

*Bonnet Creek Resort Community
Development District*

Agenda

June 2, 2022

AGENDA

Bonnet Creek Resort

Community Development District

219 East Livingston Street, Orlando, FL 32801

Phone: 407-841-5524 – Fax: 407-839-1526

May 26, 2022

Board of Supervisors
Bonnet Creek Resort
Community Development District

Dear Board Members:

The Board of Supervisors of the Bonnet Creek Resort Community Development District will meet **Thursday, June 2, 2022 at 2:00 p.m. at the JW Marriott Orlando Bonnet Creek Resort, 14900 Chelonia Parkway, Orlando, Florida 32821.** Following is the advance agenda for the meeting:

- I. Roll Call
- II. Public Comment Period
- III. Organizational Matters
 - A. Administration of Oath of Office to Newly Appointed Supervisor (Becky Fraser)
- IV. Approval of Minutes of the April 7, 2022 Meeting
- V. Consideration of Resolution 2022-03 Approving the Proposed Fiscal Year 2023 Budget and Setting a Public Hearing
- VI. Ratification of Wetland Credit Purchase Agreement
- VII. Consideration of Proposal for Annual Stormwater Inspection Report
- VIII. Sign Construction Update
 - A. Engineer Update on Sign Construction
 - B. Status of Remedial Activities
- IX. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Consideration of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Field Manager's Report
 - iv. Presentation of Number of Registered Voters: 0
 - v. Designation of November 3, 2022 as Landowners' Meeting Date
- I. Supervisor's Requests
- II. Other Business
- III. Adjournment

The second order of business is the Public Comment Period where the public has an opportunity to be heard on propositions coming before the Board as reflected on the agenda, and any other items.

The third order of business is Organizational Matters. Section A is the administration of oath of office to the newly appointed board member.

The fourth order of business is the approval of the minutes of the April 7, 2022 Board of Supervisors meeting. The minutes are enclosed for your review.

The fifth order of business is the consideration of resolution 2022-03 approving the proposed fiscal year 2023 budget and setting a public hearing. A copy of the resolution and proposed budget are enclosed for your review.

The sixth order of business is the ratification of the Wetland Credit Purchase Agreement with EIP IV Credit. The agreement is enclosed for your review.

The seventh order of business is the consideration of the proposal for the annual stormwater inspection report. A copy of the proposal is enclosed for your review.

The ninth order of business is Staff Reports. Section C is the District Manager's Report. Section 1 includes the check registers with invoices for approval. Section 2 includes the balance sheet and income statement for your review. Section 3 is the Field Manager's Report. A copy of the report is enclosed for your review. Section 4 is the presentation of the number of registered voters. Section 5 is the designation of November 3, 2022 as the landowners' meeting date. The instructions, sample agenda and landowners' proxy is enclosed for your review.

The balance of the agenda will be discussed at the meeting. In the meantime, if you have any questions, please contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'G. Flint'.

George S. Flint
District Manager

Cc: Jan Carpenter, District Counsel
James Nugent, District Engineer
Darrin Mossing, GMS

MINUTES

**MINUTES OF MEETING
BONNET CREEK RESORT
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Bonnet Creek Resort Community Development District was held Thursday, **April 7, 2022** at 2:00 p.m. in the Union Room at the Signia by Hilton Bonnet Creek, 14100 Bonnet Creek Resort Lane, Orlando, Florida.

Present and constituting a quorum were:

Bob Gaul	Chairman
Fred Sawyers	Secretary
Herb Von Kluge	Assistant Secretary

Also Present were:

George Flint	District Manager
Jan Carpenter	District Counsel
Jim Nugent	District Engineer
Clayton Smith	Field Manager

The following is a summary of the discussions and actions taken at the April 7, 2022 meeting. An audio copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Public Comment Period

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Appointment of Individual to Fill Board Vacancy with a Term Ending November 2022

On MOTION by Mr. Gaul seconded by Mr. Sawyers with all in favor Becky Frasier was appointed to fill the unexpired term of office.

B. Administration of Oath of Office to Newly Appointed Supervisor

Mr. Flint stated we will swear her in before the next meeting.

C. Consideration of Resolution 2022-02 Electing Officers

On MOTION by Mr. Gaul seconded by Mr. Sawyers with all in favor Resolution 2022-02 was approved reflecting Becky Frasier as an assistant secretary and Jill Burns as treasurer.

FOURTH ORDER OF BUSINESS

Approval of the Minutes of the March 3, 2022 Meeting

On MOTION by Mr. Sawyers seconded by Mr. Gaul with all in favor the minutes of the March 3, 2022 meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Review and Acceptance of Fiscal Year 2021 Audit Report

Mr. Flint gave an overview of the fiscal year 2021 audit report and stated it is a clean audit there are no findings or recommendations included in their audit and they found that we have complied with the provisions of the Florida Auditor General that they are required to review.

On MOTION by Mr. Gaul seconded by Mr. Sawyers with all in favor the fiscal year 2021 audit was accepted and staff was authorized to transmit the final document to the State of Florida.

SIXTH ORDER OF BUSINESS**Sign Construction Update****A. Engineer Update on Sign Construction**

Mr. Nugent stated we prepared legal descriptions for Reedy Creek and the Army Corps impact areas for both entities. They were transmitted to Breedlove Dennis, Dr. Dennis submitted the request to the Corps for the after the fact permit the following day and the request for the South Florida after the fact permit was submitted the following week on the 22nd. As I understand it the reviewer at the Corps was going to run the permit request up the ladder to his supervisor before taking any action on it. The senior environmental person at the local South Florida office responded to Mike's request on the 31st and said the package that was submitted covered everything but there were applications that needed to be prepared and submitted for the formal permitting process through the district. I will follow-up with Dr. Dennis to see if his office prepared those applications.

B. Status of Remedial Activities

Mr. Nugent stated we had a site meeting with their staff on some erosion and sedimentation that occurred in the wetland. The contractor had his sub and Edgewood Landscaping to get staff out there to get it cleaned up and implement some additional temporary erosion control. They had a reminder from one of the compliance folks at RCID that inspections needed to be done after rainfall events and Jim Weatherall is trying to set up a weekly meeting with them onsite to check the condition of the erosion control to make sure things were staying out of the wetland. Jim sent an email to Melissa to set that up as a standing weekly meeting rather than having to juggle staff around to cover things on odd intervals and they are going to do the first meeting tomorrow morning onsite.

Mr. Flint asked where are we regarding the sign construction issue with the moisture?

Mr. Smith stated at the last meeting the board gave me approval to swap out for the clear acrylic and that is currently in production. The plan is to try to salvage as many of the logos as possible when the time comes. When they do come to pull them down, they will be down for about a week and I will give you a heads up as to when that is going to be.

SEVENTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

There being none, the next item followed.

B. Engineer

Mr. Nugent stated I prepared the draft needs analysis and sent that to George and he has completed the fiscal and financial information and sent them back to me, I have updated some of the information I entered initially and I have to get those back to you. How do they get transmitted?

Ms. Carpenter stated I believe they want you to fill out the online form for it, but it goes to Orange County.

Mr. Flint stated I have a letter from Orange County asking us if we are going to do it and it probably has the information on where we submit it.

Mr. Nugent stated I will send the updated versions of the edits that I added so you will have them.

C. Manager

i. Consideration of Check Register

On MOTION by Mr. Sawyers seconded by Mr. Gaul with all in favor the check register was approved.
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ii. Balance Sheet and Income Statement

A copy of the balance sheet and income statement were included in the agenda package.

iii. Field Manager's Report

Mr. Smith reviewed the field manager's report, copy of which was included in the agenda package.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Other Business

There being none,

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Gaul seconded by Mr. Sawyers with all in favor the meeting adjourned at 2:43 p.m.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

RESOLUTION 2022-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BONNET CREEK RESORT COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2021/2022 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (**“Board”**) of the Bonnet Creek Resort Community Development District (**“District”**) prior to June 15, 2022, a proposed budget (**“Proposed Budget”**) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (**“Fiscal Year 2022/2023”**); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BONNET CREEK RESORT COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2022/2023 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: September 1, 2022

HOUR: 2:00 p.m.

LOCATION: JW Marriott Orlando Bonnet Creek Resort
14900 Chelonia Parkway
Orlando, FL 32821

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Orange County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 2ND DAY OF JUNE, 2022.

ATTEST:

**BONNET CREEK RESORT
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary

By:_____
Its:_____

Bonnet Creek Resort
Community Development District

Proposed Budget
FY 2023



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Bonnet Creek Resort
Community Development District
Proposed Budget
General Fund

	Adopted Budget FY2022	Actuals Thru 4/30/22	Projected Next 5 Months	Projected Thru 9/30/22	Proposed Budget FY2023
Revenues					
Maintenance Assessments - Off Roll	\$ 858,876	\$ 555,402	\$ 303,474	\$ 858,876	\$ 858,876
Interest Income	\$ 100	\$ 107	\$ 100	\$ 207	\$ 100
Reuse Water Fees - Wyndham	\$ 8,000	\$ 7,600	\$ 5,500	\$ 13,100	\$ 10,000
Reuse Water Fees - Golf Course	\$ 27,000	\$ 11,894	\$ 10,025	\$ 21,919	\$ 27,000
Reuse Water Fees - Signia by Hilton & Waldorf Astoria	\$ 4,000	\$ 2,246	\$ 1,750	\$ 3,996	\$ 4,000
Reuse Water Fees - Marriott	\$ 1,400	\$ 1,563	\$ 1,125	\$ 2,688	\$ 2,000
Carry Forward Surplus	\$ 0	\$ 235,748	\$ -	\$ 235,748	\$ -
Total Revenues	\$ 899,376	\$ 814,560	\$ 321,974	\$ 1,136,534	\$ 901,976

Expenditures

General & Administrative

Supervisor Fees	\$ 8,000	\$ 4,400	\$ 3,200	\$ 7,600	\$ 8,000
Engineering Fees	\$ 20,000	\$ 11,917	\$ 16,727	\$ 28,645	\$ 20,000
Trustee Fees	\$ 6,000	\$ 5,388	\$ -	\$ 5,388	\$ 6,000
Legal Services	\$ 20,000	\$ 6,830	\$ 10,000	\$ 16,830	\$ 20,000
Assessment Roll Services	\$ 3,000	\$ 3,000	\$ -	\$ 3,000	\$ 3,000
Auditing Services	\$ 3,100	\$ 3,100	\$ -	\$ 3,100	\$ 3,225
Arbitrage Rebate Calculation	\$ 450	\$ 450	\$ -	\$ 450	\$ 450
District Management Fees	\$ 33,901	\$ 19,776	\$ 14,126	\$ 33,901	\$ 35,596
Information Technology	\$ 1,000	\$ 583	\$ 417	\$ 1,000	\$ 1,250
Website Maintenance	\$ 650	\$ 379	\$ 271	\$ 650	\$ 813
Insurance - Professional Liability	\$ 7,584	\$ 7,135	\$ -	\$ 7,135	\$ 8,562
Telephone	\$ 100	\$ -	\$ 42	\$ 42	\$ 100
Legal Advertising	\$ 2,100	\$ -	\$ 2,100	\$ 2,100	\$ 2,100
Postage	\$ 1,900	\$ 980	\$ 558	\$ 1,538	\$ 1,900
Printing & Binding	\$ 1,200	\$ 394	\$ 362	\$ 756	\$ 1,200
Office Supplies	\$ 300	\$ 70	\$ 86	\$ 155	\$ 300
Bank Fees	\$ 500	\$ 1,010	\$ 650	\$ 1,660	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Contingency	\$ -	\$ 253	\$ -	\$ 253	\$ 2,000
Total Administrative:	\$ 109,960	\$ 65,840	\$ 48,538	\$ 114,377	\$ 114,671

Bonnet Creek Resort
Community Development District
Proposed Budget
General Fund

	Adopted Budget FY2022	Actuals Thru 4/30/22	Projected Next 5 Months	Projected Thru 9/30/22	Proposed Budget FY2023
<i>Operations & Maintenance</i>					
Field Management	\$ 56,976	\$ 33,236	\$ 23,740	\$ 56,976	\$ 56,976
Utility Services					
Utility Services	\$ 14,000	\$ 7,156	\$ 5,112	\$ 12,268	\$ 14,000
Street Lights - Usage	\$ 3,900	\$ 1,774	\$ 1,682	\$ 3,455	\$ 4,200
Street Lights - Lease & Maintenance Agreement	\$ 66,000	\$ 29,079	\$ 22,500	\$ 51,579	\$ 66,000
Water Service - Reuse Water	\$ 43,000	\$ 8,590	\$ 16,976	\$ 25,567	\$ 43,000
SFWM Water Use Compliance Report	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 5,000
Stormwater Control - Bonnet Creek Resort					
Oc/Dep Quarterly Well Monitoring Report	\$ 1,500	\$ 558	\$ 728	\$ 1,286	\$ 1,500
Wetland & Upland Monitoring Services - (Bda)	\$ 3,000	\$ 4,423	\$ -	\$ 4,423	\$ 3,000
Pond & Embankment Aquatic Treatment - (Awc)	\$ 15,396	\$ 6,776	\$ 8,470	\$ 15,246	\$ 15,396
Irrigation Pond Treatment - Solitude	\$ 2,814	\$ 1,628	\$ 1,172	\$ 2,800	\$ 2,926
Nuisance/Exotic Species Maintenance - (Awc)	\$ 11,000	\$ -	\$ 4,583	\$ 4,583	\$ 11,000
Stormwater Control - Crosby Island Marsh					
Nuisance/Exotic Species Maintenance - (Awc)	\$ 7,500	\$ 5,000	\$ 2,500	\$ 7,500	\$ 7,500
Nuisance/Exotic Species Maintenance - (Bda)	\$ 4,500	\$ 959	\$ 3,541	\$ 4,500	\$ 4,500
Embankment Mowing - (A. E. Smith)	\$ 6,000	\$ -	\$ 2,550	\$ 2,550	\$ 6,000
Other Physical Environment					
Property Insurance	\$ 7,109	\$ 9,235	\$ -	\$ 9,235	\$ 11,082
Entry, Fence, Walls & Gates Maintenance	\$ 24,500	\$ 8,764	\$ 10,208	\$ 18,972	\$ 24,500
Pump Station Maintenance	\$ 2,500	\$ 2,357	\$ 1,945	\$ 4,302	\$ 4,000
Pump Station Repairs	\$ 7,500	\$ -	\$ 3,125	\$ 3,125	\$ 7,500
Landscape & Irrigation Maintenance	\$ 198,000	\$ 115,500	\$ 82,500	\$ 198,000	\$ 198,000
Irrigation Repairs	\$ 3,500	\$ 1,342	\$ 2,158	\$ 3,500	\$ 3,500
Landscape Replacement	\$ 15,000	\$ 6,811	\$ 5,920	\$ 12,731	\$ 15,000
Lift Station Maintenance	\$ 5,000	\$ 600	\$ 2,800	\$ 3,400	\$ 5,000
Road & Street Facilities					
Roadway Repair & Maintenance	\$ 10,400	\$ 2,950	\$ 5,956	\$ 8,906	\$ 10,400
Highway Directional Signage - (R&M)	\$ 5,000	\$ 1,125	\$ 2,083	\$ 3,208	\$ 5,000
Roadway Directory Signage - (R&M)	\$ 5,000	\$ 4,470	\$ -	\$ 4,470	\$ 5,000
Sidewalk/Curb Cleaning	\$ 12,000	\$ -	\$ 12,000	\$ 12,000	\$ 12,000
Contingency	\$ 16,000	\$ 11,106	\$ 4,894	\$ 16,000	\$ 16,000
Total Operations & Maintenance:	\$ 552,095	\$ 263,439	\$ 232,144	\$ 495,583	\$ 557,980
Total Expenditures	\$ 662,055	\$ 329,279	\$ 280,682	\$ 609,961	\$ 672,651
Other Financing Uses					
Transfer Out - Capital Reserve	\$ 237,321	\$ 33,898	\$ 492,675	\$ 526,573	\$ 229,325
Total Other Financing Sources (Uses)	\$ 237,321	\$ 33,898	\$ 492,675	\$ 526,573	\$ 229,325
Total Expenditures & Other Financing Uses	\$ 899,376	\$ 363,177	\$ 773,357	\$ 1,136,534	\$ 901,976
Net Change in Fund Balance	\$ 0	\$ 451,383	\$ (451,383)	\$ 0	\$ -

Bonnet Creek Resort Community Development District

General Fund Budget
FISCAL YEAR 2023

REVENUES:

Maintenance Assessments – Off Roll

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

Interest Income

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

Reuse Water Fees

The District pays Orlando County Utilities Department for monthly reclaimed commercial water usage then bills Wyndham, Golf Course, 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 provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Trustee Fees

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

Legal Services

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

Bonnet Creek Resort

Community Development District

General Fund Budget
FISCAL YEAR 2023

Assessment Roll Services

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

Auditing Services

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

Arbitrage Rebate Calculation

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

District Management Fees

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

Information Technology

Represents costs with Governmental Management Services – Central Florida, LLC related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, 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.

Telephone

Telephone and fax machine.

Bonnet Creek Resort

Community Development District

General Fund Budget
FISCAL YEAR 2023

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.

Bank Fees

The District will incur bank service charges during the year.

Dues, Licenses & Subscriptions

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

OPERATIONS & MAINTENANCE

Field Management

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

Description	Monthly	Annually
Field Management	\$4,748	\$56,976
TOTAL		\$56,976

Bonnet Creek Resort

Community Development District

General Fund Budget
FISCAL YEAR 2023

Utility Services

Utility Services

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

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

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	\$350	\$4,200
TOTAL		\$4,200

Street Lights - Lease & Maintenance Agreement

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

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

Bonnet Creek Resort Community Development District

General Fund Budget
FISCAL YEAR 2023

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	\$3,583	\$43,000
TOTAL		\$43,000

SFWMD Water Use Compliance Report

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

Stormwater Control – Bonnet Creek Resort

OC/Dep Quarterly Well Monitoring Report

The District 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	\$3,000
TOTAL	\$3,000

Pond & Embankment Aquatic Treatment – (AWC)

1) Provide monthly chemical/manual treatments to control undesirable aquatic plants and algae growing in ponds 1 and 2. Control nuisance and exotic species growing along 6811 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 2023

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	\$243	\$2,926
TOTAL		\$2,926

Nuisance/Exotic Species Maintenance – (AWC)

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

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

Stormwater Control – Crosby Island Marsh

Nuisance/Exotic Species Maintenance – (AWC)

1) Provide monthly chemical/manual treatments to control undesirable aquatic plants and algae growing in ponds 1 and 2. Control nuisance and exotic species growing along 6811 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.

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

Bonnet Creek Resort

Community Development District

General Fund Budget
FISCAL YEAR 2023

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
Yellowstone - Landscape Maintenance	\$16,500	\$198,000
TOTAL		\$198,000

Irrigation Repairs

Expenditures incurred for irrigation repairs.

