



**VILLAGEWALK OF BONITA SPRINGS
COMMUNITY DEVELOPMENT
DISTRICT**

**LEE COUNTY
REGULAR BOARD MEETING
MARCH 18, 2025
3:00 P.M.**

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

www.villagewalkofbonitaspringscdd.org

561.630.4922 Telephone
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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
March 18, 2025
3:00 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items on the Agenda
- F. Approval of Minutes
 - 1. February 18, 2025 Regular Board Meeting.....Page 2
- G. Old Business
- H. New Business
 - 1. HOA Report Update.....Page 6
 - 2. Maintenance of VillageWalk West Wall
 - 3. Bonita Beach Road Street Lighting Correspondence
 - 4. Discussion on Best Environmental Practices.....Page 9
 - Pool Water Discharge BMP Comments
 - 5. Consider Resolution No. 2025-01 – Adopting a Fiscal Year 2025/2026 Proposed Budget.....Page 11
- I. Administrative Reports
 - 1. Manager’s Report
 - Next Meeting Date – April 15
 - 2. Engineer’s Report
 - 3. Attorney’s Report
- J. Comments from the Public for Items Not on the Agenda
- K. Board Member Comments
- L. Adjourn

Publication Date
2025-03-07

Subcategory
Miscellaneous Notices

VILLAGEWALK OF BONITA SPRINGS COMMUNITY
DEVELOPMENT DISTRICT

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 Regular Board of Supervisors Meeting on March 18, 2025, at 3:00 p.m. at the Town Center at VillageWalk of Bonita Springs located at 15321 Latitude Drive, Bonita Springs, Florida 34135 where the Board may consider any business that may properly come before it. A copy of the agenda may be obtained at the offices of the District Manager, Special District Services, Inc., 27499 Riverview Center Blvd., #253, Bonita Springs, Florida 34134, (941) 786-3726 (District Managers Office), during normal business hours, or by visiting the Districts website at www.villagewalkbonitaspringscdd.org.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The 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 Managers 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 Managers Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the 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.

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

Kathleen Meneely

District Manager

VILLAGEWALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT

www.villagewalkbonitaspringscdd.org

3/7/25

**VILLAGEWALK OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
FEBRUARY 18, 2025**

A. CALL TO ORDER

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

C. ESTABLISH A QUORUM

A quorum was established with the following Supervisors present:

Chairperson	Greg Janiec	Present
Vice Chairman	Jerry Robinson	Present
Supervisor	Dan Ellabarger	Present
Supervisor	JB Schuetz	Present
Supervisor	Clay Robinson	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 (via phone)	RWA, Inc.

Also present were the following: Jeff Walk of Special District Services, Inc. (via phone); Kara Blewett & Joseph Strathmann – VillageWalk HOA Management; Debbie DeNoia, Dolores Damiano-Szafran and Randy Van Alstine.

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

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. January 21, 2025, Regular Board Meeting

The January 21, 2025, Regular Board Meeting minutes were presented for consideration.

Mr. Shuetz advised that on Page 5, Item K, third paragraph down, the word “pool” should be “pond.”

A **motion** was made by Mr. C. Robinson, seconded by Mr. J. Robinson and passed unanimously approving the minutes of the January 21, 2025, Regular Board Meeting, as amended.

G. OLD BUSINESS

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

H. NEW BUSINESS

1. Presentation – CDD 101 Government Fund Reserves Primer

Mr. Ellabarger stated he had worked with Jeff Walker on the presentation and went over the report that was provided in the agenda packet, which outlined a detailed overview of the District’s General and Debt Service funds, noting that the reserves could not be co-mingled. Mr. Van Alstine asked when the bonds would be paid off and Ms. Meneely stated in 2035 and 2036. Mr. Haber added that when the CDD no longer has the bonds, the District can be dissolved but added that some Districts remain for the sovereign immunity benefit, which the HOA does not have. Mr. Walker stated that the O&M rate had remained the same in the District since 2013. Mr. Janiec thanked Messrs. Ellabarger and Walker for the presentation.

