

Bonnet Creek Resort
Community Development District

219 East Livingston Street, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

June 9, 2025

Orange County Administrator

Mr. Byron Brooks
201 S. Rosalind Ave
Orlando, FL 32801

Re: Bonnet Creek Resort Community Development District
Proposed Budget Fiscal Year 2026

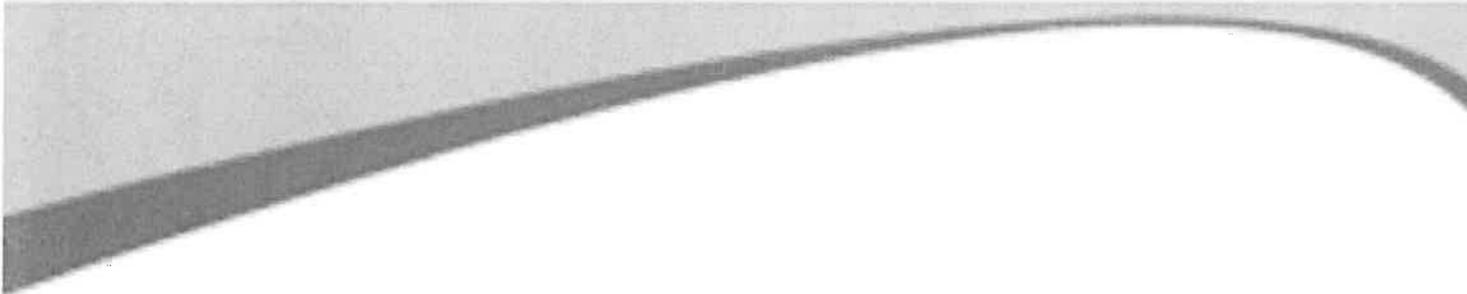
Dear Mr. Brooks:

In accordance with chapter 190.008 (2)(b), Florida Statutes, enclosed please find one copy of the District's proposed budget for the Fiscal Year 2026 for purposes of disclosure and information only. The District will schedule a public hearing not less than 60 days from the date of this letter for adoption of the same. Should you have any questions regarding the enclosed, please feel free to contact me.

Sincerely,

Iman Sakalla
Recording Secretary

Enclosures



Bonnet Creek Resort
Community Development District

Proposed Budget
FY 2026

GMS



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Bonnet Creek Resort
Community Development District
Proposed Budget
General Fund

	Adopted Budget FY2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Proposed Budget FY2026
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Revenues

Maintenance Assessments - Off Roll	\$ 1,139,846	\$ 854,884	\$ 284,962	\$ 1,139,846	\$ 1,139,846
Interest Income	\$ 1,000	\$ 560	\$ 417	\$ 977	\$ 489
Reuse Water Fees - Wyndham	\$ 13,000	\$ 7,051	\$ 5,683	\$ 12,734	\$ 13,000
Reuse Water Fees - Golf Course	\$ 27,000	\$ 11,454	\$ 15,135	\$ 26,589	\$ 27,000
Reuse Water Fees - Signia by Hilton & Waldorf Astoria	\$ 5,000	\$ 2,124	\$ 2,155.33	\$ 4,280	\$ 5,000
Reuse Water Fees - Marriott	\$ 4,500	\$ 1,471	\$ 934.68	\$ 2,406	\$ 4,500
Total Revenues	\$ 1,190,346	\$ 877,545	\$ 309,286	\$ 1,186,832	\$ 1,189,835

