

*Bonnet Creek Resort Community  
Development District*

*Agenda*

*July 6, 2023*

# AGENDA

# ***Bonnet Creek Resort***

## ***Community Development District***

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219 East Livingston Street, Orlando, FL 32801

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

June 29, 2023

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, July 6, 2023 at 1:30 p.m. at Hilton Bonnet Creek, 14100 Bonnet Creek Resort Lane, Orlando, FL.** Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the June 1, 2023 Board of Supervisors Meeting
4. Review and Acceptance of FY2022 Audit Report
5. Consideration of Revised Additional Services Agreement with Donald W. McIntosh Associates, Inc. Regarding Crosby Island Marsh Berm Repair
6. Status Update of Chelonia Parkway Pavement Evaluation Report from PSI and Discussion of Contractor Scheduling
7. Consideration of Resolution 2023-08 Approving Middlesex Contract and Bid Documents
8. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. District Manager's Report
    - i. Consideration of Check Register
    - ii. Balance Sheet and Income Statement
  - D. Field Manager's Report
9. Supervisor's Requests
10. Other Business
11. Adjournment

Sincerely,

*George 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, **June 1, 2023** at 1:31 p.m. at the JW Marriot Orlando Bonnet Creek Resort, 14900 Chelonia Parkway, Orlando, Florida.

Present and constituting a quorum were:

Fred Sawyers	Secretary
Herb Von Kluge	Assistant Secretary
Becky Frasier	Assistant Secretary

Also present were:

Tricia Adams	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 June 1, 2023 meeting. An audio copy of the proceedings can be obtained by contacting the District Manager.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Adams called the meeting to order at 1:31 p.m. and called the roll.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

There being none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the April 6, 2023 Meeting**

On MOTION by Mr. Sawyers seconded by Ms. Frasier with all in favor the minutes of the April 6, 2023 meeting were approved as presented.
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**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-05  
Approving the Proposed Fiscal Year 2024  
Budget and Setting a Public Hearing**

Ms. Adams gave an overview of Resolution 2023-05, the proposed fiscal year 2024 budget and reviewed the revenues, increases in administrative line items, and line item increases in the field expenses and stated the assessments are proposed to remain level.

On MOTION by Mr. Sawyers seconded by Mr. Von Kluge with all in favor Resolution 2023-05 approving the proposed budget and setting the public hearing for September 7, 2023 was approved.

**FIFTH ORDER OF BUSINESS**

**Ratification of Work Authorization from  
DWMA for Annual Engineer's Report**

On MOTION by Mr. Sawyers seconded by Mr. Von Kluge with all in favor work authorization from DWMA to provide the annual engineer's report in the amount of \$7,500 was ratified.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-06  
Establishing Bank Account Signatories**

On MOTION by Mr. Sawyers seconded by Mr. Von Kluge with all in favor Resolution 2023-06 appointing the district's treasurer, assistant treasurer and secretary as signors on the district's local bank account was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-07  
Appointing an Assistant Treasurer**

On MOTION by Mr. Von Kluge seconded by Mr. Sawyers with all in favor Resolution 2023-07 appointing Darrin Mossing, Sr. an assistant treasurer was approved.

**EIGHTH ORDER OF BUSINESS****Consideration of Proposal from Terracon for Crosby Island Berm Repair**

Mr. Nugent stated we did repairs to the berm that manages the water level in our mitigation area ten or twelve years go and over time it gets erosion and after the last two big storms it has gotten worse. I will have a separate proposal from McIntosh for the survey work at the next meeting.

On MOTION by Mr. Sawyers seconded by Mr. Von Kluge with all in favor the proposal from Terracon to provide geotechnical engineering services for the Crosby Island Berm Repair in the amount of \$4,880 was approved.

**NINTH ORDER OF BUSINESS****Consideration of Proposals for Chelonia Parkway Repairs****A. Terracon****B. PSI**

Mr. Nugent stated we met with Terracon initially on his recommendations for pavement assessment so we know what we need to do to make the road right again. They came out did a walk through and gave us a proposal. I contacted PSI who I have worked with in the past and they have two pavement experts on their staff and they gave us a proposal and they came in less than Terracon and with a better schedule.

On MOTION by Mr. Von Kluge seconded by Mr. Sawyers with all in favor the proposal from PSI in the amount of \$19,451 for Chelonia Parkway repairs was approved.

**TENTH ORDER OF BUSINESS****Sign Construction Update****A. Engineer Update on Sign Construction****B. Status of Remedial Activities**

Mr. Nugent stated the Army Corps permit notification was issued on the 19<sup>th</sup>. I forwarded that immediately to Don Bell Signs, and they have restarted the Reedy Creek right of way permitting process. There was one round of minor comments, once we get the permit, we will have Don Bell Signs and their landscaping sub-contractor get the work restarted.

Ms. Carpenter stated the next part of this is totaling our costs because we had made a demand on the sign installer for the improper clearing and calculated their percentage of it and

they have been very cooperative and GMS is putting together an update so we can have an accurate cost to ask them to pay.

Mr. Nugent stated we did request and receive the new Reedy Creek specifications for the way finding signs and I have forwarded those to Clayton. I don't know if we have gotten anything back from the contractor.

Mr. Smith stated I sent everything over to them with the new specs and agreement with Reedy Creek on what we can do. They are going to reprice it and it should be easily translated from what we had before to the new sign design.

Mr. Nugent stated once we get that on board I will go out and re-stake the locations.

## **ELEVENTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Ms. Carpenter stated on the agreement for the use of the bridges, I sent the agreement to Nancy a couple times and she has not responded, which is not like her.

Mr. Nugent stated I have been trying to get some documents out of Nancy for something we need for the Signia and Brenda at Park Hotels and Resorts is probably going to be the conduit.

#### **B. Engineer**

Mr. Nugent stated we are trying to get all the final permits in place on the bridges, we have Orange County, Reedy Creek and we are in review with the water management district. I have to finalize some responses and get some changes to the plans. They have changed their process since they changed their board. Hopefully, I will get all the information pulled together and get a response into the district in a week or two.

#### **C. District Manager's Report**

##### **i. Consideration of Check Register**

On MOTION by Mr. Von Kluge seconded by Mr. Sawyers 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. Presentation of Number of Registered Voters – 0**

A copy of the letter from the supervisor of elections indicating that there are no registered voters residing within the district was included in the agenda package.

**iv. Reminder of Form 1 Filing Requirement Deadline: July 1**

Ms. Adams stated just a reminder that your annual form 1 deadline is July 1<sup>st</sup>. We keep an eye on the list and will reach out to board members if there is anyone who hasn't filed by the deadline. The state has the ability to impose fines and it is not a fine that goes to the district but goes to individual board members.

**D. Field Manager's Report**

Mr. Smith gave an overview of the field management report, copy of which was included in the agenda package then presented the following proposals for board consideration.

**i. Consideration of Proposal for Crosby Island Marsh Clearing**

On MOTION by Mr. Von Kluge seconded by Mr. Sawyers with all in favor the proposal from Allen E. Smith Ranch & Farming in the amount of \$7,811 was approved.
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**ii. Consideration of Yellowstone Proposal for Landscape Infill**

On MOTION by Mr. Sawyers seconded by Mr. Von Kluge with all in favor the proposal from Yellowstone in the amount of \$13,337.52 was approved.
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**TWELFTH ORDER OF BUSINESS****Supervisor's Requests**

There being no comments, the next item followed.

**THIRTEENTH ORDER OF BUSINESS      Other Business**

There being no comments, the next item followed.

**FOURTEENTH ORDER OF BUSINESS      Adjournment**

On MOTION by Mr. Von Kluge seconded by Mr. Sawyers with all in favor the meeting adjourned at 2:25 p.m.
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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## SECTION IV

**Bonnet Creek Resort  
Community Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2022**



**Bonnet Creek Resort Community Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2022**

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## REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors  
Bonnet Creek Resort Community Development District  
Orange County, Florida

### Report on Audit of the Financial Statements

#### *Opinion*

We have audited the financial statements of the governmental activities and each major fund of Bonnet Creek Resort Community Development District (the "District"), as of and for the year ended September 30, 2022, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Bonnet Creek Resort Community Development District as of September 30, 2022, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### *Basis for Opinion*

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

#### *Responsibilities of Management for the Financial Statements*

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Fort Pierce / Stuart



To the Board of Supervisors  
Bonnet Creek Resort Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including currently known information that may raise substantial doubt thereafter.

### ***Auditor's Responsibility for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users made on the basis of these financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.



To the Board of Supervisors  
Bonnet Creek Resort Community Development District

***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued a report dated March 29, 2023 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Bonnet Creek Resort Community Development District's internal control over financial reporting and compliance.

*Berger Toombs Elam  
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

March 29, 2023

**Bonnet Creek Resort Community Development District**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**For the Year Ended September 30, 2022**

Management's discussion and analysis of Bonnet Creek Resort Community Development District (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

**OVERVIEW OF THE FINANCIAL STATEMENTS**

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government and debt service.

*Fund financial statements* present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Bonnet Creek Resort Community Development District**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**For the Year Ended September 30, 2022**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

*Fund financial statements* include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets, are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. In the **statement of activities**, transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as general obligation bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, reconciliation is provided from the *fund financial statements* to the *government-wide financial statements*.

*Notes to financial statements* provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

**Financial Highlights**

The following are the highlights of financial activity for the year ended September 30, 2022.

- ◆ The District's total assets exceeded total liabilities by \$3,860,811 (net position). Net investment in capital assets was \$3,465,629 and unrestricted net position was \$395,182.
- ◆ Governmental activities revenues totaled \$3,015,456 while governmental activities expenses totaled \$1,698,149.

**Bonnet Creek Resort Community Development District**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**For the Year Ended September 30, 2022**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District**

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

**Net Position**

	<b>Governmental Activities</b>	
	<b>2022</b>	<b>2021</b>
Current assets	\$ 850,342	\$ 944,862
Restricted assets	1,054,074	1,038,746
Capital assets	21,672,098	21,670,628
Total Assets	<u>23,576,514</u>	<u>23,654,236</u>
Current liabilities	1,705,703	1,865,732
Non-current liabilities	18,010,000	19,245,000
Total Liabilities	<u>19,715,703</u>	<u>21,110,732</u>
Net position - net investment in capital assets	3,465,629	2,284,159
Net position - unrestricted	<u>395,182</u>	<u>259,345</u>
Total Net Position	<u>\$ 3,860,811</u>	<u>\$ 2,543,504</u>

The decrease in current assets is related to a decrease in investments due to current year capital project disbursements.

The increase in capital assets is related to the capital additions in excess of depreciation in the current year.

The decrease in total liabilities is related to the principal payment made on long-term debt in the current year.

The increase in net position is related to revenues exceeding expenses in the current year.

**Bonnet Creek Resort Community Development District**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**For the Year Ended September 30, 2022**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District (Continued)**

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

**Change in Net Position**

	<b>Governmental Activities</b>	
	<b><u>2022</u></b>	<b><u>2021</u></b>
Revenues		
Charges for services	\$ 2,969,338	\$ 2,942,008
Miscellaneous revenues	40,809	41,786
Investment earnings	5,309	1,420
Total Revenues	<u>3,015,456</u>	<u>2,985,214</u>
Expenses		
General government	108,426	107,650
Physical environment	692,723	1,075,583
Interest and other charges	897,000	948,788
Total Expenses	<u>1,698,149</u>	<u>2,132,021</u>
Change in Net Position	1,317,307	853,193
Net Position - Beginning of Year	<u>2,543,504</u>	<u>1,690,311</u>
Net Position - End of Year	<u>\$ 3,860,811</u>	<u>\$ 2,543,504</u>

The decrease in physical environment is related to the loss on disposal of capital assets in the prior year.



**Bonnet Creek Resort Community Development District**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**For the Year Ended September 30, 2022**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Capital Assets Activity**

The following schedule provides a summary of the District's capital assets as of September 30, 2022 and 2021.

