

**BONITA LANDING  
COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2023  
PROPOSED BUDGET**

**BONITA LANDING  
COMMUNITY DEVELOPMENT DISTRICT  
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**BONITA LANDING  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 91,908				\$ 91,908
Allowable discounts	<u>(3,676)</u>				<u>(3,676)</u>
Assessment levy: on-roll - net	88,232	\$ 87,520	\$ 712	\$ 88,232	88,232
Developer contribution	-	80,000	-	80,000	-
Total revenues	<u>88,232</u>	<u>167,520</u>	<u>712</u>	<u>168,232</u>	<u>88,232</u>
<b>EXPENDITURES</b>					
Management advisory services	48,000	24,000	24,000	48,000	48,000
Audit	4,000	4,000	-	4,000	4,000
Dissemination agent	1,000	500	500	1,000	1,000
Trustee fees	7,000	-	7,000	7,000	7,000
Legal	5,000	70	2,500	2,570	5,000
Engineering	1,820	-	1,820	1,820	1,820
Postage	500	30	470	500	500
Insurance	6,600	6,248	-	6,248	6,600
Printing & reproduction	1,000	500	500	1,000	1,000
Legal advertising	1,500	282	1,218	1,500	1,500
Other current charges	700	37	663	700	700
Annual district filing fee	175	175	-	175	175
Website	705	-	705	705	705
ADA website compliance	210	210	-	210	210
Intergovernmental: shared maintenance costs	10,220	2,329	6,000	8,329	9,500
Lake bank erosion repairs	-	78,826	-	78,826	-
Property appraiser	219	219	-	219	219
Tax collector	329	318	11	329	329
Total expenditures	<u>88,978</u>	<u>117,744</u>	<u>45,387</u>	<u>163,131</u>	<u>88,258</u>
Net increase/(decrease) of fund balance	(746)	49,776	(44,675)	5,101	(26)
Fund balance - beginning (unaudited)	64,935	33,696	83,472	33,696	38,797
Assigned					
Lake bank erosion repair <sup>1</sup>	5,000	5,000	5,000	5,000	5,000
Unassigned	59,189	78,472	33,797	33,797	33,771
Fund balance - ending (projected)	<u>\$ 64,189</u>	<u>\$ 83,472</u>	<u>\$ 38,797</u>	<u>\$ 38,797</u>	<u>\$ 38,771</u>

<sup>1</sup>Intended to fund long term lake bank erosion repairs in District owned ponds.

**BONITA LANDING  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

Management advisory services	\$ 48,000
<p><b>Wrathell, Hunt and Associates, LLC</b>, specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, oversee the issuance of tax exempt bonds, and operate and maintain the assets of the community. The \$48,000 annual fee is inclusive of district management and recording services.</p>	
Audit	4,000
<p>The District is required to complete annual, independent examinations of its accounting records and procedures. This audit is conducted pursuant to Florida Law and the Rules of the Auditor General.</p>	
Dissemination agent	1,000
<p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934.</p>	
Trustee fees	7,000
<p>Annual fees paid for services provided as trustee, paying agent and registrar.</p>	
Legal	5,000
<p>Fees for on-going general counsel and legal representation on behalf of the District. Coleman, Yovanovich and Koester, PA, serves as the District's general counsel.</p>	
Engineering	1,820
<p>Banks Engineering will provide engineering and consulting services to the District in addition to advice on bids for yearly contracts and operating policy.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Insurance	6,600
Printing & reproduction	1,000
<p>Letterhead, envelopes, copies, etc.</p>	
Legal advertising	1,500
<p>The District will advertise in The Fort Myers News-Press for monthly meetings, special meetings, public hearings, bidding, etc.</p>	
Other current charges	700
<p>Bank charges, automatic AP routing and other miscellaneous expenses incurred throughout the year.</p>	
Annual district filing fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Website	705
ADA website compliance	210

**BONITA LANDING  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES (CONTINUED)**

Intergovernmental: shared maintenance costs	9,500		
<p>Starting in Fiscal Year 2017, the District started participating in the responsibility for the maintenance and monitoring of the panther mitigation property in Labelle. The establishment and perpetual responsibility to maintain the property and provide a five year monitoring and reporting program (which ended in 2020) is a development order requirement for not only this District but also for 3 other neighboring communities. Additionally, in Fiscal Year 2018, the District began participating in the costs of maintaining the common infrastructure along Bonita Beach Road serving the same communities, including landscaping, roadway, storm water maintenance and streetlighting which was added in 2021. All of the costs will be shared with the other communities by interlocal agreement and based upon previously agreed upon percentages.</p>			
Property appraiser	219		
<p>The property appraiser's fee is \$1.00 per parcel.</p>			
Tax collector	329		
<p>The tax collector's fee is is \$1.50 per parcel.</p>			
Total expenditures	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="border-top: 1px solid black; border-bottom: 3px double black; width: 80%;"></td> <td style="border-top: 1px solid black; border-bottom: 3px double black; text-align: right; width: 20%;">\$ 88,258</td> </tr> </table>		\$ 88,258
	\$ 88,258		

