



**VILLAGEWALK OF BONITA SPRINGS
COMMUNITY DEVELOPMENT
DISTRICT**

**LEE COUNTY
REGULAR BOARD MEETING
APRIL 21, 2026
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
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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
April 21, 2026
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. April 2, 2026 Regular Board Meeting.....Page 2
- G. New Business
 - 1. HOA Report Discussion.....Page 5
 - 2. Update on Chair Meeting 4/9 with KW
 - 3. Consider Removal of Plastic in Lake by Tennis Courts
 - 4. Discussion Regarding Enforcement of Swimming Pool Discharges
 - 5. Discussion Regarding Engineering Contract & Scope of Work.....Page 21
 - 6. Consider Resolution No. 2026-01 – Adopting a Fiscal Year 2026/2027 Proposed Budget.....Page 25
- H. Old Business
- I. Administrative Reports
 - 1. Manager’s Report
 - Next Meeting Date – May 19, 2026
 - 2. Engineer’s Report
 - 3. Attorney’s Report
 - Update on Pothole Status
- J. Comments from the Public for Items Not on the Agenda
- K. Board Member Comments
- L. Adjourn

Publication Date
2026-04-10

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 April 21, 2026, 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

April 10, 2026

**VILLAGEWALK OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
APRIL 2, 2026**

A. CALL TO ORDER

The April 2, 2026, Regular Board Meeting of the Village Walk Community Development District (the “District”) was called to order at 3:06 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 March 23, 2026, 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

It was noted that Ted Tryka of LJA Engineering was present in the audience.

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. February 17, 2026, Regular Board Meeting

The February 17, 2026, Regular Board Meeting minutes were presented for consideration.

A **motion** was made by Mr. C. Robinson, seconded by Mr. Schuetz and passed unanimously approving the minutes of the February 17, 2026, Regular Board Meeting, as presented.

G. NEW BUSINESS

1. Presentations by District Engineer Proposers

Ms. Meneely reminded the Board that the current District Engineer had submitted his resignation effective at the end of March and that a Request for Qualifications (RFQ) had been published.

Mr. Haber provided an overview of the Consultant's Competitive Negotiation Act process.

Ted Tryka of LJA Engineering provided a presentation regarding his firm's qualifications, experience, and approach to providing district engineering services. Discussion included responsiveness, water management, and erosion control strategies.

It was noted that APEX Engineering did not attend the meeting as required by the RFQ.

2. Discussion and Ranking of Proposers

A discussion ensued regarding the qualifications of the responding firms and whether to re-advertise the RFQ. The Board decided to proceed with ranking due to timing concerns related to the erosion study.

A **motion** was made by Mr. Janiec, seconded by Mr. J. Robinson and unanimously passed ranking LJA Engineering as the top-ranked firm and APEX Engineering as the second-ranked firm, and authorizing staff to negotiate a contract with LJA Engineering.

A **motion** was then made by Mr. Ellabarger, seconded by Mr. C. Robinson and unanimously passed authorizing Chairman Janiec to participate in the negotiations of the engineering contract and is authorized to execute the agreement.

H. OLD BUSINESS

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

I. ADMINISTRATIVE MATTERS

1. Manager's Report

Ms. Meneely advised that the next meeting was scheduled for April 21, 2026.

2. Engineer's Report

There was no Engineer's Report at this time.

3. Attorney's Report

There was no Attorney's Report at this time.

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

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

K. BOARD MEMBER COMMENTS

The Board Members discussed the importance of proceeding promptly with the lake bank erosion study.

L. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Janiec, seconded by Mr. Ellabarger and passed unanimously adjourning the Regular Board Meeting at 4:20 p.m.

Secretary/Assistant Secretary

Chair/Vice-Chair



Analysis of Village Walks April 2026 Water Test Results

Introduction:

Season: Spring

Sampling Date: 3/31/2026

Sampling Sites: Pond 40 (NW), Pond 2 (Central), Pond 12 (SE)

www.AdvancedAquatic.com

lakes@advancedaquatic.com

292 S. Military Trail – Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Apollo Beach, Clearwater, Fort Myers, and Port St. Lucie

1-800-491-9621



Results Summary

Total Phosphorus (TP)

- Reasonable range = 100 µg/L
- 2 out of 3 ponds had elevated phosphorus concentrations. Pond 2 had a value of 235 µg/L and Pond 12 was 135 µg/L. This can be caused by factors such as rain, runoff, decaying plant material, or fish waste. We will continue to monitor this.
- Pond 40 remains consistent with low concentrations of phosphorus.
- The values of “zero” or “undetectable” doesn’t mean there is no phosphorus in the water, it simply means the value is outside the limits of the lab equipment.
- It could also possibly mean these nutrients were taken up by any submersed aquatic vegetation (SAV), or phytoplankton at the time of water sampling.

Total Nitrogen (TN)

- Reasonable range= 2 mg/L
- Ponds 2 and 12 have steadily increased, while Pond 40 has decreased. They are still within the reasonable range, so there is no concern with these values.
- All ponds together had values between the ranges of 0.7 and 1.17 mg/L.

Chlorophyll-A (Chl-a)

- Reasonable Range= 40 mg/L
- 2 of 3 ponds were within the reasonable range.
- Pond 40 has increased since last quarter, but Pond 2 has remained consistent.
- Pond 12 is above the reasonable range with a value of 54.3 mg/L. We are currently treating hydrilla and naiad in the pond which could be the cause of the high nutrient levels.
- The ponds had values that ranged between 22.3 and 54.3 mg/L.

www.AdvancedAquatic.com

lakes@advancedaquatic.com

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Fecal Coliform

- Reasonable range= 70 CFU/100ml
- 2 out of 3 ponds were within the reasonable range.
- Pond 12 had a value of 80 CFU/100ml. This is often caused by wildlife (birds) or runoff.
- Ranges were 10 to 16 CFU/100ml
- No immediate action is needed, but we will continue to monitor these levels.

pH

- Reasonable Range= 6.5- 8.5
- All ponds were elevated above the reasonable range.
- The ponds are more basic than normal, but this is typical for Florida ponds, especially during the dry season.
- Ranges were between 9.5-9.7
- No action is warranted yet; we will continue to monitor this.