<u>Description</u>	<b>Governmental Activities</b>	
	<u>2022</u>	<u>2021</u>
Land and improvements	\$ 17,157,333	\$ 17,157,333
Construction in progress	1,117,499	927,392
Infrastructure	5,274,871	5,274,871
Improvements other than buildings	2,649,428	2,649,428
Less: accumulated depreciation	<u>(4,527,033)</u>	<u>(4,338,396)</u>
Total Capital Assets (Net)	<u>\$ 21,672,098</u>	<u>\$ 21,670,628</u>

Capital asset activity consisted of additions to construction in progress, \$190,107, and depreciation of \$188,637.

**General Fund Budgetary Highlights**

Budgeted expenditures exceeded actual expenditures primarily due to less embankment and wetlands expenditures than were anticipated.

The September 30, 2022 budget was amended for transfers out not anticipated in the original budget.

**Debt Management**

Governmental Activities debt includes the following:

In October 2016, the District issued \$25,605,000, Special Assessment Refunding Bonds, Series 2016. The Bonds were issued to refund the District's outstanding Series 2002 Special Assessment Bonds. The balance outstanding at September 30, 2022 was \$19,245,000.

**Bonnet Creek Resort Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2022**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Economic Factors and Next Year's Budget**

The Bonnet Creek Resort Community Development District is in the process of multiple construction projects on parcels within the District, both private and public; however, the District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2023.

**Request for Information**

The financial report is designed to provide a general overview of Bonnet Creek Resort Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Bonnet Creek Resort Community Development District, Governmental Management Services, 219 East Livingston Street, Orlando, Florida 32801.

**Bonnet Creek Resort Community Development District**  
**STATEMENT OF NET POSITION**  
**September 30, 2022**

	<u><b>Governmental Activities</b></u>
<b>ASSETS</b>	
Current Assets	
Cash	\$ 710,842
Investments	100,649
Accounts receivable	3,459
Due from other	14,454
Prepaid expenses	20,938
Total Current Assets	<u>850,342</u>
Non-Current Assets	
Restricted Assets	
Investments	1,054,074
Capital Assets, Not Being Depreciated	
Construction in progress	1,117,499
Land and improvements	17,157,333
Capital Assets Being Depreciated	
Infrastructure	5,274,871
Improvements other than buildings	2,649,428
Accumulated depreciation	(4,527,033)
Total Non-Current Assets	<u>22,726,172</u>
Total Assets	<u>23,576,514</u>
<b>LIABILITIES</b>	
Current Liabilities	
Accounts payable	28,884
Retainage payable	80,975
Bonds payable, current	1,235,000
Accrued interest	360,844
Total Current Liabilities	<u>1,705,703</u>
Non-Current Liabilities	
Bonds payable	18,010,000
Total Liabilities	<u>19,715,703</u>
<b>NET POSITION</b>	
Net investment in capital assets	3,465,629
Unrestricted	395,182
Total Net Position	<u><u>\$ 3,860,811</u></u>

*See accompanying notes to financial statements.*

**Bonnet Creek Resort Community Development District**  
**STATEMENT OF ACTIVITIES**  
**For the Year Ended September 30, 2022**

<b>Functions/Programs</b>	<b>Expenses</b>	<b>Program Revenues Charges for Services</b>	<b>Net (Expense) Revenues and Changes in Net Position Governmental Activities</b>
Governmental Activities			
General government	\$ (108,426)	\$ 160,813	\$ 52,387
Physical environment	(692,723)	698,063	5,340
Interest and other charges	(897,000)	2,110,462	1,213,462
Total Governmental Activities	<u>\$ (1,698,149)</u>	<u>\$ 2,969,338</u>	<u>1,271,189</u>
		General Revenues	
		Investment income	5,309
		Miscellaneous revenues	40,809
		Total General Revenues	<u>46,118</u>
		Change in Net Position	1,317,307
		Net Position - October 1, 2021	<u>2,543,504</u>
		Net Position - September 30, 2022	<u>\$ 3,860,811</u>

*See accompanying notes to financial statements.*

**Bonnet Creek Resort Community Development District**  
**BALANCE SHEET –**  
**GOVERNMENTAL FUNDS**  
**September 30, 2022**

	General	Debt Service	Capital Projects	Total Governmental Funds
<b>ASSETS</b>				
Cash	\$ 131,892	\$ -	\$ 578,950	\$ 710,842
Investments	18,404	-	82,245	100,649
Accounts receivable	3,459	-	-	3,459
Due from other	14,454	-	-	14,454
Prepaid expenses	20,938	-	-	20,938
Restricted assets				
Cash and investments, at fair value	-	1,054,074	-	1,054,074
Total Assets	<u>\$ 189,147</u>	<u>\$ 1,054,074</u>	<u>\$ 661,195</u>	<u>\$ 1,904,416</u>
<b>LIABILITIES AND FUND BALANCES</b>				
<b>LIABILITIES</b>				
Accounts payable	\$ 27,116	\$ -	\$ 1,768	\$ 28,884
Retainage payable	-	-	80,975	80,975
Total Liabilities	<u>27,116</u>	<u>-</u>	<u>82,743</u>	<u>109,859</u>
<b>FUND BALANCES</b>				
Nonspendable-prepaid expenses	20,938	-	-	20,938
Restricted for debt service	-	1,054,074	-	1,054,074
Assigned for capital projects	-	-	578,452	578,452
Unassigned	141,093	-	-	141,093
Total Fund Balances	<u>162,031</u>	<u>1,054,074</u>	<u>578,452</u>	<u>1,794,557</u>
Total Liabilities and Fund Balances	<u>\$ 189,147</u>	<u>\$ 1,054,074</u>	<u>\$ 661,195</u>	<u>\$ 1,904,416</u>

*See accompanying notes to financial statements.*

**Bonnet Creek Resort Community Development District**  
**RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES**  
**TO NET POSITION OF GOVERNMENTAL ACTIVITIES**  
**September 30, 2022**

Total Governmental Fund Balances	\$ 1,794,557
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets, not being depreciated, construction in progress, \$1,117,499, land and improvements, \$17,157,333, infrastructure, \$5,274,871, improvements other than buildings, \$2,649,428, and accumulated depreciation, \$(4,527,033), used in governmental activities are not current financial resources and are not reported at the fund level.	21,672,098
Long-term liabilities, including bonds payable, are not due and payable in the current period and therefore, are not reported at the fund level.	(19,245,000)
Accrued interest expense for long-term debt is not a current financial use and therefore, is not reported at the fund level.	<u>(360,844)</u>
Net Position of Governmental Activities	<u><u>\$ 3,860,811</u></u>

*See accompanying notes to financial statements.*

**Bonnet Creek Resort Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES**  
**IN FUND BALANCES – GOVERNMENTAL FUNDS**  
**For the Year Ended September 30, 2022**

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues				
Special assessments	\$ 858,876	\$ 2,110,462	\$ -	\$ 2,969,338
Investment income	577	3,991	741	5,309
Miscellaneous revenues	42,657	-	-	42,657
Total Revenues	<u>902,110</u>	<u>2,114,453</u>	<u>741</u>	<u>3,017,304</u>
Expenditures				
Current				
General government	108,386	-	40	108,426
Physical environment	470,486	-	33,600	504,086
Capital outlay	-	-	190,107	190,107
Debt service				
Principal	-	1,180,000	-	1,180,000
Interest	-	919,125	-	919,125
Total Expenditures	<u>578,872</u>	<u>2,099,125</u>	<u>223,747</u>	<u>2,901,744</u>
Excess of revenues over/(under) expenditures	<u>323,238</u>	<u>15,328</u>	<u>(223,006)</u>	<u>115,560</u>
Other Financing Sources/(Uses)				
Transfers in	-	-	537,051	537,051
Transfers out	(537,051)	-	-	(537,051)
Total Other Financing Sources/(Uses)	<u>(537,051)</u>	<u>-</u>	<u>537,051</u>	<u>-</u>
Net Change in Fund Balances	(213,813)	15,328	314,045	115,560
Fund Balances - October 1, 2021	<u>375,844</u>	<u>1,038,746</u>	<u>264,407</u>	<u>1,678,997</u>
Fund Balances - September 30, 2022	<u>\$ 162,031</u>	<u>\$ 1,054,074</u>	<u>\$ 578,452</u>	<u>\$ 1,794,557</u>

*See accompanying notes to financial statements.*

**Bonnet Creek Resort Community Development District**  
**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES**  
**AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS**  
**TO THE STATEMENT OF ACTIVITIES**  
**For the Year Ended September 30, 2022**

Net Change in Fund Balances - Total Governmental Funds	\$ 115,560
Amounts reported for governmental activities in the Statement of Activities are different because:	
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount that capital outlay, \$190,107, exceeded depreciation, \$(188,637), in the current period.	1,470
Governmental funds report principal payments as expenditures when paid, whereas these payments are recognized as a decrease in bonds payable at the government-wide level.	1,180,000
At the fund level only available revenues are recognized as revenue. At the government-wide level revenues are recognized when earned. This is the change in current year deferred inflows of resources.	(1,848)
At the fund level interest is recognized when due. At the government-wide level interest is accrued on outstanding debt. This is the current year change in accrual.	<u>22,125</u>
Change in Net Position of Governmental Activities	<u><u>\$ 1,317,307</u></u>

*See accompanying notes to financial statements.*



**Bonnet Creek Resort Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN**  
**FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND**  
**For the Year Ended September 30, 2022**

	<b>Original Budget</b>	<b>Final Budget</b>	<b>Actual</b>	<b>Variance with Final Budget Positive (Negative)</b>
Revenues				
Special assessments	\$ 858,876	\$ 858,876	\$ 858,876	\$ -
Investment income	100	100	577	477
Miscellaneous revenues	40,400	46,500	42,657	(3,843)
Total Revenues	<u>899,376</u>	<u>905,476</u>	<u>902,110</u>	<u>(3,366)</u>
Expenditures				
Current				
General government	109,960	115,811	108,386	7,425
Physical environment	552,095	504,588	470,486	34,102
Total Expenditures	<u>662,055</u>	<u>620,399</u>	<u>578,872</u>	<u>41,527</u>
Excess of revenues over/(under) expenditures	237,321	285,077	323,238	38,161
Other Financing Sources/(Uses)				
Transfers out	<u>(237,321)</u>	<u>(537,051)</u>	<u>(537,051)</u>	<u>-</u>
Net Change in Fund Balances	<u>-</u>	<u>(251,974)</u>	<u>(213,813)</u>	<u>38,161</u>
Fund Balances - October 1, 2021	<u>-</u>	<u>251,974</u>	<u>375,844</u>	<u>123,870</u>
Fund Balances - September 30, 2022	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 162,031</u>	<u>\$ 162,031</u>

*See accompanying notes to financial statements.*

**Bonnet Creek Resort Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

**1. Reporting Entity**

The District was established on July 18, 2000, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), by Ordinance No. 2000-16, effective as of July 27, 2000, of the Board of County Commissioners of Orange County, as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or outside the boundaries of the Bonnet Creek Resort Community Development District. The District is governed by a Board of Supervisors who are elected by the owners of property within the District. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the Bonnet Creek Resort Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth in Governmental Accounting Standards the District has identified no component units.

**2. Measurement Focus and Basis of Accounting**

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

**Bonnet Creek Resort Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**a. Government-wide Financial Statements**

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

**b. Fund Financial Statements**

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

**Governmental Funds**

The District reports fund balance according to Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

**Bonnet Creek Resort Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds (Continued)**

The District has various policies governing the fund balance classifications.

**Nonspendable Fund Balance** – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

**Restricted Fund Balance** – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

**Assigned Fund Balance** – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

**Unassigned Fund Balance** – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

**Fund Balance Spending Hierarchy** – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

**Bonnet Creek Resort Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds (Continued)**

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”.

Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

**3. Basis of Presentation**

**a. Governmental Major Funds**

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Debt Service Fund – The Series 2016 Debt Service Fund accounts for debt service requirements to retire the Series 2016 Special Assessment Bonds, which were used to finance the construction of certain improvements within the District.

Capital Projects Fund – The Capital Projects Fund accounts for acquisition and construction of infrastructure improvements located within the boundaries of the District.

**Bonnet Creek Resort Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**3. Basis of Presentation (Continued)**

**b. Non-current Governmental Assets/Liabilities**

GASB Statement 34 requires that non-current governmental assets, such as construction in progress, and non-current governmental liabilities, such as general obligation bonds be reported in the governmental activities column in the government-wide Statement of Net Position.

