574,898	\$ 570,771	\$ 570,846	
Excess/ (Shortfall)	\$ 1,572	\$ -	\$ -	

Series 2018 Bond Refunding Information

Original Par Amount =	\$8,382,000	Annual Principal Payments Due =	May 1st
Interest Rate =	3.25% - 5.15%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	January 2018		
Maturity Date =	May 2037		
Par Amount As Of 1/1/2023 =	\$6,697,000		

Village Walk Community Development District Assessment Comparison

Lot Size		Fiscal Year 2020/2021 Assessment*	Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Projected Assessment*
Phases I & 2					
Townhome 26'	O & M	\$ 60.46	\$ 60.46	\$ 60.46	\$ 60.46
Cayman	Debt	\$ 494.57	\$ 494.57	\$ 494.57	\$ 494.57
	Total	\$ 555.03	\$ 555.03	\$ 555.03	\$ 555.03
Duplex 36'	O & M	\$ 60.46	\$ 60.46	\$ 60.46	\$ 60.46
Capri	Debt	\$ 494.57	\$ 494.57	\$ 494.57	\$ 494.57
	Total	\$ 555.03	\$ 555.03	\$ 555.03	\$ 555.03
Single Family 50'	O & M	\$ 60.46	\$ 60.46	\$ 60.46	\$ 60.46
Oakmont	Debt	\$ 581.92	\$ 581.92	\$ 581.92	\$ 581.92
	Total	\$ 642.38	\$ 642.38	\$ 642.38	\$ 642.38
Single Family 60'	O & M	\$ 60.46	\$ 60.46	\$ 60.46	\$ 60.46
Carlyle	Debt	\$ 669.25	\$ 669.25	\$ 669.25	\$ 669.25
	Total	\$ 729.71	\$ 729.71	\$ 729.71	\$ 729.71
Phases 3 & 4					
Townhome 26'	O & M	\$ 60.46	\$ 60.46	\$ 60.46	\$ 60.46
Cayman	Debt	\$ 541.00	\$ 541.00	\$ 541.00	\$ 541.00
	Total	\$ 601.46	\$ 601.46	\$ 601.46	\$ 601.46
Duplex 36'	O & M	\$ 60.46	\$ 60.46	\$ 60.46	\$ 60.46
Capri	Debt	\$ 541.00	\$ 541.00	\$ 541.00	\$ 541.00
	Total	\$ 601.46	\$ 601.46	\$ 601.46	\$ 601.46
Single Family 40'	O & M	\$ 60.46	\$ 60.46	\$ 60.46	\$ 60.46
Garden	Debt	\$ 611.00	\$ 611.00	\$ 611.00	\$ 611.00
	Total	\$ 671.46	\$ 671.46	\$ 671.46	\$ 671.46
Single Family 50'	O & M	\$ 60.46	\$ 60.46	\$ 60.46	\$ 60.46
Oakmont	Debt	\$ 636.00	\$ 636.00	\$ 636.00	\$ 636.00
	Total	\$ 696.46	\$ 696.46	\$ 696.46	\$ 696.46
Single Family 50'	O & M	\$ 60.46	\$ 60.46	\$ 60.46	\$ 60.46
Classic	Debt	\$ 719.00	\$ 719.00	\$ 719.00	\$ 719.00
	Total	\$ 779.46	\$ 779.46	\$ 779.46	\$ 779.46
Single Family 60'	O & M	\$ 60.46	\$ 60.46	\$ 60.46	\$ 60.46
Carlyle	Debt	\$ 732.00	\$ 732.00	\$ 732.00	\$ 732.00
	Total	\$ 792.46	\$ 792.46	\$ 792.46	\$ 792.46
Single Family 65'	O & M	\$ 60.46	\$ 60.46	\$ 60.46	\$ 60.46
Estate	Debt	\$ 821.00	\$ 821.00	\$ 821.00	\$ 821.00
	Total	\$ 881.46	\$ 881.46	\$ 881.46	\$ 881.46

* Assessments Include the Following :
4% Discount for Early Payments
1% County Tax Collector Costs/Property Appraiser Costs

Community Information:

Phase I			Maximum Annual Debt Assessment	Bond Prepayments	
No. of Units	Type	Name			
126	Townhome	Cayman	\$ 494.57	1	
356	Duplex	Capri/Carrington	\$ 494.57	4	
195	SF	Oakmont	\$ 581.92	1	
73	SF	Carlyle	\$ 669.25	0	
750				6	
Phase II			Maximum Annual Debt Assessment	Bond Prepayments	Lot Differential Prepayment*
No. of Units	Type	Name			
112	Townhouse	Cayman	\$ 541	0	0
76	Duplex	Capri/Carrington	\$ 541	0	0
307	SF	Garden	\$ 611	0	(133)
127	SF	Oakmont	\$ 636	0	(10)
215	SF	Classic	\$ 719	0	64
33	SF	Carlyle	\$ 732	0	0
74	SF	Estate	\$ 821	0	40
944				0	-39

* Developer made Bond Prepayment in November 2015 for 39 lot differential (143 Units replaced with 104 Units)

Phase 1	750
Phase 2	905
Total Units	1655

RESOLUTION 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLAGEWALK AT BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the VillageWalk at Bonita Springs Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Lee County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"), attached hereto as **Exhibit "A"** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2023/2024; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the VillageWalk at Bonita Springs Community Development District (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B”** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VILLAGEWALK AT BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits “A” and “B,”** is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits “A” and “B.”** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as

Exhibit "B," is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 15th day of August 2023.

ATTEST:

**VILLAGEWALK AT BONITA SPRINGS
COMMUNITY DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair / Vice Chair, Board of Supervisors

Exhibit A: Budget
Exhibit B: Assessment Roll

Exhibit A
Budget

Exhibit B
Assessment Roll

RESOLUTION NO. 2023-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLAGEWALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2023/2024 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the VillageWalk of Bonita Springs Community Development District ("District") to establish a regular meeting schedule for fiscal year 2023/2024; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2023/2024 which is attached hereto and made a part hereof as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VILLAGEWALK OF BONITA SPRINGS 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 2023/2024 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 15th day of August, 2023.

ATTEST:

**VILLAGEWALK OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**VILLAGEWALK OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024 REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the VillageWalk of Bonita Springs Community Development District will hold Regular Meetings at 3:00 p.m. in the Town Center at VillageWalk of Bonita Springs located at 15321 Latitude Drive, Bonita Springs, Florida 34135, on the following dates:

**October 17, 2023
November 21, 2023
December 19, 2023
January 16, 2024
February 20, 2024
March 19, 2024
April 16, 2024
May 21, 2024
June 18, 2024
July 16, 2024
August 20, 2024
September 17, 2024**

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 (561) 630-4922 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 will participate by telephone; therefore, a speaker telephone will be present at the location of these meetings so that Supervisors can attend the meetings and be fully informed of the discussions taking place either in person or by telephone. Meetings may be continued to a date, time, and place certain to be specified 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 (561) 630-4922 and/or at toll free 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.

VILLAGEWALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT

www.villagewalkbonitaspringscdd.org

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