Bonnet Creek Resort Community Development District

General Fund Budget
FISCAL YEAR 2023

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	\$300	\$1,200
Generator Preventative Maintenance		\$1,250
Contingency		\$2,550
TOTAL		\$5,000

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 FY2022	Actuals Thru 4/30/22	Projected Next 5 Months	Projected Thru 9/30/22	Proposed Budget FY2023
<u>Revenues</u>					
Assessments - Direct Billed	\$ 2,110,462	\$ 2,110,462	\$ -	\$ 2,110,462	\$ 2,110,462
Interest Income	\$ -	\$ 50	\$ -	\$ 50	\$ -
Carry Forward Surplus	\$ 249	\$ 215	\$ -	\$ 215	\$ 11,602
Total Revenues	\$ 2,110,711	\$ 2,110,727	\$ -	\$ 2,110,727	\$ 2,122,063
<u>Expenditures</u>					
<u>General & Administrative:</u>					
Interest - 11/1	\$ 459,563	\$ 459,563	\$ -	\$ 459,563	\$ 433,013
Principal - 5/1	\$ 1,180,000	\$ -	\$ 1,180,000	\$ 1,180,000	\$ 1,235,000
Interest - 5/1	\$ 459,563	\$ -	\$ 459,563	\$ 459,563	\$ 433,013
Total Expenditures	\$ 2,099,125	\$ 459,563	\$ 1,639,563	\$ 2,099,125	\$ 2,101,025
Net Change in Fund Balance	\$ 11,586	\$ 1,651,164	\$ (1,639,563)	\$ 11,602	\$ 21,038

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

Date	Balance	Principal	Interest	Total
11/01/22	\$ 19,245,000.00	\$ -	\$ 433,012.50	\$ 2,101,025.00
05/01/23	\$ 19,245,000.00	\$ 1,235,000.00	\$ 433,012.50	
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	
		\$ 19,245,000.00	\$ 6,091,875.00	\$ 25,336,875.00

Bonnet Creek Resort
Community Development District
Proposed Budget
Capital Projects Fund Budget

Description	Adopted Budget FY2022	Actuals Thru 4/30/22	Projected Next 5 Months	Projected Thru 9/30/22	Proposed Budget FY2023
Revenues					
Transfer In - Capital Projects	\$ 237,321	\$ 33,898	\$ 492,675	\$ 526,573	\$ 229,325
Interest Income	\$ 50	\$ 125	\$ -	\$ 125	\$ 50
Carry Forward Surplus	\$ 304,853	\$ 264,407	\$ -	\$ 264,407	\$ 440,123
Total Revenues	\$ 542,224	\$ 298,430	\$ 492,675	\$ 791,105	\$ 669,498
Expenditures					
<u>General & Administrative:</u>					
Irrigation Improvement	\$ -	\$ 25,559	\$ 2,500	\$ 28,059	\$ -
Entry Monument	\$ -	\$ 135,658	\$ 153,650	\$ 289,308	\$ -
Stacking Lane	\$ -	\$ -	\$ -	\$ -	\$ -
Offsite Wayfinding Signs	\$ -	\$ -	\$ -	\$ -	\$ -
Chelonia Parkway Resurfacing	\$ -	\$ 33,600	\$ -	\$ 33,600	\$ -
Contingency	\$ 542,224	\$ 15	\$ -	\$ 15	\$ 669,498
Total Expenditures	\$ 542,224	\$ 194,832	\$ 156,150	\$ 350,982	\$ 669,498
Net Change in Fund Balance	\$ -	\$ 103,598	\$ 336,525	\$ 440,123	\$ -

**BONNET CREEK RESORT
COMMUNITY DEVELOPMENT DISTRICT**

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

Total O & M Assessment
Total DS Assessment

\$858,876
\$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 2022/2023 ASSESSMENT PER PARCEL</u>
Timeshare (A)	36.10%	\$310,080.07	0.00%	\$0.00	\$310,080.07
Timeshare (B)	5.29%	\$45,403.84	8.27%	\$174,610.27	\$220,014.11
Hotel (B)	6.61%	\$56,811.02	10.35%	\$218,479.04	\$275,290.06
Hotel (C/D)	20.83%	\$178,886.73	32.60%	\$687,906.28	\$866,793.01
Timeshare (E)	17.28%	\$148,370.86	27.04%	\$570,577.65	\$718,948.51
Hotel (F)	8.93%	\$76,663.29	13.97%	\$294,816.96	\$371,480.25
Golf Course (G)	4.97%	\$42,660.38	7.77%	\$164,071.33	\$206,731.71
	<u>100.00%</u>	<u>\$858,876.19</u>	<u>100.00%</u>	<u>\$2,110,461.53</u>	<u>\$2,969,337.72</u>

Bonnet Creek Resort
COMMUNITY DEVELOPMENT DISTRICT

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

2021/2022 O & M Budget	\$858,876
2022/2023 O & M Budget	<u>\$858,876</u>
Total Difference	<u><u>\$0</u></u>

2021/2022 Debt Service Assessment	\$2,110,462
2022/2023 Debt Service Assessment	<u>\$2,110,462</u>
Total Difference	<u><u>\$0</u></u>

PER UNIT ANNUAL ASSESSMENT

	2019/2020	2020/2021	2021/2022	2022/2023	Adopted Increase/Decrease	
Debt Service - Parcel A	\$0	\$0	\$0	\$0	\$0	\$0
Operations/Maintenance - Parcel A	\$310,080	\$310,080	\$310,080	\$310,080	\$0	\$0
Total	<u>\$310,080</u>	<u>\$310,080</u>	<u>\$310,080</u>	<u>\$310,080</u>	<u>\$0</u>	<u>\$0</u>
Debt Service - Parcel B Timeshare	\$0	\$0	\$174,610	\$174,610	\$0	\$0
Operations/Maintenance - Parcel B	\$0	\$0	\$45,404	\$45,404	\$0	\$0
Total	<u>\$0</u>	<u>\$0</u>	<u>\$220,014</u>	<u>\$220,014</u>	<u>\$0</u>	<u>\$0</u>
Debt Service - Parcel B Hotel	\$386,516	\$387,999	\$218,479	\$218,479	\$0	\$0
Operations/Maintenance - Parcel B	\$102,215	\$102,215	\$56,811	\$56,811	\$0	\$0
Total	<u>\$488,731</u>	<u>\$490,214</u>	<u>\$275,290</u>	<u>\$275,290</u>	<u>\$0</u>	<u>\$0</u>
Debt Service - Parcel C/D	\$676,402	\$678,998	\$687,906	\$687,906	\$0	\$0
Operations/Maintenance - Parcel C/D	\$178,887	\$178,887	\$178,887	\$178,887	\$0	\$0
Total	<u>\$855,289</u>	<u>\$857,885</u>	<u>\$866,793</u>	<u>\$866,793</u>	<u>\$0</u>	<u>\$0</u>
Debt Service - Parcel E	\$561,036	\$563,189	\$570,578	\$570,578	\$0	\$0
Operations/Maintenance - Parcel E	\$148,371	\$148,371	\$148,371	\$148,371	\$0	\$0
Total	<u>\$709,407</u>	<u>\$711,560</u>	<u>\$718,949</u>	<u>\$718,949</u>	<u>\$0</u>	<u>\$0</u>
Debt Service - Parcel F	\$289,887	\$290,999	\$294,817	\$294,817	\$0	\$0
Operations/Maintenance - Parcel F	\$76,663	\$76,663	\$76,663	\$76,663	\$0	\$0
Total	<u>\$366,550</u>	<u>\$367,662</u>	<u>\$371,480</u>	<u>\$371,480</u>	<u>\$0</u>	<u>\$0</u>
Debt Service - Parcel G	\$161,328	\$161,947	\$164,071	\$164,071	\$0	\$0
Operations/Maintenance - Parcel G	\$42,660	\$42,660	\$42,660	\$42,660	\$0	\$0
Total	<u>\$203,988</u>	<u>\$204,607</u>	<u>\$206,732</u>	<u>\$206,732</u>	<u>\$0</u>	<u>\$0</u>

SECTION VI



5550 Newbury Street, Suite B
Baltimore, MD 21209
P: 443.921.9441
F: 410.235.1503

WETLAND CREDIT PURCHASE AGREEMENT

THIS WETLAND CREDIT PURCHASE AGREEMENT ("Agreement") is made and entered into this 15th day of April, 2022, (the "Effective Date") by and between **EIP IV CREDIT CO., LLC**, a Delaware limited liability company, having an address of 5550 Newbury Street Suite B, Baltimore MD 21209 ("Seller"), and BONNET CREEK RESORT COMMUNITY DEVELOPMENT DISTRICT having an address of 219 E. Livingston Street, Orlando, FL 32801 ("Buyer").

RECITALS:

WHEREAS, Seller is the sponsor of the Bullfrog Bay Mitigation Bank, located in Polk County, Florida, within the Reedy Creek drainage basin within the Kissimmee River Watershed and permitted by SFWMD under Chapters 40D-1 and 40D-4, F.A.C. and as provided in SFWMD Permit No. 53-00004-M ("BB Bank Permit"); and

WHEREAS, Buyer seeks to fulfill the requirements of an "after-the-fact" permit from SFWMD under a Florida Environmental Resource Permit ("ERP") through the purchase of Wetland Credits (as defined below) from Seller under the provisions of this Agreement so as to allow the discharge of clean non-toxic fill material into a wetland in the Reedy Creek drainage basin Polk County, FL for the Bonnet Creek Resort Entrance Sign After-the-Fact Permit project ("Project"); and

WHEREAS, the Permits require the Buyer to purchase a total of **0.25 state forested Wetland Credits** (as defined below) due to the proposed impacts to wetlands resulting from the development of the Project; and

NOW, THEREFORE, for and in consideration of the mutual covenants herein contained and other good and valuable consideration, the receipt and sufficiency of which are hereby mutually acknowledged, it is agreed as follows:

- 1) RECITALS. The recitals are hereby incorporated herein by this reference and made a part of this Agreement.
- 2) DEFINITIONS. The following terms shall have the following meanings in this Agreement:
 - a) WETLAND CREDITS. "Wetland Credits" shall mean mitigation credits sold from the Wetland Banks as determined by SFWMD ("State Credits"). Wetland Credits were determined using the Uniform Mitigation Assessment Method ("UMAM").
 - b) WETLAND BANKS. "Wetland Bank" shall mean the banks sponsored by Seller with Wetland Credits for sale to the open market in connection with ERP/Clean Water Act Section 404 Dredge and Fill permitted projects, as provided for by the SFWMD Bank Permit and the MBI.
- 3) COMPENSATION. Subject to the terms and conditions of this Agreement, Buyer shall purchase from Seller and Seller shall sell to Buyer 0.25 state forested Wetland Credits.
 - a) PURCHASE PRICE. In exchange for the Wetland Credits being purchased hereunder, Buyer shall, subject to the terms and conditions of this Agreement, pay to the Seller a unit price of One Hundred Twenty Thousand Dollars (\$120,000.00) per State Wetland Credit, for a sum total of **Thirty Thousand Dollars (\$30,000.00)** (the "Purchase Price").



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- b) DEPOSIT. In order to secure a Reservation Period (as defined below), Buyer shall pay Seller a deposit of fifteen percent (15%) of the Purchase Price, which is **Four Thousand Five Hundred Dollars (\$4,500.00)** ("Deposit"). If Buyer wishes to extend the Reservation Period as provided for below, Buyer may pay Seller another deposit of Four Thousand Five Hundred Dollars (\$4,500.00) ("Second Deposit"). The Deposit and the Second Deposit are non-refundable and are applicable to the Purchase Price.
 - c) PAYMENT TIMING. **On or before ten (10) days from the Effective Date of this Agreement, Buyer shall pay Seller the Deposit or the Purchase Price.** The balance of the Purchase Price less the Deposit and the Second Deposit (the "Balance of Purchase Price") is due from Buyer to Seller upon the end of the Reservation Period.
 - d) PAYMENT METHOD. All payment(s) made pursuant to this Agreement shall be made to EIP IV Credit Co., LLC ("EIP"). Buyer shall pay the Deposit, Second Deposit, Purchase Price, and Balance of Purchase Price by either a wire transfer or Automated Clearing House (ACH) transfer. EIP shall not accept payment in any form of check. In no instance shall Wetland Credits be transferred by Seller to Buyer prior to EIP having received full payment from Buyer for the Wetland Credits being transferred. **Please contact sales@ecosystempartners.com to securely receive wire transfer / ACH payment instructions.**
 - e) OTHER TERMS. Wetland Credits purchased are non-refundable and non-transferrable.
- 4) PROCESS
- a) RESERVATION PERIOD. Upon Seller's receipt of the Deposit, Seller will reserve the Wetland Credits for Buyer for ninety (90) days from the Effective Date ("Reservation Period"). If Buyer wishes to extend the Reservation Period by an additional ninety (90) days, Buyer shall pay to Seller the Second Deposit, for a maximum Reservation Period of one hundred eighty (180) days from the Effective Date, at the end of which the Balance of Purchase Price is due from Buyer to Seller.
 - b) RESERVATION LETTER. Within 3 business days of receiving a request from Buyer, Seller will convey a letter to Buyer indicating that the Wetland Credits have been reserved by Buyer for the then-applicable Reservation Period ("Reservation Letter").
 - c) TRANSFER OF WETLAND CREDITS. Upon receipt by Seller of a copy of Buyer's State Permit and Purchase Price or Balance of the Purchase Price, Seller shall initiate a minor modification of the SFWMD Bank Permits to withdraw the State Credits in favor of Buyer's State Permit ("Permit Modification"). Seller shall provide a copy of the Permit Modification to Buyer.
 - d) TERMINATION. At Seller's discretion, this Agreement shall automatically terminate if Buyer does not pay the Purchase Price or the Deposit to Seller on or before ten (10) days from the Effective Date of this Agreement. In any event, **this Agreement must be fully executed on or before May 5, 2022**, or, at the discretion of the Seller, any and all obligations of the Seller shall be terminated.
- 5) SELLER'S COVENANTS AND REPRESENTATIONS. Seller represents that it is authorized by SFWMD to sell Wetland Credits from the Wetland Bank in accordance with the SFWMD Bank Permit. Seller shall be responsible for the development and maintenance of the Wetland Credits and the Wetland Bank in accordance with the requirements of the SFWMD Bank Permit and other



Bullfrog Bay
An EIP Mitigation
Bank Solution

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applicable laws. Seller has good and sufficient title to the Wetland Credits it will sell to Buyer. Buyer shall have no rights or obligations to perform any of the responsibilities of the Seller now or hereafter set forth by SFWMD regarding the development and maintenance of the Wetland Credits or the Wetland Bank nor shall Buyer have any rights or obligations to enforce any of the responsibilities of the Seller under the SFWMD Bank Permit.

- 6) NOTICES. Any notices required or permitted hereunder shall be sufficiently given if delivered by overnight courier, by United States mail, return receipt requested, by facsimile or electronic mail to the parties hereto as follows:

If to Seller:

EIP IV CREDIT CO., LLC
c/o Ecosystem Investment Partners
5550 Newbury Street Suite B
Baltimore, MD 21209
Attn: **Joseph Williams**
443.921.9441
joe@ecosystempartners.com

If to Buyer:

**BONNET CREEK RESORT
COMMUNITY DEVELOPMENT
DISTRICT**
219 E. Livingston Street
Orlando, FL 32801
407.841.5524

Any notice given pursuant hereto by overnight courier shall be effective as of delivery; any notice given pursuant hereto by First Class United States mail, return receipt requested, shall be effective as of the third business day following its posting, and any notice given pursuant hereto by facsimile or electronic mail shall be effective as of receipt of a confirmation by the sending party.

- 7) PRIOR AGREEMENTS. This Agreement shall supersede any and all prior understandings and agreements between the parties hereto, whether written or oral, with respect to the subject matter hereof and may be amended only by a written document stating the specifics of such amendment, executed by both Seller and Buyer.
- 8) APPLICABLE LAW. Seller and Buyer shall be contractually bound to this Agreement, which shall be governed by the laws of the State of Florida and subject to the requirements of any applicable federal laws or regulations. Changes in federal, state, or local laws, which might have otherwise impacted this Agreement, shall not be enforced retroactively after execution of this Agreement. Each party shall be held harmless for damages sustained by the other party as a result of changes in federal, state, or local laws pertaining to this transaction or the interpretation or enforcement of said changes.
- 9) ATTORNEYS' FEES. In the event any action, suit, or other proceeding at law or in equity is brought to enforce the covenants and agreements contained in this Agreement or to obtain monetary damages for breach thereof, and such action results in an award judgment for monetary damages, or the granting of any equitable relief in favor of any party hereto, all expenses, including reasonable attorney's fees, of the successful party in such action, suit, or other proceeding shall, upon demand of such party, be paid by the other party.
- 10) SUCCESSORS AND ASSIGNS. This Agreement shall inure to the benefit of and be binding upon the successors and assigns of Seller and Buyer, as the case may be, and their respective successors and assigns. Neither party hereto shall assign any interest hereunder without the prior written approval of the other, which approval shall not be unreasonably withheld.



Bullfrog Bay
An EIP Mitigation
Bank Solution

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IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on the day and year first above written.

SELLER:

EIP IV CREDIT CO., LLC

DocuSigned by:

Joseph Williams

B437017A814743C...

By: **Joseph Williams**

Its: **Assistant Director of Markets**

Dated: April 25, 2022 | 13:50:58 PDT

BUYER:

**BONNET CREEK RESORT COMMUNITY
DEVELOPMENT DISTRICT**

By: *Robert Saul*

Its: *Chairman*

Dated: *4/15/2022*

SECTION VII

*This item will be provided under
separate cover*

SECTION IX

SECTION C

SECTION 1

Bonnet Creek Resort
Community Development District

219 E. Livingston Street, Orlando, FL 32801
Phone: 407-841-5524 – Fax: 407-839-1526

Operation and Maintenance Expenditures
For Board Approval
March 31, 2022

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2022 through March 31, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: \$ **63,232.24**

Approval of Expenditures:

_____ Chairman

_____ Vice Chairman

_____ Assistant Secretary

Bonnet Creek Resort Community Development District

Paid Operation & Maintenance Expenses

March 1, 2022 Through March 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Amount
AQUATIC WEED CONTROL	3878	68198	WETLAND MAINTENANCE - FEBRUARY 2022	\$ 1,694.00
YELLOWSTONE LANDSCAPE	3879	ON 334098	LANDSCAPE MAINTENANCE - MARCH 2022	\$ 16,500.00
FREDERICK W SAWYERS	3880	FS03032022	SUPERVISOR FEES 03/03/2022	\$ 200.00
HERBERT VON KLUGE	3881	HK03032022	SUPERVISOR FEES 03/03/2022	\$ 200.00
ROBERT GAUL	3882	BG03032022	SUPERVISOR FEES 03/03/2022	\$ 200.00
RANDALL GREENE	3883	RG03032022	SUPERVISOR FEES 03/03/2022	\$ 200.00
ALLEN E SMITH RANCH & FARMING	3884	5418	BRUSH CUTTING & FIRE-LINE PREPARATION	\$ 10,100.00
DONALD W. MCINTOSH ASSOCIATES, INC	3885	42266	GENERAL ENGINEERING - FEBRUARY 2022	\$ 367.50
DONALD W. MCINTOSH ASSOCIATES, INC	3885	42332	WASTEWATER & STORMWATER REPORT	\$ 1,455.00
GOVERNMENTAL MANAGEMENT SERVICES	3886	260	ASPHALT REPAIRS	\$ 1,640.00
GOVERNMENTAL MANAGEMENT SERVICES	3886	261	POTHOLE REPAIRS	\$ 1,310.00
GOVERNMENTAL MANAGEMENT SERVICES	3886	258	MANAGEMENT FEES - MARCH 2022	\$ 3,139.19
GOVERNMENTAL MANAGEMENT SERVICES	3886	259	FIELD MANAGEMENT FEES - MARCH 2022	\$ 5,093.73
LATHAM, LUNA, EDEN & BEAUDINE LLP	3887	25373	GENERAL COUNSEL - FEBRUARY 2022	\$ 1,569.13
RCM UTILITIES, LLC	3888	5066	LIFT STATION MAINTENANCE	\$ 300.00
BOYD ENVIRONMENTAL ENGINEERING	174	4343	IRRIGATION PUMP STATION	\$ 358.70
BREEDLOVE DENNIS & ASSOCIATES	175	51547	RESORT SIGN COORDINATION	\$ 899.00
BREEDLOVE DENNIS & ASSOCIATES	175	51668	SIGNAGE PLACEMENT/COORDINATION	\$ 4,630.76
DONALD MCINTOSH ASSOCIATES	176	42266	INTERSECTION IMPROVEMENTS	\$ 1,323.75
LATHAM, LUNA, EDEN, BEAUDINE LLP	177	25374	REEDY CREEK/ROAD IMPROVEMENTS	\$ 1,218.06
Subtotal Check Register				\$ 52,398.82
<u>Automatic Drafts</u>				
ORANGE COUNTY UTILITIES	Auto-Pay	855665881	UTILITIES	\$ 98.89
DUKE ENERGY	Auto-Pay	9100 8897 0713	UTILITIES	\$ 30.44
DUKE ENERGY	Auto-Pay	9100 8901 1850	UTILITIES	\$ 30.46
DUKE ENERGY	Auto-Pay	9100 8897 0797	UTILITIES	\$ 30.53
DUKE ENERGY	Auto-Pay	9100 8835 4179	UTILITIES	\$ 405.97
DUKE ENERGY	Auto-Pay	9100 8897 0888	UTILITIES	\$ 9,665.69
DUKE ENERGY	Auto-Pay	9100 8897 0987	UTILITIES	\$ 115.79
DUKE ENERGY	Auto-Pay	9100 8901 1074	UTILITIES	\$ 98.57
DUKE ENERGY	Auto-Pay	9100 8901 1587	UTILITIES	\$ 296.03
DUKE ENERGY	Auto-Pay	9100 8901 1660	UTILITIES	\$ 30.56
DUKE ENERGY	Auto-Pay	9100 8901 1751	UTILITIES	\$ 30.49
Subtotal Automatic Drafts				\$ 10,833.42
Report Total				<u>\$ 63,232.24</u>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
3/02/22	00052	2/18/22 68198	202202 320-53800-44100	MTHLY WETLAND MAINT FEB22	*	1,694.00	
				AQUATIC WEED CONTROL, INC.			1,694.00 003878
3/02/22	00050	3/01/22 ON 33409	202203 320-53800-47300	LANDSCAPE MAINT - MAR 22	*	16,500.00	
				YELLOWSTONE LANDSCAPE			16,500.00 003879
3/09/22	00098	3/03/22 FS030320	202203 310-51300-11000	SUPERVISOR FEES 03/03/22	*	200.00	
				FREDERICK W. SAWYERS			200.00 003880
3/09/22	00093	3/03/22 HK030320	202203 310-51300-11000	SUPERVISOR FEES 03/03/22	*	200.00	
				HERBERT VON KLUGE			200.00 003881
3/09/22	00073	3/03/22 BG030320	202203 310-51300-11000	SUPERVISOR FEES 03/03/22	*	200.00	
				ROBERT GAUL			200.00 003882
3/09/22	00077	3/03/22 RG030320	202203 310-51300-11000	SUPERVISOR FEES 03/03/22	*	200.00	
				RANDALL GREENE			200.00 003883
3/17/22	00004	1/20/22 5418	202112 320-53800-49000	CUTTING PINES/FIRE LINE	*	10,100.00	
				ALLEN E. SMITH RANCH & FARMING			10,100.00 003884
3/17/22	00016	3/11/22 42266	202202 310-51300-31100	GENERAL ENGINEER-02/25/22	*	367.50	
		3/11/22 42332	202202 320-53800-49000	WASTEWATER & STORMWATER	*	1,455.00	
				DONALD W. MCINTOSH ASSOCIATES, INC			1,822.50 003885
3/17/22	00001	2/28/22 260	202112 320-53800-48000	ASPHALT REPAIRS	*	1,640.00	
		2/28/22 261	202201 320-53800-48000	POTHoles REPAIRS	*	1,310.00	
		3/01/22 258	202203 310-51300-34000	MANAGEMENT FEES - MAR 22	*	2,825.08	
		3/01/22 258	202203 310-51300-35200	WEBSITE MANAGEMENT-MAR 22	*	54.17	
		3/01/22 258	202203 310-51300-35100	INFORMATION TECH - MAR 22	*	83.33	
		3/01/22 258	202203 310-51300-51000	OFFICE SUPPLIES	*	15.54	

