

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

***Adopted Budget***  
***FY 2024***



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**Bonnet Creek Resort**  
**Community Development District**  
**Adopted Budget**  
**General Fund**

	Adopted Budget FY2023	Actuals Thru 7/31/23	Projected Next 2 Months	Projected Thru 9/30/23	Adopted Budget FY2024
<b>Revenues</b>					
Maintenance Assessments - Off Roll	\$ 944,764	\$ 745,278	\$ 199,485	\$ 944,764	\$ 1,551,000
Interest Income	\$ 100	\$ 731	\$ 160	\$ 891	\$ 1,000
Reuse Water Fees - Wyndham	\$ 10,000	\$ 11,500	\$ 2,000	\$ 13,500	\$ 13,000
Reuse Water Fees - Golf Course	\$ 27,000	\$ 22,186	\$ 4,500	\$ 26,686	\$ 27,000
Reuse Water Fees - Signia by Hilton & Waldorf Astoria	\$ 4,000	\$ 3,519	\$ 900	\$ 4,419	\$ 5,000
Reuse Water Fees - Marriott	\$ 2,000	\$ 3,355	\$ 700	\$ 4,055	\$ 4,500
Carry Forward Surplus	\$ -	\$ 27,067	\$ -	\$ 27,067	\$ -
<b>Total Revenues</b>	<b>\$ 987,864</b>	<b>\$ 813,637</b>	<b>\$ 207,745</b>	<b>\$ 1,021,382</b>	<b>\$ 1,601,500</b>

**Expenditures**

General & Administrative

Supervisor Fees	\$ 8,000	\$ 4,200	\$ 1,600	\$ 5,800	\$ 8,000
Engineering Fees	\$ 20,000	\$ 25,982	\$ 4,000	\$ 29,982	\$ 20,000
Trustee Fees	\$ 6,000	\$ 5,388	\$ -	\$ 5,388	\$ 6,000
Legal Services	\$ 20,000	\$ 9,659	\$ 3,000	\$ 12,659	\$ 20,000
Assessment Roll Services	\$ 3,000	\$ 3,000	\$ -	\$ 3,000	\$ 3,180
Auditing Services	\$ 3,225	\$ 3,225	\$ -	\$ 3,225	\$ 3,225
Arbitrage Rebate Calculation	\$ 450	\$ 450	\$ -	\$ 450	\$ 450
District Management Fees	\$ 35,596	\$ 29,663	\$ 5,933	\$ 35,596	\$ 37,732
Information Technology	\$ 1,250	\$ 1,042	\$ 208	\$ 1,250	\$ 1,350
Website Maintenance	\$ 813	\$ 678	\$ 135	\$ 813	\$ 900
Insurance - Professional Liability	\$ 8,562	\$ 7,670	\$ -	\$ 7,670	\$ 8,562
Telephone	\$ 100	\$ -	\$ -	\$ -	\$ 100
Legal Advertising	\$ 2,100	\$ 782	\$ 1,500	\$ 2,282	\$ 2,100
Postage	\$ 1,900	\$ 224	\$ 40	\$ 264	\$ 1,900
Printing & Binding	\$ 1,200	\$ 27	\$ 10	\$ 37	\$ 1,200
Office Supplies	\$ 300	\$ 4	\$ 2	\$ 6	\$ 300
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Contingency	\$ 2,000	\$ 131	\$ 500	\$ 631	\$ 2,000
<b>Total Administrative:</b>	<b>\$ 114,671</b>	<b>\$ 92,298</b>	<b>\$ 16,928</b>	<b>\$ 109,227</b>	<b>\$ 117,174</b>

