



\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Auto 1: Make \_\_\_\_\_ Model \_\_\_\_\_ Color \_\_\_\_\_ Year \_\_\_\_\_ License # \_\_\_\_\_  
Auto 2: Make \_\_\_\_\_ Model \_\_\_\_\_ Color \_\_\_\_\_ Year \_\_\_\_\_ License # \_\_\_\_\_

List names and addresses of two (2) references, local if possible (nonrelated):

Name: \_\_\_\_\_ Address: \_\_\_\_\_ Phone \_\_\_\_\_  
Name: \_\_\_\_\_ Address: \_\_\_\_\_ Phone \_\_\_\_\_

Person to be notified in case of emergency: \_\_\_\_\_  
Address: \_\_\_\_\_ Phone \_\_\_\_\_

I am purchasing this property with the intention to (Please check one):

(  ) Reside in property on a full-time basis; (  ) Reside in property part time; (  ) Lease property.

If purchase will be other than a full-time residence, billings and notices are to be mailed to:

Name \_\_\_\_\_ Address \_\_\_\_\_  
City & State \_\_\_\_\_ Zip \_\_\_\_\_ Phone \_\_\_\_\_

I acknowledge receipt of a copy of the association rules and regulations (and the association condominium documents and have read and understood them. \_\_\_\_\_ (INITIAL).

**NOTE:** The seller is to provide the Association documents or they can be purchased through agency that is doing the closing of the transaction. **VESTA DOES NOT PROVIDE ASSOCIATION DOCUMENTS.**

➔ **SIGNATURE OF APPLICANT(S)** \_\_\_\_\_ **DATE** \_\_\_\_\_

➔ **SIGNATURE OF APPLICANT(S)** \_\_\_\_\_ **DATE** \_\_\_\_\_

\*\*\*\*\*

**ACTION OF BOARD OF DIRECTORS**

APPROVED \_\_\_\_\_ DISAPPROVED \_\_\_\_\_ DATE OF DECISION \_\_\_\_\_

BY: \_\_\_\_\_ (Board Member or Property Manager)



Seasons at Bonita Community Association  
Membership Guide  
Rules and Regulations

**FORWARD**

The following Rules and Regulations have been adopted and will be administered by the Seasons at Bonita Community Association Board of Directors and may be changed at any time by the Board. It is the intent of the officers and directors to limit these Rules and Regulations so that everyone will obtain maximum use and enjoyment of the facilities. Although they place some restrictions on members and guest activities, they are intended to respect the rights of the membership as a whole. Enforcement of the Rules and Regulations will primarily be placed in the hands of a carefully selected staff. It is the duty of those using the facilities to know these Rules and Regulations, and to cooperate in the enforcement thereof.

**Cameras are located in the Clubhouse and outside areas. They are NOT monitored.**

**HOUSE RULES**

**HOURS OF OPERATION**

The Board of Directors set the hours of operation, and these hours may change without notice. The hours of operation are:

Swimming Pool	Monday – Sunday	Dawn to Dusk
Fitness Room	Monday – Sunday	24 hours
Clubhouse Office	Monday - Thursday	7:30 am – 4:00 pm
	Friday	7:30 am -- 3:00 pm
Saturday & Sunday Closed		

**Member Privileges**

Membership is for all owners and their children, tenants or guests.

All membership transfers, and applicable members of their families, shall be issued Wristbands. These wristbands are to be worn at all times while on Community property. Loss of the wristband should be reported to Clubhouse office, at which time a

replacement band will be issued for a fee. Members shall not lend or give their wristbands to others for any reason, and to do so will result in suspension of privileges. Membership Wrist Bands must be worn when entering or using the Amenity Grounds. Please make an appointment with the office for wristbands.

### **GUESTS AND RELATIVES OF OWNERS OR TRANSFEREES**

Adult owners and transferees must register their guest(s) prior to their using the facilities. Guest exceeding a **two-week period**, when the owner is not in residence, are not considered guests. Any guest in residence for longer than two weeks without the owner in residence will be considered a transferee and must pay \$100 transfer fee.

Members may register two guests or a total of no more than four guests per day per unit, unless approved by Manager, Assistant or the Board of Directors.

Any member or their guest found (1) defacing, marring or otherwise causing destruction of property, (2) violation of the Rules of the Community, will be brought before the Fining Committee. A suspension and/or fine for the Member is possible.

### **Transfer of Membership**

Any owner may transfer his right of enjoyment to the Common Area and facilities to his tenants providing a complete transfer form is signed by the owner and submitted to the Amenity Center office. A non-refundable transfer fee of \$100.00 will be paid, and the transfer will be in accordance with the policies set by the Board of Directors. The owner's privileges are rescinded during the period specified on the transfer form. An owner must transfer his right to use the Common area and facilities to anyone (excluding immediate family) who is staying in the unit without the owner present. (See Manager or Assistant for transfer form).

### **Clubhouse**

Members, transferees and guests are to be respectful of club employees and are not permitted to reprimand club employees or in any way interfere with the Management of the Community.

Members, transferees and guests shall conduct themselves in an orderly fashion as ladies and gentlemen.

