

VILLAGEWALK OF BONITA HOMEOWNERS ASSOCIATION, INC.

c/o SOUTHWEST PROPERTY MANAGEMENT
CORPORATION
1044 CASTELLO DRIVE, SUITE #206
NAPLES, FLORIDA 34103-1900
(239) 261-3440 ext.112 ♦ FAX: (239) 261-0562
Email: RViera@swpropmgt.com

Purchase Application Check-Off Sheet

If your application does not have the following attached, it will be returned to you, delaying your approval:

- A completely filled out and legible **application**. Please make sure the applicant(s) has signed the application.
- Two completed **Character Reference Forms** (see attached.) Please have these forms completed by someone (**non-related**) that has known the applicant(s) for a considerable amount of time, and return them with your application. (Not applicable to Current Owners within VillageWalk Bonita.)
- Signed acceptance of **Rules and Regulations** and **Fitness Center Waiver**. Please make sure all Occupants 21 years and older review and sign the rules.
- A legible copy of the complete **Sales Contract** signed by both parties.
- The \$50 non-refundable **application fee**. (Not applicable to Current VillageWalk Bonita Owners) If paying by check or money order, please make payable to: **Southwest Property Management**.

If you should have any questions regarding the application procedure, please contact our Sales/Lease Administrator, at the number shown above. **Thank you!**

SOUTHWEST PROPERTY MANAGEMENT

CORPORATION
 1044 CASTELLO DRIVE, SUITE #206
 NAPLES, FLORIDA 34103-1900
 (239) 261-3440 ext. 112 □ FAX: (239) 261-0562

INSTRUCTIONS ON HOW TO OBTAIN CONDO DOCUMENTS

- **If your Association has a Website, Current registered owners can access the website to see if there is a link to their association documents and print them from there.**

OR

- **To download and copy association documents from the Lee or Collier County Websites:**

You can print a set off the clerk's website for free. You should verify with the clerk's office that the set you are downloading is current or you will have to search for any additional amendments. If there are additional items, the clerk's office should be able to direct you further.

LEE COUNTY Phone: 239-533-5000	COLLIER COUNTY Phone: 239-252-2745
www.leeclerk.org	www.collierclerk.com/records-search/official-land-records-search
▶ Click Official Records/Recording	▶ Click OR Document Search
▶ Click Official Record Search	▶ PARTY NAME: Business Name: <i>(Type Association Name)</i>
▶ Click Official Record Public Search	▶ DOCUMENT TYPE: <input type="checkbox"/> DECL : Declaration of Condo
▶ Accept Disclaimer	▶ Search
Party Type: Direct	
Name: <i>(Type Association Name)</i>	
Document Type: Select DOC	
▶ Click Search Records	

- **FOR REQUESTOR TO ORDER A SET OF CURRENT DOCUMENTS**
 Contact Collier Abstract by emailing collierabstract@yahoo.com or fax to 239-643-6822. Their phone number is 239-643-5252. It is an answering machine which will be responded to within 24 hours. Collier Abstract will take a credit card number for payment of fee and mail the copy directly to caller. The fee to order is \$50 and is guaranteed to have the up-to-date documents with any amendments.

COLLIER ABSTRACT USUALLY MAKES THESE DOCUMENTS AVAILABLE WITHIN 24 HRS

VillageWalk of Bonita Homeowners Association, Inc.

% Southwest Property Management Corp.
 1044 Castello Drive, Suite #206
 Naples, FL 34103
 ☎ (239)261-3440 ◆ Fax: (239) 261-0562

APPLICATION FOR APPROVAL TO PURCHASE

TO: The Board of Directors of VillageWalk of Bonita Homeowners Association, Inc.

I hereby apply for approval to **Purchase address:** _____, in VillageWalk of Bonita Homeowners Association, Inc. **A complete copy of the signed Purchase Agreement is attached.**

In order to facilitate consideration of this application, I represent that the following information is factual and correct, and agree that any falsification or misrepresentation in this application will justify it's disapproval. I consent to your further inquiry concerning this application, particularly of the references given below.

PLEASE TYPE OR PRINT LEGIBLY THE FOLLOWING INFORMATION:

1. Full name of Purchaser: _____
2. Full name of Spouse: _____
3. Home address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: Home: (____) _____ Business: (____) _____
 Email Address: _____
4. Nature of Business/Profession: _____
 If retired, former Profession: _____
5. Company or Firm name: _____
6. Business address: _____
 City: _____ State: _____ Zip Code: _____
7. The Documents of VillageWalk of Bonita Homeowners Association, Inc. provide an obligation of unit owners/lessees that all units are to be used as single family residences only. Please state name, relationship, and age of all other persons who will be occupying the unit on a regular basis:

Name	Relationship	Age
_____	_____	_____

8. Current Address: Ownership: How long? _____ Rented How Long? _____
 If Rented, Name of Current or Most Recent Landlord: _____
 Address: _____ City: _____ State _____ Zip _____
 Phone #: (____) _____
9. Person to be Notified in Case of an Emergency: _____
 Address: _____ City/State: _____
 Relationship: _____ Phone: _____
10. Make/Model of Car(s) to be kept at VillageWalk of Bonita Homeowners Association, Inc.
 _____/_____ Year: _____ License PL#: _____ State: _____
 _____/_____ Year: _____ License PL#: _____ State: _____

11. Two Personal References (non-family members) - Please have References complete and sign the attached Character Reference Forms to be submitted with this application (Not applicable to Current Owners or Previously Approved Tenants. Please indicate for which Home: _____)

12. Two Credit References(EXAMPLES: CREDIT CARD OR BANK)

Name: _____ Phone #: _____

Address: _____ City: _____ State: _____ Zip: _____

Name: _____ Phone #: _____

Address: _____ City: _____ State: _____ Zip: _____

13. Mailing address for notices connected with this application:

Name: _____ Phone #: _____

Address: _____ City: _____ State: _____ Zip: _____

14. **CIRCLE ALL THE NUMBERS THAT APPLIES TO THE FOLLOWING**

I/We are purchasing this Unit with the intention to:

(1) Reside here on a full-time basis

(2) Reside here part-time

(3) Lease the Unit. $\diamond\diamond\diamond$ Please note there is an application process for all rentals.

I will provide the Association with a copy of our recorded deed within ten (10) days after closing.

15. I/We have received read, and agree to abide by, the Covenants, Conditions and Restrictions and any and all properly promulgated Rules & Regulations of VillageWalk of Bonita Homeowners Association, Inc.