**Bonnet Creek Resort**  
**Community Development District**  
**Adopted Budget**  
**General Fund**

	Adopted Budget FY2023	Actuals Thru 7/31/23	Projected Next 2 Months	Projected Thru 9/30/23	Adopted Budget FY2024
<u><i>Operations &amp; Maintenance</i></u>					
Field Management	\$ 56,976	\$ 47,480	\$ 9,496	\$ 56,976	\$ 56,976
<b>Utility Services</b>					
Utility Services	\$ 14,000	\$ 10,646	\$ 2,400	\$ 13,046	\$ 14,000
Street Lights - Usage	\$ 4,200	\$ 3,487	\$ 1,290	\$ 4,777	\$ 5,400
Street Lights - Lease & Maintenance Agreement	\$ 66,000	\$ 35,333	\$ 12,000	\$ 47,333	\$ 55,000
Water Service - Reuse Water	\$ 43,000	\$ 35,402	\$ 8,000	\$ 43,402	\$ 43,000
SFWMD Water Use Compliance Report	\$ 5,000	\$ -	\$ -	\$ -	\$ 2,500
<b>Stormwater Control - Bonnet Creek Resort</b>					
Oc/Dep Quarterly Well Monitoring Report	\$ 1,500	\$ 1,092	\$ 364	\$ 1,456	\$ 1,500
Wetland & Upland Monitoring Services - (Bda)	\$ 3,000	\$ 721	\$ 1,500	\$ 2,221	\$ 5,000
Pond & Embankment Aquatic Treatment - (Awc)	\$ 15,396	\$ 10,164	\$ 5,082	\$ 15,246	\$ 15,858
Irrigation Pond Treatment - Solitude	\$ 2,926	\$ 2,341	\$ 468	\$ 2,809	\$ 2,892
Nuisance/Exotic Species Maintenance - (Awc)	\$ 11,000	\$ -	\$ 4,000	\$ 4,000	\$ 5,500
<b>Stormwater Control - Crosby Island Marsh</b>					
Nuisance/Exotic Species Maintenance - (Awc)	\$ 7,500	\$ 2,500	\$ 2,500	\$ 5,000	\$ 7,725
Nuisance/Exotic Species Maintenance - (Bda)	\$ 4,500	\$ 2,492	\$ 1,000	\$ 3,492	\$ 4,500
Embankment Mowing - (A. E. Smith)	\$ 6,000	\$ 850	\$ 5,150	\$ 6,000	\$ 6,000
<b>Other Physical Environment</b>					
Property Insurance	\$ 12,500	\$ 13,268	\$ -	\$ 13,268	\$ 19,902
Entry, Fence, Walls & Gates Maintenance	\$ 24,500	\$ -	\$ 5,000	\$ 5,000	\$ 10,000
Pump Station Maintenance	\$ 4,000	\$ 2,919	\$ 1,945	\$ 4,864	\$ 4,000
Pump Station Repairs	\$ 7,500	\$ 527	\$ 2,500	\$ 3,027	\$ 5,000
Landscape & Irrigation Maintenance	\$ 198,000	\$ 165,000	\$ 33,000	\$ 198,000	\$ 207,900
Irrigation Repairs	\$ 3,500	\$ 1,864	\$ 1,500	\$ 3,364	\$ 3,500
Landscape Replacement	\$ 15,000	\$ 16,686	\$ 2,500	\$ 19,186	\$ 15,000
Lift Station Maintenance	\$ 5,000	\$ 5,915	\$ 315	\$ 6,230	\$ 5,000
<b>Road &amp; Street Facilities</b>					
Roadway Repair & Maintenance	\$ 10,400	\$ 2,910	\$ 5,000	\$ 7,910	\$ 7,500
Highway Directional Signage - (R&M)	\$ 5,000	\$ -	\$ 1,000	\$ 1,000	\$ 2,500
Roadway Directory Signage - (R&M)	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 2,500
Sidewalk/Curb Cleaning	\$ 12,000	\$ 646	\$ 3,979	\$ 4,625	\$ 6,000
Contingency	\$ 16,000	\$ 20,556	\$ -	\$ 20,556	\$ 16,000
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 559,398</b>	<b>\$ 382,799</b>	<b>\$ 114,989</b>	<b>\$ 497,788</b>	<b>\$ 530,653</b>
<b>Total Expenditures</b>	<b>\$ 674,069</b>	<b>\$ 475,097</b>	<b>\$ 131,917</b>	<b>\$ 607,015</b>	<b>\$ 647,827</b>
<b><u>Other Financing Uses</u></b>					
Transfer Out - Capital Reserve	\$ 313,795	\$ -	\$ 414,368	\$ 414,368	\$ 953,672
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 313,795</b>	<b>\$ -</b>	<b>\$ 414,368</b>	<b>\$ 414,368</b>	<b>\$ 953,672</b>
<b>Total Expenditures &amp; Other Financing Uses</b>	<b>\$ 987,864</b>	<b>\$ 475,097</b>	<b>\$ 546,285</b>	<b>\$ 1,021,382</b>	<b>\$ 1,601,500</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ 338,540</b>	<b>\$ (338,540)</b>	<b>\$ 0</b>	<b>\$ -</b>