BONC BONNET CREEK MBYINGTON

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		3/01/22 258	202203 310-51300-42000		*	151.17	
		POSTAGE					
		3/01/22 258	202203 310-51300-42500		*	9.90	
		COPIES					
		3/01/22 259	202203 320-53800-34000		*	4,748.00	
		FIELD MANAGEMENT - MAR 22					
		3/01/22 259	202203 320-53800-49000		*	345.73	
		LOWES					
			GOVERNMENTAL MANAGEMENT SERVICES-				11,182.92 003886
3/25/22 00028		3/17/22 25373	202202 310-51300-31500		*	1,569.13	
		GENERAL COUNSEL - FEB22					
			LATHAM, LUNA, EDEN & BEAUDINE LLP				1,569.13 003887
3/25/22 00102		1/06/22 5066	202112 320-53800-46600		*	300.00	
		LIFT STATION MAINT DEC21					
			RCM UTILITIES, LLC				300.00 003888
				TOTAL FOR BANK A		43,968.55	
				TOTAL FOR REGISTER		43,968.55	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/02/22	00061	2/28/22 4343	202202 600-53800-60104	IRRIGATION PUMP STATION	*	358.70	
				BOYD ENVIRONMENTAL ENGINEERING			358.70 000174
3/17/22	00077	2/25/22 51547	202201 600-53800-60700	NUIS/EXOTIC PROJ TEAM	*	899.00	
		3/14/22 51668	202202 600-53800-60700	NUIS/EXOTIC PROJ TEAM	*	4,630.76	
				BREEDLOVE DENNIS & ASSOCIATES			5,529.76 000175
3/17/22	00051	3/11/22 42266	202202 600-53800-60700	INTERSECTION IMPROVEMENTS	*	1,323.75	
				DONALD W. MCINTOSH ASSOCIATES, INC.			1,323.75 000176
3/30/22	00067	3/17/22 25374	202202 600-53800-60700	REEDYCREEK/ROAD IMPROVEMT	*	1,218.06	
				LATHAM, LUNA, EDEN, BEAUDINE, LLP			1,218.06 000177
TOTAL FOR BANK B						8,430.27	
TOTAL FOR REGISTER						8,430.27	



Aquatic Weed Control, Inc.

P.O. Box 593258
Orlando, FL 32859

Phone: 407-859-2020
Fax: 407-859-3275

Invoice

Date	Invoice #
2/18/2022	68198

Bill To

Bonnet Creek Resort CDD
c/o Governmental Management Services
219 East Livingston Street
Orlando, FL 32801

RECEIVED

FEB 22 2022

52

320.538.4413

Customer P.O. No.	Payment Terms	Due Date
	Net 30	3/20/2022

Description	Amount
Monthly wetland maintenance for the month this invoice is dated - Wetlands, fenceline & 1 golf course pond @ Bonnet Creek Resort. Completed 02/16/22.	1,694.00

Thank you for your business.

Total	\$1,694.00
Payments/Credits	\$0.00
Balance Due	\$1,694.00



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
ON 334098	3/1/2022
TERMS	PO NUMBER
Net 30	

Bill To:

Bonnet Creek Resort CDD
c/o Governmental Management Services, LLC
6200 Lee Vista Blvd
Suite 300
Orlando, FL 32822

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Bonnet Creek Resort CDD

Invoice Due Date: March 31, 2022

Invoice Amount: \$16,500.00

76 1.320.538.402

Description	Current Amount
Monthly Maintenance March 2022	\$16,500.00

Invoice Total **\$16,500.00**

Excellence
IN COMMERCIAL LANDSCAPING

RECEIVED

MAR 09 2022

Should you have any questions or inquiries please call (386) 437-6211.

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286

Attendance Confirmation
for
BOARD OF SUPERVISORS

RECEIVED MAR 04 2022

District Name: Bonnet Creek Resort CDD

Board Meeting Date: March 3, 2022

98 1.310.513.110

	<i>Name</i>	<i>In Attendance Please ✓</i>	<i>Fee Involved Yes / No</i>
1	Fred Sawyers FS 0303 2022	✓ (phone)	Yes (\$200)
2	Bob Gaul	✓	Yes (\$200)
3			
4	Herb Von Kluge	✓	Yes (\$200)
5	Randall Greene	✓	Yes (\$200)

The supervisors present at the above referenced meeting should be compensated accordingly.

Approved for Payment:


District Manager Signature

3/3/2022
Date

****RETURN SIGNED DOCUMENT TO District Accountant****

Attendance Confirmation
for
BOARD OF SUPERVISORS

RECEIVED MAR 04 2022

District Name: Bonnet Creek Resort CDD

Board Meeting Date: March 3, 2022

93 1.310.513.110

	Name	In Attendance Please ✓	Fee Involved Yes / No
1	Fred Sawyers	✓ (phone)	Yes (\$200)
2	Bob Gaul	✓	Yes (\$200)
3			
4	Herb Von Kluge HK03032022	✓	Yes (\$200)
5	Randall Greene	✓	Yes (\$200)

The supervisors present at the above referenced meeting should be compensated accordingly.

Approved for Payment:


District Manager Signature

3/3/2022
Date

****RETURN SIGNED DOCUMENT TO District Accountant****

Attendance Confirmation
for
BOARD OF SUPERVISORS

RECEIVED MAR 04 2022

District Name: Bonnet Creek Resort CDD

Board Meeting Date: March 3, 2022

73 1.310.513.110

	<i>Name</i>	<i>In Attendance Please ✓</i>	<i>Fee Involved Yes / No</i>
1	Fred Sawyers	✓ (phone)	Yes (\$200)
2	Bob Gaul BG03032022	✓	Yes (\$200)
3			
4	Herb Von Kluge	✓	Yes (\$200)
5	Randall Greene	✓	Yes (\$200)

The supervisors present at the above referenced meeting should be compensated accordingly.

Approved for Payment:


District Manager Signature

3/3/2022
Date

****RETURN SIGNED DOCUMENT TO District Accountant****

RECEIVED MAR 04 2022

Attendance Confirmation
for
BOARD OF SUPERVISORS

RECEIVED MAR 04 2022

District Name: Bonnet Creek Resort CDD

Board Meeting Date: March 3, 2022

77 1.310.513.110

	<i>Name</i>	<i>In Attendance Please ✓</i>	<i>Fee Involved Yes / No</i>
1	Fred Sawyers	✓ (phone)	Yes (\$200)
2	Bob Gaul	✓	Yes (\$200)
3			
4	Herb Von Kluge	✓	Yes (\$200)
5	Randall Greene RG 03032022	✓	Yes (\$200)

The supervisors present at the above referenced meeting should be compensated accordingly.

Approved for Payment:


District Manager Signature

3/3/2022
Date

****RETURN SIGNED DOCUMENT TO District Accountant****

Allen E. Smith Ranch & Farming, Inc.

10524 Moss Park Road, Suite 204-511

Orlando, FL 32832

407-207-6200

office@aesrf.net

INVOICE

BILL TO

Bonnet Creek Resort Community Development District
219 E. Livingston St.
Orlando, Florida 32801

INVOICE

5418

DATE

01/20/2022

TERMS

Net 30

DUE DATE

02/19/2022

PROJECT

Controlled Burning Preparation

LOCATION

Crosby Island Marsh

WORK DATE(S)

12/02/2021-12/24/2021

4

1,320,538.490

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Mechanical Thinning of Pines, Vines, and Brush Cutting	Mechanical Thinning of Pines, Vines, and Brush Cutting @ \$7,500.00	1	7,500.00	7,500.00
Fire-Line Creation	Preparation of fire-lines, clearing around power-poles, and powerlines @ \$2,600.00	1	2,600.00	2,600.00

Thank you for your business!

BALANCE DUE

\$10,100.00

Please make checks payable to: Allen E. Smith Ranch and Farming Inc.

Please direct all billing questions to our office
(407) 207-6200

Donald W McIntosh Associates Inc.
2200 Park Avenue North
Winter Park, FL 32789-2355
(407) 644-4068

Bonnet Creek Resort CDD
George Flint
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822

Invoice number 42266
Date 03/11/2022

Project **22234 Bonnet Creek Resort CDD**
General Consulting

For Period Through February 25, 2022

Invoice Summary

Description	Current Billed
CDD general consulting	0.00
CDD inspections	0.00
CDD miscellaneous meetings	337.50
CDD intersection improvements	1,323.75
CDD irrigation pump upgrade	0.00
Reimbursable Expenses	30.00
Total	1,691.25

Professional Fee Detail

	Hours	Rate	Billed Amount
Associate	8.00	150.00	1,200.00
Senior Design Technician	0.25	85.00	21.25
Project Manager Assistant	0.50	55.00	27.50
Survey Crew	3.75	110.00	412.50
Crew Member	7.00		0.00
Professional Fee Detail subtotal	19.50		1,661.25

Reimbursable Expenses

	Units	Rate	Billed Amount
Mileage	60.00	0.50	30.00

Invoice total **1,691.25**

RECEIVED
MAR 14 2022

Invoice Supporting Detail

22234 Bonnet Creek Resort CDD General Consulting

000 CDD general consulting

Phase Status: Active

Billing Cutoff: 02/25/2022

WIP Status:

Date	Units	Rate	Amount
------	-------	------	--------

Subtotal			0.00
total			0.00

001 CDD inspections

Phase Status: Active

Billing Cutoff: 02/25/2022

WIP Status:

Date	Units	Rate	Amount
------	-------	------	--------

Subtotal			0.00
total			0.00

002 CDD miscellaneous meetings

Phase Status: Active

Billing Cutoff: 02/25/2022

Labor

WIP Status: Billable

Date	Units	Rate	Amount
------	-------	------	--------

Associate

James C. Nugent

Time Per Contract

02/03/2022 2.25 150.00 337.50

Prep and attend CDD board meeting

Subtotal	2.25		337.50
Labor total	2.25		337.50

005 CDD intersection improvements

Phase Status: Active

Billing Cutoff: 02/25/2022

Labor

WIP Status: Billable

Date	Units	Rate	Amount
------	-------	------	--------

Associate

James C. Nugent

Time Per Contract

01/31/2022 2.25 150.00 337.50

Calls with Don Bell Signs and GMS on RCID, WDPR response letters and attorney potential claims letter to Don Bell Signs; wetland line CAD files to Canin, review revised landscape plans with wetland lines, email comment on same

Time Per Contract

02/02/2022 0.50 150.00 75.00

Prep for CDD board meeting

Time Per Contract

02/03/2022 0.50 150.00 75.00

Review BDA memo on remedial options, coordination with GMS, Counsel and Don Bell signs

Time Per Contract

02/04/2022 2.50 150.00 375.00

Prep and attend meeting with RCID, WDPR; Coordination with Canin and LS contractor on CAD files.

Subtotal	5.75		862.50
----------	------	--	--------

Senior Design Technician

Scott T. Barton

Time Per Contract

01/31/2022 0.25 85.00 21.25

CAD files of wetland lines for LA

Invoice Supporting Detail

22234 Bonnet Creek Resort CDD General Consulting

005 CDD intersection improvements

Phase Status: Active

Billing Cutoff: 02/25/2022

Date	Units	Rate	Amount
------	-------	------	--------

Labor

WIP Status: Billable

Senior Design Technician

Subtotal 0.25 21.25

Project Manager Assistant

Michelle I. Boswell

Time Per Contract

02/04/2022 0.50 55.00 27.50

Resend CAD files to Greg Witherspoon at Canin

Subtotal 0.50 27.50

Survey Crew

William A. Gardiner

Time Per Contract

02/04/2022 3.75 110.00 412.50

Chelonia Parkway Intersection Stake Out
 Field Book 1632 Pages 24-25

Subtotal 3.75 412.50

Crew Member

Casey A. Horn

Time Per Contract

02/04/2022 3.50

Chelonia Parkway Intersection Stake Out
 Field Book 1632 Pages 24-35

Subtotal 3.50 0.00

Delmar P. Conklin

Time Per Contract

02/04/2022 3.50

Chelonia Parkway Intersection Stake Out
 Field Book 1632 Pages 24-25

Subtotal 3.50 0.00

Labor total 17.25 1,323.75

007 CDD irrigation pump upgrade

Phase Status: Closed

Billing Cutoff: 02/25/2022

Date	Units	Rate	Amount
------	-------	------	--------

WIP Status:

Subtotal 0.00

total 0.00

999 Reimbursable Expenses

Phase Status: Active

Billing Cutoff: 02/25/2022

Date	Units	Rate	Amount
------	-------	------	--------

Expense

WIP Status: Billable

James C. Nugent

Expense Report

Mileage

02/04/2022 60.00 0.50 30.00

Subtotal 60.00 30.00

Expense total 60.00 30.00



Donald W. McIntosh Associates, Inc.
2200 Park Avenue North · Winter Park, FL · 32789-2355
407-644-4068 · 407-644-3369 Fax

RECEIVED

MAR 14 2022

Bonnet Creek Resort CDD
George Flint
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822

Invoice Date: March 11, 2022
Invoice No.: 42332
Project Number: 22509
For Period Through February 25, 2022

Bonnet Creek Resort CDD
Per Contract Dated February 2, 2022

51 1,310.513.315		Contract Amount	Work %	Completed Amount	Previously Invoiced	Amount Due
Civil Engineering						
001	Prepare wastewater and stormwater system needs analyses	14,550.00	10.00	1,455.00	0.00	1,455.00
002	Coordination and meetings	2,860.00	0.00	0.00	0.00	0.00
SUBTOTAL		\$17,410.00		\$1,455.00	\$0.00	\$1,455.00
TOTAL		\$17,410.00		\$1,455.00	\$0.00	\$1,455.00
Reimbursable Expenses				0.00	0.00	0.00
AMOUNT DUE THIS INVOICE						\$1,455.00

GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 260
Invoice Date: 2/28/22
Due Date: 2/28/22
Case:
P.O. Number: 476

RECEIVED

Bill To:

Bonnet Creek Resort CDD
219 E. Livingston St.
Orlando, FL 32801

1. 1,320,538.480

Description	Hours/Qty	Rate	Amount
- General Maintenance - December 2021			
Bonnet Creek Resort CDD - Asphalt repairs			
Labor	32	40.00	1,280.00
Mobilization	2	55.00	110.00
Equipment		250.00	250.00
Total			\$1,640.00
Payments/Credits			\$0.00
Balance Due			\$1,640.00

GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

RECEIVED

02/28/22

Bill To:

Bonnet Creek Resort CDD
219 E. Livingston St.
Orlando, FL 32801

Invoice #: 261
Invoice Date: 2/28/22
Due Date: 2/28/22
Case:
P.O. Number: 549

1 1,320.538.480

Description	Hours/Qty	Rate	Amount
- Asphalt Repairs - January 2022			
Bonnet Creek Resort CDD - Repaired potholes along Chelonia. 13 Locations were repaired.			
Labor	25	40.00	1,000.00
Mobilization	2	55.00	110.00
Equipment		200.00	200.00
Total			\$1,310.00
Payments/Credits			\$0.00
Balance Due			\$1,310.00

GMS-Central Florida, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 258**Invoice Date:** 3/1/22**Due Date:** 3/1/22**Case:****P.O. Number:****Bill To:**

Bonnet Creek Resort CDD
219 E. Livingston St.
Orlando, FL 32801

1

1. 310 513.

Description	Hours/Qty	Rate	Amount
Management Fees - March 2022 340		2,825.08	2,825.08
Website Administration - March 2022 352		54.17	54.17
Information Technology - March 2022 351		83.33	83.33
Office Supplies 510		15.54	15.54
Postage 420		151.17	151.17
Copies 425		9.90	9.90
<div>RECEIVED MAR 10 2022</div>			
Total			\$3,139.19
Payments/Credits			\$0.00
Balance Due			\$3,139.19

Invoice

Bill To:
Bonnet Creek Resort CDD
219 E. Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Field Management - March 2022 340		4,748.00	4,748.00
Monthly Maintenance Materials 490		345.73	345.73
Total			\$5,093.73
Payments/Credits			\$0.00
Balance Due			\$5,093.73



LATHAM, LUNA,
EDEN & BEAUDINE, ^{LLP}
ATTORNEYS AT LAW

201 S. ORANGE AVE, STE 1400
POST OFFICE BOX 3353
ORLANDO, FLORIDA 32801

March 17, 2022

Invoice #: 25373
Federal ID #: 59-3366512

Bonnet Creek CDD
c/o Governmental Management Services
219 E. Livingston Street
Orlando, FL 32801

RECEIVED

28 1.310.513.315

Matter ID: 2131-001

General

For Professional Services Rendered:

2/2/2022	KET	Review of Agenda in preparation of upcoming Board of Supervisors' meeting. Proofed letter to contractor regarding RCID and Disney encroachment issue and email correspondence regarding same.	2.20	\$451.00
2/3/2022	KET	Review of email correspondence regarding damage estimates for encroachment issue with RCID and Disney and email correspondence to the district manager regarding notice to insurance carrier. Attended Board of Supervisors' meeting.	3.40	\$697.00
2/3/2022	JAC	Prepare attorney K. Trucco for Board of Supervisor meeting; emails with District Manager	0.50	\$147.50
2/3/2022	jms	Emails regarding certified letters to Don Bell Signs	0.10	\$0.00
2/4/2022	KET	Preparation of task list. Review of email correspondence regarding RCID and Disney encroachment.	0.50	\$102.50
2/21/2022	JAC	Review and comment on BDA Correspondence to ACOE and SFWMD	0.50	\$147.50
Total Professional Services:			7.20	\$1,545.50

For Disbursements Incurred:

2/16/2022	Travel to Board Meeting on February 3, 2022	\$23.63
Total Disbursements Incurred:		\$23.63

Total \$1,569.13
Previous Balance \$0.00

Payments & Credits

<u>Date</u>	<u>Type</u>	<u>Notes</u>	<u>Amount</u>
		Payments & Credits	\$0.00
		Total Due	\$1,569.13

RCM UTILITIES, LLC
100 W. MILLS AVE
EUSTIS, FL 32726
billing@rcmutilities.com



INVOICE

BILL TO

GMS Central Florida
219 E. Livingston St
Orlando, FL 32801

INVOICE # 5066**DATE 01/06/2022****TERMS Net 30****JOB NAME**

Bonnet Creek Resort Inspection

DATE	ACTIVITY	DESCRIPTION	AMOUNT
12/29/2021	Service Work	Lift Station Preventative Maintenance Inspection - see attached lift station report for 4th Qtr 2021	300.00

BALANCE DUE**\$300.00**

1.102

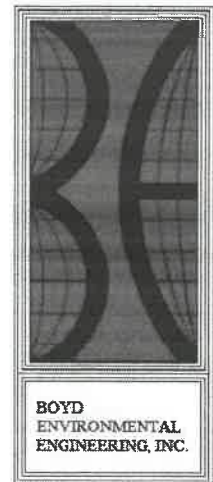
320.538.466

March 1, 2022

Bonnet Creek Resort CDD
6200 Lee Vista Blvd., Suite 300
Orlando, FL 32822
Attn: Megan Byington

Re: Invoice for Professional Services Rendered
for the Period Ending February 28, 2022

Project: Bonnet Creek Resort CDD
Miscellaneous Services
Boyd Environmental Project No: 079-B-01
Invoice # 4343



B cel 31.600.538.40104

<u>Employee Classification</u>	<u>Hours</u>	<u>Rate</u>	<u>Fee</u>
Professional Engineer	2.50	\$143.00	\$357.50
Project Engineer	0.00	116.00	0.00
Technician	0.00	70.00	0.00
Clerical	0.00	40.00	0.00
		Subtotal	\$357.50
		Add Reimbursable Expenses (Breakdown Below)	1.20
			<u>\$358.70</u>
Total Amount Due and Payable			
Payment Due Within 30 Days of Invoice Date			

Reimbursable Expense Breakdown

Copies 12 @\$0.10 = \$1.20

Professional Services Included:

1. Coordination with Client and ProPump regarding operational and monitoring conditions for the Bonnet Creek Resort CDD irrigation pump station.

