

***Proposed Budget
Fiscal Year 2021***

***Bonnet Creek Resort Community
Development District***



Bonnet Creek Resort
Community Development District

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Bonnet Creek Resort
Community Development District
General Fund
Fiscal Year 2021

DESCRIPTION	ADOPTED BUDGET F/Y 2020	ACTUAL THRU 04/30/20	PROJECTED NEXT 5 MONTHS	TOTAL PROJECTED 9/30/20	PROPOSED BUDGET F/Y 2021
REVENUES:					
Maintenance Assessments - Off Roll	\$858,876	\$429,438	\$429,438	\$858,876	\$858,876
Interest Income	\$150	\$188	\$125	\$313	\$150
Reuse Water Fees - Wyndham	\$8,000	\$4,897	\$2,150	\$7,047	\$8,000
Reuse Water Fees - Golf Course	\$27,000	\$13,296	\$7,500	\$20,796	\$27,000
Reuse Water Fees - Hilton	\$4,000	\$2,712	\$1,500	\$4,212	\$4,000
Reuse Water Fees - Marriott	\$0	\$1,109	\$750	\$1,859	\$1,000
Carry Forward Surplus	\$0	\$0	\$0	\$0	\$91,126
TOTAL REVENUES	\$898,026	\$451,640	\$441,463	\$893,103	\$990,152

EXPENDITURES:

Administrative:

Supervisor Fees	\$6,000	\$4,400	\$2,000	\$6,400	\$6,000
Engineering Fees	\$20,000	\$9,046	\$6,461	\$15,507	\$20,000
Trustee Fees	\$6,000	\$5,388	\$0	\$5,388	\$6,000
Legal Services	\$20,000	\$11,714	\$8,367	\$20,082	\$20,000
Assessment Roll Services	\$3,000	\$3,000	\$0	\$3,000	\$3,000
Auditing Services	\$3,500	\$3,100	\$0	\$3,100	\$3,100
Arbitrage Rebate Calculation	\$650	\$1,350	\$0	\$1,350	\$450
District Management Fees	\$31,955	\$18,640	\$13,315	\$31,955	\$32,914
Information Technology	\$1,200	\$0	\$0	\$0	\$1,200
Insurance - Professional Liability	\$7,050	\$6,584	\$0	\$6,584	\$7,223
Telephone	\$100	\$47	\$23	\$70	\$100
Legal Advertising	\$2,900	\$0	\$479	\$479	\$1,500
Postage	\$2,500	\$982	\$980	\$1,962	\$2,500
Printing & Binding	\$1,800	\$418	\$424	\$842	\$1,200
Office Supplies	\$300	\$140	\$87	\$227	\$300
Bank Fees	\$405	\$17	\$50	\$67	\$150
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
TOTAL ADMINISTRATIVE	\$107,535	\$65,001	\$32,186	\$97,187	\$105,812