# **Bonnet Creek Resort Community Development District**

General Fund Budget  
FISCAL YEAR 2024

## **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 Truist Bank.

### **Reuse Water Fees**

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

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## **EXPENDITURES:**

### ***GENERAL & 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 8 monthly meetings during the fiscal year.

#### **Engineering Fees**

The District's engineer, Donald W. McIntosh, 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, Latham, Luna, Eden & Beaudine LLP, 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 2024

### **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. The District is contracted with Berger, Toombs, Elam, Gaines & Frank

### **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. The District is contracted with AMTEC.

### **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.

### **Information Technology**

Represents various cost of information technology with Governmental Management Services – Central Florida, LLC for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

### **Website Maintenance**

Represents the costs with Governmental Management Services – Central Florida, LLC associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, 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.

# **Bonnet Creek Resort Community Development District**

General Fund Budget  
FISCAL YEAR 2024

## **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.

## **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.

## **Dues, Licenses & Subscriptions**

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

## **Contingency**

Accounts for any fees or expenditures relating to the district that do not fall under the other budgeted administrative expenditures including bank fees.

## ***OPERATIONS & MAINTENANCE***

### **Field Management**

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

<b>Description</b>	<b>Monthly</b>	<b>Annually</b>
Field Management	\$4,748	\$56,976
<b>TOTAL</b>		<b>\$56,976</b>

# Bonnet Creek Resort

## Community Development District

General Fund Budget  
FISCAL YEAR 2024

### 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 1	\$30	\$360
13251 Chelonia Parkway Ct Sign 2	\$30	\$360
13251 Chelonia Parkway Ct Sign 3	\$30	\$360
13251 Chelonia Parkway Ct Sign 4	\$30	\$360
13251 Chelonia Parkway Ct Entrance Sign	\$92	\$1,100
13252 Chelonia Parkway Ct Sign 5	\$30	\$360
14064 Chelonia Parkway Ct Pump	\$25	\$300
14901 Chelonia Parkway Lift	\$200	\$2,400
14312 Chelonia Parkway	\$700	\$8,400
<b>TOTAL</b>		<b>\$14,000</b>

#### 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	\$450	\$5,400
<b>TOTAL</b>		<b>\$5,400</b>

#### 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	\$4,583	\$55,000
<b>TOTAL</b>		<b>\$55,000</b>



# **Bonnet Creek Resort Community Development District**

General Fund Budget  
FISCAL YEAR 2024

## **Water Service – Reuse Water**

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

<b>Description</b>	<b>Monthly</b>	<b>Annually</b>
14064 Chelonia Parkway	\$3,583	\$43,000
<b>TOTAL</b>		<b>\$43,000</b>

## **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 expenditures related to quarterly well monitoring report.

### **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.

<b>Description</b>	<b>Annually</b>
BDA Environmental Consultants	\$5,000
<b>TOTAL</b>	<b>\$5,000</b>

### **Pond & Embankment Aquatic Treatment – (AWC)**

1) Provide chemical/manual treatments 9 times per year to control undesirable aquatic plants and algae growing in pond 2. Control nuisance and exotic species growing along 6811 lf of fence line. Control nuisance and exotic species growing along 33418 lf 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.

