

*Bonnet Creek Resort Community
Development District*

Agenda

June 6, 2024

AGENDA

Bonnet Creek Resort

Community Development District

219 East Livingston Street, Orlando, FL 32801

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

May 30, 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, June 6, 2024, at 1:30 p.m. at the Bay Lake Boardroom - JW Marriott Orlando Bonnet Creek, 14900 Chelonia Parkway, Orlando, FL. Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Organizational Matters
 - A. Acceptance of Resignation of Fred Sawyers
 - B. Appointment of Individual to Fulfill Board Vacancy
 - C. Administration of Oath of Office to Newly Appointed Board Members
 - D. Consideration of Resolution 2024-03 Electing an Assistant Secretary
4. Approval of Minutes of the April 4, 2024, Board of Supervisors Meeting
5. Consideration of Resolution 2024-02 Approving the Proposed Fiscal Year 2025 Budget and Setting a Public Hearing
6. Review and Acceptance of Fiscal Year 2023 Audit Report
7. Ratification of Pay Applications 1 and 2
8. Ratification of Proposal from DWMA for Annual Engineer's Report
9. Consideration of Additional Services Agreement with DWMA
10. Staff Reports
 - A. Attorney
 - i. Reminder on Florida Laws for Public Officials
 - B. Engineer
 - i. Status Report on Paving of Chelonia Parkway
 - ii. Status Report on CIMMA Berm Repair
 - C. District Manager's Report
 - i. Consideration of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Presentation of Number of Registered Voters: 0
 - iv. Reminder of Form 1 Filing Requirement Deadline: July 1st
 - v. Designation of November 7, 2024 as Landowners' Meeting Date
 - D. Field Manager's Report

- i. Status Report on Relocation of Landscape Maintenance Staging Area
11. Supervisor's Requests
12. Other Business
13. Adjournment

Sincerely,

George Flint

George S. Flint
District Manager

SECTION III

SECTION A

From: Fred Sawyers <Fred.Sawyers@Hilton.com>

Subject: RE: CDD Resignation

Date: April 11, 2024 at 3:58:56 PM EDT

To: George Flint <gflint@gmscfl.com>

Cc: Kris Gullotta <Kris.Gullotta@hilton.com>, Monica Virgen <mvirgen@gmscfl.com>, Alexis Peterson <Apeterson@gmscfl.com>

I hereby resign as a member of the Bonnet Creek CDD Board of Supervisors effective immediately.

It's been a pleasure.

FRED SAWYERS

Managing Director

Waldorf Astoria Orlando

Signia by Hilton Orlando Bonnet Creek

Official *Walt Disney World*® Hotels

SECTION D

RESOLUTION 2024-03

**A RESOLUTION OF THE BONNET CREEK RESORT
COMMUNITY DEVELOPMENT DISTRICT ELECTING
AN ASSISTANT SECRETARY OF THE BOARD OF
SUPERVISORS**

WHEREAS, the Board of Supervisors of the Bonnet Creek Resort Community District desires to elect _____ as an Assistant Secretary.

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

1. _____ is elected Assistant Secretary of the Board of Supervisors.

Adopted this 6th day of June, 2024.

ATTEST:

**BONNET CREEK RESORT
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

SECTION IV

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

The regular meeting of the Board of Supervisors of the Bonnet Creek Resort Community Development District was held Thursday, **April 4, 2024**, at 1:30 p.m. at the Signia by Hilton Bonnet Creek, 14100 Bonet Creek Resort Lane, 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
Jan Carpenter	District Counsel
Jim Nugent	District Engineer
Clayton Smith	Field Manager

The following is a summary of the discussions and actions taken at the April 4, 2024 Bonnet Creek Resort Community Development District's regular 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 March 7, 2024 Meeting

On MOTION by Mr. Greene seconded by Mr. Scinta with all in favor the minutes of the March 7, 2024 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Ratification of Addendum to the Improvement Agreement with Ranger Construction Industries

Mr. Flint stated we prepared an addendum and executed it to clarify certain things, it didn't really change the terms of the contract but clarified for example they are only paving Phase 1, the four-lane section, not both.

Mr. Nugent stated there is clarity on work hours and limits and some of the terms.

Mr. Flint stated it didn't change the cost; it didn't change the scope it was just a clarification of the contract itself. It has been executed and we are asking the board to ratify it.

On MOTION by Mr. Greene seconded by Mr. Sawyers with all in the addendum to the improvement agreement with Ranger Construction Industries was ratified.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being no comments, the next item followed.

B. Engineer

i. Status Report on Paving of Chelonia Parkway

Mr. Nugent stated there seems to be an area by the golf maintenance building that is holding water and we will get a survey Crew out and get spot elevations and see if the curb is the issue or what. They anticipate they will finish the first go round before any punch items early next week. Our construction observer gave me an update early this morning that they may finish tomorrow but the striping crew will still be here and there will still be traffic disruptions. We have to do the thermoplastic striping two weeks after. The asphalt needs to cure.

