

**VIDA'S WAY  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2027**

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

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 337,748				\$ 257,946
Allowable discounts (4%)	(13,510)				(10,318)
Assessment levy: on-roll - net	324,238	\$ 320,948	\$ 3,290	\$ 324,238	247,628
Assessment levy: off-roll	56,888	14,222	42,666	56,888	222,007
Landowner contribution	336,583	10,449	326,134	336,583	351,174
Total revenues	<u>717,709</u>	<u>345,619</u>	<u>372,090</u>	<u>717,709</u>	<u>820,809</u>
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	25,000	16,818	8,182	25,000	25,000
Engineering	2,000	1,546	454	2,000	2,000
Audit	5,500	-	5,500	5,500	5,500
Arbitrage rebate calculation	500	-	500	500	500
Dissemination agent	2,000	500	1,500	2,000	1,000
EMMA software service	1,500	3,500	-	3,500	3,500
Trustee	5,500	4,246	1,254	5,500	5,500
Telephone	200	100	100	200	200
Postage	500	68	432	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	6,000	5,565	435	6,000	6,200
Contingencies/bank charges	750	944	-	944	1,750
Meeting room rental	2,000	-	-	-	2,000
Tax collector	6,755	6,414	341	6,755	5,159
Website hosting & maintenance	705	705	-	705	705
Website ADA compliance	210	145	65	210	210
Total professional & administrative	<u>109,545</u>	<u>64,976</u>	<u>44,763</u>	<u>109,739</u>	<u>110,149</u>

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

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	
<b>Field operations</b>					
Landscape maintenance	256,464	85,315	171,149	256,464	324,000
Mulch	81,000	38,137	42,863	81,000	95,000
Annuals	36,000	-	36,000	36,000	33,100
Irrigation repairs	5,000	-	5,000	5,000	5,000
Landscape replacement	5,000	41,345	-	41,345	5,000
Pressure cleaning	5,000	-	5,000	5,000	5,000
Holiday decorations	5,000	5,500	-	5,500	5,000
General repairs/supplies	10,000	653	9,347	10,000	10,000
Pond & conservation areas	12,000	13,938	-	13,938	23,000
Pond repairs/supplies	-	350	-	350	
Fountains repairs/maintenance	22,000	-	22,000	22,000	22,000
Electric - common areas/irrigation meters	15,000	31,194	-	31,194	38,000
Dog Stations					360
Irrigation water	5,000	601	4,399	5,000	2,500
Streetlights	135,000	30,091	104,909	135,000	120,000
Property insurance	15,000	10,444	4,556	15,000	22,000
Property appraiser	700	150	550	700	700
Total field operations	<u>608,164</u>	<u>257,718</u>	<u>405,773</u>	<u>663,491</u>	<u>710,660</u>
Total expenditures	<u>717,709</u>	<u>322,694</u>	<u>450,536</u>	<u>773,230</u>	<u>820,809</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	22,925	(78,446)	(55,521)	-
Fund balance - beginning (unaudited)	-	59,561	82,486	59,561	4,040
Fund balance - ending (projected)					
Assigned					
Working capital	-	-	-	-	-
Unassigned	-	82,486	4,040	4,040	4,040
Fund balance - ending	<u>\$ -</u>	<u>\$ 82,486</u>	<u>\$ 4,040</u>	<u>\$ 4,040</u>	<u>\$ 4,040</u>

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

**EXPENDITURES**

**Professional & administrative**

Management/accounting/recording	\$ 48,000
<p><b>Wrathell, Hunt and Associates, LLC</b> (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.</p>	
Legal	25,000
<p>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.</p>	
Engineering	2,000
<p>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.</p>	
Audit	5,500
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation	500
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent	1,000
<p>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 &amp; Associates serves as dissemination agent.</p>	
EMMA software service	3,500
Trustee	5,500
Telephone	200
<p>Telephone and fax machine.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	500
<p>Letterhead, envelopes, copies, agenda packages</p>	
Legal advertising	1,750
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Annual special district fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Insurance	6,200
Contingencies/bank charges	1,750
<p>Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.</p>	
Meeting room rental	2,000
Tax collector	5,159
Website hosting & maintenance	705
Website ADA compliance	210

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

**EXPENDITURES (continued)**

Landscape maintenance	324,000
Mulch	95,000
Annuals	33,100
Irrigation repairs	5,000
Landscape replacement	5,000
Pressure cleaning	5,000
Holiday decorations	5,000
General repairs/supplies	10,000
Pond & conservation areas	23,000
Fountains repairs/maintenance	22,000
Electric - common areas/irrigation meters	38,000
Dog Stations	360
Irrigation water	2,500
Streetlights	120,000
Property insurance	22,000
Property appraiser	700
Total expenditures	<u><u>\$ 820,809</u></u>