**AGE REQUIREMENT:** Children under the age of 14 must be accompanied and directly supervised by an adult. No one under 14 is allowed in fitness center.

The wearing of wet bathing suits is not allowed in the Clubhouse.

The hours of operation of the various Community facilities shall be determined by the Board of Directors and may be adjusted seasonally as usage dictates.

Parents shall be responsible for the conduct of their children at all times. One parent will accompany not more than four children outside of their immediate family unless the Member has rented the Club Room for a party. The pool cannot be rented for a party at any time.

The Association Manager or their Assistant is responsible for facility room usage. All room rentals, association meetings or any association-sanctioned party must schedule with the Manager or Assistant.

Residents using any area of the Clubhouse are responsible for leaving it clean after its use.

No unauthorized person shall adjust air-conditioning or pool heaters. A/C controls and pool heaters are set and managed by the Association.

No unauthorized radios & other music devices, or TVs are allowed in Clubhouse or pool area unless the Manager authorizes such for a supervised activity. Personal devices with the use of headphones or earbuds are permitted at all times.

All bicycles are to be parked in the bicycle rack.

Subscriptions, petitions, or notices, that do not concern Clubhouse affairs, shall not be distributed or posted on Clubhouse property, without prior approval of the Manager or the Board of Directors.

The cost of replacing any Clubhouse property that is broken, damaged or removed by a member, transferee, guest or any member of their families, shall charged to the member or transferee concerned.

All decorations for private parties, other than table centerpieces, must have the approval of the Manager.

Animals are not permitted in the Clubhouse, tennis courts, pickleball courts, bocce courts or the pool area.

The parking areas are marked in a manner that permits maximum use, with a minimum inconvenience. Anyone found parking improperly will be warned. Repeated infractions will result in the removal of the offending vehicle at the owner's expense.

Personal Property should not be left unattended on Community property. The Clubhouse is not responsible for lost or stolen personal property.

## SWIMMING POOL

Members, transferees and guests are entitled to the use of the pool from daylight to dusk, unless otherwise posted.

- **THERE IS NO LIFE GUARD ON DUTY. Swimming after dark is strictly prohibited by Lee County Department of health.**
- Residents, their guests and transferees may be requested to present Wristband or guest pass prior to using the pool.
- **AGE RESTRICTION:** Children under the age of 14 must be accompanied by and directly supervised by an adult at the pool.
- A shower must be taken prior to entering the pool.
- Suntan oils and lotions clog pool filters and drains and leave black rings around the pool water edge. Please remove all oils/lotions prior to entering pool.
- Towels may not be used to reserve chairs for extended periods.
- Proper bathing suits must be worn. No jeans or cut-offs.
- No smoking is allowed within the fenced pool area.
- No glass is allowed in the pool area.
- No food or drinks are allowed **within 3 feet of the pool or spa**. No alcoholic beverages are allowed in immediate pool area.
- No pool furniture of any kind shall be removed from the area. No pool furniture allowed in the pool.
- No running, pushing, or boisterous play in the pool or on the pool deck. No diving or jumping into the pool. Pool toys, rafts, etc. are **NOT** allowed in the pool. Pool Noodles **WILL** be allowed in the pool.
- No animals allowed on pool deck or in the pool
- Persons with open sores, cuts or communicable diseases may **NOT** enter pool.
- Diaper-age children **MUST** have on swim diapers.

Any damages resulting from improper discharges, will be paid by the members.

The Manager may block off times during which the pool will be reserved for water aerobics and other special functions.

## **FITNESS CENTER**

**Each resident, guest or transferee is using the fitness center at their own risk.**

Owners, their families, guests and transferees, use the fitness room at your own risk. It is recommended that you consult your physician prior to beginning any exercise program.

AGE REQUIREMENT: Children under the age of 14 are **NOT PERMITTED** in the fitness room under any circumstance. Ages 14-16 **MUST** go through a fitness orientation prior to using equipment and must be accompanied by an adult.

Please bring a towel to the weight room so that you can wipe the equipment dry after use, as a consideration for the next person to use it. Please use cleaning solution and paper towels provided.

There will be no excessive banging or throwing of weights allowed.

Any music device must be used with headphones, ear buds, etc.

No open containers or food allowed in fitness center. Plastic spill-proof water bottles are permitted.

Turn off television when leaving if no one else is in Fitness Room.

### **DRESS CODE:**

Fitness shoes must be worn at all times. No sandals, dress shoes, or open toe shoes are allowed.

Bathing suits are not permitted.

Men's proper attire is shorts or pants, shirts, and/or appropriate athletic wear. Under no circumstances will men be allowed in the weight room bare chested.

Women's proper attire is shorts or pants, shirts and/or appropriate athletic wear.

It is recommended that residents go through a fitness orientation on the equipment. The Manager or Assistant will provide orientation.

## **PRIVATE PARTIES**

The Club room may be rented for private parties upon approval by the Manager. See Manager or Assistant for rental agreement contract and applicable fees. There is a

refundable damage deposit required with an hourly fee for the Club room rental. There will be certain days around holidays that the center will be unavailable for rental.