Mr. Flint stated I don't believe any base repair has been identified. We had a 10% allowance for going to 4" thick on asphalt and to my knowledge there hasn't been any areas and

that is good. There is a \$129,000 allowance for base repair and if they don't find any that will free that money up to fix that curb.

ii. Status Report on CIMMA Berm Repair

Mr. Nugent stated I closed the loop with Jay Casper at Terracon about the berm repairs and the option for doing the sheet pile wall that we talked about. There are not a lot of people who do that and the cost was astounding. It was going to be \$850 per linear foot and we have 500 feet. We don't have that kind of money set aside in the budget. I will request a proposal from Jay Casper to come up with a design plan to repair the berm using a similar method as we did the first time.

iii. Engineer's Annual Report

Mr. Nugent stated I am obligated to do an annual report and when the asphalt is done, I will be able to free up our field folks to do that.

C. District Manager's Report

i. Consideration of Check Register

On MOTION by Mr. Greene seconded by Mr. Scinta 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

i. Status Report on Relocation of Landscape Maintenance Staging Area

Mr. Smith stated we discussed areas to relocate the maintenance staging area and we are still working on that.

ii. Status Report on Annual Lift Station Maintenance

Mr. Smith stated the lift station monitoring system has been installed, we have an account set up and I will get an alert.

SIXTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS

Other Business

Mr. Fred Sawyers stated I will be submitting my resignation.

On MOTION by Mr. Greene seconded by Mr. Von Kluge with all in favor the meeting adjourned at 1:51 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

RESOLUTION 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BONNET CREEK RESORT COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024/2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Bonnet Creek Resort Community Development District (“**District**”) prior to June 15, 2024, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE: September 5, 2024

HOUR: 1:30 p.m.

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

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

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

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

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

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

PASSED AND ADOPTED THIS 6th DAY OF JUNE, 2024.

ATTEST:

**BONNET CREEK RESORT
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A

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

Proposed Budget
FY 2025



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Bonnet Creek Resort
Community Development District
Proposed Budget
General Fund

	Adopted Budget FY2024	Actuals Thru 4/30/24	Projected Next 5 Months	Projected Thru 9/30/24	Proposed Budget FY2025
Revenues					
Maintenance Assessments - Off Roll	\$ 1,551,000	\$ 1,318,350	\$ 232,650	\$ 1,551,000	\$ 1,140,566
Interest Income	\$ 1,000	\$ 637	\$ 363	\$ 1,000	\$ 1,000
Reuse Water Fees - Wyndham	\$ 13,000	\$ 7,254	\$ 5,746	\$ 13,000	\$ 13,000
Reuse Water Fees - Golf Course	\$ 27,000	\$ 15,006	\$ 11,994	\$ 27,000	\$ 27,000
Reuse Water Fees - Signia by Hilton & Waldorf Astoria	\$ 5,000	\$ 1,976	\$ 3,025	\$ 5,000	\$ 5,000
Reuse Water Fees - Marriott	\$ 4,500	\$ 1,681	\$ 2,819	\$ 4,500	\$ 4,500
Carry Forward Surplus	\$ -	\$ 54,376	\$ -	\$ 54,376	\$ -
Total Revenues	\$ 1,601,500	\$ 1,399,280	\$ 256,596	\$ 1,655,876	\$ 1,191,066

Expenditures

General & Administrative

Supervisor Fees	\$ 8,000	\$ 4,400	\$ 3,600	\$ 8,000	\$ 8,000
Engineering Fees	\$ 20,000	\$ 30,501	\$ 21,787	\$ 52,288	\$ 25,000
Trustee Fees	\$ 6,000	\$ 5,388	\$ -	\$ 5,388	\$ 6,000
Legal Services	\$ 20,000	\$ 14,673	\$ 10,481	\$ 25,153	\$ 25,000
Assessment Roll Services	\$ 3,180	\$ 3,180	\$ -	\$ 3,180	\$ 3,339
Auditing Services	\$ 3,225	\$ 3,225	\$ -	\$ 3,225	\$ 3,225
Arbitrage Rebate Calculation	\$ 450	\$ 450	\$ -	\$ 450	\$ 450
District Management Fees	\$ 37,732	\$ 22,010	\$ 15,722	\$ 37,732	\$ 42,500
Information Technology	\$ 1,350	\$ 788	\$ 563	\$ 1,350	\$ 1,418
Website Maintenance	\$ 900	\$ 525	\$ 375	\$ 900	\$ 945
Insurance - Professional Liability	\$ 8,562	\$ 7,938	\$ -	\$ 7,938	\$ 8,732
Telephone	\$ 100	\$ -	\$ -	\$ -	\$ 100
Legal Advertising	\$ 2,100	\$ 351	\$ 875	\$ 1,226	\$ 2,100
Postage	\$ 1,900	\$ 320	\$ 210	\$ 530	\$ 1,900
Printing & Binding	\$ 1,200	\$ 40	\$ 75	\$ 115	\$ 1,200
Office Supplies	\$ 300	\$ 3	\$ 214	\$ 217	\$ 300
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Contingency	\$ 2,000	\$ 272	\$ 194	\$ 466	\$ 2,000
Total Administrative:	\$ 117,174	\$ 94,238	\$ 54,095	\$ 148,333	\$ 132,384

