

*Bonnet Creek Resort Community
Development District*

Agenda

February 1, 2024

AGENDA

Bonnet Creek Resort

Community Development District

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

January 25, 2024

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, February 1, 2024, at 1:30 p.m. at Wyndham Bonnet Creek Resort, 9560 Via Encinas, Orlando, FL 32830. Following is the **revised** agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the December 7, 2023 Board of Supervisors Meeting
4. Ratification of Second Amendment to the Agreement for Maintenance with Yellowstone for Berms and Irrigation Improvements
5. Ratification of Maintenance and Indemnification Agreement with G/B/H Four Star, LCC (Park Hotels) for Bridges on Hilton Expansion Property
6. Consideration of Offer by Don Bell Signs, Inc. to Resolve Dispute Regarding Improper Land Clearing by Subcontractor
7. Consideration of Quote from ProPump & Controls, Inc. for Flow Meter Replacement
8. Consideration of Quote from RCM Utilities for Lift Station Monitoring System
9. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Status Report on Paving of Chelonia Parkway
 - C. District Manager's Report
 - i. Consideration of Check Register
 - ii. Balance Sheet and Income Statement
 - D. Field Manager's Report
10. Supervisor's Requests
11. Other Business
12. Adjournment

Sincerely,

George Flint

George S. Flint
District Manager

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, **December 7, 2023** at 1:30 p.m. at the JW Marriot Orlando Bonnet Creek Resort, 14900 Chelonia Parkway, Orlando, Florida.

Present and constituting a quorum were:

Randall Greene	Chairman
Fred Sawyers	Secretary
Herb Von Kluge	Assistant Secretary
Becky Frasier	Assistant Secretary
Richard Scinta	Assistant Secretary

Also Present were:

George Flint	District Manager
Jay Lazarovich	District Counsel
Jim Nugent	District Engineer
Clayton Smith	Field Manager

The following is a summary of the discussions and actions taken at the December 7, 2023 Bonnet Creek Resort Community Development Board of Supervisors Meeting.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the November 2, 2023 Meeting

On MOTION by Mr. Sawyers seconded by Mr. Greene with all in favor the minutes of the November 2, 2023 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Presentation of bid Results and Recommended Ranking

A. Award and Negotiation of Contract

i. Ranger Construction

ii. Middlesex Paving

Mr. Nugent stated the apparent low bidder is Ranger Construction, Phase 1 including the thermoplastic alternate is about \$1,050,000. Phase 2 if that were included stand-alone it would be roughly \$219,000 plus another \$1,880 for the thermoplastic, all in both those included it is \$1,275,951. There is a \$4,000 deduct alternate if they do both phases together, which comes in at \$1,271,951.

Mr. Scinta joined the meeting during this discussion.

After discussion of phasing and timeline, the board took the following action.

On MOTION by Mr. Greene seconded by Mr. Scinta with all in favor the contract to repave Chelonia Parkway in two phases was awarded to Ranger Construction in the amount of their low bid, initiate the first phase, include the thermoplastic bid alternate 2.

B. Consideration of Agreement for Chelonia Parkway Resurfacing Project

Mr. Flint stated the agreement was in your agenda and was also included in the bid documents. I'm considering the motion you just made included the authorization for the chairman to execute the agreement in substantial form.

C. Consideration of Proposal for Construction Phase Services from DWMA

On MOTION by Mr. Greene seconded by Mr. Sawyers with all in favor the proposal from DWMA for construction phase services was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being no comments, the next item followed.

B. Engineer

i. Ratification of Don Bell Signs Entry Signs Pay Application No. 10

On MOTION by Mr. Scinta seconded by Mr. Greene with all in favor pay application no. 10 from Don Bell for entry signs in the amount of \$103,150.00 was ratified.

ii. Status of Entry Monument Project Completion

Mr. Nugent stated the landscaping changes in accordance with the revised plans have been completed. We are still in discussions with the sign contractor on the cost allocations for the wetland impacts.

iii. Update of Status of Chelonia Parkway Paving Project

This item taken earlier in the meeting.

iv. Temporary Lane Closure

Mr. Nugent stated Whiting Turner has to align two manholes, one of which is onsite, and one is on Chelonia Parkway. They need to do a temporary lane closure, which is estimated to take about 8 hours, they proposed their MOT plan, and it won't affect the work that the Hilton and Signia are doing.

C. District Manager's Report

i. Consideration of Check Register

On MOTION by Mr. Scinta seconded by Mr. Greene with all in favor the check register was approved.

ii. Balance Sheet and Income Statement

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

D. Field Manager's Report

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

i. Consideration of Quote for Cleanup of Landscape Material

On MOTION by Mr. Sawyers seconded by Mr. Greene with all in favor the quote from Yellowstone for cleanup of landscape material in the amount of \$5,850.00 was approved.

ii. Consideration of Quote from Yellowstone for Street Sweeping

On MOTION by Mr. Scinta seconded by Mr. Greene with all in favor the proposal from Yellowstone for street sweeping was approved.

iii. Consideration of Quote from Yellowstone for Spot Turf Replacement

On MOTION by Mr. Greene seconded by Mr. Scinta with all in favor the quote from Yellowstone for spot turf replacement was approved.

SIXTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Sawyers seconded by Mr. Greene with all in favor the meeting adjourned at 2:24 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION 4

**ADDENDUM TO THE SECOND AMENDMENT TO THE AGREEMENT FOR
MAINTENANCE OF LANDSCAPE/HARDSCAPE, BERMS AND IRRIGATION
IMPROVEMENTS BETWEEN BONNET CREEK RESORT COMMUNITY DEVELOPMENT
DISTRICT AND YELLOWSTONE LANDSCAPE, INC.**
(Bonnet Creek Resort CDD and Yellowstone Landscape, Inc.)

This **ADDENDUM TO THE SECOND AMENDMENT TO THE AGREEMENT FOR MAINTENANCE OF LANDSCAPE/HARDSCAPE, BERMS AND IRRIGATION IMPROVEMENTS BETWEEN BONNET CREEK RESORT COMMUNITY DEVELOPMENT DISTRICT AND YELLOWSTONE LANDSCAPE, INC.** (the “Addendum”), dated December __, 2023 (“Effective Date”), is made by and between the **BONNET CREEK RESORT COMMUNITY DEVELOPMENT DISTRICT**, a Florida community development district (“District”), whose mailing address is c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801, and **YELLOWSTONE LANDSCAPE, INC.**, a Delaware corporation (“Contractor”), whose mailing address is 3235 N. State Street, P.O. Box 849, Bunnell, Florida 32110.

WHEREAS, the District and the Contractor are parties to that certain Agreement between the Bonnet Creek Resort Community Development District and Yellowstone Landscape, Inc., (previously Austin Outdoor, LLC) for Maintenance of Landscape/Hardscape, Berms and Irrigation Improvements dated October 1, 2010, as amended and extended, including by an Amendment to Agreement for Maintenance of Landscape/Hardscape, Berms and Irrigation Improvements, dated September 4, 2014 and a Landscape Management Agreement Amendment No. 2, dated December 4, 2014; and as extended on June 2, 2015, August 4, 2016, August 30, 2017, September 6, 2018, September 5, 2019, July 1, 2020, September 2, 2021; and by a Second Amendment to the Agreement for Maintenance of Landscape/Hardscape, Berms and Irrigation Improvements, dated October 1, 2022 (collectively the “Agreement”) relating to the maintenance of landscaping within the boundaries of the District;

WHEREAS, the Agreement is currently in full force and effect between District and Contractor;

WHEREAS, the District desires to amend the Agreement and have the Contractor provide additional services under the same terms and conditions as the Agreement and the terms set forth herein; and

WHEREAS, the District desires to have the Contractor perform ditch cleaning services, as described in the Contractor’s proposal no. 371262, attached hereto in Exhibit “A” (the “Proposal for Ditch Cleaning”), turf replacement services, as described in the Contractor’s proposal no. 371685, attached hereto in Exhibit “A” (the “Proposal for Turf Replacement”) and street sweeping services, as described in the Contractor’s proposal no. 371994, attached hereto in Exhibit “A” (the “Proposal for Street Sweeping”) (collectively referred to herein as the “Proposal”).

NOW, THEREFORE, in consideration of the mutual benefits to be realized by the parties upon the execution hereof and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the parties agree as follows:

1. The foregoing recitals are true and correct, and are hereby incorporated by reference as terms.

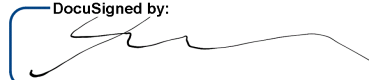
2. The District and Contractor acknowledge and agree that the Agreement is in full force and effect.
3. The District and Contractor hereby agree to amend the scope of Services and compensation set forth in the Agreement to reflect the terms set forth in the Proposal.
4. The District agrees to pay the Contractor pursuant to the Proposal, after the Services are completed and have been inspected and approved by the District's authorized representative, as follows:
 - a. \$5,850 for ditch cleaning services in accordance with the Proposal for Ditch Cleaning;
 - b. \$2,813 for turf replacement services in accordance with the Proposal for Turf Replacement; and
 - c. \$825 for street sweeping services once per month for twelve months, in accordance with the Proposal for Street Sweeping.
5. In the event of any conflict between the terms herein and the term(s) in the Proposal, the terms herein shall prevail.
6. This Addendum may be executed in as many counterparts as may be required and it shall not be necessary that the signature of, or on behalf of, each party appear on each counterpart; it shall be sufficient that the signature of, or on behalf of, each party appear on one or more of such counterparts. All counterparts shall collectively constitute a single agreement.
7. Except as specifically modified and/or amended herein, all provisions of the Agreement shall remain in full force and effect.
8. All of the provisions contained herein shall become effective upon the execution of this Addendum.

[Signatures provided on the following page.]

**SIGNATURE PAGE OF THE ADDENDUM TO THE SECOND AMENDMENT TO THE
AGREEMENT FOR MAINTENANCE OF LANDSCAPE/HARDSCAPE, BERMS AND
IRRIGATION IMPROVEMENTS BETWEEN BONNET CREEK RESORT COMMUNITY
DEVELOPMENT DISTRICT AND YELLOWSTONE LANDSCAPE, INC.**

IN WITNESS WHEREOF, the parties hereto have caused this Addendum to be executed on their behalf by duly authorized representatives, all as of the date first set forth above.

**BONNET CREEK RESORT COMMUNITY
DEVELOPMENT DISTRICT,**
a Florida community development district

By: 
16676B3D6409428...
Print: Randall Greene
Title: Chairman

YELLOWSTONE LANDSCAPE, INC., a
Delaware corporation

By: 
1A24CAB5591C436...
Print: Josh Cochran
Title: Branch Manager - Orlando North Branch

EXHIBIT “A”

Proposal

[ATTACHED]



Proposal #371262

Date: 11/30/2023

From: Scott King Jr.

Proposal For

Bonnet Creek Resort CDD

c/o Governmental Management Services, main:
 LLC mobile:
 6200 Lee Vista Blvd
 Suite 300
 Orlando, FL 32822

Location

Chelonia Pkwy
 Orlando, FL 32821

Property Name: Bonnet Creek Resort CDD

right entrance side ditch clean up

Terms: Net 30

DESCRIPTION	AMOUNT
General Labor	\$5,600.00
Dump Fee	\$250.00

Client Notes

Signature DocuSigned by: X  16876D3B0403428	SUBTOTAL	\$5,850.00
	SALES TAX	\$0.00
	TOTAL	\$5,850.00

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Scott King Jr.

Office:
 wking@yellowstonelandscape.com



Proposal #371685

Date: 12/01/2023

From: Scott King Jr.

Proposal For

Bonnet Creek Resort CDD

c/o Governmental Management Services, main:
 LLC mobile:
 6200 Lee Vista Blvd
 Suite 300
 Orlando, FL 32822

Location

Chelonia Pkwy
 Orlando, FL 32821

Property Name: Bonnet Creek Resort CDD

spot turf replacement

Terms: Net 30

DESCRIPTION	AMOUNT
General Labor	\$1,120.00
Sod	\$1,100.00
Irrigation Labor	\$368.00
INV - Irrigation Parts	\$225.00
irrigation parts to ensure proper coverage for new sod.	

Client Notes

Signature

X

DocuSigned by:

 16876D3B0403428...

SUBTOTAL	\$2,813.00
SALES TAX	\$0.00
TOTAL	\$2,813.00

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.
 Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Scott King Jr.
Office:
wking@yellowstonelandscape.com



Proposal #371994

Date: 12/04/2023

From: Scott King Jr.

Proposal For

Bonnet Creek Resort CDD

c/o Governmental Management Services, main:
 LLC mobile:
 6200 Lee Vista Blvd
 Suite 300
 Orlando, FL 32822

Location

Chelonia Pkwy
 Orlando, FL 32821

Property Name: Bonnet Creek Resort CDD

One time per month street sweeping

Terms: Net 30

DESCRIPTION	AMOUNT
Street Sweeping one time monthly	\$825.00
1. power sweep service road.	
2. power sweep loose sand and fill dirt	
3. broom all the curbs of the service road	
4. blow clean curbs	
5. shovel dirt on some area of curbs	

Client Notes

Signature

x

DocuSigned by:

 16876D3B0403428

SUBTOTAL	\$825.00
SALES TAX	\$0.00
TOTAL	\$825.00

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Contact

Print Name: _____

Title: _____

Date: _____

Assigned To

Scott King Jr.

Office:
 wking@yellowstonelandscape.com

SECTION 5

MAINTENANCE AND INDEMNIFICATION AGREEMENT

THIS MAINTENANCE AND INDEMNIFICATION AGREEMENT (the “**Agreement**”) is made and entered into as of this 18th day of January, 2024, by the **BONNET CREEK RESORT COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government organized and existing under the laws of the State of Florida (the “**District**”), and **G/B/H FOUR STAR, LLC**, (the “**Hotel Owner**”), a Delaware limited liability company, jointly and severally with **G/B/H GOLF COURSE, LLC**, a Delaware limited liability company (the “**Golf Owner**,” and together with the Hotel Owner, the “**Owners**”).

WITNESSETH:

WHEREAS, Golf Owner is the owner of certain real property on which is located all or a portion of a pond which is a part of the District’s stormwater system, situated in Orange County, Florida, as more particularly depicted on the fourth page of **Exhibit “A”** attached hereto (“**Pond 7**”); and

WHEREAS, pursuant to the Bonnet Creek Resort Replat, recorded in Official Records Book 73, Page 57, of the Public Records of Orange County, Florida, the District is the holder of a non-exclusive, perpetual easement on, over and across Pond 7 for the purpose of storm water drainage and for the operation and maintenance of Pond 7 and the appurtenant drainage system in accordance with the applicable regulatory permits, including but not limited to South Florida Water Management Permit number 48-1009-P (Application No. 000417-13) (“**The Permit**”), as assigned to the District on February 14, 2006; and

WHEREAS, Hotel Owner owns parcels of real property, known at Lots 3 and 4 of the Bonnet Creek Resort Replat recorded at Plat Book 73, Page 60 in the Public Records of Orange County, Florida, on which the Hilton Orlando/Waldorf Bonnet Creek hotel/resort complex is located and which contains portions of, or is adjacent to Pond 7 (the “**Hotel Parcel**”); and

WHEREAS, Hotel Owner desires to retain and maintain for the term of this Agreement two existing timber vehicular bridges over Pond 7 to allow for guest and emergency access to an event lawn and a proposed third bridge to allow such access between the event lawn and an existing signature island, all on the Hotel Parcel, the locations of which are displayed in **Exhibit “B”** attached hereto (the “**Bridges**”); the existing Bridges were constructed initially for temporary construction access over Pond 7, in accordance with Uzman Engineering York Bridge Concept plans dated June 17, 2021, and the proposed third bridge shall be constructed in accordance with plans approved by the governmental authority with jurisdiction and consented to by the District (collectively, the “**Plans & Specifications**”) as a part of the expansion of Hilton Orlando Bonnet Creek (the Bridges and Pond 7, all referred to hereinafter, the “**Bridge Project**”); and

WHEREAS, the District and Owners are desirous of setting forth terms, conditions and obligations with respect to Pond 7 in connection with the Bridge Project, pursuant to the terms and conditions set forth in this Agreement.

NOW THEREFORE, for and in consideration of these premises, the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of

which is hereby acknowledged, the District and Owners do hereby covenant, stipulate and agree as follows:

1. **RECITALS.** The District and Owners do hereby agree that the recitals set forth hereinabove are true and correct, and are incorporated herein by reference.

2. **COMPLIANCE WITH LAWS, REGULATIONS, RULES AND POLICIES.**

(a) At all times, Owners shall, and shall use commercially reasonable efforts to cause their agents, guests, invitees, contractors, employees and assigns, to operate in accordance with all applicable laws, statutes, regulations, rules, ordinances, policies, permits and orders related to the Bridge Project. Hotel Owner is responsible for obtaining and maintaining permits or other approvals required for the Bridge Project and shall abide by all conditions contained therein. Hotel Owner shall maintain copies of all required permits and approvals on site and Hotel Owner shall provide same to the District within ten (10) days of the execution of this Agreement or within ten (10) days following receipt thereof, whichever is later. Copies of any citations and/or notices of non-compliance received from regulatory agencies shall be provided to the District within 24 hours of receipt. Hotel Owner shall implement any and all reasonable measures necessary to bring the Bridge Project into compliance promptly and within a reasonable time upon receipt of any such citation and/or notice, subject to Hotel Owner's right to dispute the same.

(b) The District is a local unit of special purpose government created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*. Owners agree to comply with all applicable requirements of the "Sunshine Law," the "Public Records Law," the Community Development Districts Law, and all other statutes and regulations to the extent applicable to Owners or Contractor or the Bridge Project.

3. **MAINTENANCE OBLIGATIONS OF OWNER**

(a) Owners agree and acknowledge that Pond 7 is a stormwater pond operating for the purposes of stormwater drainage for the District's interconnected environmental resource/stormwater discharge system and is required to operate and be maintained in accordance with the Permit, as well as applicable state and federal laws and regulations. The failure to do so, may result in significant damages, as well as fines and penalties to the District.

(b) Owners shall operate and maintain the Bridge Project in a sound, commercially reasonable manner to prevent material impacts to Pond 7; all structural components, decorative elements, berms and landscaping shall be maintained in compliance with the Plans and Specifications. Owners shall use commercially reasonable efforts to prevent guests, agents and other invitees from entering the water, swimming and disposing of waste in Pond 7 and shall install and maintain signage prohibiting such actions. Pond 7 shall be maintained in accordance with the requirements of the South Florida Water Management District environmental resource permit numbers 48-1009-P, 48-01009-P-04 and 48-103099-P.

4. INSURANCE.

(a) Owners shall maintain or cause to be maintained at all times through the term of this Agreement, at least the following minimum types and amounts of insurance coverage:

(i) Occurrence based comprehensive general liability insurance (including broad form contractual coverage), with a minimum limit of \$2,000,000 single limit per occurrence, protecting it and District from claims by third parties for bodily injury (including death), property damage, which may arise from or in connection with the of Bridge Project and Pond 7; and

(ii) Occurrence based automobile liability insurance including bodily injury and property damage, including all vehicles owned, leased, hired and non-owned vehicles with limits of not less than \$2,000,000.00 combined single limit covering the Bridge Project and Pond 7; and

(iii) Workers' compensation insurance as required by applicable law (or employer's liability insurance with respect to any employee not covered by workers' compensation) with minimum limits of One Hundred Thousand Dollars (\$100,000) per occurrence; and

(iv) Employers' liability insurance, with a minimum coverage level of \$1,000,000; and

(v) Pollution liability insurance, with a minimum coverage level of \$1,000,000 per occurrence.

(b) All such insurance required in Paragraph 4(a) shall be with companies and on forms acceptable to District; the insurance required under paragraph 4(a)(i) shall name the District as an additional insured. Certificates of insurance (and copies of the Certificates of Insurance and endorsements shall be provided at the time of execution of this Agreement and/or upon request of the District. In the event of any cancellation or reduction of coverage, Owners shall obtain substitute coverage as required under this Agreement, without any lapse of coverage to District whatsoever. All contractors retained by Owners for construction or maintenance services shall be required by Owners to maintain the same insurance coverage as listed above, with the exception that pollution liability insurance shall have a minimum coverage level of \$3,000,000 per occurrence.

5. INDEMNITY. Owners agree to indemnify, save harmless and defend the District, its officers, directors, board members, employees, agents and assigns, from and against any and all liabilities, claims, penalties, forfeitures, suits, legal or administrative proceedings, demands, fines, punitive damages, losses, liabilities and interests, and any and all costs and expenses incident thereto (including costs of defense, settlement and reasonable attorneys' fees, which shall include fees incurred in any administrative, judicial or appellate proceeding) which the District, their officers, directors, board members, employees, agents and assigns, may hereafter incur, become responsible for or pay out to the extent arising out of (i) Owners' breach of any term or provision of this Agreement, or (ii) any negligent act or omission, or intentional act or omission of Owners,

their agents, employees, guests, invitees or contractors, related to this Agreement and/or the Bridge Project. This provision survives the termination of this Agreement. The liability of Hotel Owner and Golf Owner shall be joint and several under this Agreement.

6. CONTRACTORS. If the Owners desire to employ agents contractors in connection with this Agreement or the Bridge Project, Owners shall cause such contractors to be fully insured as provided in Section 4(b) and bonded and Owners shall remain fully responsible under the terms of this Agreement; Owners shall be and remain responsible for all work furnished by contractors related to the Bridge Project or Pond 7.

7. TEMPORARY ACCESS EASEMENT FOR DISTRICT PERSONNEL. The District's Engineer specified below and other District Staff, accompanied by the District Engineer (or its agents), shall have the right to enter the Bridge Project to inspect, at all reasonable times and during normal business hours, in order to monitor and/or ensure compliance with the terms herein. Any party may change this information by written notice to all other persons or entities listed below:

District Engineer:

Donald W. McIntosh Associates, Inc.
2200 Park Avenue North
Winter Park, Florida 32789
Attention: James C. Nugent, P.E.
Telephone: (407) 644-4068

District:

Bonnet Creek Resort Community Development District
c/o Governmental Management Services – Central Florida, LLC
219 E. Livingston Street
Orlando, Florida 32801
Attention: George Flint, District Manager
Telephone: (407) 841-5524

Copy to: Latham, Luna, Eden & Beaudine, LLP
201 S. Orange Ave., Suite 1400
Orlando, Florida 32801
Attention: Jan Albanese Carpenter, District Counsel
Telephone: (407) 481-5872

Owners:

G/B/H FOUR STAR, LLC
G/B/H GOLF COURSE, LLC
c/o/ Park Hotels & Resorts, Inc.
1775 Tysons Boulevard, 7th Floor
Tysons, VA 22102
Attention: Carl Mayfield
Telephone: (571) 302-5760

Copy to: General Counsel Office
Park Hotels & Resorts
1775 Tysons Boulevard, 7th Floor
Tysons, VA 22102

8. **TERM.**

(a) The term of this Agreement begins on the Effective Date, notwithstanding the date of execution by the parties and shall run for a period of ten (10) years (the "Term"). Thereafter, Owners shall have the option to renew this Agreement for successive ten (10) year periods, by providing written notice of intent to extend this Agreement to District at least one hundred eighty (180) days prior to the expiration of the initial term and any renewal thereafter.