### **SPECIAL EVENTS/FEES**

Special events will be scheduled throughout the year involving use of facilities as designated by the Manager. During these times, the facilities to be used, as well as dates for proposed events, will be on display in the Clubhouse and reserved for special events.

Special Events could constitute an education program (lessons, clinics, etc.), or social activities (pot luck dinners, chess club/Bible class, etc.).

Fees for activities will be announced in bulletins or posted in the appropriated area. Contact the Manager for any applicable fees.

For the safety and enjoyment of other members, please, no excessive noise, profanity or unsportsmanshiplike conduct.

### **LAKES**

The lakes are designed for visual enjoyment.

No boats of any kind shall be allowed on any lake except for routine lake maintenance.

There will be no feeding of alligators. This is a violation of State Law.

No refuse of any kind will be deposited in the lake.

### **MISCELLANEOUS/PARKING**

No person shall commit any activity on the common area which would be a fire, health or safety hazard.

There will be no solicitation by any person anywhere in the Clubhouse or common elements, for any cause whatsoever, unless specifically authorized by the Manager.

No trucks, commercial vehicles, recreational vehicles, motor homes, boats campers, trailers and other vehicles as described in Article IX Section 8, of the Declaration. There is no parking allowed on the street other than a service vehicle that is doing work inside the home.

No washing of vehicles on clubhouse parking area.



Golf Carts are allowed in the Community. Owners of Golf Carts shall register the cart with the Manager or Assistant and will receive a sticker to be placed on the cart.

### **DISCIPLINARY ACTIONS**

Because there may be a few individuals who will not always observe these rules, the following infractions will be brought to the attention of the Board of Directors for disciplinary action:

1. Repeated violation of Association rules or knowingly violating a rule.
2. Display of temper or other discourteous conduct resulting in damage to community property or physical damage.
3. Disrespect shown to Community Association employees or fellow members, transferees, or guests.



## RULES AND REGULATIONS FOR GOLF CART USE SEASONS AT BONITA COMMUNITY ASSOCIATION

1. Golf carts are allowed on roads only. Golf carts cannot be driven on sidewalks.
2. Minimum age allowed for golf cart driver is age 14.
3. Golf carts are to be used Sunrise to Sunset only, UNLESS the golf cart is equipped with;
  - a. Headlights
  - b. Tail lights
  - c. Windshield
  - d. Horn
  - e. Turn signal
4. Golf carts must be registered with the Association.
5. Golf carts must be insured and proof of insurance given to the Association.
6. Golf carts must display a Community sticker.
7. Low Speed Vehicles (LSV) are NOT allowed. The maximum speed allowed for a golf cart is 20 MPH. LSV's can go 30 – 35 MPH.
8. Golf carts must always be in good repair and working order.
9. Everyone riding in a golf cart must have a seat. No standing or riding the back of a golf cart is allowed.
10. Golf carts must comply with all traffic laws; stopping at STOP signs, driving on the right side of the road, not driving on sidewalks, using proper signals when turning on to other streets, etc.
11. Golf carts must yield to traffic.
12. Golf carts cannot be parked in the driveway. All golf carts must be parked in the garage.
- 13. Golf cart privileges may be revoked at the discretion of the Board.**
14. By signing below, owner accepts and understands all rules listed above.

---

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

Names and age, if under 18, of those in the household eligible to use golf cart: \_\_\_\_\_

\_\_\_\_\_

Proof of Insurance provided: Yes or No      Seasons at Bonita Registration #: \_\_\_\_\_