RECEIVED

MAR 02 2022

Thank you for the opportunity to provide these services.

James C. Boyd, P.E.
President

175 West Broadway Street - Suite 101 - Oviedo, Florida 32765

Phone (407) 542-4919 Fax (407) 542-4920 Registry #6444

BDA
ENVIRONMENTAL CONSULTANTS

RECEIVED

FEB 03 2022

Bonnet Creek Resort CDD
Governmental Management Services - Central Florida
C/O George Flint
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822

Invoice number 51547
Date 02/25/2022
Project 1995-180 BONNETT CREEK DRI

For Services Through January 28, 2022
Please include invoice number on remittance

77 31,600.538.607

LABOR

	Hours	Rate	Billed Amount
Environmental Specialist IV	3.30	53.00	174.90
Principal	3.50	184.00	644.00
Senior Scientist	0.90	89.00	80.10
Labor subtotal	7.70		899.00

Invoice total **899.00**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
51547	02/25/2022	899.00	899.00				
	Total	899.00	899.00	0.00	0.00	0.00	0.00

FEIN: 59-1694414

BREEDLOVE, DENNIS & ASSOCIATES, INC.

☒ 330 W. Canton Ave. ~ Winter Park, FL 32789-3195

Phone: 407-677-1882 ~ Fax: 407-657-7008

Bonnet Creek Resort CDD

☐ 30 East Liberty St. ~ Brooksville, FL 34601-2910

Phone: 352-799-9488 ~ Fax: 352-799-9588

Invoice number 51547

Invoice date 02/25/2022

BDA
ENVIRONMENTAL CONSULTANTS

File: 95180
Period: Through January 28, 2022

SENT VIA ELECTRONIC MAIL

Bonnet Creek Resort Community Development District
c/o GMS/George Flint
6200 Lee Vista Boulevard, Suite 300
Orlando, Florida 32822
Phone: 407-841-5524
Fax: 407-839-1526

Project Name: Bonnet Creek Resort Development of Regional Impact

PROGRESS REPORT

The following services were provided during the billing period:

Administrative:

1. The services included in this invoice are being performed pursuant to the authorization received from the Bonnet Creek Resort Community Development District pursuant to the following contracts: Extension of Maintenance Review Services for the Bonnet Creek Resort Project Site (Year 2021-2022) pursuant to an extension authorization dated September 2, 2021; and Extension of Management and Maintenance Review Services for the Crosby Island Marsh Mitigation Site (Year 2021-2022) pursuant to an extension authorization dated September 2, 2021.
2. As requested, assisted with review of the Bonnet Creek Resort sign location.

Technical:

Maintenance Review Services Contract for the Bonnet Creek Resort Project Site (Year 2021-2022)

Task – Maintenance Review Services

1. No activity this billing period.

P:\ADMIN\PROJECTS\95180\PRGS\2022\012822.DOC

BREEDLOVE, DENNIS & ASSOCIATES, INC.

☑ 330 W. Canton Ave. ~ Winter Park, FL 32789-3195
Phone: 407-677-1882 ~ Fax: 407-657-7008

☐ 30 East Liberty St. ~ Brooksville, FL 34601-2910
Phone: 352-799-9488 ~ Fax: 352-799-9588

BDA
ENVIRONMENTAL CONSULTANTS

Bonnet Creek Resort Community Development District
Period: Through January 28, 2022
Page 2

Task Fee (Year 2020-2021):	\$2,500.00
Amount Previously Billed:	\$0.00
Amount Due This Invoice:	\$0.00
Budget Remaining:	\$2,500.00

Task – Project Team Meetings and Additional Requested Services

1. Reviewed the wetland encroachment of the new Bonnet Creek Resort sign.
2. Coordinated review of the encroachment with the St. Johns River Water Management District and Department of the Army, Corps of Engineers.
3. Coordinated options for resolving the encroachment with Bonnet Creek Resort, Walt Disney World, and Reedy Creek Improvement District.
4. Participated in team calls to develop strategies for resolution of the sign encroachment.
5. Administrative Staff maintained administrative records throughout the billing period.

Task Fee (Year 2020-2021):	T&M
Amount Previously Billed:	\$2,770.20
Amount Due This Invoice:	\$899.00 *

*Management and Maintenance Review Services Contract for the Crosby Island Marsh Mitigation Site
(Year 2021-2022)*

Task – Reviews of Nuisance/Exotic Species Maintenance

1. Administrative Staff (Environmental Specialist IV) maintained administrative records.

Task Fee (Year 2020-2021):	\$4,500.00
Amount Previously Billed:	\$300.05
Amount Due This Invoice:	\$0.00
Budget Balance:	\$4,199.95

Task – Project Team Meetings and Additional Requested Services

1. No activity this billing period.

BDA
ENVIRONMENTAL CONSULTANTS

Bonnet Creek Resort Community Development District
Period: Through January 28, 2022
Page 3

Task Fee (Year 2020-2021):	T&M
Amount Previously Billed:	\$643.00
Amount Due This Invoice:	\$0.00

Total Amount Due This Invoice: \$899.00
--

WMD/vcl

BDA
ENVIRONMENTAL CONSULTANTS

Bonnet Creek Resort CDD
Governmental Management Services - Central Florida
C/O George Flint
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822

Invoice number 51668
Date 03/14/2022

Project 1995-180 BONNETT CREEK DRI

For Services Through February 25, 2022
Please include invoice number on remittance

CAR

77

31.600.538.607

LABOR

	Hours	Rate	Billed Amount
Environmental Specialist IV	20.77	53.00	1,100.81
Principal	16.50	184.00	3,036.00
Senior Scientist	5.55	89.00	493.95
Labor subtotal	42.82		4,630.76

Invoice total **4,630.76**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
51547	02/25/2022	899.00	899.00				
51668	03/14/2022	4,630.76	4,630.76				
Total		5,529.76	5,529.76	0.00	0.00	0.00	0.00

FEIN: 59-1694414

RECEIVED

MAR 15 2022

BREEDLOVE, DENNIS & ASSOCIATES, INC.

330 W. Canton Ave. ~ Winter Park, FL 32789-3195

Phone: 407-677-1882 ~ Fax: 407-657-7008

Bonnet Creek Resort CDD

30 East Liberty St. ~ Brooksville, FL 34601-2910

Phone: 352-799-9488 ~ Fax: 352-799-9588

Invoice number 51668

Invoice date 03/14/2022

BDA
ENVIRONMENTAL CONSULTANTS

File: 95180
Period: Through February 25, 2022

SENT VIA ELECTRONIC MAIL

Bonnet Creek Resort Community Development District
c/o GMS/George Flint
6200 Lee Vista Boulevard, Suite 300
Orlando, Florida 32822
Phone: 407-841-5524
Fax: 407-839-1526

Project Name: Bonnet Creek Resort Development of Regional Impact

PROGRESS REPORT

The following services were provided during the billing period:

Administrative:

1. The services included in this invoice are being performed pursuant to the authorization received from the Bonnet Creek Resort Community Development District pursuant to the following contracts: Extension of Maintenance Review Services for the Bonnet Creek Resort Project Site (Year 2021-2022) pursuant to an extension authorization dated September 2, 2021; and Extension of Management and Maintenance Review Services for the Crosby Island Marsh Mitigation Site (Year 2021-2022) pursuant to an extension authorization dated September 2, 2021.
2. Assisted with review of the Bonnet Creek Resort sign location as requested.

Technical:

Maintenance Review Services Contract for the Bonnet Creek Resort Project Site (Year 2021-2022)

Task – Maintenance Review Services

1. No activity this billing period.

P:\ADMIN\PROJECTS\95180\PRGS\2022\022522.DOC

BREEDLOVE, DENNIS & ASSOCIATES, INC.

☑ 330 W. Canton Ave. ~ Winter Park, FL 32789-3195
Phone: 407-677-1882 ~ Fax: 407-657-7008

☐ 30 East Liberty St. ~ Brooksville, FL 34601-2910
Phone: 352-799-9488 ~ Fax: 352-799-9588

BDA
ENVIRONMENTAL CONSULTANTS

Bonnet Creek Resort Community Development District

Period: Through February 25, 2022

Page 2

Task Fee (Year 2020-2021):	\$2,500.00
Amount Previously Billed:	\$0.00
Amount Due This Invoice:	\$0.00
Budget Remaining:	\$2,500.00

Task – Project Team Meetings and Additional Requested Services

1. Breedlove, Dennis & Associates, Inc. (BDA) prepared an analysis of mitigation cost alternatives and prepared a memorandum for the client and team.
2. Dr. W. Michael Dennis attended a meeting with Bonnet Creek Resort, Walt Disney World (WDW), and Reedy Creek Improvement District to review options for permitting and signage placement resolution.
3. Dr. Dennis placed calls to South Florida Water Management District personnel and Department of the Army, Corps of Engineers (ACOE) personnel to discuss options for permitting after-the-fact.
4. Dr. Dennis attended a meeting with the ACOE at the Cocoa field office to review options for WDW permit signage encroachment.
5. BDA obtained mitigation bank quotes for the mitigation credit purchase.
6. BDA prepared drafts of After-the-Fact permitting requests; and coordinated review with all parties.
7. Administrative Staff maintained administrative records throughout the billing period.

Task Fee (Year 2020-2021):	T&M
Amount Previously Billed:	\$3,669.20
Amount Due This Invoice:	\$4,630.76

BDA
ENVIRONMENTAL CONSULTANTS

Bonnet Creek Resort Community Development District
Period: Through February 25, 2022
Page 3

***Management and Maintenance Review Services Contract for the Crosby Island Marsh Mitigation Site
(Year 2021-2022)***

Task – Reviews of Nuisance/Exotic Species Maintenance

1. Administrative Staff (Environmental Specialist IV) maintained administrative records.

Task Fee (Year 2020-2021):	\$4,500.00
Amount Previously Billed:	\$300.05
Amount Due This Invoice:	\$0.00
Budget Balance:	\$4,199.95

Task – Project Team Meetings and Additional Requested Services

1. No activity this billing period.

Task Fee (Year 2020-2021):	T&M
Amount Previously Billed:	\$643.00
Amount Due This Invoice:	\$0.00

Total Amount Due This Invoice: \$4,630.76
--

WMD/vcl

Donald W McIntosh Associates Inc.
2200 Park Avenue North
Winter Park, FL 32789-2355
(407) 644-4068

Bonnet Creek Resort CDD
George Flint
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822

Invoice number 42266
Date 03/11/2022

Project 22234 Bonnet Creek Resort CDD
General Consulting

For Period Through February 25, 2022

Invoice Summary

Description	Current Billed
CDD general consulting	0.00
CDD inspections	0.00
CDD miscellaneous meetings	337.50
CDD intersection improvements	1,323.75
CDD irrigation pump upgrade	0.00
Reimbursable Expenses	30.00
Total	1,691.25

Professional Fee Detail

Associate	Hours	Rate	Billed Amount
Associate	8.00	150.00	1,200.00
Senior Design Technician	0.25	85.00	21.25
Project Manager Assistant	0.50	55.00	27.50
Survey Crew	3.75	110.00	412.50
Crew Member	7.00		0.00
Professional Fee Detail subtotal	19.50		1,661.25

Reimbursable Expenses

Mileage	Units	Rate	Billed Amount
Mileage	60.00	0.50	30.00

Invoice total 1,691.25

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03/11/22

Invoice Supporting Detail

22234 Bonnet Creek Resort CDD General Consulting
000 CDD general consulting

Phase Status: Active

Billing Cutoff: 02/25/2022

WIP Status:

Date	Units	Rate	Amount
------	-------	------	--------

Subtotal			0.00
total			0.00

001 CDD inspections

Phase Status: Active

Billing Cutoff: 02/25/2022

WIP Status:

Date	Units	Rate	Amount
------	-------	------	--------

Subtotal			0.00
total			0.00

002 CDD miscellaneous meetings

Phase Status: Active

Billing Cutoff: 02/25/2022

Labor

WIP Status: Billable

Associate

James C. Nugent

Time Per Contract

02/03/2022 2.25 150.00 337.50

Prep and attend CDD board meeting

Subtotal	2.25		337.50
Labor total	2.25		337.50

005 CDD intersection improvements

Phase Status: Active

Billing Cutoff: 02/25/2022

Labor

WIP Status: Billable

Associate

James C. Nugent

Time Per Contract

01/31/2022 2.25 150.00 337.50

Calls with Don Bell Signs and GMS on RCID, WDPR reponse letters and attorney potential claims letter to Don Bell Signs; wetland line CAD files to Canin, review revised landscape plans with wetland lines, email comment on same

Time Per Contract

02/02/2022 0.50 150.00 75.00

Prep for CDD board meeting

Time Per Contract

02/03/2022 0.50 150.00 75.00

Review BDA memo on remedial options, coordination with GMS, Counsel and Don Bell signs

Time Per Contract

02/04/2022 2.50 150.00 375.00

Prep and attend meeting with RCID, WDPR; Coordination with Canin and LS contractor on CAD files.

Subtotal	5.75		862.50
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Senior Design Technician

Scott T. Barton

Time Per Contract

01/31/2022 0.25 85.00 21.25

CAD files of wetland lines for LA

Invoice Supporting Detail

22234 Bonnet Creek Resort CDD General Consulting
 005 CDD intersection improvements

Phase Status: Active

Billing Cutoff: 02/25/2022

Labor

WIP Status: Billable

Senior Design Technician

Date	Units	Rate	Amount
------	-------	------	--------

Subtotal 0.25 21.25

Project Manager Assistant

Michelle I. Boswell

Time Per Contract

02/04/2022 0.50 55.00 27.50

Resend CAD files to Greg Witherspoon at Canin

Subtotal 0.50 27.50

Survey Crew

William A. Gardiner

Time Per Contract

02/04/2022 3.75 110.00 412.50

Chelonia Parkway Intersection Stake Out
 Field Book 1632 Pages 24-25

Subtotal 3.75 412.50

Crew Member

Casey A. Horn

Time Per Contract

02/04/2022 3.50

Chelonia Parkway Intersection Stake Out
 Field Book 1632 Pages 24-35

Subtotal 3.50 0.00

Delmar P. Conklin

Time Per Contract

02/04/2022 3.50

Chelonia Parkway Intersection Stake Out
 Field Book 1632 Pages 24-25

Subtotal 3.50 0.00

Labor total 17.25 1,323.75

007 CDD irrigation pump upgrade

Phase Status: Closed

Billing Cutoff: 02/25/2022

WIP Status:

Date	Units	Rate	Amount
------	-------	------	--------

Subtotal 0.00

total 0.00

999 Reimbursable Expenses

Phase Status: Active

Billing Cutoff: 02/25/2022

Expense

WIP Status: Billable

James C. Nugent

Expense Report

Mileage

Date	Units	Rate	Amount
------	-------	------	--------

02/04/2022 60.00 0.50 30.00

Subtotal 60.00 30.00

Expense total 60.00 30.00



LATHAM, LUNA,
EDEN & BEAUDINE, ^{LLP}
ATTORNEYS AT LAW

201 S. ORANGE AVE, STE 1400
POST OFFICE BOX 3353
ORLANDO, FLORIDA 32801

March 17, 2022

Invoice #: 25374
Federal ID #: 59-3366512

Bonnet Creek CDD
c/o Governmental Management Services
219 E. Livingston Street
Orlando, FL 32801

Matter ID: 2131-003

Reedy Creek/Road Improvements (Eminent Domain)

For Professional Services Rendered:

2/2/2022	JAC	Amended demand notice letter to Don Bell Signs, LLC; reviewed signed contract; review and responded to proposal from BDA regarding remediation; related telephone calls	0.40	\$118.00
2/4/2022	JAC	Prepare for and attend meeting with RCID and Walt Disney World regarding sign installation issues; multiple emails from M. Dennis regarding meetings with ACOE and SFWMD	2.80	\$826.00
2/7/2022	JAC	Multiple emails with BDA regarding SFWMD meeting	0.20	\$59.00
2/8/2022	JAC	Review and respond to emails from D. Dennis and Walt Disney World regarding ACOE meeting	0.20	\$59.00
2/14/2022	JAC	Emails from RCID and BDA regarding proposals for remedial work	0.20	\$59.00
2/28/2022	JAC	Multiple emails with District Engineer and BDA regarding requests to ACOE and RCID.	0.30	\$88.50
Total Professional Services:			4.10	\$1,209.50

For Disbursements Incurred:

2/28/2022				\$8.56
Total Disbursements Incurred:				\$8.56

Total \$1,218.06
Previous Balance \$0.00

Payments & Credits

Date Type Notes

31.67
600.538.607.

Amount
Payments & Credits \$0.00
Total Due \$1,218.06

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the 1990s, the number of people in the UK who are employed in the public sector has increased by 1.5 million, from 2.5 million in 1980 to 4 million in 1995. The public sector has also become an important employer of women, with 55% of public sector employees being women in 1995, compared with 45% in 1980.

There are a number of reasons why the public sector has become an important employer of women. One reason is that the public sector has a high proportion of jobs that are traditionally held by women, such as teaching, nursing, and social work. Another reason is that the public sector has a high proportion of jobs that are part-time or flexible, which are more likely to be held by women.

There are also a number of reasons why the public sector has become an important employer of women in the 1990s. One reason is that the public sector has a high proportion of jobs that are in the health and social care sectors, which are traditionally held by women. Another reason is that the public sector has a high proportion of jobs that are in the education sector, which is also traditionally held by women.