Please note: Seller needs to provide Documents or can be obtained from www.villagewalkbonita.com

16. A \$50.00 non-refundable application fee must be submitted with this application.(Fee not applicable to Current VillageWalk Owners) Make check payable to: Southwest Property Management

PURCHASER

DATE

PURCHASER

DATE

FOR AN APPROVAL TO BE ISSUED, THE COMPLETED APPLICATION, 2 REFERENCE FORMS, A COPY OF THE SIGNED RULES, EXECUTED COPY OF THE PURCHASE AGREEMENT, AND THE \$50 FEE MUST BE RETURNED 20 DAYS PRIOR TO CLOSING TO: **SOUTHWEST PROPERTY MANAGEMENT CORP.**

**1044 CASTELLO DRIVE, SUITE #206
NAPLES, FL 34103**

ACTION TAKEN BY BOARD OF DIRECTORS

Approved

Disapproved

Date: _____

Reason: _____

By: _____

(Board Member)

(Office)

ANY APPROVAL IS VOID IN THE EVENT OF FALSE STATEMENTS IN THE ABOVE APPLICATION

SOUTHWEST PROPERTY MANAGEMENT

CORPORATION

1044 CASTELLO DRIVE, SUITE #206
NAPLES, FLORIDA 34103-1900
(239) 261-3440 ext. 112 ♦ FAX: (239) 261-0562
E-mail: RViera@SWPropMat.com

Character Reference Form

_____, 201_____
(Date)

Applicant's **Reference's Name** (Please print): _____

Street Address: _____

City, State & Zip: _____

Telephone #: _____

RE: Applicant's Name: _____

Association Applying To: VILLAGEWALK BONITA HOMEOWNERS' ASSOCIATION

To Whom It May Concern:

The applicant(s) named above is applying for membership in a Homeowners' Association in Southwest Florida. The Board of Directors would appreciate it if you would furnish us with whatever information you consider pertinent regarding the character and stability of the applicant(s).

Upon completion, please return this form to the Applicant. This completed Character Reference Form MUST be sent with the application in order for the Board to approve their lease or sale.

Thank you for your assistance in this matter!

Very truly yours,

Raquel Viera

Sales & Lease Administrator

How do you know the applicant(s)? _____

For how long have you known the applicant(s)? _____

Would the applicant(s) make a good neighbor, in your opinion? Yes No

Please describe the applicant(s) character and stability, as you know them:

Reference's Signature

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Character Reference Form

_____, 201
(Date)

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Street Address: _____

City, State & Zip: _____

Telephone #: _____

RE: Applicant's Name: _____

Association Applying To: VILLAGEWALK BONITA HOMEOWNERS' ASSOCIATION

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Thank you for your assistance in this matter!

Very truly yours,

Raquel Viera

Sales & Lease Administrator

How do you know the applicant(s)? _____

For how long have you known the applicant(s)? _____

Would the applicant(s) make a good neighbor, in your opinion? Yes No

Please describe the applicant(s) character and stability, as you know them:

Reference's Signature

Village Walk of Bonita Homeowners Association, Inc.

❖ RULES AND REGULATIONS ❖

The definitions contained in the Declaration of Covenants and Restrictions for Village Walk of Bonita are incorporated herein as part of these Rules and Regulations.

1. The owners and lessees of each lot shall abide by each and every term and provision of the Declaration of Covenants and Restrictions, and each and every term and provision of the Articles of Incorporation and Bylaws of the Association.
2. No bicycles, tricycles, scooters, baby carriages or other similar vehicles or toys shall be allowed to remain in the Common Areas. The walkways, bridges, sidewalks and streets shall not be obstructed.
3. Any damage of the Common Areas, property, or equipment of the Association caused by any owner, his family member, guest, invitee or lessee shall be repaired or replaced at the expense of such owner.
4. An owner will not park or position his vehicle so as to prevent access to another lot. The owners, their families, guests, invitees, licensees, and lessees will obey the posted parking and traffic regulations installed for the safety and welfare of all owners.
5. No owner shall do or permit any assembling or disassembling of motor vehicles except within his garage. Each lot owner shall be required to clean his driveway of oil or other fluid discharged by his motor vehicle.
6. No transmitting or receiving aerial or antenna shall be attached to or hung from any part of a lot or the common areas.
7. No clothesline or other similar device shall be allowed on any portion of the common areas.
8. All garbage and refuse from the lots shall be deposited with care in each owner's private garbage containers, which shall be placed so that are not visible from the roads or from adjoining units. No garbage or refuse shall be deposited in any Common Area for any reason, except on the correct days of the week for pickup and removal. No littering shall be done or permitted on the Association Property.

9. No motorcycle, ATV, truck that is not used for personal or family use, trailer, boat, van, camper, motor home, bus, commercial vehicle of any type (i.e., any vehicle which has any exterior lettering or logo, or has tools or equipment), vehicles that are unlicensed or in disrepair, non-passenger van (i.e., any van which does not have a rear seat and side windows), or similar vehicle shall be parked on any part of the Properties, any driveway, or designated parking space within the Properties except (1) within a garage, (2) commercial vehicles, vans or trucks delivering goods or furnishing services temporarily during the daylight hours, and (3) upon such portions of the Properties as the Board may jointly, in their discretion, allow. Vehicles over eighty (80") inches in height, or those vans or trucks which do not have windows completely circling the vehicles exterior (similar to windows around a station wagon), and permanent installed seating for four or more passengers, shall be considered to be a prohibited vehicle, van or truck. The Association shall have the right to authorize the towing away of any vehicles in violation of this rule with the costs and fees, including attorney's fees, if any, to be borne by the vehicle owner or violator.
10. No garage doors shall be permitted to remain open except for temporary purposes, and the Board may adopt further rules for the regulation of the opening of garage doors.
11. Complaints regarding the management of the Association property, or regarding the actions of other Owners, their families, guests, or lessees shall be made in writing to the Association and shall be signed by the complaining Lot Owner.
12. Any consent or approval given under these Rules and Regulations by the Association may be modified, added to, or repealed in accordance with the Bylaws of the Association.

By Resolution of the Board of Directors of Village Walk of Bonita Homeowners Association, Inc I/We have read the above Rules and Regulations as stated in the Declaration of Covenants for Village Walk of Bonita Homeowners Association, Inc.

Date: _____

Signature: _____

Signature: _____

VillageWalk of Bonita Springs HOA

FITNESS CENTER RELEASE ALL FITNESS CENTER USERS

The VillageWalk of Bonita Fitness Center is a community amenity. All owners, residents, family members and guests of owners or residents, age 16 years and older, have the right to use the Fitness Center without paying a specific fee. Persons age 13 up to 15, who have had a session with a personal trainer on the proper use of equipment may also use the Fitness Center, but must be accompanied by an adult guardian who will assume full responsibility for the individual while using equipment and machinery in the Fitness Center. No persons under the age of 13 are allowed in the Fitness Center.

The Fitness Center has equipment and machinery which provide cardiovascular and strength training benefits to help promote better health for the participant. The use of the equipment and machinery in the Fitness Center can, nonetheless, be a potentially hazardous activity. The risk of injury or even death may arise from the improper use of the equipment and machinery or from use by a person who may not be physically fit or in good physical health or for other reasons.

Any person who uses the Fitness Center should be evaluated by a physician and assured that participating in stressful physical activity is in his or her best interest. The responsibility to receive medical clearance rests exclusively with the person using the Fitness Center, and will continue to be the obligation of the participant as long as he or she uses the Fitness Center.

The Fitness Center is an unsupervised amenity and each person using the Fitness Center is assuming any risk associated with using equipment and machinery in the Fitness Center. Personal trainers at the Fitness Center are independent contractors who may provide assistance to a participant on the activities which are best suited for a particular personal fitness situation. The Fitness Center is not responsible for the advice or actions of any personal trainer. A list of personal trainers who can participate in the Village Walk of Bonita Springs HOA Fitness Center is available from the Activities Director. All personal trainers employed by a Fitness Center participant are at the participant's own expense and at their own risk.

By my/our signature below I/We are accepting responsibility for the keyed access to the fitness center and am releasing the VillageWalk of Bonita Springs HOA, from any and all obligations and liabilities including injury or even death from said use of the Fitness Center by Myself, Family Members and Guests.