Bonnet Creek Resort
Community Development District
Proposed Budget
General Fund

	Adopted Budget FY2024	Actuals Thru 4/30/24	Projected Next 5 Months	Projected Thru 9/30/24	Proposed Budget FY2025
<i>Operations & Maintenance</i>					
Field Management	\$ 56,976	\$ 33,236	\$ 23,740	\$ 56,976	\$ 59,825
Utility Services					
Utility Services	\$ 14,000	\$ 7,798	\$ 6,000	\$ 13,798	\$ 14,000
Street Lights - Usage	\$ 5,400	\$ 1,982	\$ 2,150	\$ 4,132	\$ 5,400
Street Lights - Lease & Maintenance Agreement	\$ 55,000	\$ 23,987	\$ 20,000	\$ 43,987	\$ 55,000
Water Service - Reuse Water	\$ 43,000	\$ 20,834	\$ 20,000	\$ 40,834	\$ 43,000
SFWM Water Use Compliance Report	\$ 2,500	\$ -	\$ -	\$ -	\$ 2,500
Stormwater Control - Bonnet Creek Resort					
Oc/Dep Quarterly Well Monitoring Report	\$ 1,500	\$ 739	\$ 728	\$ 1,467	\$ 1,500
Wetland & Upland Monitoring Services - (Bda)	\$ 5,000	\$ 2,066	\$ 2,083	\$ 4,150	\$ 5,000
Pond & Embankment Aquatic Treatment - (Awc)	\$ 15,858	\$ 6,776	\$ 8,470	\$ 15,246	\$ 15,856
Irrigation Pond Treatment - Solitude	\$ 2,892	\$ 1,673	\$ 1,205	\$ 2,878	\$ 2,892
Nuisance/Exotic Species Maintenance - (Awc)	\$ 5,500	\$ 13,641	\$ -	\$ 13,641	\$ 15,000
Stormwater Control - Crosby Island Marsh					
Nuisance/Exotic Species Maintenance - (Awc)	\$ 7,725	\$ 5,000	\$ 2,500	\$ 7,500	\$ 7,800
Nuisance/Exotic Species Maintenance - (Bda)	\$ 4,500	\$ 2,352	\$ 1,875	\$ 4,227	\$ 4,500
Embankment Mowing - (A. E. Smith)	\$ 6,000	\$ -	\$ 2,500	\$ 2,500	\$ 6,000
Other Physical Environment					
Property Insurance	\$ 19,902	\$ 19,127	\$ -	\$ 19,127	\$ 21,614
Entry, Fence, Walls & Gates Maintenance	\$ 10,000	\$ 7,776	\$ -	\$ 7,776	\$ 10,000
Pump Station Maintenance	\$ 4,000	\$ -	\$ 1,667	\$ 1,667	\$ 4,000
Pump Station Repairs	\$ 5,000	\$ 2,623	\$ 2,350	\$ 4,973	\$ 5,000
Landscape & Irrigation Maintenance	\$ 207,900	\$ 120,450	\$ 86,625	\$ 207,075	\$ 218,295
Irrigation Repairs	\$ 3,500	\$ 4,084	\$ 2,917	\$ 7,002	\$ 7,000
Landscape Replacement	\$ 15,000	\$ 9,069	\$ 5,931	\$ 15,000	\$ 15,000
Lift Station Maintenance	\$ 5,000	\$ 4,433	\$ 315	\$ 4,748	\$ 5,000
Road & Street Facilities					
Roadway Repair & Maintenance	\$ 7,500	\$ 3,804	\$ 3,125	\$ 6,929	\$ 7,500
Highway Directional Signage - (R&M)	\$ 2,500	\$ -	\$ 1,042	\$ 1,042	\$ 2,500
Roadway Directory Signage - (R&M)	\$ 2,500	\$ -	\$ 1,042	\$ 1,042	\$ 2,500
Sidewalk/Curb Cleaning	\$ 6,000	\$ -	\$ 2,500	\$ 2,500	\$ 6,000
Contingency	\$ 16,000	\$ 17,327	\$ -	\$ 17,327	\$ 16,000
Total Operations & Maintenance:	\$ 530,653	\$ 308,778	\$ 198,765	\$ 507,543	\$ 558,682
Total Expenditures	\$ 647,827	\$ 403,016	\$ 252,859	\$ 655,876	\$ 691,066
Other Financing Uses					
Transfer Out - Capital Reserve	\$ 953,672	\$ 500,000	\$ 500,000	\$ 1,000,000	\$ 500,000
Total Other Financing Sources (Uses)	\$ 953,672	\$ 500,000	\$ 500,000	\$ 1,000,000	\$ 500,000
Total Expenditures & Other Financing Uses	\$ 1,601,500	\$ 903,016	\$ 752,859	\$ 1,655,876	\$ 1,191,066
Net Change in Fund Balance	\$ -	\$ 496,263	\$ (496,263)	\$ 0	\$ -

Bonnet Creek Resort
Community Development District
General Fund Budget

REVENUES:

Maintenance Assessments – Off Roll

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

Interest Income

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

Reuse Water Fees

The District pays Orange County Utilities Department for monthly reclaimed commercial water usage then bills Wyndham, Golf Course, Signia by Hilton, the Waldorf Astoria, and Marriott for their portion based on individual meter readings to reimburse the cost of the reuse water.

EXPENDITURES:

GENERAL & ADMINISTRATIVE

Supervisor Fees

The District may compensate its supervisors within the appropriate statutory limits of \$200 maximum per meeting within an annual cap of \$4,800 per supervisor. The amount is based upon 5 Supervisors attending 8 monthly meetings during the fiscal year.