**BONITA LANDING  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2016  
FISCAL YEAR 2023**

	Fiscal Year 2022			Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2023
	Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022		
<b>REVENUE</b>					
Assessment levy: on-roll - gross	\$ 147,637				\$147,637
Allowable discounts	(5,905)				(5,905)
Assessment levy: on-roll - net	141,732	\$ 140,065	\$ 1,667	\$ 141,732	141,732
Interest	-	8	-	8	-
Total revenue	141,732	140,073	1,667	141,740	141,732
<b>EXPENDITURES</b>					
Principal	45,000	45,000	-	45,000	45,000
Interest	94,413	47,572	46,841	94,413	92,781
Total expenditures	139,413	92,572	46,841	139,413	137,781
Net increase/(decrease) in fund balance	2,319	47,501	(45,174)	2,327	3,951
Beginning fund balance (unaudited)	171,203	171,988	219,489	171,988	174,315
Ending fund balance (projected)	\$173,522	\$ 219,489	\$ 174,315	\$ 174,315	178,266
Use of fund balance:					
Debt service reserve account balance (required)					(56,937)
Principal and Interest expense - December 15, 2023					(90,941)
Projected fund balance surplus/(deficit) as of September 30, 2023					\$ 30,388

**BONITA LANDING  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2017 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
12/15/2022	45,000.00	4.000%	46,840.63	91,840.63	2,040,000.00
6/15/2023			45,940.63	45,940.63	2,040,000.00
12/15/2023	45,000.00	4.000%	45,940.63	90,940.63	1,995,000.00
6/15/2024			45,040.63	45,040.63	1,995,000.00
12/15/2024	50,000.00	4.000%	45,040.63	95,040.63	1,945,000.00
6/15/2025			44,040.63	44,040.63	1,945,000.00
12/15/2025	50,000.00	4.000%	44,040.63	94,040.63	1,895,000.00
6/15/2026			43,040.63	43,040.63	1,895,000.00
12/15/2026	55,000.00	4.000%	43,040.63	98,040.63	1,840,000.00
6/15/2027			41,940.63	41,940.63	1,840,000.00
12/15/2027	55,000.00	4.000%	41,940.63	96,940.63	1,785,000.00
6/15/2028			40,840.63	40,840.63	1,785,000.00
12/15/2028	55,000.00	4.500%	40,840.63	95,840.63	1,730,000.00
6/15/2029			39,603.13	39,603.13	1,730,000.00
12/15/2029	60,000.00	4.500%	39,603.13	99,603.13	1,670,000.00
6/15/2030			38,253.13	38,253.13	1,670,000.00
12/15/2030	60,000.00	4.500%	38,253.13	98,253.13	1,610,000.00
6/15/2031			36,903.13	36,903.13	1,610,000.00
12/15/2031	65,000.00	4.500%	36,903.13	101,903.13	1,545,000.00
6/15/2032			35,440.63	35,440.63	1,545,000.00
12/15/2032	70,000.00	4.500%	35,440.63	105,440.63	1,475,000.00
6/15/2033			33,865.63	33,865.63	1,475,000.00
12/15/2033	70,000.00	4.500%	33,865.63	103,865.63	1,405,000.00
6/15/2034			32,290.63	32,290.63	1,405,000.00
12/15/2034	75,000.00	4.500%	32,290.63	107,290.63	1,330,000.00
6/15/2035			30,603.13	30,603.13	1,330,000.00
12/15/2035	80,000.00	4.500%	30,603.13	110,603.13	1,250,000.00
6/15/2036			28,803.13	28,803.13	1,250,000.00
12/15/2036	80,000.00	4.500%	28,803.13	108,803.13	1,170,000.00
6/15/2037			27,003.13	27,003.13	1,170,000.00
12/15/2037	85,000.00	4.500%	27,003.13	112,003.13	1,085,000.00
6/15/2038			25,090.63	25,090.63	1,085,000.00
12/15/2038	90,000.00	4.625%	25,090.63	115,090.63	995,000.00
6/15/2039			23,009.38	23,009.38	995,000.00
12/15/2039	95,000.00	4.625%	23,009.38	118,009.38	900,000.00
6/15/2040			20,812.50	20,812.50	900,000.00
12/15/2040	95,000.00	4.625%	20,812.50	115,812.50	805,000.00
6/15/2041			18,615.63	18,615.63	805,000.00
12/15/2041	100,000.00	4.625%	18,615.63	118,615.63	705,000.00
6/15/2042			16,303.13	16,303.13	705,000.00
12/15/2042	105,000.00	4.625%	16,303.13	121,303.13	600,000.00
6/15/2043			13,875.00	13,875.00	600,000.00
12/15/2043	110,000.00	4.625%	13,875.00	123,875.00	490,000.00
6/15/2044			11,331.25	11,331.25	490,000.00
12/15/2044	115,000.00	4.625%	11,331.25	126,331.25	375,000.00
6/15/2045			8,671.88	8,671.88	375,000.00
12/15/2045	120,000.00	4.625%	8,671.88	128,671.88	255,000.00
6/15/2046			5,896.88	5,896.88	255,000.00
12/15/2046	125,000.00	4.625%	5,896.88	130,896.88	130,000.00
6/15/2047			3,006.25	3,006.25	130,000.00
12/15/2047	130,000.00	4.625%	3,006.25	133,006.25	-
<b>Total</b>	<b>2,085,000.00</b>		<b>1,561,697.10</b>	<b>3,691,697.10</b>	

**BONITA LANDING  
COMMUNITY DEVELOPMENT DISTRICT  
PROJECTED ASSESSMENTS  
GENERAL FUND AND DEBT SERVICE FUND  
FISCAL YEAR 2023**

<b>On-Roll Payment</b>
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<b>Number of Units</b>		<b>Projected Fiscal Year 2023</b>			<b>FY 22</b>
		<b>GF</b>	<b>DSF</b>	<b>GF &amp; DSF</b>	<b>Assessment</b>
125	Executive SF 50'	\$ 419.66	\$ 621.04	\$1,040.70	\$ 1,040.70
94	Manor SF 60'	419.66	744.75	1,164.41	1,164.41
<b>219</b>					