Street #

Street Name

Printed Name

Printed Name

Signature

Signature

Date



15291 LATITUDE DR. SUITE 100, BONITA SPRINGS, FL 34135

Office of the Town Center Manager

Phone: 239-949-9909

Fax: 239-947-3880

Parents with Children, Please Note: Rules and Regulations for Children in the Town Center

- Town Center:** Children 13 and under must be accompanied by a parent.
- Fitness Center:** Children 13 and under are not allowed in the Fitness Center. Children 13-15 may use the Fitness Center if:
1) they have had a fitness training session with one of our fitness trainers, and
2) they are accompanied by a parent.
- Swimming Pool:** Children under 12 must be accompanied by a parent or responsible adult.
- Library:** Children under 16 must be accompanied by an adult. A 1 hour use limit is in effect for the use of the computers. Computers are not to be used for entertainment, such as video games or listening to music.
- Sidewalks at the Town Center** (i.e. all paver areas) are for pedestrian use only: skating, biking, rollerblading, skateboards or scooters are not permitted on the Town Center sidewalks.

I have read and understand the Town Center Rules and Regulations regarding Children in the Town Center and will have my children abide by these Rules and Regulations.

Parent Signature _____ **Date** _____

Parent Signature _____ **Date** _____

VillageWalk Golf Cart Registration Form # _____

Name: _____ Address: _____

Phone: _____ Cell: _____

Insurance Company Name: _____ Expiration Date: _____

VillageWalk Rules, Regulations and Restrictions re: Golf Carts

1. **Article XII. Use Restrictions. 12.2. W. Golf Carts.** All golf carts leased, owned, or otherwise used by Owners may be parked, placed, or stored only in the Unit garages. No golf cart shall be placed, parked, or stored on the lawn of any Unit or on any portion of the Common Areas, unless such area is specifically designated as a golf cart parking area by the Board. No golf cart shall be driven outside the entrance area or boundaries of VillageWalk. Owners of golf carts, by operating same within VillageWalk shall be presumed to have released the Developer and the Association of all liability arising from an owner's use of his golf cart. Each year, the Owners of golf carts shall provide the Association with proof of liability insurance in connection with the operation of their golf carts, and such insurance shall have such limits as shall be approved by the Association in its sole discretion. Each such insurance policy shall name the Association as an additional insured, and shall provide the Association with thirty (30) days notice prior to its cancellation. An Owner who uses a golf cart shall be held fully responsible for any and all damages resulting from the misuse of a golf cart caused by the Owner, his family members, guests, licensees, invitees, employees, or agents, and the Owner shall reimburse the Association for any and all damages the Association may sustain by reason of such misuse. Such damages shall be collectible as a Special Assessment pursuant to the procedures for such assessments set forth herein.
2. All golf carts must be driven by a licensed driver age 16 or older.
3. Golf carts may be driven on the streets of VillageWalk or on the wide lake paths behind the homes and which connect the streets to the Town Center.
Golf carts are not permitted on pedestrian sidewalks, or on the Town Center's paver sidewalks.
4. Golf carts must be parked in a designated parking slot at the Town Center.
5. All drivers are expected to use caution and care when operating around the residents of VillageWalk; drivers are liable for all personal injury to themselves and to other residents.
6. All golf carts must be registered with the HOA office, obey all traffic laws and posted traffic signs or drivers will be subject to fines.
7. Florida Law requires all golf carts driven on the roads after sunset to have head lights, tail lights and turn signals.

The Lee County Sheriff's Office has been informed VillageWalk has implemented registration for golf carts. Two options for stickers: NOTE: Not all carts have a place to install a tag.

1. Stickers are to be placed on the front center on the hood of the golf cart (\$3.00) or
2. Stickers are to be placed in the upper center of the VillageWalk tag (\$10.00).

Signature _____ Date _____

Signature _____ Date _____

By signing this registration Owner agrees to abide by all rules and regulations regarding Golf carts and their use as per the Homeowners Association, VillageWalk of Bonita Springs, 15291 Latitude Drive Suite 100, Bonita Springs, FL 34135

ARTICLE XX

CONVEYANCES

In order to assure a community of congenial residents and thus protect the value of the Units in VillageWalk, the sale or lease of Units shall be subject to the following provisions:

20.1. Notice to Association. Not less than 20 days prior to: (i) the date of any closing of a sale, or (ii) the effective date of any lease; the Unit Owner shall notify the Association in writing of his or her intention to sell or lease his or her Unit and furnish with such notification a copy of the contract for purchase and sale or a copy of the lease, whichever is applicable. Except as provided in paragraphs 20.3. and 20.4. below, it is not the intention of this Article to grant to the Association a right of approval or disapproval of purchasers or lessees. It is, however, the intent of this paragraph to impose an affirmative duty on the Unit Owners to keep the Association fully advised of any changes in occupancy or ownership for the purposes of facilitating the management of the Association's membership records. As this Article is a portion of the Declaration which runs with the land, any transaction which is conducted without compliance with this Article may be voidable by the Association.

20.2. Lease Agreement Terms. Any and all lease agreements between an Owner and a lessee of such Owner shall be in writing, shall provide for a term of not less than four (4) months, and must provide that the lessee shall be subject in all respects to the terms and provisions of this Declaration and that any failure by the lessee under such lease agreement to comply with such terms and conditions shall be a material default and breach of the lease agreement. The lease agreement shall also state the party who will be responsible for the assessments as stated above, and it shall be the obligation of all Unit Owners to supply the Board with a copy of said written agreement prior to the lessee occupying the premises. Unless provided to the contrary in a lease agreement, a Unit

Owner, by leasing his Unit, automatically delegates his right of use and enjoyment of the Common Areas and facilities to his lessee; and in so doing, said Owner relinquishes said rights during the term of the lease agreement.

20.3. Association Approval. Upon receipt of a copy of the contract for purchase and sale or a copy of the lease, the Association shall within ten (10) business days, issue a Certificate indicating the Association's approval of the transaction. In the event of a sale it shall then be the responsibility of the purchaser to furnish the Association with a recorded copy of the deed of conveyance indicating the owner's mailing address for all future assessments and other correspondence from the Association. Provided, however, prior to the issuance by the Association of a Certificate indicating the Association's approval of the transaction, the purchaser or lessee shall be required to agree to comply with the Rules and Regulations of the Association.

20.4. Delinquent Unit Owners. Notwithstanding the provisions above, in the event that a Unit Owner is delinquent in paying any assessment, or the Owner or his buyer, family, guests, agents, licensees or invitees are not in compliance with any provisions of the Homeowners Documents, the Association has the right to disapprove of any sale; and in the case of a lease, the right to disapprove of and to void any lease at any time prior to or during the leasehold tenancy until any delinquent assessment is paid and/or until any violation of the Homeowners Documents is corrected.