Bonnet Creek Resort
Community Development District

General Fund

Fiscal Year 2021

DESCRIPTION	ADOPTED BUDGET F/Y 2020	ACTUAL THRU 04/30/20	PROJECTED NEXT 5 MONTHS	TOTAL PROJECTED 9/30/20	PROPOSED BUDGET F/Y 2021
Maintenance:					
Field Management	\$67,030	\$39,101	\$27,929	\$67,030	\$67,030
Utility Services					
Utility Services	\$14,000	\$6,865	\$4,903	\$11,768	\$14,000
Street Lights - Usage	\$3,900	\$1,947	\$1,430	\$3,377	\$3,900
Street Lights - Lease & Maintenance Agreement	\$66,000	\$37,546	\$26,835	\$64,381	\$66,000
Water Service - Reuse Water	\$43,000	\$18,406	\$13,147	\$31,553	\$43,000
SFWMD Water Use Compliance Report	\$5,000	\$0	\$2,500	\$2,500	\$5,000
Stormwater Control - Bonnet Creek Resort					
OC/DEP Quarterly Well Monitoring Report	\$1,500	\$728	\$728	\$1,456	\$1,500
Wetland & Upland Monitoring Services - (BDA)	\$3,000	\$0	\$1,218	\$1,218	\$3,000
Pond & Embankment Aquatic Treatment - (AWC)	\$15,396	\$6,776	\$8,470	\$15,246	\$15,396
Irrigation Pond Treatment - Solitude	\$2,580	\$1,319	\$1,132	\$2,451	\$2,737
Nuisance/Exotic Species Maintenance - (AWC)	\$11,000	\$2,500	\$7,500	\$10,000	\$11,000
Stormwater Control - Crosby Island Marsh					
Nuisance/Exotic Species Maintenance - (AWC)	\$7,500	\$2,500	\$5,000	\$7,500	\$7,500
Nuisance/Exotic Species Maintenance - (BDA)	\$4,500	\$1,193	\$1,036	\$2,230	\$4,500
Embankment Mowing - (A. E. Smith)	\$6,000	\$0	\$4,250	\$4,250	\$6,000
Other Physical Environment					
Property Insurance	\$6,300	\$5,857	\$0	\$5,857	\$6,463
Entry, Fence, Walls & Gates Maintenance	\$20,000	\$765	\$2,500	\$3,265	\$24,500
Pump Station Maintenance	\$2,500	\$1,012	\$450	\$1,462	\$2,500
Pump Station Repairs	\$7,500	\$5,732	\$1,768	\$7,500	\$7,500
Master FlowGuard Controller Maint and Repair - (Hoover Pumping)	\$4,500	\$1,200	\$0	\$1,200	\$0
Master FlowGuard Remote Stations R&M - (Hoover Pumping)	\$9,000	\$0	\$0	\$0	\$0
Landscape & Irrigation Maintenance	\$233,028	\$135,933	\$97,095	\$233,028	\$233,028
Irrigation Repairs	\$1,500	\$253	\$130	\$383	\$1,500
Landscape Replacement	\$15,000	\$5,346	\$4,139	\$9,485	\$19,500
Lift Station Maintenance	\$2,500	\$0	\$1,250	\$1,250	\$2,500
Road & Street Facilities					
Roadway Repair & Maintenance	\$8,500	\$2,430	\$1,340	\$3,770	\$13,000
Highway Directional Signage - (R&M)	\$10,000	\$0	\$5,000	\$5,000	\$10,000
Roadway Directory Signage - (R&M)	\$5,500	\$1,700	\$0	\$1,700	\$5,500
Sidewalk/Curb Cleaning	\$12,000	\$10,415	\$1,585	\$12,000	\$12,000
Intersection Improvements	\$25,000	\$9,726	\$6,947	\$16,674	\$0
Contingency	\$20,000	\$12,313	\$7,687	\$20,000	\$20,000
Transfer Out - Capital Reserve	\$157,257	\$119,530	\$37,728	\$157,257	\$275,786
TOTAL MAINTENANCE	\$790,491	\$431,092	\$273,698	\$704,790	\$884,340
TOTAL EXPENDITURES	\$898,026	\$496,093	\$305,884	\$801,978	\$990,152
EXCESS REVENUES (EXPENDITURES)	\$0	(\$44,453)	\$135,579	\$91,126	\$0

	<u>FY2018</u>	<u>FY2019</u>	<u>FY2020</u>	<u>FY2021</u>
Net Assessments	\$858,876	\$858,876	\$858,876	\$858,876

Bonnet Creek Resort Community Development District

General Fund Budget
FISCAL YEAR 2021

REVENUES:

Maintenance Assessments – Off Roll

The District levies Non-Ad Valorem Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the fiscal year. It will be directly billed from the District to the appropriate property owner.

Interest Income

The District will invest surplus funds with State Board of Administration, Regions Bank, and SunTrust Bank.