2. Discussion Regarding February 7, 2025, Chairman’s Meeting with HOA

Mr. Janiec stated that he had met with members of the HOA and management to discuss the littoral plantings. He had explained in the meeting that the authority to plant in the District’s easements was not covered by the maintenance agreement. He reported that the HOA’s goal was to start the plantings in March.

3. HOA Report Update

Ms. Meneely stated that the HOA’s report was included in the agenda packet and asked if there were any questions. Mr. Schuetz mentioned that he had walked the lakes last week and asked what the game plan was for replacing diffusers, noting that many were not working. Mr. J. Robinson stated that an aerator being down was different than a diffuser, as one pump can be down and take out several aerators. He added that it would be helpful if the goal was to put the aerators back to their original locations. Mr. Janiec stated that Advanced Aquatics had a game plan to address the issue pursuant to the HOA report.

4. Consider Littoral Planting Locations

Mr. Janiec stated that the location map presented by the HOA was in the agenda packet and everyone had had time to review same. He pointed out that this was a multi-year phased approach. Mr. Ellabarger commented that the plantings seemed to be clustered around the Town Center and Mr. VanAlstine stated that was where people would appreciate the plantings most, as they would be the most visible. He continued that this was the beginning of a five-year plan. Mr. Schuetz asked about eroding areas in 35, 37 & 38 and Mr. VanAlstine stated they would be addressed. Mr. Ellabarger asked when the Board would be updated and Mr. VanAlstine indicated that when everything was done the HOA would make a presentation on how everything

went during the first year, adding that he wanted to keep people enthused. Mr. J. Robinson indicated that he understood the ground swell in favor of aesthetics and would like to see Phase Two address the worst erosion areas in the future. Mr. VanAlstine stated that the engineer's report would guide that and added that if there was extra money in the fall they would look at those areas. There was general discussion on various locations and adjustments, noting that changes may be necessary based on the recommendations of Advanced Aquatics. Mr. Janiec stated that he did not want to delay the project and suggested moving forward with the caveat that some locations are general and may change.

After further discussion, a **motion** was made by Mr. Janiec, seconded by Mr. Ellabarger and passed unanimously approving the littoral plantings plan at locations depicted on the map provided by the HOA, noting that the locations were general for this calendar year, minor adjustments for constructability and available HOA funding are authorized, and discussions would take place for future phases.

5. Discussion Regarding Best Environmental Practices

- **Pool Water Discharge**

Mr. Janiec handed out an example for the Board to review and discuss at a future meeting. Mr. C. Robinson stated that Lee County had recommendations on the issue and using their guide may be helpful in that contractors should not be discharging into the lake. He continued that Orange County had a terrific guidance manual that he can provide for the next agenda. Mr. Janiec suggested giving the guides to the HOA so they can see the direction the District is going with providing best practices.

I. ADMINISTRATIVE MATTERS

1. Manager's Report

Ms. Meneely advised that the next meeting was scheduled for March 18, 2025, when the proposed budget would be presented. She requested that the Board Members review the current budget and let her know if there are changes or additions to be considered in the proposed budget. She further noted that the budget Public Hearing would be scheduled for June 17, 2025.

2. Engineer's Report

Mr. Wright had nothing further to report. Mr. Janiec suggested that he take a look at the littoral planting map and marry it to the engineer's report.

3. Attorney's Report

Mr. Haber stated that at the last meeting there were discussions on the City's obligations and he thought he had sent an update but had not. He added that he would give an update at the next meeting. He also stated that he would follow up on the roadway issues and put something in writing to the District handling those issues. It was the consensus of the Board that he do so as there were still problems with lighting and potholes.

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

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

K. BOARD MEMBER COMMENTS

There were no further comments from the Board Members.