Run Date: 02/09/17
 Run Time: 10:50 AM

VILLAGEWALK OF BONITA
 Balance Sheet Prepared by Southwest Prop.
 As of 12/31/16

	CURRENT ASSETS		
100	PETTY CASH	\$	700.00
101	Operating Iberia Bank		989,524.84
102	Fifth Third Gas Account		30,848.30
104	Fifth Third Operating		72,001.13
124	Amtrust Operating		3,000.16
127	Cash-Iberia Operating ICS FDIC		427,967.46
		\$	<u>1,524,041.89</u>
	CASH CAPITAL		
103	Valley Natl Bank -Capital acct	\$	252,878.68
106	First FL Integrity Bank Cap		247,984.53
115	Executive National CD		245,000.00
132	Cash Everbank Capital		245,834.70
133	Cash-Bank United Capital		244,691.21
135	Due to Reserves		(116,000.00)
		\$	<u>1,120,389.12</u>
	OTHER ASSETS		
111	A/R Maintenance	\$	116,859.63
113	A/R Due from Developer		805.19
116	Fines		75.00
117	A/R Late Fees & Interest		2,787.43
118	A/R Attorney/Legal Fees		868.90
122	A/R Gate Card		275.00
125	A/R Owner Misc.		15.00
129	Doubtful Owners Accounts		(87,331.89)
130	Gas Receivable		(4,131.43)
131	Fuel Inventory		37,179.29
134	Prepaid Activities		8,310.00
140	Prepaid Expenses		7,549.85
146	Prepaid Insurance		42,434.89
149	FPL Deposits		914.85
		\$	<u>126,611.71</u>
	RESERVE ASSETS		
161	Reserve Stonegate Bank	\$	19,706.34
164	Reserves-Wells Fargo		176,917.31
165	FL Community Bank Res		239,203.90
166	AmTrust CD		243,539.46
167	1st Internet Bank CD		246,259.12
168	B of I Fed Bank CD		245,730.64
169	Due to from Capital		116,000.00
		\$	<u>1,287,356.77</u>
		\$	<u>4,058,399.49</u>
			=====

Run Date: 02/09/17
Run Time: 10:50 AM

VILLAGEWALK OF BONITA
Balance Sheet Prepared by Southwest Prop.
As of 12/31/16

LIABILITIES & FUND BALANCE

LIABILITIES			
200	Accounts Payable	\$	596,682.34
201	Accrued Expenses		5,279.09
210	Security Deposits/Town Center		1,025.04
211	Tenant Rental Deposit		2,800.00
213	Sales Tax Collected		60.51
216	Room Rental Damage Deposit		1,500.00
217	Prepaid Member Fees		591,130.52
218	Deferred Activity Income		13,916.00
225	ARB Deposits		17,000.00
229	Monthly Cafe Reimbursement		284.97
	Subtotal Current Liab.		<u>\$ 1,229,678.47</u>
RESERVE EQUITY			
300	General Reserve	\$	1,275,045.81
375	Unallocated Reserve Interest		12,310.96
	Subtotal Reserves		<u>\$ 1,287,356.77</u>
FUND BALANCE			
380	Owner's Contributed Capital	\$	864,509.12
381	Owner's Resale Capital		253,000.00
390	Owners Equity (Beginning Year)		389,250.54
	Surplus (Deficit) Current Period		34,604.59
	Total Fund Balance		<u>\$ 1,541,364.25</u>
	TOTAL LIAB AND FUND BALANCE		<u><u>\$ 4,058,399.49</u></u> =====

Run Date: 02/09/17

Run Time: 10:50 AM

VILLAGEWALK OF BONITA
Income/Expense Statement
Period: 12/01/16 to 12/31/16

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME							
00411 Maint Income	505,972.00	507,066.88	(1,094.88)	6,070,674.96	6,084,803.00	(14,128.04)	6,084,803.00
00415 Room Rental -TC	(285.00)	83.37	(368.37)	(10.00)	1,000.00	(1,010.00)	1,000.00
00416 Fines	.00	41.63	(41.63)	.00	500.00	(500.00)	500.00
00417 Owner Late Fees & Interest	57.80	625.00	(567.20)	23,131.33	7,500.00	15,631.33	7,500.00
00418 Legal Costs Reimbursed	.00	250.00	(250.00)	5,593.51	3,000.00	2,593.51	3,000.00
00419 Bad Dabt Recovered	.00	.00	.00	17,974.58	.00	17,974.58	.00
00422 Gate Cards/Bar Codes	571.00	125.00	446.00	4,589.50	1,500.00	3,289.50	1,500.00
00432 Business Rental (Lease)	10.00	41.63	(31.63)	1,584.34	500.00	1,084.34	500.00
00433 Gas Station Income	23,355.10	23,571.43	(216.33)	217,394.81	270,000.00	(52,605.19)	270,000.00
00434 Car Wash Income	1,947.00	708.37	1,238.63	13,830.97	8,500.00	5,330.97	8,500.00
00471 Rental & Sales App.	.00	.00	.00	750.00	.00	750.00	.00
00485 Social Activities Income	22,833.00	17,053.43	5,779.57	96,242.56	129,500.00	(33,257.44)	129,500.00
00490 Other Income	320.00	200.00	120.00	2,172.96	2,400.00	(227.04)	2,400.00
00491 Checking Account-Interest	127.48	625.00	(497.52)	1,304.69	7,500.00	(6,195.31)	7,500.00
Subtotal Income	554,908.38	550,391.74	4,516.64	6,455,234.21	6,516,703.00	(61,468.79)	6,516,703.00
EXPENSES							
UTILITIES							
00500 Electricity(Street Lights)	12,404.21	12,250.00	(154.21)	149,852.33	147,000.00	(2,852.33)	147,000.00
00502 Electricity(pumps & fount)	6,807.05	5,166.63	(1,640.42)	57,943.10	62,000.00	4,056.90	62,000.00
00504 Grdhse-Elect,Wtr&Swr,Pest Ctl	566.99	333.37	(233.62)	4,690.83	4,000.00	(690.83)	4,000.00
00506 Telephone Grdhse/Gate	50.68	250.00	199.32	790.43	3,000.00	2,209.57	3,000.00
00508 Cable TV-All	67,240.56	66,158.37	(1,082.19)	806,739.75	793,900.00	(12,839.75)	793,900.00
00510 High Speed Internet & Cable	438.17	333.37	(104.80)	7,163.30	4,000.00	(3,163.30)	4,000.00
UTILITIES	87,507.66	84,491.74	(3,015.92)	1,027,179.74	1,013,900.00	(13,279.74)	1,013,900.00
BUILDING							
00600 Broadview Security Monitoring	26,698.75	27,175.00	476.25	320,414.87	326,100.00	5,685.13	326,100.00
00602 Guard Serv-Entry & Roaving	13,959.85	14,200.00	240.15	167,530.02	170,400.00	2,869.98	170,400.00
00604 Entry Gates-Maint/Replacement	1,166.53	333.37	(833.16)	1,909.61	4,000.00	2,090.39	4,000.00
00606 Guard Hse Supplies & Jan	20.00	41.63	21.63	1,287.33	500.00	(787.33)	500.00
00608 Security Sys Software&Comp	1,041.85	666.63	(375.22)	14,088.32	8,000.00	(6,088.32)	8,000.00
TOWN CENTER	42,886.98	42,416.63	(470.35)	505,230.15	509,000.00	3,769.85	509,000.00