Verification of golf cart inspection by association: \_\_\_\_\_

Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_

**Attach Proof of Insurance**



	2022			PER UNIT		2021		
	BUDGET	QUARTERLY	MONTHLY	MONTHLY		BUDGET	ACTUAL	
FOUNTAIN IN ROUNDABOUT MAINTENANCE	\$ 2,500.00	\$ 625.00	\$ 208.33	\$ 0.38	Weekly cleaning & misc. repairs	\$ 5,000.00	\$ -	
FOUNTAIN MAINTENANCE - 17 lake fountain	\$ 17,000.00	\$ 4,250.00	\$ 1,416.67	\$ 2.59	repairs & maintenance contract	\$ 10,000.00	\$ 7,406.23	\$ 16,664.02
GATE PM/CAMERA MONITORING	\$ 2,500.00	\$ 625.00	\$ 208.33	\$ 0.38	incl. gate call box data input	\$ 3,900.00	\$ 1,224.65	\$ 1,836.98
GATE REPAIR	\$ 6,000.00	\$ 1,500.00	\$ 500.00	\$ 0.91		\$ 6,000.00	\$ 3,256.16	\$ 4,884.24
<b>GROUNDS-CLUBHOUSE/POOL/MAIL KIOSK DAILY CLEANUP</b> Moved to maintenance person	\$ -	\$ -	\$ -	\$ -	cleanup 5 days/week	\$ -	\$ 813.65	
LANDSCAPE REMOVE/REPLACE	\$ 7,500.00	\$ 1,875.00	\$ 625.00	\$ 1.14		\$ 7,500.00	\$ -	\$ 13,019.91
LAWN/MOW/TRIM/FERT/CHEMICALS	\$ 376,944.00	\$ 94,236.00	\$ 31,412.00	\$ 57.32	common areas only-contract	\$ 376,944.00	\$ 205,520.00	\$ 308,280.00
MAINTENANCE REPAIRS	\$ 6,000.00	\$ 1,500.00	\$ 500.00	\$ 0.91		\$ 6,000.00	\$ 2,221.60	\$ 852.00
MULCH - ONE TIME PER YEAR	\$ 30,000.00	\$ 7,500.00	\$ 2,500.00	\$ 4.56	common areas only	\$ 30,000.00	\$ -	
TREE TRIMMING/REMOVAL	\$ 4,000.00	\$ 1,000.00	\$ 333.33	\$ 0.61		\$ 4,000.00	\$ -	
<b>TOTAL COMMON GROUND EXPENSES</b>	<b>\$ 474,444.00</b>	<b>\$ 118,611.00</b>	<b>\$ 39,537.00</b>	<b>\$ 72.15</b>		<b>\$ 476,844.00</b>	<b>\$ 222,476.29</b>	
<b>IRRIGATION &amp; PUMP EXPENSE:</b>								
IRRIGATION REPAIRS	\$ 10,000.00	\$ 2,500.00	\$ 833.33	\$ 1.52	common area only	\$ 10,000.00	\$ 3,608.87	
PUMP MAINTENANCE - Hoover	\$ 6,500.00	\$ 1,625.00	\$ 541.67	\$ 0.99	Hoover PM Contract	\$ 10,000.00	\$ -	
WELL MAINTENANCE	\$ 2,000.00	\$ 500.00	\$ 166.67	\$ 0.30		\$ 2,000.00	\$ -	
WELL MONITORING - Cardno	\$ 3,600.00	\$ 900.00	\$ 300.00	\$ 0.55	Cardno reports to water mgmt	\$ 3,300.00	\$ 2,200.00	\$ 2,475.00
<b>TOTAL IRRIGATION &amp; PUMP EXPENSE</b>	<b>\$ 22,100.00</b>	<b>\$ 5,525.00</b>	<b>\$ 1,841.67</b>	<b>\$ 3.36</b>		<b>\$ 25,300.00</b>	<b>\$ 5,808.87</b>	
<b>LAKE - PRESERVE EXPENSE:</b>								
LAKE MAINTENANCE - 10 lakes	\$ 10,800.00	\$ 2,700.00	\$ 900.00	\$ 1.64	per contract	\$ 10,800.00	\$ 3,763.64	\$ 4,117.50
<b>TOTAL LAKE EXPENSE</b>	<b>\$ 10,800.00</b>	<b>\$ 2,700.00</b>	<b>\$ 900.00</b>	<b>\$ 1.64</b>	This line was reduced \$34,000 because preserve maintenance went to CDD	<b>\$ 10,800.00</b>	<b>\$ 3,763.64</b>	
<b>RECREATION EXPENSE:</b>								
BOARDWALK MAINTENANCE	\$ 3,000.00	\$ 750.00	\$ 250.00	\$ 0.46		\$ 3,000.00	\$ -	
BOCCE COURT MAINTENANCE	\$ 2,000.00	\$ 500.00	\$ 166.67	\$ 0.30		\$ 2,000.00	\$ -	
FITNESS EQUIPMENT REPAIR	\$ 3,000.00	\$ 750.00	\$ 250.00	\$ 0.46		\$ 3,000.00	\$ -	
PICKLE BALL COURT MAINTENANCE	\$ 3,000.00	\$ 750.00	\$ 250.00	\$ 0.46		\$ 3,000.00	\$ -	
REPAIR/MAINTENANCE COURT ACCESSORIES	\$ 3,000.00	\$ 750.00	\$ 250.00	\$ 0.46		\$ 3,000.00	\$ -	
TENNIS COURT REPAIR/MAINTENANCE	\$ 3,000.00	\$ 750.00	\$ 250.00	\$ 0.46		\$ 3,000.00	\$ -	
<b>TOTAL RECREATION</b>	<b>\$ 17,000.00</b>	<b>\$ 4,250.00</b>	<b>\$ 1,416.67</b>	<b>\$ 2.59</b>		<b>\$ 17,000.00</b>	<b>\$ -</b>	
<b>POOL EXPENSE:</b>								
CLEANING SERVICE	\$ 18,000.00	\$ 4,500.00	\$ 1,500.00	\$ 2.74	3 times per wk plus daily chem report per Lee County	\$ 24,000.00	\$ 12,000.00	\$ 14,250.00
EQUIPMENT REPAIR	\$ 5,000.00	\$ 1,250.00	\$ 416.67	\$ 0.76		\$ 5,000.00	\$ -	
LICENSES & PERMITS	\$ 460.00	\$ 115.00	\$ 38.33	\$ 0.07	pool and spa	\$ 550.00	\$ 450.35	
POOL FURNITURE MAINTENANCE	\$ 3,000.00	\$ 750.00	\$ 250.00	\$ 0.46		\$ 3,000.00	\$ -	
<b>TOTAL POOL EXPENSE</b>	<b>\$ 26,460.00</b>	<b>\$ 6,615.00</b>	<b>\$ 2,205.00</b>	<b>\$ 4.02</b>		<b>\$ 32,550.00</b>	<b>\$ 12,450.35</b>	
<b>UTILITY EXPENSE:</b>								