**4. Assets, Liabilities, and Net Position**

**a. Cash and Investments**

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Cash and investments include time deposits, certificates of deposit, money market funds, and all highly liquid debt instruments with original maturities of three months or less.

**Bonnet Creek Resort Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Liabilities, and Net Position (Continued)**

**b. Restricted Assets**

Certain net position of the District are classified as restricted assets on the Statement of Net Position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted net position, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

**c. Capital Assets**

Capital assets, which include land improvements, construction in progress, infrastructure and improvements other than buildings, are reported in the governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of one year. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Infrastructure	30 years
Improvements other than buildings	10-20 years

**Bonnet Creek Resort Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Liabilities, and Net Position (Continued)**

**d. Budgets**

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget columns of the accompanying financial statements may occur.

**NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS**

**1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position**

“Total fund balances” of the District’s governmental funds, \$1,794,557, differs from “net position” of governmental activities, \$3,860,811, reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the governmental fund balance sheet. The effect of the differences is illustrated below:

**Capital related items**

When capital assets (construction in progress, land, buildings and improvements, infrastructure, and equipment that are to be used in governmental activities) are purchased or constructed, the cost of those assets is reported as expenditures in governmental funds. However, the Statement of Net Position included those capital assets among the assets of the District as a whole.

Construction in progress	\$ 1,117,499
Land and improvements	17,157,333
Infrastructure	5,274,871
Improvements other than buildings	2,649,428
Less: accumulated depreciation	(4,527,033)
Total	<u>\$ 21,672,098</u>



**Bonnet Creek Resort Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)**

**1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position (Continued)**

**Long-term debt transactions**

Long-term liabilities applicable to the District's governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2022 were:

Bonds payable	\$ <u>(19,245,000)</u>
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**Accrued interest**

Accrued liabilities in the Statement of Net Position differ from the amount reported in governmental funds due to the accrued interest on bonds.

Accrued interest	\$ <u>(360,844)</u>
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**2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities**

The "net change in fund balances" for government funds, \$115,560, differs from the "change in net position" for governmental activities, \$1,317,307, reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below:

**Capital related items**

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, in the Statement of Activities, the costs of those assets is allocated over their estimated useful lives and reported as depreciation. As a result, fund balances decrease by the amount of financial resources expended, whereas net position decrease by the amount of depreciation charged for the year.

Capital outlay	\$ 190,107
Depreciation	<u>(188,637)</u>
Total	<u>\$ 1,470</u>

**Bonnet Creek Resort Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)**

**2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities (Continued)**

**Long-term debt transactions**

Repayments of principal are reported as expenditures in the governmental funds and, thus, have the effect of reducing fund balance because current financial resources have been used.

Principal payments	\$ <u>1,180,000</u>
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Some expenses reported at the government-wide level do not require the use of current financial resources, therefore, are not reported as expenditures at the fund level.

Net change in accrued interest	\$ <u>22,125</u>
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**Deferred inflows of resources**

At the government-wide level revenues are recognized when earned, however, at the fund level revenues must be available to be recognized.

Unavailable revenues	\$ <u>(1,848)</u>
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**NOTE C – CASH AND INVESTMENTS**

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

**Custodial Credit Risk – Deposits**

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a separate formal deposit policy for custodial credit risk, however, the District adopted the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2022, the District's bank balance and the carrying value were \$710,842. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

**Investments**

As of September 30, 2022, the District had the following investments and maturities:

<u>Investment</u>	<u>Maturity Date</u>	<u>Fair Value</u>
First American Govt Obligation Fund	19 days*	\$ 1,054,074
Florida PRIME	21 days*	100,649
Total		<u>\$ 1,154,723</u>

\* Weighted Average Maturity

**Bonnet Creek Resort Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE C – CASH AND INVESTMENTS (CONTINUED)**

Investments (Continued)

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that use the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investments in First American Government Obligation Fund are a Level 1 asset.

The District's investment policy allows management to invest funds in investments permitted under Section 218.415, Florida Statutes. The investment in Florida PRIME is measured at amortized cost. Florida PRIME has established policies and guidelines regarding participant transactions and the authority to limit or restrict withdrawals or impose a penalty for an early withdrawal. As of September 30, 2022, there were no redemption fees, maximum transaction amounts, or any other requirement that would limit daily access to 100 percent of the account value.

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates. Both First American Government Obligation Fund and Florida PRIME are rated AAAM by Standards and Poor's.

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investments in the First American Government Obligation Fund represents 91% of the District's investments. The remaining 9% is represented by Florida PRIME.

The types of deposits and investments and their level of risk exposure as of September 30, 2022 were typical of these items during the fiscal year then ended.

**Bonnet Creek Resort Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE D – SPECIAL ASSESSMENT REVENUES**

Special assessment revenues for the year are set at the public hearing to adopt the annual budget. The special assessment revenues are collected directly by the District in accordance with Chapter 170 and Chapter 190, Florida Statutes. The installment payment dates are established each year by the annual assessment resolution adopted at the public hearing to adopt the annual budget. Payments not received by the installment due dates are subject to a 1% per month penalty and interest charge. There are no delinquent special assessments as of September 30, 2022.

**NOTE E – CAPITAL ASSETS**

Capital Asset activity for the year ended September 30, 2022 was as follows:

	October 1, 2021 Balance	Additions	Deletions	September 30, 2022 Balance
<u>Governmental Activities:</u>				
Capital assets, not being depreciated:				
Land and improvements	\$ 17,157,333	\$ -	\$ -	\$ 17,157,333
Construction in progress	927,392	190,107	-	1,117,499
Total Capital Assets, not depreciated	<u>18,084,725</u>	<u>190,107</u>	<u>-</u>	<u>18,274,832</u>
Capital assets, being depreciated:				
Improvements other than buildings	2,649,428	-	-	2,649,428
Infrastructure	5,274,871	-	-	5,274,871
Total Capital Assets being depreciated	7,924,299	-	-	7,924,299
Less accumulated depreciation	(4,338,396)	(188,637)	-	(4,527,033)
Total Capital Assets Depreciated, Net	<u>3,585,903</u>	<u>(188,637)</u>	<u>-</u>	<u>3,397,266</u>
 Governmental Activities Capital Assets	 <u><u>\$ 21,670,628</u></u>	 <u><u>\$ 1,470</u></u>	 <u><u>\$ -</u></u>	 <u><u>\$ 21,672,098</u></u>

Depreciation of \$188,637 was charged to physical environment.

**NOTE F – LONG-TERM DEBT**

Long-term debt is comprised of the following:

Special Assessment Refunding Bonds

\$25,605,000 Series 2016 Special Assessment Refunding Bonds are due in annual principal installments maturing May 2034. Interest is due semi-annually on May 1 and November 1 at a 4.5% interest rate.

\$ 19,245,000

**Bonnet Creek Resort Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE F – LONG-TERM DEBT (CONTINUED)**

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2022 are as follows:

Year Ending September 30,	Principal	Interest	Total
2023	\$ 1,235,000	\$ 866,024	\$ 2,101,024
2024	1,295,000	810,450	2,105,450
2025	1,355,000	752,175	2,107,175
2026	1,415,000	691,200	2,106,200
2027	1,480,000	627,525	2,107,525
2028-2032	8,495,000	2,074,500	10,569,500
2033-2034	3,970,000	270,000	4,240,000
Totals	<u>\$ 19,245,000</u>	<u>\$ 6,091,874</u>	<u>\$ 25,336,874</u>

Significant Bond Provisions

The Series 2016 Bonds are subject to redemption at the option of the issuer (the District) as outlined in the Trust Indenture. The Series 2016 Bonds are also subject to extraordinary mandatory redemption prior to the selected maturity in the manner determined by the Bond Registrar if certain events occurred as outline in the Bond Indenture.

The Trust Indenture established certain amounts be maintained in a reserve account. In addition, the Trust Indenture has certain restrictions and requirements relating to the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

**Bonnet Creek Resort Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE F – LONG-TERM DEBT (CONTINUED)**

Depository Funds

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

Reserve Fund – The Series 2016 Reserve Accounts were funded from the proceeds of the Series 2016 Bonds in amounts equal to 50% of the maximum annual debt service requirement for the outstanding Series 2016 Bonds. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

The following is a schedule of required reserve deposits as of September 30, 2022:

	Reserve Balance	Reserve Requirement
Series 2016 Special Assessment Refunding Bonds	<u>\$ 1,038,713</u>	<u>\$ 1,038,531</u>

**NOTE G – INTERFUND ACTIVITY**

Interfund transfers for the year ended September 30, 2022, consisted of the following:

	<u>Transfers In</u>
	Capital Projects Fund
<u>Transfers Out</u>	
General Fund	<u>\$ 537,051</u>

Transfers to the Capital Projects Fund are the result of monies collected and allocated for the future repair and replacement of various capital improvements.

**NOTE H – RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. Settled claims from these risks have not exceeded commercial insurance coverage of the past three fiscal years.

**NOTE I – ECONOMIC DEPENDENCY**

The Developer and major landowners own a significant portion of land within the District. The District's activity is dependent upon the continued involvement of the Developer and major landowners, the loss of which could have a material adverse effect on the District's operations. At September 30, 2022, four board members were affiliated with a major landowner.



# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
FAX: 772/468-9278

## **INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
Bonnet Creek Resort Community Development District  
Orange County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements, as listed in the table of contents, of Bonnet Creek Resort Community Development District, as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated March 29, 2023.

### **Report on Internal Control Over Financial Reporting**

In planning and performing our audit, we considered Bonnet Creek Resort Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Bonnet Creek Resort Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Bonnet Creek Resort Community Development District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.



Berger, Toombs, Elam,  
Gaines & Frank  
Certified Public Accountants PL

To the Board of Supervisors  
Bonnet Creek Resort Community Development District

### **Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether Bonnet Creek Resort Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Berger Toombs Elam  
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

March 29, 2023





# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

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## MANAGEMENT LETTER

To the Board of Supervisors  
Bonnet Creek Resort Community Development District  
Orange County, Florida

### Report on the Financial Statements

We have audited the financial statements of the Bonnet Creek Resort Community Development District as of and for the year ended September 30, 2022, and have issued our report thereon dated March 29, 2023.

### Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

### Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with *AICPA Professionals Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated March 29, 2023, should be considered in conjunction with this management letter.

### Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations made in the preceding financial audit report.

### Financial Condition

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not Bonnet Creek Resort Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that Bonnet Creek Resort Community Development District did not meet any of the conditions described in Section 218.503(1) Florida Statutes.



To the Board of Supervisors  
Bonnet Creek Resort Community Development District

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for Bonnet Creek Resort Community Development District. It is management's responsibility to monitor the Bonnet Creek Resort Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same as of September 30, 2022.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

### **Specific Information**

The information below was provided by management and has not been audited by us; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, Bonnet Creek Resort Community Development District reported:

- 1) The total number of district employees compensated in the last pay period of the District's fiscal year: 0
- 2) The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year: The District paid 12 nonemployee independent contractors in September 2022.
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$0
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: The District paid \$801,158 to nonemployee independent contractors.
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2021, together with the total expenditures for such project: The District had no applicable projects during the year.
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The District amended the original budget. See schedule below.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)8, Rules of the Auditor General, the Bonnet Creek Resort Community Development District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District. The General Fund assessment was \$10,665 - \$125,964 and the Debt Service assessment was \$35,920 - \$582,044.
- 2) Total Special Assessments collected was \$2,969,338.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds. The District had outstanding bonds at September 30, 2022 of \$19,245,000 Series 2016 Bonds maturing May 2034.

To the Board of Supervisors  
Bonnet Creek Resort Community Development District

	Original Budget	Actual	Variance with Original Budget Positive (Negative)
Revenues			
Special assessments	\$ 858,876	\$ 858,876	\$ -
Investment income	100	577	477
Miscellaneous revenues	40,400	42,657	2,257
Total Revenues	<u>899,376</u>	<u>902,110</u>	<u>2,734</u>
Expenditures			
Current			
General government	109,960	108,386	1,574
Physical environment	552,095	470,486	81,609
Total Expenditures	<u>662,055</u>	<u>578,872</u>	<u>83,183</u>
Excess of revenues over/(under) expenditures	237,321	323,238	85,917
Other Financing Sources/(Uses)			
Transfers out	<u>(237,321)</u>	<u>(537,051)</u>	<u>299,730</u>
Net Change in Fund Balances	<u>-</u>	<u>(213,813)</u>	<u>(213,813)</u>
Fund Balances - October 1, 2021	<u>-</u>	<u>375,844</u>	<u>375,844</u>
Fund Balances - September 30, 2022	<u>\$ -</u>	<u>\$ 162,031</u>	<u>\$ 162,031</u>

**Additional Matters**

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.