Run Date: 02/09/17
 Run Time 10 50 AM

VILLAGEWALK OF BONITA
 Income/Expense Statement
 Period 12/01/16 to 12/31/16

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
TOWN CENTER EXPENSES							
00610 A/C Units-H/R -TC	4,103.90	766.63	(3,337.27)	11,568.52	9,200.00	(2,368.52)	9,200.00
00612 Basketball Crt-Equip & Supp	121.60	233.37	111.77	2,004.71	2,800.00	795.29	2,800.00
00614 Bocce Ball Court Equip Expens	1,050.10	850.00	(200.10)	6,609.17	10,200.00	3,590.83	10,200.00
00615 Audio Visual Maint/Repair	.00	1,250.00	1,250.00	16,640.94	15,000.00	(1,640.94)	15,000.00
00616 Bldg Supplies & Maint	1,624.38	2,500.00	875.62	29,522.88	30,000.00	477.12	30,000.00
00618 Bus Equip Rental Exp	664.31	416.63	(247.68)	3,093.45	5,000.00	1,906.55	5,000.00
00620 Car Wash-H/R -Supp	.00	400.00	400.00	9,033.78	4,800.00	(4,233.78)	4,800.00
00622 Car Wash Comm	69.50	50.00	(19.50)	494.75	600.00	105.25	600.00
00623 Car Wash Grease Trap Clean Ou	.00	258.37	258.37	1,500.00	3,100.00	1,600.00	3,100.00
00626 Comp & Printers -Library	.00	100.00	100.00	246.91	1,200.00	953.09	1,200.00
00628 Comp & Printers-TC Office	494.50	508.37	13.87	14,206.82	6,100.00	(8,106.82)	6,100.00
00630 Decorations- Seasonal	.00	.00	.00	6,668.82	10,200.00	3,531.18	10,200.00
00632 Electricity -TC	6,415.85	6,250.00	(165.85)	72,938.89	75,000.00	2,061.11	75,000.00
00634 Equipment-PO	1,904.74	741.63	(1,163.11)	14,486.14	8,900.00	(5,586.14)	8,900.00
00636 Fees & Permits	.00	300.00	300.00	2,051.01	3,600.00	1,548.99	3,600.00
00638 Fire Alarm Systems	.00	275.00	275.00	2,284.70	3,300.00	1,015.30	3,300.00
00639 Fire Safety Equip Repairs	.00	100.00	100.00	172.67	1,200.00	1,027.33	1,200.00
00640 Fitness Center	275.60	141.63	(133.97)	1,653.60	1,700.00	46.40	1,700.00
00641 Fitness Equip Repairs/Keys	.00	708.37	708.37	4,469.00	8,500.00	4,031.00	8,500.00
00642 Furn & Equip TC- Rep & New	.00	425.00	425.00	4,247.80	5,100.00	852.20	5,100.00
00643 Fitness - GymWipes	290.70	258.37	(32.33)	2,625.72	3,100.00	474.28	3,100.00
00644 Gas-Cost of Gas Sold	23,388.05	21,816.67	(1,571.38)	201,475.37	249,900.00	48,424.63	249,900.00
00646 Gas-M/R Gas Pumps	109.00	500.00	391.00	5,184.79	6,000.00	815.21	6,000.00
00648 Gas Credit Processing	688.48	958.37	269.89	7,975.72	11,500.00	3,524.28	11,500.00
00650 Gas Sales Comm	215.47	216.63	1.16	1,900.21	2,600.00	699.79	2,600.00
00652 Golf Cart-(1) New, H/R	.00	425.00	425.00	13,664.82	5,100.00	(8,564.82)	5,100.00
00654 Insurance-All	6,766.31	7,591.63	825.32	86,593.31	91,100.00	4,506.69	91,100.00
00656 Janitorial Supplies	1,259.52	933.37	(326.15)	11,987.54	11,200.00	(787.54)	11,200.00
00657 Lighting Supplies/Lamps	316.94	500.00	183.06	3,023.96	6,000.00	2,976.04	6,000.00
00658 Newsletter	5,898.75	2,166.63	(3,732.12)	29,657.17	26,000.00	(3,657.17)	26,000.00
00660 Office Supplies-TC	466.63	591.63	125.00	6,781.61	7,100.00	318.39	7,100.00
00661 Office Supplies-PO	.00	.00	.00	556.54	.00	(556.54)	.00
00662 Personnel Salaries-TC All	50,969.25	50,416.63	(552.62)	574,089.16	605,000.00	30,910.84	605,000.00
00664 Pest Control-All TC Bldgs	275.70	258.37	(17.33)	3,152.70	3,100.00	(52.70)	3,100.00
00666 Playground Equip-Repair/Repla	.00	33.37	33.37	.00	400.00	400.00	400.00
00668 Pool Heat Pumps GEO Thermal	.00	125.00	125.00	4,879.40	1,500.00	(3,379.40)	1,500.00
00670 Pool Maint & Chemicals	2,500.00	3,500.00	1,000.00	49,497.32	42,000.00	(7,497.32)	42,000.00
00672 Social Activities-Event Exp	17,178.21	17,053.43	(124.78)	102,336.03	129,500.00	27,163.97	129,500.00
00674 Telephones-Sprint & Cell TC	883.18	933.37	50.19	8,655.50	11,200.00	2,544.50	11,200.00
00675 TC Phone Preventative Maint	.00	66.63	66.63	390.00	800.00	410.00	800.00
00676 Tennis Court Maint	7,580.00	833.37	(6,746.63)	10,047.32	10,000.00	(47.32)	10,000.00
00680 Trash Disposal	414.69	400.00	(14.69)	4,849.14	4,800.00	(49.14)	4,800.00
00684 Uniforms	.00	66.63	66.63	351.67	800.00	448.33	800.00
00686 Water & Sewer TC	.00	3,108.37	3,108.37	31,491.85	37,300.00	5,808.95	37,300.00
TOWN CENTER EXPENSES	135,925.36	129,028.47	(6,896.89)	1,365,063.61	1,471,500.00	106,439.39	1,471,500.00