L. ADJOURNMENT

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

Secretary/Assistant Secretary

Chair/Vice-Chair

From: Kara Blewett <kblewett@kwpmc.com>
Sent: Monday, March 10, 2025 12:47 PM
To: Kathleen Meneely <kmeneely@sdsinc.org>
Subject: HOA Report

Hi Kathleen,

The Map that was forwarded last week is to be included with the HOA Report:

Littorals update: Mike, Kara and Randy met with three Advanced Aquatics Littoral staff members Thursday March 6 in which a short discussion occurred followed by a field trip to examine several areas of concern. AA suggested a remedy for some severe erosion areas in Quad 4 that must be addressed before littorals can be considered. Remediation of these areas will need to be addressed by Briteview and Napier and will take place as soon as both have crews available. Once the work is finished littorals will be considered in those sites in our second phase. AA is now anticipating prep work and planting at several sites on our approved map as early as next week. An addendum to our basic Lakes contract is being finalized for the Littoral program. We have reviewed their suggested contract and made some changes more favorable for us and are just waiting for their final approval. The Addendum has been reviewed by our attorney with some suggested changes. Looking forward to getting this program off the ground.

Aerator cabinets servicing Laughing Gull, Kipper, Jewelfish, Reef, and SeaStar have been reinstalled. Working with Advanced Aquatic on why 15 is still down. We know this is an area to correct. Requesting info on Aerator 6.

Front exit fountain returned after warranty work. Routine maintenance scheduled for both.

Kara Blewett, LCAM

General Manager

KW PROPERTY MANAGEMENT & CONSULTING
VillageWalk Bonita Springs
15291 Latitude Drive
Bonita Springs, FL 34135
239-498-7000
kblewett@kwpmc.com
www.kwpmc.com



Breaker



Swimming Pool Discharge to Village Walk Lakes

February 18, 2025

Issue

As the community ages, many of the private pools will require repair and replastering which will require removing water from the pool. Members of the CDD Board have observed pool water being discharged directly to the lake. If the average private pool is 20'L x 10'W x 5'D = 1,000 ft³ x 7.5 gal./ft³ = 7,500 gallons. A slug of this volume hitting the lake containing chlorine and other pool chemicals may have detrimental effects on the lake quality and aquatic life. Typical chlorine levels in a pool are 2-3 ppm. Shocked pools may have chlorine levels exceeding 10 ppm. Additionally, there are other acidic and alkaline cleaning, algaecide and descaling compounds present in the pool water that can be detrimental to the lake's water quality. Subsection 62-302.530 (19), FL Administrative Code (FAC) limits discharge of chlorine to be less than 0.01 milligrams/Liter (mg/L). Additionally turbidity associated with backwashing and cleaning can also violate surface water quality standards. Dechlorinated personal swimming pool discharges are authorized under the conditions established in 62-624.200(2)(q).

Guidance From FL Department of Environmental Protection

To help protect Florida's environment, the following best management practices should be followed when draining swimming pools or discharging filter backwash into the environment.

- Only drain your pool when necessary. Avoid draining/backwashing your pool during periods of drought and during significant rainfall events. Do not drain your pool when watering restrictions are in place.
- Before draining your pool, allow the water to stand for at least 48 hours after the last addition of chlorine or until the free chlorine residual is ≤ 0.01 mg/L. (If you need to drain your pool quickly, you can purchase chlorine-neutralizing chemicals such as sodium thiosulfate at your local pool supply company.)
- Test the free chlorine residual before discharging. A free chlorine residual should not be detected. The chlorine residual can be tested using a standard pool test kit. (Refer to 64E-9.004(11), F.A.C. for additional information).
- The water should be clear and free of solids.
- The pH must be between 6.5 and 8.5 before it is discharged.

- Algaecides containing copper or silver can interrupt algal and plant growth in surface water bodies and should be used with caution. Follow the manufacturer's instructions before discharging water that has had an algaecide added recently.
- Control the rate of discharge to avoid erosion and nuisance conditions for neighboring properties. Nuisance conditions such as the creation of odors, mosquito breeding conditions or flooding can occur when water is ponded for a prolonged period.
- Direct the discharge over a vegetated surface so that some level of filtration can occur.
- Do not discharge on areas recently treated with herbicides or pesticides.