Berger, Toombs, Elam,  
Gaines & Frank  
Certified Public Accountants PL

To the Board of Supervisors  
Bonnet Creek Resort Community Development District

**Purpose of this Letter**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*Berger Toombs Elam  
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

March 29, 2023



**Berger, Toombs, Elam,  
Gaines & Frank**

Certified Public Accountants PL

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Suite 200  
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FAX: 772/468-9278

**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE  
WITH SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors  
Bonnet Creek Resort Community Development District  
Orange County, Florida

We have examined Bonnet Creek Resort Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2022. Management is responsible for Bonnet Creek Resort Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Bonnet Creek Resort Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Bonnet Creek Resort Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Bonnet Creek Resort Community Development District's compliance with the specified requirements.

In our opinion, Bonnet Creek Resort Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2022.

*Berger Toombs Elam  
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

March 29, 2023

## SECTION V



**DONALD W. MCINTOSH  
ASSOCIATES, INC.**

June 2, 2023  
Revised June 23, 2023  
[gflint@gmscfl.com](mailto:gflint@gmscfl.com)

Mr. Randall Greene, Chairman  
**Bonnet Creek Resort Community Development District**  
219 East Livingston Street  
Orlando, FL 32801

Re: Bonnet Creek Resort CDD  
Crosby Island Marsh Berm Repair  
Orange County, FL  
DWMA Job No. 23572 (001-003)

Dear Mr. Greene:

In accordance with the discussion with George Flint of Government Management Services, Donald W. McIntosh Associates, Inc. (DWMA) is pleased to submit for your consideration this Additional Services Agreement to provide professional surveying and civil engineering services to Bonnet Creek Resort Community Development District for services specifically related to design, and consultant coordination for the Crosby Island Marsh Berm Repair. The nature of Basic Services to be performed by us under this agreement is set forth below. DWMA will provide these services pursuant to our original contract with Bonnet Creek Resort Community Development District dated September 25, 2000 ("Contract") as follows:

CIVIL ENGINEERS

LAND PLANNERS

SURVEYORS

## **PART I - PROFESSIONAL SURVEYING & MAPPING**

- A. TOPOGRAPHIC SURVEY - Preparation of a topographic survey in accordance with applicable State of Florida Standards of Practice as set forth by the Board of Professional Surveyors and Mappers, Chapter 5J-17.05, Florida Administrative Code, per Section 472.027, Florida Statutes. Utility and site improvement locations will be limited to visible surface features only. The scope of services is based on the site being cleared of vegetation by the property owner prior to the commencement of the field work.

## **PART II - CIVIL ENGINEERING**

- A. CONSTRUCTION DRAWINGS - Design, preparation and submittal of construction drawings and technical specifications for the Project site for grading repairs to the existing Crosby Island Marsh mitigation area berm. (Berm repair geotechnical details to be provided by others)
- B. FINAL ENGINEERING MEETINGS AND COORDINATION - Coordination with regulatory agencies; CLIENT's consultants; and CLIENT during the design phase of the Project and representation at meetings associated with final design and permitting of the Project.

2200 Park Ave. North

Winter Park, FL

32789-2355

Fax 407-644-8318

407-644-4068

F:\Contract\Proposals\cp14894a.doc



Mr. Randall Greene, Chairman  
**Bonnet Creek Resort Community Development District**  
Crosby Island Marsh Berm Repair  
DWMA Job No. 23572 (001-003)  
June 2, 2023, Revised June 23, 2023  
Page 2 of 5

### **PART III – CONSTRUCTION PHASE SERVICES**

Construction phase services are not included in this proposal but may be provided under separate contract. CLIENT shall understand that construction certifications are required by most regulatory agencies.

#### **FEE SCHEDULE**

<b>Contract Item</b>	<b>Billing Item</b>	<b>Description</b>	<b>Fee</b>
		<b>Part I - Professional Surveying &amp; Mapping</b>	
A.	001	Topographic Survey	\$8,270.00
		<b>Part II - Civil Engineering</b>	
A.	002	Construction Drawings	\$2,910.00
B.	003	Final Engineering Meetings and Coordination	2,360.00
		<b>Subtotal</b>	<b>\$5,270.00</b>
		<b>TOTAL</b>	<b>\$13,540.00</b>

### **PAYMENT OF FEES & REIMBURSABLE EXPENSES**

CLIENT shall pay DWMA for Services such fixed fees as are indicated above next to each specific item of Basic Services and as may be charged from time to time in connection with Additional Services plus Reimbursable Expenses. Reimbursable Expenses shall include all identifiable out-of-pocket expenses billed at a multiplier of 1.0.

Progress payments shall be made based upon billings every four weeks, which shall be based upon the percentage of completion in each progress billing for lump sums or fixed fees plus Reimbursable Expenses.

We are prepared to begin work on your Project as soon as we have received an executed copy of this Agreement (executed electronic scanned copies are acceptable).

We appreciate your confidence in Donald W. McIntosh Associates, Inc., and look forward to continuing to serve you.

Sincerely,

DONALD W. MCINTOSH ASSOCIATES, INC.

James C. Nugent, PE  
Vice President

JCN/lis





*Mr. Randall Greene, Chairman*  
***Bonnet Creek Resort Community Development District***  
*Crosby Island Marsh Berm Repair*  
*DWMA Job No. 23572 (001-003)*  
*June 2, 2023, Revised June 23, 2023*  
*Page 3 of 5*

ACCEPTANCE OF CONTRACT BY:

\_\_\_\_\_  
[Signature]

\_\_\_\_\_  
[Date]

\_\_\_\_\_  
[Name and Title]

\_\_\_\_\_  
[Company]

PURSUANT TO FLORIDA STATUTE 558.0035, AN  
INDIVIDUAL EMPLOYEE OR AGENT OF DONALD W.  
MCINTOSH ASSOCIATES, INC. MAY NOT BE HELD  
INDIVIDUALLY LIABLE FOR NEGLIGENCE.



## **BASIS OF PROPOSAL AND CLIENT RESPONSIBILITIES**

Our Agreement is also based on the following conditions and limitations:

### **BASIS OF PROPOSAL**

Project design and limits will be based generally on the conceptual site plan and survey limits attached.

CLIENT has performed the necessary due diligence research to confirm that the site is suitable for the intended purpose.

The CLIENT is advised that concurrency management and comprehensive plan consistency will impact the land development process. Regulations regarding concurrency and consistency vary according to governmental jurisdiction. The status of concurrency, consistency and, if applicable, vested rights must be addressed for all projects within the State of Florida. DWMA presumes the CLIENT is aware of the issues and resultant impacts described. DWMA disclaims responsibility for delays that may be encountered due to failure on the part of the CLIENT to address concurrency and consistency issues prior to initiation of Services proposed herein. DWMA is **not** responsible for changes to the approved plans that may alter the concurrency vesting status or for noncompliance on the part of the property owner with regard to the performance terms and conditions established in the vesting certificate.

DWMA will not be responsible for any circumstances, acts, errors, omissions or events, of any type, beyond its control including, without limitation, construction costs, the acts or failures to act of any governmental or judicial agency, or the existence of hazardous waste of any type associated with the Project. No Services associated with hazardous waste of any type are included in any way in this Agreement.

Without limitation, architectural, traffic engineering (e.g., studies, signalization), structural engineering (e.g., retaining walls, bridges, docks), mechanical engineering (e.g., fire pumps), fire protection engineering (e.g., dedicated fire lines beyond the point of service), electrical engineering, geotechnical engineering and testing, environmental assessment, landscape and irrigation design, non-civil utility engineering (e.g., power, gas, telephone, cable television, site lighting) and any other professional or consultant services required by CLIENT and not undertaken by DWMA, shall be retained separately by the CLIENT. **No Services are included in this Agreement other than those specifically listed herein.**

DWMA may be mandated by regulatory authorities to incorporate findings, requirements and details of design in their construction plans that are prepared by professional geotechnical engineers and not by DWMA. In doing so, DWMA assumes no responsibility or liability for the design, construction or operation of geotechnical engineering components which may include, but not be limited to, underdrains, ground stabilizers, backfills, embankments, etc. CLIENT must also recognize that

some of these systems (i.e., underdrains, etc.) usually require extensive field supervision during construction and certification after construction. These systems are subject to damage by other activities during or after infrastructure construction such as other utility installations (power, telephone, cable, gas, etc.). DWMA assumes no liability for damages to any design element caused by the improper design, construction, operation or maintenance of improvements designed by others.

DWMA, in and through its review and/or use of design and calculations prepared by others, is not responsible for or liable for error or omissions in the design and permitting services provided by others. CLIENT's consultants will provide DWMA with permission to utilize and rely upon their work product as the basis of DWMA's design. Certain elements designed by others may be shown in DWMA construction plans for context only.

DWMA's performance and work product quality is dependent upon the timely provision of services from CLIENT-selected and contracted third-party consultants, including but not limited to geotechnical engineer, environmental consultant, transportation engineer, landscape/hardscape/irrigation designer and/or legal consultant whose services, while coordinated to the extent possible, are beyond the scope of responsibility of DWMA.

If locating underground utilities is expressly included in the Services, DWMA will locate such underground utilities as may be marked by a utility locating service retained by CLIENT. DWMA shall not be liable for showing any utility lines not marked by the locating company. DWMA cannot and does not guarantee or warranty that unidentified utilities will not be encountered.

Any opinion of construction cost prepared by DWMA represents its judgment as a design professional and is supplied for the general guidance of the CLIENT only since DWMA has no control over the cost of labor and material or over competitive bidding or market conditions. DWMA does not warrant or guarantee the accuracy of such opinions.

No permit applications or negotiations with regulatory agencies or permitting authorities are included other than those specifically listed herein.

If construction services or observation of construction are included herein, the Services included by DWMA will be to conduct periodic visits and observations to determine that the Work generally conforms or will conform to the applicable contract documents in relation to DWMA's engineering Services. DWMA's Service shall not include determining, supervising, implementing, or undertaking the responsibilities of the contractor, subcontractors or others, regarding means, methods, techniques, sequences and procedures of construction, nor for job conditions, safety precautions or programs. Construction phase services for systems designed and permitted by others are not included.





*Mr. Randall Greene, Chairman*  
**Bonnet Creek Resort Community Development District**  
**BASIS OF PROPOSAL AND CLIENT RESPONSIBILITIES**  
*DWMA Job No. 23572 (001-003)*  
*June 2, 2023, Revised June 23, 2023*  
*Page 5 of 5*

Construction phase retesting resulting from failures or no-shows, and therefore requiring additional site visits, shall be additional services and is not included in the scope of this agreement. Such services will be invoiced separately on an hourly basis for back-charge to the contractor by CLIENT.

CLIENT's contractor and/or surveyor will provide certified as-built surveys prepared by a Florida-licensed surveyor for DWMA's use and reliance in preparing project certifications and/or record drawings. Any as-built surveys required to be performed by DWMA due to failure of contractor's surveyor to provide accurate and complete survey data will be invoiced separately on an hourly basis for back-charge to the contractor by CLIENT.

Federal Emergency Management Agency (FEMA) Map revisions or amendments which may be required by regulatory agencies or lenders are not included unless specifically listed in Basic Services.

Provision of customized digital data files to CLIENT, CLIENT's consultants and/or CLIENT's contractor is not included. DWMA work product will be prepared digitally in AutoCAD Civil3D® 2018 or later.

**CLIENT RESPONSIBILITIES**

The CLIENT, or his representative, shall be available to meet with DWMA and provide decisions in a timely manner throughout the course of the Project.

The CLIENT will provide DWMA with plans and other pertinent information which may be necessary to properly survey or engineer the Project.

Prior to initiation of preliminary or final design, an approved site plan and final dimensioned building footprint(s) will be provided to DWMA by CLIENT, which will be complete with final geometry, and will be relied upon by DWMA.