	2022			PER UNIT		2021		
	BUDGET	QUARTERLY	MONTHLY	MONTHLY		BUDGET	ACTUAL	
ELECTRIC-CLUBHOUSE/POOL/MAIL/COURTS	\$ 25,000.00	\$ 6,250.00	\$ 2,083.33	\$ 3.80	see below	\$ 14,000.00	\$ 13,947.38	\$ 20,921.07
ELECTRIC - SPORT COURTS & MAIL KIOSK	\$ -	\$ -	\$ -	\$ -	Now in clubhouse/pool/mail/courts	\$ 1,100.00	\$ 361.41	
ELECTRIC FOUNTAIN - 17 fountains, roundabout fountain	\$ 40,000.00	\$ 10,000.00	\$ 3,333.33	\$ 6.08	Not all fountains have been installed	\$ 126,000.00	\$ 12,040.70	\$ 27,091.58
ELECTRIC GATES/GATEHOUSE/ENTRY	\$ 18,000.00	\$ 4,500.00	\$ 1,500.00	\$ 2.74		\$ 9,600.00	\$ 11,820.69	\$ 17,731.04
ELECTRIC IRRIGATION	\$ 12,500.00	\$ 3,125.00	\$ 1,041.67	\$ 1.90		\$ 5,000.00	\$ 7,738.58	\$ 11,607.87
ELECTRIC STREET LIGHTS	\$ 39,716.04	\$ 9,929.01	\$ 3,309.67	\$ 6.04		\$ 39,716.04	\$ 18,956.04	\$ 28,434.06
WATER/SEWER	\$ 13,000.00	\$ 3,250.00	\$ 1,083.33	\$ 1.98	clubhouse	\$ 6,000.00	\$ 6,350.11	\$ 9,525.17
<b>TOTAL UTILITIES EXPENSE</b>	<b>\$ 148,216.04</b>	<b>\$ 37,054.01</b>	<b>\$ 12,351.34</b>	<b>\$ 22.54</b>		<b>\$ 201,416.04</b>	<b>\$ 71,214.91</b>	
<b>TOTAL COMMON EXPENSES</b>	<b>\$ 1,042,315.29</b>	<b>\$ 260,578.82</b>	<b>\$ 86,859.61</b>	<b>\$ 158.50</b>		<b>\$ 1,072,495.29</b>	<b>\$ 410,409.54</b>	
<b>SINGLE FAMILY HOME EXPENSE</b>								
LAWN/MOW/TRIM/FERT/CHEMICALS								
40' Lots w/all inclusive irrigation	\$ 258,928.92	\$ 64,732.23	\$ 21,577.41	\$ 109.53			\$ 75,901.52	\$ -
50' Lots w/all inclusive irrigation	\$ 351,988.68	\$ 87,997.17	\$ 29,332.39	\$ 111.53			\$ 63,793.48	\$ -
60' Lots w/all inclusive irrigation	\$ 131,503.68	\$ 32,875.92	\$ 10,958.64	\$ 124.53			\$ -	\$ -
MULCH - ONE TIME PER YEAR	\$ 82,200.00	\$ 20,550.00	\$ 6,850.00	\$ 12.50			\$ -	\$ -
<b>TOTAL SINGLE FAMILY HOME INCOME</b>	<b>\$ 824,621.28</b>	<b>\$ 206,155.32</b>	<b>\$ 68,718.44</b>				<b>\$ 139,695.00</b>	
							\$ 550,104.54	
							\$ 303,286.92	
	<b>2022</b>	<b>ANNUAL</b>	<b>QUARTERLY</b>	<b>MONTHLY</b>		<b>2021 Fees</b>		
Assessment 40'Lots		\$ 3,366.40	\$ 841.60	\$ 280.53		\$ 288.53	\$ 865.59	\$ 3,462.36
Assessment 50' Lots		\$ 3,390.40	\$ 847.60	\$ 282.53		\$ 290.53	\$ 871.59	\$ 3,486.36
Assessment 60' Lots		\$ 3,546.40	\$ 886.60	\$ 295.53		\$ 303.53	\$ 910.59	\$ 3,642.36
<b>THE BUDGET OF THE ASSOCIATION DOES NOT PROVIDE FOR RESERVE ACCOUNTS FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE THAT MAY RESULT IN SPECIAL ASSESSMENTS. OWNERS MAY ELECT TO PROVIDE FOR RESERVE ACCOUNTS PURSUANT TO SECTION 720.303(6) FLORIDA STATUTES, UPON OBTAINING THE APPROVAL OF A MAJORITY OF THE TOTAL VOTING INTERESTS OF THE ASSOCIATION BY VOTE OF THE MEMBERS AT A MEETING OR BY WRITTEN CONSENT.</b>								
<b>BUDGET NOTES:</b>								
Street lights Phase 1A 26, 1B 29, phase 2 36 lights at \$36.37 per month								
Buildings: clubhouse, Gatehouse, Garage/storage, Shade structure pool, bocce and tennis, mailbox kiosk								
Pier								
Fountains - 6-7.7hp, 1-15hp, 17-3hp, 1-10hp								
Entry sign and bridge						\$ 40,800.00	17-3hp annual	
Tennis courts and Bocce courts						\$ 25,200.00	6-7hp annual	
Entry gates - 2						\$ 25,000.00	1-15 hp annual	
Maintenance personnel - m-f 8 hours. Combine with grounds cleanup for 2021						\$ 18,000.00	1-10 hp annual	
Clubhouse office personnel - m-f 8 hours, s-s 4 hours. In the beginning it will be part-time						<b>\$ 109,000.00</b>		
Insurance - GL, property, Fidelity bond, D&O								
Shuttle service is required by The City of Bonita Springs								
Preserve Maintenance is now in the CDD								