Additional information may be found at:

https://floridadep.gov/sites/default/files/FGLP_BMP_%20STORMWATER_POLLUTION_PREVENTION_2020.pdf

RESOLUTION NO. 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLAGEWALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the Proposed Budget including the Assessments for Fiscal Year 2025/2026 has been prepared and considered by the Board.

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

Section 1. The Proposed Budget including the Assessments for Fiscal Year 2025/2026 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for June 17, 2025 at 3:00 p.m. in the Town Center at VillageWalk of Bonita Springs, 15321 Latitude Drive, Bonita Springs, Florida 34135, for the purpose of receiving public comments on the Proposed Fiscal Year 2025/2026 Budget.

PASSED, ADOPTED and EFFECTIVE this 18th day of March, 2025.

ATTEST:

**VILLAGEWALK OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman

Village Walk Of Bonita Springs Community Development District

**Proposed Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026**

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- V ASSESSMENT COMPARISON

PROPOSED BUDGET
VILLAGE WALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET
REVENUES	
O & M ASSESSMENTS	100,052
DEBT ASSESSMENTS - SERIES 2015	397,658
DEBT ASSESSMENTS - SERIES 2018	600,785
OTHER REVENUES	0
INTEREST INCOME	1,800
TOTAL REVENUES	\$ 1,100,295
EXPENDITURES	
SUPERVISOR FEES	9,600
PAYROLL TAXES	768
ENGINEERING/MAINTENANCE	30,000
SPECIAL PROJECTS	10,000
MANAGEMENT	46,044
SECRETARIAL	4,200
LEGAL	10,500
ASSESSMENT ROLL	10,000
AUDIT FEES	4,100
ARBITRAGE REBATE FEE - SERIES 2015	650
ARBITRAGE REBATE FEE - SERIES 2018	650
INSURANCE	7,800
LEGAL ADVERTISING	2,700
MISCELLANEOUS	1,075
POSTAGE	450
OFFICE SUPPLIES	675
DUES & SUBSCRIPTIONS	175
WEBSITE MANAGEMENT	2,000
TRUSTEE FEES - SERIES 2015	4,400
TRUSTEE FEES - SERIES 2018	3,800
CONTINUING DISCLOSURE FEE	1,000
TOTAL EXPENDITURES	\$ 150,587
REVENUES LESS EXPENDITURES	\$ 949,708
BOND PAYMENTS - SERIES 2015	(377,775)
BOND PAYMENTS - SERIES 2018	(570,746)
BALANCE	\$ 1,187
COUNTY APPRAISER & TAX COLLECTOR ADMINISTRATIVE	(10,984)
DISCOUNTS FOR EARLY PAYMENTS	(43,940)
EXCESS/ (SHORTFALL)	\$ (53,737)
CARRYOVER FROM PRIOR YEAR	53,737
NET EXCESS/ (SHORTFALL)	\$ -