Engineering Fees

The District's engineer, Donald W. McIntosh, provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Trustee Fees

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

Legal Services

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

Bonnet Creek Resort

Community Development District

General Fund Budget

Assessment Roll Services

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

Auditing Services

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

Arbitrage Rebate Calculation

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

District Management Fees

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

Information Technology

Represents various cost of information technology with Governmental Management Services – Central Florida, LLC for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc.

Website Maintenance

Represents the costs with Governmental Management Services – Central Florida, LLC associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Insurance – Professional Liability

The District's general liability and public officials liability coverage are provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Bonnet Creek Resort
Community Development District
General Fund Budget

Telephone

Telephone and fax machine.

Legal Advertising

The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines.

Postage

Mailing of Board Meeting Agenda's, checks for vendors, and any other required correspondence.

Printing & Binding

Printing and binding agenda packages for board meetings, printing of computerized checks, correspondence, stationary, etc.

Office Supplies

Any supplies that may need to be purchased during the Fiscal Year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Dues, Licenses & Subscriptions

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

Contingency

Accounts for any fees or expenditures relating to the district that do not fall under the other budgeted administrative expenditures including bank fees.

OPERATIONS & MAINTENANCE

Field Management

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

Description	Monthly	Annually
Field Management	\$4,985.4	\$59,825
TOTAL		\$59,825

Bonnet Creek Resort
Community Development District
 General Fund Budget

Utility Services

Utility Services

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

Description	Monthly	Annually
13251 Chelonia Parkway Ct Sign 1	\$30	\$360
13251 Chelonia Parkway Ct Sign 2	\$30	\$360
13251 Chelonia Parkway Ct Sign 3	\$30	\$360
13251 Chelonia Parkway Ct Sign 4	\$30	\$360
13251 Chelonia Parkway Ct Entrance Sign	\$92	\$1,100
13252 Chelonia Parkway Ct Sign 5	\$30	\$360
14064 Chelonia Parkway Ct Pump	\$25	\$300
14901 Chelonia Parkway Lift	\$200	\$2,400
14312 Chelonia Parkway	\$700	\$8,400
TOTAL		\$14,000

Street Lights - Usage

The District may have expenditures relating to streetlights throughout the community. These may be restricted to main arterial roads or in some cases to all streetlights within the District's boundaries. The District maintains the following account with Duke Energy.

Description	Monthly	Annually
000 Chelonia Parkway Ct Lite	\$450	\$5,400
TOTAL		\$5,400

Street Lights - Lease & Maintenance Agreement

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

Description	Monthly	Annually
000 Chelonia Parkway Ct Lite	\$4,583	\$55,000
TOTAL		\$55,000

Bonnet Creek Resort
Community Development District
 General Fund Budget

Water Service – Reuse Water

The District may incur expenditures related to the use of reclaimed water for irrigation. The District maintains the following account with Orange County Utilities.

Description	Monthly	Annually
14064 Chelonia Parkway	\$3,583	\$43,000
TOTAL		\$43,000

SFWMD Water Use Compliance Report

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

Stormwater Control – Bonnet Creek Resort

OC/Dep Quarterly Well Monitoring Report

The District expenditures related to quarterly well monitoring report.

Wetland & Upland Monitoring Services - (BDA)

Include reviews of nuisance/exotic (N/E) plant species maintenance associated with the on-site wetland and upland preservation areas.

Description	Annually
BDA Environmental Consultants	\$5,000
TOTAL	\$5,000

Pond & Embankment Aquatic Treatment – (AWC)

1) Provide chemical/manual treatments 9 times per year to control undesirable aquatic plants and algae growing in pond 2. Control nuisance and exotic species growing along 6811 lf of fence line. Control nuisance and exotic species growing along 33418 lf of slopes and wetland edges to 15' in. Control of all vegetation growing within 5' of outfall structures.

2) Selective spot spraying techniques will be utilized to avoid impacting native vegetation.

3) Provide chemical treatment with aquatic approved herbicides supervised by state licensed natural area applicators.

Bonnet Creek Resort
Community Development District
 General Fund Budget

Irrigation Pond Treatment - (Solitude)

The District has contract with Solitude Lake Management to provide pond maintenance services on one irrigation pond. Services include aquatic weed control, shoreline weed control and water quality monitoring.

Description	Monthly	Annually
Solitude Lake Management	\$241	\$2,892
TOTAL		\$2,892

Nuisance/Exotic Species Maintenance - (AWC)

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

Stormwater Control - Crosby Island Marsh

Nuisance/Exotic Species Maintenance - (AWC)

1) Provide chemical/manual treatments to control nuisance and exotic species within Crosby Island Mitigation Site 3 times per year. Treatments to be completed with a combination of airboat in the wet season and field crews during the dry season.

2) Selective spot spraying techniques will be utilized to avoid impacting native vegetation.

3) Provide chemical treatment with aquatic approved herbicides supervised by state licensed natural area applicators.