Expenditures

General & Administrative

Supervisor Fees	\$ 7,280	\$ 3,200	\$ 3,000	\$ 6,200	\$ 8,000
Employer FICA Expense	\$ -	\$ 107	\$ 230	\$ 337	\$ 612
Engineering Fees	\$ 25,000	\$ 13,663	\$ 10,417	\$ 24,080	\$ 25,000
Trustee Fees	\$ 6,000	\$ 4,939	\$ 1,061	\$ 6,000	\$ 5,300
Legal Services	\$ 25,000	\$ 9,439	\$ 10,417	\$ 19,856	\$ 25,000
Assessment Roll Services	\$ 3,339	\$ 3,339	\$ -	\$ 3,339	\$ 3,439
Auditing Services	\$ 3,225	\$ 3,200	\$ -	\$ 3,200	\$ 3,300
Arbitrage Rebate Calculation	\$ 450	\$ 450	\$ -	\$ 450	\$ 450
District Management Fees	\$ 42,500	\$ 24,792	\$ 17,708	\$ 42,500	\$ 43,775
Information Technology	\$ 1,418	\$ 827	\$ 591	\$ 1,418	\$ 1,461
Website Maintenance	\$ 945	\$ 551	\$ 394	\$ 945	\$ 973
Insurance - Professional Liability	\$ 8,732	\$ 8,494	\$ -	\$ 8,494	\$ 10,906
Telephone	\$ 100	\$ -	\$ 100	\$ 100	\$ 100
Legal Advertising	\$ 2,100	\$ 1,579	\$ 500	\$ 2,079	\$ 2,100
Postage	\$ 1,900	\$ 560	\$ 792	\$ 1,352	\$ 1,900
Printing & Binding	\$ 1,200	\$ 63	\$ 75	\$ 138	\$ 250
Office Supplies	\$ 300	\$ 2	\$ 214	\$ 216	\$ 300
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Contingency	\$ 2,000	\$ 363	\$ 1,637	\$ 2,000	\$ 2,000
Total Administrative:	\$ 131,664	\$ 75,742	\$ 47,135	\$ 122,878	\$ 135,041

Bonnet Creek Resort
Community Development District
Proposed Budget
General Fund

	Adopted Budget FY2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Proposed Budget FY2026
<u>Operations & Maintenance</u>					
Field Management	\$ 59,825	\$ 34,898	\$ 24,927	\$ 59,825	\$ 59,825
Utility Services					
Utility Services	\$ 14,000	\$ 7,640	\$ 6,000	\$ 13,640	\$ 14,200
Street Lights - Usage	\$ 5,400	\$ 3,689	\$ 2,250	\$ 5,939	\$ 6,000
Street Lights - Lease & Maintenance Agreement	\$ 55,000	\$ 31,336	\$ 20,500	\$ 51,836	\$ 55,000
Water Service - Reuse Water	\$ 43,000	\$ 22,663	\$ 24,081	\$ 46,744	\$ 51,000
SFWMD Water Use Compliance Report	\$ 2,500	\$ -	\$ -	\$ -	\$ 2,500
Stormwater Control - Bonnet Creek Resort					
Oc/Dep Quarterly Well Monitoring Report	\$ 1,500	\$ 1,611	\$ 476	\$ 2,087	\$ 2,000
Wetland & Upland Monitoring Services - (Bda)	\$ 5,000	\$ 1,012	\$ 2,083	\$ 3,095	\$ 5,000
Pond & Embankment Aquatic Treatment - (Awc)	\$ 15,856	\$ 6,776	\$ 8,470	\$ 15,246	\$ 15,856
Irrigation Pond Treatment - Solitude	\$ 2,892	\$ 1,687	\$ 1,205	\$ 2,892	\$ 2,979
Nuisance/Exotic Species Maintenance - (Awc)	\$ 15,000	\$ -	\$ 20,000	\$ 20,000	\$ 20,000
Stormwater Control - Crosby Island Marsh					
Nuisance/Exotic Species Maintenance - (Awc)	\$ 7,800	\$ 5,000	\$ 2,500	\$ 7,500	\$ 7,800
Nuisance/Exotic Species Maintenance - (Bda)	\$ 4,500	\$ 1,886	\$ 1,614	\$ 3,500	\$ 4,500
Embankment Mowing - (A. E. Smith)	\$ 6,000	\$ 7,110	\$ -	\$ 7,110	\$ 8,000
Other Physical Environment					
Property Insurance	\$ 21,614	\$ 19,208	\$ -	\$ 19,208	\$ 23,775
Entry, Fence, Walls & Gates Maintenance	\$ 10,000	\$ 9,162	\$ -	\$ 9,162	\$ 10,000
Pump Station Maintenance	\$ 4,000	\$ 1,767	\$ 2,233	\$ 4,000	\$ 4,600
Pump Station Repairs	\$ 5,000	\$ 9,384	\$ 14,178	\$ 23,562	\$ 10,000
Landscape & Irrigation Maintenance	\$ 218,295	\$ 127,750	\$ 90,956	\$ 218,706	\$ 227,027
Irrigation Repairs	\$ 7,000	\$ 4,367	\$ 2,633	\$ 7,000	\$ 7,000
Landscape Replacement	\$ 15,000	\$ 17,756	\$ -	\$ 17,756	\$ 15,000
Lift Station Maintenance	\$ 5,000	\$ 2,518	\$ 2,482	\$ 5,000	\$ 6,300
Road & Street Facilities					
Roadway Repair & Maintenance	\$ 7,500	\$ 3,400	\$ 3,125	\$ 6,525	\$ 7,500
Highway Directional Signage - (R&M)	\$ 2,500	\$ -	\$ 1,042	\$ 1,042	\$ 2,500
Roadway Directory Signage - (R&M)	\$ 2,500	\$ -	\$ 1,042	\$ 1,042	\$ 2,500
Sidewalk/Curb Cleaning	\$ 6,000	\$ 16,800	\$ -	\$ 16,800	\$ 17,000
Contingency	\$ 16,000	\$ 48,701	\$ 10,000	\$ 58,701	\$ 20,000
Total Operations & Maintenance:	\$ 558,682	\$ 386,121	\$ 241,796	\$ 627,917	\$ 607,862
Total Expenditures	\$ 690,346	\$ 461,863	\$ 288,931	\$ 750,794	\$ 742,903
<u>Other Financing Uses</u>					
Transfer Out - Capital Reserve	\$ 500,000	\$ -	\$ 436,038	\$ 436,038	\$ 446,932
Total Other Financing Sources (Uses)	\$ 500,000	\$ -	\$ 436,038	\$ 436,038	\$ 446,932
Total Expenditures & Other Financing Uses	\$ 1,190,346	\$ 461,863	\$ 724,969	\$ 1,186,832	\$ 1,189,835
Net Change in Fund Balance	\$ -	\$ 415,683	\$ (415,683)	\$ -	\$ -