Temperature

- Reasonable range = 70-85°F
- All three ponds were within the reasonable range, measuring between 78.1 and 78.6°F
- These warmer readings are expected for spring sampling and represent a seasonal shift into summer temperatures.

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1-800-491-9621



Turbidity

- Ideal range = 0-5 NTU
- Acceptable range = 5-10 NTU
- All ponds were within the acceptable range for stormwater ponds.
- This means the water is more cloudy than normal which can be caused by fish activity, wind and wave action, or low water levels.
- Values range from 7.51-8.75 NTU.

Electrical Conductivity

- Reasonable range= 0-800 μ S
- All of the ponds are within reasonable range.
- These results indicate a healthy balance of minerals. We may see these values increase as we get more frequent rainfall.
- Values range from 428-534 μ S.

Dissolved Oxygen

- Reasonable range= 5-11 mg/L
- All ponds were within the reasonable range.
- Due to the water levels, testing in January was completed differently than this quarter. Testing was done in a different location than on our map, and we did not get as deep of readings at some ponds.
- Values range from 4.97-8.9 mg/L.

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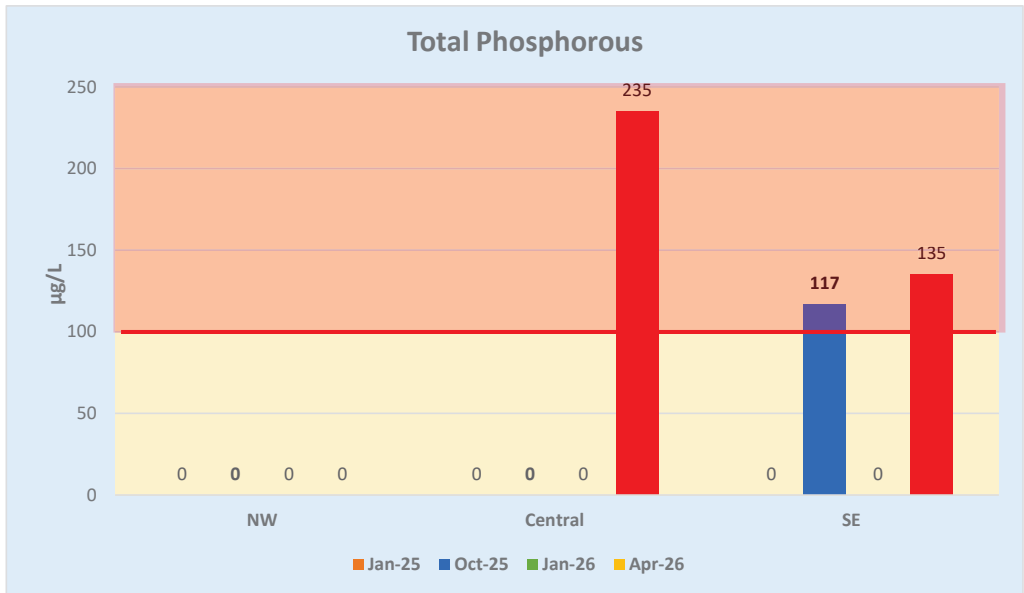
Conclusions/ Recommendations

Overall, the ponds are in good condition, with most parameters falling within the normal or acceptable ranges. Phosphorus levels were elevated, which can lead to algae growth. Nitrogen levels are within range, but show a slight increase compared to previous sampling, which may contribute to algae blooms over time. This is supported by elevated chlorophyll-a concentrations, indicating an increase in algal activity, particularly in Pond 12.

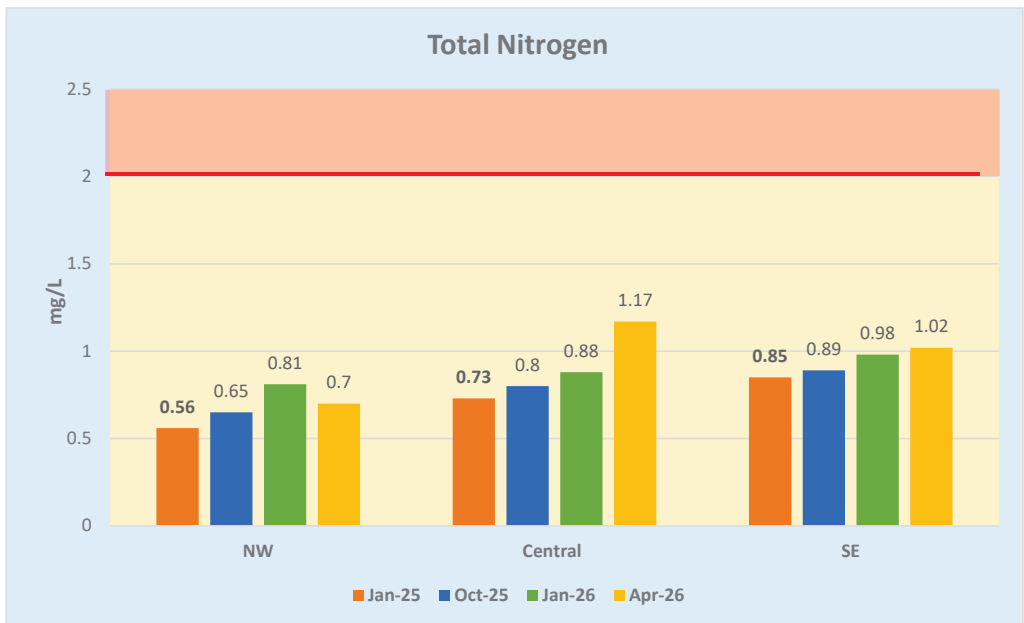
Turbidity levels are above the ideal range, meaning the water is somewhat cloudy, likely due to natural factors such as sediment disturbance, fish activity, or wind. Additionally fecal coliform bacteria levels are higher than typical recommended ranges, which is common in stormwater ponds and often linked to wildlife and runoff.

At this time, none of these conditions require immediate corrective action; however, several trends – particularly increasing phosphorus, nitrogen, and chlorophyll levels – should be monitored as we move into the wet season, when nutrients and biological activity typically increase.