Description	Per Visit	Annually
Aquatic Weed Control (Wetlands) - 3 Visits	\$2,600	\$7,800
TOTAL		\$7,800

Nuisance/Exotic Species Maintenance - (BDA)

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

Description	Annually
BDA Environmental Consultants	\$4,500
TOTAL	\$4,500

Bonnet Creek Resort
Community Development District
 General Fund Budget

Embankment Mowing

Mowing of conservation berms surrounding wetland and mitigation areas.

Other Physical Environment

Property Insurance

Represents the District's share of the annual coverage of property insurance. Coverage is provided by Florida Insurance Alliance. FIA specializes in providing insurance coverage to governmental agencies.

Entry, Fence, Walls & Gates Maintenance

The District will incur expenditures to maintain the entry monuments and the fencing.

Pump Station Maintenance

Expenditures incurred for Pump station maintenance.

Pump Station Repairs

Expenditures incurred for Pump station repairs.

Landscape & Irrigation Maintenance

The District contracted with Yellowstone Landscape to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation Maintenance.

Description	Monthly	Annually
Yellowstone - Landscape Maintenance	\$18,191.25	\$218,295
TOTAL		\$218,295

Irrigation Repairs

Expenditures incurred for irrigation repairs.

Landscape Replacement

Expenditures related to replacement of turf, trees, shrubs etc.

Bonnet Creek Resort
Community Development District
 General Fund Budget

Lift Station Maintenance

Expenditures incurred for yearly preventative maintenance and any additional repairs to the lift station and generator.

Description	Quarterly	Annually
Lift Station Preventative Maintenance	\$300	\$1,200
Generator Preventative Maintenance		\$1,250
Contingency		\$2,550
TOTAL		\$5,000

Road & Street Facilities

Roadway Repair and Maintenance

Expenditures related to the repair and maintenance of roadways owned by the District if any.

Highway Directional Signage - (R&M)

Highway Directional Signage expenditures which may not fit into any defined category in this section of the budget.

Roadway Directional Signage - (R&M)

Roadway Directional Signage expenditures which may not fit into any defined category in this section of the budget.

Sidewalk/Curb Cleaning

Estimated cost for pressure washing the District owned sidewalks throughout the community.

Contingency

Monies collected and allocated for expenditures that the District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Transfer Out - Capital Reserve

Monies collected and allocated for the future repair and replacement of various capital improvements.

Bonnet Creek Resort
Community Development District
Proposed Budget
Debt Service Fund Series 2016

Description	Adopted Budget FY2024	Actuals Thru 4/30/24	Projected Next 5 Months	Projected Thru 9/30/24	Proposed Budget FY2025
Revenues					
Assessments - Direct Billed	\$ 2,110,462	\$ 2,110,462	\$ -	\$ 2,110,462	\$ 2,110,462
Interest Income	\$ -	\$ 35,433	\$ 25,309	\$ 60,742	\$ 30,371
Carry Forward Surplus	\$ 61,468	\$ 64,748	\$ -	\$ 64,748	\$ 130,502
Total Revenues	\$ 2,171,929	\$ 2,210,643	\$ 25,309	\$ 2,235,952	\$ 2,271,335
Expenditures					
General & Administrative:					
Interest - 11/1	\$ 405,225	\$ 405,225	\$ -	\$ 405,225	\$ 376,088
Principal - 5/1	\$ 1,295,000	\$ -	\$ 1,295,000	\$ 1,295,000	\$ 1,355,000
Interest - 5/1	\$ 405,225	\$ -	\$ 405,225	\$ 405,225	\$ 376,088
Total Expenditures	\$ 2,105,450	\$ 405,225	\$ 1,700,225	\$ 2,105,450	\$ 2,107,175
Net Change in Fund Balance	\$ 66,479	\$ 1,805,418	\$ (1,674,916)	\$ 130,502	\$ 164,160

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

Date	Balance	Principal	Interest	Total
11/01/24	\$ 16,715,000.00	\$ -	\$ 376,087.50	\$ 2,107,175.00
05/01/25	\$ 16,715,000.00	\$ 1,355,000.00	\$ 376,087.50	
11/01/25	\$ 15,360,000.00	\$ -	\$ 345,600.00	\$ 2,106,200.00
05/01/26	\$ 15,360,000.00	\$ 1,415,000.00	\$ 345,600.00	
11/01/26	\$ 13,945,000.00	\$ -	\$ 313,762.50	\$ 2,107,525.00
05/01/27	\$ 13,945,000.00	\$ 1,480,000.00	\$ 313,762.50	
11/01/27	\$ 12,465,000.00	\$ -	\$ 280,462.50	\$ 2,110,925.00
05/01/28	\$ 12,465,000.00	\$ 1,550,000.00	\$ 280,462.50	
11/01/28	\$ 10,915,000.00	\$ -	\$ 245,587.50	\$ 2,111,175.00
05/01/29	\$ 10,915,000.00	\$ 1,620,000.00	\$ 245,587.50	
11/01/29	\$ 9,295,000.00	\$ -	\$ 209,137.50	\$ 2,113,275.00
05/01/30	\$ 9,295,000.00	\$ 1,695,000.00	\$ 209,137.50	
11/01/30	\$ 7,600,000.00	\$ -	\$ 171,000.00	\$ 2,117,000.00
05/01/31	\$ 7,600,000.00	\$ 1,775,000.00	\$ 171,000.00	
11/01/31	\$ 5,825,000.00	\$ -	\$ 131,062.50	\$ 2,117,125.00
05/01/32	\$ 5,825,000.00	\$ 1,855,000.00	\$ 131,062.50	
11/01/32	\$ 3,970,000.00	\$ -	\$ 89,325.00	\$ 2,118,650.00
05/01/33	\$ 3,970,000.00	\$ 1,940,000.00	\$ 89,325.00	
11/01/33	\$ 2,030,000.00	\$ -	\$ 45,675.00	\$ 2,121,350.00
05/01/34	\$ 2,030,000.00	\$ 2,030,000.00	\$ 45,675.00	
		\$ 16,715,000.00	\$ 4,415,400.00	\$ 21,130,400.00