The CLIENT will engage a professional geotechnical engineer to provide necessary hydrogeologic design support, relevant construction specifications for earthwork items and required construction inspection and certification. CLIENT's geotechnical engineer shall be responsible for final certification of all flexible and rigid pavement. DWMA has the CLIENT's authority to rely on this professional information as a basis for its design Services and certifications.

The CLIENT will engage a professional environmental consultant to provide jurisdictional determinations and necessary design and permitting support for wetland and special species issues.

The CLIENT will engage a professional environmental firm or firms who specialize in all matters relating to "hazardous" or "special" materials wastes, deposits, soils, contamination, etc., as may be required to support permitting or construction of the Project.

The CLIENT will engage a professional landscape architect to provide landscape and irrigation design related

to the development of the property as intended by CLIENT.

The CLIENT will engage a professional architect to perform all architectural services including, without limitation, incorporation of the work product of DWMA, and compliance with local, state or federal laws, regulations, codes and Americans with Disabilities Act ("ADA") requirements.

The CLIENT will engage a professional transportation consultant to provide analysis related to development of the property as intended by CLIENT, including but not limited to traffic studies, determination of turn lane requirements, traffic signal design, Maintenance of Traffic (MOT) plans and roundabout geometry, striping and signage design.

The CLIENT will engage a professional legal counselor to provide legal services related to development of the property as intended by CLIENT.

The CLIENT will engage a professional state licensed hydrogeologist for completion of hydrologic data required in support of a Consumptive Use/Water Use Permit.

The CLIENT will engage a professional archaeologist to provide archaeological analysis related to development of the property as intended by CLIENT.

The CLIENT agrees that DWMA shall have no responsibility for the accuracy of information provided by, or for any portion of the Project designed by the CLIENT or CLIENT's other consultants, or for compliance with local, state or federal ADA requirements. DWMA shall not be required to check or verify the CLIENT's or other consultants' work product, information, or construction documents and shall be entitled to rely on the accuracy and completeness thereof, as well as the compliance of such documents with applicable laws, codes, statutes, ordinances, and regulations, including, without limitation, ADA requirements. The CLIENT also agrees to require all other consultants engaged by the CLIENT to coordinate their design or construction documents or reports with the work product of DWMA, to promptly report any conflicts or inconsistencies to DWMA and to cooperate fully in the resolution of those conflicts or inconsistencies. The CLIENT further agrees, to the fullest extent permitted by law, to indemnify and hold harmless DWMA from any claims, damages, liabilities or costs, including reasonable attorney's fees and defense costs, arising out of or relating to false, inaccurate, or non-compliant information provided by CLIENT or its other consultants, or the services performed by other consultants engaged by the CLIENT.

The CLIENT or CLIENT's contractor shall obtain the required National Pollutant Discharge Elimination System (NPDES) permit for the Project.

The CLIENT will provide DWMA with all applicable operation and maintenance budgets and budget reserve estimates for all gated communities prior to submittal of the final plat to satisfy local jurisdiction requirements.

## SECTION VII

*Item will be  
provided under  
separate cover.*

## SECTION VIII

# 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**  
**May 31, 2023**

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2023 through May 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: \$ **48,103.43**

Approval of Expenditures:

---

\_\_\_\_\_ Chairman

\_\_\_\_\_ Vice Chairman

\_\_\_\_\_ Assistant Secretary

# Bonnet Creek Resort Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2023 Through May 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Amount
DONALD W. MCINTOSH ASSOCIATES, INC	4044	43921	ENGINEER SERVICES MARCH 2023	\$ 716.56
AQUATIC WEED CONTROL, INC.	4045	83578	WETLAND MAINTENANCE APRIL 2023	\$ 1,694.00
GOVERNMENTAL MANAGEMENT SERVICES	4046	300	COVER HOLES & PRESSURE WASHING	\$ 1,245.72
GOVERNMENTAL MANAGEMENT SERVICES	4046	298	MANAGEMENT FEES MAY 2023	\$ 3,192.54
GOVERNMENTAL MANAGEMENT SERVICES	4046	299	FIELD MANAGEMENT MAY 2023	\$ 4,748.00
PROPUMP & CONTROLS, INC	4047	0053389-IN	REPAIR IRRIGATION PUMP	\$ 527.00
SOLITUDE LAKE MANAGEMENT LLC	4048	PSI-71801	IRRIGATION POND TREATMENT MAY 2023	\$ 234.00
YELLOWSTONE LANDSCAPE	4049	ON 520310	LANDSCAPE MAINTENANCE MAY 2023	\$ 16,500.00
AQUATIC WEED CONTROL, INC.	4050	83761	WETLAND MAINTENANCE MARCH 2023	\$ 2,500.00
BOYD ENVIRONMENTAL ENGINEERING	4051	4497	ENGINEER SERVICES APR 2023	\$ 543.70
DONALD W. MCINTOSH ASSOCIATES, INC	4052	44036	ENGINEER SERVICES APR 2023	\$ 1,227.22
LATHAM, LUNA, EDEN & BEAUDINE LLP	4053	111252	GENERAL COUNSEL MARCH 2023	\$ 1,138.00
LATHAM, LUNA, EDEN & BEAUDINE LLP	4053	112767	GENERAL COUNSEL APRIL 2023	\$ 1,580.64
YELLOWSTONE LANDSCAPE	4054	ON 530278	BATTERY TIMER REPLACEMENT	\$ 876.93
Subtotal Check Register				\$ 36,724.31
<b>Automatic Drafts</b>		<b>Account Numbers</b>		
ORANGE COUNTY UTILITIES	Auto-Pay	855665881	UTILITIES	\$ 5,784.82
DUKE ENERGY	Auto-Pay	9100 8897 0713	UTILITIES	\$ 30.79
DUKE ENERGY	Auto-Pay	9100 8897 0797	UTILITIES	\$ 30.79
DUKE ENERGY	Auto-Pay	9100 8897 0888	UTILITIES	\$ 4,350.15
DUKE ENERGY	Auto-Pay	9100 8897 0987	UTILITIES	\$ 84.32
DUKE ENERGY	Auto-Pay	9100 8901 1074	UTILITIES	\$ 175.78
DUKE ENERGY	Auto-Pay	9100 8901 1587	UTILITIES	\$ 22.08
DUKE ENERGY	Auto-Pay	9100 8901 1660	UTILITIES	\$ 30.79
DUKE ENERGY	Auto-Pay	9100 8901 1751	UTILITIES	\$ 30.79
DUKE ENERGY	Auto-Pay	9100 8901 1850	UTILITIES	\$ 30.79
DUKE ENERGY	Auto-Pay	9101 3139 5246	UTILITIES	\$ 808.02
Subtotal Automatic Drafts				\$ 11,379.12
<b>Report Total</b>				<b>\$ 48,103.43</b>



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/23/23	00016	5/05/23 44036	202304 310-51300-31100		*	1,227.22	
		ENGINEER SVCS APR 23		DONALD W. MCINTOSH ASSOCIATES, INC			1,227.22 004052
5/23/23	00028	4/05/23 111252	202303 310-51300-31500		*	1,138.00	
		GENERAL COUNSEL MAR 23					
		5/03/23 112767	202304 310-51300-31500		*	1,580.64	
		GENERAL COUNSEL APR 23		LATHAM, LUNA, EDEN & BEAUDINE LLP			2,718.64 004053
5/23/23	00050	5/16/23 ON 53027	202305 320-53800-47300		*	876.93	
		BATTERY TIMER REPLACEMENT		YELLOWSTONE LANDSCAPE			876.93 004054
TOTAL FOR BANK A						36,724.31	
TOTAL FOR REGISTER						36,724.31	

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

1-14  
310 573 311

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

Invoice number 43921  
Date 04/07/2023  
Project **22234 Bonnet Creek Resort CDD**  
**General Consulting**

For Period Through March 24, 2023

**Invoice Summary**

Description	Current Billed
CDD general consulting	0.00
CDD inspections	630.00
CDD miscellaneous meetings	0.00
CDD intersection improvements	52.50
CDD irrigation pump upgrade	0.00
Reimbursable Expenses	34.06
Total	716.56

**Professional Fee Detail**

Associate	Hours	Rate	Billed Amount
	3.25	210.00	682.50
<b>Reimbursable Expenses</b>			
	Units	Rate	Billed Amount
Mileage	52.00	0.655	34.06
Invoice total			<b>716.56</b>

## Invoice Supporting Detail

22234 Bonnet Creek Resort CDD General Consulting  
000 CDD general consulting

Phase Status: Active

Billing Cutoff: 03/24/2023

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

WIP Status:

Subtotal	0.00		
total	0.00		

### 001 CDD inspections

Phase Status: Active

Billing Cutoff: 03/24/2023

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

**Labor**

WIP Status: Billable

Associate

James C. Nugent

Time Per Contract 03/02/2023 3.00 210.00 630.00

Site visit to Crosby Island Marsh MA to review conditions of wetland water control berm

Subtotal	3.00	630.00	
Labor total	3.00	630.00	

### 002 CDD miscellaneous meetings

Phase Status: Active

Billing Cutoff: 03/24/2023

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

WIP Status:

Subtotal	0.00		
total	0.00		

### 005 CDD intersection improvements

Phase Status: Active

Billing Cutoff: 03/24/2023

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

**Labor**

WIP Status: Billable

Associate

James C. Nugent

Time Per Contract 03/07/2023 0.25 210.00 52.50

Call with Jim W at Don Bell Signs on ACOE permitting status and allocated costs

Subtotal	0.25	52.50	
Labor total	0.25	52.50	

### 007 CDD irrigation pump upgrade

Phase Status: Closed

Billing Cutoff: 03/24/2023

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

WIP Status:

Subtotal	0.00		
total	0.00		

Invoice Supporting Detail

22234 Bonnet Creek Resort CDD General Consulting  
999 Reimbursable Expenses

Phase Status: Active

Billing Cutoff: 03/24/2023

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

Expense WIP Status: Billable

James C. Nugent  
Expense Report  
Mileage

03/02/2023	52.00	0.66	34.06
Subtotal	52.00		34.06
Expense total	52.00		34.06

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

1-52  
320 538 441

# Invoice

<b>Date</b>	<b>Invoice #</b>
4/28/2023	83578

## Bill To

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

<b>Customer P.O. No.</b>	<b>Payment Terms</b>	<b>Due Date</b>
	Net 30	5/28/2023

Description	Amount
<p>Monthly wetland maintenance for the month this invoice is dated - Wetlands, fenceline &amp; 1 golf course pond @ Bonnet Creek Resort. Completed 04/28/23.</p>	<p>1,694.00</p>

# REVISED

MAY 5 2023

Thank you for your business.

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



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

Invoice #: 298

Invoice Date: 5/1/23

Due Date: 5/1/23

Case:

P.O. Number:

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

1-1

Description	Hours/Qty	Rate	Amount
Management Fees - May 2023 310 513 34		2,966.33	2,966.33
Website Administration - May 2023 352		67.75	67.75
Information Technology - May 2023 351		104.17	104.17
Office Supplies 51		0.24	0.24
Postage 42		50.30	50.30
Copies 425		3.75	3.75

**RECEIVED**

MAY 8 2023

**Total** \$3,192.54**Payments/Credits** \$0.00**Balance Due** \$3,192.54

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

# Invoice

Invoice #: 299  
Invoice Date: 5/1/23  
Due Date: 5/1/23  
Case:  
P.O. Number:

**Bill To:**

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

1-1

Description	Hours/Qty	Rate	Amount
Field Management - May 2023 320 538 34		4,748.00	4,748.00

RECEIVED

MAY 8 2023

**Total** \$4,748.00

**Payments/Credits** \$0.00

**Balance Due** \$4,748.00

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

Invoice #: 300

Invoice Date: 3/31/23

Due Date: 3/31/23

Case:

P.O. Number: 1015

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

1-1 320 538 48 / 320 538 484

Description	Hours/Qty	Rate	Amount
-General Maintenance March 2023 Bonnet Creek CDD - General Maintenance March 2023 - Pressure wash, cover holes with tar, put new valve protector cover.			
Labor	18	47.50	855.00
Mobilizaton	1	65.00	65.00
Materials		204.72	204.72
Equipment		121.00	121.00

**RECEIVED**

MAY 8 2023

**Total** \$1,245.72**Payments/Credits** \$0.00**Balance Due** \$1,245.72



610 Old Mount Eden Road  
Shelbyville, KY 40065  
(502) 633-0677

1-105  
320 538 462  
**RECEIVED**

APR 27 2023

Page: 1

## Invoice

Invoice Number: 0053389-IN  
Invoice Date: 4/17/2023

Order Number:  
Order Date  
Salesperson: Roben L Griffen Jr.

