VIDA'S WAY
COMMUNITY DEVELOPMENT DISTRICT
ADOPTED BUDGET
FISCAL YEAR 2026

VIDA'S WAY
COMMUNITY DEVELOPMENT DISTRICT
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COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026

	Fiscal Year 2025				
	Amended Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Adopted Budget FY 2026
REVENUES					
Assessment levy: on-roll - gross	$ -				$ 337,748
Allowable discounts (4%)	-				(13,510)
Assessment levy: on-roll - net	-	$ -	$ -	$ -	324,238
Assessment levy: off-roll	-	-	-	-	56,888
Landowner contribution	574,466	47,192	457,670	504,862	336,583
Total revenues	574,466	47,192	457,670	504,862	717,709
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	48,000	22,000	26,000	48,000	48,000
Legal	25,000	4,222	20,778	25,000	25,000
Engineering	2,000	-	2,000	2,000	2,000
Audit	5,500	-	5,500	5,500	5,500
Arbitrage rebate calculation	500	-	500	500	500
Dissemination agent	1,000	417	583	1,000	2,000
EMMA software service	-	-	-	-	1,500
Trustee	5,500	-	5,500	5,500	5,500
Telephone	200	100	100	200	200
Postage	500	145	355	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,750	-	1,750	1,750	1,750
Annual special district fee	175	175	-	175	175
Insurance	5,500	5,250	250	5,500	6,000
Contingencies/bank charges	750	1,558	-	1,558	750
Meeting room rental	-	-	-	-	2,000
Tax collector	-	-	-	-	6,755
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	-	210	210	210
Total professional & administrative	97,790	34,117	64,481	98,598	109,545

VIDA'S WAY
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026

	Fiscal Year 2025				
	Amended Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Adopted Budget FY 2026
Field operations					
Landscape maintenance	156,464	37,280	119,184	156,464	256,464
Mulch	51,000	-	51,000	51,000	81,000
Annuals	18,500	-	18,500	18,500	36,000
Irrigation repairs	5,000	-	5,000	5,000	5,000
Landscape replacement	5,000	-	5,000	5,000	5,000
Pressure cleaning	5,000	-	5,000	5,000	5,000
Holiday decorations	5,000	-	5,000	5,000	5,000
General repairs/supplies	10,000	630	9,370	10,000	10,000
Pond & conservation areas	40,000	830	39,170	40,000	12,000
Fountains repairs/maintenance	5,000	-	5,000	5,000	22,000
Electric - common areas/irrigation meters	15,000	481	14,519	15,000	15,000
Irrigation water	5,000	-	5,000	5,000	5,000
Streetlights	85,000	-	85,000	85,000	135,000
Property insurance	-	-	-	-	15,000
Property appraiser	-	-	-	-	700
Total field operations	405,964	39,221	366,743	405,964	608,164
Total expenditures	503,754	73,338	431,224	504,562	717,709
Excess/(deficiency) of revenues over/(under) expenditures	-	(26,146)	26,446	300	-
Fund balance - beginning (unaudited)	-	(300)	(26,446)	(300)	-
Fund balance - ending (projected)					
Assigned					
Working capital	-	-	-	-	-
Unassigned	-	(26,446)	-	-	-
Fund balance - ending	$ -	$(26,446)	$ -	$ -	$ -

VIDA'S WAY
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES	
Professional & administrative	
Management/accounting/recording	$ 48,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	25,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	2,000
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	5,500
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	500
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	2,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
EMMA software service	1,500
Trustee	5,500
Telephone	200
Telephone and fax machine.	
Postage	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Printing & binding	500
Letterhead, envelopes, copies, agenda packages	
Legal advertising	1,750
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Annual special district fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	
Insurance	6,000
Contingencies/bank charges	750
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Meeting room rental	2,000
Tax collector	6,755
Website hosting & maintenance	705
Website ADA compliance	210

VIDA'S WAY
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES (continued)	
Landscape maintenance	256,464
Mulch	81,000
Annuals	36,000
Irrigation repairs	5,000
Landscape replacement	5,000
Pressure cleaning	5,000
Holiday decorations	5,000
General repairs/supplies	10,000
Pond & conservation areas	12,000
Fountains repairs/maintenance	22,000
Electric - common areas/irrigation meters	15,000
Irrigation water	5,000
Streetlights	135,000
Property insurance	15,000
Property appraiser	700
Total expenditures	$ 717,709

VIDA'S WAY
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2024
FISCAL YEAR 2026

	Fiscal Year 2025				
	Amended Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Adopted Budget FY 2026
REVENUES					
Assessment levy: on-roll	$ -				$ 398,465
Allowable discounts (4%)	-				(15,939)
Net assessment levy - on-roll	-	$ -	$ -	$ -	382,526
Assessment levy: off-roll	374,558	295,339	79,219	374,558	-
Interest	-	3,078	-	3,078	-
Total revenues	374,558	298,417	79,219	377,636	382,526
EXPENDITURES					
Debt service					
Principal	85,000	-	85,000	85,000	95,000
Interest	149,154	-	149,154	149,154	280,575
Tax collector	-	-	-	-	7,969
Cost of issuance	199,785	199,785	-	199,785	-
Underwriter's discount	114,800	114,800	-	114,800	-
Total expenditures	548,739	314,585	234,154	548,739	383,544
Excess/(deficiency) of revenues over/(under) expenditures	(174,181)	(16,168)	(154,935)	(171,103)	(1,018)
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	526,913	526,913	-	526,913	-
Original issue discount	(25,050)	(25,050)	-	(25,050)	-
Transfers in	-	12,362	-	12,362	-
Total other financing sources/(uses)	501,863	514,225	-	514,225	-
Net increase/(decrease) in fund balance	327,682	498,057	(154,935)	343,122	(1,018)
Fund balance:					
Beginning fund balance (unaudited)	-	(12,362)	485,695	(12,362)	330,760
Ending fund balance (projected)	$327,682	$485,695	$ 330,760	$ 330,760	329,742
Use of fund balance:					
Debt service reserve account balance (required)					(187,279)
Interest expense - November 1, 2026					(140,288)
Projected fund balance surplus/(deficit) as of September 30, 2026					$ 2,175