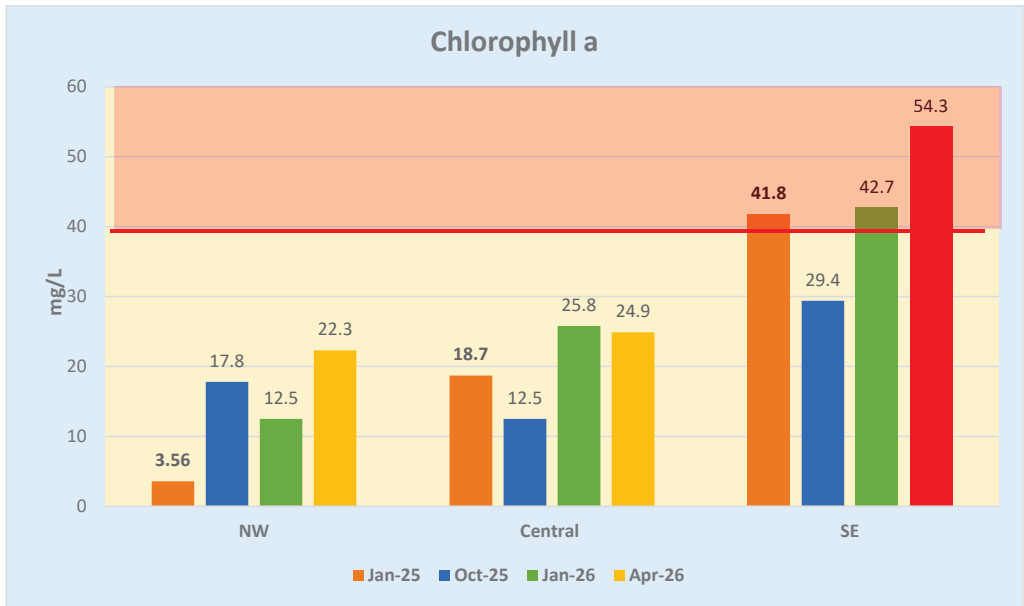
Thank you,
Carly Centnarowicz
Carly Centnarowicz
Aquatic Biologist



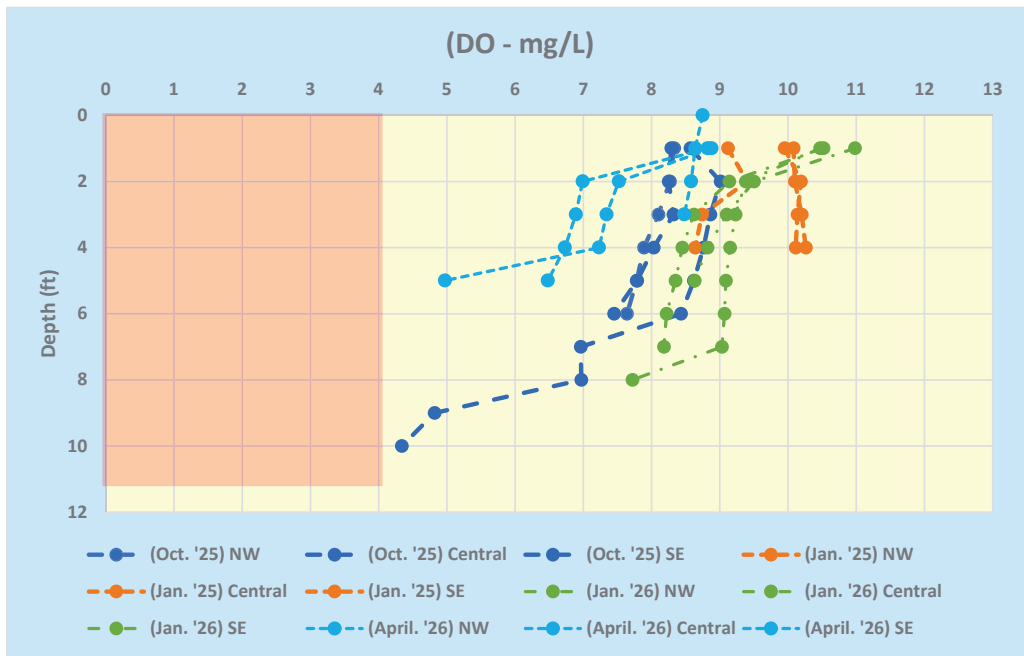
A measurement of both inorganic and organic forms of phosphorous.



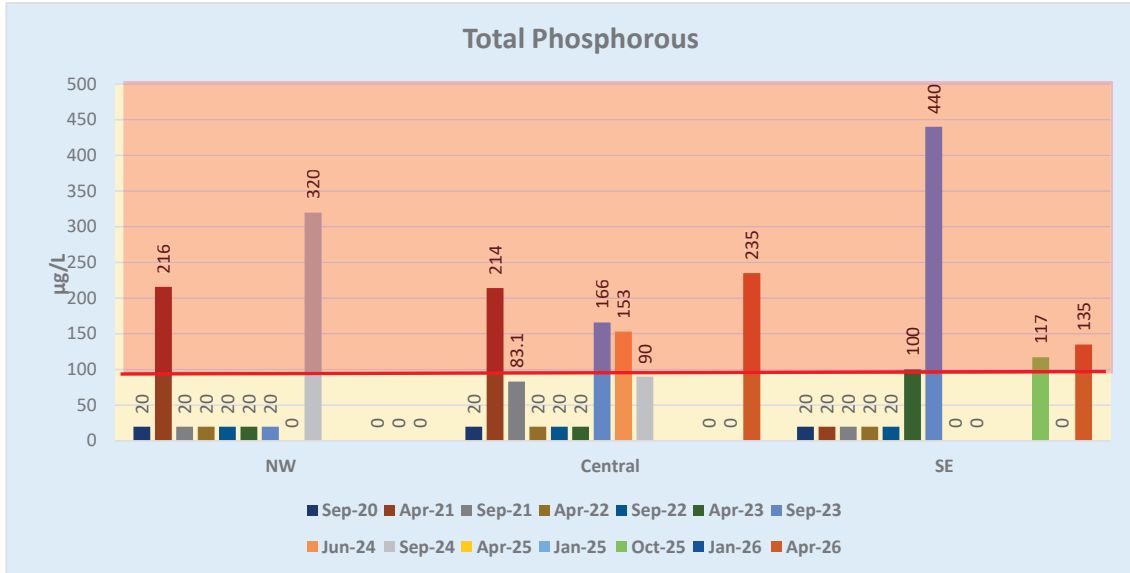
A measurement of both organic and inorganic forms of nitrogen.