Bonnet Creek Resort
Community Development District
General Fund Budget

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.

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

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

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.

Description	Monthly	Annually
Field Management	\$4,985.4	\$59,825
TOTAL		\$59,825

Bonnet Creek Resort
Community Development District
General Fund Budget

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	\$365
13251 Chelonia Parkway Ct Sign 2	\$30	\$365
13251 Chelonia Parkway Ct Sign 3	\$30	\$365
13251 Chelonia Parkway Ct Sign 4	\$30	\$365
13251 Chelonia Parkway Ct Entrance Sign	\$93	\$1,116
13252 Chelonia Parkway Ct Sign 5	\$30	\$365
14064 Chelonia Parkway Ct Pump	\$25	\$304
14901 Chelonia Parkway Lift	\$200	\$2,434
14312 Chelonia Parkway	\$700	\$8,520
TOTAL		\$14,200

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
TOTAL		\$5,400

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
TOTAL		\$55,000

Bonnet Creek Resort
Community Development District
General Fund Budget

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.

Description	Monthly	Annually
14064 Chelonia Parkway	\$4,250	\$51,000
TOTAL		\$51,000

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 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.

Description	Annually
BDA Environmental Consultants	\$5,000
TOTAL	\$5,000

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

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	\$248	\$2,979
TOTAL		\$2,979

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.

Description	Per Visit	Annually
Aquatic Weed Control (Wetlands) – 3 Visits	\$2,600	\$7,800
TOTAL		\$7,800

Bonnet Creek Resort
Community Development District
 General Fund Budget

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.

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.

Description	Monthly	Annually
Landscaping Maintenance	\$ 18,919	\$ 227,027
		\$ 227,027

Bonnet Creek Resort
Community Development District
General Fund Budget

Irrigation Repairs

Expenditures incurred for irrigation repairs.

Landscape Replacement

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

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	\$363	\$1,452
Generator Preventative Maintenance		\$2,170
Contingency		\$2,678
TOTAL		\$6,300

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
Proposed Budget
Debt Service Fund Series 2016

Description	Adopted Budget FY2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Proposed Budget FY2026
Revenues					
Assessments - Direct Billed	\$ 2,110,462	\$ 2,110,462	\$ -	\$ 2,110,462	\$ 2,110,462
Interest Income	\$ 48,095	\$ 32,548	\$ 23,248	\$ 55,796	\$ 27,898
Carry Forward Surplus	\$ 165,950	\$ 135,901	\$ -	\$ 135,901	\$ 194,984
Total Revenues	\$ 2,324,507	\$ 2,278,911	\$ 23,248	\$ 2,302,159	\$ 2,333,344
Expenditures					
General & Administrative:					
Interest - 11/1	\$ 376,088	\$ 376,088	\$ -	\$ 376,088	\$ 345,600
Principal - 5/1	\$ 1,355,000	\$ -	\$ 1,355,000	\$ 1,355,000	\$ 1,415,000
Interest - 5/1	\$ 376,088	\$ -	\$ 376,088	\$ 376,088	\$ 345,600
Total Expenditures	\$ 2,107,175	\$ 376,088	\$ 1,731,088	\$ 2,107,175	\$ 2,106,200
Net Change in Fund Balance	\$ 217,332	\$ 1,902,823	\$ (1,707,839)	\$ 194,984	\$ 227,144