Bonnet Creek Resort
Community Development District
Proposed Budget
Capital Projects Fund

Description	Adopted Budget FY2024	Actuals Thru 4/30/24	Projected Next 5 Months	Projected Thru 9/30/24	Proposed Budget FY2025
Revenues					
Transfer In - Capital Projects	\$ 953,672	\$ 500,000	\$ 500,000	\$ 1,000,000	\$ 500,000
Interest Income	\$ 50	\$ 26,769	\$ 19,121	\$ 45,890	\$ 22,945
Carry Forward Surplus	\$ 696,278	\$ 909,655	\$ -	\$ 909,655	\$ 477,861
Total Revenues	\$ 1,650,000	\$ 1,436,424	\$ 519,121	\$ 1,955,545	\$ 1,000,806
Expenditures					
<i>General & Administrative:</i>					
Chelonia Parkway Paving	\$ 1,500,000	\$ 497,044	\$ 775,058	\$ 1,272,102	\$ 275,209
Offsite Wayfinding Signs	\$ -	\$ -	\$ -	\$ -	\$ 150,000
Entry Monument	\$ -	\$ 172,695	\$ -	\$ 172,695	\$ -
Crosby Island Berm Repair	\$ 150,000	\$ -	\$ -	\$ -	\$ 150,000
Contingency	\$ -	\$ 32,887	\$ -	\$ 32,887	\$ -
Total Expenditures	\$ 1,650,000	\$ 702,626	\$ 775,058	\$ 1,477,684	\$ 575,209
Net Change in Fund Balance	\$ 0	\$ 733,798	\$ (255,937)	\$ 477,861	\$ 425,597

**BONNET CREEK RESORT
COMMUNITY DEVELOPMENT DISTRICT**

FISCAL YEAR 2024/2025 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

Total O & M Assessment	\$1,140,566
Total DS Assessment	\$2,110,462

<u>PRODUCT TYPE (PARCEL)</u>	<u>ALLOCATION OF ASSESSMENTS</u>	<u>TOTAL OPERATIONS AND MAINTENANCE ASSESSMENT</u>	<u>ALLOCATION OF DEBT ASSESSMENTS</u>	<u>TOTAL SERIES 2016 DEBT SERVICE ASSESSMENT</u>	<u>TOTAL FY 2024/2025 ASSESSMENT PER PARCEL</u>
Timeshare (A)	36.10%	\$411,778.56	0.00%	\$0.00	\$411,778.56
Timeshare (B)	5.29%	\$60,295.16	8.27%	\$174,610.27	\$234,905.43
Hotel (B)	6.61%	\$75,443.61	10.35%	\$218,479.04	\$293,922.65
Hotel (C/D)	20.83%	\$237,557.09	32.60%	\$687,906.28	\$925,463.37
Timeshare (E)	17.28%	\$197,032.78	27.04%	\$570,577.65	\$767,610.43
Hotel (F)	8.93%	\$101,806.92	13.97%	\$294,816.96	\$396,623.88
Golf Course (G)	4.97%	\$56,651.92	7.77%	\$164,071.33	\$220,723.25
	<u>100.00%</u>	<u>\$1,140,566.04</u>	<u>100.00%</u>	<u>\$2,110,461.53</u>	<u>\$3,251,027.57</u>

FISCAL YEAR 2023/2024 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

Timeshare (A)	36.10%	\$559,957.45	0.00%	\$0.00	\$559,957.45
Timeshare (B)	5.29%	\$81,992.43	8.27%	\$174,610.27	\$256,602.70
Hotel (B)	6.61%	\$102,592.06	10.35%	\$218,479.04	\$321,071.10
Hotel (C/D)	20.83%	\$323,042.24	32.60%	\$687,906.28	\$1,010,948.52
Timeshare (E)	17.28%	\$267,935.21	27.04%	\$570,577.65	\$838,512.86
Hotel (F)	8.93%	\$138,442.24	13.97%	\$294,816.96	\$433,259.20
Golf Course (G)	4.97%	\$77,038.16	7.77%	\$164,071.33	\$241,109.49
	<u>100.00%</u>	<u>\$1,550,999.79</u>	<u>100.00%</u>	<u>\$2,110,461.53</u>	<u>\$3,661,461.32</u>