**Sold To:**  
Bonnet Creek CDD  
C/O Governmental Mgmt Services  
Central Florida  
6200 Lee Vista Blvd -Suite 100  
Orlando, FL 32822

**Ship To:**  
Bonnet Creek CDD  
14312 Bonnet Creek Resort Lane  
Suite 300  
Orlando, FL 32821

Confirm To:

Fax No:

Job Type

Customer P.O.

Terms  
Net 30 Days

Item Number	Unit	Ordered	Shipped	Back Ordered	Price	Amount
-------------	------	---------	---------	--------------	-------	--------

/LABOR FL						432.00
-----------	--	--	--	--	--	--------

**Site Date:**

4/6/23 Service call on the Irrigation Pump Station at Bonnet Creek Resort CDD: Clean filters. Technician Roben drove to site to clean filter on station. Customer already had the filter bypassed. Took the filter out of the filter housing. I found some snails on the prescreen This is the first time that I have seen snails in the filter at the station. The filter was dirty like it always is with the same brown sludge on it. Pressure washed the filter, prescreen, lid and the inside of the filter housing. I did not find any snails in the main screen of the filter. I checked the reverser and there is no damage to the reverser. Manually checked filter stroke. Filter stroked nice and smooth. Installed the filter and valved the filter back in. Flushed the filter and the filter is stroking and operating like it should customer completing approval on a chlorination system for the station. Labor includes some travel time.

/SMALL PART FL		1.00	1.00	0.00	20.0000	20.00
	Cleaner & Materials					

/TRIP CHARGE FL		1.00	1.00	0.00	75.0000	75.00
	TRIP CHARGE FL					

**REMIT TO:** PROPUMP & CONTROLS, INC., 610 Old Mount Eden Road,  
Shelbyville, KY 40065

Net Invoice: 527.00  
Less Discount: 0.00

\*\*\* Late Fees of 1.5 % will be charged per month  
on all accounts that are past due.

Sales Tax 0.00  
Invoice Total 527.00

Please note that all invoices over \$5,000 paid by credit card are  
subject to a 2.65% service charge without prior agreement.



1-86  
320 538 44150

**Please Remit Payment to:**

Solitude Lake Management, LLC  
1320 Brookwood Drive  
Suite H  
Little Rock, AR 72202  
Phone #: (888) 480-5253  
Fax #: (888) 358-0088

**INVOICE**

Page: 1

Invoice Number: PSI-71801  
Invoice Date: 5/1/2023

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

Ship  
To: Bonnett Creek CDD  
Governmental Management Services  
6200 Lee Vista Blvd Suite 300  
Orlando, FL 32822  
United States

Ship Via  
Ship Date 5/1/2023  
Due Date 5/31/2023  
Terms Net 30

Customer ID 5006  
P.O. Number  
P.O. Date 5/1/2023  
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	234.00	234.00
May Billing					
5/1/2023 - 5/31/2023					
Bonnett Creek Irrigation Lake					
Bonnett Creek Irrigation Lake					

**RECEIVED**

MAY 5 2023

Amount Subject to Sales Tax 0.00  
Amount Exempt from Sales Tax 234.00

**Subtotal: 234.00**  
Invoice Discount: 0.00  
Total Sales Tax: 0.00  
Payment Amount: 0.00  
**Total: 234.00**

**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

**INVOICE**

INVOICE #	INVOICE DATE
ON 520310	5/1/2023
TERMS	PO NUMBER
Net 30	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** May 31, 2023

**Invoice Amount:** \$16,500.00

Description	Current Amount
Monthly Maintenance May 2023	\$16,500.00

**Invoice Total** **\$16,500.00**

IN COMMERCIAL LANDSCAPING

**RECEIVED**

MAY 5 2023

**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



## Aquatic Weed Control, Inc.

P.O. Box 593258  
Orlando, FL 32859

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

## Invoice

Date	Invoice #
5/18/2023	83761

**Bill To**

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

1-52  
320 538 44130

Customer P.O. No.	Payment Terms	Due Date
Project# 95180	Net 45	7/2/2023

Description	Amount
Tri-annual wetland maintenance for the month of March 2023 - Crosby Island Marsh - Completed on 04/05/23.	2,500.00
<div>RECEIVED</div> <div>MAY 22 2023</div>	

Thank you for your business.

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

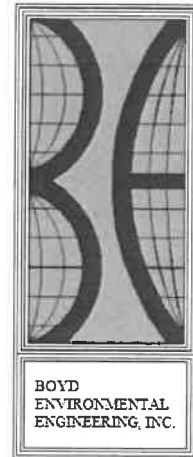
1-83  
310 513311

May 1, 2023

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 April 30, 2023

Project: Bonnet Creek Resort CDD  
Miscellaneous Services  
Boyd Environmental Project No: 079-B-01  
Invoice # 4497



Employee Classification	Hours	Rate	Fee
Professional Engineer	3.50	\$155.00	\$542.50
Project Engineer	0.00	125.00	0.00
Technician	0.00	75.00	0.00
Clerical	0.00	43.00	0.00
		Subtotal	\$542.50
		Add Reimbursable Expenses (Breakdown Below)	1.20
Total Amount Due and Payable			\$543.70

Payment Due Within 30 Days of Invoice Date

Reimbursable Expense Breakdown

Copies 12 @\$0.10 = \$1.20

Professional Services Included:

1. Reviewed the chlorination system proposed by ProPump & Controls for the Bonnet Creek Resort Irrigation Pump Station and provided comments.

Thank you for the opportunity to provide these services.

*James Boyd*

James C. Boyd, P.E.  
President

RECEIVED

MAY 5 2023

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

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



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

1-16  
312 513 318

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

Invoice number 44036  
Date 05/05/2023

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

For Period Through April 21, 2023

### Invoice Summary

Description	Current Billed
CDD general consulting	457.50
CDD inspections	0.00
CDD miscellaneous meetings	735.00
CDD intersection improvements	0.00
CDD irrigation pump upgrade	0.00
Reimbursable Expenses	34.72
Total	1,227.22

### Professional Fee Detail

	Hours	Rate	Billed Amount
Associate	5.00	210.00	1,050.00
Design Technician	1.00	100.00	100.00
Project Manager Assistant	0.50	85.00	42.50
Professional Fee Detail subtotal	6.50		1,192.50

### Reimbursable Expenses

	Units	Rate	Billed Amount
Mileage	53.00	0.655	34.72

Invoice total **1,227.22**

RECEIVED

MAY 5 2023

## Invoice Supporting Detail

22234 Bonnet Creek Resort CDD General Consulting  
000 CDD general consulting

Phase Status: Active

Billing Cutoff: 04/21/2023

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

### Labor

WIP Status: Billable

Associate

James C. Nugent

Time Per Contract 04/05/2023 0.50 210.00 105.00

*Review Hilton bridges indemnification agreement, send comments/edit to CDD counsel*

Time Per Contract 04/19/2023 0.50 210.00 105.00

*Review PHR-CDD indemnification agreement, transmit plans to PHR*

Time Per Contract 04/21/2023 0.50 210.00 105.00

*Coordination emails with district counsel, research Innovation Wy extension map*

Subtotal 1.50 315.00

Design Technician

Christopher D. Chandler

Time Per Contract 04/06/2023 1.00 100.00 100.00

*Create key and location map from Crosby Island Marsh photos.*

Subtotal 1.00 100.00

Project Manager Assistant

Michelle I. Boswell

Time Per Contract 04/17/2023 0.50 85.00 42.50

*Send out OneDrive Crosby Island March observation*

Subtotal 0.50 42.50

Labor total 3.00 457.50

### 001 CDD inspections

Phase Status: Active

Billing Cutoff: 04/21/2023

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

WIP Status:

Subtotal 0.00

total 0.00

### 002 CDD miscellaneous meetings

Phase Status: Active

Billing Cutoff: 04/21/2023

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

### Labor

WIP Status: Billable

Associate

James C. Nugent

Time Per Contract 04/06/2023 3.50 210.00 735.00

*Prep for and attend CDD board meeting*

Subtotal 3.50 735.00

Labor total 3.50 735.00

## Invoice Supporting Detail

### 22234 Bonnet Creek Resort CDD General Consulting

#### 005 CDD intersection improvements

Phase Status: Active

Billing Cutoff: 04/21/2023

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

WIP Status:

Subtotal	0.00
total	0.00

### 007 CDD irrigation pump upgrade

Phase Status: Closed

Billing Cutoff: 04/21/2023

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

WIP Status:

Subtotal	0.00
total	0.00

### 999 Reimbursable Expenses

Phase Status: Active

Billing Cutoff: 04/21/2023

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

#### Expense

WIP Status: Billable

James C. Nugent

Expense Report

Mileage

04/06/2023	53.00	0.66	34.72
Subtotal	53.00		34.72
Expense total	53.00		34.72



LATHAM, LUNA,  
EDEN & BEAUDINE, LLP  
ATTORNEYS AT LAW

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

1-28  
310 573 315

April 5, 2023

Invoice #: 111252  
Federal ID #:59-3366512

Bonnet Creek CDD  
c/o GMS-CFL, LLC  
219 E. Livingston Street  
Orlando, FL 32801

Matter ID: 2131-001

General

**For Professional Services Rendered:**

3/2/2023	JAC	Continue work on Maintenance Agreement for Pond 7 (Hilton Expansion) for bridges to be permanent	1.10	\$335.50
3/3/2023	jms	Revisions to Maintenance and Indemnification Agreement	0.90	\$81.00
3/6/2023	JAC	Emails from J. Nugent regarding ACOE permitting status	0.20	\$61.00
3/27/2023	KET	Review of audit report and provided comments to GMS on same.	0.50	\$110.00
3/30/2023	JAC	Emails with District's CPA regarding 2022-23 Audit	0.20	\$61.00
3/31/2023	JAC	Receive and review utility easement; complete draft of Maintenance and Use Agreement for Hilton bridges over Pond 7	0.80	\$244.00
3/31/2023	JEL	Reviewed minutes, agenda and task list for Board of Supervisors' meeting; Review of Hilton Agreement	1.10	\$236.50
3/31/2023	jms	Emails regarding Hilton Expansion	0.10	\$9.00
<b>Total Professional Services:</b>			<b>4.90</b>	<b>\$1,138.00</b>

Total \$1,138.00  
Previous Balance \$0.00

**Payments & Credits**

<u>Date</u>	<u>Type</u>	<u>Notes</u>	<u>Amount</u>
Payments & Credits			\$0.00
<b>Total Due</b>			<b>\$1,138.00</b>



LATHAM, LUNA,  
EDEN & BEAUDINE,<sup>LLP</sup>  
ATTORNEYS AT LAW

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

1-28  
310 513 315

May 3, 2023

Invoice #: 112767  
Federal ID #:59-3366512

Bonnet Creek CDD  
c/o GMS-CFL, LLC  
219 E. Livingston Street  
Orlando, FL 32801

Matter ID: 2131-001

General

**For Professional Services Rendered:**

4/5/2023	JAC	Receive and review comments from District Engineer to proposed draft of Hilton Bridge Maintenance Agreement; related emails with District Engineer and District Manager	0.40	\$122.00
4/5/2023	JEL	Reviewed comments to Indemnification Agreement and revised same	0.90	\$193.50
4/6/2023	JAC	Attend board of supervisors' meeting; prepared meeting task list; emails with District Manager regarding agenda items; prepared for meeting	2.90	\$884.50
4/18/2023	JAC	work on exhibits to Hilton maintenance agreement; send agreement to Park Hotels counsel	0.80	\$244.00
4/21/2023	JAC	Receive and review public notice regarding route for proposed roadway connector; related email to District Engineer	0.20	\$61.00
<b>Total Professional Services:</b>			<b>5.20</b>	<b>\$1,505.00</b>