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

Date		Balance		Principal		Interest		Total
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		
			\$	16,715,000.00	\$	4,415,400.00	\$	21,130,400.00

Bonnet Creek Resort
Community Development District
Proposed Budget
Capital Reserve Fund

Description	Adopted Budget FY2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Proposed Budget FY2026
Revenues					
Transfer In - Capital Projects	\$ 500,000	\$ -	\$ 436,038	\$ 436,038	\$ 446,932
Interest Income	\$ 30,805	\$ 5,661	\$ 4,044	\$ 9,705	\$ 4,852
Carry Forward Surplus	\$ 218,200	\$ 412,166	\$ -	\$ 412,166	\$ 276,854
Total Revenues	\$ 749,005	\$ 417,827	\$ 440,081	\$ 857,908	\$ 728,638
Expenditures					
<i>General & Administrative:</i>					
Chelonia Parkway Paving	\$ 275,209	\$ 280,379	\$ -	\$ 280,379	\$ -
Offsite Wayfinding Signs	\$ 150,000	\$ -	\$ 150,000	\$ 150,000	\$ -
Crosby Island Berm Repair	\$ 150,000	\$ 675	\$ 150,000	\$ 150,675	\$ -
Chelonia Parkway Refurbish	\$ -	\$ -	\$ -	\$ -	\$ 150,000
Total Expenditures	\$ 575,209	\$ 281,054	\$ 300,000	\$ 581,054	\$ 150,000
Net Change in Fund Balance	\$ 173,796	\$ 136,773	\$ 140,081	\$ 276,854	\$ 578,638

**BONNET CREEK RESORT
COMMUNITY DEVELOPMENT DISTRICT**

FISCAL YEAR 2025/2026 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

Total O & M Assessment
Total DS Assessment

\$1,139,846
\$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 2025/2026 ASSESSMENT PER PARCEL</u>
Timeshare (A)	36.10%	\$411,518.62	0.00%	\$0.00	\$411,518.62
Timeshare (B)	5.29%	\$60,257.10	8.27%	\$174,610.27	\$234,867.37
Hotel (B)	6.61%	\$75,395.99	10.35%	\$218,479.04	\$293,875.03
Hotel (C/D)	20.83%	\$237,407.13	32.60%	\$687,906.28	\$925,313.41
Timeshare (E)	17.28%	\$196,908.40	27.04%	\$570,577.65	\$767,486.05
Hotel (F)	8.93%	\$101,742.66	13.97%	\$294,816.96	\$396,559.62
Golf Course (G)	4.97%	\$56,616.15	7.77%	\$164,071.33	\$220,687.48
	<u>100.00%</u>	<u>\$1,139,846.05</u>	<u>100.00%</u>	<u>\$2,110,461.53</u>	<u>\$3,250,307.58</u>

FISCAL YEAR 2024/2025 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

Timeshare (A)	36.10%	\$411,518.62	0.00%	\$0.00	\$411,518.62
Timeshare (B)	5.29%	\$60,257.10	8.27%	\$174,610.27	\$234,867.37
Hotel (B)	6.61%	\$75,395.99	10.35%	\$218,479.04	\$293,875.03
Hotel (C/D)	20.83%	\$237,407.13	32.60%	\$687,906.28	\$925,313.41
Timeshare (E)	17.28%	\$196,908.40	27.04%	\$570,577.65	\$767,486.05
Hotel (F)	8.93%	\$101,742.66	13.97%	\$294,816.96	\$396,559.62
Golf Course (G)	4.97%	\$56,616.15	7.77%	\$164,071.33	\$220,687.48
	<u>100.00%</u>	<u>\$1,139,846.05</u>	<u>100.00%</u>	<u>\$2,110,461.53</u>	<u>\$3,250,307.58</u>