Note: Projected Available Funds Balance As Of 9-30-25 is \$165,000

DETAILED PROPOSED BUDGET
VILLAGE WALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
REVENUES				
O & M ASSESSMENTS	103,262	100,052	100,052	Expenditures Less Interest & Carryover/.95
DEBT ASSESSMENTS - SERIES 2015	397,659	397,658	397,658	Bond Payments/.95
DEBT ASSESSMENTS - SERIES 2018	600,786	600,785	600,785	Bond Payments/.95
OTHER REVENUES	0	0	0	
INTEREST INCOME	16,121	840	1,800	Interest Projected At \$150 Per Month
TOTAL REVENUES	\$ 1,117,828	\$ 1,099,335	\$ 1,100,295	
EXPENDITURES				
SUPERVISOR FEES	5,200	9,600	9,600	Supervisor Fees
PAYROLL TAXES	398	768	768	Projected At 8% Of Supervisor Fees
ENGINEERING/MAINTENANCE	12,785	30,000	30,000	No Change From 2024/2025 Budget
SPECIAL PROJECTS	0	10,000	10,000	Special Projects
MANAGEMENT	43,452	44,748	46,044	CPI Adjustment
SECRETARIAL	4,200	4,200	4,200	No Change From 2024/2025 Budget
LEGAL	12,958	9,500	10,500	\$1,000 Increase From 2024/2025 Budget
ASSESSMENT ROLL	10,000	10,000	10,000	As Per Contract
AUDIT FEES	3,900	4,000	4,100	\$100 Increase From 2024/2025 Budget
ARBITRAGE REBATE FEE - SERIES 2015	650	650	650	No Change From 2024/2025 Budget
ARBITRAGE REBATE FEE - SERIES 2018	650	650	650	No Change From 2024/2025 Budget
INSURANCE	6,925	7,300	7,800	FY 24/25 Expenditure Was \$7,202
LEGAL ADVERTISING	4,224	2,200	2,700	\$500 Increase From 2024/2025 Budget
MISCELLANEOUS	1,423	975	1,075	\$100 Increase From 2024/2025 Budget
POSTAGE	371	500	450	\$50 Decrease From 2024/2025 Budget
OFFICE SUPPLIES	784	675	675	No Change From 2024/2025 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2024/2025 Budget
WEBSITE MANAGEMENT	2,000	2,000	2,000	No Change From 2024/2025 Budget
TRUSTEE FEES - SERIES 2015	4,327	4,500	4,400	\$100 Decrease From 2024/2025 Budget
TRUSTEE FEES - SERIES 2018	3,709	3,900	3,800	\$100 Decrease From 2024/2025 Budget
CONTINUING DISCLOSURE FEE	1,000	1,000	1,000	No Change From 2024/2025 Budget
TOTAL EXPENDITURES	\$ 119,131	\$ 147,341	\$ 150,587	
REVENUES LESS EXPENDITURES	\$ 998,697	\$ 951,994	\$ 949,708	
BOND PAYMENTS - SERIES 2015	(380,973)	(377,775)	(377,775)	2026 Principal & Interest Payments
BOND PAYMENTS - SERIES 2018	(575,576)	(570,746)	(570,746)	2026 Principal & Interest Payments
BALANCE	\$ 42,148	\$ 3,473	\$ 1,187	
COUNTY APPRAISER & TAX COLLECTOR ADMINISTRATIVE COSTS	(4,106)	(10,984)	(10,984)	One Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(41,416)	(43,940)	(43,940)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ (3,374)	\$ (51,451)	\$ (53,737)	
CARRYOVER FROM PRIOR YEAR	0	51,451	53,737	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ (3,374)	\$ -	\$ -	

Note: Projected Available Funds Balance As Of 9-30-25 is \$165,000

DETAILED PROPOSED DEBT SERVICE (SERIES 2015) FUND BUDGET

VILLAGE WALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2025/2026

OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	16,400	500	1,500	Projected Interest For 2025/2026
NAV Collection	380,973	377,775	377,775	Maximum Debt Service Collection
Total Revenues	\$ 397,373	\$ 378,275	\$ 379,275	
EXPENDITURES				
Principal Payments	240,000	245,000	255,000	Principal Payment Due In 2026
Interest Payments	132,769	121,894	114,234	Interest Payments Due In 2026
Bond Redemption	0	11,381	10,041	Estimated Excess Debt Collections
Total Expenditures	\$ 372,769	\$ 378,275	\$ 379,275	
Excess/ (Shortfall)	\$ 24,604	\$ -	\$ -	