FISCAL YEAR 2024/2025 O&M & DEBT SERVICE ASSESSMENT INCREASE

Timeshare (A)	36.10%	-\$148,178.89	0.00%	\$0.00	-\$148,178.89
Timeshare (B)	5.29%	-\$21,697.27	8.27%	\$0.00	-\$21,697.27
Hotel (B)	6.61%	-\$27,148.45	10.35%	\$0.00	-\$27,148.45
Hotel (C/D)	20.83%	-\$85,485.15	32.60%	\$0.00	-\$85,485.15
Timeshare (E)	17.28%	-\$70,902.43	27.04%	\$0.00	-\$70,902.43
Hotel (F)	8.93%	-\$36,635.32	13.97%	\$0.00	-\$36,635.32
Golf Course (G)	4.97%	-\$20,386.24	7.77%	\$0.00	-\$20,386.24
	<u>100.00%</u>	<u>-\$410,433.75</u>	<u>100.00%</u>	<u>\$0.00</u>	<u>-\$410,433.75</u>

**BONNET CREEK RESORT
COMMUNITY DEVELOPMENT DISTRICT**

FISCAL YEAR 2024/2025 O & M & DEBT SERVICE SCHEDULE

2023/2024 O & M Budget	\$1,551,000
2024/2025 O & M Budget	<u>\$1,140,566</u>
Total Difference	<u><u>(\$410,434)</u></u>

2023/2024 Debt Service Assessment	\$2,110,462
2024/2025 Debt Service Assessment	<u>\$2,110,462</u>
Total Difference	<u><u>\$0</u></u>

PER UNIT ANNUAL ASSESSMENT

	2021/2022	2022/2023	2023/2024	2024/2025	Proposed Increase/Decrease	
Debt Service - Parcel A	\$0	\$0	\$0	\$0	\$0	0%
Operations/Maintenance - Parcel A	\$310,080	\$341,088	\$559,957	\$411,779	(\$148,179)	-26%
Total	\$310,080	\$341,088	\$559,957	\$411,779	(\$148,179)	-26%
Debt Service - Parcel B Timeshare	\$174,610	\$174,610	\$174,610	\$174,610	\$0	0%
Operations/Maintenance - Parcel B	\$45,404	\$49,944	\$81,992	\$60,295	(\$21,697)	-26%
Total	\$220,014	\$224,555	\$256,603	\$234,905	(\$21,697)	-8%
Debt Service - Parcel B Hotel	\$218,479	\$218,479	\$218,479	\$218,479	\$0	0%
Operations/Maintenance - Parcel B	\$56,811	\$62,492	\$102,592	\$75,444	(\$27,148)	-26%
Total	\$275,290	\$280,971	\$321,071	\$293,923	(\$27,148)	-8%
Debt Service - Parcel C/D	\$687,906	\$687,906	\$687,906	\$687,906	\$0	0%
Operations/Maintenance - Parcel C/D	\$178,887	\$196,775	\$323,042	\$237,557	(\$85,485)	-26%
Total	\$866,793	\$884,682	\$1,010,949	\$925,463	(\$85,485)	-8%
Debt Service - Parcel E	\$570,578	\$570,578	\$570,578	\$570,578	\$0	0%
Operations/Maintenance - Parcel E	\$148,371	\$163,208	\$267,935	\$197,033	(\$70,902)	-26%
Total	\$718,949	\$733,786	\$838,513	\$767,610	(\$70,902)	-8%
Debt Service - Parcel F	\$294,817	\$294,817	\$294,817	\$294,817	\$0	0%
Operations/Maintenance - Parcel F	\$76,663	\$84,330	\$138,442	\$101,807	(\$36,635)	-26%
Total	\$371,480	\$379,147	\$433,259	\$396,624	(\$36,635)	-8%
Debt Service - Parcel G	\$164,071	\$164,071	\$164,071	\$164,071	\$0	0%
Operations/Maintenance - Parcel G	\$42,660	\$46,926	\$77,038	\$56,652	(\$20,386)	-26%
Total	\$206,732	\$210,998	\$241,109	\$220,723	(\$20,386)	-8%

SECTION VI

**Bonnet Creek Resort
Community Development District**

ANNUAL FINANCIAL REPORT

September 30, 2023

Bonnet Creek Resort Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2023

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REPORT OF INDEPENDENT AUDITORS

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

Report on Audit of the Financial Statements

Opinion

We have audited the financial statements of the governmental activities and each major fund of Bonnet Creek Resort Community Development District (the "District"), as of and for the year ended September 30, 2023, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Bonnet Creek Resort Community Development District as of September 30, 2023, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

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

Responsibilities of Management for the Financial Statements

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

To the Board of Supervisors
Bonnet Creek Resort Community Development District

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

Auditor's Responsibility for the Audit of the Financial Statements

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

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

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

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

To the Board of Supervisors
Bonnet Creek Resort Community Development District

Required Supplementary Information

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

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated March 28, 2024 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

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



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

March 28, 2024

Bonnet Creek Resort Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2023

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

OVERVIEW OF THE FINANCIAL STATEMENTS

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

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

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

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

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

**Bonnet Creek Resort Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2023**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

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

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

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

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2023.

- ◆ The District's total assets exceeded total liabilities by \$5,383,252 (net position). Net investment in capital assets was \$4,589,903 and unrestricted net position was \$793,349.
- ◆ Governmental activities revenues totaled \$3,159,697 while governmental activities expenses totaled \$1,637,256.