Run Date: 02/09/17
 Run Time: 10:50 AM

VILLAGEWALK OF BONITA
 Income/Expense Statement
 Period: 12/01/16 to 12/31/16

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
COMMON AREA EXPENSES							
00700 Annual Plantings	.00	583.37	583.37	1,108.00	7,000.00	5,892.00	7,000.00
00702 Bridge/S/W/Light Maint	.00	166.63	166.63	1,075.00	2,000.00	925.00	2,000.00
00703 Mosquito Mgmt Program	.00	966.63	966.63	7,167.50	11,600.00	4,432.50	11,600.00
00704 Fountains Rep & Maint	.00	166.63	166.63	205.12	2,000.00	1,794.88	2,000.00
00706 Irrigation Maint Cont-Common	.00	3,208.37	3,208.37	33,582.80	38,500.00	4,917.20	38,500.00
00708 Irrigation Pump Repair	3,972.68	.00	(3,972.68)	10,249.36	.00	(10,249.36)	.00
00710 Irrigation Replacement Parts	73,729.49	15,416.63	(58,312.86)	298,152.88	185,000.00	(113,152.88)	185,000.00
00711 Irrigation Flow Meter Recalib	320.00	391.63	71.63	1,527.00	4,700.00	3,173.00	4,700.00
00712 Lake Maintenance	9,389.00	4,950.00	(4,439.00)	50,838.00	59,400.00	8,562.00	59,400.00
00714 Landscape Maint-Common Areas	61,749.99	61,750.00	.01	743,329.88	741,000.00	(2,329.88)	741,000.00
00716 Landscape Repl-Common Area	62.00	7,500.00	7,438.00	22,216.00	90,000.00	67,784.00	90,000.00
00718 Mulch-Common Areas	149,979.58	.00	(149,979.58)	149,979.58	131,300.00	(18,679.58)	131,300.00
00722 Tree Trimming-Common Areas	.00	.00	.00	93,000.00	93,000.00	.00	93,000.00
00723 Landscaps Pest Control	.00	1,250.00	1,250.00	3,190.00	15,000.00	11,810.00	15,000.00
00724 Aeration Maintenance	.00	1,083.37	1,083.37	11,681.50	13,000.00	1,318.50	13,000.00
00726 Erosion Control	1,490.28	2,500.00	1,009.72	30,958.09	30,000.00	(958.09)	30,000.00
00727 Potable Irrigation Water	.00	.00	.00	36.51	.00	(36.51)	.00
00731 Preserve/Exotic Inspection	.00	1,500.00	1,500.00	18,000.00	18,000.00	.00	18,000.00
00732 Road, Gutter, & Sidewalk Rps	4,565.60	1,583.37	(2,982.23)	7,162.37	19,000.00	11,837.63	19,000.00
COMMON AREA EXPENSES	305,258.62	103,016.63	(202,241.99)	1,483,459.59	1,460,500.00	(22,959.59)	1,460,500.00
NEIGHBORHOOD EXPENSES							
00740 Irrigation Maint Contr-Neigh	10,662.33	11,430.50	768.17	127,947.96	137,166.00	9,218.04	137,166.00
00742 Landscape Maint-Neighborhood	75,481.00	75,481.00	.00	907,752.00	905,772.00	(1,980.00)	905,772.00
00744 Landscape Replacement-Neighbo	31,452.85	8,333.37	(23,119.48)	144,203.00	100,000.00	(44,203.00)	100,000.00
00746 Mulch-neighborhood	162,456.98	.00	(162,456.98)	162,456.98	160,495.00	(1,961.98)	160,495.00
00748 Tree Trimming-Neighborhood	.00	.00	.00	141,736.00	141,412.00	(324.00)	141,412.00
NEIGHBORHOOD EXPENSES	280,053.16	95,244.87	(184,808.29)	1,484,095.94	1,444,845.00	(39,250.94)	1,444,845.00

Run Date: 02/09/17
 Run Time: 10:50 AM

VILLAGEWALK OF BONITA
 Income/Expense Statement
 Period 12/01/16 to 12/31/16

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
ADMINISTRATIVE EXPENSES							
00800 Management Fees	8,688.75	8,683.37	(5.38)	104,249.25	104,200.00	(49.25)	104,200.00
00801 Corporate Annual Report	.00	.00	.00	61.25	100.00	38.75	100.00
00802 Office Supplies (SWP)	312.35	2,041.63	1,729.28	19,765.92	24,500.00	4,734.08	24,500.00
00803 Travel Expense	.00	66.63	66.63	1,389.38	800.00	(589.38)	800.00
00805 Bank Service Fees	.00	58.37	58.37	91.50	700.00	608.50	700.00
00806 Legal-Collections	1,822.50	1,666.63	(155.87)	20,718.30	20,000.00	(718.30)	20,000.00
00807 Legal-General	560.00	1,666.63	1,106.63	7,305.51	20,000.00	12,694.49	20,000.00
00808 Audit/Tax Return	3,750.00	.00	(3,750.00)	8,750.00	10,000.00	1,250.00	10,000.00
00810 SFWD Water Use Permit	.00	.00	.00	7,366.25	1,300.00	(6,066.25)	1,300.00
00814 Insurance Appraisal	.00	25.00	25.00	300.00	300.00	.00	300.00
00816 Contingency	.00	3,333.37	3,333.37	.00	40,000.00	40,000.00	40,000.00
00825 Other Fees & Taxes	.00	625.00	625.00	3,675.00	7,500.00	3,825.00	7,500.00
00845 Annual Meeting Exp	.00	.00	.00	697.27	1,500.00	802.73	1,500.00
00846 Bad Debt Expense	4,999.00	1,250.00	(3,749.00)	10,076.00	15,000.00	4,924.00	15,000.00
ADMINISTRATIVE EXPENSES	20,132.60	19,416.63	(715.97)	184,445.63	245,900.00	61,454.37	245,900.00
RESERVE TRANSFER							
00900 General Reserve	30,929.83	30,929.87	.04	371,157.96	371,158.00	.04	371,158.00
RESERVE TRANSFER	30,929.83	30,929.87	.04	371,157.96	371,158.00	.04	371,158.00
TOTAL EXPENSES	902,694.21	504,544.84	(398,149.37)	6,420,629.62	6,516,803.00	96,173.38	6,516,803.00
CURRENT YEAR NET INCOME/(LOSS)	(347,785.83)	45,846.90	(393,632.73)	34,604.59	(100.00)	34,704.59	(100.00)

Village Walk of Bonita Homeowners Assoc, Inc
 Prepared by Southwest Property Mgmt. Corp.
 Reserve Statement
 As of 12/31/16

	BEGINNING OF YEAR	YTD ALLOCATION	YTD DISBURSEMENTS	AVAILABLE BALANCE
RESERVES:				
300 General Reserve	781,603.85	495,941.96	2,500.00	1,275,045.81
375 Unallocated Reserve Interest	7,903.69	4,407.27	0.00	12,310.96
Subtotal Reserves	<u>789,507.54</u>	<u>500,349.23</u>	<u>2,500.00</u>	<u>1,287,356.77</u>
TOTAL RESERVES	<u>789,507.54</u>	<u>500,349.23</u>	<u>2,500.00</u>	<u>1,287,356.77</u>

VillageWalk of Bonita Springs Approved 2017 Budget

INCOME	2016 Budget	2016 Projected	2017 Budget	2016 Fees		2017 Fees		Percent Increase	Quarterly Dollar Increase	2017 Fees	
				Per Quarter	Per Quarter	Per Quarter	Per Quarter			Q2, Q3, Q4	Per Quarter
HOMESOWNER FEES											
401 Cayman / Dublin	\$ 789,849	\$ 1,000	\$ 835,951	\$ 830	\$ 878	5.9%	\$ 49	\$ 894	\$ 894	\$ 952	
403 Capri / Carrington	\$ 1,513,644	\$ 500	\$ 1,606,975	\$ 880	\$ 934	6.2%	\$ 54	\$ 952	\$ 952	\$ 986	
404 Garden Series	\$ 626,241	\$ 26,000	\$ 667,363	\$ 900	\$ 964	7.2%	\$ 65	\$ 986	\$ 986	\$ 1,041	
405 Oakmont & Classic Series	\$ 2,012,171	\$ 3,500	\$ 2,410,819	\$ 949	\$ 1,018	7.3%	\$ 69	\$ 1,041	\$ 1,041	\$ 1,114	
407 Canlyle	\$ 427,359	\$ -	\$ 464,508	\$ 998	\$ 1,085	8.7%	\$ 87	\$ 87	\$ 87	\$ 1,121	
408 Estate Series	\$ 715,538	\$ 4,400	\$ 504,209	\$ 1,022	\$ 1,096	7.2%	\$ 74	\$ 74	\$ 74	\$ 74	
411 Total Maintenance Fees	\$ 6,084,803	\$ 6,070,384	\$ 6,489,825			6.7%	\$ 61	\$ 61	\$ 61	\$ 61	