**For Disbursements Incurred:**

4/6/2023	Payment disbursement for Jan A. Carpenter for Travel to and from Board meeting at Signia Hilton Bonnet Creek on April 6, 2023	\$75.64
<b>Total Disbursements Incurred:</b>		<b>\$75.64</b>

Total	\$1,580.64
Previous Balance	\$1,138.00 - requested
<b>Total Due</b>	<b>\$2,718.64</b>

RECEIVED

MAY 9 2023

1-50  
320 538 473



## INVOICE

INVOICE #	INVOICE DATE
ON 530278	5/16/2023
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:** June 15, 2023

**Invoice Amount:** \$876.93

Description	Current Amount
Battery Timer Replacement	
Irrigation Repairs	\$876.93

**Invoice Total** \$876.93

*Excellence*  
IN COMMERCIAL LANDSCAPING

**RECEIVED**

MAY 16 2023

**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

## SECTION 2

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

***Unaudited Financial Reporting***  
***May 31, 2023***





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<b>4</b>	<b>Debt Service Fund</b>
<b>5</b>	<b>Capital Projects Fund</b>
<b>6-7</b>	<b>Month to Month</b>
<b>8</b>	<b>Long-Term Debt</b>
<b>9</b>	<b>Assessment Receipt Schedule</b>

**Bonnet Creek Resort**  
**Community Development District**  
**Combined Balance Sheet**  
**May 31, 2023**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
Operating	\$ 529,433	\$ -	\$ -	\$ 529,433
Operating - Capital Projects	\$ -	\$ -	\$ 254,868	\$ 254,868
Investment - SBA Fund	\$ 18,960	\$ -	\$ -	\$ 18,960
Investment - SBA Fund Reserve	\$ -	\$ -	\$ 389,552	\$ 389,552
<i>Series 2016</i>				
Revenue Fund	\$ -	\$ 46,565	\$ -	\$ 46,565
Reserve Fund	\$ -	\$ 1,038,531	\$ -	\$ 1,038,531
Prepayment Fund	\$ -	\$ 186	\$ -	\$ 186
Accounts Receivable	\$ 13,160	\$ -	\$ -	\$ 13,160
<b>Total Assets</b>	<b>\$ 561,553</b>	<b>\$ 1,085,283</b>	<b>\$ 644,420</b>	<b>\$ 2,291,256</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 4,659	\$ -	\$ 352	\$ 5,011
Retainage Payable	\$ -	\$ -	\$ 80,975	\$ 80,975
<b>Total Liabilities</b>	<b>\$ 4,659</b>	<b>\$ -</b>	<b>\$ 81,327</b>	<b>\$ 85,986</b>
<b>Fund Balances:</b>				
Restricted for:				
Debt Service - Series 2016	\$ -	\$ 1,085,283	\$ -	\$ 1,085,283
Assigned for:				
Capital Projects	\$ -	\$ -	\$ 563,093	\$ 563,093
Unassigned	\$ 556,894	\$ -	\$ -	\$ 556,894
<b>Total Fund Balances</b>	<b>\$ 556,894</b>	<b>\$ 1,085,283</b>	<b>\$ 563,093</b>	<b>\$ 2,205,270</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 561,553</b>	<b>\$ 1,085,283</b>	<b>\$ 644,420</b>	<b>\$ 2,291,256</b>

# Bonnet Creek Resort

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/23	Thru 05/31/23	Variance

#### **Revenues**

Maintenance Assessments - Off Roll	\$ 944,764	\$ 708,573	\$ 708,573	\$ -
Interest Income	\$ 100	\$ 67	\$ 561	\$ 494
Reuse Water Fees - Wyndham	\$ 10,000	\$ 6,667	\$ 9,269	\$ 2,603
Reuse Water Fees - Golf Course	\$ 27,000	\$ 18,000	\$ 18,883	\$ 883
Reuse Water Fees - Signia by Hilton & Waldorf Astoria	\$ 4,000	\$ 2,667	\$ 2,838	\$ 171
Reuse Water Fees - Marriott	\$ 2,000	\$ 1,333	\$ 2,781	\$ 1,448

<b>Total Revenues</b>	<b>\$ 987,864</b>	<b>\$ 737,306</b>	<b>\$ 742,905</b>	<b>\$ 5,598</b>
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#### **Expenditures:**

#### **General & Administrative:**

Supervisor Fees	\$ 8,000	\$ 3,000	\$ 2,600	\$ 400
Engineering Fees	\$ 20,000	\$ 13,333	\$ 8,344	\$ 4,989
Trustee Fees	\$ 6,000	\$ 6,000	\$ 5,388	\$ 613
Legal Services	\$ 20,000	\$ 13,333	\$ 7,221	\$ 6,112
Assessment Roll Services	\$ 3,000	\$ 3,000	\$ 3,000	\$ -
Auditing Services	\$ 3,225	\$ 3,225	\$ 3,225	\$ -
Arbitrage Rebate Calculation	\$ 450	\$ 450	\$ 450	\$ -
District Management Fees	\$ 35,596	\$ 23,731	\$ 23,731	\$ 0
Information Technology	\$ 1,250	\$ 833	\$ 833	\$ (0)
Website Maintenance	\$ 813	\$ 542	\$ 542	\$ (0)
Insurance - Professional Liability	\$ 8,562	\$ 8,562	\$ 7,670	\$ 892
Telephone	\$ 100	\$ 67	\$ -	\$ 67
Legal Advertising	\$ 2,100	\$ 1,400	\$ 782	\$ 618
Postage	\$ 1,900	\$ 1,267	\$ 157	\$ 1,109
Printing & Binding	\$ 1,200	\$ 800	\$ 27	\$ 773
Office Supplies	\$ 300	\$ 200	\$ 3	\$ 197
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Contingency	\$ 2,000	\$ 1,333	\$ 93	\$ 1,241

<b>Total General &amp; Administrative:</b>	<b>\$ 114,671</b>	<b>\$ 81,251</b>	<b>\$ 64,240</b>	<b>\$ 17,011</b>
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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 May 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/23	Thru 05/31/23	Variance
<b><u>Operation and Maintenance</u></b>				
Field Management	\$ 56,976	\$ 37,984	\$ 37,984	\$ -
<b>Utility Services</b>				
Utility Services	\$ 14,000	\$ 9,333	\$ 8,126	\$ 1,207
Street Lights - Usage	\$ 4,200	\$ 2,800	\$ 3,064	\$ (264)
Street Lights - Lease & Maintenance Agreement	\$ 66,000	\$ 44,000	\$ 31,405	\$ 12,595
Water Service - Reuse Water	\$ 43,000	\$ 28,667	\$ 25,162	\$ 3,505
SFWMD Water Use Compliance Report	\$ 5,000	\$ 3,333	\$ -	\$ 3,333
<b>Stormwater Control - Bonnet Creek Resort</b>				
Oc/Dep Quarterly Well Monitoring Report	\$ 1,500	\$ 1,092	\$ 1,092	\$ -
Wetland & Upland Monitoring Services - (Bda)	\$ 3,000	\$ 2,000	\$ -	\$ 2,000
Pond & Embankment Aquatic Treatment - (Awc)	\$ 15,396	\$ 10,264	\$ 8,470	\$ 1,794
Irrigation Pond Treatment - Solitude	\$ 2,926	\$ 1,951	\$ 1,873	\$ 78
Nuisance/Exotic Species Maintenance - (Awc)	\$ 11,000	\$ 7,333	\$ -	\$ 7,333
<b>Stormwater Control - Crosby Island Marsh</b>				
Nuisance/Exotic Species Maintenance - (Awc)	\$ 7,500	\$ 5,000	\$ 2,500	\$ 2,500
Nuisance/Exotic Species Maintenance - (Bda)	\$ 4,500	\$ 3,000	\$ 2,271	\$ 729
Embankment Mowing - (A. E. Smith)	\$ 6,000	\$ 4,000	\$ -	\$ 4,000
<b>Other Physical Environment</b>				
Property Insurance	\$ 12,500	\$ 12,500	\$ 13,268	\$ (768)
Entry, Fence, Walls & Gates Maintenance	\$ 24,500	\$ 16,333	\$ -	\$ 16,333
Pump Station Maintenance	\$ 4,000	\$ 2,667	\$ 1,955	\$ 712
Pump Station Repairs	\$ 7,500	\$ 5,000	\$ 527	\$ 4,473
Landscape & Irrigation Maintenance	\$ 198,000	\$ 132,000	\$ 132,000	\$ -
Irrigation Repairs	\$ 3,500	\$ 2,333	\$ 1,864	\$ 469
Landscape Replacement	\$ 15,000	\$ 10,000	\$ 2,115	\$ 7,885
Lift Station Maintenance	\$ 5,000	\$ 5,000	\$ 5,600	\$ (600)
<b>Road &amp; Street Facilities</b>				
Roadway Repair & Maintenance	\$ 10,400	\$ 6,933	\$ 2,910	\$ 4,023
Highway Directional Signage - (R&M)	\$ 5,000	\$ 3,333	\$ -	\$ 3,333
Roadway Directory Signage - (R&M)	\$ 5,000	\$ 3,333	\$ -	\$ 3,333
Sidewalk/Curb Cleaning	\$ 12,000	\$ 8,000	\$ 646	\$ 7,354
Contingency	\$ 16,000	\$ 10,667	\$ 968	\$ 9,698
<b>Total Operation and Maintenance</b>	<b>\$ 559,398</b>	<b>\$ 378,857</b>	<b>\$ 283,800</b>	<b>\$ 95,057</b>
<b>Total Expenditures</b>	<b>\$ 674,069</b>	<b>\$ 460,109</b>	<b>\$ 348,041</b>	<b>\$ 112,068</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 313,795</b>		<b>\$ 394,864</b>	
<b><u>Other Financing Uses</u></b>				
Transfer Out - Capital Projects	\$ 313,795	\$ -	\$ -	\$ -
<b>Total Other Financing Uses</b>	<b>\$ 313,795</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 394,864</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 162,031</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 556,894</b>	

# Bonnet Creek Resort

## Community Development District

### Debt Service Fund - Series 2016

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/23	Thru 05/31/23	Variance
<b>Revenues</b>				
Assessments - Direct Billed	\$ 2,110,462	\$ 2,101,025	\$ 2,101,025	\$ -
Interest Income	\$ -	\$ -	\$ 31,209	\$ 31,209
<b>Total Revenues</b>	<b>\$ 2,110,462</b>	<b>\$ 2,101,025</b>	<b>\$ 2,132,234</b>	<b>\$ 31,209</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 433,013	\$ 433,013	\$ 433,013	\$ -
Principal - 5/1	\$ 1,235,000	\$ 1,235,000	\$ 1,235,000	\$ -
Interest - 5/1	\$ 433,013	\$ 433,013	\$ 433,013	\$ -
<b>Total Expenditures</b>	<b>\$ 2,101,025</b>	<b>\$ 2,101,025</b>	<b>\$ 2,101,025</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 9,437</b>		<b>\$ 31,209</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 12,778</b>		<b>\$ 1,054,074</b>	
<b>Fund Balance - Ending</b>	<b>\$ 22,215</b>		<b>\$ 1,085,283</b>	

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

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending May 31, 2023**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/23	Thru 05/31/23	Variance
<b><u>Revenues</u></b>				
Interest Income	\$ 50	\$ 50	\$ 7,335	\$ 7,285
<b>Total Revenues</b>	<b>\$ 50</b>	<b>\$ 50</b>	<b>\$ 7,335</b>	<b>\$ 7,285</b>
<b><u>Expenditures:</u></b>				
Entry Monument	\$ -	\$ -	\$ 22,654	\$ (22,654)
Contingency	\$ 840,237	\$ 40	\$ 40	\$ -
<b>Total Expenditures</b>	<b>\$ 840,237</b>	<b>\$ 40</b>	<b>\$ 22,694</b>	<b>\$ (22,654)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (840,187)</b>		<b>\$ (15,360)</b>	
<b><u>Other Financing Sources</u></b>				
Transfer In - Capital Projects	\$ 313,795	\$ -	\$ -	\$ -
<b>Total Other Financing Sources</b>	<b>\$ 313,795</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (526,392)</b>		<b>\$ (15,360)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 526,392</b>		<b>\$ 578,452</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 563,093</b>	

