

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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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 COSTS	(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