# Bonnet Creek Resort Community Development District

General Fund Budget  
FISCAL YEAR 2024

## **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.

<b>Description</b>	<b>Monthly</b>	<b>Annually</b>
Solitude Lake Management	\$241	\$2,892
<b>TOTAL</b>		<b>\$2,892</b>

## **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.

## **Stormwater Control – Crosby Island Marsh**

### **Nuisance/Exotic Species Maintenance – (AWC)**

1) Provide chemical/manual treatments to control nuisance and exotic species within Crosby Island Mitigation Site 3 times per year. Treatments to be completed with a combination of airboat in the wet season and field crews during the dry season.

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.

<b>Description</b>	<b>Per Visit</b>	<b>Annually</b>
Aquatic Weed Control (Wetlands) – 3 Visits	\$2,575	\$7,725
<b>TOTAL</b>		<b>\$7,725</b>

### **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.

<b>Description</b>	<b>Annually</b>
BDA Environmental Consultants	\$4,500
<b>TOTAL</b>	<b>\$4,500</b>

# **Bonnet Creek Resort Community Development District**

General Fund Budget  
FISCAL YEAR 2024

## **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.

### **Pump Station Maintenance**

Expenditures incurred for Pump station maintenance.

### **Pump Station Repairs**

Expenditures 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 Maintenance.

<b>Description</b>	<b>Monthly</b>	<b>Annually</b>
Yellowstone - Landscape Maintenance	\$17,325	\$207,900
<b>TOTAL</b>		<b>\$207,900</b>

### **Irrigation Repairs**

Expenditures incurred for irrigation repairs.

### **Landscape Replacement**

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

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

General Fund Budget  
FISCAL YEAR 2024

**Lift Station Maintenance**

Expenditures incurred for yearly preventative maintenance and any additional repairs to the lift station and generator.

Description	Quarterly	Annually
Lift Station Preventative Maintenance	\$300	\$1,200
Generator Preventative Maintenance		\$1,250
Contingency		\$2,550
<b>TOTAL</b>		<b>\$5,000</b>

**Road & Street Facilities**

**Roadway Repair and Maintenance**

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

**Highway Directional Signage – (R&M)**

Highway Directional Signage expenditures which may not fit into any defined category in this section of the budget.

**Roadway Directional Signage – (R&M)**

Roadway Directional Signage expenditures 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.

**Contingency**

Monies collected and allocated for expenditures 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**  
**Adopted Budget**  
**Debt Service Fund Series 2016**

Description	Adopted Budget FY2023	Actuals Thru 7/31/23	Projected Next 2 Months	Projected Thru 9/30/23	Adopted Budget FY2024
<b><u>Revenues</u></b>					
Assessments - Direct Billed	\$ 2,110,462	\$ 2,101,025	\$ -	\$ 2,101,025	\$ 2,110,462
Interest Income	\$ -	\$ 39,925	\$ 6,000	\$ 45,925	\$ -
Carry Forward Surplus	\$ 12,778	\$ 15,543	\$ -	\$ 15,543	\$ 61,468
<b>Total Revenues</b>	<b>\$ 2,123,240</b>	<b>\$ 2,156,493</b>	<b>\$ 6,000</b>	<b>\$ 2,162,493</b>	<b>\$ 2,171,929</b>
<b><u>Expenditures</u></b>					
<b><u>General &amp; Administrative:</u></b>					
Interest - 11/1	\$ 433,013	\$ 433,013	\$ -	\$ 433,013	\$ 405,225
Principal - 5/1	\$ 1,235,000	\$ 1,235,000	\$ -	\$ 1,235,000	\$ 1,295,000
Interest - 5/1	\$ 433,013	\$ 433,013	\$ -	\$ 433,013	\$ 405,225
<b>Total Expenditures</b>	<b>\$ 2,101,025</b>	<b>\$ 2,101,025</b>	<b>\$ -</b>	<b>\$ 2,101,025</b>	<b>\$ 2,105,450</b>
<b>Net Change in Fund Balance</b>	<b>\$ 22,215</b>	<b>\$ 55,468</b>	<b>\$ 6,000</b>	<b>\$ 61,468</b>	<b>\$ 66,479</b>