MISCELLANEOUS REVENUE

415 Room Rental / Town Center	\$ 1,000	\$ 1,000	\$ 1,000							
416 Fines	\$ 500	\$ 500	\$ 200							
417 Owner Late Fees & Interest	\$ 7,500	\$ 26,000	\$ 27,000							
418 Attorney & Legal Fees Reimbursed	\$ 3,000	\$ 3,500	\$ 3,500							
419 Bad Debts Recovered	\$ -	\$ 27,000	\$ -							
422 Gate Cards / Bar Codes	\$ 1,500	\$ 4,400	\$ 4,400							
432 Business Rental (TTC Business Lease)	\$ 500	\$ 3,300	\$ 6,000							
433 Gas Station Income	\$ 270,000	\$ 220,400	\$ 220,200							
434 Car Wash Income	\$ 8,500	\$ 13,900	\$ 11,900							
471 Corncast Signing Bonus	\$ -	\$ -	\$ 12,400							
485 Social Activities Receipts	\$ 129,500	\$ 105,800	\$ 112,200							
490 Other Income	\$ 2,400	\$ 2,300	\$ 2,400							
491 Checking Account Interest	\$ 7,500	\$ 1,100	\$ 2,500							
	\$ 431,900	\$ 409,200	\$ 403,700							
Total Income	\$ 6,516,703	\$ 6,479,584	\$ 6,893,525							

COMMON EXPENSES

UTILITIES	2016 Budget	2016 Projected	2017 Budget	2016 Fees	2017 Fees	Percent Increase	Quarterly Dollar Increase	2017 Fees
500 Electricity - Street Lights	\$ 147,000	\$ 151,500	\$ 160,600					
502 Electricity - Pumps, Fountains, Bridges	\$ 62,000	\$ 55,400	\$ 53,700					
504 Gatehouse - Electricity, Water, Sewer,	\$ 4,000	\$ 4,000	\$ 4,200					
506 Telephone - Guardhouse & Gate	\$ 3,000	\$ 3,000	\$ 3,000					
508 Cable TV	\$ 793,900	\$ 806,600	\$ 1,129,200					
510 Town Center Internet & Cable	\$ 4,000	\$ 7,800	\$ 8,000					
	\$ 1,013,900	\$ 1,028,300	\$ 1,358,700					

ACCESS CONTROL

600 ADT Security - Security Monitoring	\$ 326,100	\$ 320,300	\$ 326,300					
602 Guard Service	\$ 170,400	\$ 167,500	\$ 176,400					
603 Entry Gates Preventive Maintenance	\$ -	\$ -	\$ -					
604 Entry Gates Repairs	\$ 4,000	\$ 1,500	\$ 3,000					
606 Gatehouse Supplies & Janitorial	\$ 500	\$ 7,600	\$ 9,200					
608 Security System Software & Computer	\$ 8,000	\$ 14,700	\$ 5,300					
	\$ 509,000	\$ 511,600	\$ 520,200					

TOWN CENTER

610 HVAC Maintenance & Repairs	\$ 9,200	\$ 7,200	\$ 9,200					
615 Audio Visual Maintenance & Repairs	\$ 15,000	\$ 16,600	\$ 5,000					

616 Building Supplies , Maintenance & Rep	\$	30,000	\$	29,900	\$	30,000
618 Business Equipment Rental Expense	\$	5,000	\$	4,900	\$	5,500
626 Computers / Printers - Library	\$	1,200	\$	900	\$	2,500
628 Office Computers & Website	\$	6,100	\$	10,000	\$	6,100
630 Holiday Decorations	\$	10,200	\$	10,200	\$	10,500
632 Electricity - Town Center	\$	75,000	\$	73,200	\$	77,600
634 Post Office Equipment	\$	8,900	\$	9,800	\$	8,500
636 Fees and Permits	\$	3,600	\$	3,500	\$	4,100
638 Fire Safety Tests & Inspections (Fire Al:	\$	3,300	\$	2,300	\$	2,300
639 Fire Safety Equipment Repairs	\$	1,200	\$	700	\$	1,100
642 Furniture & Equipment Repair	\$	5,100	\$	4,600	\$	5,000
652 Town Center Golf Carts & Equipment	\$	5,100	\$	14,500	\$	5,100
654 Insurance	\$	90,200	\$	82,300	\$	91,300
656 Janitorial Supplies	\$	11,200	\$	11,100	\$	11,200
657 Lighting Supplies & Lamps	\$	6,000	\$	4,000	\$	6,000
658 Newsletter	\$	26,000	\$	26,300	\$	27,000
660 Office Supplies - Town Center	\$	7,100	\$	7,000	\$	7,000
662 Personnel Salaries & Overhead	\$	605,000	\$	584,100	\$	605,000
664 Pest Control - Town Center	\$	3,100	\$	2,900	\$	3,100
672 Social Activities - Event Expenses	\$	129,500	\$	105,800	\$	112,200
673 Social Activities - Capital Account	\$	-	\$	-	\$	-
674 Telephones, Sprint & Cellular - All Town	\$	11,200	\$	9,400	\$	11,200
675 Town Center Phone System Preventive	\$	800	\$	500	\$	500
680 Trash Disposal	\$	4,800	\$	4,800	\$	5,000
684 Uniforms	\$	800	\$	800	\$	800
686 Water & Sewer	\$	37,300	\$	33,100	\$	36,000
	\$	1,111,900	\$	1,060,400	\$	1,088,800

AMENITIES & RECREATION

612 Basketball / Pickleball Court - Equipme	\$	2,800	\$	2,500	\$	2,800
614 Bocce Ball Court	\$	10,200	\$	7,500	\$	10,000
640 Fitness Center Maintenance Contract	\$	1,700	\$	1,700	\$	1,700
641 Fitness Equipment Repairs & Door Key:	\$	8,500	\$	7,200	\$	8,500
643 Fitness Center Gym Wipes	\$	3,100	\$	3,000	\$	3,100
666 Playground Equipment	\$	400	\$	400	\$	2,400
668 Pool Heat Repairs & Maintenance	\$	1,500	\$	2,100	\$	2,100
669 Pool Heater Preventive Maintenance	\$	-	\$	-	\$	-
670 Pool Maintenance & Chemicals	\$	42,000	\$	51,700	\$	45,000
676 Tennis Court Maintenance	\$	10,000	\$	9,100	\$	10,000
	\$	80,200	\$	85,200	\$	85,600

GAS AND CAR WASH

620 Car Wash Maintenance, Repairs & Suppl	\$	4,800	\$	8,700	\$	8,700
622 Car Wash Commissions	\$	600	\$	500	\$	500
623 Car Wash Trap & Grease Trap Clean Or	\$	3,100	\$	2,300	\$	2,700
644 Gas Purchases	\$	249,900	\$	200,700	\$	203,600
646 Gas Pumps Maintenance & Repairs	\$	6,000	\$	5,800	\$	6,000
648 Gas Credit Processing Fee	\$	11,500	\$	8,700	\$	8,700
650 Gas Sales Commissions	\$	2,600	\$	1,900	\$	1,900
	\$	278,500	\$	228,600	\$	232,100