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 1/1/2025 = \$3,590,000

DETAILED PROPOSED DEBT SERVICE (SERIES 2018) FUND BUDGET

VILLAGE WALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2025/2026

OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	16,114	500	1,500	Projected Interest For 2025/2026
NAV Collection	575,576	570,746	570,746	Maximum Debt Service Collection
Total Revenues	\$ 591,690	\$ 571,246	\$ 572,246	
EXPENDITURES				
Principal Payments	370,000	382,000	395,000	Principal Payment Due In 2026
Interest Payments	206,018	187,785	175,159	Interest Payments Due In 2026
Bond Redemption	0	1,461	2,087	Estimated Excess Debt Collections
Total Expenditures	\$ 576,018	\$ 571,246	\$ 572,246	
Excess/ (Shortfall)	\$ 15,672	\$ -	\$ -	

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 1/1/2025 =	\$5,969,000		

Village Walk Community Development District Assessment Comparison

Lot Size		Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Projected Assessment*	Fiscal Year 2025/2026 Projected Assessment*
Phases I & 2					
Townhome 26' Cayman	O & M	\$ 60.46	\$ 60.46	\$ 60.46	\$ 60.46
	Debt	\$ 494.57	\$ 494.57	\$ 494.57	\$ 494.57
	Total	\$ 555.03	\$ 555.03	\$ 555.03	\$ 555.03
Duplex 36' Capri	O & M	\$ 60.46	\$ 60.46	\$ 60.46	\$ 60.46
	Debt	\$ 494.57	\$ 494.57	\$ 494.57	\$ 494.57
	Total	\$ 555.03	\$ 555.03	\$ 555.03	\$ 555.03
Single Family 50' Oakmont	O & M	\$ 60.46	\$ 60.46	\$ 60.46	\$ 60.46
	Debt	\$ 581.92	\$ 581.92	\$ 581.92	\$ 581.92
	Total	\$ 642.38	\$ 642.38	\$ 642.38	\$ 642.38
Single Family 60' Carlyle	O & M	\$ 60.46	\$ 60.46	\$ 60.46	\$ 60.46
	Debt	\$ 669.25	\$ 669.25	\$ 669.25	\$ 669.25
	Total	\$ 729.71	\$ 729.71	\$ 729.71	\$ 729.71
Phases 3 & 4					
Townhome 26' Cayman	O & M	\$ 60.46	\$ 60.46	\$ 60.46	\$ 60.46
	Debt	\$ 541.00	\$ 541.00	\$ 541.00	\$ 541.00
	Total	\$ 601.46	\$ 601.46	\$ 601.46	\$ 601.46
Duplex 36' Capri	O & M	\$ 60.46	\$ 60.46	\$ 60.46	\$ 60.46
	Debt	\$ 541.00	\$ 541.00	\$ 541.00	\$ 541.00
	Total	\$ 601.46	\$ 601.46	\$ 601.46	\$ 601.46
Single Family 40' Garden	O & M	\$ 60.46	\$ 60.46	\$ 60.46	\$ 60.46
	Debt	\$ 611.00	\$ 611.00	\$ 611.00	\$ 611.00
	Total	\$ 671.46	\$ 671.46	\$ 671.46	\$ 671.46
Single Family 50' Oakmont	O & M	\$ 60.46	\$ 60.46	\$ 60.46	\$ 60.46
	Debt	\$ 636.00	\$ 636.00	\$ 636.00	\$ 636.00
	Total	\$ 696.46	\$ 696.46	\$ 696.46	\$ 696.46
Single Family 50' Classic	O & M	\$ 60.46	\$ 60.46	\$ 60.46	\$ 60.46
	Debt	\$ 719.00	\$ 719.00	\$ 719.00	\$ 719.00
	Total	\$ 779.46	\$ 779.46	\$ 779.46	\$ 779.46
Single Family 60' Carlyle	O & M	\$ 60.46	\$ 60.46	\$ 60.46	\$ 60.46
	Debt	\$ 732.00	\$ 732.00	\$ 732.00	\$ 732.00
	Total	\$ 792.46	\$ 792.46	\$ 792.46	\$ 792.46
Single Family 65' Estate	O & M	\$ 60.46	\$ 60.46	\$ 60.46	\$ 60.46
	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