**Bonnet Creek Resort**  
**Community Development District**  
**Series 2016 Special Assessment Bonds**  
**Amortization Schedule**

Date	Balance	Principal	Interest	Total
11/01/23	\$ 18,010,000.00	\$ -	\$ 405,225.00	\$ 2,105,450.00
05/01/24	\$ 18,010,000.00	\$ 1,295,000.00	\$ 405,225.00	
11/01/24	\$ 16,715,000.00	\$ -	\$ 376,087.50	\$ 2,107,175.00
05/01/25	\$ 16,715,000.00	\$ 1,355,000.00	\$ 376,087.50	
11/01/25	\$ 15,360,000.00	\$ -	\$ 345,600.00	\$ 2,106,200.00
05/01/26	\$ 15,360,000.00	\$ 1,415,000.00	\$ 345,600.00	
11/01/26	\$ 13,945,000.00	\$ -	\$ 313,762.50	\$ 2,107,525.00
05/01/27	\$ 13,945,000.00	\$ 1,480,000.00	\$ 313,762.50	
11/01/27	\$ 12,465,000.00	\$ -	\$ 280,462.50	\$ 2,110,925.00
05/01/28	\$ 12,465,000.00	\$ 1,550,000.00	\$ 280,462.50	
11/01/28	\$ 10,915,000.00	\$ -	\$ 245,587.50	\$ 2,111,175.00
05/01/29	\$ 10,915,000.00	\$ 1,620,000.00	\$ 245,587.50	
11/01/29	\$ 9,295,000.00	\$ -	\$ 209,137.50	\$ 2,113,275.00
05/01/30	\$ 9,295,000.00	\$ 1,695,000.00	\$ 209,137.50	
11/01/30	\$ 7,600,000.00	\$ -	\$ 171,000.00	\$ 2,117,000.00
05/01/31	\$ 7,600,000.00	\$ 1,775,000.00	\$ 171,000.00	
11/01/31	\$ 5,825,000.00	\$ -	\$ 131,062.50	\$ 2,117,125.00
05/01/32	\$ 5,825,000.00	\$ 1,855,000.00	\$ 131,062.50	
11/01/32	\$ 3,970,000.00	\$ -	\$ 89,325.00	\$ 2,118,650.00
05/01/33	\$ 3,970,000.00	\$ 1,940,000.00	\$ 89,325.00	
11/01/33	\$ 2,030,000.00	\$ -	\$ 45,675.00	\$ 2,121,350.00
05/01/34	\$ 2,030,000.00	\$ 2,030,000.00	\$ 45,675.00	
	<b>\$ 18,010,000.00</b>	<b>\$ 5,225,850.00</b>	<b>\$ 23,235,850.00</b>	