(b) Owners may terminate this Agreement, with or without cause, upon one hundred eighty (180) days' prior written notice to the District; within the 180-day period, Owners shall present to the District a plan for removal of the Bridge Project with a timetable for such removal and restoration work, and upon prior written approval of the District, which shall not be unreasonably withheld, Owner shall remove the Bridge Project and restore Pond 7 and all adjacent lands to their original condition. The preparation of such plans and all removal and restoration work shall be at the sole expense of Owners. In the event Owners do not fully restore Pond 7 within the time period approved by the District, with any extension requested by Owner and reasonably granted by the District, Owners hereby consent to the District restoring Pond 7 at the sole cost of Owners, including fees for administration, interest charges; such costs may be a lien on Owners' property enforceable by the District.

(c) In the case of an event of default by either party, as applicable, which default has not been cured within ten (10) days after receipt of written notice thereof from the non-defaulting party, the non-defaulting party may terminate this Agreement upon five (5) days prior written notice to the defaulting party; provided, however, that if such default is of such a nature that it cannot be cured within such ten (10) day period, then such period shall be extended for such additional period as may be reasonable necessary to remedy the default but in no event shall such remedy extend beyond any remedial period set by a governmental entity with jurisdiction over the Bridge Project. Upon termination, Owners shall submit a plan and perform removal in accordance with the requirements provided under paragraph 8(b). Notwithstanding anything to the contrary contained herein, if District or any other governmental entity determines that continued operation of the Bridge Project presents a risk to the safe and necessary use of Pond 7 or the health, safety or welfare of users of Pond 7 or the public, or if continued operation of the Bridge Project would violate Florida or federal law, District shall be permitted to terminate this Agreement immediately, with or without issuing the notice of allowing for a cure period, with Owners submitting plans and performing removal operations in accordance with the requirements provided under paragraph 8(b). Upon termination of this Agreement, all rights and obligations of the parties under this Agreement will immediately cease and terminate (except for indemnification obligations of Owners pursuant to Section 5, which will survive such termination).

9. **PUBLIC RECORDS AND OWNERSHIP OF BOOKS AND RECORDS.**

(a) The District has advised the Owners that all documents of any kind relating to this Agreement may be public records and, accordingly, Owners agree to comply with, and to cause Contractor to comply with all applicable provisions of Florida public records law, including but not limited to the provisions of Chapter 119, *Florida Statutes*. The public records custodian of the District is the District Manager, which is currently Governmental Management Services – Central Florida, LLC (the “Public Records Custodian”). Owners shall, to the extent applicable by law:

(b) Keep and maintain public records required by District to perform services.

(c) Upon request by District, provide District with the requested public records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*;

(d) Ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the Agreement term and following the Agreement term if the Owners do not transfer the records to the Public Records Custodian of the District; and

(e) Upon completion of the Agreement, transfer to District, at no cost, all public records in Owners’ possession or, alternatively, keep, maintain, and meet all applicable requirements for retaining public records pursuant to Florida laws.

IF THE OWNERS HAVE QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE OWNERS’ DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE DISTRICT’S CUSTODIAN OF PUBLIC RECORDS AT (407) 644-4068, OR BY EMAIL AT GFLINT@GMSCFL.COM, OR BY REGULAR MAIL AT 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801, ATTN.: DISTRICT PUBLIC RECORDS CUSTODIAN.

10. **SOVEREIGN IMMUNITY.** Nothing contained in this Agreement shall cause or be construed as a waiver of the District’s immunity or limitations on liability granted pursuant to section 768.28, *Florida Statutes*, or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which could otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

11. **GOVERNING LAW AND JURISDICTION.** This Agreement shall be interpreted and enforced under the laws of the State of Florida. The parties will follow the terms

of the Agreement only to the extent they are enforceable or permitted under Florida law. Any litigation arising under this Agreement shall occur in a court having jurisdiction in Orange County, Florida. **THE PARTIES WAIVE TRIAL BY JURY AND AGREE TO SUBMIT TO PERSONAL JURISDICTION AND VENUE IN ORANGE COUNTY, FLORIDA.**

12. SEVERABILITY. In the event that any provision of this Agreement is judicially construed to be invalid by a court of competent jurisdiction, such provision shall then be construed in a manner allowing its validity, or if this leads to an impracticable result, shall be stricken, but in either event, all other provisions of the Agreement shall remain in full force and effect.

13. COUNTERPARTS. This Agreement may be executed in any number of counterparts with the same effect as if all parties had signed the same document. All fully executed counterparts shall be construed together and shall constitute one and the same Agreement.

[Signatures on the following pages].

COUNTERPART SIGNATURE PAGE
TO MAINTENANCE AND INDEMNIFICATION AGREEMENT

ATTEST:

**BONNET CREEK RESORT
COMMUNITY DEVELOPMENT
DISTRICT**

Name: _____
Address: 219 E. Livingston Street
Orlando, Florida 32801

By:

Name: _____

Title: _____

Address: 219 E. Livingston Street
Orlando, Florida 32801

STATE OF FLORIDA)
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____ 2024, by _____, as Chairperson of the Board of Supervisors, of the **BONNET CREEK RESORT COMMUNITY DEVELOPMENT DISTRICT**, a community development district organized under the laws of the State of Florida, and was attested to by George S. Flint, as the Secretary of the **BONNET CREEK RESORT COMMUNITY DEVELOPMENT DISTRICT**, on behalf of the community development district, who are ☐ personally known to me, or ☐ have each produced a valid driver's license as identification.

Notary Public, State of _____
Print Name: _____
Commission No.: _____
My Commission Expires: _____

**COUNTERPART SIGNATURE PAGE
TO MAINTENANCE AND INDEMNIFICATION AGREEMENT**

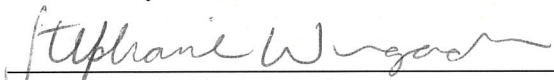
IN WITNESS WHEREOF, the parties here to have caused these presents to be executed in manner and form sufficient to bind them.

Signed, sealed and delivered
in the presence of:

G/B/H GOLF COURSE, LLC, a Delaware
limited liability company



Name: Nancy Vu
Address: 1775 Tysons Blvd, 7th Fl.
Tysons, VA 22102



Name: Stephanie Wingader
Address: 1775 Tysons Blvd, 7th Fl.
Tysons, VA 22102

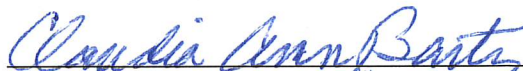
By: 

Name: Thomas J. Baltimore, Jr.
Title: President
Address: 1775 Tysons Blvd, 7th Fl.
Tysons, VA 22102

COMMONWEALTH OF Virginia
COUNTY OF Fairfax)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or [] online notarization this 18th day of January 2024, by Thomas J. Baltimore, Jr. as President of **G/B/H GOLF COURSE, LLC**, a Delaware limited liability company, on behalf of the company. He/she/they is/are ☒ personally known to me or () has/have produced _____ as identification.




Notary Public, State of Virginia
Print Name: Claudia Ann Bartz
Commission No.: 309518
My Commission Expires: Sept. 30, 2025

**COUNTERPART SIGNATURE PAGE
TO MAINTENANCE AND INDEMNIFICATION AGREEMENT**

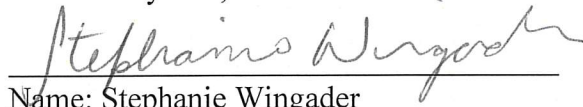
IN WITNESS WHEREOF, the parties here to have caused these presents to be executed in manner and form sufficient to bind them.

Signed, sealed and delivered
in the presence of:

G/B/H FOUR STAR, LLC, a Delaware
limited liability company

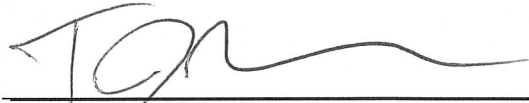


Name: Nancy Vu
Address: 1775 Tysons Blvd, 7th Fl.
Tysons, VA 22102



Name: Stephanie Wingader
Address: 1775 Tysons Blvd, 7th Fl.
Tysons, VA 22102

By: _____



Name: Thomas J. Baltimore, Jr.
Title: President
Address: 1775 Tysons Blvd, 7th Fl.
Tysons, VA 22102

COMMONWEALTH OF Virginia
COUNTY OF Fairfax

The foregoing instrument was acknowledged before me by means of ☒ physical presence or [] online notarization this 18th day of January 2024, by Thomas J. Baltimore, Jr. as President of **G/B/H FOUR STAR, LLC**, a Delaware limited liability company, on behalf of the company. He/she/they is/are ☒ personally known to me or () has/have produced _____ as identification.





Notary Public, State of Virginia
Print Name: Claudia Ann Bartz
Commission No.: 309518
My Commission Expires: Sept. 30, 2025

EXHIBIT "A"

Legal Description of Pond 7

(see attached)

PLAT BOOK 56, PAGES 41 THROUGH 45
LOCATED IN SECTION 32, TOWNSHIP 24 SOUTH, RANGE 28 EAST
ORANGE COUNTY, FLORIDA

SHEET 2 OF 7



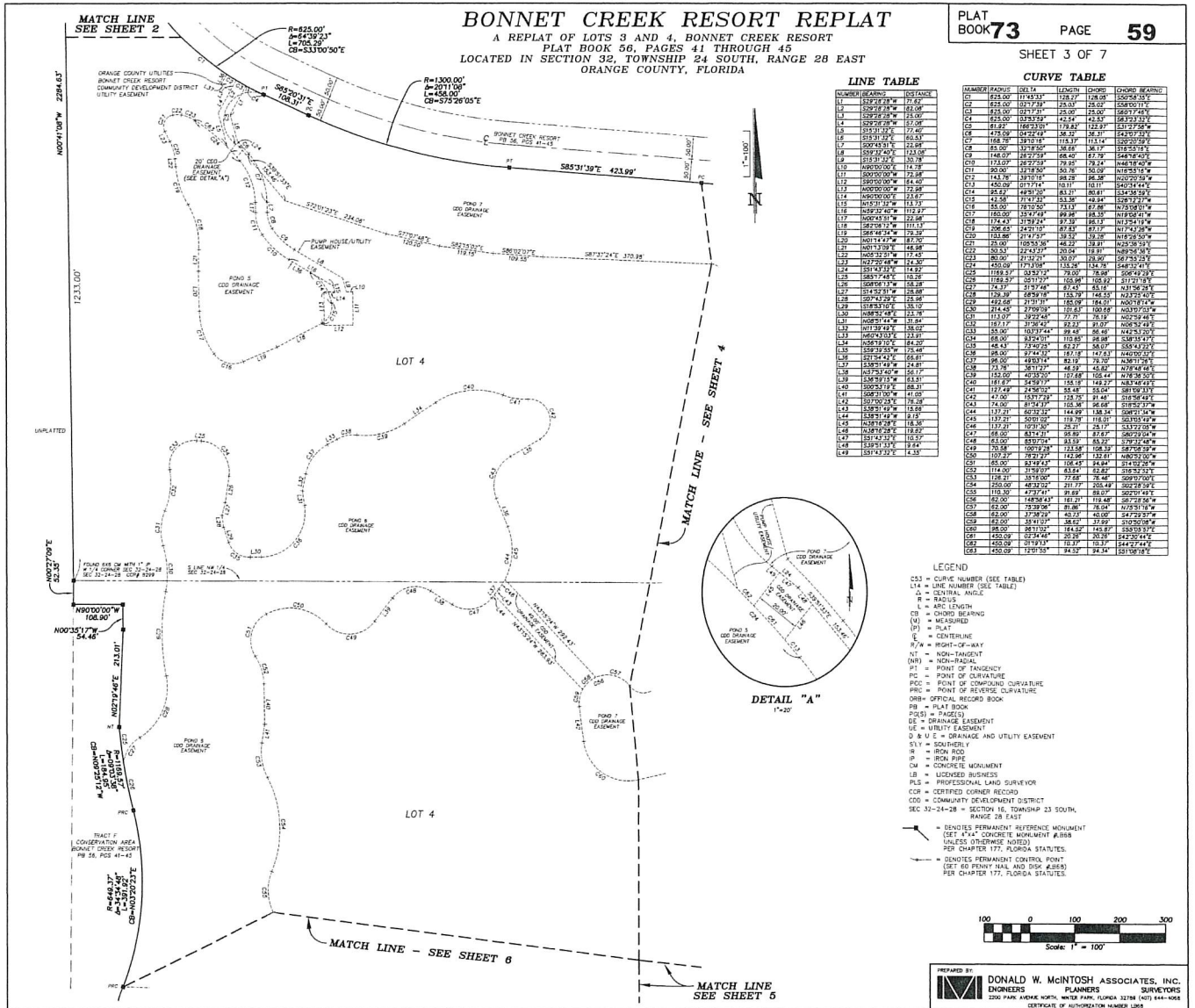
PREPARED BY:  DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2292 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 544-4068
CERTIFICATE OF AUTHORIZATION NUMBER 1598

BONNET CREEK RESORT REPLAT

A REPLAT OF LOTS 3 AND 4, BONNET CREEK RESORT
 PLAT BOOK 56, PAGES 41 THROUGH 45
 LOCATED IN SECTION 32, TOWNSHIP 24 SOUTH, RANGE 28 EAST
 ORANGE COUNTY, FLORIDA

PLAT BOOK **73** PAGE **59**

SHEET 3 OF 7



LINE TABLE

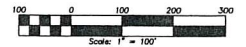
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1	S 89° 45' 00\"	17.00
2	S 89° 45' 00\"	17.00
3	S 89° 45' 00\"	17.00
4	S 89° 45' 00\"	17.00
5	S 89° 45' 00\"	17.00
6	S 89° 45' 00\"	17.00
7	S 89° 45' 00\"	17.00
8	S 89° 45' 00\"	17.00
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27	S 89° 45' 00\"	17.00
28	S 89° 45' 00\"	17.00
29	S 89° 45' 00\"	17.00
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31	S 89° 45' 00\"	17.00
32	S 89° 45' 00\"	17.00
33	S 89° 45' 00\"	17.00
34	S 89° 45' 00\"	17.00
35	S 89° 45' 00\"	17.00
36	S 89° 45' 00\"	17.00
37	S 89° 45' 00\"	17.00
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39	S 89° 45' 00\"	17.00
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42	S 89° 45' 00\"	17.00
43	S 89° 45' 00\"	17.00
44	S 89° 45' 00\"	17.00
45	S 89° 45' 00\"	17.00
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58	S 89° 45' 00\"	17.00
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95	S 89° 45' 00\"	17.00
96	S 89° 45' 00\"	17.00
97	S 89° 45' 00\"	17.00
98	S 89° 45' 00\"	17.00
99	S 89° 45' 00\"	17.00
100	S 89° 45' 00\"	17.00

CURVE TABLE

CURVE NUMBER	BEARING	DISTANCE	CHORD BEARING	CHORD DISTANCE
1	S 89° 45' 00\"	17.00	S 89° 45' 00\"	17.00
2	S 89° 45' 00\"	17.00	S 89° 45' 00\"	17.00
3	S 89° 45' 00\"	17.00	S 89° 45' 00\"	17.00
4	S 89° 45' 00\"	17.00	S 89° 45' 00\"	17.00
5	S 89° 45' 00\"	17.00	S 89° 45' 00\"	17.00
6	S 89° 45' 00\"	17.00	S 89° 45' 00\"	17.00
7	S 89° 45' 00\"	17.00	S 89° 45' 00\"	17.00
8	S 89° 45' 00\"	17.00	S 89° 45' 00\"	17.00
9	S 89° 45' 00\"	17.00	S 89° 45' 00\"	17.00
10	S 89° 45' 00\"	17.00	S 89° 45' 00\"	17.00
11	S 89° 45' 00\"	17.00	S 89° 45' 00\"	17.00
12	S 89° 45' 00\"	17.00	S 89° 45' 00\"	17.00
13	S 89° 45' 00\"	17.00	S 89° 45' 00\"	17.00
14	S 89° 45' 00\"	17.00	S 89° 45' 00\"	17.00
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16	S 89° 45' 00\"	17.00	S 89° 45' 00\"	17.00
17	S 89° 45' 00\"	17.00	S 89° 45' 00\"	17.00
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22	S 89° 45' 00\"	17.00	S 89° 45' 00\"	17.00
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25	S 89° 45' 00\"	17.00	S 89° 45' 00\"	17.00
26	S 89° 45' 00\"	17.00	S 89° 45' 00\"	17.00
27	S 89° 45' 00\"	17.00	S 89° 45' 00\"	17.00
28	S 89° 45' 00\"	17.00	S 89° 45' 00\"	17.00
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30	S 89° 45' 00\"	17.00	S 89° 45' 00\"	17.00
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34	S 89° 45' 00\"	17.00	S 89° 45' 00\"	17.00
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36	S 89° 45' 00\"	17.00	S 89° 45' 00\"	17.00
37	S 89° 45' 00\"	17.00	S 89° 45' 00\"	17.00
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49	S 89° 45' 00\"	17.00	S 89° 45' 00\"	17.00
50	S 89° 45' 00\"	17.00	S 89° 45' 00\"	17.00
51	S 89° 45' 00\"	17.00	S 89° 45' 00\"	17.00
52	S 89° 45' 00\"	17.00	S 89° 45' 00\"	17.00
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55	S 89° 45' 00\"	17.00	S 89° 45' 00\"	17.00
56	S 89° 45' 00\"	17.00	S 89° 45' 00\"	17.00
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62	S 89° 45' 00\"	17.00	S 89° 45' 00\"	17.00
63	S 89° 45' 00\"	17.00	S 89° 45' 00\"	17.00
64	S 89° 45' 00\"	17.00	S 89° 45' 00\"	17.00
65	S 89° 45' 00\"	17.00	S 89° 45' 00\"	17.00
66	S 89° 45' 00\"	17.00	S 89° 45' 00\"	17.00
67	S 89° 45' 00\"	17.00	S 89° 45' 00\"	17.00
68	S 89° 45' 00\"	17.00	S 89° 45' 00\"	17.00
69	S 89° 45' 00\"	17.00	S 89° 45' 00\"	17.00
70	S 89° 45' 00\"	17.00	S 89° 45' 00\"	17.00
71	S 89° 45' 00\"	17.00	S 89° 45' 00\"	17.00
72	S 89° 45' 00\"	17.00	S 89° 45' 00\"	17.00
73	S 89° 45' 00\"	17.00	S 89° 45' 00\"	17.00
74	S 89° 45' 00\"	17.00	S 89° 45' 00\"	17.00
75	S 89° 45' 00\"	17.00	S 89° 45' 00\"	17.00
76	S 89° 45' 00\"	17.00	S 89° 45' 00\"	17.00
77	S 89° 45' 00\"	17.00	S 89° 45' 00\"	17.00
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81	S 89° 45' 00\"	17.00	S 89° 45' 00\"	17.00
82	S 89° 45' 00\"	17.00	S 89° 45' 00\"	17.00
83	S 89° 45' 00\"	17.00	S 89° 45' 00\"	17.00
84	S 89° 45' 00\"	17.00	S 89° 45' 00\"	17.00
85	S 89° 45' 00\"	17.00	S 89° 45' 00\"	17.00
86	S 89° 45' 00\"	17.00	S 89° 45' 00\"	17.00
87	S 89° 45' 00\"	17.00	S 89° 45' 00\"	17.00
88	S 89° 45' 00\"	17.00	S 89° 45' 00\"	17.00
89	S 89° 45' 00\"	17.00	S 89° 45' 00\"	17.00
90	S 89° 45' 00\"	17.00	S 89° 45' 00\"	17.00
91	S 89° 45' 00\"	17.00	S 89° 45' 00\"	17.00
92	S 89° 45' 00\"	17.00	S 89° 45' 00\"	17.00
93	S 89° 45' 00\"	17.00	S 89° 45' 00\"	17.00
94	S 89° 45' 00\"	17.00	S 89° 45' 00\"	17.00
95	S 89° 45' 00\"	17.00	S 89° 45' 00\"	17.00
96	S 89° 45' 00\"	17.00	S 89° 45' 00\"	17.00
97	S 89° 45' 00\"	17.00	S 89° 45' 00\"	17.00
98	S 89° 45' 00\"	17.00	S 89° 45' 00\"	17.00
99	S 89° 45' 00\"	17.00	S 89° 45' 00\"	17.00
100	S 89° 45' 00\"	17.00	S 89° 45' 00\"	17.00

LEGEND

- C3 = CURVE NUMBER (SEE TABLE)
- L14 = LINE NUMBER (SEE TABLE)
- A = CENTRAL ANGLE
- R = RADIUS
- L = ARC LENGTH
- (M) = MEASURED
- (P) = PLAT
- E = CENTERLINE
- P74 = RIGHT-OF-WAY
- NT = NON-TANGENT
- (NP) = NON-PARALLEL
- PT = POINT OF TANGENCY
- PC = POINT OF CURVATURE
- PCC = POINT OF COMPOUND CURVATURE
- PRC = POINT OF REVERSE CURVATURE
- ORH = OFFICIAL RECORD BOOK
- PR = PLAT BOOK
- PIES = PAGES
- DE = DRAINAGE EASEMENT
- UE = UTILITY EASEMENT
- S & U E = DRAINAGE AND UTILITY EASEMENT
- S & U E = DRAINAGE AND UTILITY EASEMENT
- R = IRON ROD
- CM = CONCRETE MONUMENT
- LB = LICENSED BUSINESS
- P.L.S. = PROFESSIONAL LAND SURVEYOR
- CCR = CERTIFIED CORNER RECORD
- CCD = COMMUNITY DEVELOPMENT DISTRICT
- SEC 32-24-28 = SECTION 32, TOWNSHIP 24 SOUTH, RANGE 28 EAST
- DENOTES PERMANENT REFERENCE MONUMENT (SEE "A" CONCRETE MONUMENT #1008 UNLESS OTHERWISE NOTED)
- DENOTES PERMANENT CONTROL POINT (SEE 60 PONY NAIL AND 500 #1008 UNLESS OTHERWISE NOTED)