Reuse Water Fees

The District pays Orlando County Utilities Department for monthly reclaimed commercial water usage then bills Wyndham, Golf Course, and Hilton for their portion based on individual meter readings to reimburse the cost of the reuse water.

EXPENDITURES:

ADMINISTRATIVE

Supervisor Fees

The District may compensate its supervisors within the appropriate statutory limits of \$200 maximum per meeting within an annual cap of \$4,800 per supervisor. The amount is based upon 5 Supervisors attending 6 monthly meetings during the fiscal year.

Engineering Fees

The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Trustee Fees

The District issued Series 2016 Special Assessment Refunding Bonds that are deposited with a Trustee at US Bank, N.A.

Legal Services

The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

Bonnet Creek Resort Community Development District

General Fund Budget
FISCAL YEAR 2021

Assessment Roll Services

The District has contracted with Governmental Management Services - Central Florida, LLC for the collection of prepaid assessments, maintaining Lien Book, updating the District's Tax Roll and levying the annual assessment.

Auditing Services

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation

The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

District Management Fees

The District has contracted with Governmental Management Services – Central Florida, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financials reporting, annual audits, etc.

Insurance – Professional Liability

The District's general liability and public officials liability coverage are provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Telephone

Telephone and fax machine.

Legal Advertising

The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines.

Postage

Mailing of Board Meeting Agenda's, checks for vendors, and any other required correspondence.

Printing & Binding

Printing and binding agenda packages for board meetings, printing of computerized checks, correspondence, stationary, etc.

Bonnet Creek Resort Community Development District

General Fund Budget
FISCAL YEAR 2021

Office Supplies

Any supplies that may need to be purchased during the Fiscal Year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Bank Fees

The District will incur bank service charges during the year.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity. This is the only expense for this line item.

FIELD OPERATIONS

Field Management

The District has contracted with Governmental Management Services - Central Florida for general maintenance services.

Description	Monthly	Annually
Maintenance Services	\$5,753	\$69,041
TOTAL		\$69,041

Utility Services

Utility Services

The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc. The District maintains the following accounts with Duke Energy.

Description	Monthly	Annually
13251 Chelonia Parkway Ct Sign 4	\$17	\$204
13251 Chelonia Parkway Ct Sign 3	\$17	\$204
13251 Chelonia Parkway Ct Sign 2	\$20	\$240
13252 Chelonia Parkway Ct Sign 5	\$18	\$218
13251 Chelonia Parkway Ct Entrance Sign	\$236	\$2,832
14064 Chelonia Parkway Ct Pump	\$800	\$9,600
13251 Chelonia Parkway Ct Sign 1	\$19	\$228
14901 Chelonia Parkway Lift	\$40	\$474
TOTAL		\$14,000

Bonnet Creek Resort Community Development District

General Fund Budget
FISCAL YEAR 2021

Street Lights - Usage

The District may have expenditures relating to streetlights throughout the community. These may be restricted to main arterial roads or in some cases to all streetlights within the District’s boundaries. The District maintains the following account with Duke Energy.

Description	Monthly	Annually
000 Chelonia Parkway Ct Lite	\$325	\$3,900
TOTAL		\$3,900

Street Lights – Lease & Maintenance Agreement

The District may budget for its streetlights lease separately. The District maintains the following account with Duke Energy.

Description	Monthly	Annually
000 Chelonia Parkway Ct Lite	\$5,500	\$66,000
TOTAL		\$66,000

Water Service – Reuse Water

The District may incur expenses related to the use of reclaimed water for irrigation. The District maintains the following account with Orange County Utilities.

Description	Monthly	Annually
14064 Chelonia Parkway	\$3,583	\$43,000
TOTAL		\$43,000

SFWMD Water Use Compliance Report

Expenditures related for compliance reporting for the application of Consumptive Water Use Permits with South Florida Water Management District.

Stormwater Control – Bonnet Creek Resort

OC/Dep Quarterly Well Monitoring Report

The District expenses related to quarterly well monitoring report.