**VIDA'S WAY  
COMMUNITY DEVELOPMENT DISTRICT  
AMOUNTS ASSIGNED FOR FUTURE PROJECTS  
FISCAL YEAR 2026**

<b>Reserve Items</b>	<b>Estimated Life Expectancy</b>	<b>Estimated Remaining Life</b>	<b>Cost to Replace</b>	<b>Annual Funding</b>
Roads	30	30	\$1,015,860.00	\$33,862.00
Boardwalk	20	20	\$166,000.00	\$8,300.00
Fencing	20	20	\$271,000.00	\$13,550.00
Monuments	20	20	\$300,000.00	\$15,000.00
<b>Total</b>			<b>\$1,752,860.00</b>	<b>\$70,712.00</b>

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

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 398,465				\$ 398,465
Allowable discounts (4%)	(15,939)				(15,939)
Net assessment levy - on-roll	382,526	\$ 378,590	\$ 3,936	\$ 382,526	382,526
Assessment levy: off-roll	-	312	-	312	-
Interest	-	5,851	-	5,851	-
Total revenues	382,526	384,753	3,936	388,689	382,526
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	95,000	-	95,000	95,000	100,000
Interest	280,575	140,288	140,287	280,575	276,633
Tax collector	7,969	7,566	403	7,969	7,969
Total expenditures	383,544	147,854	235,690	383,544	384,602
Excess/(deficiency) of revenues over/(under) expenditures	(1,018)	236,899	(231,754)	5,145	(2,076)
Fund balance:					
Beginning fund balance (unaudited)	330,760	338,615	575,514	338,615	343,760
Ending fund balance (projected)	<u>329,742</u>	<u>575,514</u>	<u>343,760</u>	<u>343,760</u>	<u>341,684</u>
Use of fund balance:					
Debt service reserve account balance (required)					(187,279)
Interest expense - November 1, 2027					(136,241)
Projected fund balance surplus/(deficit) as of September 30, 2027					<u>\$ 18,164</u>

**VIDA'S WAY  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2024 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
					5,740,000.00
05/01/25	85,000.00	4.150%	149,153.81	234,153.81	5,655,000.00
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

**VIDA'S WAY  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2024 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
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
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	-
<b>Total</b>	<b>5,740,000.00</b>		<b>5,422,456.31</b>	<b>11,162,456.31</b>	

**VIDA'S WAY  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2025  
FISCAL YEAR 2026**

	Fiscal Year 2026				Proposed Budget FY 2027
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: off-roll	\$ -	\$ -	\$ 109,206	\$ 109,206	\$ 282,049
Interest	-	2,782	-	2,782	-
Total revenues	-	2,782	109,206	111,988	282,049
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	-	-	-	-	65,000
Interest	-	-	102,533	102,533	218,413
Cost of issuance	-	203,355	1,050	204,405	-
Underwriter's discount	-	83,600	-	83,600	-
Total expenditures	-	286,955	103,583	390,538	283,413
Excess/(deficiency) of revenues over/(under) expenditures	-	(284,173)	5,623	(278,550)	(1,364)
<b>OTHER FINANCING SOURCES/(USES)</b>					
Bond proceeds	-	531,562	-	531,562	-
Total other financing sources/(uses)	-	531,562	-	531,562	-
Net increase/(decrease) in fund balance	-	247,389	5,623	253,012	(1,364)
Fund balance:					
Beginning fund balance (unaudited)	-	-	247,389	-	253,012
Ending fund balance (projected)	\$ -	\$ 247,389	\$ 253,012	\$ 253,012	251,648
Use of fund balance:					
Debt service reserve account balance (required)					(141,025)
Interest expense - November 1, 2027					(107,825)
Projected fund balance surplus/(deficit) as of September 30, 2027					\$ 2,798

**VIDA'S WAY  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2025 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
					4,180,000.00
05/01/26			102,532.53	102,532.53	4,180,000.00
11/01/26			109,206.25	109,206.25	4,180,000.00
05/01/27	65,000.00	4.250%	109,206.25	174,206.25	4,115,000.00
11/01/27			107,825.00	107,825.00	4,115,000.00
05/01/28	65,000.00	4.250%	107,825.00	172,825.00	4,050,000.00
11/01/28			106,443.75	106,443.75	4,050,000.00
05/01/29	70,000.00	4.250%	106,443.75	176,443.75	3,980,000.00
11/01/29			104,956.25	104,956.25	3,980,000.00
05/01/30	70,000.00	4.250%	104,956.25	174,956.25	3,910,000.00
11/01/30			103,468.75	103,468.75	3,910,000.00
05/01/31	75,000.00	4.250%	103,468.75	178,468.75	3,835,000.00
11/01/31			101,875.00	101,875.00	3,835,000.00
05/01/32	80,000.00	4.250%	101,875.00	181,875.00	3,755,000.00
11/01/32			100,175.00	100,175.00	3,755,000.00
05/01/33	80,000.00	4.250%	100,175.00	180,175.00	3,675,000.00
11/01/33			98,475.00	98,475.00	3,675,000.00
05/01/34	85,000.00	4.250%	98,475.00	183,475.00	3,590,000.00
11/01/34			96,668.75	96,668.75	3,590,000.00
05/01/35	90,000.00	4.250%	96,668.75	186,668.75	3,500,000.00
11/01/35			94,756.25	94,756.25	3,500,000.00
05/01/36	95,000.00	5.250%	94,756.25	189,756.25	3,405,000.00
11/01/36			92,262.50	92,262.50	3,405,000.00
05/01/37	100,000.00	5.250%	92,262.50	192,262.50	3,305,000.00
11/01/37			89,637.50	89,637.50	3,305,000.00
05/01/38	105,000.00	5.250%	89,637.50	194,637.50	3,200,000.00
11/01/38			86,881.25	86,881.25	3,200,000.00
05/01/39	110,000.00	5.250%	86,881.25	196,881.25	3,090,000.00
11/01/39			83,993.75	83,993.75	3,090,000.00
05/01/40	115,000.00	5.250%	83,993.75	198,993.75	2,975,000.00
11/01/40			80,975.00	80,975.00	2,975,000.00
05/01/41	120,000.00	5.250%	80,975.00	200,975.00	2,855,000.00
11/01/41			77,825.00	77,825.00	2,855,000.00
05/01/42	125,000.00	5.250%	77,825.00	202,825.00	2,730,000.00
11/01/42			74,543.75	74,543.75	2,730,000.00
05/01/43	135,000.00	5.250%	74,543.75	209,543.75	2,595,000.00
11/01/43			71,000.00	71,000.00	2,595,000.00
05/01/44	140,000.00	5.250%	71,000.00	211,000.00	2,455,000.00
11/01/44			67,325.00	67,325.00	2,455,000.00
05/01/45	150,000.00	5.250%	67,325.00	217,325.00	2,305,000.00
11/01/45			63,387.50	63,387.50	2,305,000.00