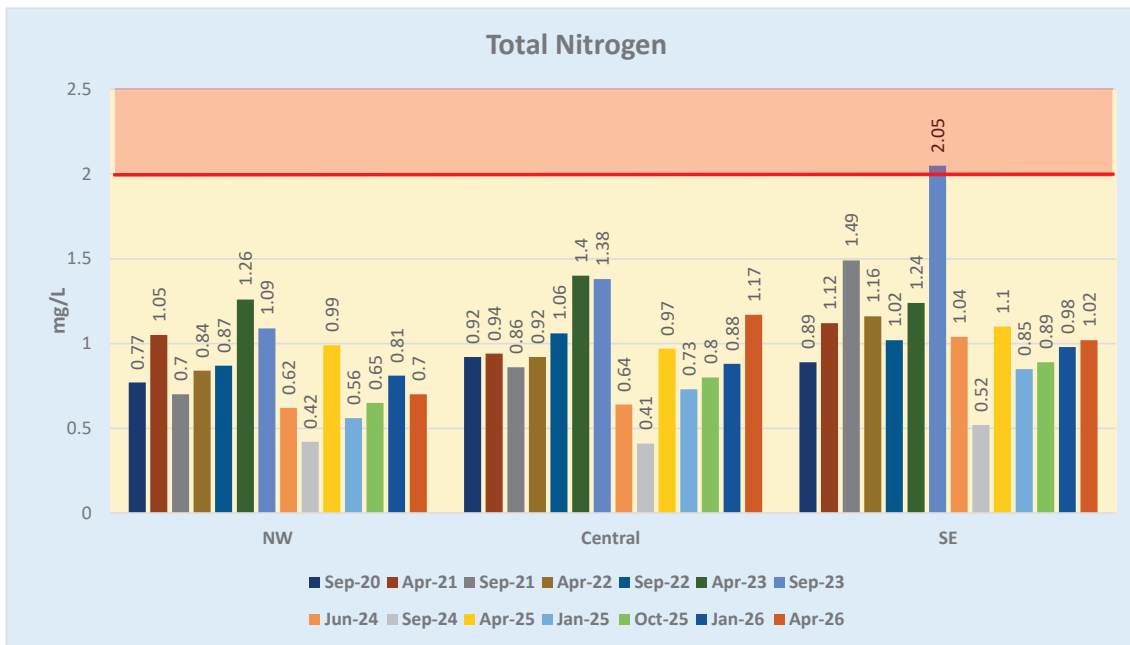
A measurement of the phytoplankton in a waterbody.



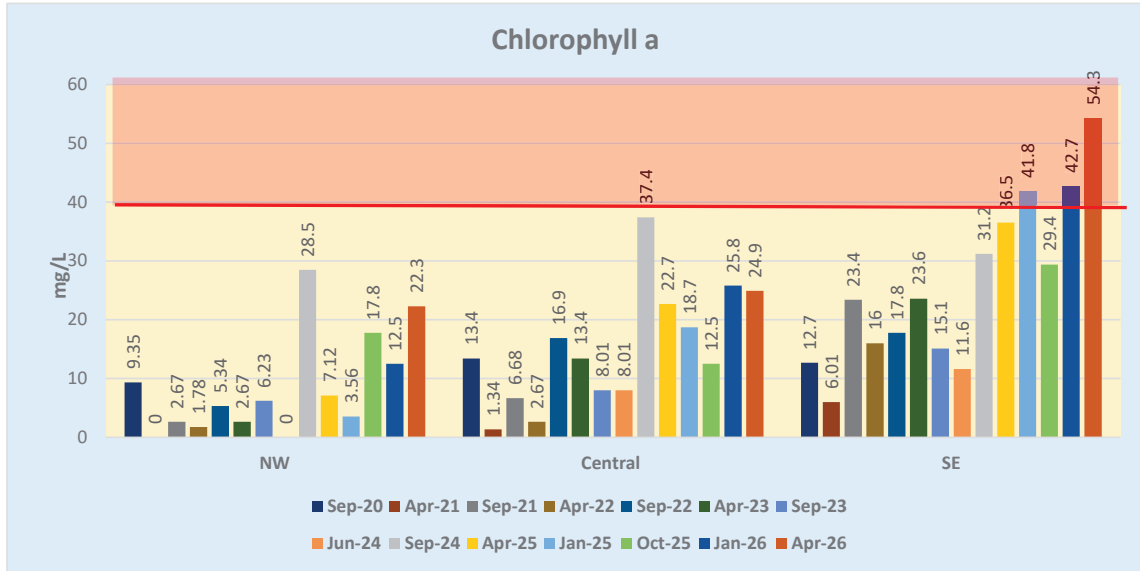
A measure of the amount of dissolved oxygen dissolved in a waterbody.



A measurement of both inorganic and organic forms of phosphorous.



A measurement of both organic and inorganic forms of nitrogen.



A measurement of the phytoplankton in a waterbody.

CLIENT: Advanced Aquatic **Lab Order:** 2603993
Project: Advanced Aquatics

Lab ID: 2603993-001 **Collection Date:** 3/31/2026 10:20:00 AM
Client Sample ID: Site: NW **Matrix:** SURFACE WATER

Analyses	Result	MDL	PQL	Qual	Units	DF	Date Analyzed
FECAL COLIFORM							
Coliform, Fecal	54.0	2.00	2.00		CFU/100ml	2	Analyst: DH Labcode SL002 03/31/2026 13:34
TOTAL NITROGEN							
Nitrogen, Total	0.700	0.0300	0.120		mg/L	1	Analyst: GC Labcode SL001 04/02/2026 12:09
TOTAL PHOSPHOROUS							
Phosphorus, Total (As P)	ND	0.100	0.400	U	mg/L	1	Analyst: GC Labcode SL001 04/02/2026 12:09
CHLOROPHYLL A							
Chlorophyll A, Corrected	22.3	1.00	1.00	J	mg/m ³	1	Analyst: SAD Labcode SL001 04/01/2026 11:27
TURBIDITY							
Turbidity	7.51	0.100	0.100		NTU	1	Analyst: TM Labcode SL002 04/01/2026 14:36