**Bonnet Creek Resort**  
**Community Development District**  
**Adopted Budget**  
**Capital Projects Fund**

Description	Adopted Budget FY2023	Actuals Thru 7/31/23	Projected Next 2 Months	Projected Thru 9/30/23	Adopted Budget FY2024
<b>Revenues</b>					
Transfer In - Capital Projects	\$ 313,795	\$ -	\$ 414,368	\$ 414,368	\$ 953,672
Interest Income	\$ 50	\$ 10,837	\$ -	\$ 10,837	\$ 50
Carry Forward Surplus	\$ 526,392	\$ 578,452	\$ -	\$ 578,452	\$ 696,278
<b>Total Revenues</b>	<b>\$ 840,237</b>	<b>\$ 589,290</b>	<b>\$ 414,368</b>	<b>\$ 1,003,657</b>	<b>\$ 1,650,000</b>
<b>Expenditures</b>					
<b><u>General &amp; Administrative:</u></b>					
Chelonia Parkway Paving	\$ -	\$ -	\$ -	\$ -	\$ 1,500,000
Offsite Wayfinding Signs	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Improvement	\$ -	\$ -	\$ 26,864	\$ 26,864	\$ -
Entry Monument	\$ -	\$ 70,475	\$ 210,000	\$ 280,475	\$ -
Crosby Island Berm Repair	\$ -	\$ -	\$ -	\$ -	\$ 150,000
Contingency	\$ 840,237	\$ 40	\$ -	\$ 40	\$ -
<b>Total Expenditures</b>	<b>\$ 840,237</b>	<b>\$ 70,515</b>	<b>\$ 236,864</b>	<b>\$ 307,379</b>	<b>\$ 1,650,000</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ 518,775</b>	<b>\$ 177,503</b>	<b>\$ 696,278</b>	<b>\$ 0</b>

**BONNET CREEK RESORT  
COMMUNITY DEVELOPMENT DISTRICT**

**FISCAL YEAR 2023/2024 O&M & DEBT SERVICE ASSESSMENT SCHEDULE**

Total O & M Assessment	\$1,551,000
Total DS Assessment	\$2,110,462

<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 2023/2024 ASSESSMENT PER PARCEL</u>
Timeshare (A)	36.10%	\$559,957.45	0.00%	\$0.00	\$559,957.45
Timeshare (B)	5.29%	\$81,992.43	8.27%	\$174,610.27	\$256,602.70
Hotel (B)	6.61%	\$102,592.06	10.35%	\$218,479.04	\$321,071.10
Hotel (C/D)	20.83%	\$323,042.24	32.60%	\$687,906.28	\$1,010,948.52
Timeshare (E)	17.28%	\$267,935.21	27.04%	\$570,577.65	\$838,512.86
Hotel (F)	8.93%	\$138,442.24	13.97%	\$294,816.96	\$433,259.20
Golf Course (G)	4.97%	\$77,038.16	7.77%	\$164,071.33	\$241,109.49
	100.00%	\$1,550,999.79	100.00%	\$2,110,461.53	\$3,661,461.32

**FISCAL YEAR 2022/2023 O&M & DEBT SERVICE ASSESSMENT SCHEDULE**

Timeshare (A)	36.10%	\$341,088.07	0.00%	\$0.00	\$341,088.07
Timeshare (B)	5.29%	\$49,944.23	8.27%	\$174,610.27	\$224,554.50
Hotel (B)	6.61%	\$62,492.12	10.35%	\$218,479.04	\$280,971.16
Hotel (C/D)	20.83%	\$196,775.40	32.60%	\$687,906.28	\$884,681.68
Timeshare (E)	17.28%	\$163,207.95	27.04%	\$570,577.65	\$733,785.60
Hotel (F)	8.93%	\$84,329.62	13.97%	\$294,816.96	\$379,146.58
Golf Course (G)	4.97%	\$46,926.42	7.77%	\$164,071.33	\$210,997.75
	100.00%	\$944,763.81	100.00%	\$2,110,461.53	\$3,055,225.34

**FISCAL YEAR 2023/2024 O&M & DEBT SERVICE ASSESSMENT INCREASE**

Timeshare (A)	36.10%	\$218,869.38	0.00%	\$0.00	\$218,869.38
Timeshare (B)	5.29%	\$32,048.20	8.27%	\$0.00	\$32,048.20
Hotel (B)	6.61%	\$40,099.94	10.35%	\$0.00	\$40,099.94
Hotel (C/D)	20.83%	\$126,266.84	32.60%	\$0.00	\$126,266.84
Timeshare (E)	17.28%	\$104,727.26	27.04%	\$0.00	\$104,727.26
Hotel (F)	8.93%	\$54,112.62	13.97%	\$0.00	\$54,112.62
Golf Course (G)	4.97%	\$30,111.74	7.77%	\$0.00	\$30,111.74
	100.00%	\$606,235.98	100.00%	\$0.00	\$606,235.98