**VIDA'S WAY  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2025 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
05/01/46	155,000.00	5.500%	63,387.50	218,387.50	2,150,000.00
11/01/46			59,125.00	59,125.00	2,150,000.00
05/01/47	165,000.00	5.500%	59,125.00	224,125.00	1,985,000.00
11/01/47			54,587.50	54,587.50	1,985,000.00
05/01/48	175,000.00	5.500%	54,587.50	229,587.50	1,810,000.00
11/01/48			49,775.00	49,775.00	1,810,000.00
05/01/49	185,000.00	5.500%	49,775.00	234,775.00	1,625,000.00
11/01/49			44,687.50	44,687.50	1,625,000.00
05/01/50	195,000.00	5.500%	44,687.50	239,687.50	1,430,000.00
11/01/50			39,325.00	39,325.00	1,430,000.00
05/01/51	205,000.00	5.500%	39,325.00	244,325.00	1,225,000.00
11/01/51			33,687.50	33,687.50	1,225,000.00
05/01/52	220,000.00	5.500%	33,687.50	253,687.50	1,005,000.00
11/01/52			27,637.50	27,637.50	1,005,000.00
05/01/53	230,000.00	5.500%	27,637.50	257,637.50	775,000.00
11/01/53			21,312.50	21,312.50	775,000.00
05/01/54	245,000.00	5.500%	21,312.50	266,312.50	530,000.00
11/01/54			14,575.00	14,575.00	530,000.00
05/01/55	260,000.00	5.500%	14,575.00	274,575.00	270,000.00
11/01/55			7,425.00	7,425.00	270,000.00
05/01/56	270,000.00	5.500%	7,425.00	277,425.00	-
<b>Total</b>	<b>4,180,000.00</b>		<b>4,430,170.03</b>	<b>8,610,170.03</b>	

**VIDA'S WAY  
COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COMPARISON  
PROJECTED FISCAL YEAR 2027 ASSESSMENTS**

<b>On-Roll Assessments</b>					
<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2027 O&amp;M Assessment per Unit</u>	<u>FY 2027 DS Assessment per Unit</u>	<u>FY 2027 Total Assessment per Unit</u>	<u>FY 2026</u>
					<u>Total Assessment per Unit</u>
SF 40'	99	\$ 845.72	\$ 1,062.57	\$ 1,908.29	\$ 2,169.94
SF 50'	132	845.72	1,328.22	2,173.94	2,435.59
SF 60'	74	845.72	1,593.86	2,439.58	2,701.23
<b>Total</b>	<b>305</b>				

<b>Off-Roll Assessments</b>					
<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2027 O&amp;M Assessment per Unit</u>	<u>FY 2027 DS Assessment per Unit</u>	<u>FY 2027 Total Assessment per Unit</u>	<u>FY 2026</u>
					<u>Total Assessment per Unit</u>
SF 40'	-	\$ 794.98	\$ -	\$ 794.98	\$ 150.50
SF 50'	155	794.98	1,249.11	2,044.09	150.50
SF 60'	59	794.98	1,498.93	2,293.91	150.50
<b>Total</b>	<b>214</b>				

<b>Off-Roll Assessments</b>					
<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2027 O&amp;M Assessment per Unit</u>	<u>FY 2027 DS Assessment per Unit</u>	<u>FY 2027 Total Assessment per Unit</u>	<u>FY 2026</u>
					<u>Total Assessment per Unit</u>
SF 40'	-	\$ 102.33	\$ -	\$ 102.33	\$ 150.50
SF 50'	74	102.33	-	102.33	150.50
SF 60'	72	102.33	-	102.33	150.50
<b>Total</b>	<b>146</b>				