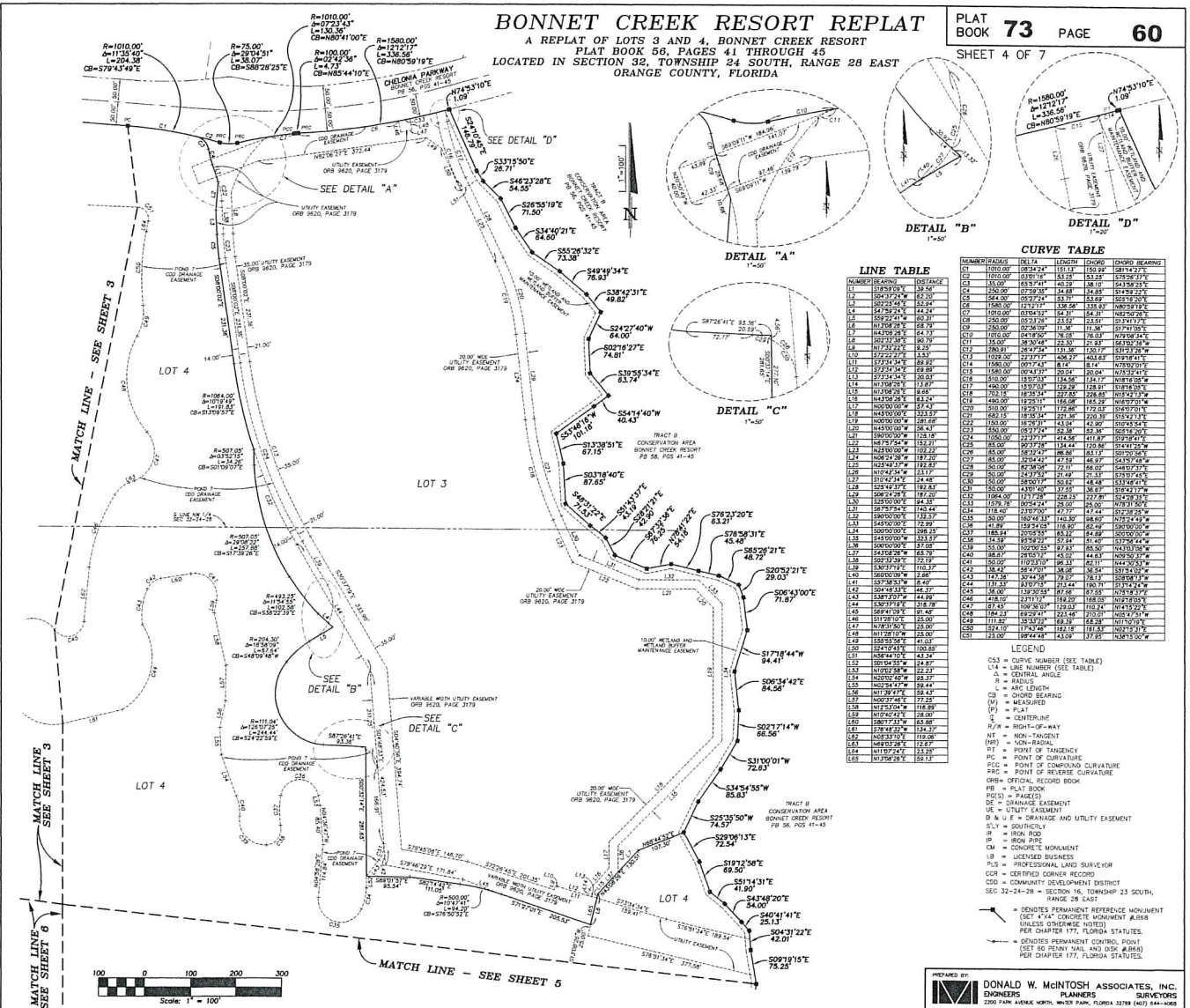


PREPARED BY
DONALD W. MCINTOSH ASSOCIATES, INC.
 ENGINEERS
 PLANNERS
 SURVEYORS
 2200 PARK AVENUE, NORTH WILKES BARRE, PENNSYLVANIA 18201-1001
 CERTIFICATE OF AUTHORIZATION NUMBER 11008

BONNET CREEK RESORT REPLAT

A REPLAT OF LOTS 3 AND 4, BONNET CREEK RESORT
PLAT BOOK 56, PAGES 41 THROUGH 45
LOCATED IN SECTION 32, TOWNSHIP 24 SOUTH, RANGE 28 EAST
ORANGE COUNTY, FLORIDA

PLAT BOOK **73** PAGE **60**
SHEET 4 OF 7



LINE TABLE

LINE NO.	BEARING	DISTANCE	CURVE DATA
1	S89°52'12"E	139.50	
2	S89°52'12"E	139.50	
3	S89°52'12"E	139.50	
4	S89°52'12"E	139.50	
5	S89°52'12"E	139.50	
6	S89°52'12"E	139.50	
7	S89°52'12"E	139.50	
8	S89°52'12"E	139.50	
9	S89°52'12"E	139.50	
10	S89°52'12"E	139.50	
11	S89°52'12"E	139.50	
12	S89°52'12"E	139.50	
13	S89°52'12"E	139.50	
14	S89°52'12"E	139.50	
15	S89°52'12"E	139.50	
16	S89°52'12"E	139.50	
17	S89°52'12"E	139.50	
18	S89°52'12"E	139.50	
19	S89°52'12"E	139.50	
20	S89°52'12"E	139.50	
21	S89°52'12"E	139.50	
22	S89°52'12"E	139.50	
23	S89°52'12"E	139.50	
24	S89°52'12"E	139.50	
25	S89°52'12"E	139.50	
26	S89°52'12"E	139.50	
27	S89°52'12"E	139.50	
28	S89°52'12"E	139.50	
29	S89°52'12"E	139.50	
30	S89°52'12"E	139.50	
31	S89°52'12"E	139.50	
32	S89°52'12"E	139.50	
33	S89°52'12"E	139.50	
34	S89°52'12"E	139.50	
35	S89°52'12"E	139.50	
36	S89°52'12"E	139.50	
37	S89°52'12"E	139.50	
38	S89°52'12"E	139.50	
39	S89°52'12"E	139.50	
40	S89°52'12"E	139.50	
41	S89°52'12"E	139.50	
42	S89°52'12"E	139.50	
43	S89°52'12"E	139.50	
44	S89°52'12"E	139.50	
45	S89°52'12"E	139.50	
46	S89°52'12"E	139.50	
47	S89°52'12"E	139.50	
48	S89°52'12"E	139.50	
49	S89°52'12"E	139.50	
50	S89°52'12"E	139.50	
51	S89°52'12"E	139.50	
52	S89°52'12"E	139.50	
53	S89°52'12"E	139.50	
54	S89°52'12"E	139.50	
55	S89°52'12"E	139.50	
56	S89°52'12"E	139.50	
57	S89°52'12"E	139.50	
58	S89°52'12"E	139.50	
59	S89°52'12"E	139.50	
60	S89°52'12"E	139.50	
61	S89°52'12"E	139.50	
62	S89°52'12"E	139.50	
63	S89°52'12"E	139.50	
64	S89°52'12"E	139.50	
65	S89°52'12"E	139.50	
66	S89°52'12"E	139.50	
67	S89°52'12"E	139.50	
68	S89°52'12"E	139.50	
69	S89°52'12"E	139.50	
70	S89°52'12"E	139.50	
71	S89°52'12"E	139.50	
72	S89°52'12"E	139.50	
73	S89°52'12"E	139.50	
74	S89°52'12"E	139.50	
75	S89°52'12"E	139.50	
76	S89°52'12"E	139.50	
77	S89°52'12"E	139.50	
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82	S89°52'12"E	139.50	
83	S89°52'12"E	139.50	
84	S89°52'12"E	139.50	
85	S89°52'12"E	139.50	
86	S89°52'12"E	139.50	
87	S89°52'12"E	139.50	
88	S89°52'12"E	139.50	
89	S89°52'12"E	139.50	
90	S89°52'12"E	139.50	
91	S89°52'12"E	139.50	
92	S89°52'12"E	139.50	
93	S89°52'12"E	139.50	
94	S89°52'12"E	139.50	
95	S89°52'12"E	139.50	
96	S89°52'12"E	139.50	
97	S89°52'12"E	139.50	
98	S89°52'12"E	139.50	
99	S89°52'12"E	139.50	
100	S89°52'12"E	139.50	

CURVE TABLE

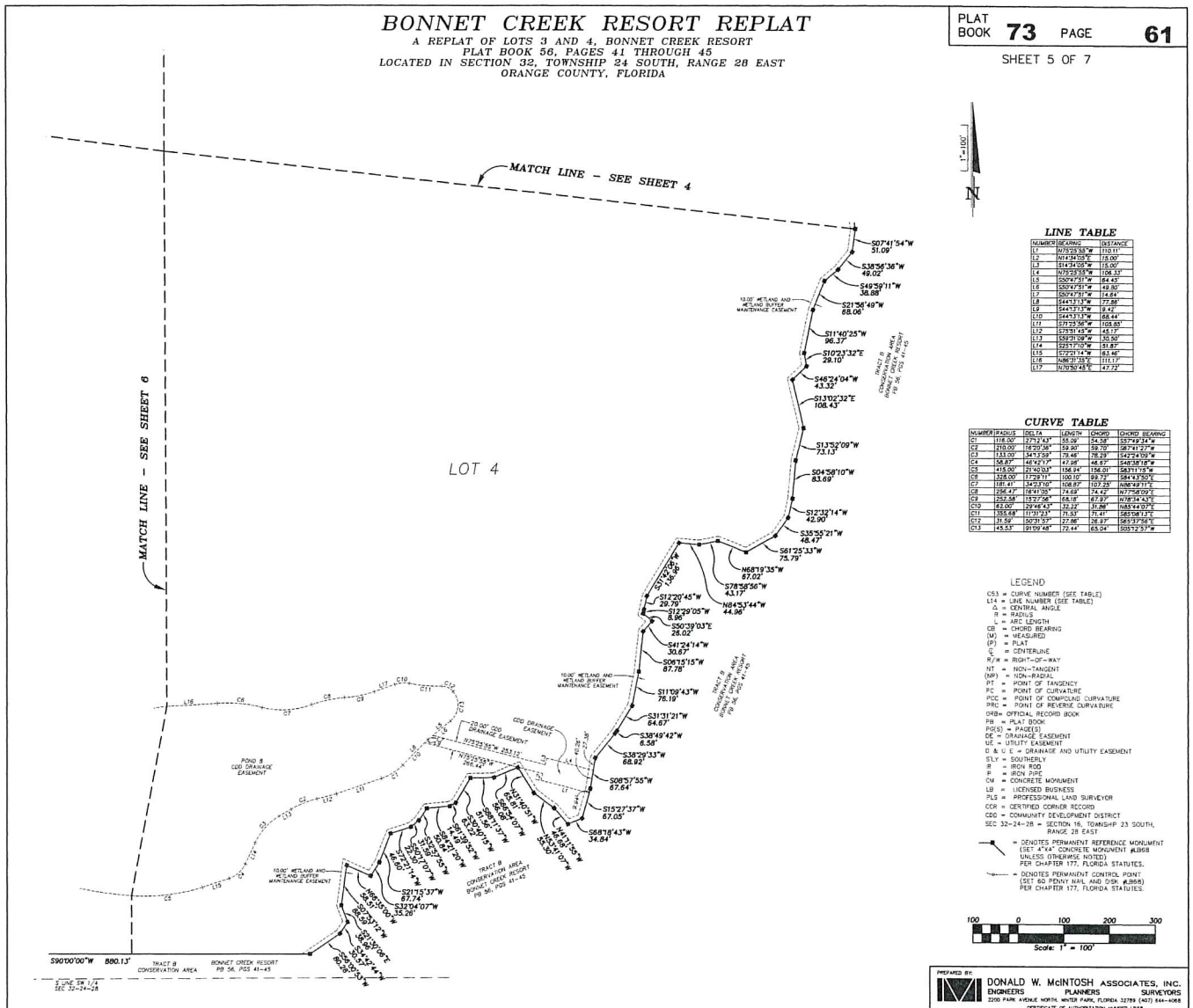
CURVE NO.	BEARING	DISTANCE	CURVE DATA
1	S89°52'12"E	139.50	
2	S89°52'12"E	139.50	
3	S89°52'12"E	139.50	
4	S89°52'12"E	139.50	
5	S89°52'12"E	139.50	
6	S89°52'12"E	139.50	
7	S89°52'12"E	139.50	
8	S89°52'12"E	139.50	
9	S89°52'12"E	139.50	
10	S89°52'12"E	139.50	
11	S89°52'12"E	139.50	
12	S89°52'12"E	139.50	
13	S89°52'12"E	139.50	
14	S89°52'12"E	139.50	
15	S89°52'12"E	139.50	
16	S89°52'12"E	139.50	
17	S89°52'12"E	139.50	
18	S89°52'12"E	139.50	
19	S89°52'12"E	139.50	
20	S89°52'12"E	139.50	
21	S89°52'12"E	139.50	
22	S89°52'12"E	139.50	
23	S89°52'12"E	139.50	
24	S89°52'12"E	139.50	
25	S89°52'12"E	139.50	
26	S89°52'12"E	139.50	
27	S89°52'12"E	139.50	
28	S89°52'12"E	139.50	
29	S89°52'12"E	139.50	
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31	S89°52'12"E	139.50	
32	S89°52'12"E	139.50	
33	S89°52'12"E	139.50	
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35	S89°52'12"E	139.50	
36	S89°52'12"E	139.50	
37	S89°52'12"E	139.50	
38	S89°52'12"E	139.50	
39	S89°52'12"E	139.50	
40	S89°52'12"E	139.50	
41	S89°52'12"E	139.50	
42	S89°52'12"E	139.50	
43	S89°52'12"E	139.50	
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46	S89°52'12"E	139.50	
47	S89°52'12"E	139.50	
48	S89°52'12"E	139.50	
49	S89°52'12"E	139.50	
50	S89°52'12"E	139.50	
51	S89°52'12"E	139.50	
52	S89°52'12"E	139.50	
53	S89°52'12"E	139.50	
54	S89°52'12"E	139.50	
55	S89°52'12"E	139.50	
56	S89°52'12"E	139.50	
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62	S89°52'12"E	139.50	
63	S89°52'12"E	139.50	
64	S89°52'12"E	139.50	
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85	S89°52'12"E	139.50	
86	S89°52'12"E	139.50	
87	S89°52'12"E	139.50	
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94	S89°52'12"E	139.50	
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96	S89°52'12"E	139.50	
97	S89°52'12"E	139.50	
98	S89°52'12"E	139.50	
99	S89°52'12"E	139.50	
100	S89°52'12"E	139.50	

PREPARED BY: DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-0088
CERTIFICATE OF AUTOREGISTRATION NUMBER 10004

BONNET CREEK RESORT REPLAT
 A REPLAT OF LOTS 3 AND 4, BONNET CREEK RESORT
 PLAT BOOK 56, PAGES 41 THROUGH 45
 LOCATED IN SECTION 32, TOWNSHIP 24 SOUTH, RANGE 28 EAST
 ORANGE COUNTY, FLORIDA

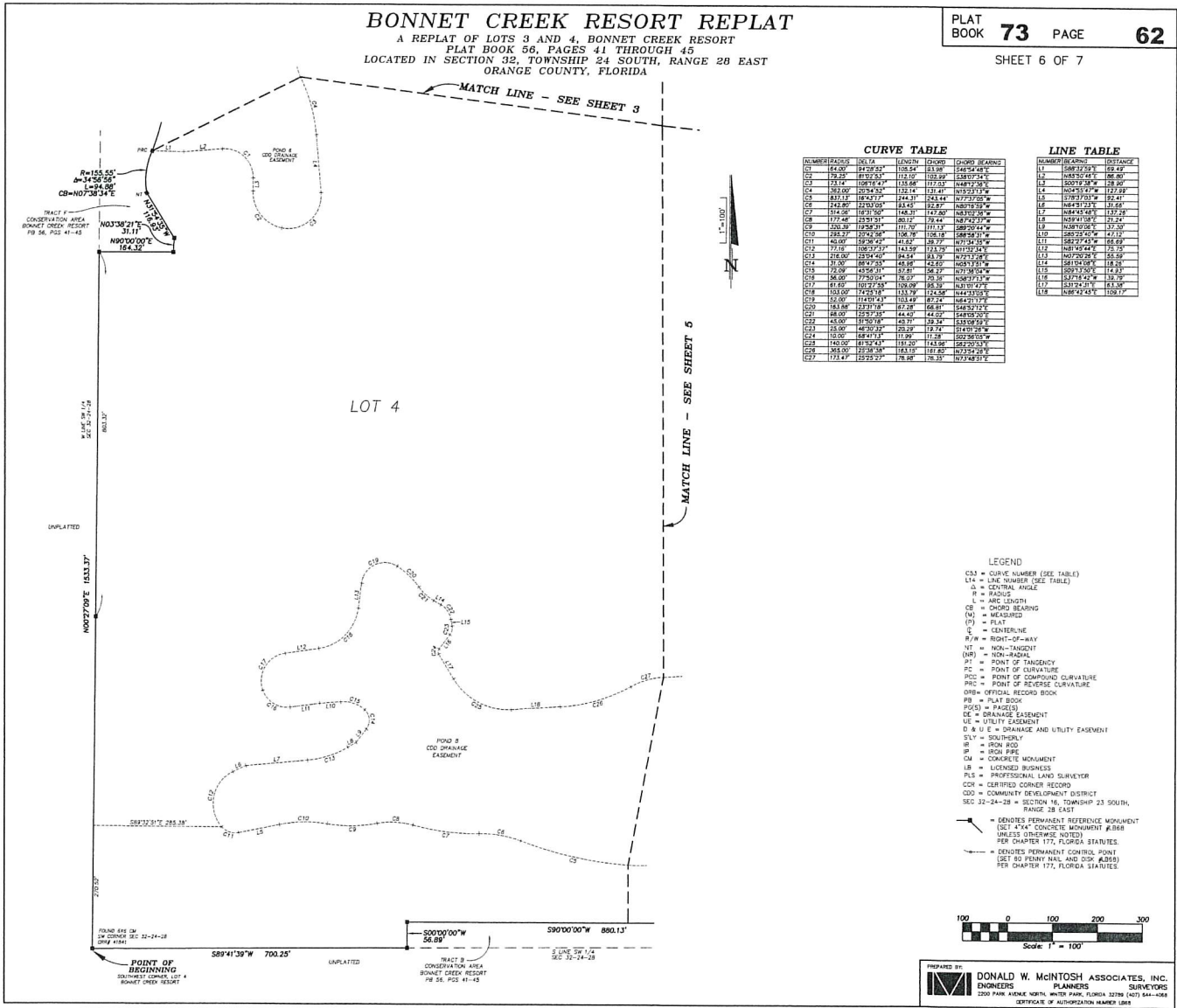
PLAT BOOK **73** PAGE **61**

SHEET 5 OF 7



BONNET CREEK RESORT REPLAT A REPLAT OF LOTS 3 AND 4, BONNET CREEK RESORT PLAT BOOK 56, PAGES 41 THROUGH 45 LOCATED IN SECTION 32, TOWNSHIP 24 SOUTH, RANGE 28 EAST ORANGE COUNTY, FLORIDA

PLAT BOOK **73** PAGE **62**
 SHEET 6 OF 7



CURVE TABLE					LINE TABLE	
CURVE NUMBER	RADIUS	DELTA	LENGTH	CHORD BEARING	NUMBER	BEARING
C1	84.00	84°29'54"	108.54	S45°54'48"E	11	S89°12'50"W
C2	78.25	87°10'51"	112.01	S102°00'00"E	12	N45°52'45"E
C3	73.10	106°5'47"	115.64	S17°53'48"W	13	S00°10'38"W
C4	182.00	20°54'52"	352.14	S131°40'00"W	14	N45°45'47"E
C5	83.13	18°42'17"	244.31	S241°44'00"W	15	S70°57'51"W
C6	143.80	37°50'52"	244.54	S162°00'00"W	16	N45°45'47"E
C7	574.28	18°51'50"	148.31	S172°00'00"W	17	N44°45'48"E
C8	117.58	23°51'51"	80.12	S84°00'00"W	18	N45°45'47"E
C9	730.39	17°58'31"	111.70	S111°12'00"W	19	N38°10'08"E
C10	258.17	24°24'58"	106.39	S106°30'00"W	20	S45°52'45"E
C11	40.00	58°50'42"	41.82	S39°30'00"W	21	S45°52'45"E
C12	77.10	108°1'17"	143.50	S131°40'00"W	22	N45°45'47"E
C13	218.10	23°50'40"	24.54	S117°12'00"E	23	N45°45'47"E
C14	78.25	87°10'51"	85.88	S107°10'00"W	24	S45°52'45"E
C15	75.00	45°56'11"	75.00	S107°10'00"W	25	S45°52'45"E
C16	58.00	77°50'14"	75.00	S107°10'00"W	26	S45°52'45"E
C17	61.65	100°17'33"	109.69	S107°10'00"W	27	S45°52'45"E
C18	103.00	74°55'18"	133.79	S124°58'00"W	28	N44°45'48"E
C19	52.00	114°45'11"	103.47	S124°58'00"W	29	N44°45'48"E
C20	161.88	37°51'18"	87.28	S162°00'00"W	30	S45°52'45"E
C21	48.00	52°51'25"	44.40	S142°00'00"E	31	S45°52'45"E
C22	43.00	51°50'18"	45.77	S139°12'00"E	32	S45°52'45"E
C23	15.00	142°52'25"	20.29	S174°00'00"W	33	S45°52'45"E
C24	15.00	68°41'13"	11.09	S112°00'00"W	34	S00°10'38"W
C25	140.00	61°34'43"	159.20	S145°00'00"W	35	S00°10'38"W
C26	365.00	25°58'54"	181.15	S181°00'00"W	36	N73°54'20"E
C27	178.47	15°55'27"	178.98	S178.30	37	S173°48'51"E