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Bonnet Creek Resort
Community Development District

219 E. Livingston Street, Orlando, FL 32801
Phone: 407-841-5524 – Fax: 407-839-1526

Operation and Maintenance Expenditures
For Board Approval
April 30, 2022

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2022 through April 30, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: \$ **79,722.56**

Approval of Expenditures:

_____ Chairman

_____ Vice Chairman

_____ Assistant Secretary

Bonnet Creek Resort Community Development District

Paid Operation & Maintenance Expenses

April 1, 2022 Through April 30, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Amount
BERGER, TOOMBS, ELAM, GAINS & FRANK	3889	357423	AUDIT SERVICES FYE 09/30/2021	\$ 3,100.00
RCM UTILITIES, LLC	3890	5608	LIFT STATION MAINTENANCE - MARCH 2022	\$ 300.00
DONALD W. MCINTOSH ASSOCIATES, INC	3891	42389	GENERAL ENGINEER - MARCH 2022	\$ 62.50
FREDERICK SAWYERS	3892	FS04072022	SUPERVISOR FEES 04/07/22	\$ 200.00
GOVERNMENTAL MANAGEMENT SERVICES	3893	262	MANAGEMENT FEES - APRIL 2022	\$ 2,971.21
GOVERNMENTAL MANAGEMENT SERVICES	3893	263	FIELD MANAGEMENT FEES - APRIL 2022	\$ 4,748.00
HERBERT VON KLUGE	3894	HK04072022	SUPERVISOR FEES 04/07/22	\$ 200.00
PROPUMP & CONTROLS	3895	0048729-IN	QUARTERLY MAINTENANCE 03/29/22	\$ 972.50
ROBERT GAUL	3896	BG04072022	SUPERVISOR FEES 04/07/22	\$ 200.00
YELLOWSTONE LANDSCAPE	3897	ON 344374	LANDSCAPE MAINTENANCE - APRIL 2022	\$ 16,500.00
YELLOWSTONE LANDSCAPE	3897	ON 346014	IRRIGATION REPAIRS - REPLACE VALVE	\$ 381.02
CREATIVE SIGN DESIGNS	3898	21001890	WAYFIND SIGN SOLAR POWER INSTALL	\$ 2,234.99
CREATIVE SIGN DESIGNS	3898	21002101	POLE KIT SOLAR PANEL INSTALL	\$ 375.00
SOLITUDE LAKE MANAGEMENT LLC	3899	PI-A00770865	LAKE MAINTENANCE - MARCH 2022	\$ 234.45
AQUATIC WEED CONTROL, INC	3900	70237	TRIENNIAL WETLAND MAINTENANCE 03/15/22	\$ 2,500.00
EUROFINS ENVIRONMENT TESTING SE, LLC	3901	503833	QUARTERLY WELL MONITORING - MARCH 2022	\$ 194.00
SOLITUDE LAKE MANAGEMENT LLC	3902	PI-A00787931	LAKE MAINTENANCE - APRIL 2022	\$ 234.45
YELLOWSTONE LANDSCAPE	3903	ON 352686	PLANT INSTALLATION - FEBRUARY 2022	\$ 980.00
EIP IV CREDIT CO, LLC	3904	04292022	SFWMW WETLAND DEPOSIT	\$ 4,500.00
DONALD W. MCINTOSH ASSOCIATES, INC	178	42389	INTERSECTION IMPROVEMENTS	\$ 5,415.00
WATERTRONICS	179	SINV043194	PUMP STATION RETAINAGE	\$ 13,488.05
WATERTRONICS	179	SINV043242	PUMP STATION METER RETAINAGE	\$ 10,723.00
Subtotal Check Register				\$ 70,514.17
Automatic Drafts				
ORANGE COUNTY UTILITIES	Auto-Pay	855665881	UTILITIES	\$ 3,491.40
DUKE ENERGY	Auto-Pay	9100 8897 0713	UTILITIES	\$ 30.46
DUKE ENERGY	Auto-Pay	9100 8901 1850	UTILITIES	\$ 30.46
DUKE ENERGY	Auto-Pay	9100 8897 0797	UTILITIES	\$ 30.58
DUKE ENERGY	Auto-Pay	9100 8835 4179	UTILITIES	\$ 767.50
DUKE ENERGY	Auto-Pay	9100 8897 0888	UTILITIES	\$ 4,259.90
DUKE ENERGY	Auto-Pay	9100 8897 0987	UTILITIES	\$ 121.69
DUKE ENERGY	Auto-Pay	9100 8901 1074	UTILITIES	\$ 142.87
DUKE ENERGY	Auto-Pay	9100 8901 1587	UTILITIES	\$ 272.48
DUKE ENERGY	Auto-Pay	9100 8901 1660	UTILITIES	\$ 30.56
DUKE ENERGY	Auto-Pay	9100 8901 1751	UTILITIES	\$ 30.49
Subtotal Automatic Drafts				\$ 9,208.39
Report Total				\$ 79,722.56

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	5/26/22	PAGE	1
*** CHECK DATES 04/01/2022 - 04/30/2022 ***														
BONNET CREEK-GENERAL FUND														
BANK A BCRDD- GENERAL FUND														

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/07/22	00096	3/27/22 357423	202203 310-51300-32000	AUDIT FYE 09/30/2021	*	3,100.00	
							3,100.00 003889
BERGER, TOOMBS, ELAM, GAINES &FRANK							
4/07/22	00102	3/30/22 5608	202203 320-53800-46600	LIFT STATION MAINT MAR 22	*	300.00	
							300.00 003890
RCM UTILITIES, LLC							
4/14/22	00016	4/08/22 42389	202203 310-51300-31100	GENERAL ENGINEER-03/25/22	*	62.50	
							62.50 003891
DONALD W. MCINTOSH ASSOCIATES, INC							
4/14/22	00098	4/07/22 FS040720	202204 310-51300-11000	SUPERVISOR FEES 04/07/22	*	200.00	
							200.00 003892
FREDERICK W. SAWYERS							
4/14/22	00001	4/01/22 262	202204 310-51300-34000	MANAGEMENT FEES - APR 22	*	2,825.08	
		4/01/22 262	202204 310-51300-35200	WEBSITE MANAGEMENT-APR 22	*	54.17	
		4/01/22 262	202204 310-51300-35100	INFORMATION TECH - APR 22	*	83.33	
		4/01/22 262	202204 310-51300-51000	OFFICE SUPPLIES	*	.39	
		4/01/22 262	202204 310-51300-42000	POSTAGE	*	6.89	
		4/01/22 262	202204 310-51300-42500	COPIES	*	1.35	
		4/01/22 263	202204 320-53800-34000	FIELD MANAGEMENT - APR 22	*	4,748.00	
							7,719.21 003893
GOVERNMENTAL MANAGEMENT SERVICES-							
4/14/22	00093	4/07/22 HK040720	202204 310-51300-11000	SUPERVISOR FEES 04/07/22	*	200.00	
							200.00 003894
HERBERT VON KLUGE							
4/14/22	00105	3/31/22 0048729-	202203 320-53800-46200	QUARTERLY MAINT 3/29/22	*	972.50	
							972.50 003895
PROPUMP & CONTROLS, INC							
4/14/22	00073	4/07/22 BG040720	202204 310-51300-11000	SUPERVISOR FEES 04/07/22	*	200.00	
							200.00 003896
ROBERT GAUL							
4/14/22	00050	4/01/22 ON 34437	202204 320-53800-47300	LANDSCAPE MAINT - APR 22	*	16,500.00	

BONC BONNET CREEK MBYINGTON

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		4/01/22	ON 34601 202203 320-53800-47400		*	381.02	
			IRR REPAIRS-REPLACE VALVE				
				YELLOWSTONE LANDSCAPE			16,881.02 003897
4/20/22	00058	12/31/21	21001890 202112 320-53800-48300		*	2,234.99	
			SOLAR POWER/WAYFIND SIGN				
		12/31/21	21002101 202112 320-53800-49000		*	375.00	
			POLE KIT/SOLAR PANEL INST				
				CREATIVE SIGN DESIGNS			2,609.99 003898
4/20/22	00086	3/01/22	PI-A0077 202203 320-53800-44150		*	234.45	
			LAKE MAINTENANCE - MAR22				
				SOLITUDE LAKE MANAGEMENT LLC			234.45 003899
4/27/22	00052	4/25/22	70237 202203 320-53800-44130		*	2,500.00	
			TRI-YR WETLAND MAINT 3/15				
				AQUATIC WEED CONTROL, INC.			2,500.00 003900
4/27/22	00107	3/31/22	503833 202203 320-53800-44900		*	194.00	
			QRTLY WELL MONITOR MAR22				
				EUROFINS ENVIRONMENT TESTING SE,LLC			194.00 003901
4/27/22	00086	4/01/22	PI-A0078 202204 320-53800-44150		*	234.45	
			LAKE MAINTENANCE - APR 22				
				SOLITUDE LAKE MANAGEMENT LLC			234.45 003902
4/27/22	00050	4/13/22	ON 35268 202202 320-53800-60000		*	980.00	
			PLANT INSTALLATION FEB 22				
				YELLOWSTONE LANDSCAPE			980.00 003903
4/29/22	00108	4/29/22	04292022 202204 320-53800-49000		*	4,500.00	
			SFWMD WETLAND DEPOSIT				
				EIP IV CREDIT CO, LLC			4,500.00 003904
TOTAL FOR BANK A						40,888.12	
TOTAL FOR REGISTER						40,888.12	

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
4/14/22	00051	4/08/22 42389	202203 600-53800-60700	INTERSECTION IMPROVEMENTS	*	5,415.00	
				DONALD W. MCINTOSH ASSOCIATES, INC.			5,415.00 000178
4/20/22	00066	1/12/21 SIN0431	202204 600-53800-60104	RETAINAGE BALANCE-4/14/22	*	13,488.05	
		1/18/21 SIN0432	202204 600-53800-60104	RETAINAGE BALANCE-4/14/22	*	10,723.00	
				WATERTRONICS, LLC			24,211.05 000179
TOTAL FOR BANK B						29,626.05	
TOTAL FOR REGISTER						29,626.05	

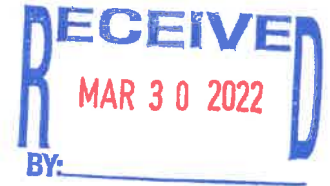


Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120
FAX: 772/468-9278



BONNET CREEK RESORT COMMUNITY DEVELOPMENT DISTRICT
219 E LIVINGSTON STREET
ORLANDO, FL 32801

Invoice No. 357423
Date 03/27/2022
Client No. 21241

96 1,310,513.320

Services rendered in connection with the audit of the Basic Financial Statements
as of and for the year ended September 30, 2021.

Total Invoice Amount \$ 3,100.00

RECEIVED

APR 01 2022

Please enter client number on your check.
Finance charges are calculated on balances over 30 days old at an annual percentage rate of 18%.

Fort Pierce / Stuart

Member AICPA

Member AICPA Division For CPA Firms
Private Companies Practice Section

Member FICPA

RCM UTILITIES, LLC
100 W. MILLS AVE
EUSTIS, FL 32726
billing@rcmutilities.com



INVOICE

BILL TO

Bonnet Creek Resort
CDD
219 E. Livingston St
Orlando, FL 32801

INVOICE # 5608**DATE 03/30/2022****TERMS Net 30**

102 1.320.538.466

JOB NAME

Bonnet Creek Resort Inspection

DATE	ACTIVITY	DESCRIPTION	AMOUNT
03/25/2022	Service Work	Lift Station Preventative Maintenance Inspection - Quarterly - see attached report.	300.00

SUBTOTAL	300.00
TAX	0.00
TOTAL	300.00
BALANCE DUE	\$300.00

Donald W McIntosh Associates Inc.
2200 Park Avenue North
Winter Park, FL 32789-2355
(407) 644-4068

Bonnet Creek Resort CDD
George Flint
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822

Invoice number 42389
Date 04/08/2022

Project 22234 Bonnet Creek Resort CDD
General Consulting

For Period Through March 25, 2022

Invoice Summary

Description	Current Billed
10 1.310.513.311 CDD general consulting	0.00
CDD inspections	0.00
CDD miscellaneous meetings	0.00
CDD intersection improvements	5,415.00
CDD irrigation pump upgrade	0.00
Reimbursable Expenses	* 62.50
Total	5,477.50

Professional Fee Detail

Associate	Hours	Rate	Billed Amount
Senior Design Technician	17.25	150.00	2,587.50
Survey Project Manager	0.50	85.00	42.50
Survey Technician	15.00	125.00	1,875.00
	13.00	70.00	910.00
Professional Fee Detail subtotal	45.75		5,415.00

Reimbursable Expenses

Mileage	Units	Rate	Billed Amount
	125.00	0.50	62.50

Invoice total **5,477.50**



Invoice Supporting Detail

22234 Bonnet Creek Resort CDD General Consulting
000 CDD general consulting

Phase Status: Active

Billing Cutoff: 03/25/2022

WIP Status:

Date	Units	Rate	Amount
------	-------	------	--------

Subtotal			0.00
total			0.00

001 CDD inspections

Phase Status: Active

Billing Cutoff: 03/25/2022

WIP Status:

Date	Units	Rate	Amount
------	-------	------	--------

Subtotal			0.00
total			0.00

002 CDD miscellaneous meetings

Phase Status: Active

Billing Cutoff: 03/25/2022

WIP Status:

Date	Units	Rate	Amount
------	-------	------	--------

Subtotal			0.00
total			0.00

005 CDD intersection improvements

Phase Status: Active

Billing Cutoff: 03/25/2022

Labor

WIP Status: Billable

Date	Units	Rate	Amount
------	-------	------	--------

Associate

James C. Nugent

Time Per Contract	02/28/2022	0.50	150.00	75.00
Coordination with BDA on legal descriptions for wetland impact areas				
Time Per Contract	03/03/2022	3.50	150.00	525.00
Prepare for and attend CDD board meeting				
Time Per Contract	03/03/2022	0.25	150.00	37.50
Coordination with Counsel on wetland mitigation cost apportionment				
Time Per Contract	03/04/2022	0.75	150.00	112.50
Coordination call with BDA on impact permit requests, coordinate with Survey PM on RCID request for legal descriptions of impacts				
Time Per Contract	03/09/2022	1.50	150.00	225.00
Call and coordination with RCID and Contractor on erosion control and siltation in wetland by east sign. Follow up on legal descriptions for SF wetland impacts.				
Time Per Contract	03/10/2022	2.25	150.00	337.50
Site meeting with contractor and RCID staff on erosion control needs and wetland siltation issue.				
Time Per Contract	03/14/2022	2.00	150.00	300.00
Coordination with BDA on impact permitting, legal descriptions, impact area exhibits.				
Time Per Contract	03/15/2022	1.25	150.00	187.50
Coordination with BDA on wetland impacts, legal descriptions for RCID and WDPR impact areas; revise impact area by owner exhibits.				
Time Per Contract	03/16/2022	0.25	150.00	37.50

Invoice Supporting Detail

22234 Bonnet Creek Resort CDD General Consulting
 005 CDD intersection improvements

Phase Status: Active

Billing Cutoff: 03/25/2022

Date	Units	Rate	Amount
------	-------	------	--------

Labor

WIP Status: Billable

Associate

James C. Nugent

Review BDA permitting request letter to ACOE.

Subtotal	12.25		1,837.50
----------	-------	--	----------

Rocky L. Carson

Time Per Contract	03/11/2022	2.25	150.00	337.50
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SFWMD Wetland Impact Sketches of description

Time Per Contract	03/14/2022	2.00	150.00	300.00
-------------------	------------	------	--------	--------

Check drafting of Wetland Impact Area Sketches of Description

Time Per Contract	03/17/2022	0.75	150.00	112.50
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Check Wetland Impact sketch of description of ACOE

Subtotal	5.00		750.00
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Senior Design Technician

Scott T. Barton

Time Per Contract	03/14/2022	0.50	85.00	42.50
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Update impact exhibits with revised impact lines

Subtotal	0.50		42.50
----------	------	--	-------

Survey Project Manager

Donald L. Lambert

Time Per Contract	03/07/2022	1.00	125.00	125.00
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Set up legal boundaries

Time Per Contract	03/10/2022	6.00	125.00	750.00
-------------------	------------	------	--------	--------

SFWMD SOD - 18-146(F) & 18-146(G)

Time Per Contract	03/11/2022	5.00	125.00	625.00
-------------------	------------	------	--------	--------

SFWMD SOD - 18-146(F) & 18-146(G) & Exhibit 18-146(E1)

Time Per Contract	03/14/2022	3.00	125.00	375.00
-------------------	------------	------	--------	--------

Update SFWMD impact exhibit; generate ACOE exhibit and SOD

Subtotal	15.00		1,875.00
----------	-------	--	----------

Survey Technician

Michael K. Sanft

Time Per Contract	03/07/2022	3.00	70.00	210.00
-------------------	------------	------	-------	--------

SOD's for Wetland

Time Per Contract	03/08/2022	7.00	70.00	490.00
-------------------	------------	------	-------	--------

SOD's for Wetland Impact Areas

Time Per Contract	03/09/2022	2.50	70.00	175.00
-------------------	------------	------	-------	--------

SOD's for Wetland Impact Areas

Time Per Contract	03/14/2022	0.50	70.00	35.00
-------------------	------------	------	-------	-------

Revise CS# 18-146(E)

Subtotal	13.00		910.00
----------	-------	--	--------

Labor total	45.75		5,415.00
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Invoice Supporting Detail

22234 Bonnet Creek Resort CDD General Consulting

007 CDD irrigation pump upgrade

Phase Status: Closed

Billing Cutoff: 03/25/2022

WIP Status:

Date	Units	Rate	Amount
------	-------	------	--------

Subtotal 0.00

total 0.00

999 Reimbursable Expenses

Phase Status: Active

Billing Cutoff: 03/25/2022

WIP Status: Billable

Expense

James C. Nugent

Expense Report

Mileage 03/03/2022 73.00 0.50 36.50

Mileage 03/10/2022 52.00 0.50 26.00

Subtotal 125.00 62.50

Expense total 125.00 62.50

Attendance Confirmation

for
BOARD OF SUPERVISORS

RECEIVED APR 08 2022

District Name: Bonnet Creek Resort CDD

Board Meeting Date: April 7, 2022

98 1.310.513.110

	Name	In Attendance Please ✓	Fee Involved Yes / No
1	Fred Sawyers FS04072022	✓	Yes (\$200)
2	Bob Gaul	✓	Yes (\$200)
3			
4	Herb Von Kluge	✓	Yes (\$200)
5	Randall Greene		Yes (\$200)

The supervisors present at the above referenced meeting should be compensated accordingly.

Approved for Payment:


District Manager Signature

4/7/22
Date

****RETURN SIGNED DOCUMENT TO District Accountant****

1001 Bradford Way
Kingston, TN 37763

Invoice #: 262
Invoice Date: 4/1/22
Due Date: 4/1/22
Case:
P.O. Number:

Bonnet Creek Resort CDD
219 E. Livingston St.
Orlando, FL 32801

RECEIVED

Description	Hours/Qty	Rate	Amount
Management Fees - April 2022 340		2,825.08	2,825.08
Website Administration - April 2022 352		54.17	54.17
Information Technology - April 2022 351		83.33	83.33
Office Supplies 510		0.39	0.39
Postage 420		6.89	6.89
Copies 425		1.35	1.35
Total			\$2,971.21
Payments/Credits			\$0.00
Balance Due			\$2,971.21

GMS-Central Florida, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 263**Invoice Date:** 4/1/22**Due Date:** 4/1/22**Case:****P.O. Number:****Bill To:**

Bonnet Creek Resort CDD
219 E. Livingston St.
Orlando, FL 32801

RECEIVED

1 1,320.538.340

Description	Hours/Qty	Rate	Amount
Field Management - April 2022		4,748.00	4,748.00
Total			\$4,748.00
Payments/Credits			\$0.00
Balance Due			\$4,748.00

Attendance Confirmation

for
BOARD OF SUPERVISORS

RECEIVED APR 08 2022

District Name: Bonnet Creek Resort CDD

Board Meeting Date: April 7, 2022

93 1. 310 513. 110

	Name	In Attendance Please ✓	Fee Involved Yes / No
1	Fred Sawyers	✓	Yes (\$200)
2	Bob Gaul	✓	Yes (\$200)
3			
4	Herb Von Kluge HK 04072022	✓	Yes (\$200)
5	Randall Greene		Yes (\$200)

The supervisors present at the above referenced meeting should be compensated accordingly.

Approved for Payment:


District Manager Signature

4/7/22
Date

****RETURN SIGNED DOCUMENT TO District Accountant****



H
Accounting
610 Old Mt. Eden Rd
Shelbyville, KY 40065
Phone 800-414-0677
Fax 502-633-0733

Regional Offices
North Carolina 800-844-0677
South Carolina 843-236-5661
Florida 941-755-4589
Ohio 800-426-0370

Invoice: 0048729-IN

March 31, 2022

Bonnet Creek CDD
C/O Governmental Management Services
6200 Lee Vista Boulevard
Suite 300
Orlando, FL 32822

RECEIVED

Confirm To: George Flint
Site: Bonnet Creek Resort

105 1,320.538.462

Scope of Project – Quarterly PM (2 of 4)

Date of Service: 3/29/22 - Reference Quote NCQ0# 052021-03 / QO-4462 for full description.

Service call on the Irrigation Pump Station at Bonnet Creek Resort CDD: Quarterly PM. Technician Roben traveled to the site. Found the Station shut down upon arrival due to a filter alarm. Took the filter out and the filter was extremely dirty. The filter and the inside of the filter housing was covered in a clear algae and Bryozoa. Cleaned the filter and the filter housing. Also checked the reverser. The reverser looks good. The paw has some wear on it. This could become an issue. Could have happened from the filter being dirty. The filter is tuff to get in the last quarter of the way in. Same with the first quarter of pulling the filter out. Not sure why the fitment is so tight. Put the filter back in and checked to make sure the filter was stroking on the flush. Filter is stroking and flushing properly. We may have to increase the frequency of the filter cleaning and adjust the filter flush cycle. Went through the cabinet. Cleaned wye strainer screens and flushed the ports for the pressure sensors. Checked and cleaned the low level transducer. Washed station down, washed out pump heads and flushed drain tubes. Wiped down the cabinet and manifold. Sent the customer an email to report findings from the PM service.

