

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.

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TOTAL EXPENDITURES	\$ 112,950	\$ 150,587	\$ 152,348	
REVENUES LESS EXPENDITURES	\$ 1,001,797	\$ 949,132	\$ 947,611	
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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	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
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	Bond Prepayments	
No. of Units	Type	Name	Debt Assessment		
126	Townhome	Cayman	\$ 494.57	1	1 new bond prepayer in 25/26 lot 552 ph 1 Oakmont
356	Duplex	Capri/Carrington	\$ 494.57	4	
195	SF	Oakmont	\$ 581.92	2	
73	SF	Carlyle	\$ 669.25	0	
750				7	
Phase II			Maximum Annual	Bond Prepayments	Lot
No. of Units	Type	Name	Debt Assessment		Differential Prepayment*
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