Qualifiers: H Holding times for preparation or analysis exceeded ND Not Detected at the Reporting Limit
 PL Permit Limit R RPD outside accepted recovery limits
 RL Reporting Detection Limit U Samples with CalcVal < MDL
 W Sample container temperature is out of limit as specified at testcode

CLIENT: Advanced Aquatic **Lab Order:** 2603993
Project: Advanced Aquatics

Lab ID: 2603993-002 **Collection Date:** 3/31/2026 9:55:00 AM
Client Sample ID: Site: Central **Matrix:** SURFACE WATER

Analyses	Result	MDL	PQL	Qual	Units	DF	Date Analyzed
FECAL COLIFORM							
Coliform, Fecal	12.0	2.00	2.00	V	CFU/100ml	2	Analyst: DH Labcode SL002 03/31/2026 13:34
TOTAL NITROGEN							
Nitrogen, Total	1.17	0.0300	0.120		mg/L	1	Analyst: GC Labcode SL001 04/02/2026 12:09
TOTAL PHOSPHOROUS							
Phosphorus, Total (As P)	0.235	0.100	0.400	I	mg/L	1	Analyst: GC Labcode SL001 04/02/2026 12:09
CHLOROPHYLL A							
Chlorophyll A, Corrected	24.9	1.00	1.00	J	mg/m ³	1	Analyst: SAD Labcode SL001 04/01/2026 11:27
TURBIDITY							
Turbidity	7.86	0.100	0.100		NTU	1	Analyst: TM Labcode SL002 04/01/2026 14:36

Qualifiers: H Holding times for preparation or analysis exceeded ND Not Detected at the Reporting Limit
 PL Permit Limit R RPD outside accepted recovery limits
 RL Reporting Detection Limit U Samples with CalcVal < MDL
 W Sample container temperature is out of limit as specified at testcode

CLIENT: Advanced Aquatic **Lab Order:** 2603993
Project: Advanced Aquatics

Lab ID: 2603993-003 **Collection Date:** 3/31/2026 9:25:00 AM
Client Sample ID: Site: SE **Matrix:** SURFACE WATER

Analyses	Result	MDL	PQL	Qual	Units	DF	Date Analyzed
FECAL COLIFORM							
Coliform, Fecal	80.0	2.00	2.00		CFU/100ml	2	Analyst: DH Labcode SL002 03/31/2026 13:34
TOTAL NITROGEN							
Nitrogen, Total	1.02	0.0300	0.120		mg/L	1	Analyst: GC Labcode SL001 04/02/2026 12:09
TOTAL PHOSPHOROUS							
Phosphorus, Total (As P)	0.135	0.100	0.400	I	mg/L	1	Analyst: GC Labcode SL001 04/02/2026 12:09
CHLOROPHYLL A							
Chlorophyll A, Corrected	54.3	1.00	1.00	J	mg/m ³	1	Analyst: SAD Labcode SL001 04/01/2026 11:27
TURBIDITY							
Turbidity	8.75	0.100	0.100		NTU	1	Analyst: TM Labcode SL002 04/01/2026 14:36

Qualifiers: H Holding times for preparation or analysis exceeded
 PL Permit Limit
 RL Reporting Detection Limit
 W Sample container temperature is out of limit as specified at testcode
 ND Not Detected at the Reporting Limit
 R RPD outside accepted recovery limits
 U Samples with CalcVal < MDL

CHAIN OF CUSTODY RECORD

Workorder # (Lab Use Only) **2603 993**

Client ID: _____
 Project Name: _____
 Project Location: Village Walk
 Permit #/PWS ID: _____
 Requested Due Date: _____

Report To Email: **Carly@advancedaquatic.com**
 Bill to Email: _____
 P.O. #: _____

Client: Advanced Aquatic
 Address: _____
 Phone: _____

Matrix	Sample Description	Sample Collection		pH (Lab use only)	Bottle Type	Bottle Lot #	Preservative	Chem ID	Chem Exp	# Bottles	Analysis				Sample ID # (Lab Use Only)
		Date	Time								Type G=grab C=comp.	Chlor A	Turbidity	TN / TP	
SW	Site: NW	3/31/26	10:20	Grab	1L GA	4-081-004	Ice	n/a	n/a	1	X				A
					250 ml PL	3235002	Ice	n/a	n/a	1	X				B
					250 ml PL	3235002	H3S04	4506F28	12/29/2028	1	X				C
					Micro - Flip	4-190-001	The	STT10001	1/1/2027	1	X				D
SW	Site: Central	3/31	7:55	Grab	1L GA	4-081-004	Ice	n/a	n/a	1	X				A
					250 ml PL	3235002	Ice	n/a	n/a	1	X				B
					250 ml PL	3235002	H3S04	4506F28	12/29/2028	1	X				C
					Micro - Flip	4-190-001	The	STT10001	1/1/2027	1	X				D

Kit Number	Comments:	Relinquished Signature & Affiliation	Date	Time	Accepted Signature	Date	Time
		<i>[Signature]</i>	3/31/20	11:11	<i>[Signature]</i>	3/31/20	11:11

By signing the Chain of Custody, the client, acknowledges, and authorizes analysis of the parameters listed above.
 1050 Endeavor Ct, Nokomis, FL 34275 (941)488-8103 fax(941)484-6774 E64380 10090 Bavaria Rd., Fort Myers, FL 33913 (239)590-0337 fax:(239)590-0536 E66457
 Form #: RCF-02 Approved KS 9/14/2023

CHAIN OF CUSTODY RECORD

Workorder # (Lab Use Only) **2603993**
 Client ID: _____
 Project Name: _____
 Project Location: Village Walk
 Permit #/PWS ID: _____
 Requested Due Date: _____