Labor (PM & Filter Cleaning) - **\$957.50**

Misc. PM Materials - **\$15.00**

Net Invoice: \$972.50

Total Due: \$972.50

Mail Check To:

**Propump & Controls, Inc
610 Old Mount Eden Rd.
Shelbyville, KY 40065**

Remit to: ProPump & Controls Inc., 610 Old Mt Eden Rd, Shelbyville, KY 40065

Net Terms: 30 days from the Date of Invoice

ProPump files lien notices based on state laws. Late fee of 1.5% will be charged per month on all accounts that are past due. Please note that all payments in excess of \$5000 by credit card are subject to 2.65% service charge without prior agreement. Invoice questions: Contact Silvia Minshall at 941-755-4589

Attendance Confirmation

for
BOARD OF SUPERVISORS

RECEIVED APR 08 2022

District Name: Bonnet Creek Resort CDD

Board Meeting Date: April 7, 2022

73 1.310.513.110

	Name	In Attendance Please ✓	Fee Involved Yes / No
1	Fred Sawyers	✓	Yes (\$200)
2	Bob Gaul BG 04072022	✓	Yes (\$200)
3			
4	Herb Von Kluge	✓	Yes (\$200)
5	Randall Greene		Yes (\$200)

The supervisors present at the above referenced meeting should be compensated accordingly.

Approved for Payment:


District Manager Signature

4/7/22
Date

****RETURN SIGNED DOCUMENT TO District Accountant****



YELLOWSTONE
LANDSCAPE

Bill To:

Bonnet Creek Resort CDD
c/o Governmental Management Services, LLC
6200 Lee Vista Blvd
Suite 300
Orlando, FL 32822

Property Name: Bonnet Creek Resort CDD

50 1,320.538.473

Description	Current Amount
Monthly Maintenance April 2022	\$16,500.00

INVOICE

INVOICE #	INVOICE DATE
ON 344374	4/1/2022
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: May 1, 2022

Invoice Amount: \$16,500.00

Invoice Total **\$16,500.00**

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IN COMMERCIAL LANDSCAPING

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APR 01 2022

Should you have any questions or inquiries please call (386) 437-6211.

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286

**Bill To:**

Bonnet Creek Resort CDD
c/o Governmental Management Services, LLC
6200 Lee Vista Blvd
Suite 300
Orlando, FL 32822

Property Name: Bonnet Creek Resort CDD

H

INVOICE

INVOICE #	INVOICE DATE
ON 346014	4/1/2022
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: May 1, 2022

Invoice Amount: \$381.02

50 1.320.538.474

Description	Current Amount
Repair Zone Five Valve Not Operating March 2022 Irrigation Repairs	\$381.02

Invoice Total **\$381.02**

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IN COMMERCIAL LANDSCAPING

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APR 04 2022

Should you have any questions or inquiries please call (386) 437-6211.

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286



CONSULT. DESIGN. FABRICATE. INSTALL.

REMIT PAYMENT TO:

P.O. Box 17299 Clearwater, FL 33762-0299
payments@CreativeSignDesigns.com
For Billing Questions Call 813-749-2450

INVOICE

Invoice #: 21001890
Invoice Date: 12/31/21
Customer #: 4014
Page: 1 of 1
AP Contact: [APCONTACT]
AP Email: [APEMAIL]

BILL TO:	JOB LOCATION:
BONNET CREEK RESORT CDD 6200 LEE VISTA BOULEVARD SUITE 320 ORLANDO FL 32822	Bonnet Creek Resort CDD 9560 Via Encinas Blvd. Lake Buena Vista, 32830

ORDERED BY		PO NUMBER	SALESPERSON	SHIP VIA	ORDER DATE	PAYMENT TERMS	DUE DATE
			JS		11/03/21	50% DOWN PAYMENT- NET30	01/15/22
QTY	DESCRIPTION					UNIT PRICE	TOTAL PRICE
1	QUOTE #87260 CO# 2 - Solar Power for Wayfinding Pylon					0.00	0.00
1	QUOTE #87260A CO# 2 - Solar Power for Wayfinding Pylon - Installation					575.00	575.00
1	QUOTE #87260B CO# 2 - Solar Power for Wayfinding Pylon - Solar Panels for Pylon Wayfinding Signage					0.00	0.00
1	QUOTE #87260C CO# 2 - Solar Power for Wayfinding Pylon - Solar Panels for Pylon Wayfinding Signage					3,844.98	3,844.98
1	QUOTE #87260D CO# 2 - Solar Power for Wayfinding Pylon - General Conditions					50.00	50.00
						SUB TOTAL	----- 4,469.98
Customer Tax Exempt # 85-8012630425C-8							
						1.58 340.538 483	
					LESS PRE-PAYMENTS:		-2,234.99
					PLEASE PAY THIS AMOUNT:		\$2,234.99

1.58
340.538 483



CONSULT. DESIGN. FABRICATE. INSTALL

REMIT PAYMENT TO:

P.O. Box 17299 Clearwater, FL 33762-0299
payments@CreativeSignDesigns.com
For Billing Questions Call 813-749-2450

INVOICE

Invoice #: 21002101
Invoice Date: 12/31/21
Customer #: 4014
Page: 1 of 1
AP Contact: [APCONTACT]
AP Email: [APEMAIL]

BILL TO:	JOB LOCATION:
BONNET CREEK RESORT CDD 6200 LEE VISTA BOULEVARD SUITE 320 ORLANDO FL 32822	Bonnet Creek Resort CDD 9560 Via Encinas, Lake Buena Vista, 32830

ORDERED BY	PO NUMBER	SALESPERSON	SHIP VIA	ORDER DATE	PAYMENT TERMS	DUE DATE
		JS		12/13/21	PAY APPLICATION	03/01/22

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
1	QUOTE #88130 CO# 4 - Pole Kit for Solar Panel Installation for Wayfinding Pylon	0.00	0.00
1	QUOTE #88130A CO# 4 - Pole Kit for Solar Panel Installation for Wayfinding Pylon	0.00	0.00
1	QUOTE #88130B CO# 4 - Pole Kit for Solar Panel Installation for Wayfinding Pylon	0.00	0.00
1	QUOTE #88130C CO# 4 - Pole Kit for Solar Panel Installation for Wayfinding Pylon	375.00	375.00
		SUB TOTAL	375.00
	Customer Tax Exempt # 85-8012630425C-8		

1.58
320.538.483

LESS PRE-PAYMENTS: PLEASE PAY THIS AMOUNT:	\$375.00
---	----------

SOLITUDE

LAKE MANAGEMENT

Voice: (888) 480-LAKE • Fax: (888) 358-0088

INVOICE

Invoice Number: PI-A00770865

Invoice Date: 03/01/22

PROPERTY: Bonnett Creek CDD

SOLD TO: Bonnett Creek CDD
Governmental Management Services
6200 Lee Vista Blvd Suite 300
Orlando, FL 32822

Customer ID	Customer PO	Payment Terms	
5006	ORLHHB5082	Net 30	
Sales Rep ID	Shipping Method	Ship Date	Due Date

Qty	Item	Unit Price	Extension
	Description UOM		

1	Lake & Pond Management Services SVR12519 03/01/22 – 03/31/22 Lake & Pond Management Services	234.45	234.45
---	--	--------	--------

1-86
320.538 . 44150

PLEASE REMIT PAYMENT TO:
SOLitude Lake Management, LLC
1320 Brookwood Drive, Suite H
Little Rock, AR 72202

Subtotal	234.45
Sales Tax	0.00
Total Invoice	234.45
Payment Received	0.00
TOTAL	234.45



Aquatic Weed Control, Inc.

P.O. Box 593258
Orlando, FL 32859

Phone: 407-859-2020

Fax: 407-859-3275

Invoice

Date	Invoice #
4/25/2022	70237

52 1.320.538.44130

Bill To

Bonnet Creek Resort CDD
Governmental Management Services
219 East Livingston Street
Orlando, FL 32801

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APR 26 2022

Customer P.O. No.	Payment Terms	Due Date
Project# 95180	Net 45	6/9/2022

Description	Amount
Tri-annual wetland maintenance for the month of March 2022 - Crosby Island Marsh - Completed 3/15/2022.	2,500.00

Thank you for your business.

Total	\$2,500.00
Payments/Credits	\$0.00
Balance Due	\$2,500.00



Environment Testing
Flowers Laboratories

P.O. Box 150597, Altamonte Springs, FL 32715-0597
571 NW Mercantile Pl, Suite 111, Port St. Lucie, FL 34986
812 SW Harvey Green Dr, Madison, FL 32340
3980 Overseas Hwy, Suite 103, Marathon, FL 33050

E83018 (Main Lab)
E86562 (South Lab)
E82405 (North Lab)
E35834 (Keys Lab)

Bonnet Creek Resort CDD-c/o Gov Mgmt Ser
6200 Lee Vista Blvd. Ste 300
Orlando, FL 32822

PO #: n/a
Client Project #: QMW's
Date Sampled: Mar 31, 2022
Apr 07, 2022; Invoice: 503833

Invoice

107 1,320.538.449

Description	Amount	Units	Extension
CI	15.00	2	30.00
FCOI-QT	35.00	2	70.00
NO3(CR)	15.00	2	30.00
pH	5.00	2	10.00
TB	15.00	2	30.00
TDS	12.00	2	24.00
Total			194.00

This invoice is due upon receipt.

Please remit to: Eurofins Environment Testing Southeast, LLC
PO BOX 3213
Carol Stream, IL 60132-3213

RECEIVED

VISA, MasterCard, and American Express cards will be accepted.

There will be a 1.5% service charge per month on all unpaid balances.



Voice: (888) 480-LAKE • Fax: (888) 358-0088

INVOICE

Invoice Number: PI-A00787931

Invoice Date: 04/01/22

PROPERTY: Bonnett Creek CDD

SOLD TO: Bonnett Creek CDD
Governmental Management Services
6200 Lee Vista Blvd Suite 300
Orlando, FL 32822

Bv 1.320.538.44150

Customer ID	Customer PO	Payment Terms	
5006	ORLHHB5082	Net 30	
Sales Rep ID	Shipping Method	Ship Date	Due Date

Qty	Item	Unit Price	Extension
	Description UOM		
1	Lake & Pond Management Services SVR12519 04/01/22 – 04/30/22 Lake & Pond Management Services	234.45	234.45

PLEASE REMIT PAYMENT TO:
SOLitude Lake Management, LLC
1320 Brookwood Drive, Suite H
Little Rock, AR 72202

Subtotal	234.45
Sales Tax	0.00
Total Invoice	234.45
Payment Received	0.00
TOTAL	234.45



INVOICE

INVOICE #	INVOICE DATE
ON 352686	4/13/2022
TERMS	PO NUMBER
Net 30	

Bill To:

Bonnet Creek Resort CDD
c/o Governmental Management Services, LLC
6200 Lee Vista Blvd
Suite 300
Orlando, FL 32822

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Bonnet Creek Resort CDD

Invoice Due Date: May 13, 2022

Invoice Amount: \$980.00

Description	Current Amount
Illex Schilling Repair Feb Plant Installation	\$980.00

Invoice Total \$980.00

Excellence
IN COMMERCIAL LANDSCAPING

RECEIVED

APR 14 2022

1.50
320 530.600.

Should you have any questions or inquiries please call (386) 437-6211.

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286

CHECK REQUEST FORM

DISTRICT/ASSOCIATION: Bonnet Creek Resort CDD

DATE: 4/29/22

PAYABLE TO: EIP IV Credit CO, LLC , c/o Ecosystem Investment Partners

AMOUNT REQUESTED: \$4,500.00

REQUESTED BY: Megan Byington

ACCOUNT # 001.320.538.490

DESCRIPTION OF NEED: SFWMB Wetland Credit Deposit


Bullfrog Bay

 An EIP Mitigation
Bank Solution

 5550 Newbury Street, Suite B
Baltimore, MD 21209
P:443.921.9441
F:410.235.1503

WETLAND CREDIT PURCHASE AGREEMENT

THIS WETLAND CREDIT PURCHASE AGREEMENT ("Agreement") is made and entered into this 15th day of April, 2022, (the "Effective Date") by and between **EIP IV CREDIT CO., LLC**, a Delaware limited liability company, having an address of 5550 Newbury Street Suite B, Baltimore MD 21209 ("Seller"), and BONNET CREEK RESORT COMMUNITY DEVELOPMENT DISTRICT having an address of 219 E. Livingston Street, Orlando, FL 32801 ("Buyer").

RECITALS:

WHEREAS, Seller is the sponsor of the Bullfrog Bay Mitigation Bank, located in Polk County, Florida, within the Reedy Creek drainage basin within the Kissimmee River Watershed and permitted by SFWMD under Chapters 40D-1 and 40D-4, F.A.C. and as provided in SFWMD Permit No. 53-00004-M ("BB Bank Permit"); and

WHEREAS, Buyer seeks to fulfill the requirements of an "after-the-fact" permit from SFWMD under a Florida Environmental Resource Permit ("ERP") through the purchase of Wetland Credits (as defined below) from Seller under the provisions of this Agreement so as to allow the discharge of clean non-toxic fill material into a wetland in the Reedy Creek drainage basin Polk County, FL for the Bonnet Creek Resort Entrance Sign After-the-Fact Permit project ("Project"); and

WHEREAS, the Permits require the Buyer to purchase a total of **0.25 state forested Wetland Credits** (as defined below) due to the proposed impacts to wetlands resulting from the development of the Project; and

NOW, THEREFORE, for and in consideration of the mutual covenants herein contained and other good and valuable consideration, the receipt and sufficiency of which are hereby mutually acknowledged, it is agreed as follows:

- 1) RECITALS. The recitals are hereby incorporated herein by this reference and made a part of this Agreement.
- 2) DEFINITIONS. The following terms shall have the following meanings in this Agreement:
 - a) WETLAND CREDITS. "Wetland Credits" shall mean mitigation credits sold from the Wetland Banks as determined by SFWMD ("State Credits"). Wetland Credits were determined using the Uniform Mitigation Assessment Method ("UMAM").
 - b) WETLAND BANKS. "Wetland Bank" shall mean the banks sponsored by Seller with Wetland Credits for sale to the open market in connection with ERP/Clean Water Act Section 404 Dredge and Fill permitted projects, as provided for by the SFWMD Bank Permit and the MBI.
- 3) COMPENSATION. Subject to the terms and conditions of this Agreement, Buyer shall purchase from Seller and Seller shall sell to Buyer 0.25 state forested Wetland Credits.
 - a) PURCHASE PRICE. In exchange for the Wetland Credits being purchased hereunder, Buyer shall, subject to the terms and conditions of this Agreement, pay to the Seller a unit price of One Hundred Twenty Thousand Dollars (\$120,000.00) per State Wetland Credit, for a sum total of **Thirty Thousand Dollars (\$30,000.00)** (the "Purchase Price").



Bullfrog Bay
An EIP Mitigation
Bank Solution

5550 Newbury Street, Suite B
Baltimore, MD 21209
P:443.921.9441
F:410.235.1503

- b) DEPOSIT. In order to secure a Reservation Period (as defined below), Buyer shall pay Seller a deposit of fifteen percent (15%) of the Purchase Price, which is **Four Thousand Five Hundred Dollars (\$4,500.00)** ("Deposit"). If Buyer wishes to extend the Reservation Period as provided for below, Buyer may pay Seller another deposit of Four Thousand Five Hundred Dollars (\$4,500.00) ("Second Deposit"). The Deposit and the Second Deposit are non-refundable and are applicable to the Purchase Price.
 - c) PAYMENT TIMING. **On or before ten (10) days from the Effective Date of this Agreement, Buyer shall pay Seller the Deposit or the Purchase Price.** The balance of the Purchase Price less the Deposit and the Second Deposit (the "Balance of Purchase Price") is due from Buyer to Seller upon the end of the Reservation Period.
 - d) PAYMENT METHOD. All payment(s) made pursuant to this Agreement shall be made to EIP IV Credit Co., LLC ("EIP"). Buyer shall pay the Deposit, Second Deposit, Purchase Price, and Balance of Purchase Price by either a wire transfer or Automated Clearing House (ACH) transfer. EIP shall not accept payment in any form of check. In no instance shall Wetland Credits be transferred by Seller to Buyer prior to EIP having received full payment from Buyer for the Wetland Credits being transferred. **Please contact sales@ecosystempartners.com to securely receive wire transfer / ACH payment instructions.**
 - e) OTHER TERMS. Wetland Credits purchased are non-refundable and non-transferrable.
- 4) PROCESS
- a) RESERVATION PERIOD. Upon Seller's receipt of the Deposit, Seller will reserve the Wetland Credits for Buyer for ninety (90) days from the Effective Date ("Reservation Period"). If Buyer wishes to extend the Reservation Period by an additional ninety (90) days, Buyer shall pay to Seller the Second Deposit, for a maximum Reservation Period of one hundred eighty (180) days from the Effective Date, at the end of which the Balance of Purchase Price is due from Buyer to Seller.
 - b) RESERVATION LETTER. Within 3 business days of receiving a request from Buyer, Seller will convey a letter to Buyer indicating that the Wetland Credits have been reserved by Buyer for the then-applicable Reservation Period ("Reservation Letter").
 - c) TRANSFER OF WETLAND CREDITS. Upon receipt by Seller of a copy of Buyer's State Permit and Purchase Price or Balance of the Purchase Price, Seller shall initiate a minor modification of the SFWMD Bank Permits to withdraw the State Credits in favor of Buyer's State Permit ("Permit Modification"). Seller shall provide a copy of the Permit Modification to Buyer.
 - d) TERMINATION. At Seller's discretion, this Agreement shall automatically terminate if Buyer does not pay the Purchase Price or the Deposit to Seller on or before ten (10) days from the Effective Date of this Agreement. In any event, **this Agreement must be fully executed on or before May 5, 2022**, or, at the discretion of the Seller, any and all obligations of the Seller shall be terminated.
- 5) SELLER'S COVENANTS AND REPRESENTATIONS. Seller represents that it is authorized by SFWMD to sell Wetland Credits from the Wetland Bank in accordance with the SFWMD Bank Permit. Seller shall be responsible for the development and maintenance of the Wetland Credits and the Wetland Bank in accordance with the requirements of the SFWMD Bank Permit and other



Bullfrog Bay
An EIP Mitigation
Bank Solution

5550 Newbury Street, Suite B
Baltimore, MD 21209
P: 443.921.9441
F: 410.235.1503

applicable laws. Seller has good and sufficient title to the Wetland Credits it will sell to Buyer. Buyer shall have no rights or obligations to perform any of the responsibilities of the Seller now or hereafter set forth by SFWMD regarding the development and maintenance of the Wetland Credits or the Wetland Bank nor shall Buyer have any rights or obligations to enforce any of the responsibilities of the Seller under the SFWMD Bank Permit.

- 6) NOTICES. Any notices required or permitted hereunder shall be sufficiently given if delivered by overnight courier, by United States mail, return receipt requested, by facsimile or electronic mail to the parties hereto as follows:

If to Seller:

EIP IV CREDIT CO., LLC
c/o Ecosystem Investment Partners
5550 Newbury Street Suite B
Baltimore, MD 21209
Attn: Joseph Williams
443.921.9441
jwilliams@ecosystempartners.com

If to Buyer:

**BONNET CREEK RESORT
COMMUNITY DEVELOPMENT
DISTRICT**
219 E. Livingston Street
Orlando, FL 32801
407.841.5524

Any notice given pursuant hereto by overnight courier shall be effective as of delivery; any notice given pursuant hereto by First Class United States mail, return receipt requested, shall be effective as of the third business day following its posting, and any notice given pursuant hereto by facsimile or electronic mail shall be effective as of receipt of a confirmation by the sending party.