Bonnet Creek Resort Community Development District

General Fund Budget
FISCAL YEAR 2021

Wetland & Upland Monitoring Services - (BDA)

Include reviews of nuisance/exotic (N/E) plant species maintenance associated with the on-site wetland and upland preservation areas

Description	Annually
BDA Environmental Consultants	\$3,000
TOTAL	\$3,000

Pond & Embankment Aquatic Treatment – (AWC)

1) Provide monthly chemical/manual treatments to control undesirable aquatic plants and algae growing in ponds 1 and 2. Control nuisance and exotic species growing along 6811 If of fence line. Control nuisance and exotic species growing along 33418 If of slopes and wetland edges to 15' in. Control of all vegetation growing within 5' of outfall structures.

2) Selective spot spraying techniques will be utilized to avoid impacting native vegetation.

3) Provide chemical treatment with aquatic approved herbicides supervised by state licensed natural area applicators.

Irrigation Pond Treatment – (Solitude)

The District has contract with Solitude Lake Management to provide pond maintenance services on one irrigation pond. Services include aquatic weed control, shoreline weed control and water quality monitoring.

Description	Monthly	Annually
Solitude Lake Management	\$228	\$2,737
TOTAL		\$2,737

Nuisance/Exotic Species Maintenance – (AWC)

Includes supervisory oversight of the nuisance/exotic (N/E) plant species management (to include the hand-removal and or herbicide treatment of N/E plant species) and maintenance if necessary.

Description	Quarterly	Annually
Aquatic Weed Control (Wetlands)	\$2,750	\$11,000
TOTAL		\$11,000

Bonnet Creek Resort Community Development District

General Fund Budget
FISCAL YEAR 2021

Stormwater Control – Crosby Island Marsh

Nuisance/Exotic Species Maintenance – (AWC)

1) Provide monthly chemical/manual treatments to control undesirable aquatic plants and algae growing in ponds 1 and 2. Control nuisance and exotic species growing along 6811 If of fence line. Control nuisance and exotic species growing along 33418 If of slopes and wetland edges to 15' in. Control of all vegetation growing within 5' of outfall structures.

2) Selective spot spraying techniques will be utilized to avoid impacting native vegetation.

3) Provide chemical treatment with aquatic approved herbicides supervised by state licensed natural area applicators.

Description	Per Visit	Annually
Aquatic Weed Control (Wetlands) – 3 Visits	\$2,500	\$7,500
TOTAL		\$7,500

Nuisance/Exotic Species Maintenance – (BDA)

Includes supervisory oversight of the nuisance/exotic (N/E) plant species management (to include the hand-removal and or herbicide treatment of N/E plant species) and maintenance.

Description	Annually
BDA Environmental Consultants	\$4,500
TOTAL	\$4,500

Embankment Mowing

Mowing of conservation berms surrounding wetland and mitigation areas.

Other Physical Environment

Property Insurance

Represents the District’s share of the annual coverage of property insurance. Coverage is provided by Florida Insurance Alliance. FIA specializes in providing insurance coverage to governmental agencies.

Entry, Fence, Walls & Gates Maintenance

The District will incur expenditures to maintain the entry monuments and the fencing.

**Bonnet Creek Resort
Community Development District**

General Fund Budget
FISCAL YEAR 2021

Pump Station Maintenance

Expenses incurred for Pump station maintenance.

Pump Station Repairs

Expenses incurred for Pump station repairs.

Landscape & Irrigation Maintenance

The District contracted with Yellowstone Landscape to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Description	Monthly	Annually
Yellowstone Landscape	\$19,419	\$233,028
TOTAL		\$233,028

Irrigation Repairs

Expenses incurred for irrigation repairs.

Landscape Replacement

Expenditures related to replacement of turf, trees, shrubs etc.

Lift Station Maintenance

Expenses incurred for a yearly preventative maintenance inspection at the lift station.