Report To Email: Carly@advancedaquatic.com
 Bill to Email: _____
 P.O. #: _____

Client: Advanced Aquatic
 Address: _____
 Phone: _____

Matrix	Sample Description	Sample Collection			pH (Lab use only)	Bottle Type	Bottle Lot #	Preservative	Chem ID	Chem Exp	# Bottles	Analysis				Sample ID # (Lab Use Only)	
		Date	Time	Type G=grab C=comp.								Chloro A	Turbidity	TN / TP	Fecal Coliform		
SW	SE	9:25	3/31	Grab	42	1L GA	4-081-004	Ice	n/a	n/a	1	X				3 A	
						250 ml PL	3235002	Ice	n/a	n/a	1		X				B
						250 ml PL	3235002	H2SO4	4506F28	12/29/2028	1		X				C
						Micro - Flip	4-190-001	The	STT10001	1/1/2027	1		X				D
SW				Grab		1L GA	4-081-004	Ice	n/a	n/a	1	X					A
						250 ml PL	3235002	Ice	n/a	n/a	1		X				B
						250 ml PL	3235002	H2SO4	4506F28	12/29/2028	1		X				C
						Micro - Flip	4-190-001	The	STT10001	1/1/2027	1		X				D

Kit Number	Comments:	Relinquished Signature & Affiliation	Date	Time Accepted Signature	Date	Time
		<i>[Signature]</i>	3/31	11:11	3/31/20	11:11

Preservative Key Code:
 HCL = H, HNO3 = N, Na2S2O3 = ST or THio
 H2SO4 = S, NaOH = SH, NH4Cl = AC, Ascorbic Acid = AA
 Infrared Therm Serial #: FM: E8082029773V
 NCK: DT-8906C
 pH Paper Lot #: Range 0-3 = 216524 X 0627
 pH Paper Lot #: Range 0-13 = 229624 X 10/27
 Volume = 250, 500, or mL, 1L, 2L
 Micro = Flip SC - Screw Cap

By signing the Chain of Custody, the client acknowledges, and authorizes analysis of the parameters listed above.
 1050 Endeavor Ct, Nokomis, FL 34275 (941)488-8103 fax:(941)484-6774 EB4380 10060 Bavaria Rd., Fort Myers, FL 33913 (239)590-0337 fax:(239)590-0536 EB6457
 Form # RCF-02 Approved KS 9/14/2023

Community: Village Walk B.S. Q-2 2024

Date: 3/31/26

Water Tests Data Sheet					
Pond	Sample Site	Time	EC	pH	Temp (°F)
Northwest (P 39 & 40)	SS NW	10:20	428	9.7	78.6
Central (P 2 & 3)	SS Central	9:55	486	9.5	78.1
Southeast (P 12 & 13)	SS SE	9:25	534	9.7	78.5
Weather Conditions: <u>Clear, 72°F</u>					
Instruments Used: <u>Thermo Scientific, Eutech Elite PCTS</u>					

*surface readings

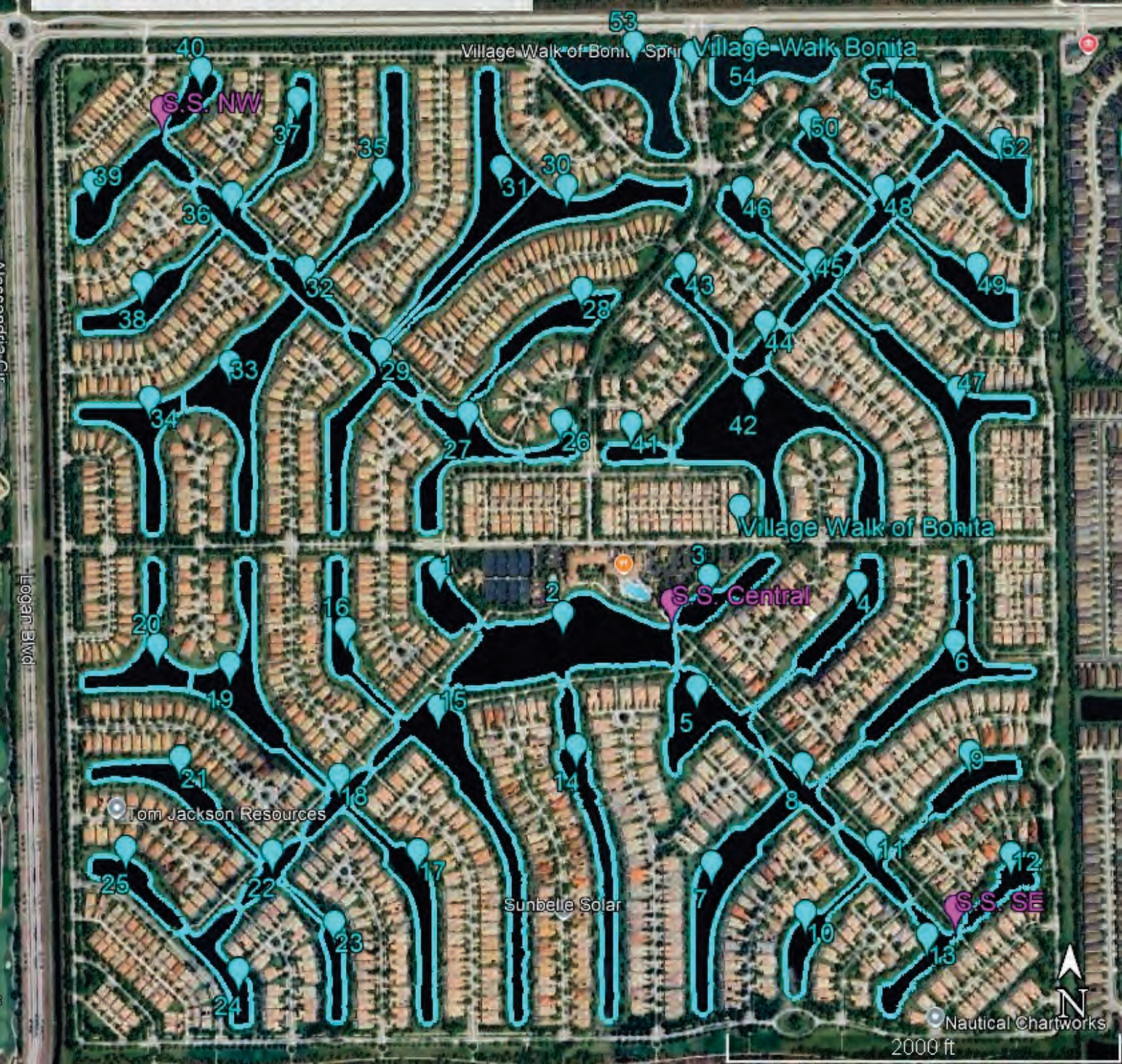
Village Walk of Bonita Springs

Sampling sites are shown in pink

S.S. NW= Sampling Site Northwest

S.S. Central= Sampling Site Central

S.S. SE= Sampling Site Southeast



PURPOSE:

Seek concurrence on current and potential District Engineer “Scope of Work” line items for current FY and FY 2026/27

PROCESS:

- CDD to review current and proposed line items for discussion (Chart 2)**
 - **Add / Delete / Modify line items as needed for description and projected timing**
- Review timing proposal and format for deliverables**

PRODUCT:

Provide the documentation for the balance of LJA spending for the current FY2026 and planning for the proposed LJA FY2026/27 budget

CURRENT AND PROPOSED "SCOPE OF WORK" LINE ITEMS

CONTRACTOR: LJA

NO.	DESCRIPTION	FY 2026					FY2027											
		M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S
	MONTHLY CDD MEETINGS	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
1	EROSION STUDY / RECOMMENDATION	█	█	█														
2	OUTFALL ASSESSMENT	█	█	█														
2A	CDD OWNERSHIP MAP "DUE DILIGENCE"																	
2B	CDD OWNERSHIP "OPEN SPACE" STUDY																	

(1) ←

CONTRACTOR: TBD

VW INTERIOR BRIDGE ASSESSMENT (2)					
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				█	█	█					
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- (1) IF SKILL SET (SURVEYING?) REQUIRED TO REVIEW CDD PARCEL OWNERSHIP DOES NOT IMPACT EROSION AND OUTFALL ASSESSMENT, COULD MOVE 2A INTO FY 2026?**
- (2) BRIDGE OWNERSHIP REVIEW IN PROGRESS (HOA OR CDD?)**

NOTE: HOA MIGHT CONSIDER LJA AS A CONTRACTOR FOR FUTURE VW INTERIOR ROAD WORK

TIMING PROPOSAL AND FORMAT FOR DELIVERABLES

TIMING:

- | | |
|-------------------|---|
| May 19 CDD | Further discussion / concurrence on the line items defining the LJA “Scope of Work” for the balance FY2026 and for FY2026/27
<input type="checkbox"/> This will culminate in a written “Scope of Work” from the CDD to LJA |
| Jun 16 CDD | LJA to present line item spending projections as outlined in the written “Scope of Work”:
<ol style="list-style-type: none">1. Balance of FY20262. FY2026/27 LJA proposed budget |

FORMAT:

Would propose LJA standard business reporting for the May 19 CDD review as well as the June 16 CDD review (based on “chart 2”)

DISCUSSION?

RESOLUTION NO. 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VILLAGEWALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026/2027; 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 2026/2027 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 2026/2027 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for July 21, 2026 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 2026/2027 Budget.

PASSED, ADOPTED and EFFECTIVE this 21st day of April, 2026.

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 2026/2027
October 1, 2026 - September 30, 2027**

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DETAILED PROPOSED BUDGET
VILLAGE WALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
O & M ASSESSMENTS	102,760	100,052	100,052	Expenditures Less Interest & Carryover/.95
DEBT ASSESSMENTS - SERIES 2015	397,681	397,082	397,082	Bond Payments/.95
DEBT ASSESSMENTS - SERIES 2018	600,805	600,785	600,785	Bond Payments/.95
OTHER REVENUES	0	0	0	
INTEREST INCOME	13,501	1,800	2,040	Interest Projected At \$170 Per Month
TOTAL REVENUES	\$ 1,114,747	\$ 1,099,719	\$ 1,099,959	
EXPENDITURES				
SUPERVISOR FEES	6,800	9,600	9,600	Supervisor Fees
PAYROLL TAXES	520	768	768	Projected At 8% Of Supervisor Fees
ENGINEERING/MAINTENANCE	11,220	30,000	30,000	No Change From 2025/2026 Budget
SPECIAL PROJECTS	0	10,000	10,000	Special Projects
MANAGEMENT	44,748	46,044	47,280	CPI Adjustment
SECRETARIAL	4,200	4,200	4,200	No Change From 2025/2026 Budget
LEGAL	6,200	10,500	10,500	FY 25/26 Expenditure Through Dec 025 Was \$2,271
ASSESSMENT ROLL	10,000	10,000	10,000	As Per Contract
AUDIT FEES	4,000	4,100	3,700	Accepted Amount For 2025/2026 Audit
ARBITRAGE REBATE FEE - SERIES 2015	650	650	650	No Change From 2025/2026 Budget
ARBITRAGE REBATE FEE - SERIES 2018	650	650	650	No Change From 2025/2026 Budget
INSURANCE	7,202	7,800	8,400	FY 25/26 Expenditure Was \$7,634
LEGAL ADVERTISING	3,213	2,700	3,000	\$300 Increase From 2025/2026 Budget
MISCELLANEOUS	1,389	1,075	1,175	\$100 Increase From 2025/2026 Budget
POSTAGE	316	450	425	\$25 Decrease From 2025/2026 Budget
OFFICE SUPPLIES	631	675	675	No Change From 2025/2026 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2025/2026 Budget
WEBSITE MANAGEMENT	2,000	2,000	2,000	No Change From 2025/2026 Budget
TRUSTEE FEES - SERIES 2015	4,327	4,400	4,375	\$25 Decrease From 2025/2026 Budget
TRUSTEE FEES - SERIES 2018	3,709	3,800	3,775	\$25 Decrease From 2025/2026 Budget
CONTINUING DISCLOSURE FEE	1,000	1,000	1,000	No Change From 2025/2026 Budget
TOTAL EXPENDITURES	\$ 112,950	\$ 150,587	\$ 152,348	
REVENUES LESS EXPENDITURES	\$ 1,001,797	\$ 949,132	\$ 947,611	
BOND PAYMENTS - SERIES 2015	(381,132)	(377,228)	(377,228)	2027 Principal & Interest Payments
BOND PAYMENTS - SERIES 2018	(575,804)	(570,746)	(570,746)	2027 Principal & Interest Payments
BALANCE	\$ 44,861	\$ 1,158	\$ (363)	
COUNTY APPRAISER & TAX COLLECTOR ADMINISTRATIVE COSTS	(4,077)	(10,979)	(10,979)	One Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(41,014)	(43,916)	(43,916)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ (230)	\$ (53,737)	\$ (55,258)	
CARRYOVER FROM PRIOR YEAR	0	53,737	55,258	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ (230)	\$ -	\$ -	

Note: Projected Available Funds Balance As Of 9-30-26 is \$150,000.