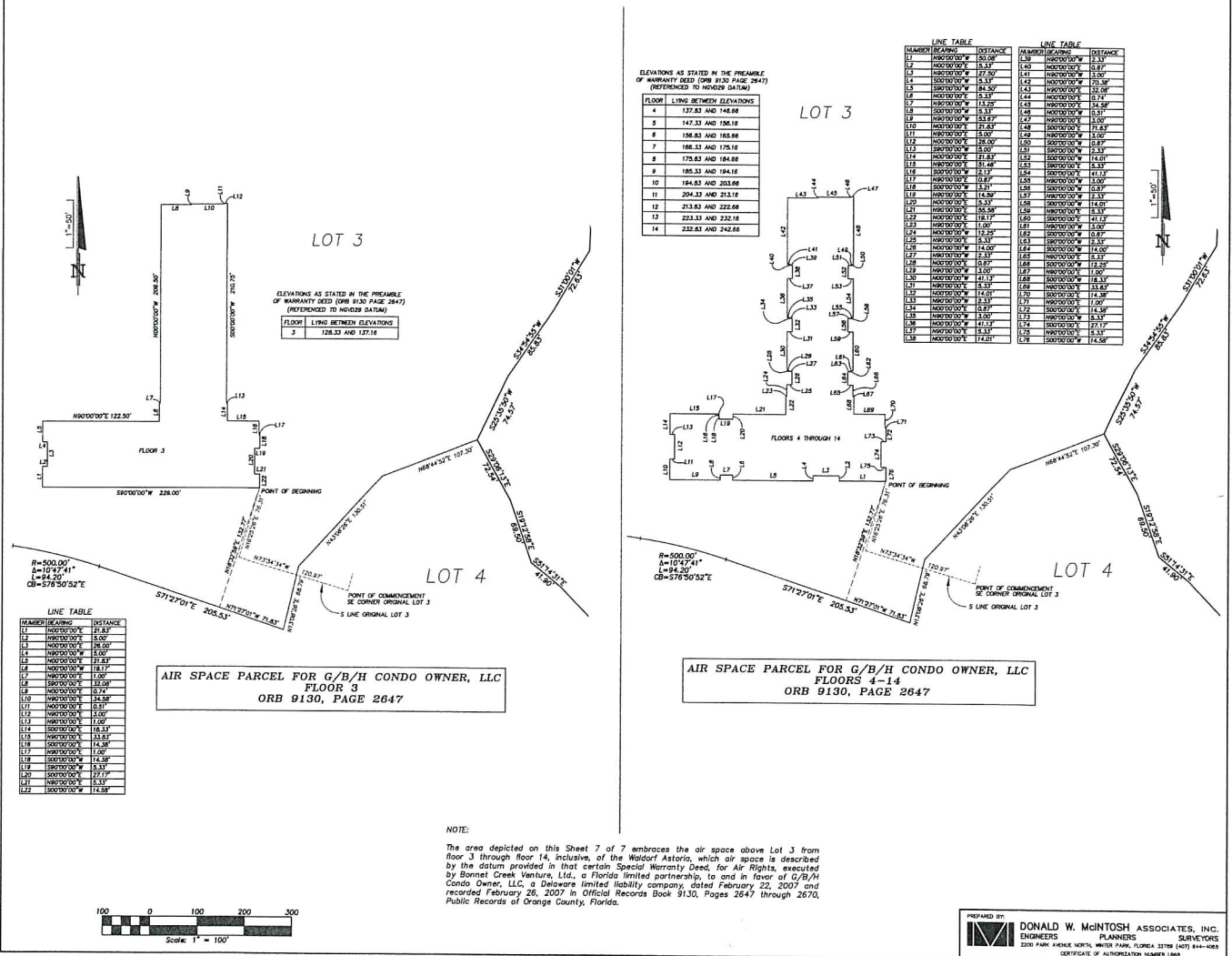
- LEGEND**
- C13 = CURVE NUMBER (SEE TABLE)
 - L14 = LINE NUMBER (SEE TABLE)
 - Δ = CENTRAL ANGLE
 - R = RADIUS
 - L = ARC LENGTH
 - CB = CHORD BEARING
 - W = MEASURED
 - (C) = PLAT
 - CL = CENTERLINE
 - R/W = RIGHT-OF-WAY
 - NT = NON-TANGENT
 - (NT) = NON-RADIAL
 - PT = POINT OF TANGENCY
 - PC = POINT OF CURVATURE
 - PCC = POINT OF COMPOUND CURVATURE
 - PIC = POINT OF REVERSE CURVATURE
 - OR = OFFICIAL RECORD BOOK
 - PB = PLAT BOOK
 - PCS = PAGES
 - DE = DRAINAGE EASEMENT
 - UL = UTILITY EASEMENT
 - D & U E = DRAINAGE AND UTILITY EASEMENT
 - ST = SOUTHLY
 - IP = IRON PIPE
 - CM = CONCRETE MONUMENT
 - LB = LICENSED BUSINESS
 - PLS = PROFESSIONAL LAND SURVEYOR
 - CDR = CERTIFIED CORNER RECORD
 - CDR = COMMUNITY DEVELOPMENT DISTRICT
 - SEC 32-24-28 = SECTION 32, TOWNSHIP 24 SOUTH, RANGE 28 EAST
 - DENOTES PERMANENT REFERENCE MONUMENT (SET 4"x4" CONCRETE MONUMENT #1868 UNLESS OTHERWISE NOTED) PER CHAPTER 177, FLORIDA STATUTES.
 - DENOTES PERMANENT CONTROL POINT (SET 80 PERRY NAIL AND DISK #2885) PER CHAPTER 177, FLORIDA STATUTES.

PREPARED BY: **DONALD W. McINTOSH ASSOCIATES, INC.**
 PLANNERS SURVEYORS
 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 844-4368
 CERTIFICATE OF AUTHORIZATION NUMBER 12884

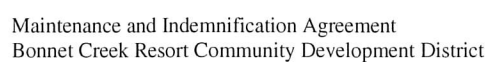
BONNET CREEK RESORT REPLAT

A REPLAT OF LOTS 3 AND 4, BONNET CREEK RESORT
PLAT BOOK 56, PAGES 41 THROUGH 45
LOCATED IN SECTION 32, TOWNSHIP 24 SOUTH, RANGE 28 EAST
ORANGE COUNTY, FLORIDA

PLAT BOOK **73** PAGE **63**
SHEET 7 OF 7



Locations of the Three Bridges



SECTION 6

*Item will be
provided under
separate cover.*

SECTION 7



ProPump and Controls, Inc.
610 Old Mount Eden Rd
Shelbyville, KY, 40065-8814
Phone: (502)633-0677 ext

QUOTE

Quote Nbr.:	Q008038
Order Date:	1/3/2024
Valid Until:	2/2/2024
Sales Person:	TOD EGLER
Reference:	
Payment Terms:	Net 30
For:	Byington, Megan

FOR:	SHIP TO:	BILL TO:
Bonnet Creek Resort CDD 6200 Lee Vista Blvd Ste 100 Orlando FL 32822-5149 United States of America	Bonnet Creek CDD 14100 Bonnet Creek Resort Ln Ste 300 Orlando FL 32821-4023 United States of America	Bonnet Creek Resort CDD 6200 Lee Vista Blvd Ste 300 Orlando FL 32822-5149 United States of America

SCOPE OF WORK:

ProPump & Controls will provide labor and materials to replace the Mag Meter (Flowmeter)

The quoted price assumes that all components are in proper working order. If any items are found to be weak or defective, the repair or replacement will be quoted in addition to the below cost.

Applicable Tax, Freight and Fuel Surcharges not included and will be invoiced upon completion

Quoted amounts in excess of \$10,000 are subject to a 50% deposit to submit approval.

All payments in excess of \$10000 by credit card are subject to a 2.65% service charge without prior agreement.

Quote valid for 15 days.

Please Note: Provided lead times for materials are estimated based on product availability from manufacturers. Lead times are not guaranteed and subject to change.

NO.	ITEM	QTY.	UOM	PRICE	AMOUNT
1	SOMISC: MagMeter 5000	1.000	EA	3,086.666	3,086.67
2	LABOR: Technician Labor	1.000		864.000	864.00
3	TRIP CHARGE: TRIP CHARGE	1.000	EA	75.000	75.00

Signature: _____

Date: _____

Quote Total:	4,025.67
Less Discount:	0.00
Tax Total:	0.00
Total (USD):	4,025.67

Continued...

Page 1 of 3



ProPump and Controls, Inc.
610 Old Mount Eden Rd
Shelbyville, KY, 40065-8814
Phone: (502)633-0677 ext

QUOTE

Quote Nbr.:	Q008038
Order Date:	1/3/2024
Valid Until:	2/2/2024
Sales Person:	TOD EGLER
Reference:	
Payment Terms:	Net 30
For:	Byington, Megan

PAYMENT TERMS : All Purchase Orders are subject to acceptance by ProPump & Controls, Inc. Receipt of production deposit, verification of acceptable credit, and confirmation of order are required before production. All orders subject to 50% production deposit. Balance due 30 days from date of invoice.

If shipment or installation of equipment is delayed by customer request at no fault of ProPump & Controls, Inc., customer agrees to amend the contract or purchase order as follows, unless superseded by other terms noted on the accepted contract or agreement.

- **Delayed shipment:** Customer agrees to pay any storage fees requested by equipment manufacturer, if applicable.
- **Equipment Installation delayed at customer request following shipment:** ProPump will furnish equipment and labor to offload equipment and store on site as directed by customer. Equipment and labor costs for the offload shall be additional to the quoted price. ProPump shall invoice customer for 90% of the equipment price, less any previous production deposits, due net 30 days following delivery of product. Balance for equipment and installation labor will be invoiced on completion of work.

Orders placed under Preferred Customer Agreements include all discounts and fee payments.

Payment of Invoices over \$5,000 by Credit Card subject to 2.80% service charge without prior agreement.

How to order: Please help us expedite your order by providing the following:

Is this sale taxable? (circle one) Yes No (If the order is non-taxable, a tax exempt certificate for the "ship to" state must be submitted with this order.)

Provide signature: Accepted for Buyer _____
Date: _____
Requested delivery date: _____
Ship to address: _____
Street Address _____
City _____ County _____ State _____
Zip _____
Contact Name: _____
Phone & Fax: _____

Please return one signed copy of this quotation on acceptance. Merchandise delivered or shipped is due and payable to: ProPump & Controls, Inc. 610 Old Mt. Eden Road, Shelbyville, Ky. 40065. Fax number: 502-633-0733 Phone 800-844-0677.

DELIVERY: Delivery dates are estimates and confirmed shipment cannot be determined until all manufacturing details are known. ProPump & Controls Inc. will make reasonable efforts to establish a delivery schedule after receipt of an executed contract and all approvals. Seller shall not be liable for special or consequential damages caused by delay in delivery. Customer agrees to execute bill and hold contract in the event of order delay.

LATE FEES: Late fee of 1 1/2 % of the unpaid balance will be charged per month on all accounts which are past due, plus any collections or attorney's fees incurred in settlement of past due accounts.

LIEN: Seller retains a security interest in all products sold to buyer until the purchase price and other charges, if any, are paid in full as provided in Article 9 of the Uniform Commercial Code. Seller will file a Mechanics Lien or execute other documents as required to perfect the security interest in the products sold.

TAXES: State, city and local taxes are excluded from the contract price unless otherwise noted. Sales tax will be invoiced on the contract price unless written exemption is provided.

FACTORY AUTHORIZED WARRANTY: ProPump & Controls, Inc. warrants products manufactured by ProPump and associated component parts and/or labor, for defects in materials and workmanship for a period of one year following date of installation by ProPump, but not later than fifteen months from date of invoice if installed by others.

For products sold by ProPump & Controls, Inc but manufactured wholly by others, ProPump will extend the manufacturer's warranty to

Continued...



ProPump and Controls, Inc.
610 Old Mount Eden Rd
Shelbyville, KY, 40065-8814
Phone: (502)633-0677 ext

QUOTE

Quote Nbr.:	Q008038
Order Date:	1/3/2024
Valid Until:	2/2/2024
Sales Person:	TOD EGLER
Reference:	
Payment Terms:	Net 30
For:	Byington, Megan

the customer, and will assist in handling warranty claims. Standard manufacturer warranties for water pumping systems are one year from date of startup by ProPump, but not later than fifteen months from date of manufacturers invoice. Provided that all installation and operation responsibilities have been properly performed, manufacturer will provide a replacement part or component during the warranty life. Repairs done at manufacturer's expense must be pre-authorized.

This proposal may contain equipment which requires costly means to remove and replace for service or repair, due to site conditions. ProPump & Controls will not accept liability for any costs associated with the removal or replacement of equipment in difficult-to-access locations, unless specifically agreed to in writing on the original sales proposal. This includes the use of cranes larger than 15 tons, divers, barges, helicopters, or other unusual means. All such extraordinary costs shall be borne by the customer, regardless of the reason necessitating removal of the product from service.

ProPump & Controls, Inc., or its sub-contractors are not responsible for damage to turf or cart paths, provided that Owner's Representative has designated reasonable routes for access to the site, for vehicles including heavy trucks and cranes, and ProPump & Controls, Inc and subcontractor personnel have followed those routes. For access routes which require extraordinary means to traverse, such as wet ground or thin cart paths which may require placement of boards or steel plates to prevent damage, additional costs may be incurred if conditions are not brought to ProPump's attention prior to submitting a proposal.

Warranty may be voided in the event of any of the following:

- Default of any agreement with supplier or manufacturer.
- The misuse, abuse of the pumping equipment outside is intended and specified use.
- Failure to conduct routine maintenance.
- Handling any liquid other than irrigation water.
- Exposure to electrolysis, erosion, or abrasion.
- Presence of destructive gaseous or chemical solutions.
- Over voltage or unprotected low voltage.
- Unprotected electrical phase loss or phase reversal.
- TDS over 1000mg
- PH levels lower than 6.0
- Calcium hardness less than 50 mg/L
- Alkalinity less than 100mg/L
- Chloride and or sulfate ions greater than 50 mg/L each
- Free chlorine or use of other strong biocides.
- Langelier index from -50 to + 1.5
- Damage occurring when using control panel as service disconnect.

The foregoing constitutes ProPump & Control's sole warranty and has not nor does it make any additional warranty, whether express or implied, with respect to the pumping system or component. ProPump & Controls, Inc. makes no warranty, whether express or implied, with respect to fitness for a particular purpose or merchantability of the pumping system or component. ProPump & Controls, Inc. shall not be liable to purchaser or any other person for any liability, loss, or damage caused or alleged to be caused, directly or indirectly, by the pumping system. In no event shall ProPump & Controls, Inc. be responsible for incidental, consequential, or act of God damages, nor shall manufacturer's liability for damages to purchaser or any other person ever exceed the original factory purchase price.

SECTION 8

RCM UTILITIES, LLC
1451 Pine Grove Rd
Eustis, FL 32726
352-561-2990
billing@rcmutilities.com
www.rcmutilities.com



Estimate

ADDRESS

Bonnet Creek Resort CDD
6200 Lee Vista Blvd
Suite 300
Orlando, FL 32822

ESTIMATE # 4545

DATE 01/25/2024

EXPIRATION DATE 02/24/2024

JOB NAME

Lift Station Alarm

DESCRIPTION	AMOUNT
RCM Utilities to supply all labor, materials, and equipment for the following scope of work:	2,997.50
-Install (1) OMNIBEACON visual alarm light and cellular transmitter. This system will call out, text, and or email an alarm to specified personnel when the float ball is tipped or power issue is detected.	
NOTES	
- RCM Utilities warrants all supplied materials and workmanship to be free of defects for a period of one year after installation.	
- The first 12 months of cellular service is provided with this estimate. The 13th month and beyond shall be provided by others. Price for annual service is currently \$152.00.	

SUBTOTAL	2,997.50
TAX	0.00
TOTAL	\$2,997.50

Accepted By

Accepted Date

SECTION 9

SECTION C

SECTION I

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
December 31, 2023

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

The total items being presented: \$ **185,119.45**

Approval of Expenditures:

_____ Chairman

_____ Vice Chairman

_____ Assistant Secretary

Bonnet Creek Resort Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2023 Through December 31, 2023

Vendor Name	Check Number	Invoice Number	Invoice Description	Amount
SOLITUDE LAKE MANAGEMENT LLC	4122	PSI02582	IRR POND TREATMENT NOV 23	\$ 234.00
HERBERT VON KLUGE	4123	HK110220	BOS MEETING 11/2/23	\$ 200.00
REBECCA R FRASIER	4124	RF110220	BOS MEETING 11/2/23	\$ 200.00
RICHARD J SCINTA JR	4125	RS110220	BOS MEETING 11/2/23	\$ 200.00
RANDALL GREENE	4126	RG110220	BOS MEETING 11/2/23	\$ 200.00
AQUATIC WEED CONTROL, INC.	4127	90115	WETLAND MAINT OCT 23	\$ 1,694.00
BREEDLOVE DENNIS & ASSOCIATES	4128	53969	NUIS/EXOTIC SPEC-BCR	\$ 81.80
BREEDLOVE DENNIS & ASSOCIATES	4128	53969	NUIS/EXOTIC SPEC-CIM	\$ 308.60
DONALD W. MCINTOSH ASSOCIATES, INC	4129	44791	ENGINEERING SVCS OCT 23	\$ 5,295.97
GOVERNMENTAL MANAGEMENT SERVICES-	4130	314	CURB CLEANING/ROAD HOLES	\$ 1,436.88
GOVERNMENTAL MANAGEMENT SERVICES-	4130	315	MANAGEMENT FEES NOV 23	\$ 3,395.02
GOVERNMENTAL MANAGEMENT SERVICES-	4130	316	FIELD MANAGEMENT NOV 23	\$ 4,748.00
LATHAM, LUNA, EDEN & BEAUDINE LLP	4131	121446	GENERAL COUNSEL SEPT 23	\$ 2,826.68
ORLANDO SENTINEL	4132	08202350	NOT RESURFACE PRO 10/9/23	\$ 350.68
RCM UTILITIES, LLC	4133	9384	REPLACE TIME METER	\$ 475.00
YELLOWSTONE LANDSCAPE	4134	OE 62187	IRRIGATION REPAIRS	\$ 1,278.46
DONALD W. MCINTOSH ASSOCIATES, INC	4135	44913	ENGINEERING SVCS OCT 23	\$ 3,474.29
LATHAM, LUNA, EDEN & BEAUDINE LLP	4136	121972	GENERAL COUNSEL OCT 23	\$ 606.58
AMTEC	4137	6151-10-	ARBITRAGE SER16 FY23	\$ 450.00
SOLITUDE LAKE MANAGEMENT LLC	4138	PSI03282	IRR POND TREATMENT DEC23	\$ 241.00
US BANK	4139	7132943	TRUSTEE FEES S2016 - FY24	\$ 5,387.50
YELLOWSTONE LANDSCAPE	4140	OE 62390	LANDSCAPE MAINT NOV23	\$ 17,325.00
YELLOWSTONE LANDSCAPE	4140	OE 62472	LANDSCAPE ENHANCEMENT	\$ 1,655.99
YELLOWSTONE LANDSCAPE	4140	OE 62860	LANDSCAPE MAINT DEC23	\$ 17,325.00
FREDERICK W. SAWYERS	4141	FS120720	BOS MEETING 12/7/23	\$ 200.00
GOVERNMENTAL MANAGEMENT SERVICES-	4142	317	MANAGEMENT FEES DEC 23	\$ 3,388.00
GOVERNMENTAL MANAGEMENT SERVICES-	4142	318	FIELD MANAGEMENT DEC 23	\$ 4,748.00
HERBERT VON KLUGE	4143	HK120720	BOS MEETING 12/7/23	\$ 200.00
REBECCA R FRASIER	4144	BF120720	BOS MEETING 12/7/23	\$ 200.00
RICHARD J SCINTA JR	4145	RS120720	BOS MEETING 12/7/23	\$ 200.00
RANDALL GREENE	4146	RG120720	BOS MEETING 12/7/23	\$ 200.00
DONALD W. MCINTOSH ASSOCIATES, INC	4147	45037	GENERAL ENGINEER NOV 23	\$ 1,410.00
DON BELL SIGNS, LLC	207	PAY APPL	PAY APP #10-ENTRY SIGNAGE	\$ 92,835.00
DONALD W. MCINTOSH ASSOCIATES, INC.	208	44791	INTERSECTION IMPROVEMENTS	\$ 562.50
KIMLEY-HORN & ASSOCIATES, INC.	209	04921300	ENGINEER SERVCIES OCT 23	\$ 680.00
LATHAM, LUNA, EDEN, BEAUDINE, LLP	210	121447	REEDY CRK/ROAD IMPROVE	\$ 213.50
DONALD W. MCINTOSH ASSOCIATES, INC.	211	44913	INTERSECTION IMPROVEMENTS	\$ 610.00
DONALD W. MCINTOSH ASSOCIATES, INC.	212	45037	INTERSECTION IMPROVEMENTS	\$ 472.50
Subtotal Check Register				\$ 175,309.95
Automatic Drafts		Account Numbers		
ORANGE COUNTY UTILITIES	Auto-Pay	855665881	UTILITIES	\$ 4,164.90
DUKE ENERGY	Auto-Pay	9100 8897 0713	UTILITIES	\$ 30.79
DUKE ENERGY	Auto-Pay	9100 8897 0797	UTILITIES	\$ 30.80
DUKE ENERGY	Auto-Pay	9100 8897 0888	UTILITIES	\$ 4,350.66
DUKE ENERGY	Auto-Pay	9100 8897 0987	UTILITIES	\$ 84.45
DUKE ENERGY	Auto-Pay	9100 8901 1074	UTILITIES	\$ 150.95
DUKE ENERGY	Auto-Pay	9100 8901 1587	UTILITIES	\$ 22.74
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	\$ 881.84
Subtotal Automatic Drafts				\$ 9,809.50
Report Total				\$ 185,119.45