**Bonnet Creek Resort**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b><u>Revenues</u></b>													
Maintenance Assessments - Off Roll	\$ 138,560	\$ 97,631	\$ -	\$ 36,705	\$ 199,486	\$ -	\$ 21,082	\$ 215,109	\$ -	\$ -	\$ -	\$ -	708,573
Interest Income	\$ 50	\$ 61	\$ 69	\$ 73	\$ 69	\$ 77	\$ 78	\$ 84	\$ -	\$ -	\$ -	\$ -	561
Reuse Water Fees - Wyndham	\$ 1,730	\$ 251	\$ 1,447	\$ 620	\$ 811	\$ 1,923	\$ 939	\$ 1,548	\$ -	\$ -	\$ -	\$ -	9,269
Reuse Water Fees - Golf Course	\$ 3,016	\$ 1,179	\$ 957	\$ 1,430	\$ 2,197	\$ 3,475	\$ 2,713	\$ 3,916	\$ -	\$ -	\$ -	\$ -	18,883
Reuse Water Fees - Hilton	\$ 445	\$ 282	\$ 277	\$ 244	\$ 300	\$ 524	\$ 338	\$ 428	\$ -	\$ -	\$ -	\$ -	2,838
Reuse Water Fees - Marriott	\$ 362	\$ 295	\$ 504	\$ 325	\$ 243	\$ 508	\$ 275	\$ 268	\$ -	\$ -	\$ -	\$ -	2,781
<b>Total Revenues</b>	<b>\$ 144,164</b>	<b>\$ 99,698</b>	<b>\$ 3,254</b>	<b>\$ 39,398</b>	<b>\$ 203,105</b>	<b>\$ 6,506</b>	<b>\$ 25,426</b>	<b>\$ 221,353</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>742,905</b>
<b><u>Expenditures:</u></b>													
<b><u>General &amp; Administrative:</u></b>													
Supervisor Fees	\$ 600	\$ 800	\$ -	\$ -	\$ 600	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	2,600
Engineering Fees	\$ 1,020	\$ 938	\$ -	\$ 525	\$ 1,073	\$ 717	\$ 1,771	\$ 2,301	\$ -	\$ -	\$ -	\$ -	8,344
Trustee Fees	\$ -	\$ 5,388	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,388
Legal Services	\$ 1,185	\$ 1,119	\$ 330	\$ 92	\$ 1,478	\$ 1,138	\$ 1,581	\$ 300	\$ -	\$ -	\$ -	\$ -	7,221
Assessment Roll Services	\$ 3,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,000
Auditing Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,225	\$ -	\$ -	\$ -	\$ -	\$ -	3,225
Arbitrage Rebate Calculation	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	450
District Management Fees	\$ 2,966	\$ 2,966	\$ 2,966	\$ 2,966	\$ 2,966	\$ 2,966	\$ 2,966	\$ 2,966	\$ -	\$ -	\$ -	\$ -	23,731
Information Technology	\$ 104	\$ 104	\$ 104	\$ 104	\$ 104	\$ 104	\$ 104	\$ 104	\$ -	\$ -	\$ -	\$ -	833
Website Maintenance	\$ 68	\$ 68	\$ 68	\$ 68	\$ 68	\$ 68	\$ 68	\$ 68	\$ -	\$ -	\$ -	\$ -	542
Insurance - Professional Liability	\$ 7,670	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,670
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Legal Advertising	\$ 782	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	782
Postage	\$ 8	\$ 13	\$ 43	\$ 4	\$ 12	\$ 7	\$ 20	\$ 50	\$ -	\$ -	\$ -	\$ -	157
Printing & Binding	\$ 11	\$ 2	\$ 4	\$ -	\$ -	\$ 7	\$ -	\$ 4	\$ -	\$ -	\$ -	\$ -	27
Office Supplies	\$ 0	\$ 1	\$ 0	\$ 0	\$ 1	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	3
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Contingency	\$ 61	\$ -	\$ -	\$ 5	\$ 5	\$ -	\$ -	\$ 21	\$ -	\$ -	\$ -	\$ -	93
<b>Total General &amp; Administrative:</b>	<b>\$ 17,650</b>	<b>\$ 11,848</b>	<b>\$ 3,515</b>	<b>\$ 3,764</b>	<b>\$ 6,306</b>	<b>\$ 5,007</b>	<b>\$ 10,335</b>	<b>\$ 5,815</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>64,240</b>

**Bonnet Creek Resort**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b><u>Operation and Maintenance</u></b>													
Field Management	\$ 4,748	\$ 4,748	\$ 4,748	\$ 4,748	\$ 4,748	\$ 4,748	\$ 4,748	\$ 4,748	\$ -	\$ -	\$ -	\$ -	37,984
<b>Utility Services</b>													
Utility Services	\$ 789	\$ 894	\$ 1,092	\$ 938	\$ 988	\$ 1,020	\$ 1,162	\$ 1,244	\$ -	\$ -	\$ -	\$ -	8,126
Street Lights - Usage	\$ -	\$ 675	\$ 337	\$ 405	\$ -	\$ 804	\$ 422	\$ 422	\$ -	\$ -	\$ -	\$ -	3,064
Street Lights - Lease & Maintenance Agreement	\$ -	\$ 7,847	\$ 3,924	\$ 3,925	\$ -	\$ 7,853	\$ 3,928	\$ 3,928	\$ -	\$ -	\$ -	\$ -	31,405
Water Service - Reuse Water	\$ 1,326	\$ 5,652	\$ -	\$ 3,043	\$ 1,877	\$ 2,832	\$ 4,647	\$ 5,785	\$ -	\$ -	\$ -	\$ -	25,162
SFWMD Water Use Compliance Report	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Stormwater Control - Bonnet Creek Resort</b>													
Oc/Dep Quarterly Well Monitoring Report	\$ -	\$ 364	\$ -	\$ 364	\$ -	\$ -	\$ -	\$ 364	\$ -	\$ -	\$ -	\$ -	1,092
Wetland & Upland Monitoring Services - (Bda)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pond & Embankment Aquatic Treatment - (Awc)	\$ 1,694	\$ -	\$ 1,694	\$ -	\$ 1,694	\$ -	\$ 1,694	\$ 1,694	\$ -	\$ -	\$ -	\$ -	8,470
Irrigation Pond Treatment - Solitude	\$ 234	\$ 234	\$ 234	\$ 234	\$ 234	\$ 234	\$ 234	\$ 234	\$ -	\$ -	\$ -	\$ -	1,873
Nuisance/Exotic Species Maintenance - (Awc)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Stormwater Control - Crosby Island Marsh</b>													
Nuisance/Exotic Species Maintenance - (Awc)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,500
Nuisance/Exotic Species Maintenance - (Bda)	\$ -	\$ -	\$ -	\$ 2,271	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,271
Embankment Mowing - (A. E. Smith)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Other Physical Environment</b>													
Property Insurance	\$ 13,268	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	13,268
Entry, Fence, Walls & Gates Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pump Station Maintenance	\$ -	\$ 856	\$ -	\$ -	\$ 1,099	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,955
Pump Station Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 527	\$ -	\$ -	\$ -	\$ -	\$ -	527
Landscape & Irrigation Maintenance	\$ 16,500	\$ 16,500	\$ 16,500	\$ 16,500	\$ 16,500	\$ 16,500	\$ 16,500	\$ 16,500	\$ -	\$ -	\$ -	\$ -	132,000
Irrigation Repairs	\$ 494	\$ -	\$ 493	\$ -	\$ -	\$ -	\$ -	\$ 877	\$ -	\$ -	\$ -	\$ -	1,864
Landscape Replacement	\$ 1,375	\$ -	\$ -	\$ -	\$ 740	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,115
Lift Station Maintenance	\$ -	\$ 3,160	\$ 2,125	\$ -	\$ -	\$ 315	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,600
<b>Road &amp; Street Facilities</b>													
Roadway Repair & Maintenance	\$ -	\$ 1,212	\$ 1,098	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,910
Highway Directional Signage - (R&M)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Roadway Directory Signage - (R&M)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Sidewalk/Curb Cleaning	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 646	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	646
Contingency	\$ -	\$ -	\$ -	\$ 968	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	968
<b>Total Operation and Maintenance</b>	<b>\$ 40,428</b>	<b>\$ 42,143</b>	<b>\$ 32,245</b>	<b>\$ 33,396</b>	<b>\$ 27,880</b>	<b>\$ 38,051</b>	<b>\$ 33,862</b>	<b>\$ 35,796</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>283,800</b>
<b>Total Expenditures</b>	<b>\$ 58,078</b>	<b>\$ 53,991</b>	<b>\$ 35,760</b>	<b>\$ 37,160</b>	<b>\$ 34,187</b>	<b>\$ 43,058</b>	<b>\$ 44,197</b>	<b>\$ 41,611</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>348,041</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 86,086</b>	<b>\$ 45,708</b>	<b>\$ (32,506)</b>	<b>\$ 2,239</b>	<b>\$ 168,919</b>	<b>\$ (36,552)</b>	<b>\$ (18,771)</b>	<b>\$ 179,742</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>394,864</b>
<b><u>Other Financing Sources/(Uses)</u></b>													
Transfer Out - Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>
<b>Net Change in Fund Balance</b>	<b>\$ 86,086</b>	<b>\$ 45,708</b>	<b>\$ (32,506)</b>	<b>\$ 2,239</b>	<b>\$ 168,919</b>	<b>\$ (36,552)</b>	<b>\$ (18,771)</b>	<b>\$ 179,742</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>394,864</b>



# 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)
LESS: PRINCIPAL PAYMENT 5/1/22		(\$1,180,000)
LESS: PRINCIPAL PAYMENT 5/1/23		(\$1,235,000)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$18,010,000</b>



# SECTION D



# Bonnet Creek Resort CDD

## Field Management Report



July 6<sup>th</sup>, 2023

Clayton Smith – Field Services  
Manager  
GMS



# Completed

## Road Repairs



- ✚ Patched several potholes along Chelonia.
- ✚ A large pothole in the turning lane to the Signia and Waldorf was also patched.

## Drainage Grate Clearing



- ✚ Drainage grate at the front near the monument sign had become partially covered with sediment from recent rains.
- ✚ Drain was cleared of obstruction.

# Completed

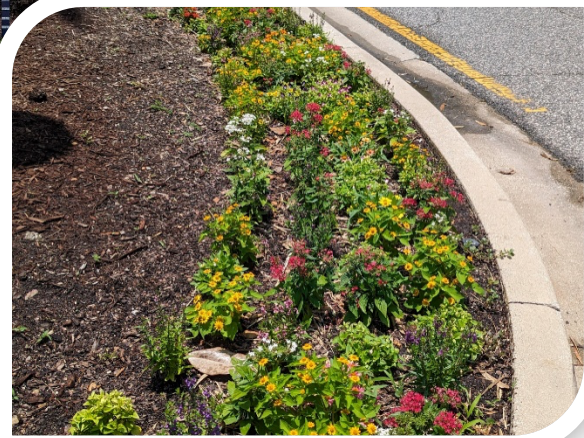
## Crosby Berm Clearing



✚ The top of the earthen berm was cleared to allow the survey crew to access and review the areas of concern.

## Annual Replacement

- ✚ Annuals were replaced with a summer mix.
- ✚ The annuals will establish and fill out some more providing additional color and flowers.





# Completed

## Site Mulching



- ✚ Mulching of the site was completed.
- ✚ All bed spaces were mulched with a cocoa brown mulch.

# In Progress

## Road Repaving Project



- ✚ Borings completed along Chelonia Parkway in several locations.
- ✚ Continuing to monitor the road for potholes or other issues.

## Landscape Items



- ✚ Quote approved at previous meeting is in progress.
- ✚ Fill in of sod areas and plants that declined due to frost, vehicle damage, etc.
- ✚ Expected completion second week of July.



# In Progress

## Off-site Signage



- Repricing of off-site signage currently in progress.
- Obtained updated plans from RCID and repricing using updated plans and colors.



# 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](mailto:csmith@gmscfl.com). Thank you.

Respectfully,  
Clayton Smith