- 7) PRIOR AGREEMENTS. This Agreement shall supersede any and all prior understandings and agreements between the parties hereto, whether written or oral, with respect to the subject matter hereof and may be amended only by a written document stating the specifics of such amendment, executed by both Seller and Buyer.
- 8) APPLICABLE LAW. Seller and Buyer shall be contractually bound to this Agreement, which shall be governed by the laws of the State of Florida and subject to the requirements of any applicable federal laws or regulations. Changes in federal, state, or local laws, which might have otherwise impacted this Agreement, shall not be enforced retroactively after execution of this Agreement. Each party shall be held harmless for damages sustained by the other party as a result of changes in federal, state, or local laws pertaining to this transaction or the interpretation or enforcement of said changes.
- 9) ATTORNEYS' FEES. In the event any action, suit, or other proceeding at law or in equity is brought to enforce the covenants and agreements contained in this Agreement or to obtain monetary damages for breach thereof, and such action results in an award judgment for monetary damages, or the granting of any equitable relief in favor of any party hereto, all expenses, including reasonable attorney's fees, of the successful party in such action, suit, or other proceeding shall, upon demand of such party, be paid by the other party.
- 10) SUCCESSORS AND ASSIGNS. This Agreement shall inure to the benefit of and be binding upon the successors and assigns of Seller and Buyer, as the case may be, and their respective successors and assigns. Neither party hereto shall assign any interest hereunder without the prior written approval of the other, which approval shall not be unreasonably withheld.



Bullfrog Bay

An EIP Mitigation
Bank Solution

5550 Newbury Street, Suite B

Baltimore, MD 21209

P:443.921.9441

F:410.235.1503

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on the day and year first above written.

SELLER:

EIP IV CREDIT CO., LLC

DocuSigned by:

Joseph Williams

B437017AB14743C...

By: *Ramon Williams*

Its: Assistant Director of Markets
Managing Director

Dated: April 25, 2022 | 13:50:58 PDT

BUYER:

**BONNET CREEK RESORT COMMUNITY
DEVELOPMENT DISTRICT**

By: *Robert Gaul*

Its: *Chairman*

Dated: *4/15/2022*

Donald W McIntosh Associates Inc.
2200 Park Avenue North
Winter Park, FL 32789-2355
(407) 644-4068

Bonnet Creek Resort CDD
George Flint
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822

Invoice number 42389
Date 04/08/2022

Project **22234 Bonnet Creek Resort CDD**
General Consulting

For Period Through March 25, 2022

Invoice Summary

Description	Current Billed
51 31.000.538.007 B	
CDD general consulting	0.00
CDD inspections	0.00
CDD miscellaneous meetings	0.00
CDD intersection improvements	* 5,415.00
CDD irrigation pump upgrade	0.00
Reimbursable Expenses	62.50
Total	5,477.50

Professional Fee Detail

	Hours	Rate	Billed Amount
Associate	17.25	150.00	2,587.50
Senior Design Technician	0.50	85.00	42.50
Survey Project Manager	15.00	125.00	1,875.00
Survey Technician	13.00	70.00	910.00
Professional Fee Detail subtotal	45.75		5,415.00

Reimbursable Expenses

	Units	Rate	Billed Amount
Mileage	125.00	0.50	62.50

Invoice total **5,477.50**

RECEIVED
APR 11 2022

Invoice Supporting Detail

22234 Bonnet Creek Resort CDD General Consulting

000 CDD general consulting

Phase Status: Active

Billing Cutoff: 03/25/2022

Date	Units	Rate	Amount
------	-------	------	--------

WIP Status:

Subtotal			0.00
total			0.00

001 CDD inspections

Phase Status: Active

Billing Cutoff: 03/25/2022

Date	Units	Rate	Amount
------	-------	------	--------

WIP Status:

Subtotal			0.00
total			0.00

002 CDD miscellaneous meetings

Phase Status: Active

Billing Cutoff: 03/25/2022

Date	Units	Rate	Amount
------	-------	------	--------

WIP Status:

Subtotal			0.00
total			0.00

005 CDD intersection improvements

Phase Status: Active

Billing Cutoff: 03/25/2022

Date	Units	Rate	Amount
------	-------	------	--------

Labor

WIP Status: Billable

Associate

James C. Nugent

Time Per Contract	02/28/2022	0.50	150.00	75.00
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Coordination with BDA on legal descriptions for wetland impact areas

Time Per Contract	03/03/2022	3.50	150.00	525.00
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Prepare for and attend CDD board meeting

Time Per Contract	03/03/2022	0.25	150.00	37.50
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Coordination with Counsel on wetland mitigation cost apportionment

Time Per Contract	03/04/2022	0.75	150.00	112.50
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Coordination call with BDA on impact permit requests, coordinate with Survey PM on RCID request for legal descriptions of impacts

Time Per Contract	03/09/2022	1.50	150.00	225.00
-------------------	------------	------	--------	--------

Call and coordination with RCID and Contractor on erosion control and siltation in wetland by east sign. Follow up on legal descriptions for SF wetland impacts.

Time Per Contract	03/10/2022	2.25	150.00	337.50
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Site meeting with contractor and RCID staff on erosion control needs and wetland siltation issue.

Time Per Contract	03/14/2022	2.00	150.00	300.00
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Coordination with BDA on impact permitting, legal descriptions, impact area exhibits.

Time Per Contract	03/15/2022	1.25	150.00	187.50
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Coordination with BDA on wetland impacts, legal descriptions for RCID and WDPR impact areas; revise impact area by owner exhibits.

Time Per Contract	03/16/2022	0.25	150.00	37.50
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Invoice Supporting Detail

22234 Bonnet Creek Resort CDD General Consulting

005 CDD intersection improvements

Phase Status: Active

Billing Cutoff: 03/25/2022

Date	Units	Rate	Amount
------	-------	------	--------

Labor

WIP Status: Billable

Associate

James C. Nugent

Review BDA permitting request letter to ACOE.

Subtotal	12.25		1,837.50
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Rocky L. Carson

Time Per Contract	03/11/2022	2.25	150.00	337.50
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SFWMD Wetland Impact Sketches of description

Time Per Contract	03/14/2022	2.00	150.00	300.00
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Check drafting of Wetland Impact Area Sketches of Description

Time Per Contract	03/17/2022	0.75	150.00	112.50
-------------------	------------	------	--------	--------

Check Wetland Impact sketch of description of ACOE

Subtotal	5.00		750.00
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Senior Design Technician

Scott T. Barton

Time Per Contract	03/14/2022	0.50	85.00	42.50
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Update impact exhibits with revised impact lines

Subtotal	0.50		42.50
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Survey Project Manager

Donald L. Lambert

Time Per Contract	03/07/2022	1.00	125.00	125.00
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Set up legal boundaries

Time Per Contract	03/10/2022	6.00	125.00	750.00
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SFWMD SOD - 18-146(F) & 18-146(G)

Time Per Contract	03/11/2022	5.00	125.00	625.00
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SFWMD SOD - 18-146(F) & 18-146(G) & Exhibit 18-146(E1)

Time Per Contract	03/14/2022	3.00	125.00	375.00
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Update SFWMD impact exhibit; generate ACOE exhibit and SOD

Subtotal	15.00		1,875.00
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Survey Technician

Michael K. Sanft

Time Per Contract	03/07/2022	3.00	70.00	210.00
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SOD's for Wetland

Time Per Contract	03/08/2022	7.00	70.00	490.00
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SOD's for Wetland Impact Areas

Time Per Contract	03/09/2022	2.50	70.00	175.00
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SOD's for Wetland Impact Areas

Time Per Contract	03/14/2022	0.50	70.00	35.00
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Revise CS# 18-146(E)

Subtotal	13.00		910.00
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Labor total	45.75		5,415.00
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Invoice Supporting Detail

22234 Bonnet Creek Resort CDD General Consulting

007 CDD irrigation pump upgrade

Phase Status: Closed

Billing Cutoff: 03/25/2022

WIP Status:

Date	Units	Rate	Amount
------	-------	------	--------

Subtotal 0.00

total 0.00

999 Reimbursable Expenses

Phase Status: Active

Billing Cutoff: 03/25/2022

WIP Status: Billable

Date	Units	Rate	Amount
------	-------	------	--------

Expense

James C. Nugent

Expense Report

Mileage 03/03/2022 73.00 0.50 36.50

Mileage 03/10/2022 52.00 0.50 26.00

Subtotal 125.00 62.50

Expense total 125.00 62.50



INVOICE



WATERTRONICS, LLC
PO BOX 530
HARTLAND, WI 53029-0530
Phone: 262-367-5000 Fax: 262-367-6897

INVOICE NUMBER: SINV043194
INVOICE DATE: 01/12/21

Bill

To: BONNET CREEK RESORT
DEVELOPMENT DISTRICT
9145 NARCOOSSEE RD SUITE A206
ORLANDO, FL 32827

Ship

To: BONNET CREEK RESORT
JAMES BOYD 404-542-4920
CHELONIA PARKWAY
ORLANDO, FL 32830

FOB Terms FOB FACTORY
Ship Via TRUCK
Ship Date 01/11/21
Due Date 02/11/21
Terms NET 30 DAYS

Customer ID BCRCDD
P.O. Number SIGNED AGREEMENT
P.O. Date 01/12/21
Our Order No. J2019605
SalesPerson GREG SALISBURY

Item	Description	Unit	Order Qty	Quantity	Unit Price	Total Price
PUMPST	VTE-1-50VX3/5ST-460-3-1400-90	EACH	1	1	269,761.00	269,761.00
	50% PRODUCTION DEPOSIT	EACH	1	1	-134,880.50	-134,880.50

Comments:

BONNET CREEK RESORT CDD

S/N: 2019605

\$13,488.05 OF INVOICE TO BE WITHHELD FOR RETAINAGE
UNTIL PUMP STATION IS OPERATIONAL.

4-14-22 RETAINAGE BALANCE HAS BEEN APPROVED FOR PAYMENT
BY JAMES NUGENT

31.66

600533.60104

RECEIVED APR 20 2022

Remit
To: WATERTRONICS, LLC
PO BOX 530
HARTLAND, WI 53029-0530

SUBTOTAL: 134,880.50
SALES TAX: 0.00
TOTAL: 134,880.50



INVOICE



WATERTRONICS, LLC
PO BOX 530
HARTLAND, WI 53029-0530
Phone: 262-367-5000 Fax: 262-367-6897

INVOICE NUMBER: SINV043242
INVOICE DATE: 01/18/21

Bill
To: BONNET CREEK RESORT
DEVELOPMENT DISTRICT
9145 NARCOOSSEE RD SUITE A206
ORLANDO, FL 32827

Ship
To: BONNET CREEK RESORT
CHELONIA PARKWAY
ORLANDO, FL 32830

FOB Terms FOB FACTORY
Ship Via TRUCK
Ship Date 01/15/21
Due Date 02/17/21
Terms NET 30 DAYS

Customer ID BCRD
P.O. Number SIGNED PROPOSAL
P.O. Date 01/18/21
Our Order No. J2020474
SalesPerson GREG SALISBURY

Item	Description	Unit	Order Qty	Quantity	Unit Price	Total Price
PUMPST	POC#2 WYNDHAM VO METER	EACH	1	1	20,113.00	20,113.00
PUMPST	POC#3 WYNDHAM 2ND METER	EACH	1	1	20,151.00	20,151.00
PUMPST	POC#6 HILTON/WA E HOTEL METER	EACH	1	1	20,853.00	20,853.00
PUMPST	POC#7 HILTON/WA W HOTEL METER	EACH	1	1	21,020.00	21,020.00
PUMPST	JW MARRIOTT POC	EACH	1	1	15,793.00	15,793.00
PUMPST	WELL PUMP CONTROL PANEL	EACH	1	1	9,300.00	9,300.00
	50% PRODUCTION DEPOSIT		1	1	-53,615.00	-53,615.00

Comments:

BONNET CREEK RESORT CDD POC
S/N: 2020474

\$10,723.00 OF INVOICE TO BE WITHHELD FOR RETAINAGE
UNTIL PUMP STATION IS OPERATIONAL.

4-14-22 RETAINAGE BALANCE HAS BEEN APPROVED FOR PAYMENT
BY JAMES NUGENT.

3166
600.538, 60104

RECEIVED APR 20 2022

Remit.
To: WATERTRONICS, LLC
PO BOX 530
HARTLAND, WI 53029-0530

SUBTOTAL: 53,615.00
SALES TAX: 0.00
TOTAL: 53,615.00

SECTION 2

Bonnet Creek Resort
Community Development District

Unaudited Financial Reporting
April 30, 2022



Table of Contents

1	Balance Sheet
2-3	General Fund
4	Debt Service Fund
5	Capital Projects Fund
6-7	Month to Month
8	Long-Term Debt
9	Assessment Receipt Schedule

Bonnet Creek Resort
Community Development District
Combined Balance Sheet
April 30, 2022

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Operating Account - Wells Fargo	\$ 483,588	\$ -	\$ -	\$ 483,588
Checking - Centennial Bank	\$ 2,514	\$ -	\$ -	\$ 2,514
Accounts Receivable	\$ 7,562	\$ -	\$ -	\$ 7,562
Investment - SBA Fund	\$ 67,936	\$ -	\$ -	\$ 67,936
Investment - Suntrust	\$ 45,335	\$ -	\$ -	\$ 45,335
Investment - Capital Reserves	\$ -	\$ -	\$ 95,321	\$ 95,321
Investment - SBA Fund Reserve	\$ -	\$ -	\$ 81,644	\$ 81,644
Series 2016				
Revenue Fund	\$ -	\$ 1,650,983	\$ -	\$ 1,650,983
Reserve Fund	\$ -	\$ 1,038,531	\$ -	\$ 1,038,531
Prepayment Fund	\$ -	\$ 181	\$ -	\$ 181
Due From Capital	\$ 4,500	\$ -	\$ -	\$ 4,500
Total Assets	\$ 611,434	\$ 2,689,696	\$ 176,964	\$ 3,478,094
Liabilities:				
Accounts Payable	\$ 15,434	\$ -	\$ 394	\$ 15,828
Retainage Payable	\$ -	\$ -	\$ 68,472	\$ 68,472
Due to General Fund	\$ -	\$ -	\$ 4,500	\$ 4,500
Total Liabilities	\$ 15,434	\$ -	\$ 73,366	\$ 88,800
Fund Balances:				
Unassigned	\$ 596,001	\$ -	\$ -	\$ 596,001
Assigned for Debt Service	\$ -	\$ 2,689,696	\$ -	\$ 2,689,696
Assigned for Capital Projects	\$ -	\$ -	\$ 103,598	\$ 103,598
Total Fund Balances	\$ 596,001	\$ 2,689,696	\$ 103,598	\$ 3,389,294
Total Liabilities & Fund Balance	\$ 611,434	\$ 2,689,696	\$ 176,964	\$ 3,478,094

Bonnet Creek Resort

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/22	Thru 04/30/22	Variance

Revenues

Maintenance Assessments - Off Roll	\$ 858,876	\$ 555,402	\$ 555,402	\$ -
Interest Income	\$ 100	\$ 100	\$ 107	\$ 7
Reuse Water Fees - Wyndham	\$ 8,000	\$ 4,667	\$ 7,600	\$ 2,933
Reuse Water Fees - Golf Course	\$ 27,000	\$ 15,750	\$ 11,894	\$ (3,856)
Reuse Water Fees - Signia by Hilton & Waldorf Astoria	\$ 4,000	\$ 2,333	\$ 2,246	\$ (87)
Reuse Water Fees - Marriott	\$ 1,400	\$ 1,400	\$ 1,563	\$ 163

Total Revenues	\$ 899,376	\$ 579,652	\$ 578,811	\$ (840)
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Expenditures:

General & Administrative:

Supervisor Fees	\$ 8,000	\$ 4,400	\$ 4,400	\$ -
Engineering Fees	\$ 20,000	\$ 11,667	\$ 11,917	\$ (251)
Trustee Fees	\$ 6,000	\$ 6,000	\$ 5,388	\$ 613
Legal Services	\$ 20,000	\$ 11,667	\$ 6,830	\$ 4,836
Assessment Roll Services	\$ 3,000	\$ 3,000	\$ 3,000	\$ -
Auditing Services	\$ 3,100	\$ 3,100	\$ 3,100	\$ -
Arbitrage Rebate Calculation	\$ 450	\$ 450	\$ 450	\$ -
District Management Fees	\$ 33,901	\$ 19,776	\$ 19,776	\$ 0
Information Technology	\$ 1,000	\$ 583	\$ 583	\$ 0
Website Maintenance	\$ 650	\$ 379	\$ 379	\$ -
Insurance - Professional Liability	\$ 7,584	\$ 7,584	\$ 7,135	\$ 449
Telephone	\$ 100	\$ 58	\$ -	\$ 58
Legal Advertising	\$ 2,100	\$ 1,225	\$ -	\$ 1,225
Postage	\$ 1,900	\$ 1,108	\$ 980	\$ 129
Printing & Binding	\$ 1,200	\$ 700	\$ 394	\$ 306
Office Supplies	\$ 300	\$ 175	\$ 70	\$ 105
Bank Fees	\$ 500	\$ 500	\$ 1,010	\$ (510)
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Contingency	\$ -	\$ -	\$ 253	\$ (253)

Total General & Administrative:	\$ 109,960	\$ 72,547	\$ 65,840	\$ 6,708
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Bonnet Creek Resort

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2022

	Adopted Budget	Prorated Budget Thru 04/30/22	Actual Thru 04/30/22	Variance
<u>Operation and Maintenance</u>				
Field Management	\$ 56,976	\$ 33,236	\$ 33,236	\$ -
Utility Services				
Utility Services	\$ 14,000	\$ 8,167	\$ 7,156	\$ 1,010
Street Lights - Usage	\$ 3,900	\$ 2,275	\$ 1,774	\$ 501
Street Lights - Lease & Maintenance Agreement	\$ 66,000	\$ 38,500	\$ 29,079	\$ 9,421
Water Service - Reuse Water	\$ 43,000	\$ 25,083	\$ 8,590	\$ 16,493
SFWMD Water Use Compliance Report	\$ 5,000	\$ -	\$ -	\$ -
Stormwater Control - Bonnet Creek Resort				
Oc/Dep Quarterly Well Monitoring Report	\$ 1,500	\$ 558	\$ 558	\$ -
Wetland & Upland Monitoring Services - (Bda)	\$ 3,000	\$ 3,000	\$ 4,423	\$ (1,423)
Pond & Embankment Aquatic Treatment - (Awc)	\$ 15,396	\$ 8,981	\$ 6,776	\$ 2,205
Irrigation Pond Treatment - Solitude	\$ 2,814	\$ 1,641	\$ 1,628	\$ 14
Nuisance/Exotic Species Maintenance - (Awc)	\$ 11,000	\$ 6,417	\$ -	\$ 6,417
Stormwater Control - Crosby Island Marsh				
Nuisance/Exotic Species Maintenance - (Awc)	\$ 7,500	\$ 4,375	\$ 5,000	\$ (625)
Nuisance/Exotic Species Maintenance - (Bda)	\$ 4,500	\$ 2,625	\$ 959	\$ 1,666
Embankment Mowing - (A. E. Smith)	\$ 6,000	\$ 3,500	\$ -	\$ 3,500
Other Physical Environment				
Property Insurance	\$ 7,109	\$ 7,109	\$ 9,235	\$ (2,126)
Entry, Fence, Walls & Gates Maintenance	\$ 24,500	\$ 14,292	\$ 8,764	\$ 5,528
Pump Station Maintenance	\$ 2,500	\$ 2,357	\$ 2,357	\$ -
Pump Station Repairs	\$ 7,500	\$ 4,375	\$ -	\$ 4,375
Landscape & Irrigation Maintenance	\$ 198,000	\$ 115,500	\$ 115,500	\$ -
Irrigation Repairs	\$ 3,500	\$ 2,042	\$ 1,342	\$ 700
Landscape Replacement	\$ 15,000	\$ 8,750	\$ 6,811	\$ 1,939
Lift Station Maintenance	\$ 5,000	\$ 2,917	\$ 600	\$ 2,317
Road & Street Facilities				
Roadway Repair & Maintenance	\$ 10,400	\$ 6,067	\$ 2,950	\$ 3,117
Highway Directional Signage - (R&M)	\$ 5,000	\$ 2,917	\$ 1,125	\$ 1,792
Roadway Directory Signage - (R&M)	\$ 5,000	\$ 2,917	\$ 4,470	\$ (1,553)
Sidewalk/Curb Cleaning	\$ 12,000	\$ 7,000	\$ -	\$ 7,000
Contingency	\$ 16,000	\$ 16,000	\$ 11,106	\$ 4,894
Total Operation and Maintenance	\$ 552,095	\$ 330,599	\$ 263,439	\$ 67,160
Total Expenditures	\$ 662,055	\$ 403,146	\$ 329,279	\$ 73,868
Excess Revenues (Expenditures)	\$ 237,321		\$ 249,533	
<u>Other Financing Uses</u>				
Transfer Out - Capital Projects	\$ 237,321	\$ 33,898	\$ 33,898	\$ -
Total Other Financing Uses	\$ 237,321	\$ 33,898	\$ 33,898	\$ -
Net Change in Fund Balance	\$ 0		\$ 215,635	
Fund Balance - Beginning	\$ -		\$ 380,366	
Fund Balance - Ending	\$ 0		\$ 596,001	