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
11/02/23	00086	11/01/23 PSI02582	202311 320-53800-44150		*	234.00	
			IRR POND TREATMENT NOV 23				
				SOLITUDE LAKE MANAGEMENT LLC			234.00 004122
11/08/23	00093	11/02/23 HK110220	202311 310-51300-11000		*	200.00	
			BOS MEETING 11/2/23				
				HERBERT VON KLUGE			200.00 004123
11/08/23	00110	11/02/23 RF110220	202311 310-51300-11000		*	200.00	
			BOS MEETING 11/2/23				
				REBECCA R FRASIER			200.00 004124
11/08/23	00111	11/02/23 RS110220	202311 310-51300-11000		*	200.00	
			BOS MEETING 11/2/23				
				RICHARD J SCINTA JR			200.00 004125
11/08/23	00077	11/02/23 RG110220	202311 310-51300-11000		*	200.00	
			BOS MEETING 11/2/23				
				RANDALL GREENE			200.00 004126
11/16/23	00052	10/31/23 90115	202310 320-53800-44100		*	1,694.00	
			WETLAND MAINT OCT 23				
				AQUATIC WEED CONTROL, INC.			1,694.00 004127
11/16/23	00010	10/23/23 53969	202309 320-53800-44120		*	81.80	
			NUIS/EXOTIC SPEC-BCR				
		10/23/23 53969	202309 320-53800-44140		*	308.60	
			NUIS/EXOTIC SPEC-CIM				
				BREEDLOVE DENNIS & ASSOCIATES			390.40 004128
11/16/23	00016	10/20/23 44791	202310 310-51300-31100		*	5,295.97	
			ENGINEERING SVCS OCT 23				
				DONALD W. MCINTOSH ASSOCIATES, INC			5,295.97 004129
11/16/23	00001	9/30/23 314	202309 320-53800-48000		*	1,436.88	
			CURB CLEANING/ROAD HOLES				
		11/01/23 315	202311 310-51300-34000		*	3,144.33	
			MANAGEMENT FEES NOV 23				
		11/01/23 315	202311 310-51300-35200		*	75.00	
			WEBSITE ADMIN NOV 23				
		11/01/23 315	202311 310-51300-35100		*	112.50	
			INFORMATION TECH NOV 23				
		11/01/23 315	202311 310-51300-51000		*	.63	
			OFFICE SUPPLIES NOV 23				
		11/01/23 315	202311 310-51300-42000		*	62.56	
			POSTAGE NOV 23				

BONC BONNET CREEK ZYAN

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN	1/25/24	PAGE	2
*** CHECK DATES 11/01/2023 - 12/31/2023 ***														
BONNET CREEK-GENERAL FUND														
BANK A BCRDD- GENERAL FUND														

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
		11/01/23 316	202311 320-53800-34000		*	4,748.00	
		FIELD MANAGEMENT NOV 23					
				GOVERNMENTAL MANAGEMENT SERVICES-			9,579.90 004130
11/16/23 00028	10/05/23	121446	202309 310-51300-31500		*	2,826.68	
		GENERAL COUNSEL SEPT 23					
				LATHAM, LUNA, EDEN & BEAUDINE LLP			2,826.68 004131
11/16/23 00032	10/31/23	08202350	202310 310-51300-48000		*	350.68	
		NOT RESURFACE PRO 10/9/23					
				ORLANDO SENTINEL			350.68 004132
11/16/23 00102	10/29/23	9384	202310 320-53800-46600		*	475.00	
		REPLACE TIME METER					
				RCM UTILITIES, LLC			475.00 004133
11/16/23 00050	11/13/23	OE 62187	202311 320-53800-47400		*	1,278.46	
		IRRIGATION REPAIRS					
				YELLOWSTONE LANDSCAPE			1,278.46 004134
11/20/23 00016	11/17/23	44913	202310 310-51300-31100		*	3,474.29	
		ENGINEERING SVCS OCT 23					
				DONALD W. MCINTOSH ASSOCIATES, INC			3,474.29 004135
11/20/23 00028	11/15/23	121972	202310 310-51300-31500		*	606.58	
		GENERAL COUNSEL OCT 23					
				LATHAM, LUNA, EDEN & BEAUDINE LLP			606.58 004136
11/30/23 00094	10/11/23	6151-10-	202310 310-51300-32100		*	450.00	
		ARBITRAGE SER16 FY23					
				AMTEC			450.00 004137
12/05/23 00086	12/01/23	PSI03282	202312 320-53800-44150		*	241.00	
		IRR POND TREATMENT DEC23					
				SOLITUDE LAKE MANAGEMENT LLC			241.00 004138
12/05/23 00047	11/25/23	7132943	202311 310-51300-31200		*	5,387.50	
		TRUSTEE FEES S2016 - FY24					
				US BANK			5,387.50 004139
12/05/23 00050	11/15/23	OE 62390	202311 320-53800-47300		*	17,325.00	
		LANDSCAPE MAINT NOV23					
	11/26/23	OE 62472	202311 320-53800-60000		*	1,655.99	
		LANDSCAPE ENHANCEMENT					
	12/01/23	OE 62860	202312 320-53800-47300		*	17,325.00	
		LANDSCAPE MAINT DEC23					
				YELLOWSTONE LANDSCAPE			36,305.99 004140

BONC BONNET CREEK ZYAN							

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
12/14/23	00098	12/07/23	FS120720 202312 310-51300-11000 BOS MEETING 12/7/23	FREDERICK W. SAWYERS	*	200.00	200.00 004141
12/14/23	00001	12/01/23	317 202312 310-51300-34000 MANAGEMENT FEES DEC 23		*	3,144.33	
		12/01/23	317 202312 310-51300-35200 WEBSITE ADMIN DEC 23		*	75.00	
		12/01/23	317 202312 310-51300-35100 INFORMATION TECH DEC 23		*	112.50	
		12/01/23	317 202312 310-51300-51000 OFFICE SUPPLIES DEC 23		*	.54	
		12/01/23	317 202312 310-51300-42000 POSTAGE DEC 23		*	55.63	
		12/01/23	318 202312 320-53800-34000 FIELD MANAGEMENT DEC 23		*	4,748.00	
			GOVERNMENTAL MANAGEMENT SERVICES-				8,136.00 004142
12/14/23	00093	12/07/23	HK120720 202312 310-51300-11000 BOS MEETING 12/7/23	HERBERT VON KLUGE	*	200.00	200.00 004143
12/14/23	00110	12/07/23	BF120720 202312 310-51300-11000 BOS MEETING 12/7/23	REBECCA R FRASIER	*	200.00	200.00 004144
12/14/23	00111	12/07/23	RS120720 202312 310-51300-11000 BOS MEETING 12/7/23	RICHARD J SCINTA JR	*	200.00	200.00 004145
12/14/23	00077	12/07/23	RG120720 202312 310-51300-11000 BOS MEETING 12/7/23	RANDALL GREENE	*	200.00	200.00 004146
12/21/23	00016	12/15/23	45037 202311 310-51300-31100 GENERAL ENGINEER NOV 23	DONALD W. MCINTOSH ASSOCIATES, INC	*	1,410.00	1,410.00 004147
TOTAL FOR BANK A						79,936.45	
TOTAL FOR REGISTER						79,936.45	

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
11/10/23	00075	10/25/23	PAY APPL 202310 600-53800-60700 PAY APP #10-ENTRY SIGNAGE	DON BELL SIGNS, LLC	*	92,835.00	92,835.00 000207
11/16/23	00051	10/20/23	44791 202310 600-53800-60700 INTERSECTION IMPROVEMENTS	DONALD W. MCINTOSH ASSOCIATES, INC.	*	562.50	562.50 000208
11/16/23	00079	10/31/23	04921300 202310 600-53800-60700 ENGINEER SERVCIES OCT 23	KIMLEY-HORN & ASSOCIATES, INC.	*	680.00	680.00 000209
11/16/23	00067	10/05/23	121447 202308 600-53800-60700 REEDY CRK/ROAD IMPROVE	LATHAM, LUNA, EDEN, BEAUDINE, LLP	*	213.50	213.50 000210
11/20/23	00051	11/17/23	44913 202310 600-53800-60700 INTERSECTION IMPROVEMENTS	DONALD W. MCINTOSH ASSOCIATES, INC.	*	610.00	610.00 000211
12/21/23	00051	12/15/23	45037 202311 600-53800-60700 INTERSECTION IMPROVEMENTS	DONALD W. MCINTOSH ASSOCIATES, INC.	*	472.50	472.50 000212
TOTAL FOR BANK B						95,373.50	
TOTAL FOR REGISTER						95,373.50	



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: PSI025822
Invoice Date: 11/1/2023

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 11/1/2023
Due Date 12/1/2023
Terms Net 30

Customer ID 5006
P.O. Number
P.O. Date 11/1/2023
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	234.00	234.00
November Billing					
11/1/2023 - 11/30/2023					
Bonnett Creek Irrigation Lake					
Bonnett Creek Irrigation Lake					

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Bonnet Creek Resort CDD

Board Meeting Date: November 2, 2023

	<i>Name</i>	<i>In Attendance Please ✓</i>	<i>Fee Involved Yes / No</i>
1	Fred Sawyers		Yes (\$200)
2	Richard Scinta	✓	Yes (\$200)
3	Becky Frasier	✓	Yes (\$200)
4	Herb Von Kluge	✓	Yes (\$200)
5	Randall Greene	✓	Yes (\$200)

93

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

Approved for Payment:


District Manager Signature

11/2/23
Date

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

RECEIVED

NOV 3 2023



Aquatic Weed Control, Inc.

P.O. Box 593258
Orlando, FL 32859

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

Invoice

Date	Invoice #
10/31/2023	90115

Bill To

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

1-52
320 538 44100

Customer P.O. No.	Payment Terms	Due Date
	Net 30	11/30/2023

Description	Amount
Monthly wetland maintenance for the month this invoice is dated - Wetlands, fenceline & 1 golf course pond @ Bonnet Creek Resort. Completed 10/30/23.	1,694.00
<div>RECEIVED</div> <div>NOV 13 2023</div>	

Thank you for your business.

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

BDA
ENVIRONMENTAL CONSULTANTS

1-10
320 538 44120
44140

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

Invoice number 53969
Date 10/23/2023
Project 1995-180 BONNETT CREEK DRI

For Services Through September 29, 2023
Please include invoice number on remittance

LABOR

	Hours	Rate	Billed Amount
Environmental Specialist IV	3.00	53.00	159.00
Senior Scientist	2.60	89.00	231.40
Labor subtotal	5.60		390.40

Invoice total **390.40**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
53874	09/21/2023	1,561.38		1,561.38			
53969	10/23/2023	390.40	390.40				
Total		1,951.78	390.40	1,561.38	0.00	0.00	0.00

Remit To:
BDA, Inc.
330 West Canton Avenue
Winter Park, Florida 32789

FEIN: 59-1694414

RECEIVED

OCT 24 2023

BREEDLOVE, DENNIS & ASSOCIATES, INC.

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

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

Bonnet Creek Resort CDD

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

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

Invoice number 53969

Invoice date 10/23/2023

Page 1

BDA
ENVIRONMENTAL CONSULTANTS

File: 95180
Period: Through September 29, 2023

SENT VIA ELECTRONIC MAIL

Bonnet Creek Resort Community Development District
c/o GMS/George Flint
6200 Lee Vista Boulevard, Suite 300
Orlando, Florida 32822
Phone: 407-841-5524
Email: invoices@gmscfl.com

Project Name: Bonnet Creek Resort Development of Regional Impact

PROGRESS REPORT

The following services were provided during the billing period:

Administrative:

1. The services included in this invoice are being performed pursuant to the authorization received from the Bonnet Creek Resort Community Development District pursuant to the following contracts: 2022-2023 Bonnet Creek Resort Project Site Contract Extension for Wetland & Upland Monitoring Services pursuant to an extension authorization dated February 22, 2023; and 2022-2023 Crosby Island Marsh Mitigation Site Contract Extension for Nuisance/Exotic Species Maintenance pursuant to an extension authorization dated February 22, 2023.
2. Assisted with review of the Bonnet Creek Resort sign location as requested.

Technical:

Maintenance Review Services Contract for the Bonnet Creek Resort Project Site (Year 2022-2023)

Task – Maintenance Review Services

1. Ms. Penny E. Cople (Senior Scientist) corresponded with Mr. Clayton Smith on August 30, 2023, regarding the maintenance map provided for coordination with the maintenance contractor; and corresponded with Mr. C. Smith regarding maintenance review services on September 27, 2023.

P:\ADMIN\PROJECTS\95180\PRGS\2023\092923.DOC

BREEDLOVE, DENNIS & ASSOCIATES, INC.

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

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

BDA
ENVIRONMENTAL CONSULTANTS

Bonnet Creek Resort Community Development District

Period: Through September 29, 2023

Page 2

2. Administrative Staff (Environmental Specialist IV) maintained administrative records throughout the billing period.

Task Fee (Year 2022-2023):	\$2,500.00
Amount Previously Billed:	\$2,265.81
Amount Due This Invoice:	81.80
Budget Remaining:	\$152.39

Task – Project Team Meetings and Additional Requested Services

1. No activity this billing period.

Task Fee (Year 2021-2022):	T&M
Amount Previously Billed:	\$2,265.22
Amount Due This Invoice:	\$0.00

***Management and Maintenance Review Services Contract for the Crosby Island Marsh Mitigation Site
(Year 2022-2023)***

Task – Reviews of Nuisance/Exotic Species Maintenance

1. Ms. Cople (Senior Scientist) corresponded with Aquatic Weed Control, Inc. on August 30, 2023, to provide an update on the status of the maintenance review; and corresponded with Mr. C. Smith on August 30, 2023, regarding approval of the invoice for processing.
2. Mr. James M. Weber (Environmental Specialist IV) conducted a site review on August 29, 2023, to review the status of maintenance of nuisance/exotic plant species.
3. Administrative Staff (Environmental Specialist IV) assisted Mr. Weber with preparation for the site review; and maintained administrative records throughout the billing period.

Task Fee (Year 2022-2023):	\$4,500.00
Amount Previously Billed:	\$1,889.63
Amount Due This Invoice:	\$308.60
Budget Balance:	\$2,301.77

BDA
ENVIRONMENTAL CONSULTANTS

Bonnet Creek Resort Community Development District
Period: Through September 29, 2023
Page 3


Task – Project Team Meetings and Additional Requested Services

I. No activity this billing period.

Task Fee (Year 2022-2023):	T&M
Amount Previously Billed:	\$108.50
Amount Due This Invoice:	\$0.00

Total Amount Due This Invoice: \$390.40
--

PEC/vcl

From: George Flint gflint@gmscfl.com 
Subject: Re: Bonnet Creek Approvals
Date: November 8, 2023 at 1:45 PM
To: Lisa Cruz lcruz@gmscfl.com

approved

On Nov 8, 2023, at 11:43 AM, Lisa Cruz <lcruz@gmscfl.com> wrote:

George,

Please see the invoices below for your review and approval.

Latham Luna Eden & Beaudine # 121446 & 121447

Donald McIntosh inv # 44791

Breedlove Dennis & Associates inv # 53969

<SKM_C25823102614500.pdf>

Begin forwarded message:

From: Lisa Cruz <lcruz@gmscfl.com>
Subject: Bonnet Creek Approvals
Date: October 26, 2023 at 2:38:38 PM EDT
To: George Flint <gflint@gmscfl.com>

Please see the attached invoices for your review and approval.

Please let me know if you have any questions.

Thank you

Latham Luna Eden & Beaudine # 121446 & 121447

Donald McIntosh inv # 44791

Breedlove Dennis & Associates inv # 53969

<SKM_C25823102614500.pdf>

Lisa Cruz
Governmental Management Services-CF, LLC
6200 Lee Vista Blvd
Suite 300
Orlando, FL 32822
Phone: (407) 841-5524 x 128
Direct Phone: (813) 527-0655
Email: lcruz@gmscfl.com

Please let me know if you have any questions.

Thank you

1-16
310 513 315
\$5,295.97

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

31-5'
600-538-607
562.50

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

Invoice number 44791
Date 10/20/2023
Project **22234 Bonnet Creek Resort CDD**
General Consulting

For Period Through October 06, 2023

Invoice Summary

Description	Current Billed
CDD general consulting	3,830.00
CDD inspections	0.00
CDD miscellaneous meetings	1,417.50
CDD intersection improvements	562.50
CDD irrigation pump upgrade	0.00
Reimbursable Expenses	48.47
Total	5,858.47

Professional Fee Detail

	Hours	Rate	Billed Amount
Associate	19.50	210.00	4,095.00
Design Technician	9.50	100.00	950.00
Project Manager Assistant	9.00	85.00	765.00
Professional Fee Detail subtotal	38.00		5,810.00

Reimbursable Expenses

	Units	Rate	Billed Amount
Mileage	74.00	0.655	48.47

Invoice total **5,858.47**

RECEIVED

OCT 26 2023

Invoice Supporting Detail

22234 Bonnet Creek Resort CDD General Consulting
000 CDD general consulting

Phase Status: Active

Billing Cutoff: 10/06/2023

Labor

WIP Status: Billable

Associate

James C. Nugent

Time Per Contract	09/11/2023	1.00	210.00	210.00
<i>Chelonai Pkwy repaving bid doc workup</i>				
Time Per Contract	09/12/2023	0.75	210.00	157.50
<i>Chelonai Pkwy repaving bid doc markups and email to counsel</i>				
Time Per Contract	09/13/2023	0.50	210.00	105.00
<i>Review edits to Chelonai repaving bid documents</i>				
Time Per Contract	09/15/2023	1.00	210.00	210.00
<i>Check exhibits for Chelonai repaving bid package</i>				
Time Per Contract	09/21/2023	2.75	210.00	577.50
<i>Revise/edit Chelonai resurfacing bid docs per comments, review and assemble specifications for bid docs</i>				
Time Per Contract	09/22/2023	3.00	210.00	630.00
<i>Revise/edit Chelonai resurfacing bid docs per comments, review and assemble for distribution.</i>				
Time Per Contract	10/02/2023	1.50	210.00	315.00
<i>Edit Chelonai Resurfacing bid documents per 9/29/23 meeting comments</i>				
Time Per Contract	10/03/2023	0.50	210.00	105.00
<i>Edit Chelonai bid docs per GMS comments</i>				
Time Per Contract	10/05/2023	0.50	210.00	105.00
<i>Chelonai bid advertisement review, coordinate prebid meeting schedule with GMS</i>				
Time Per Contract	10/06/2023	1.00	210.00	210.00
<i>Call to Middlesex Paving, bid doc edits</i>				

Subtotal **12.50** **2,625.00**

Design Technician

Elliott J. Toney

Time Per Contract	09/14/2023	5.00	100.00	500.00
<i>Chelonai Pkwy Resurfacing Exhibits</i>				
Time Per Contract	09/21/2023	0.25	100.00	25.00
<i>Chelonai Pkwy Resurfacing</i>				
Time Per Contract	09/22/2023	4.25	100.00	425.00
<i>Chelonai Pkwy Resurfacing</i>				

Subtotal **9.50** **950.00**

Project Manager Assistant

Michelle I. Boswell

Time Per Contract	10/03/2023	2.00	85.00	170.00
<i>Update Bid Documents</i>				
Time Per Contract	10/06/2023	1.00	85.00	85.00
<i>Update final invitation to bid documents</i>				

Subtotal **3.00** **255.00**

Labor total **25.00** **3,830.00**

Invoice Supporting Detail

22234 Bonnet Creek Resort CDD General Consulting

001 CDD inspections

Phase Status: Active

Billing Cutoff: 10/06/2023

WIP Status:

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

Subtotal			0.00
total			0.00

002 CDD miscellaneous meetings

Phase Status: Active

Billing Cutoff: 10/06/2023

Labor

WIP Status: Billable

Associate

James C. Nugent

Time Per Contract 09/12/2023 3.50 210.00 735.00

Attend FDOT District 5 meeting on bridge inspection process

Time Per Contract 09/25/2023 0.75 210.00 157.50

Review 9/29 meeting agenda and budget, prep notes for eng report at meeting

Time Per Contract 09/29/2023 2.50 210.00 525.00

Prep for CDD Board Meeting on budget and resurfacing bidding

Subtotal	6.75		1,417.50
Labor total	6.75		1,417.50

005 CDD intersection improvements

Phase Status: Active

Billing Cutoff: 10/06/2023

Labor

WIP Status: Billable

Associate

James C. Nugent

Time Per Contract 09/15/2023 0.25 210.00 52.50

Coordination email to Don Bell Signs on entry sign over clearing

Subtotal	0.25		52.50
----------	------	--	-------

Project Manager Assistant

Michelle I. Boswell

Time Per Contract 09/13/2023 1.50 85.00 127.50

Bid documents for Chelonia Parkway Resurfacing Project

Time Per Contract 09/22/2023 4.50 85.00 382.50

Revise bid docs for Resurfacing Project

Subtotal	6.00		510.00
Labor total	6.25		562.50

007 CDD irrigation pump upgrade

Phase Status: Closed

Billing Cutoff: 10/06/2023

WIP Status:

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

Subtotal			0.00
----------	--	--	------

Invoice Supporting Detail

22234 Bonnet Creek Resort CDD General Consulting
007 CDD irrigation pump upgrade

Phase Status: Closed

Billing Cutoff: 10/06/2023

Date	Units	Rate	Amount
total			0.00

999 Reimbursable Expenses

Phase Status: Active

Billing Cutoff: 10/06/2023

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

Expense

WIP Status: Billable

James C. Nugent

Expense Report

Mileage

09/29/2023	74.00	0.66	48.47
Subtotal	74.00		48.47
Expense total	74.00		48.47

GMS-Central Florida, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

1-1
320 538 48

Bill To:

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

Invoice #: 314**Invoice Date:** 9/30/23**Due Date:** 9/30/23**Case:****P.O. Number:** WA 1216

Description	Hours/Qty	Rate	Amount
-General Maintenance September 2023 Bonnet Creek CDD - General Maintenance September 2023 - Curb cleaning and repair of 3 holes on the main road, 16 holes, both large and small, were repaired on the main road.			
Labor	19.5	47.50	926.25
Mobilization	2	65.00	130.00
Equipment		80.00	80.00
Materials		300.63	300.63

RECEIVED**OCT 26 2023****Total** \$1,436.88**Payments/Credits** \$0.00**Balance Due** \$1,436.88

WA#:#1216



Governmental
Management Services

Maintenance Services

Bill To/District:
Bonnet Creek CDD
Proposal (Y/N) # if Applicable: N

Billing Date (Month/Year project
completed):

September 2023

Job name and Description

- General Maintenance September 2023
Bonnet Creek CDD - General Maintenance September 2023 - Curb cleaning and repair of 3 holes on the main road, 16 holes, both large and small, were repaired on the main road.