Seasons at Bonita Community Association  
Balance Sheet  
Period 12/31/2021

	December 2021	Operating	Reserve	Total
<b>Assets</b>				
<i>Current Assets</i>				
00101	AAB OP 7130	63,913.50		63,913.50
00111	A/R ASSESSMENTS	3,648.99		3,648.99
00115	A/R - NSF CHARGES	10.00		10.00
00118	A/R - OWNERS INTEREST CHARGES	125.55		125.55
00122	PREPAID INSURANCE	718.31		718.31
00123	PREPAID EXPENSES	3,797.55		3,797.55
00124	DUE FROM FORESTAR	70,926.93		70,926.93
00131	UTILITY DEPOSITS	9,657.04		9,657.04
	<i>Total Current Assets</i>	<u>152,797.87</u>		<u>152,797.87</u>
	<b>TOTAL ASSETS</b>	<b><u>152,797.87</u></b>		<b><u>152,797.87</u></b>
<b>Liabilities &amp; Equity</b>				
<i>Current Liabilities</i>				
00207	PREPAID ASSESSMENTS	92,588.97		92,588.97
00208	DUE TO DEVELOPER	205,265.43		205,265.43
00211	ACCRUED PAYABLES	78,505.75		78,505.75
00220	SECURITY DEPOSIT	18,000.00		18,000.00
	<i>Total Current Liabilities</i>	<u>394,360.15</u>		<u>394,360.15</u>
<i>Equity</i>				
00350	FUND BALANCE	(0.60)		(0.60)
	Current Year Net Income/(Loss)	<u>(241,561.68)</u>		<u>(241,561.68)</u>
	<i>Total Equity</i>	<u>(241,562.28)</u>		<u>(241,562.28)</u>
	<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>152,797.87</u></b>		<b><u>152,797.87</u></b>