Road & Street Facilities

Roadway Repair and Maintenance

Expenses related to the repair and maintenance of roadways owned by the District if any.

Highway Directional Signage – (R&M)

Expenses which may not fit into any defined category in this section of the budget.

Roadway Directional Signage – (R&M)

Expenses which may not fit into any defined category in this section of the budget.

Sidewalk/Curb Cleaning

Estimated cost for pressure washing the District owned sidewalks throughout the community.

Intersection Improvements

Estimated cost associated with the renovations at the intersection of Buena Vista Drive and Chelonia Parkway. This amount also includes Engineer and Attorney fees incurred from this project.

**Bonnet Creek Resort
Community Development District**

General Fund Budget
FISCAL YEAR 2021

Contingency

Monies collected and allocated for expenses that the District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Transfer Out - Capital Reserve

Monies collected and allocated for the future repair and replacement of various capital improvements.

Bonnet Creek Resort
Community Development District
Debt Service Fund
Series 2016
Fiscal Year 2021

DESCRIPTION	ADOPTED BUDGET F/Y 2020	ACTUAL THRU 04/30/20	PROJECTED NEXT 5 MONTHS	TOTAL PROJECTED 9/30/20	PROPOSED BUDGET F/Y 2021
REVENUES:					
Assessments - Direct Billed	\$2,075,168	\$2,081,816	\$0	\$2,081,816	\$2,081,498
Interest Income	\$6,000	\$8,835	\$3,000	\$11,835	\$6,000
Carry Forward Surplus	\$17,407	\$17,402	\$0	\$17,402	\$12,477
TOTAL REVENUES	\$2,098,576	\$2,108,052	\$3,000	\$2,111,052	\$2,099,975
EXPENDITURES:					
Interest - 11/1	\$509,288	\$509,288	\$0	\$509,288	\$484,988
Interest - 5/1	\$509,288	\$0	\$509,288	\$509,288	\$484,988
Principal - 5/1	\$1,080,000	\$0	\$1,080,000	\$1,080,000	\$1,130,000
TOTAL EXPENDITURES	\$2,098,576	\$509,288	\$1,589,288	\$2,098,576	\$2,099,975
EXCESS REVENUES (EXPENDITURES)	(\$0)	\$1,598,765	(\$1,586,288)	\$12,477	\$0

Bonnet Creek Resort
COMMUNITY DEVELOPMENT DISTRICT
Capital Projects Fund Budget
Fiscal Year 2021

DESCRIPTION	ADOPTED BUDGET F/Y 2020	ACTUAL THRU 04/30/20	PROJECTED NEXT 5 MONTHS	TOTAL PROJECTED 09/30/20	PROPOSED BUDGET F/Y 2021
Revenues:					
Transfer In - Capital Projects	\$157,257	\$119,530	\$37,728	\$157,257	\$275,786
Interest Income	\$50	\$8,053	\$3,000	\$11,053	\$50
Carry Forward Surplus	\$1,106,204	\$1,028,031	\$0	\$1,028,031	\$0
TOTAL REVENUE	\$1,263,512	\$1,155,613	\$40,728	\$1,196,340	\$275,836
Expenditures:					
Sidewalk/Curb Repairs	\$15,000	\$0	\$0	\$0	\$15,000
Pump Station Replacement	\$1,200,000	\$261,952	\$918,346	\$1,180,298	\$0
Entry Monument	\$0	\$16,043	\$0	\$16,043	\$0
Stacking Lane	\$0	\$0	\$0	\$0	\$260,836
TOTAL EXPENDITURES	\$1,215,000	\$277,994	\$918,346	\$1,196,340	\$275,836
EXCESS OF REVENUES(EXPENDITURES)	\$48,512	\$877,619	(\$877,619)	\$0	\$0