Qty	Description	Unit Price	Unit Total
19.5	Labor	\$47.50	\$926.25
2	Mobilization	\$65.00	\$130.00
	Equipment		\$80.00
	Materials		\$300.63

Total Due: \$1,436.88

GMS-Central Florida, LLC1001 Bradford Way
Kingston, TN 37763**Invoice****Invoice #:** 315**Invoice Date:** 11/1/23**Due Date:** 11/1/23**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 - November 2023 310-513 34		3,144.33	3,144.33
Website Administration - November 2023 352		75.00	75.00
Information Technology - November 2023 351		112.50	112.50
Office Supplies 52		0.63	0.63
Postage 42		62.56	62.56

RECEIVED

NOV 16 2023

Total	\$3,395.02
Payments/Credits	\$0.00
Balance Due	\$3,395.02

GMS-Central Florida, LLC1001 Bradford Way
Kingston, TN 37763**Invoice**

Invoice #: 316

Invoice Date: 11/1/23

Due Date: 11/1/23

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 - November 2023 320 538 340		4,748.00	4,748.00
RECEIVED NOV 16 2023			

Total \$4,748.00**Payments/Credits** \$0.00**Balance Due** \$4,748.00



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

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

1-28
310 73 315

October 5, 2023

Invoice #: 121446
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:

9/5/2023	JEL	Review agenda, minutes and task list for Board of Supervisors' meeting and email regarding same	0.50	\$107.50
9/6/2023	JEL	Reviewed agenda, minutes and task list for Board of Supervisors' meeting; confer with JAC regarding budget increase and Crosby Island mitigation	0.40	\$86.00
9/6/2023	JAC	Prepare Jay Lazarovich for Board of Supervisors meeting; telephone call with District Manager regarding agenda items	0.20	\$61.00
9/7/2023	JEL	Attended Board of Supervisors' meeting	2.70	\$580.50
9/8/2023	JEL	Prepare task list; initial review of bid project	0.50	\$107.50
9/8/2023	JAC	Multiple emails from District Manager and District Engineer regarding bid for paving	0.20	\$61.00
9/11/2023	JAC	Receive and review amended DRI 5-year report for 2018-2023	0.20	\$61.00
9/12/2023	JAC	Emails regarding road resurfacing bid and RCID status for entry work	0.20	\$61.00
9/19/2023	JAC	Emails regarding agenda for special meeting and District Engineer's bid form	0.20	\$61.00
9/20/2023	JEL	Continue review of bid documents	0.90	\$193.50
9/22/2023	JEL	Continue review of bid documents	2.10	\$451.50
9/25/2023	JAC	Receive and review agenda for Special Meeting; email to Nancy Vu of Park Hotels regarding Maintenance Agreement	0.20	\$61.00
9/27/2023	JEL	Review agenda for continued budget hearing meeting	0.10	\$21.50
9/29/2023	JAC	Attend BOS Meeting and budget hearing; prep language for Redemption	2.90	\$884.50
Total Professional Services:			11.30	\$2,798.50

For Disbursements Incurred:

9/7/2023	Payment disbursement sent to Jay Lazarovich for Travel to and from Bonnet Creek CDD Board Meeting on 09.07.2023 (JW Marriot)	\$28.18
Total Disbursements Incurred:		\$28.18

Total \$2,826.68
Previous Balance \$0.00

Payments & Credits

<u>Date</u>	<u>Type</u>	<u>Notes</u>	<u>Amount</u>
	Payments & Credits		\$0.00
	Total Due		\$2,826.68

RECEIVED

OCT 23 2023

1-32
310 513 48

Orlando Sentinel
MEDIA GROUP

PO Box 8023
Willoughby, OH 44096
adbilling@tribpub.com
844-348-2445

Invoice & Summary

Billed Account Name: Bonnet Creek
Billed Account Number: CU00150778
Invoice Number: 082023509000
Amount: \$2,629.47
Billing Period: 10/01/23 - 10/31/23
Due Date: 11/30/23
All past due amounts are payable immediately



INVOICE/SUMMARY

Page 1 of 2

Invoice & Summary Details

Date	trunc Reference #	Description	Ad Size/ Units	Rate	Gross Amount	Total
		Balance Forward				2,278.79
		Current Activity				
10/09/23	OSC82023509	Classified Listings, Online Public Hearing/Bid/Misc_Legal 7511452				350.68
		Total Current Advertising				350.68

RECEIVED
NOV 13 2023

pd 10/20/23
4119

pd 9/28/23
4103

Total: \$2,629.47

Account Summary

Current	1-30	31-60	61-90	91+	Unapplied Amount
350.68	1,729.43	549.36	0.00	0.00	0.00

Please detach and return this portion with your payment.

Orlando Sentinel
MEDIA GROUP

PO Box 8023
Willoughby, OH 44096

Remittance Section

Billed Period: 10/01/23 - 10/31/23
Billed Account Name: Bonnet Creek
Billed Account Number: CU00150778
Invoice Number: 082023509000

Return Service Requested

4066001144 PRESORT 1144 1 MB 0.558 PIC6



BONNET CREEK
STACIE VANDERBILT
ATTN: STACIE VANDERBILT
219 E. LIVINGSTON STREET
ORLANDO FL 32801-1508

For questions regarding this billing, or change of address notification,
please contact Customer Care:

Orlando Sentinel
PO Box 8023
Willoughby, OH 44096



Orlando Sentinel

MEDIA GROUP

Published Daily
ORANGE County, Florida

Sold To:

Bonnet Creek - CU00150778
219 E. Livingston Street
ORLANDO, FL 32801

Bill To:

Bonnet Creek - CU00150778
219 E. Livingston Street
ORLANDO, FL 32801

State Of Florida
County Of Orange

Before the undersigned authority personally appeared
Rose Williams, who on oath says that he or she is a duly authorized
representative of the ORLANDO SENTINEL, a DAILY newspaper
published in ORANGE County, Florida; that the attached copy of
advertisement, being a Legal Notice in:

The matter of 11120-Advertisement for Bid
Was published in said newspaper by print in the issues of, or by publication
on the newspaper's website, if authorized on Oct 09, 2023.

Affiant further says that the newspaper complies with all legal requirements
for publication in Chapter 50, Florida Statutes.



Signature of Affiant

Rose Williams

Name of Affiant

Sworn to and subscribed before me on this 10 day of October, 2023,
by above Affiant, who is personally known to me (X) or who has produced identification ().



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

7511452

**BONNET CREEK RESORT COMMUNITY
DEVELOPMENT DISTRICT BONNET CREEK
RESORT CHELONIA PARKWAY RESURFACING
PROJECT ORANGE COUNTY, FLORIDA**

Notice is hereby given that sealed Bid Proposals will be received until 2:00 p.m. on the November 10, 2023, by the Bonnet Creek Resort Community Development District, c/o District Engineer, James C. Nugent, PE, Donald W. McIntosh Associates, Inc., 2200 Park Avenue North, Winter Park, FL 32789 for Chelonia Parkway Resurfacing Project at the Bonnet Creek Resort in Orange County, Florida. Bids will be publicly opened after the 2:00 p.m. deadline.

A voluntary pre-bid conference will take place commencing at 10:00 a.m. on October 26 th at the Bonnet Creek Resort. Interested bidders can contact the District Engineer for more details.

Scope of Work:

Milling, repaving and restriping of Chelonia Parkway in the Bonnet Creek Resort, Orange County Florida. The scope consists of $\pm 6,445$ feet of a four-lane section and $\pm 2,050$ feet of a two-lane section in two (2) phases with an alternate for combination of the two phases.

Prospective bidders are hereby advised that the Bonnet Creek Resort Community Development District will require special certifications be made by said bidder in writing, with their Bid Proposal. The prospective bidders' written certifications will be used, in part, as a basis for selecting the most responsive bidder. Prospective bidders will need to certify to the following:

- a. That the prospective bidder will be able to acquire the Insurance coverages required as outlined in the contract documents.
- b. That the prospective bidder has fully and completely examined the Project Site, Owner's Form of Agreement, and Scope of Work and will execute a contract without modification to the documents as presented in the Contract Documents.

Any interested contractor shall have seventy-two (72) hours from the published date and time on this notice to review the above stated scope of work and selection criteria and file any formal protests to either requirement with the District Engineer.

Electronic copies of Engineer's Bidding Documents may be obtained by bona fide Contractors from Donald W. McIntosh Associates, Inc., 2200 Park Avenue North, Winter Park, FL 32789 by contacting James C. Nugent, PE at jnugent@DWMA.com Printed copies of the Bidding Documents may be obtained for the sum of \$25.00 per set. Each set will contain the Contract Documents and Plans. Make checks payable to Donald W. McIntosh Associates, Inc

Any and all questions relative to this project shall be directed in writing only to James C. Nugent, PE, of Donald W. McIntosh Associates, Inc. at 2200 Park Avenue North, Winter Park, FL 32789, jnugent@DWMA.com and must be received prior to 5:00 p.m. on November 3, 2023.

George Flint

RCM UTILITIES, LLC

1451 Pine Grove Rd
Eustis, FL 32726
billing@rcmutilities.com

1-102
320538 466

**INVOICE**

BILL TO
Bonnet Creek Resort CDD
6200 Lee Vista Blvd
Suite 300
Orlando, FL 32822

INVOICE 9384
DATE 10/29/2023
TERMS Net 30
DUE DATE 11/28/2023

JOB NAME
Pump 2 Elapsed Time Meter

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
10/16/2023	Service Work	RCM Utilities to supplied all labor, equipment and materials to replaced the Elapsed Time Meter on Pump #2. Pump #2 was tripped, reset to verify normal operations. Pump #2 continued to trip the breaker, megged the motor and found the pump is bad and needs to be replaced. Estimate to follow.	1	475.00	475.00

SUBTOTAL	475.00
TAX	0.00
TOTAL	475.00
BALANCE DUE	\$475.00

RECEIVED

OCT 30 2023



YELLOWSTONE
LANDSCAPE

1-50
320 538 474

INVOICE

INVOICE #	INVOICE DATE
OE 621872	11/13/2023
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: December 13, 2023

Invoice Amount: \$1,278.46

Description	Current Amount
Repairs per November Inspection	
Irrigation Repairs	\$1,278.46

Invoice Total **\$1,278.46**

Excellence

IN COMMERCIAL LANDSCAPING

RECEIVED

NOV 13 2023

Valued Customer:

It has been brought to our attention of a recent criminal check fraud scheme that took place targeting US mail in the Atlanta region. Checks bound for financial institutions were intercepted and fraudulently processed. If you are currently paying by check, to enhance your transaction security, we recommend you consider the option for electronic payments. Instructions for electronic payments can be provided upon request.

Please reach out to jpowell@yellowstonelandscape.com if you would like to confirm prior payment status or if you have any additional questions.

Yellowstone Landscape

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

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

1-16
310 513 311

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

Invoice number 44913
Date 11/17/2023

\$ 3,474.29

Project 22234 Bonnet Creek Resort CDD
General Consulting

For Period Through November 03, 2023

Invoice Summary

Description	Current Billed
CDD general consulting	2,557.50
CDD inspections	0.00
CDD miscellaneous meetings	735.00
CDD intersection improvements	610.00
CDD irrigation pump upgrade	0.00
Reimbursable Expenses	181.79
Total	4,084.29

Professional Fee Detail

	Hours	Rate	Billed Amount
Associate	15.75	210.00	3,307.50
Project Manager Assistant	7.00	85.00	595.00
Professional Fee Detail subtotal	22.75		3,902.50

Reimbursable Expenses

	Units	Rate	Billed Amount
Mileage	219.00	0.655	143.45
Travel			38.34
Reimbursable Expenses subtotal			181.79

Invoice total **4,084.29**

Invoice Supporting Detail

22234 Bonnet Creek Resort CDD General Consulting

000 CDD general consulting

Phase Status: Active

Billing Cutoff: 11/03/2023

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

Labor

WIP Status: Billable

Associate

James C. Nugent

Time Per Contract	10/09/2023	0.75	210.00	157.50
<i>Bid doc finalize; email invitation to primary pavers</i>				
Time Per Contract	10/19/2023	0.75	210.00	157.50
<i>Review contractor questions on Chelonia repaving project, prep draft Addendum 1</i>				
Time Per Contract	10/23/2023	1.00	210.00	210.00
<i>Review Chelonia project bidder questions, prepare draft addendum #1 responses</i>				
Time Per Contract	10/25/2023	0.50	210.00	105.00
<i>Edit Addendum #1, call with Middlesex to set on site precon meeting</i>				
Time Per Contract	10/26/2023	3.50	210.00	735.00
<i>On site pre-bid meeting for Chelonia repaving project</i>				
Time Per Contract	10/31/2023	2.50	210.00	525.00
<i>Prepare addendum #1 for Chelonia resurfacing bid</i>				
Time Per Contract	11/01/2023	0.50	210.00	105.00
<i>Edits to Chelonia Resurfacing bid addendum</i>				
Time Per Contract	11/02/2023	0.25	210.00	52.50
<i>Finalize and issue addendum #1 on Chelonia Resurfacing bid package</i>				
Subtotal		9.75		2,047.50

Project Manager Assistant

Lisa E. Toney

Time Per Contract	10/18/2023	0.50	85.00	42.50
<i>Email with digital transmittal to Preferred Materials with Chelonia Parkway Resurfacing bid documents as requested.</i>				
Subtotal		0.50		42.50

Michelle I. Boswell

Time Per Contract	10/10/2023	0.50	85.00	42.50
<i>Send out bid package for Bonnet Creek Resort CDD - Chelonia Parkway Resurfacing to Middlesex Company</i>				
Time Per Contract	10/10/2023	0.50	85.00	42.50
<i>Send out bid package for Bonnet Creek Resort CDD - Chelonia Parkway Resurfacing to Construct Connect</i>				
Time Per Contract	10/11/2023	0.50	85.00	42.50
<i>Send out bid documents to Ranger Construction</i>				
Time Per Contract	10/23/2023	0.50	85.00	42.50
<i>Addendum letter for Chelonia Resurfacing Project</i>				
Time Per Contract	10/23/2023	0.50	85.00	42.50
<i>Send out Chelonia Resurfacing bid documents to Timothy Rose Contracting</i>				
Time Per Contract	10/24/2023	0.50	85.00	42.50
<i>Prepare Bid Tab</i>				
Time Per Contract	10/30/2023	0.50	85.00	42.50
<i>Update addendum 1 for bid documents</i>				
Time Per Contract	10/30/2023	0.50	85.00	42.50

Invoice Supporting Detail

22234 Bonnet Creek Resort CDD General Consulting

000 CDD general consulting

Phase Status: Active

Billing Cutoff: 11/03/2023

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

Labor

WIP Status: Billable

Project Manager Assistant

Michelle I. Boswell

Send out RFP to GMS for their records

Time Per Contract	10/31/2023	0.50	85.00	42.50
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Update addendum question

Time Per Contract	11/02/2023	1.00	85.00	85.00
-------------------	------------	------	-------	-------

Prepare addendum 1 for Chelonia Parkway Resurfacing project and send out to bidders

Subtotal	5.50	467.50
Labor total	15.75	2,557.50

001 CDD inspections

Phase Status: Active

Billing Cutoff: 11/03/2023

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

WIP Status:

Subtotal	0.00
total	0.00

002 CDD miscellaneous meetings

Phase Status: Active

Billing Cutoff: 11/03/2023

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

Labor

WIP Status: Billable

Associate

James C. Nugent

Time Per Contract	11/01/2023	0.25	210.00	52.50
-------------------	------------	------	--------	-------

Review agenda for 11/2/23 CDD board meeting

Time Per Contract	11/02/2023	3.25	210.00	682.50
-------------------	------------	------	--------	--------

Prep for and attend November CDD Board meeting

Subtotal	3.50	735.00
Labor total	3.50	735.00

005 CDD intersection improvements

Phase Status: Active

Billing Cutoff: 11/03/2023

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

Labor

WIP Status: Billable

Associate

James C. Nugent

Time Per Contract	10/31/2023	2.50	210.00	525.00
-------------------	------------	------	--------	--------

Site visit with sign contractor, LA and RCID to review landscaping completion

Subtotal	2.50	525.00
----------	------	--------

Project Manager Assistant

Michelle I. Boswell

Invoice Supporting Detail

22234 Bonnet Creek Resort CDD General Consulting

005 CDD intersection improvements

Phase Status: Active

Billing Cutoff: 11/03/2023

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

Labor WIP Status: Billable

Project Manager Assistant

Michelle I. Boswell

Time Per Contract 11/02/2023 1.00 85.00 85.00

Prepare pay request and send to CDD for payment

Subtotal	1.00	85.00
Labor total	3.50	610.00

007 CDD irrigation pump upgrade

Phase Status: Closed

Billing Cutoff: 11/03/2023

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

WIP Status:

Subtotal	0.00
total	0.00

999 Reimbursable Expenses

Phase Status: Active

Billing Cutoff: 11/03/2023

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

Expense WIP Status: Billable

James C. Nugent

Travel 11/02/2023 38.34

Parking Fee / Hilton Orlando - Bonnet Creek Resort

Subtotal	38.34
----------	-------

James C. Nugent

Expense Report

Mileage 10/26/2023 75.00 0.66 49.12

Mileage 10/31/2023 71.00 0.66 46.51

Mileage 11/02/2023 73.00 0.66 47.82

Subtotal	219.00	143.45
Expense total	219.00	181.79

1-28
310 513 315



LATHAM, LUNA,
EDEN & BEAUDINE, P.A.
ATTORNEYS AT LAW

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

November 15, 2023

Invoice #: 121972
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:

10/5/2023	JEL	Email review regarding paving RFP; review statute for notice requirements	0.30	\$64.50
10/10/2023	JEL	Review agenda for aquatic weed proposal and email regarding same	0.20	\$43.00
10/13/2023	JEL	Email to GMS regarding aquatic agreement; draft aquatic agreement	0.50	\$107.50
10/19/2023	JAC	Emails with District Manager regarding agenda items	0.20	\$61.00
10/26/2023	KET	Review of draft Resolution 2024-01 amending the budget for Fiscal Year 2023 and provided comments to GMS on same.	0.47	\$103.40
10/30/2023	JEL	Reviewed agenda, minutes and task list for Board of Supervisors' meeting; review comments from Middlesex regarding comments to paving agreement	0.50	\$107.50
10/31/2023	JAC	Responded to email from District Engineer and District Manager regarding paving bid; emails regarding contract performance and status by Don Bell Signs; emails with District Manager	0.30	\$91.50
Total Professional Services:			2.47	\$578.40

For Disbursements Incurred:

10/2/2023	JAC	Travel to and from Bonnet Creek CDD Board Meeting (JW Marriott) on 09/29/2023.		\$28.18
Total Disbursements Incurred:				\$28.18

Total	\$606.58
Previous Balance	\$2,826.68
Total Due	\$3,433.26

RECEIVED

NOV 17 2023



AMTEC

American Municipal Tax-Exempt Compliance

1-94
310 513 321

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581

www.amteccorp.com

Client: Bonnet Creek Resort Community Development District
c/o Ms. Katie Costa
Director of Operations – Accounting Division
Government Management Services – CF, LLC
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822

Invoice No. 6151-10-23

Date: October 11, 2023

For Professional Services:

Issue	Service	Fee
\$25,605,000 Bonnet Creek Resort Community Development District, (Orange County, Florida), Special Assessment Refunding Bonds, Series 2016	Rebate Report & Opinion	\$450
Total		\$450

RECEIVED

NOV 30 2023

PLEASE UPDATE YOUR RECORDS TO REFLECT OUR NEW BANK ACCOUNT NUMBER.

Please remit the total due to AMTEC (Tax ID: 06-1308917):

ACH/Wiring Instructions : Webster Bank
ABA Routing Number : 211170101
AMTEC Account Number : 4776372200

Please notify AMTEC at info@amteccorp.com upon completing the transaction.



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

001-86
320-538-44150 IRR Pond Treatment Dec 23

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

INVOICE

Page: 1

Invoice Number: PS1032822
Invoice Date: 12/1/2023

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

Ship Via
Ship Date 12/1/2023
Due Date 12/31/2023
Terms Net 30

Customer ID 5006
P.O. Number
P.O. Date 12/1/2023
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	241.00	241.00
December Billing					
12/1/2023 - 12/31/2023					
Bonnett Creek Irrigation Lake					
Bonnett Creek Irrigation Lake					

RECEIVED

DEC 4 2023

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 241.00

Subtotal: 241.00
Invoice Discount: 0.00
Total Sales Tax 0.00
Payment Amount: 0.00
Total: 241.00



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7132943
Account Number: 224102000
Invoice Date: 11/25/2023
Direct Inquiries To: Schuhle, Scott A
Phone: (954)-938-2476

RECEIVED

DEC 4 2023

Bonnet Creek Resort CDD 001-47
ATTN District Manager
6200 LEE Vista Blvd 310-513-312 Trustee Fees 2016 - FY24
Suite 300
Orlando, FL 32822
United States
BONNET CREEK RESORT COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2016

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$5,387.50

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

BONNET CREEK RESORT COMMUNITY
DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REFUNDING BONDS, SERIES
2016

Invoice Number:	7132943
Account Number:	224102000
Current Due:	\$5,387.50
Direct Inquiries To:	Schuhle, Scott A
Phone:	(954)-938-2476

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 224102000
Invoice # 7132943
Attn: Fee Dept St. Paul

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

BONNET CREEK RESORT COMMUNITY
DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REFUNDING BONDS, SERIES
2016

Invoice Number: 7132943
Invoice Date: 11/25/2023
Account Number: 224102000
Direct Inquiries To: Schuhle, Scott A
Phone: (954)-938-2476

Accounts Included 224102000 224102001 224102002 224102003 224102004
In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP				
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	5,000.00	100.00%	\$5,000.00
Subtotal Administration Fees - In Advance 11/01/2023 - 10/31/2024				\$5,000.00
Incidental Expenses 11/01/2023 to 10/31/2024	5,000.00	0.0775		\$387.50
Subtotal Incidental Expenses				\$387.50
TOTAL AMOUNT DUE				\$5,387.50





INVOICE

INVOICE #	INVOICE DATE
OE 623908	11/15/2023
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

001-50
320-538-473
Landscape Maint Nov/23

Invoice Due Date: December 15, 2023

Invoice Amount: \$17,325.00

Description	Current Amount
Monthly Maintenance 2023 November 2023	\$17,325.00

Invoice Total **\$17,325.00**

Excellence

IN COMMERCIAL LANDSCAPING

PAID

NOV 21 2023

Valued Customer:

It has been brought to our attention of a recent criminal check fraud scheme that took place targeting US mail in the Atlanta region. Checks bound for financial institutions were intercepted and fraudulently processed. If you are currently paying by check, to enhance your transaction security, we recommend you consider the option for electronic payments. Instructions for electronic payments can be provided upon request.

Please reach out to jpowell@yellowstonelandscape.com if you would like to confirm prior payment status or if you have any additional questions.

Yellowstone Landscape

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



INVOICE

INVOICE #	INVOICE DATE
OE 624727	11/26/2023
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

001-50
310-538-475

Invoice Due Date: December 26, 2023

Invoice Amount: \$1,655.99

Description	Current Amount
fakahatchee grasses	
Landscape Enhancement	\$1,292.39
Irrigation	\$363.60

Invoice Total **\$1,655.99**

Excellence

IN COMMERCIAL LANDSCAPING

RECEIVED

NOV 28 2023

Valued Customer:

It has been brought to our attention of a recent criminal check fraud scheme that took place targeting US mail in the Atlanta region. Checks bound for financial institutions were intercepted and fraudulently processed. If you are currently paying by check, to enhance your transaction security, we recommend you consider the option for electronic payments. Instructions for electronic payments can be provided upon request.