**BONNET CREEK RESORT  
COMMUNITY DEVELOPMENT DISTRICT**

**FISCAL YEAR 2023/2024 O & M & DEBT SERVICE SCHEDULE**

2022/2023 O & M Budget	\$944,764
2023/2024 O & M Budget	<u>\$1,551,000</u>
Total Difference	<u><u>\$606,236</u></u>

2022/2023 Debt Service Assessment	\$2,110,462
2023/2024 Debt Service Assessment	<u>\$2,110,462</u>
Total Difference	<u><u>\$0</u></u>

**PER UNIT ANNUAL ASSESSMENT**

	2020/2021	2021/2022	2022/2023	2023/2024	Adopted Increase/Decrease	
Debt Service - Parcel A	\$0	\$0	\$0	\$0	\$0	0%
Operations/Maintenance - Parcel A	\$310,080	\$310,080	\$341,088	\$559,957	\$218,869	64%
<b>Total</b>	<b>\$310,080</b>	<b>\$310,080</b>	<b>\$341,088</b>	<b>\$559,957</b>	<b>\$218,869</b>	<b>64%</b>
Debt Service - Parcel B Timeshare	\$0	\$174,610	\$174,610	\$174,610	\$0	0%
Operations/Maintenance - Parcel B	\$0	\$45,404	\$49,944	\$81,992	\$32,048	64%
<b>Total</b>	<b>\$0</b>	<b>\$220,014</b>	<b>\$224,555</b>	<b>\$256,603</b>	<b>\$32,048</b>	<b>14%</b>
Debt Service - Parcel B Hotel	\$387,999	\$218,479	\$218,479	\$218,479	\$0	0%
Operations/Maintenance - Parcel B	\$102,215	\$56,811	\$62,492	\$102,592	\$40,100	64%
<b>Total</b>	<b>\$490,214</b>	<b>\$275,290</b>	<b>\$280,971</b>	<b>\$321,071</b>	<b>\$40,100</b>	<b>14%</b>
Debt Service - Parcel C/D	\$678,998	\$687,906	\$687,906	\$687,906	\$0	0%
Operations/Maintenance - Parcel C/D	\$178,887	\$178,887	\$196,775	\$323,042	\$126,267	64%
<b>Total</b>	<b>\$857,885</b>	<b>\$866,793</b>	<b>\$884,682</b>	<b>\$1,010,949</b>	<b>\$126,267</b>	<b>14%</b>
Debt Service - Parcel E	\$563,189	\$570,578	\$570,578	\$570,578	\$0	0%
Operations/Maintenance - Parcel E	\$148,371	\$148,371	\$163,208	\$267,935	\$104,727	64%
<b>Total</b>	<b>\$711,560</b>	<b>\$718,949</b>	<b>\$733,786</b>	<b>\$838,513</b>	<b>\$104,727</b>	<b>14%</b>
Debt Service - Parcel F	\$290,999	\$294,817	\$294,817	\$294,817	\$0	0%
Operations/Maintenance - Parcel F	\$76,663	\$76,663	\$84,330	\$138,442	\$54,113	64%
<b>Total</b>	<b>\$367,662</b>	<b>\$371,480</b>	<b>\$379,147</b>	<b>\$433,259</b>	<b>\$54,113</b>	<b>14%</b>
Debt Service - Parcel G	\$161,947	\$164,071	\$164,071	\$164,071	\$0	0%
Operations/Maintenance - Parcel G	\$42,660	\$42,660	\$46,926	\$77,038	\$30,112	64%
<b>Total</b>	<b>\$204,607</b>	<b>\$206,732</b>	<b>\$210,998</b>	<b>\$241,109</b>	<b>\$30,112</b>	<b>14%</b>