COMMON AREA

700 Annual Plantings	\$	7,000	\$	1,100	\$	2,000
702 Building, Bridge, Walls & Sidewalk	\$	2,000	\$	-	\$	2,000

703 Environmental Mosquito Management	\$ 11,600	\$ 11,400	\$ 11,400	\$ 11,400
704 Lake Fountain Maintenance & Repairs	\$ 2,000	\$ 300	\$ 2,000	\$ 2,000
706 Irrigation / Pump Maintenance Contrar	\$ 38,500	\$ 38,500	\$ 44,600	\$ 44,600
708 Irrigation Pump Maintenance & Repair	\$ -	\$ -	\$ -	\$ -
710 Irrigation Repairs (Parts & Labor)	\$ 185,000	\$ 307,200	\$ 250,000	\$ 250,000
711 Irrigation Flow Meter Recalibration	\$ 4,700	\$ 3,400	\$ 4,600	\$ 4,600
712 Lake Maintenance	\$ 59,400	\$ 48,300	\$ 48,400	\$ 48,400
713 Upland Plant Bed & Littoral Maintenar	\$ -	\$ -	\$ 18,000	\$ 18,000
714 Landscape Contract - Common Areas	\$ 741,000	\$ 743,300	\$ 597,200	\$ 597,200
716 Plant Replacement - Common Areas	\$ 90,000	\$ 90,000	\$ 90,000	\$ 90,000
718 Mulch - Common Areas	\$ 131,300	\$ 131,300	\$ 74,500	\$ 74,500
722 Tree Trimming - Common Areas	\$ 93,000	\$ 93,000	\$ 38,300	\$ 38,300
723 Landscaping Pest Control	\$ 15,000	\$ 12,600	\$ 25,000	\$ 25,000
724 Aeration Repair	\$ 13,000	\$ 12,100	\$ 10,400	\$ 10,400
726 Erosion Control	\$ 30,000	\$ 29,500	\$ 30,100	\$ 30,100
727 Portable Irrigation Water	\$ -	\$ 100	\$ -	\$ -
731 Preserve / Exotic Inspection	\$ 18,000	\$ 18,000	\$ 18,000	\$ 18,000
732 Road, Gutter, & Sidewalk Repairs	\$ 19,000	\$ 11,300	\$ 19,000	\$ 19,000
	\$ 1,460,500	\$ 1,551,400	\$ 1,285,500	\$ 1,285,500
ADMINISTRATION				
800 Southwest Property Management Fees	\$ 104,200	\$ 104,200	\$ 104,300	\$ 104,300
801 Corporate Annual Report	\$ 100	\$ 100	\$ 100	\$ 100
802 Office Supplies (SWPM)	\$ 24,500	\$ 23,800	\$ 24,500	\$ 24,500
803 Travel (excluding Activities)	\$ 800	\$ 1,000	\$ 1,000	\$ 1,000
805 Bank Service Fees	\$ 700	\$ 100	\$ 200	\$ 200
806 Legal Expense - Collections	\$ 20,000	\$ 18,200	\$ 20,000	\$ 20,000
807 Legal Expense - Other	\$ 20,000	\$ 6,300	\$ 6,300	\$ 6,300
808 Audit / Tax Return	\$ 10,000	\$ 5,000	\$ 10,000	\$ 10,000
810 SFWMWD Water Use Permit Renewal	\$ 1,300	\$ 5,400	\$ -	\$ -
814 Insurance Appraisal	\$ 300	\$ 300	\$ 300	\$ 300
816 Miscellaneous / Contingency	\$ 40,000	\$ -	\$ 40,000	\$ 40,000
825 Other Fees, Interest & Taxes (IRS)	\$ 7,500	\$ 3,700	\$ 7,700	\$ 7,700
845 Annual Meeting Expense	\$ 1,500	\$ 700	\$ 1,000	\$ 1,000
846 Bad Debt	\$ 15,000	\$ 12,000	\$ 8,100	\$ 8,100
	\$ 245,900	\$ 180,800	\$ 223,500	\$ 223,500
RESERVES				
900 Reserve Fund Contributions	\$ 371,158	\$ 371,158	\$ 377,900	\$ 377,900
COMMON EXPENSES TOTAL	\$ 5,071,058	\$ 5,017,458	\$ 5,172,300	\$ 5,172,300
COMMON EXPENSES NET OF MISCELLANEOUS REVENUE				
	\$ 4,639,158	\$ 4,608,258	\$ 4,768,600	\$ 4,768,600
NEIGHBORHOOD EXPENSES				
740 Irrigation - Neighborhoods	\$ 137,166	\$ 137,200	\$ 122,562	\$ 122,562
742 Landscape Contract - Neighborhoods	\$ 905,772	\$ 905,800	\$ 1,100,100	\$ 1,100,100
744 Plant Replacement - Neighborhoods	\$ 100,000	\$ 168,000	\$ 135,000	\$ 135,000
746 Mulch - Neighborhoods	\$ 160,495	\$ 160,500	\$ 238,246	\$ 238,246
748 Tree Trimming - Neighborhoods	\$ 141,412	\$ 141,400	\$ 125,317	\$ 125,317
	\$ 1,444,845	\$ 1,512,900	\$ 1,721,225	\$ 1,721,225
TOTAL EXPENSES (GROSS)	\$ 6,515,903	\$ 6,530,358	\$ 6,893,525	\$ 6,893,525

FREQUENTLY ASKED QUESTIONS AND ANSWER SHEET

Village Walk of Bonita Springs Homeowners Association, Inc.

As of: January 2017

Q. Will any votes (voting) be required?

A. One (1) vote for each unit owned.

Q. What restrictions exist on my right to use my unit?

A. See Covenants. Article XII p. 32 thru p. 37

Q. What restrictions exist on the leasing of my unit?

A. See Covenants. Article XX, p. 51 thru p. 52. Term of lease can not be less than four (4) months. Call Southwest Property Management Corp., (239) 261-3440, and ask for Sales and Leasing Department.

Q. What restrictions exist on making any change to the exterior of my unit?

A. See Covenants, Article XI, p. 30 – p. 32. Contact the Town Center HOA office for procedure. (239) 949-9909.

Q. How can I get additional bar code stickers for me or my tenants?

A. Contact the Town Center HOA office for procedure. (239) 949-9909.

Q. How much are my assessments to the Homeowners Association for my unit type and when are they due?

A. Capri/Carrington - 9340.00 (quarterly); Cayman/Dublton - \$878.00 (quarterly); Oakmont/Classic - \$1,018.00 (quarterly); Carlyle - \$1,085.00 (quarterly), Garden Series - \$964.00 (quarterly); Estate Series - \$1,096.00 (quarterly). Assessments due quarterly – January 1, April 1, July 1, October 1.

Effective January 1st, 2017 CAPITAL RESALE CONTRIBUTION OF \$1,150.00 DUE FROM BUYER

Q. Do I have to be a member in any other Association? If so, what is the name of the Association and what are my voting rights in this Association? Also, how much are my assessments?

A. Not Applicable

Q. Am I required to pay rent or land use fees for recreational or other commonly used facilities? If so, how much am I obligated to pay annually?

A. Not Applicable

Q. Is the Homeowners Association or other mandatory membership association involved in any court cases in which it may face liability in excess of \$100,000? If so, identify each such case.

A. No

NOTE: THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES, EXHIBITS HERETO, THE SALES CONTRACT, AND THE HOMEOWNERS ASSOCIATION DOCUMENTS.