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



INVOICE

INVOICE #	INVOICE DATE
OE 628600	12/1/2023
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

001-50

320-538-413

Landscape Maint Dec 23

Invoice Due Date: December 31, 2023

Invoice Amount: \$17,325.00

Description	Current Amount
Monthly Maintenance 2023 December 2023	\$17,325.00

Invoice Total **\$17,325.00**

Excellence

IN COMMERCIAL LANDSCAPING
RECEIVED

DEC 1 2023

Valued Customer:

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

RECEIVED

District Name:

Bonnet Creek Resort CDD

DEC 8 2023

Board Meeting Date:

December 7, 2023

	<i>Name</i>	<i>In Attendance Please ✓</i>	<i>Fee Involved Yes / No</i>
1	Fred Sawyers	✓	Yes (\$200)
2	Richard Scinta	✓	Yes (\$200)
3	Becky Frasier	✓	Yes (\$200)
4	Herb Von Kluge	✓	Yes (\$200)
5	Randall Greene	✓	Yes (\$200)

1-98

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

Approved for Payment:


District Manager Signature

12/7/23
Date

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

GMS-Central Florida, LLC1001 Bradford Way
Kingston, TN 37763**Invoice****Invoice #:** 317**Invoice Date:** 12/1/23**Due Date:** 12/1/23**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 - December 2023 310 513 34		3,144.33	3,144.33
Website Administration - December 2023 382		75.00	75.00
Information Technology - December 2023 351		112.50	112.50
Office Supplies 51		0.54	0.54
Postage 42		55.63	55.63

RECEIVED

DEC 11 2023

Total \$3,388.00**Payments/Credits** \$0.00**Balance Due** \$3,388.00

GMS-Central Florida, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Bill To:**

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

1 - 1

Invoice #: 318**Invoice Date:** 12/1/23**Due Date:** 12/1/23**Case:****P.O. Number:**

Description	Hours/Qty	Rate	Amount
Field Management - December 2023 320 538 340		4,748.00	4,748.00

RECEIVED**DEC 11 2023****Total** \$4,748.00**Payments/Credits** \$0.00**Balance Due** \$4,748.00

RCM UTILITIES, LLC

1451 Pine Grove Rd
Eustis, FL 32726
billing@rcmutilities.com

1-102
320538 466

**INVOICE**

BILL TO
Bonnet Creek Resort CDD
6200 Lee Vista Blvd
Suite 300
Orlando, FL 32822

INVOICE 9384
DATE 10/29/2023
TERMS Net 30
DUE DATE 11/28/2023

JOB NAME
Pump 2 Elapsed Time Meter

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
10/16/2023	Service Work	RCM Utilities to supplied all labor, equipment and materials to replaced the Elapsed Time Meter on Pump #2. Pump #2 was tripped, reset to verify normal operations. Pump #2 continued to trip the breaker, megged the motor and found the pump is bad and needs to be replaced. Estimate to follow.	1	475.00	475.00
SUBTOTAL					475.00
TAX					0.00
TOTAL					475.00
BALANCE DUE					\$475.00

RECEIVED

OCT 30 2023



YELLOWSTONE
LANDSCAPE

1-50
320 538 474

INVOICE

INVOICE #	INVOICE DATE
OE 621872	11/13/2023
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: December 13, 2023

Invoice Amount: \$1,278.46

Description	Current Amount
Repairs per November Inspection	
Irrigation Repairs	\$1,278.46

Invoice Total **\$1,278.46**

Excellence

IN COMMERCIAL LANDSCAPING

RECEIVED

NOV 13 2023

Valued Customer:

It has been brought to our attention of a recent criminal check fraud scheme that took place targeting US mail in the Atlanta region. Checks bound for financial institutions were intercepted and fraudulently processed. If you are currently paying by check, to enhance your transaction security, we recommend you consider the option for electronic payments. Instructions for electronic payments can be provided upon request.

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Yellowstone Landscape

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

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

1-16
310 513 311

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

Invoice number 44913
Date 11/17/2023

\$ 3,474.29

Project 22234 Bonnet Creek Resort CDD
General Consulting

For Period Through November 03, 2023

Invoice Summary

Description	Current Billed
CDD general consulting	2,557.50
CDD inspections	0.00
CDD miscellaneous meetings	735.00
CDD intersection improvements	610.00
CDD irrigation pump upgrade	0.00
Reimbursable Expenses	181.79
Total	4,084.29

Professional Fee Detail

	Hours	Rate	Billed Amount
Associate	15.75	210.00	3,307.50
Project Manager Assistant	7.00	85.00	595.00
Professional Fee Detail subtotal	22.75		3,902.50

Reimbursable Expenses

	Units	Rate	Billed Amount
Mileage	219.00	0.655	143.45
Travel			38.34
Reimbursable Expenses subtotal			181.79

Invoice total **4,084.29**

Invoice Supporting Detail

22234 Bonnet Creek Resort CDD General Consulting

000 CDD general consulting

Phase Status: Active

Billing Cutoff: 11/03/2023

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

Labor

WIP Status: Billable

Associate

James C. Nugent

Time Per Contract	10/09/2023	0.75	210.00	157.50
<i>Bid doc finalize; email invitation to primary pavers</i>				
Time Per Contract	10/19/2023	0.75	210.00	157.50
<i>Review contractor questions on Chelonia repaving project, prep draft Addendum 1</i>				
Time Per Contract	10/23/2023	1.00	210.00	210.00
<i>Review Chelonia project bidder questions, prepare draft addendum #1 responses</i>				
Time Per Contract	10/25/2023	0.50	210.00	105.00
<i>Edit Addendum #1, call with Middlesex to set on site precon meeting</i>				
Time Per Contract	10/26/2023	3.50	210.00	735.00
<i>On site pre-bid meeting for Chelonia repaving project</i>				
Time Per Contract	10/31/2023	2.50	210.00	525.00
<i>Prepare addendum #1 for Chelonia resurfacing bid</i>				
Time Per Contract	11/01/2023	0.50	210.00	105.00
<i>Edits to Chelonia Resurfacing bid addendum</i>				
Time Per Contract	11/02/2023	0.25	210.00	52.50
<i>Finalize and issue addendum #1 on Chelonia Resurfacing bid package</i>				
Subtotal		9.75		2,047.50

Project Manager Assistant

Lisa E. Toney

Time Per Contract	10/18/2023	0.50	85.00	42.50
<i>Email with digital transmittal to Preferred Materials with Chelonia Parkway Resurfacing bid documents as requested.</i>				
Subtotal		0.50		42.50

Michelle I. Boswell

Time Per Contract	10/10/2023	0.50	85.00	42.50
<i>Send out bid package for Bonnet Creek Resort CDD - Chelonia Parkway Resurfacing to Middlesex Company</i>				
Time Per Contract	10/10/2023	0.50	85.00	42.50
<i>Send out bid package for Bonnet Creek Resort CDD - Chelonia Parkway Resurfacing to Construct Connect</i>				
Time Per Contract	10/11/2023	0.50	85.00	42.50
<i>Send out bid documents to Ranger Construction</i>				
Time Per Contract	10/23/2023	0.50	85.00	42.50
<i>Addendum letter for Chelonia Resurfacing Project</i>				
Time Per Contract	10/23/2023	0.50	85.00	42.50
<i>Send out Chelonia Resurfacing bid documents to Timothy Rose Contracting</i>				
Time Per Contract	10/24/2023	0.50	85.00	42.50
<i>Prepare Bid Tab</i>				
Time Per Contract	10/30/2023	0.50	85.00	42.50
<i>Update addendum 1 for bid documents</i>				
Time Per Contract	10/30/2023	0.50	85.00	42.50

Invoice Supporting Detail

22234 Bonnet Creek Resort CDD General Consulting

000 CDD general consulting

Phase Status: Active

Billing Cutoff: 11/03/2023

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

Labor

WIP Status: Billable

Project Manager Assistant

Michelle I. Boswell

Send out RFP to GMS for their records

Time Per Contract	10/31/2023	0.50	85.00	42.50
-------------------	------------	------	-------	-------

Update addendum question

Time Per Contract	11/02/2023	1.00	85.00	85.00
-------------------	------------	------	-------	-------

Prepare addendum 1 for Chelonia Parkway Resurfacing project and send out to bidders

Subtotal	5.50	467.50
Labor total	15.75	2,557.50

001 CDD inspections

Phase Status: Active

Billing Cutoff: 11/03/2023

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

WIP Status:

Subtotal	0.00
total	0.00

002 CDD miscellaneous meetings

Phase Status: Active

Billing Cutoff: 11/03/2023

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

Labor

WIP Status: Billable

Associate

James C. Nugent

Time Per Contract	11/01/2023	0.25	210.00	52.50
-------------------	------------	------	--------	-------

Review agenda for 11/2/23 CDD board meeting

Time Per Contract	11/02/2023	3.25	210.00	682.50
-------------------	------------	------	--------	--------

Prep for and attend November CDD Board meeting

Subtotal	3.50	735.00
Labor total	3.50	735.00

005 CDD intersection improvements

Phase Status: Active

Billing Cutoff: 11/03/2023

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

Labor

WIP Status: Billable

Associate

James C. Nugent

Time Per Contract	10/31/2023	2.50	210.00	525.00
-------------------	------------	------	--------	--------

Site visit with sign contractor, LA and RCID to review landscaping completion

Subtotal	2.50	525.00
----------	------	--------

Project Manager Assistant

Michelle I. Boswell

Invoice Supporting Detail

22234 Bonnet Creek Resort CDD General Consulting

005 CDD intersection improvements

Phase Status: Active

Billing Cutoff: 11/03/2023

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

Labor WIP Status: Billable

Project Manager Assistant

Michelle I. Boswell

Time Per Contract 11/02/2023 1.00 85.00 85.00

Prepare pay request and send to CDD for payment

Subtotal	1.00	85.00
Labor total	3.50	610.00

007 CDD irrigation pump upgrade

Phase Status: Closed

Billing Cutoff: 11/03/2023

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

WIP Status:

Subtotal	0.00
total	0.00

999 Reimbursable Expenses

Phase Status: Active

Billing Cutoff: 11/03/2023

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

Expense WIP Status: Billable

James C. Nugent

Travel 11/02/2023 38.34

Parking Fee / Hilton Orlando - Bonnet Creek Resort

Subtotal	38.34
----------	-------

James C. Nugent

Expense Report

Mileage 10/26/2023 75.00 0.66 49.12

Mileage 10/31/2023 71.00 0.66 46.51

Mileage 11/02/2023 73.00 0.66 47.82

Subtotal	219.00	143.45
Expense total	219.00	181.79

1-28
310 513 315



LATHAM, LUNA,
EDEN & BEAUDINE, P.A.
ATTORNEYS AT LAW

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

November 15, 2023

Invoice #: 121972
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:

10/5/2023	JEL	Email review regarding paving RFP; review statute for notice requirements	0.30	\$64.50
10/10/2023	JEL	Review agenda for aquatic weed proposal and email regarding same	0.20	\$43.00
10/13/2023	JEL	Email to GMS regarding aquatic agreement; draft aquatic agreement	0.50	\$107.50
10/19/2023	JAC	Emails with District Manager regarding agenda items	0.20	\$61.00
10/26/2023	KET	Review of draft Resolution 2024-01 amending the budget for Fiscal Year 2023 and provided comments to GMS on same.	0.47	\$103.40
10/30/2023	JEL	Reviewed agenda, minutes and task list for Board of Supervisors' meeting; review comments from Middlesex regarding comments to paving agreement	0.50	\$107.50
10/31/2023	JAC	Responded to email from District Engineer and District Manager regarding paving bid; emails regarding contract performance and status by Don Bell Signs; emails with District Manager	0.30	\$91.50
Total Professional Services:			2.47	\$578.40

For Disbursements Incurred:

10/2/2023	JAC	Travel to and from Bonnet Creek CDD Board Meeting (JW Marriott) on 09/29/2023.		\$28.18
Total Disbursements Incurred:				\$28.18

Total \$606.58
Previous Balance \$2,826.68
Total Due \$3,433.26

RECEIVED

NOV 17 2023



AMTEC

American Municipal Tax-Exempt Compliance

1-94
310 513 321

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581

www.amteccorp.com

Client: Bonnet Creek Resort Community Development District
c/o Ms. Katie Costa
Director of Operations – Accounting Division
Government Management Services – CF, LLC
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822

Invoice No. 6151-10-23

Date: October 11, 2023

For Professional Services:

Issue	Service	Fee
\$25,605,000 Bonnet Creek Resort Community Development District, (Orange County, Florida), Special Assessment Refunding Bonds, Series 2016	Rebate Report & Opinion	\$450
Total		\$450

RECEIVED

NOV 30 2023

PLEASE UPDATE YOUR RECORDS TO REFLECT OUR NEW BANK ACCOUNT NUMBER.

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

001-86

320-538-44150 IRR Pond Treatment Dec 23

Bill

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

INVOICE

Page: 1

Invoice Number: PS1032822
Invoice Date: 12/1/2023

Ship

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

Ship Via
Ship Date 12/1/2023
Due Date 12/31/2023
Terms Net 30

Customer ID 5006
P.O. Number
P.O. Date 12/1/2023
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	241.00	241.00
December Billing					
12/1/2023 - 12/31/2023					
Bonnett Creek Irrigation Lake					
Bonnett Creek Irrigation Lake					

RECEIVED

DEC 4 2023

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 241.00

Subtotal: 241.00
Invoice Discount: 0.00
Total Sales Tax 0.00
Payment Amount: 0.00
Total: 241.00



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7132943
Account Number: 224102000
Invoice Date: 11/25/2023
Direct Inquiries To: Schuhle, Scott A
Phone: (954)-938-2476

RECEIVED

DEC 4 2023

Bonnet Creek Resort CDD 001-47
ATTN District Manager
6200 LEE Vista Blvd 310-513-312 Trustee Fees 2016 - FY24
Suite 300
Orlando, FL 32822
United States
BONNET CREEK RESORT COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REFUNDING BONDS, SERIES 2016

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TOTAL AMOUNT DUE \$5,387.50

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BONNET CREEK RESORT COMMUNITY
DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REFUNDING BONDS, SERIES
2016

Invoice Number:	7132943
Account Number:	224102000
Current Due:	\$5,387.50
Direct Inquiries To:	Schuhle, Scott A
Phone:	(954)-938-2476

Wire Instructions:

U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 224102000
Invoice # 7132943
Attn: Fee Dept St. Paul

Please mail payments to:

U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

BONNET CREEK RESORT COMMUNITY
DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT REFUNDING BONDS, SERIES
2016

Invoice Number: 7132943
Invoice Date: 11/25/2023
Account Number: 224102000
Direct Inquiries To: Schuhle, Scott A
Phone: (954)-938-2476

Accounts Included 224102000 224102001 224102002 224102003 224102004
In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP				
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	5,000.00	100.00%	\$5,000.00
Subtotal Administration Fees - In Advance 11/01/2023 - 10/31/2024				\$5,000.00
Incidental Expenses 11/01/2023 to 10/31/2024	5,000.00	0.0775		\$387.50
Subtotal Incidental Expenses				\$387.50
TOTAL AMOUNT DUE				\$5,387.50





INVOICE

INVOICE #	INVOICE DATE
OE 623908	11/15/2023
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

001-50
320-538-473
Landscape Maint Nov 23

Invoice Due Date: December 15, 2023

Invoice Amount: \$17,325.00

Description	Current Amount
Monthly Maintenance 2023 November 2023	\$17,325.00

Invoice Total **\$17,325.00**

Excellence

IN COMMERCIAL LANDSCAPING

PAID

NOV 21 2023

Valued Customer:

It has been brought to our attention of a recent criminal check fraud scheme that took place targeting US mail in the Atlanta region. Checks bound for financial institutions were intercepted and fraudulently processed. If you are currently paying by check, to enhance your transaction security, we recommend you consider the option for electronic payments. Instructions for electronic payments can be provided upon request.

Please reach out to jpowell@yellowstonelandscape.com if you would like to confirm prior payment status or if you have any additional questions.

Yellowstone Landscape

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



INVOICE

INVOICE #	INVOICE DATE
OE 624727	11/26/2023
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

001-50
310-538-475

Invoice Due Date: December 26, 2023

Invoice Amount: \$1,655.99

Description	Current Amount
fakahatchee grasses	
Landscape Enhancement	\$1,292.39
Irrigation	\$363.60

Invoice Total **\$1,655.99**

Excellence

IN COMMERCIAL LANDSCAPING

RECEIVED

NOV 28 2023

Valued Customer:

It has been brought to our attention of a recent criminal check fraud scheme that took place targeting US mail in the Atlanta region. Checks bound for financial institutions were intercepted and fraudulently processed. If you are currently paying by check, to enhance your transaction security, we recommend you consider the option for electronic payments. Instructions for electronic payments can be provided upon request.

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Yellowstone Landscape

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



INVOICE

INVOICE #	INVOICE DATE
OE 628600	12/1/2023
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

001-50

320-538-413

Landscape Maint Dec 23

Invoice Due Date: December 31, 2023

Invoice Amount: \$17,325.00

Description	Current Amount
Monthly Maintenance 2023 December 2023	\$17,325.00

Invoice Total **\$17,325.00**

Excellence

IN COMMERCIAL LANDSCAPING
RECEIVED

DEC 1 2023

Valued Customer:

It has been brought to our attention of a recent criminal check fraud scheme that took place targeting US mail in the Atlanta region. Checks bound for financial institutions were intercepted and fraudulently processed. If you are currently paying by check, to enhance your transaction security, we recommend you consider the option for electronic payments. Instructions for electronic payments can be provided upon request.

Please reach out to jpowell@yellowstonelandscape.com if you would like to confirm prior payment status or if you have any additional questions.

Yellowstone Landscape

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

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

RECEIVED

District Name:

Bonnet Creek Resort CDD

DEC 8 2023

Board Meeting Date:

December 7, 2023

	<i>Name</i>	<i>In Attendance Please ✓</i>	<i>Fee Involved Yes / No</i>
1	Fred Sawyers	✓	Yes (\$200)
2	Richard Scinta	✓	Yes (\$200)
3	Becky Frasier	✓	Yes (\$200)
4	Herb Von Kluge	✓	Yes (\$200)
5	Randall Greene	✓	Yes (\$200)

1-98

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

Approved for Payment:


District Manager Signature

12/7/23
Date

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

GMS-Central Florida, LLC1001 Bradford Way
Kingston, TN 37763**Invoice****Invoice #:** 317**Invoice Date:** 12/1/23**Due Date:** 12/1/23**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 - December 2023 310 513 34		3,144.33	3,144.33
Website Administration - December 2023 382		75.00	75.00
Information Technology - December 2023 351		112.50	112.50
Office Supplies 51		0.54	0.54
Postage 42		55.63	55.63

RECEIVED

DEC 11 2023

Total \$3,388.00**Payments/Credits** \$0.00**Balance Due** \$3,388.00

GMS-Central Florida, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 318**Invoice Date:** 12/1/23**Due Date:** 12/1/23**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 - December 2023 320 538 340		4,748.00	4,748.00

RECEIVED**DEC 11 2023****Total** \$4,748.00**Payments/Credits** \$0.00**Balance Due** \$4,748.00

Attendance Confirmation
for
BOARD OF SUPERVISORS

RECEIVED

DEC 8 2023

District Name: Bonnet Creek Resort CDD

Board Meeting Date: December 7, 2023

	<i>Name</i>	<i>In Attendance Please ✓</i>	<i>Fee Involved Yes / No</i>
1	Fred Sawyers	✓	Yes (\$200)
2	Richard Scinta	✓	Yes (\$200)
3	Becky Frasier	✓	Yes (\$200)
4	Herb Von Kluge	✓	Yes (\$200)
5	Randall Greene	✓	Yes (\$200)

1-93

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

Approved for Payment:


District Manager Signature

12/7/23
Date

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

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

31-51
600 538 607

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

Invoice number 45037
Date 12/15/2023

Project 22234 Bonnet Creek Resort CDD
General Consulting

For Period Through December 01, 2023

Invoice Summary

Description	Current Billed
CDD general consulting	1,410.00
CDD inspections	0.00
CDD miscellaneous meetings	0.00
CDD intersection improvements	472.50
CDD Irrigation pump upgrade	0.00
Reimbursable Expenses	0.00
Total	1,882.50

Professional Fee Detail

	Hours	Rate	Billed Amount
Associate	7.75	210.00	1,627.50
Project Manager Assistant	3.00	85.00	255.00
Professional Fee Detail subtotal	10.75		1,882.50
Invoice total			1,882.50

Invoice Supporting Detail

22234 Bonnet Creek Resort CDD General Consulting
 000 CDD general consulting

Phase Status: Active

Billing Cutoff: 12/01/2023

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

Labor

WIP Status: Billable

Associate

James C. Nugent

Time Per Contract	11/08/2023	0.25	210.00	52.50
<i>Bid opening meeting prep with call to GMS</i>				
Time Per Contract	11/10/2023	0.50	210.00	105.00
<i>Re-send Addendum 1 to Middlesex Paving, public bid opening for Chelonia Pkway repaving project;</i>				
Time Per Contract	11/13/2023	2.50	210.00	525.00
<i>Review Chelonai repaving bids and bid tab, distribute bid tab</i>				
Time Per Contract	11/16/2023	1.00	210.00	210.00
<i>Chelonia Pkway resurfacing bid docs review for sufficiency, emails to GMS and Counsel on notice to proceed.</i>				
Time Per Contract	11/27/2023	0.50	210.00	105.00
<i>Review revised paving project contract form.</i>				
Time Per Contract	11/28/2023	0.25	210.00	52.50
<i>Chelonia repaving contract review and email to counsel</i>				
Time Per Contract	11/30/2023	0.50	210.00	105.00
<i>Transmit Bid tabulation and bid packages to District manager. Review draft notice of intent to award frm District counsel.</i>				

Subtotal 5.50 1,155.00

Project Manager Assistant

Michelle I. Boswell

Time Per Contract	11/10/2023	0.50	85.00	42.50
<i>Send out Addendum 1 to Middlesex</i>				
Time Per Contract	11/10/2023	1.50	85.00	127.50
<i>Bid Documents opening and bid tab calculations</i>				
Time Per Contract	11/13/2023	0.50	85.00	42.50
<i>Revisions to bid tab calculations</i>				
Time Per Contract	11/30/2023	0.50	85.00	42.50
<i>Send out bid tabs for Chelonia Parkway and scan and send copies of bids</i>				

Subtotal 3.00 255.00

Labor total 8.50 1,410.00

001 CDD inspections

Phase Status: Active

Billing Cutoff: 12/01/2023

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

WIP Status:

Subtotal 0.00

total 0.00

Invoice Supporting Detail

22234 Bonnet Creek Resort CDD General Consulting

002 CDD miscellaneous meetings

Phase Status: Active

Billing Cutoff: 12/01/2023

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

WIP Status:

Subtotal			0.00
total			0.00

005 CDD intersection improvements

Phase Status: Active

Billing Cutoff: 12/01/2023

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

Labor

WIP Status: Billable

Associate

James C. Nugent

Time Per Contract 11/27/2023 0.25 210.00 52.50

Call and email with Jim Wetherell at Don Bell Signs on wetland impact resolution meeting.