FISCAL YEAR 2025/2026 O&M & DEBT SERVICE ASSESSMENT INCREASE

Timeshare (A)	36.10%	\$0.00	0.00%	\$0.00	\$0.00
Timeshare (B)	5.29%	\$0.00	8.27%	\$0.00	\$0.00
Hotel (B)	6.61%	\$0.00	10.35%	\$0.00	\$0.00
Hotel (C/D)	20.83%	\$0.00	32.60%	\$0.00	\$0.00
Timeshare (E)	17.28%	\$0.00	27.04%	\$0.00	\$0.00
Hotel (F)	8.93%	\$0.00	13.97%	\$0.00	\$0.00
Golf Course (G)	4.97%	\$0.00	7.77%	\$0.00	\$0.00
	<u>100.00%</u>	<u>\$0.00</u>	<u>100.00%</u>	<u>\$0.00</u>	<u>\$0.00</u>

**BONNET CREEK RESORT
COMMUNITY DEVELOPMENT DISTRICT**

FISCAL YEAR 2025/2026 O & M & DEBT SERVICE SCHEDULE

2024/2025 O & M Budget	\$1,139,846
2025/2026 O & M Budget	<u>\$1,139,846</u>
Total Difference	<u>\$0</u>

2024/2025 Debt Service Assessment	\$2,110,462
2025/2026 Debt Service Assessment	<u>\$2,110,462</u>
Total Difference	<u>\$0</u>

PER UNIT ANNUAL ASSESSMENT

	2022/2023	2023/2024	2024/2025	2025/2026	Proposed Increase/Decrease	
Debt Service - Parcel A	\$0	\$0	\$0	\$0	\$0	0%
Operations/Maintenance - Parcel A	\$341,088	\$559,957	\$411,519	\$411,519	\$0	0%
Total	<u>\$341,088</u>	<u>\$559,957</u>	<u>\$411,519</u>	<u>\$411,519</u>	<u>\$0</u>	<u>0%</u>
Debt Service - Parcel B Timeshare	\$174,610	\$174,610	\$174,610	\$174,610	\$0	0%
Operations/Maintenance - Parcel B	\$49,944	\$81,992	\$60,257	\$60,257	\$0	0%
Total	<u>\$224,555</u>	<u>\$256,603</u>	<u>\$234,867</u>	<u>\$234,867</u>	<u>\$0</u>	<u>0%</u>
Debt Service - Parcel B Hotel	\$218,479	\$218,479	\$218,479	\$218,479	\$0	0%
Operations/Maintenance - Parcel B	\$62,492	\$102,592	\$75,396	\$75,396	\$0	0%
Total	<u>\$280,971</u>	<u>\$321,071</u>	<u>\$293,875</u>	<u>\$293,875</u>	<u>\$0</u>	<u>0%</u>
Debt Service - Parcel C/D	\$687,906	\$687,906	\$687,906	\$687,906	\$0	0%
Operations/Maintenance - Parcel C/D	\$196,775	\$323,042	\$237,407	\$237,407	\$0	0%
Total	<u>\$884,682</u>	<u>\$1,010,949</u>	<u>\$925,313</u>	<u>\$925,313</u>	<u>\$0</u>	<u>0%</u>
Debt Service - Parcel E	\$570,578	\$570,578	\$570,578	\$570,578	\$0	0%
Operations/Maintenance - Parcel E	\$163,208	\$267,935	\$196,908	\$196,908	\$0	0%
Total	<u>\$733,786</u>	<u>\$838,513</u>	<u>\$767,486</u>	<u>\$767,486</u>	<u>\$0</u>	<u>0%</u>
Debt Service - Parcel F	\$294,817	\$294,817	\$294,817	\$294,817	\$0	0%
Operations/Maintenance - Parcel F	\$84,330	\$138,442	\$101,743	\$101,743	\$0	0%
Total	<u>\$379,147</u>	<u>\$433,259</u>	<u>\$396,560</u>	<u>\$396,560</u>	<u>\$0</u>	<u>0%</u>
Debt Service - Parcel G	\$164,071	\$164,071	\$164,071	\$164,071	\$0	0%
Operations/Maintenance - Parcel G	\$46,926	\$77,038	\$56,616	\$56,616	\$0	0%
Total	<u>\$210,998</u>	<u>\$241,109</u>	<u>\$220,687</u>	<u>\$220,687</u>	<u>\$0</u>	<u>0%</u>