Bonnet Creek Resort

Community Development District

Debt Service Fund - Series 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/22	Thru 04/30/22	Variance
Revenues				
Assessments - Direct Billed	\$ 2,110,462	\$ 2,110,462	\$ 2,110,462	\$ 0
Interest Income	\$ -	\$ -	\$ 50	\$ 50
Total Revenues	\$ 2,110,462	\$ 2,110,462	\$ 2,110,512	\$ 50
Expenditures:				
Interest - 11/1	\$ 459,563	\$ 459,563	\$ 459,563	\$ -
Principal - 5/1	\$ 1,180,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 459,563	\$ -	\$ -	\$ -
Total Expenditures	\$ 2,099,125	\$ 459,563	\$ 459,563	\$ -
Excess Revenues (Expenditures)	\$ 11,337		\$ 1,650,949	
Other Sources/(Uses)				
Transfer In	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 11,337		\$ 1,650,949	
Fund Balance - Beginning	\$ 249		\$ 1,038,746	
Fund Balance - Ending	\$ 11,586		\$ 2,689,696	

Bonnet Creek Resort
Community Development District
Capital Projects Fund Budget

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/22	Thru 04/30/22	Variance
Revenues				
Interest Income	\$ 50	\$ 50	\$ 125	\$ 75
Total Revenues	\$ 50	\$ 50	\$ 125	\$ 75
Expenditures:				
Irrigation Improvement	\$ -	\$ -	\$ 25,559	\$ (25,559)
Entry Monument	\$ -	\$ -	\$ 135,658	\$ (135,658)
Chelonia Parkway Resurfacing	\$ -	\$ -	\$ 33,600	\$ (33,600)
Contingency	\$ 542,224	\$ 15	\$ 15	\$ -
Total Expenditures	\$ 542,224	\$ 15	\$ 194,832	\$ (194,817)
Excess Revenues (Expenditures)	\$ (542,174)		\$ (194,707)	
Other Financing Sources				
Transfer In - Capital Projects	\$ 237,321	\$ 33,898	\$ 33,898	\$ -
Total Other Financing Sources	\$ 237,321	\$ 33,898	\$ 33,898	\$ -
Net Change in Fund Balance	\$ (304,853)		\$ (160,809)	
Fund Balance - Beginning	\$ 304,853		\$ 264,407	
Fund Balance - Ending	\$ -		\$ 103,598	

Bonnet Creek Resort
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Revenues													
Maintenance Assessments - Off Roll	\$ 159,332	\$ 55,387	\$ -	\$ 55,387	\$ 159,332	\$ -	\$ 125,964	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 555,402
Interest Income	\$ 22	\$ 15	\$ 8	\$ 9	\$ 9	\$ 17	\$ 26	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 107
Reuse Water Fees - Wyndham	\$ 698	\$ 1,029	\$ 677	\$ 1,401	\$ 1,596	\$ 1,012	\$ 1,186	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,600
Reuse Water Fees - Golf Course	\$ 2,569	\$ 623	\$ 1,244	\$ 1,197	\$ 2,232	\$ 1,300	\$ 2,729	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,894
Reuse Water Fees - Hilton	\$ 355	\$ 265	\$ 348	\$ 282	\$ 346	\$ 291	\$ 360	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,246
Reuse Water Fees - Marriott	\$ 183	\$ 163	\$ 220	\$ 313	\$ 264	\$ 196	\$ 224	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,563
Total Revenues	\$ 163,160	\$ 57,482	\$ 2,498	\$ 58,589	\$ 163,779	\$ 2,816	\$ 130,489	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 578,811
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800	\$ 600	\$ 800	\$ -	\$ 800	\$ 800	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,400
Engineering Fees	\$ 219	\$ 599	\$ 934	\$ 94	\$ 1,823	\$ 4,714	\$ 3,537	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,917
Trustee Fees	\$ -	\$ 5,388	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,388
Legal Services	\$ 1,514	\$ 680	\$ 898	\$ 777	\$ 1,569	\$ 1,393	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,830
Assessment Roll Services	\$ 3,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000
Auditing Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,100
Arbitrage Rebate Calculation	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
District Management Fees	\$ 2,825	\$ 2,825	\$ 2,825	\$ 2,825	\$ 2,825	\$ 2,825	\$ 2,825	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,776
Information Technology	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ 83	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 583
Website Maintenance	\$ 54	\$ 54	\$ 54	\$ 54	\$ 54	\$ 54	\$ 54	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 379
Insurance - Professional Liability	\$ 7,135	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,135
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage	\$ 191	\$ 169	\$ 129	\$ 327	\$ 6	\$ 151	\$ 7	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 980
Printing & Binding	\$ 79	\$ 121	\$ 53	\$ 49	\$ 82	\$ 10	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 394
Office Supplies	\$ 18	\$ 18	\$ 18	\$ 0	\$ 0	\$ 16	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70
Bank Fees	\$ 151	\$ 154	\$ 153	\$ 145	\$ 137	\$ 139	\$ 131	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,010
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Contingency	\$ -	\$ -	\$ 253	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 253
Total General & Administrative:	\$ 16,244	\$ 11,139	\$ 6,200	\$ 4,353	\$ 7,380	\$ 13,285	\$ 7,240	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 65,840

Bonnet Creek Resort
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<u>Operation and Maintenance</u>													
Field Management	\$ 4,748	\$ 4,748	\$ 4,748	\$ 4,748	\$ 4,748	\$ 4,748	\$ 4,748	\$ -	\$ -	\$ -	\$ -	\$ -	33,236
Utility Services													
Utility Services	\$ 838	\$ 65	\$ 1,164	\$ 1,248	\$ 1,315	\$ 1,069	\$ 1,457	\$ -	\$ -	\$ -	\$ -	\$ -	7,156
Street Lights - Usage	\$ 277	\$ -	\$ 277	\$ 277	\$ -	\$ 608	\$ 336	\$ -	\$ -	\$ -	\$ -	\$ -	1,774
Street Lights - Lease & Maintenance Agreement	\$ 5,366	\$ -	\$ 1,416	\$ 9,316	\$ -	\$ 9,058	\$ 3,924	\$ -	\$ -	\$ -	\$ -	\$ -	29,079
Water Service - Reuse Water	\$ 2,675	\$ 2,038	\$ 90	\$ 99	\$ 99	\$ 99	\$ 3,491	\$ -	\$ -	\$ -	\$ -	\$ -	8,590
SFWMD Water Use Compliance Report	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Stormwater Control - Bonnet Creek Resort													
Oc/Dep Quarterly Well Monitoring Report	\$ -	\$ -	\$ 364	\$ -	\$ -	\$ 194	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	558
Wetland & Upland Monitoring Services - (Bda)	\$ -	\$ 1,199	\$ 1,571	\$ -	\$ -	\$ 1,653	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,423
Pond & Embankment Aquatic Treatment - (Awc)	\$ 1,694	\$ -	\$ 1,694	\$ -	\$ 1,694	\$ -	\$ 1,694	\$ -	\$ -	\$ -	\$ -	\$ -	6,776
Irrigation Pond Treatment - Solitude	\$ 228	\$ 228	\$ 234	\$ 234	\$ 234	\$ 234	\$ 234	\$ -	\$ -	\$ -	\$ -	\$ -	1,628
Nuisance/Exotic Species Maintenance - (Awc)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Stormwater Control - Crosby Island Marsh													
Nuisance/Exotic Species Maintenance - (Awc)	\$ -	\$ 2,500	\$ -	\$ -	\$ -	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,000
Nuisance/Exotic Species Maintenance - (Bda)	\$ 625	\$ 53	\$ 264	\$ -	\$ -	\$ 16	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	959
Embankment Mowing - (A. E. Smith)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Other Physical Environment													
Property Insurance	\$ 9,235	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,235
Entry, Fence, Walls & Gates Maintenance	\$ -	\$ -	\$ -	\$ 6,274	\$ 2,490	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,764
Pump Station Maintenance	\$ 412	\$ -	\$ 973	\$ -	\$ -	\$ 973	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,357
Pump Station Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Landscape & Irrigation Maintenance	\$ 16,500	\$ 16,500	\$ 16,500	\$ 16,500	\$ 16,500	\$ 16,500	\$ 16,500	\$ -	\$ -	\$ -	\$ -	\$ -	115,500
Irrigation Repairs	\$ 493	\$ 468	\$ -	\$ -	\$ -	\$ 381	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,342
Landscape Replacement	\$ 1,260	\$ -	\$ 4,571	\$ -	\$ 980	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,811
Lift Station Maintenance	\$ -	\$ -	\$ 300	\$ -	\$ -	\$ 300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	600
Road & Street Facilities													
Roadway Repair & Maintenance	\$ -	\$ -	\$ 1,640	\$ 1,310	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,950
Highway Directional Signage - (R&M)	\$ 1,125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,125
Roadway Directory Signage - (R&M)	\$ -	\$ 2,235	\$ 2,235	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,470
Sidewalk/Curb Cleaning	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ -	\$ 276	\$ 10,484	\$ -	\$ -	\$ 346	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	11,106
Total Operation and Maintenance	\$ 45,474	\$ 30,311	\$ 48,525	\$ 40,006	\$ 28,060	\$ 38,678	\$ 32,385	\$ -	\$ -	\$ -	\$ -	\$ -	263,439
Total Expenditures	\$ 61,718	\$ 41,450	\$ 54,725	\$ 44,359	\$ 35,440	\$ 51,963	\$ 39,624	\$ -	\$ -	\$ -	\$ -	\$ -	329,279
Excess Revenues (Expenditures)	\$ 101,442	\$ 16,032	\$ (52,226)	\$ 14,229	\$ 128,339	\$ (49,147)	\$ 90,864	\$ -	\$ -	\$ -	\$ -	\$ -	249,533
<u>Other Financing Sources/(Uses)</u>													
Transfer Out - Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,898	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	33,898
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,898	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	33,898
Net Change in Fund Balance	\$ 101,442	\$ 16,032	\$ (52,226)	\$ 14,229	\$ 128,339	\$ (83,045)	\$ 90,864	\$ -	\$ -	\$ -	\$ -	\$ -	215,635

Bonnet Creek Resort

Community Development District

LONG TERM DEBT REPORT

SERIES 2016 SPECIAL ASSESSMENT BONDS		
INTEREST RATE:	4.50%	
MATURITY DATE:	5/1/2034	
RESERVE FUND DEFINITION	50% of MADS	
RESERVE FUND REQUIREMENT	\$1,038,531	
RESERVE BALANCE	\$1,038,531	
BONDS OUTSTANDING - 10/31/16		\$25,605,000
LESS: PRINCIPAL PAYMENT 5/1/17		(\$945,000)
LESS: PRINCIPAL PAYMENT 5/1/18		(\$990,000)
LESS: PRINCIPAL PAYMENT 5/1/19		(\$1,035,000)
LESS: PRINCIPAL PAYMENT 5/1/20		(\$1,080,000)
LESS: PRINCIPAL PAYMENT 5/1/21		(\$1,130,000)
CURRENT BONDS OUTSTANDING		\$20,425,000

Bonnet Creek Resort
Community Development District
OFF ROLL ASSESSMENTS
FISCAL YEAR ENDING SEPTEMBER 30, 2022

Wyndham Vacation Ownership, Inc.

DATE RECEIVED	Check Num	DUE DATE	AMOUNT BILLED	NET AMOUNT RECEIVED	AMOUNT DUE	GENERAL FUND	SERIES 2016
10/8/21	2169032	10/1/21	\$163,144.49	\$163,144.49	\$0.00	\$0.00	\$163,144.49
10/19/21	2169792	10/30/21	\$125,963.69	\$125,963.69	\$0.00	\$125,963.69	\$0.00
2/3/22	2175404	2/1/22	\$125,963.69	\$125,963.69	\$0.00	\$125,963.69	\$0.00
4/21/22	2178616	4/1/22	\$582,043.54	\$582,043.54	\$0.00	\$0.00	\$582,043.54
4/21/22	2179825	4/30/22	\$125,963.69	\$125,963.69	\$0.00	\$125,963.69	\$0.00
		8/1/22	\$125,963.69		\$125,963.69	\$0.00	\$0.00
			\$1,249,042.79	\$1,123,079.10	\$125,963.69	\$377,891.07	\$745,188.03

Wyndham Vacation Ownership, Inc.

DATE RECEIVED	Check Num	DUE DATE	AMOUNT BILLED	NET AMOUNT RECEIVED	AMOUNT DUE	GENERAL FUND	SERIES 2016
10/8/21	2169032	10/1/21	\$47,831.76	\$47,831.76	\$0.00	\$0.00	\$47,831.76
10/19/21	2169792	10/30/21	\$14,202.75	\$14,202.75	\$0.00	\$14,202.75	\$0.00
2/24/22	44433	2/1/22	\$14,202.75	\$14,202.75	\$0.00	\$14,202.75	\$0.00
3/25/22	44685	4/1/22	\$170,647.30	\$170,647.30	\$0.00	\$0.00	\$170,647.30
		4/30/22	\$14,202.75		\$14,202.75	\$0.00	\$0.00
		8/1/22	\$14,202.75		\$14,202.75	\$0.00	\$0.00
			\$275,290.06	\$246,884.56	\$28,405.50	\$28,405.50	\$218,479.06

JW Marriott

DATE RECEIVED	Check Num	DUE DATE	AMOUNT BILLED	NET AMOUNT RECEIVED	AMOUNT DUE	GENERAL FUND	SERIES 2016
10/20/21	11617121	10/1/21	\$64,544.51	\$64,544.51	\$0.00	\$0.00	\$64,544.51
10/25/21	11617120	10/30/21	\$19,165.82	\$19,165.82	\$0.00	\$19,165.82	\$0.00
2/3/22	11757683	2/1/22	\$19,165.82	\$19,165.82	\$0.00	\$19,165.82	\$0.00
3/25/22	11820631	4/1/22	\$230,272.65	\$230,272.65	\$0.00	\$0.00	\$230,272.65
		4/30/22	\$19,165.82		\$19,165.82	\$0.00	\$0.00
		8/1/22	\$19,165.82		\$19,165.82	\$0.00	\$0.00
			\$371,480.44	\$333,148.80	\$38,331.64	\$38,331.64	\$294,817.16

G/B/H Golf Course

DATE RECEIVED	Check Num	DUE DATE	AMOUNT BILLED	NET AMOUNT RECEIVED	AMOUNT DUE	GENERAL FUND	SERIES 2016
9/28/21	6001654	10/1/21	\$35,920.25	\$35,920.25	\$0.00	\$0.00	\$35,920.25
11/5/21	1007164	10/30/21	\$10,665.09	\$10,665.09	\$0.00	\$10,665.09	\$0.00
1/21/22	1007314	2/1/22	\$10,665.09	\$10,665.09	\$0.00	\$10,665.09	\$0.00
4/4/22	1007476	4/1/22	\$128,151.13	\$128,151.13	\$0.00	\$0.00	\$128,151.13
		4/30/22	\$10,665.09		\$10,665.09	\$0.00	\$0.00
		8/1/22	\$10,665.09		\$10,665.09	\$0.00	\$0.00
			\$206,731.74	\$185,401.56	\$21,330.18	\$21,330.18	\$164,071.38

G/B/H Four Star

DATE RECEIVED	Check Num	DUE DATE	AMOUNT BILLED	NET AMOUNT RECEIVED	AMOUNT DUE	GENERAL FUND	SERIES 2016
9/28/21	6001654	10/1/21	\$150,603.78	\$150,603.78	\$0.00	\$0.00	\$150,603.78
11/5/21	1007164	10/30/21	\$44,721.68	\$44,721.68	\$0.00	\$44,721.68	\$0.00
1/21/22	1007314	2/1/22	\$44,721.68	\$44,721.68	\$0.00	\$44,721.68	\$0.00
4/4/22	1007476	4/1/22	\$537,302.58	\$537,302.58	\$0.00	\$0.00	\$537,302.58
		4/30/22	\$44,721.68		\$44,721.68	\$0.00	\$0.00
		8/1/22	\$44,721.68		\$44,721.68	\$0.00	\$0.00
			\$866,793.08	\$777,349.72	\$89,443.36	\$89,443.36	\$687,906.36
					TOTAL	\$555,401.75	\$2,110,461.99

SECTION 3

Bonnet Creek Resort CDD

Field Management Report



June 2nd, 2022

Clayton Smith – Field Services
Manager
GMS

Completed

Sidewalk Grinding



- ✚ Sidewalk grinding project was completed.
- ✚ 41 Grinds were completed in different locations along Chelonia Pwky sidewalk.
- ✚ Did not include section past the Grande to the Marriott.

Asphalt Pothole Repairs

- ✚ Chelonia Pkwy was getting several potholes and others were forming.
- ✚ The road was inspected.
- ✚ Potholes were repaired as well as some areas that were forming potholes.



Completed

Palm Pruning



- ✚ Palms throughout the Bonnet Creek Resort area were pruned including behind the entry signs.
- ✚ A much-improved look. The palms are establishing well.

Frost Damaged Plant Replacement

- ✚ Copperleaf plants damaged by frost were replaced.
- ✚ Other plants damaged by frost were trimmed back and are flushing back out.



Complete

Perimeter Fence Repair



- ✚ Fence damaged by vehicle was prepared.
- ✚ Fence and top rails were replaced. Damaged posts were also replaced.
- ✚ No remaining evidence of accident.

Bridge Pressure Washing

- ✚ The bridge was pressure washed in its entirety.
- ✚ Additionally, the dislodged pillar cap was placed back into place.
- ✚ The bollards were also reset.



In Progress

Sitewide Bamboo Clean up



- ✚ Bamboo clean-up is ongoing.
- ✚ However, at this time much has fallen and the bamboo areas need thinned out.
- ✚ The landscaper is in the process of removing dead and fallen stalks while also thinning.

Landscape Berm Entry

- ✚ Obtaining quote from landscaper to add additional stone to reduce lip at the sidewalk.



In Progress

Median Logo Tiles



- ✚ Board approved to replace acrylic with clear acrylic.
- ✚ As many letters as possible that can be saved will be reused. Others will be replaced.
- ✚ Clear acrylic has been on back order.
- ✚ Once received they will immediately go into production.
- ✚ Vendor to provide updates when tiles go into production.



Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-201-1514, or by email at csmith@gmscfl.com. Thank you.

Respectfully,
Clayton Smith

SECTION 5

INSTRUCTIONS

At the Board meeting, when the landowners' election is announced, instructions on how landowners may participate in the election, along with a sample proxy, shall be provided.

At a landowners' meeting, landowners shall organize by electing a chair who shall conduct the meeting. The chair may be any person present at the meeting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions.

Nominations are made from the floor.

After all nominations are made, a ballot is distributed and votes are cast

Each landowner is entitled to one vote for each acre he owns or portion of an acre.

SAMPLE AGENDA

1. Determination of Number of Voting Units Represented
2. Call to Order
3. Election of a Chairman for the Purpose of Conducting the Landowners Meeting
4. Nominations for the Position of Supervisor
5. Casting of Ballots
6. Ballot Tabulation
7. Landowners Questions and Comments
8. Adjournment

LANDOWNER PROXY
LANDOWNERS MEETING – November 3, 2022

BONNET CREEK RESORT COMMUNITY DEVELOPMENT DISTRICT
ORANGE COUNTY, FLORIDA

NOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints:

Proxy Holder

for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the **Bonnet Creek Resort Community Development District** to be held at the **Wyndham Bonnet Creek Resort, 9560 Via Encinas, Orlando, Florida 32830, on November 3, 2022 at 2:00 PM**, and at any continuances or adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner which the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing which may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with their discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the annual meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the annual meeting prior to the Proxy Holder exercising the voting rights conferred herein.

Printed Name of Landowner
(or, if applicable, unauthorized representative of Landowner)

Signature of Landowner or Landowner Representative

Date

Parcel Description

Acreage

Authorized Votes*

[Legal Description on Following Pages]

Total Number of Authorized Votes:

*Pursuant to section 190.006(2)(b), Florida Statutes (2008), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto.

Please note that a particular real property is entitled to only one vote for each eligible acre of land or fraction thereof; two (2) or more persons who own real property in common that is one acre or less are together entitled to one vote for that real property. If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto. (e.g., bylaws, corporate resolution, etc.) If more than one parcel, each must be listed or described.