# Seasons at Bonita Community Association

## Income & Expense Statement

Posted 12/1/2021 To 12/31/2021 11:59:00 PM

	This Month: Operating			YTD: Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
<b>Income</b>							
<b><u>Income</u></b>							
00410 SINGLE FAMILY INCOME	68,433.06	159,672.00	(91,238.94)	644,481.48	1,916,031.00	(1,271,549.52)	1,916,031.00
00413 CAPITAL CONTRIBUTIONS	4,500.00	0.00	4,500.00	60,000.00	0.00	60,000.00	0.00
00414 RESALE CONTRIBUTIONS	1,000.00	0.00	1,000.00	2,000.00	0.00	2,000.00	0.00
00430 NSF CHARGES	0.00	0.00	0.00	(10.00)	0.00	(10.00)	0.00
00460 MISC. INCOME	0.00	0.00	0.00	3,153.33	0.00	3,153.33	0.00
00465 CLUBHOUSE RENTAL	(300.00)	0.00	(300.00)	650.00	0.00	650.00	0.00
00470 GATE REMOTE/CLBHS CARDS	0.00	0.00	0.00	1,830.00	0.00	1,830.00	0.00
00475 OWNERS INTEREST CHARGES	0.00	0.00	0.00	2,129.24	0.00	2,129.24	0.00
00480 LEASE APPLICATION FEE INCOM	0.00	0.00	0.00	1,400.00	0.00	1,400.00	0.00
00482 RESALE APPLICATION FEE INCC	400.00	0.00	400.00	1,600.00	0.00	1,600.00	0.00
00497 INTEREST INCOME	0.92	0.00	0.92	29.76	0.00	29.76	0.00
TOTAL Income	74,033.98	159,672.00	(85,638.02)	717,263.81	1,916,031.00	(1,198,767.19)	1,916,031.00
TOTAL Income	74,033.98	159,672.00	(85,638.02)	717,263.81	1,916,031.00	(1,198,767.19)	1,916,031.00
<b>Expense</b>							
<b><u>Administrative</u></b>							
00540 ANNUAL FILING FEE	0.00	0.00	0.00	61.25	61.25	0.00	61.25
00541 INSURANCE-GL, D&O, PROP, BO	7,168.49	2,087.00	(5,081.49)	44,264.68	25,000.00	(19,264.68)	25,000.00
00542 LEGAL	359.00	38.00	(321.00)	1,198.55	500.00	(698.55)	500.00
00543 MANAGEMENT FEES	2,262.50	5,480.00	3,217.50	20,997.50	65,760.00	44,762.50	65,760.00
00544 OFFICE EXPENSE	503.60	288.00	(215.60)	6,549.46	3,500.00	(3,049.46)	3,500.00
00545 OFFICE PAYROLL	7,060.08	4,476.00	(2,584.08)	37,059.34	53,690.00	16,630.66	53,690.00
00546 SHUTLE SERVICE	0.00	6,663.00	6,663.00	0.00	80,000.00	80,000.00	80,000.00
00547 TAX PREPARATION	0.00	0.00	0.00	0.00	250.00	250.00	250.00
00548 APPLICATION FEE EXPENSE	200.00	0.00	(200.00)	800.00	0.00	(800.00)	0.00
TOTAL Administrative	17,553.67	19,032.00	1,478.33	110,930.78	228,761.25	117,830.47	228,761.25
<b><u>Clubhouse</u></b>							
00530 BUILDING MAINTENANCE	90.00	337.00	247.00	7,156.49	4,000.00	(3,156.49)	4,000.00
00531 CLEANING/JANITORIAL	1,500.00	1,500.00	0.00	18,200.00	18,000.00	(200.00)	18,000.00
00532 JANITORIAL SUPPLIES	455.08	75.00	(380.08)	1,205.08	900.00	(305.08)	900.00
00533 FIRE PROTECTION	130.00	12.00	(118.00)	130.00	100.00	(30.00)	100.00
00534 MAINTENANCE PERSON	1,800.00	2,287.00	487.00	21,600.00	27,488.00	5,888.00	27,488.00
00535 A/C MAINTENANCE	0.00	212.00	212.00	104.00	2,500.00	2,396.00	2,500.00
00536 DECORATIONS CLUBHOUSE/EN'	6,980.00	837.00	(6,143.00)	6,980.00	10,000.00	3,020.00	10,000.00
00538 PEST CONTROL	236.25	183.00	(53.25)	2,692.25	2,196.00	(496.25)	2,196.00
00539 TELEPHONE/MUSIC/WI-FI	3,587.57	1,220.00	(2,367.57)	12,953.00	14,640.00	1,687.00	14,640.00
TOTAL Clubhouse	14,778.90	6,663.00	(8,115.90)	71,020.82	79,824.00	8,803.18	79,824.00
<b><u>Common</u></b>							
00500 FENCE/WALL MAINT/PAINTING	364.60	625.00	260.40	364.60	7,500.00	7,135.40	7,500.00
00501 GATE REPAIR	461.47	500.00	38.53	9,588.81	6,000.00	(3,588.81)	6,000.00
00502 GATE PM/CAMERA MONITORING	153.08	325.00	171.92	1,836.96	3,900.00	2,063.04	3,900.00