**BONNET CREEK RESORT
COMMUNITY DEVELOPMENT DISTRICT**

FISCAL YEAR 2020/2021 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

Total O & M Assessment	\$858,876
Total DS Assessment	\$2,081,498

<u>PRODUCT TYPE (PARCEL)</u>	<u>ALLOCATION OF ASSESSMENTS</u>	<u>TOTAL OPERATIONS AND MAINTENANCE ASSESSMENT</u>	<u>ALLOCATION OF DEBT ASSESSMENTS</u>	<u>TOTAL SERIES 2016 DEBT SERVICE ASSESSMENT</u>	<u>TOTAL FY 2020/2021 ASSESSMENT PER PARCEL</u>
Timeshare (A)	36.10%	\$310,080.07	0.00%	\$0.00	\$310,080.07
Hotel (B)	11.90%	\$102,214.85	18.63%	\$387,694.73	\$489,909.58
Hotel (C/D)	20.83%	\$178,886.73	32.60%	\$678,465.75	\$857,352.48
Timeshare (E)	17.28%	\$148,370.86	27.04%	\$562,747.29	\$711,118.15
Hotel (F)	8.93%	\$76,663.29	13.97%	\$290,771.02	\$367,434.31
Golf Course (G)	4.97%	\$42,660.38	7.77%	\$161,819.69	\$204,480.07
	<u>100.00%</u>	<u>\$858,876.18</u>	<u>100.00%</u>	<u>\$2,081,498.48</u>	<u>\$2,940,374.66</u>

Bonnet Creek Resort
COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2020/2021 O & M & DEBT SERVICE SCHEDULE

2019/2020 O & M Budget	\$858,876.18
2020/2021 O & M Budget	<u>\$858,876.18</u>
Total Difference	<u>\$0.00</u>

2019/2020 Debt Service Assessment	\$2,075,168
2020/2021 Debt Service Assessment	<u>\$2,081,498</u>
Total Difference	<u>\$6,330</u>

PER UNIT ANNUAL ASSESSMENT

	2017/2018	2018/2019	2019/2020	2020/2021	Adopted Increase/Decrease	
Debt Service - Parcel A	\$0	\$0	\$0	\$0	\$0	0%
Operations/Maintenance - Parcel A	\$310,080	\$310,080	\$310,080	\$310,080	\$0	0%
Total	\$310,080	\$310,080	\$310,080	\$310,080	\$0	0%
Debt Service - Parcel B	\$388,195	\$387,799	\$386,516	\$387,695	(\$1,179)	(0%)
Operations/Maintenance - Parcel B	\$102,215	\$102,215	\$102,215	\$102,215	\$0	0%
Total	\$490,410	\$490,410	\$488,731	\$489,910	(\$1,179)	(0%)
Debt Service - Parcel C/D	\$679,341	\$678,647	\$676,402	\$678,466	(\$2,064)	(0%)
Operations/Maintenance - Parcel C/D	\$178,887	\$178,887	\$178,887	\$178,887	\$0	0%
Total	\$858,228	\$858,227	\$855,289	\$857,352	(\$2,063)	(0%)
Debt Service - Parcel E	\$563,473	\$562,898	\$561,036	\$562,747	(\$1,711)	(0%)
Operations/Maintenance - Parcel E	\$148,371	\$148,371	\$148,371	\$148,371	\$0	0%
Total	\$711,844	\$711,844	\$709,407	\$711,118	(\$1,711)	(0%)
Debt Service - Parcel F	\$291,146	\$290,849	\$289,887	\$290,771	(\$884)	(0%)
Operations/Maintenance - Parcel F	\$76,663	\$76,663	\$76,663	\$76,663	(\$0)	(0%)
Total	\$367,809	\$367,809	\$366,550	\$367,434	(\$884)	(0%)
Debt Service - Parcel G	\$162,028	\$161,863	\$161,328	\$161,820	(\$492)	(0%)
Operations/Maintenance - Parcel G	\$42,660	\$42,660	\$42,660	\$42,660	\$0	0%
Total	\$204,688	\$204,689	\$203,988	\$204,480	(\$492)	(0%)