Time Per Contract 11/28/2023 0.25 210.00 52.50

Coordination with contractor and CDD staff on meeting for sign impact allocation.

Time Per Contract 11/30/2023 1.50 210.00 315.00

Review wetland impact cost allocations per contractor comments. Telecon with contractor on same about their position versus the District's.

Time Per Contract 12/01/2023 0.25 210.00 52.50

Telecon with district counsel on entry sign impact cost allocation and contractor position.

Subtotal	2.25		472.50
Labor total	2.25		472.50

007 CDD irrigation pump upgrade

Phase Status: Closed

Billing Cutoff: 12/01/2023

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

WIP Status:

Subtotal			0.00
total			0.00

999 Reimbursable Expenses

Phase Status: Active

Billing Cutoff: 12/01/2023

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

WIP Status:

Subtotal			0.00
total			0.00

SECTION II

Bonnet Creek Resort
Community Development District

Unaudited Financial Reporting
December 31, 2023



Table of Contents

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

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

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Operating - Wells Fargo	\$ 243,967	\$ -	\$ -	\$ 243,967
Operating - Truist	\$ 42,554	\$ -	\$ -	\$ 42,554
Operating - Capital Projects	\$ -	\$ -	\$ 88,580	\$ 88,580
Investment - SBA Fund	\$ 19,584	\$ -	\$ -	\$ 19,584
Investment - SBA Fund Reserve	\$ -	\$ -	\$ 823,207	\$ 823,207
<i>Series 2016</i>				
Revenue Fund	\$ -	\$ 84,923	\$ -	\$ 84,923
Reserve Fund	\$ -	\$ 1,038,531	\$ -	\$ 1,038,531
Prepayment Fund	\$ -	\$ 192	\$ -	\$ 192
Accounts Receivable	\$ 6,997	\$ -	\$ -	\$ 6,997
Total Assets	\$ 313,101	\$ 1,123,646	\$ 911,787	\$ 2,348,534
Liabilities:				
Accounts Payable	\$ 25,780	\$ -	\$ 92	\$ 25,872
Retainage Payable	\$ -	\$ -	\$ 80,975	\$ 80,975
Total Liabilities	\$ 25,780	\$ -	\$ 81,067	\$ 106,847
Fund Balances:				
Restricted for:				
Debt Service - Series 2016	\$ -	\$ 1,123,646	\$ -	\$ 1,123,646
Assigned for:				
Capital Projects	\$ -	\$ -	\$ 830,720	\$ 830,720
Unassigned	\$ 287,321	\$ -	\$ -	\$ 287,321
Total Fund Balances	\$ 287,321	\$ 1,123,646	\$ 830,720	\$ 2,241,687
Total Liabilities & Fund Balance	\$ 313,101	\$ 1,123,646	\$ 911,787	\$ 2,348,534

Bonnet Creek Resort
Community Development District

General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/23	Thru 12/31/23	Variance
Revenues				
Maintenance Assessments - Off Roll	\$ 1,551,000	\$ 310,200	\$ 310,200	\$ -
Interest Income	\$ 1,000	\$ 250	\$ 275	\$ 25
Reuse Water Fees - Wyndham	\$ 13,000	\$ 3,250	\$ 2,937	\$ (313)
Reuse Water Fees - Golf Course	\$ 27,000	\$ 6,750	\$ 4,618	\$ (2,132)
Reuse Water Fees - Signia by Hilton & Waldorf Astoria	\$ 5,000	\$ 1,250	\$ 1,008	\$ (242)
Reuse Water Fees - Marriott	\$ 4,500	\$ 1,125	\$ 245	\$ (880)
Total Revenues	\$ 1,601,500	\$ 322,825	\$ 319,282	\$ (3,543)

Expenditures:

General & Administrative:

Supervisor Fees	\$ 8,000	\$ 1,800	\$ 1,800	\$ -
Engineering Fees	\$ 20,000	\$ 5,000	\$ 10,180	\$ (5,180)
Trustee Fees	\$ 6,000	\$ 5,388	\$ 5,388	\$ -
Legal Services	\$ 20,000	\$ 5,000	\$ 2,359	\$ 2,641
Assessment Roll Services	\$ 3,180	\$ 3,180	\$ 3,180	\$ -
Auditing Services	\$ 3,225	\$ -	\$ -	\$ -
Arbitrage Rebate Calculation	\$ 450	\$ 450	\$ 450	\$ -
District Management Fees	\$ 37,732	\$ 9,433	\$ 9,433	\$ 0
Information Technology	\$ 1,350	\$ 338	\$ 338	\$ -
Website Maintenance	\$ 900	\$ 225	\$ 225	\$ -
Insurance - Professional Liability	\$ 8,562	\$ 8,562	\$ 7,938	\$ 624
Telephone	\$ 100	\$ 25	\$ -	\$ 25
Legal Advertising	\$ 2,100	\$ 525	\$ 351	\$ 174
Postage	\$ 1,900	\$ 475	\$ 149	\$ 326
Printing & Binding	\$ 1,200	\$ 300	\$ 40	\$ 260
Office Supplies	\$ 300	\$ 75	\$ 2	\$ 73
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Contingency	\$ 2,000	\$ 500	\$ 114	\$ 386
Total General & Administrative:	\$ 117,174	\$ 41,450	\$ 42,121	\$ (671)

Bonnet Creek Resort
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/23	Thru 12/31/23	Variance
<u>Operation and Maintenance</u>				
Field Management	\$ 56,976	\$ 14,244	\$ 14,244	\$ -
Utility Services				
Utility Services	\$ 14,000	\$ 3,500	\$ 3,647	\$ (147)
Street Lights - Usage	\$ 5,400	\$ 1,350	\$ 1,268	\$ 82
Street Lights - Lease & Maintenance Agreement	\$ 55,000	\$ 13,750	\$ 16,135	\$ (2,385)
Water Service - Reuse Water	\$ 43,000	\$ 10,750	\$ 11,073	\$ (323)
SFWMD Water Use Compliance Report	\$ 2,500	\$ -	\$ -	\$ -
Stormwater Control - Bonnet Creek Resort				
Oc/Dep Quarterly Well Monitoring Report	\$ 1,500	\$ 364	\$ 364	\$ -
Wetland & Upland Monitoring Services - (Bda)	\$ 5,000	\$ 1,250	\$ -	\$ 1,250
Pond & Embankment Aquatic Treatment - (Awc)	\$ 15,858	\$ 3,964	\$ 3,388	\$ 576
Irrigation Pond Treatment - Solitude	\$ 2,892	\$ 723	\$ 709	\$ 14
Nuisance/Exotic Species Maintenance - (Awc)	\$ 5,500	\$ 1,375	\$ 13,641	\$ (12,266)
Stormwater Control - Crosby Island Marsh				
Nuisance/Exotic Species Maintenance - (Awc)	\$ 7,725	\$ 1,931	\$ 2,500	\$ (569)
Nuisance/Exotic Species Maintenance - (Bda)	\$ 4,500	\$ 1,125	\$ -	\$ 1,125
Embankment Mowing - (A. E. Smith)	\$ 6,000	\$ -	\$ -	\$ -
Other Physical Environment				
Property Insurance	\$ 19,902	\$ 19,902	\$ 19,127	\$ 775
Entry, Fence, Walls & Gates Maintenance	\$ 10,000	\$ 2,500	\$ 1,142	\$ 1,358
Pump Station Maintenance	\$ 4,000	\$ 1,000	\$ -	\$ 1,000
Pump Station Repairs	\$ 5,000	\$ 1,250	\$ 2,623	\$ (1,373)
Landscape & Irrigation Maintenance	\$ 207,900	\$ 51,975	\$ 51,150	\$ 825
Irrigation Repairs	\$ 3,500	\$ 875	\$ 2,454	\$ (1,579)
Landscape Replacement	\$ 15,000	\$ 3,750	\$ 6,256	\$ (2,506)
Lift Station Maintenance	\$ 5,000	\$ 1,250	\$ 1,105	\$ 145
Road & Street Facilities				
Roadway Repair & Maintenance	\$ 7,500	\$ 1,875	\$ -	\$ 1,875
Highway Directional Signage - (R&M)	\$ 2,500	\$ 625	\$ -	\$ 625
Roadway Directory Signage - (R&M)	\$ 2,500	\$ 625	\$ -	\$ 625
Sidewalk/Curb Cleaning	\$ 6,000	\$ 1,500	\$ -	\$ 1,500
Contingency	\$ 16,000	\$ 4,000	\$ -	\$ 4,000
Total Operation and Maintenance	\$ 530,653	\$ 145,454	\$ 150,827	\$ (5,373)
Total Expenditures	\$ 647,827	\$ 186,904	\$ 192,948	\$ (6,044)
Excess Revenues (Expenditures)	\$ 953,672		\$ 126,334	
<u>Other Financing Uses</u>				
Transfer Out - Capital Projects	\$ 953,672	\$ -	\$ -	\$ -
Total Other Financing Uses	\$ 953,672	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 126,334	
Fund Balance - Beginning	\$ -		\$ 160,987	
Fund Balance - Ending	\$ -		\$ 287,321	

Bonnet Creek Resort
Community Development District
Debt Service Fund - Series 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/23	Thru 12/31/23	Variance
<u>Revenues</u>				
Assessments - Direct Billed	\$ 2,110,462	\$ 410,237	\$ 410,237	\$ -
Interest Income	\$ -	\$ -	\$ 15,356	\$ 15,356
Total Revenues	\$ 2,110,462	\$ 410,237	\$ 425,593	\$ 15,356
<u>Expenditures:</u>				
Interest - 11/1	\$ 405,225	\$ 405,225	\$ 405,225	\$ -
Principal - 5/1	\$ 1,295,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 405,225	\$ -	\$ -	\$ -
Total Expenditures	\$ 2,105,450	\$ 405,225	\$ 405,225	\$ -
Excess Revenues (Expenditures)	\$ 5,012		\$ 20,368	
Fund Balance - Beginning	\$ 61,468		\$ 1,103,279	
Fund Balance - Ending	\$ 66,479		\$ 1,123,646	

Bonnet Creek Resort
Community Development District
Capital Projects Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/23	Thru 12/31/23	Variance
<u>Revenues</u>				
Interest Income	\$ 50	\$ 13	\$ 11,544	\$ 11,532
Total Revenues	\$ 50	\$ 13	\$ 11,544	\$ 11,532
<u>Expenditures:</u>				
Entry Monument	\$ -	\$ -	\$ 95,252	\$ (95,252)
Chelonia Parkway Paving	\$ 1,500,000	\$ -	\$ -	\$ -
Crosby Island Berm Repair	\$ 150,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 1,650,000	\$ -	\$ 95,252	\$ (95,252)
Excess Revenues (Expenditures)	\$ (1,649,950)		\$ (83,707)	
<u>Other Financing Sources</u>				
Transfer In - Capital Projects	\$ 953,672	\$ -	\$ -	\$ -
Total Other Financing Sources	\$ 953,672	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (696,278)		\$ (83,707)	
Fund Balance - Beginning	\$ 696,278		\$ 914,427	
Fund Balance - Ending	\$ 0		\$ 830,720	

Bonnet Creek Resort
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<u>Revenues</u>													
Maintenance Assessments - Off Roll	\$ 230,184	\$ 80,016	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	310,200
Interest Income	\$ 92	\$ 90	\$ 93	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	275
Reuse Water Fees - Wyndham	\$ 1,566	\$ 989	\$ 382	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,937
Reuse Water Fees - Golf Course	\$ 2,419	\$ 1,238	\$ 961	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,618
Reuse Water Fees - Hilton	\$ 394	\$ 366	\$ 249	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,008
Reuse Water Fees - Marriott	\$ 245	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	245
Total Revenues	\$ 234,900	\$ 82,699	\$ 1,684	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	319,282
<u>Expenditures:</u>													
<u>General & Administrative:</u>													
Supervisor Fees	\$ -	\$ 800	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,800
Engineering Fees	\$ 8,770	\$ 1,410	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10,180
Trustee Fees	\$ -	\$ 5,388	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,388
Legal Services	\$ 607	\$ 1,752	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,359
Assessment Roll Services	\$ 3,180	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,180
Auditing Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Arbitrage Rebate Calculation	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	450
District Management Fees	\$ 3,144	\$ 3,144	\$ 3,144	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,433
Information Technology	\$ 113	\$ 113	\$ 113	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	338
Website Maintenance	\$ 75	\$ 75	\$ 75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	225
Insurance - Professional Liability	\$ 7,938	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,938
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Legal Advertising	\$ 351	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	351
Postage	\$ 31	\$ 63	\$ 56	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	149
Printing & Binding	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	40
Office Supplies	\$ 0	\$ 1	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Contingency	\$ 38	\$ 38	\$ 38	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	114
Total General & Administrative:	\$ 24,912	\$ 12,783	\$ 4,426	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	42,121

Bonnet Creek Resort
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<u>Operation and Maintenance</u>													
Field Management	\$ 4,748	\$ 4,748	\$ 4,748	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	14,244
Utility Services													
Utility Services	\$ 1,294	\$ 1,128	\$ 1,225	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,647
Street Lights - Usage	\$ 423	\$ 845	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,268
Street Lights - Lease & Maintenance Agreement	\$ 3,928	\$ 7,856	\$ 4,351	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	16,135
Water Service - Reuse Water	\$ 4,165	\$ 6,908	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	11,073
SFWMD Water Use Compliance Report	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Stormwater Control - Bonnet Creek Resort													
Oc/Dep Quarterly Well Monitoring Report	\$ -	\$ -	\$ 364	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	364
Wetland & Upland Monitoring Services - (Bda)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pond & Embankment Aquatic Treatment - (Awc)	\$ 1,694	\$ -	\$ 1,694	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,388
Irrigation Pond Treatment - Solitude	\$ 234	\$ 234	\$ 241	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	709
Nuisance/Exotic Species Maintenance - (Awc)	\$ -	\$ 13,641	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	13,641
Stormwater Control - Crosby Island Marsh													
Nuisance/Exotic Species Maintenance - (Awc)	\$ -	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,500
Nuisance/Exotic Species Maintenance - (Bda)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Embankment Mowing - (A. E. Smith)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Other Physical Environment													
Property Insurance	\$ 19,127	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	19,127
Entry, Fence, Walls & Gates Maintenance	\$ -	\$ 1,142	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,142
Pump Station Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pump Station Repairs	\$ -	\$ 1,252	\$ 1,371	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,623
Landscape & Irrigation Maintenance	\$ 16,500	\$ 17,325	\$ 17,325	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	51,150
Irrigation Repairs	\$ -	\$ 1,278	\$ 1,176	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,454
Landscape Replacement	\$ 4,027	\$ 1,656	\$ 573	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,256
Lift Station Maintenance	\$ 790	\$ -	\$ 315	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,105
Road & Street Facilities													
Roadway Repair & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Highway Directional Signage - (R&M)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Roadway Directory Signage - (R&M)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Sidewalk/Curb Cleaning	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Operation and Maintenance	\$ 56,930	\$ 60,514	\$ 33,383	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	150,827
Total Expenditures	\$ 81,842	\$ 73,297	\$ 37,809	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	192,948
Excess Revenues (Expenditures)	\$ 153,058	\$ 9,402	\$ (36,125)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	126,334
<u>Other Financing Sources/(Uses)</u>													
Transfer Out - Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ 153,058	\$ 9,402	\$ (36,125)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	126,334

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)
CURRENT BONDS OUTSTANDING		\$18,010,000

Bonnet Creek Resort
Community Development District
OFF ROLL ASSESSMENTS
FISCAL YEAR ENDING SEPTEMBER 30, 2024

Wyndham Vacation Ownership, Inc.

DATE RECEIVED	Check Num	DUE DATE	AMOUNT BILLED	NET AMOUNT RECEIVED	AMOUNT DUE	GENERAL FUND	SERIES 2016
10/9/23	2210051	10/1/23	\$144,851.56	\$144,851.56	\$0.00	\$0.00	\$144,851.56
10/26/23	2211420	11/1/23	\$181,977.04	\$181,977.04	\$0.00	\$181,977.04	\$0.00
		2/1/24	\$454,942.61		\$454,942.61	\$0.00	\$0.00
		4/1/24	\$600,366.48		\$600,366.48	\$0.00	\$0.00
		4/1/24	\$136,482.78		\$136,482.78	\$0.00	\$0.00
		6/1/24	\$136,482.78		\$136,482.78	\$0.00	\$0.00
			\$1,655,103.25	\$326,828.60	\$1,328,274.65	\$181,977.04	\$144,851.56

Wyndham Vacation Ownership, Inc.

DATE RECEIVED	Check Num	DUE DATE	AMOUNT BILLED	NET AMOUNT RECEIVED	AMOUNT DUE	GENERAL FUND	SERIES 2016
10/4/23	315004487	10/1/23	\$42,468.52	\$42,468.52	\$0.00	\$0.00	\$42,468.52
10/18/23	315004615	11/1/23	\$20,518.41	\$20,518.41	\$0.00	\$20,518.41	\$0.00
		2/1/24	\$51,296.04		\$51,296.04	\$0.00	\$0.00
		4/1/24	\$176,010.55		\$176,010.55	\$0.00	\$0.00
		4/1/24	\$15,388.81		\$15,388.81	\$0.00	\$0.00
		6/1/24	\$15,388.81		\$15,388.81	\$0.00	\$0.00
			\$321,071.14	\$62,986.93	\$258,084.21	\$20,518.41	\$42,468.52

JW Marriott

DATE RECEIVED	Check Num	DUE DATE	AMOUNT BILLED	NET AMOUNT RECEIVED	AMOUNT DUE	GENERAL FUND	SERIES 2016
10/4/23	12562181	10/1/23	\$57,307.31	\$57,307.31	\$0.00	\$0.00	\$57,307.31
10/18/23	12582504	11/1/23	\$27,688.45	\$27,688.45	\$0.00	\$27,688.45	\$0.00
		2/1/24	\$69,221.13		\$69,221.13	\$0.00	\$0.00
		4/1/24	\$237,509.85		\$237,509.85	\$0.00	\$0.00
		4/1/24	\$20,766.34		\$20,766.34	\$0.00	\$0.00
		6/1/24	\$20,766.34		\$20,766.34	\$0.00	\$0.00
			\$433,259.42	\$84,995.76	\$348,263.66	\$27,688.45	\$57,307.31

G/B/H Golf Course

DATE RECEIVED	Check Num	DUE DATE	AMOUNT BILLED	NET AMOUNT RECEIVED	AMOUNT DUE	GENERAL FUND	SERIES 2016
10/9/23	1008789	10/1/23	\$31,892.61	\$31,892.61	\$0.00	\$0.00	\$31,892.61
11/8/23	1008877	11/1/23	\$15,407.63	\$15,407.63	\$0.00	\$15,407.63	\$0.00
		2/1/24	\$38,519.09		\$38,519.09	\$0.00	\$0.00
		4/1/24	\$132,178.76		\$132,178.76	\$0.00	\$0.00
		4/1/24	\$11,555.73		\$11,555.73	\$0.00	\$0.00
		6/1/24	\$11,555.73		\$11,555.73	\$0.00	\$0.00
			\$241,109.55	\$47,300.24	\$193,809.31	\$15,407.63	\$31,892.61

G/B/H Four Star

DATE RECEIVED	Check Num	DUE DATE	AMOUNT BILLED	NET AMOUNT RECEIVED	AMOUNT DUE	GENERAL FUND	SERIES 2016
10/9/23	1008794	10/1/23	\$133,717.00	\$133,717.00	\$0.00	\$0.00	\$133,717.00
11/8/23	1008877	11/1/23	\$64,608.46	\$64,608.46	\$0.00	\$64,608.46	\$0.00
		2/1/24	\$161,521.14		\$161,521.14	\$0.00	\$0.00
		4/1/24	\$554,189.36		\$554,189.36	\$0.00	\$0.00
		4/1/24	\$48,456.34		\$48,456.34	\$0.00	\$0.00
		6/1/24	\$48,456.34		\$48,456.34	\$0.00	\$0.00
			\$1,010,948.64	\$198,325.46	\$812,623.18	\$64,608.46	\$133,717.00
					TOTAL	\$310,199.99	\$410,237.00

SECTION D



Bonnet Creek Resort CDD

Field Management Report



February 1st, 2024

Clayton Smith – Director of Field
GMS

Completed

Holiday Annuals / Ornamental Grasses



- Annual Rotation was completed. This rotation will continue until spring.
- Ornamental grasses on property were all trimmed.

Holiday Annuals / Ornamental Grasses

- The Gazebo was pressure washed.
- A few repairs were done to the bench.



Completed

Encroachment Clearing



- ✚ Encroaching foliage on the west side of the property was trimmed back.
- ✚ Many areas that had become crowded with branches and overgrowth are now open.
- ✚ Many invasive grape vines were cut and sprayed and have begun dying back.

Completed

Monument Pressure Washing



- East and West monuments were pressure washed to free them of any algae and mildew.
- Because of the shade on these monuments this is necessary a few times per year.

Bollard Painting

- Several heavier storms caused many pothole blowouts along Chelonia.
- Maintenance staff has been repairing them as they arise.



Complete

Entrance Clearing



- Additional foliage was cleared Infront of the east sign.
- This was pushed back about 15 feet and the area will be maintained going forward.

Site Items

Repair Of Median Passthrough



- ✚ The recovery of the median pass-through area has begun.
- ✚ The curbs have been installed and some fill dirt.
- ✚ Staff is coordinating with the contractor to ensure they get plants as close in size to the already established plants and most similar to what was removed.

Repair Of Median Passthrough

- ✚ It was noticed that the county has fully renovated their POC piping that feeds the irrigation pond.
- ✚ It was painted, valves repaired and even a brand new control box.



Conclusion

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

Respectfully,
Clayton Smith