# Seasons at Bonita Community Association

## Income & Expense Statement

Posted 12/1/2021 To 12/31/2021 11:59:00 PM

	This Month: Operating			YTD: Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
00503 ENTRY FOUNTAIN MAINT	0.00	413.00	413.00	0.00	5,000.00	5,000.00	5,000.00
00504 FOUNTAIN MAINT - 17 FTNS	5,593.63	837.00	(4,756.63)	15,068.08	10,000.00	(5,068.08)	10,000.00
00505 FOUNTAIN ROUNDABOUT MAINT	0.00	413.00	413.00	4,250.00	5,000.00	750.00	5,000.00
00506 LAWN/MOW/TRIM/FERT/CHEM	23,180.00	31,412.00	8,232.00	278,160.00	376,944.00	98,784.00	376,944.00
00507 MULCH - ONE TIME PER YEAR	0.00	2,500.00	2,500.00	43,154.06	30,000.00	(13,154.06)	30,000.00
00508 ANNUALS-ENTRY-CLBHSE-ETC	3,367.55	1,250.00	(2,117.55)	5,401.55	15,000.00	9,598.45	15,000.00
00509 LANDSCAPE REMOVE/REPLACE	90.00	625.00	535.00	615.38	7,500.00	6,884.62	7,500.00
00510 MAINTENANCE REPAIRS	0.00	500.00	500.00	2,893.75	6,000.00	3,106.25	6,000.00
00511 TREE TRIMMING/REMOVAL	2,505.00	337.00	(2,168.00)	2,505.00	4,000.00	1,495.00	4,000.00
00512 GROUNDS-CLBHSE/POOL/MAIL	0.00	1,800.00	1,800.00	813.65	21,600.00	20,786.35	21,600.00
<b>TOTAL Common</b>	<b>35,715.33</b>	<b>41,537.00</b>	<b>5,821.67</b>	<b>364,651.84</b>	<b>498,444.00</b>	<b>133,792.16</b>	<b>498,444.00</b>
<b>Community</b>							
00550 FITNESS EQUIPMENT REPAIR	197.03	250.00	52.97	197.03	3,000.00	2,802.97	3,000.00
00551 BOCCE COURT MAINTENANCE	0.00	163.00	163.00	0.00	2,000.00	2,000.00	2,000.00
00552 TENNIS COURT REPAIR/MAINT	8,626.50	250.00	(8,376.50)	12,120.50	3,000.00	(9,120.50)	3,000.00
00553 PICKLE BALL COURT MAINT	8,626.50	250.00	(8,376.50)	12,120.50	3,000.00	(9,120.50)	3,000.00
00554 REPAIR/MAINT COURT ACCESS	437.00	250.00	(187.00)	437.00	3,000.00	2,563.00	3,000.00
00555 BOARDWALK MAINTENANCE	0.00	250.00	250.00	0.00	3,000.00	3,000.00	3,000.00
<b>TOTAL Community</b>	<b>17,887.03</b>	<b>1,413.00</b>	<b>(16,474.03)</b>	<b>24,875.03</b>	<b>17,000.00</b>	<b>(7,875.03)</b>	<b>17,000.00</b>
<b>Grounds</b>							
00581 IRRIGATION REPAIRS	1,276.59	837.00	(439.59)	8,775.13	10,000.00	1,224.87	10,000.00
00582 WELL MAINTENANCE	0.00	163.00	163.00	0.00	2,000.00	2,000.00	2,000.00
00583 WELL MONITORING - CARDNO	275.00	275.00	0.00	3,300.00	3,300.00	0.00	3,300.00
00584 PUMP MAINTENANCE - HOOVER	0.00	837.00	837.00	4,421.00	10,000.00	5,579.00	10,000.00
00586 LAKE MAINTENANCE - 10 LAKES	790.40	900.00	109.60	6,299.26	10,800.00	4,500.74	10,800.00
<b>TOTAL Grounds</b>	<b>2,341.99</b>	<b>3,012.00</b>	<b>670.01</b>	<b>22,795.39</b>	<b>36,100.00</b>	<b>13,304.61</b>	<b>36,100.00</b>
<b>Pool</b>							
00600 POOL CLEANING SERVICE	1,500.00	1,500.00	0.00	18,000.00	18,000.00	0.00	18,000.00
00601 POOL EQUIPMENT REPAIR	225.00	413.00	188.00	225.00	5,000.00	4,775.00	5,000.00
00602 POOL LICENSES & PERMITS	0.00	44.00	44.00	450.35	550.00	99.65	550.00
00603 POOL FURNITURE MAINT	0.00	250.00	250.00	0.00	3,000.00	3,000.00	3,000.00
<b>TOTAL Pool</b>	<b>1,725.00</b>	<b>2,207.00</b>	<b>482.00</b>	<b>18,675.35</b>	<b>26,550.00</b>	<b>7,874.65</b>	<b>26,550.00</b>
<b>Public Utilities</b>							
00518 ELECTRIC - LIFT STATION	0.00	0.00	0.00	300.00	0.00	(300.00)	0.00
00520 ELECTRIC IRRIGATION	1,131.69	837.00	(294.69)	11,274.35	10,000.00	(1,274.35)	10,000.00
00521 ELECTRIC CLUBHOUSE/POOL/M	2,337.21	2,500.00	162.79	19,941.43	30,000.00	10,058.57	30,000.00
00522 ELECTRIC SPORTS COURT/MAIL	0.00	0.00	0.00	361.41	0.00	(361.41)	0.00
00523 ELECTRIC FOUNTAIN - 17 FTNS	3,202.44	8,337.00	5,134.56	19,008.49	100,000.00	80,991.51	100,000.00
00524 ELECTRIC STREET LIGHTS	3,451.56	3,306.04	(145.52)	32,477.25	39,716.04	7,238.79	39,716.04
00525 ELECTRIC GATES/GATEHSE EN	1,634.71	1,288.00	(346.71)	16,936.40	15,500.00	(1,436.40)	15,500.00
00526 WATER/SEWER	998.34	1,087.00	88.66	10,095.95	13,000.00	2,904.05	13,000.00



# Seasons at Bonita Community Association

## Income & Expense Statement

Posted 12/1/2021 To 12/31/2021 11:59:00 PM

	<b>This Month: Operating</b>			<b>YTD: Operating</b>			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
TOTAL Public Utilities	12,755.95	17,355.04	4,599.09	110,395.28	208,216.04	97,820.76	208,216.04
<b>Single Family Home</b>							
00622 40' LOTS LAWN/MOW/TRIM/FERT	10,682.00	21,473.00	10,791.00	118,629.52	257,676.00	139,046.48	257,676.00
00623 50' LOTS LAWN/MOW/TRIM/FERT	14,097.00	29,193.00	15,096.00	116,851.48	350,316.00	233,464.52	350,316.00
00624 60' LOTS LAWN/MOW/TRIM/FERT	0.00	10,912.00	10,912.00	0.00	130,944.00	130,944.00	130,944.00
00625 MULCH ONCE/YR SFH	0.00	6,850.00	6,850.00	0.00	82,200.00	82,200.00	82,200.00
TOTAL Single Family Home	24,779.00	68,428.00	43,649.00	235,481.00	821,136.00	585,655.00	821,136.00
TOTAL Expense	127,536.87	159,647.04	32,110.17	958,825.49	1,916,031.29	957,205.80	1,916,031.29
Excess Revenue / Expense	(53,502.89)	24.96	(53,527.85)	(241,561.68)	(0.29)	(241,561.39)	(0.29)