VIDA'S WAY
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			140,287.50	140,287.50	5,655,000.00
05/01/26	95,000.00	4.150%	140,287.50	235,287.50	5,560,000.00
11/01/26			138,316.25	138,316.25	5,560,000.00
05/01/27	100,000.00	4.150%	138,316.25	238,316.25	5,460,000.00
11/01/27			136,241.25	136,241.25	5,460,000.00
05/01/28	100,000.00	4.150%	136,241.25	236,241.25	5,360,000.00
11/01/28			134,166.25	134,166.25	5,360,000.00
05/01/29	105,000.00	4.150%	134,166.25	239,166.25	5,255,000.00
11/01/29			131,987.50	131,987.50	5,255,000.00
05/01/30	110,000.00	4.150%	131,987.50	241,987.50	5,145,000.00
11/01/30			129,705.00	129,705.00	5,145,000.00
05/01/31	115,000.00	4.150%	129,705.00	244,705.00	5,030,000.00
11/01/31			127,318.75	127,318.75	5,030,000.00
05/01/32	120,000.00	4.875%	127,318.75	247,318.75	4,910,000.00
11/01/32			124,393.75	124,393.75	4,910,000.00
05/01/33	125,000.00	4.875%	124,393.75	249,393.75	4,785,000.00
11/01/33			121,346.88	121,346.88	4,785,000.00
05/01/34	135,000.00	4.875%	121,346.88	256,346.88	4,650,000.00
11/01/34			118,056.25	118,056.25	4,650,000.00
05/01/35	140,000.00	4.875%	118,056.25	258,056.25	4,510,000.00
11/01/35			114,643.75	114,643.75	4,510,000.00
05/01/36	145,000.00	4.875%	114,643.75	259,643.75	4,365,000.00
11/01/36			111,109.38	111,109.38	4,365,000.00
05/01/37	155,000.00	4.875%	111,109.38	266,109.38	4,210,000.00
11/01/37			107,331.25	107,331.25	4,210,000.00
05/01/38	160,000.00	4.875%	107,331.25	267,331.25	4,050,000.00
11/01/38			103,431.25	103,431.25	4,050,000.00
05/01/39	170,000.00	4.875%	103,431.25	273,431.25	3,880,000.00
11/01/39			99,287.50	99,287.50	3,880,000.00
05/01/40	180,000.00	4.875%	99,287.50	279,287.50	3,700,000.00
11/01/40			94,900.00	94,900.00	3,700,000.00
05/01/41	185,000.00	4.875%	94,900.00	279,900.00	3,515,000.00
11/01/41			90,390.63	90,390.63	3,515,000.00
05/01/42	195,000.00	4.875%	90,390.63	285,390.63	3,320,000.00
11/01/42			85,637.50	85,637.50	3,320,000.00
05/01/43	205,000.00	4.875%	85,637.50	290,637.50	3,115,000.00
11/01/43			80,640.63	80,640.63	3,115,000.00
05/01/44	215,000.00	4.875%	80,640.63	295,640.63	2,900,000.00
11/01/44			75,400.00	75,400.00	2,900,000.00
05/01/45	225,000.00	5.200%	75,400.00	300,400.00	2,675,000.00
11/01/45			69,550.00	69,550.00	2,675,000.00
05/01/46	240,000.00	5.200%	69,550.00	309,550.00	2,435,000.00
11/01/46			63,310.00	63,310.00	2,435,000.00
05/01/47	250,000.00	5.200%	63,310.00	313,310.00	2,185,000.00
11/01/47			56,810.00	56,810.00	2,185,000.00
05/01/48	265,000.00	5.200%	56,810.00	321,810.00	1,920,000.00
11/01/48			49,920.00	49,920.00	1,920,000.00

VIDA'S WAY
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/49	280,000.00	5.200%	49,920.00	329,920.00	1,640,000.00
11/01/49			42,640.00	42,640.00	1,640,000.00
05/01/50	295,000.00	5.200%	42,640.00	337,640.00	1,345,000.00
11/01/50			34,970.00	34,970.00	1,345,000.00
05/01/51	310,000.00	5.200%	34,970.00	344,970.00	1,035,000.00
11/01/51			26,910.00	26,910.00	1,035,000.00
05/01/52	325,000.00	5.200%	26,910.00	351,910.00	710,000.00
11/01/52			18,460.00	18,460.00	710,000.00
05/01/53	345,000.00	5.200%	18,460.00	363,460.00	365,000.00
11/01/53			9,490.00	9,490.00	365,000.00
05/01/54	365,000.00	5.200%	9,490.00	374,490.00	-
Total	**5,655,000.00**		**5,273,302.50**	**10,928,302.50**	

VIDA'S WAY
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS

On-Roll Assessments

Product/Parcel	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
SF 40'	99	$ 1,107.37	$ 1,062.57	$ 2,169.94	$ 998.82
SF 50'	132	1,107.37	1,328.22	2,435.59	$ 1,248.53
SF 60'	74	1,107.37	1,593.86	2,701.23	$ 1,498.23
Total	**305**				

Off-Roll Assessments

Product/Parcel	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
SF 40'	73	$ 150.50	$ -	$ 150.50	n/a
SF 50'	183	150.50	-	150.50	n/a
SF 60'	122	150.50	-	150.50	n/a
Total	**378**				