DETAILED PROPOSED BUDGET
VILLAGE WALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
O & M ASSESSMENTS	102,760	100,052	100,052	Expenditures Less Interest & Carryover/.95
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DEBT ASSESSMENTS - SERIES 2018	600,805	600,785	600,785	Bond Payments/.95
OTHER REVENUES	0	0	0	
INTEREST INCOME	13,501	1,800	2,040	Interest Projected At \$170 Per Month
TOTAL REVENUES	\$ 1,114,747	\$ 1,099,719	\$ 1,099,959	
EXPENDITURES				
SUPERVISOR FEES	6,800	9,600	9,600	Supervisor Fees
PAYROLL TAXES	520	768	768	Projected At 8% Of Supervisor Fees
ENGINEERING/MAINTENANCE	11,220	30,000	30,000	No Change From 2025/2026 Budget
SPECIAL PROJECTS	0	10,000	10,000	Special Projects
MANAGEMENT	44,748	46,044	47,280	CPI Adjustment
SECRETARIAL	4,200	4,200	4,200	No Change From 2025/2026 Budget
LEGAL	6,200	10,500	10,500	FY 25/26 Expenditure Through Dec 2025 Was \$2,271
ASSESSMENT ROLL	10,000	10,000	10,000	As Per Contract
AUDIT FEES	4,000	4,100	3,700	Accepted Amount For 2025/2026 Audit
ARBITRAGE REBATE FEE - SERIES 2015	650	650	650	No Change From 2025/2026 Budget
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INSURANCE	7,202	7,800	8,400	FY 25/26 Expenditure Was \$7,634
LEGAL ADVERTISING	3,213	2,700	3,000	\$300 Increase From 2025/2026 Budget
MISCELLANEOUS	1,389	1,075	1,175	\$100 Increase From 2025/2026 Budget
POSTAGE	316	450	425	\$25 Decrease From 2025/2026 Budget
OFFICE SUPPLIES	631	675	675	No Change From 2025/2026 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2025/2026 Budget
WEBSITE MANAGEMENT	2,000	2,000	2,000	No Change From 2025/2026 Budget
TRUSTEE FEES - SERIES 2015	4,327	4,400	4,375	\$25 Decrease From 2025/2026 Budget
TRUSTEE FEES - SERIES 2018	3,709	3,800	3,775	\$25 Decrease From 2025/2026 Budget
CONTINUING DISCLOSURE FEE	1,000	1,000	1,000	No Change From 2025/2026 Budget
TOTAL EXPENDITURES	\$ 112,950	\$ 150,587	\$ 152,348	
REVENUES LESS EXPENDITURES	\$ 1,001,797	\$ 949,132	\$ 947,611	
BOND PAYMENTS - SERIES 2015	(381,132)	(377,228)	(377,228)	2027 Principal & Interest Payments
BOND PAYMENTS - SERIES 2018	(575,804)	(570,746)	(570,746)	2027 Principal & Interest Payments
BALANCE	\$ 44,861	\$ 1,158	\$ (363)	
COUNTY APPRAISER & TAX COLLECTOR ADMINISTRATIVE COSTS	(4,077)	(10,979)	(10,979)	One Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(41,014)	(43,916)	(43,916)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ (230)	\$ (53,737)	\$ (55,258)	
CARRYOVER FROM PRIOR YEAR	0	53,737	55,258	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ (230)	\$ -	\$ -	

Note: Projected Available Funds Balance As Of 9-30-26 is \$150,000.

DETAILED PROPOSED DEBT SERVICE (SERIES 2015) FUND BUDGET
VILLAGE WALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	13,987	1,500	2,000	Projected Interest For 2026/2027
NAV Collection	381,132	377,228	377,228	Maximum Debt Service Collection
Prepaid Bond Collection (15)	4,895	0	0	
Total Revenues	\$ 400,014	\$ 378,728	\$ 379,228	
EXPENDITURES				
Principal Payments	245,000	255,000	270,000	Principal Payment Due In 2027
Interest Payments	125,569	114,234	105,525	Interest Payments Due In 2027
Bond Redemption	0	9,494	3,703	Estimated Excess Debt Collections
Total Expenditures	\$ 370,569	\$ 378,728	\$ 379,228	
Excess/ (Shortfall)	\$ 29,445	\$ -	\$ -	

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 1/1/2026 =	\$3,345,000		

DETAILED PROPOSED DEBT SERVICE (SERIES 2018) FUND BUDGET

VILLAGE WALK OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027

OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
Interest Income	12,958	1,500	2,000	Projected Interest For 2026/2027
NAV Collection	575,804	570,746	570,746	Maximum Debt Service Collection
Total Revenues	\$ 588,762	\$ 572,246	\$ 572,746	
EXPENDITURES				
Principal Payments	382,000	395,000	408,000	Principal Payment Due In 2027
Interest Payments	193,993	175,159	162,110	Interest Payments Due In 2027
Bond Redemption	0	2,087	2,636	Estimated Excess Debt Collections
Total Expenditures	\$ 575,993	\$ 572,246	\$ 572,746	
Excess/ (Shortfall)	\$ 12,769	\$ -	\$ -	

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 1/1/2026 =	\$5,587,000		

Village Walk Community Development District Assessment Comparison

Lot Size		Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year
		2023/2024	2024/2025	2025/2026	2026/2027
		Assessment*	Projected Assessment*	Assessment*	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	Lot Differential Prepayment*
No. of Units	Type	Name			
126	Townhome	Cayman	\$ 494.57	1	1 new bond prepayer in 25/26
356	Duplex	Capri/Carrington	\$ 494.57	4	
195	SF	Oakmont	\$ 581.92	2	lot 552 ph 1 Oakmont
73	SF	Carlyle	\$ 669.25	0	
750				7	
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