**Bonnet Creek Resort Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2023**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

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

Net Position

	Governmental Activities	
	2023	2022
Current assets	\$ 1,171,167	\$ 850,342
Restricted assets	1,103,279	1,054,074
Capital assets	21,561,372	21,672,098
Total Assets	23,835,818	23,576,514
Current liabilities	1,737,566	1,705,703
Non-current liabilities	16,715,000	18,010,000
Total Liabilities	18,452,566	19,715,703
Net position - net investment in capital assets	4,589,903	3,465,629
Net position - unrestricted	793,349	395,182
Total Net Position	\$ 5,383,252	\$ 3,860,811

The increase in current assets is related to an increase in investments due to the decrease in current year capital project disbursements.

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

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

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

**Bonnet Creek Resort Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2023**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

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

Change in Net Position

	Governmental Activities	
	2023	2022
Revenues		
Charges for services	\$ 3,045,789	\$ 2,969,338
Miscellaneous revenues	48,704	40,809
Investment earnings	65,204	5,309
Total Revenues	3,159,697	3,015,456
Expenses		
General government	115,458	108,426
Physical environment	678,929	692,723
Interest and other charges	842,869	897,000
Total Expenses	1,637,256	1,698,149
Change in Net Position	1,522,441	1,317,307
Net Position - Beginning of Year	3,860,811	2,543,504
Net Position - End of Year	\$ 5,383,252	\$ 3,860,811

The increase in charges for services is related to the increase in special assessments in the current year.

The decrease in physical environment is related to the decrease in repairs in the current year.

The decrease in interest and other charges is related to the decrease in interest expense in the current year.

**Bonnet Creek Resort Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2023**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2023 and 2022.

<u>Description</u>	Governmental Activities	
	<u>2023</u>	<u>2022</u>
Land and improvements	\$ 17,157,333	\$ 17,157,333
Construction in progress	1,170,703	1,117,499
Infrastructure	5,300,430	5,274,871
Improvements other than buildings	2,649,428	2,649,428
Less: accumulated depreciation	<u>(4,716,522)</u>	<u>(4,527,033)</u>
Total Capital Assets (Net)	<u>\$ 21,561,372</u>	<u>\$ 21,672,098</u>

Capital asset activity consisted of additions to construction in progress, \$78,163, transfers from construction in progress to infrastructure, \$25,559, and depreciation of \$189,489.

General Fund Budgetary Highlights

Budgeted expenditures exceeded actual expenditures primarily due to less sidewalk cleaning and contingency expenditures than were anticipated.

The September 30, 2023 budget was amended for transfers out exceeding the amount anticipated in the original budget.

Debt Management

Governmental Activities debt includes the following:

In October 2016, the District issued \$25,605,000, Special Assessment Refunding Bonds, Series 2016. The Bonds were issued to refund the District's outstanding Series 2002 Special Assessment Bonds. The balance outstanding at September 30, 2023 was \$18,010,000.

**Bonnet Creek Resort Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2023**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Economic Factors and Next Year's Budget

The Bonnet Creek Resort Community Development District is in the process of multiple construction projects on parcels within the District, both private and public; however, the District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2024.

Request for Information

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

Bonnet Creek Resort Community Development District
STATEMENT OF NET POSITION
September 30, 2023

	Governmental Activities
ASSETS	
Current Assets	
Cash	\$ 332,338
Investments	830,975
Accounts receivable	7,854
Total Current Assets	1,171,167
Non-Current Assets	
Restricted Assets	
Investments	1,103,279
Capital Assets, Not Being Depreciated	
Construction in progress	1,170,703
Land and improvements	17,157,333
Capital Assets, Being Depreciated	
Infrastructure	5,300,430
Improvements other than buildings	2,649,428
Accumulated depreciation	(4,716,522)
Total Non-Current Assets	22,664,651
Total Assets	23,835,818
 LIABILITIES	
Current Liabilities	
Accounts payable	19,130
Retainage payable	85,748
Bonds payable, current	1,295,000
Accrued interest	337,688
Total Current Liabilities	1,737,566
Non-Current Liabilities	
Bonds payable	16,715,000
Total Liabilities	18,452,566
 NET POSITION	
Net investment in capital assets	4,589,903
Unrestricted	793,349
Total Net Position	\$ 5,383,252

See accompanying notes to financial statements.

Bonnet Creek Resort Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2023

Functions/Programs	Expenses	Program Revenues Charges for Services	Net (Expense) Revenues and Changes in Net Position Governmental Activities
Governmental Activities			
General government	\$ (115,458)	\$ 186,268	\$ 70,810
Physical environment	(678,929)	758,496	79,567
Interest and other charges	(842,869)	2,101,025	1,258,156
Total Governmental Activities	\$ (1,637,256)	\$ 3,045,789	1,408,533
	General Revenues		
	Investment income		65,204
	Miscellaneous revenues		48,704
	Total General Revenues		113,908
	Change in Net Position		1,522,441
	Net Position - October 1, 2022		3,860,811
	Net Position - September 30, 2023		\$ 5,383,252

See accompanying notes to financial statements.

Bonnet Creek Resort Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2023

	General	Debt Service	Capital Projects	Total Governmental Funds
ASSETS				
Cash	\$ 148,083	\$ -	\$ 184,255	\$ 332,338
Investments	19,309	-	811,666	830,975
Accounts receivable	7,854	-	-	7,854
Restricted assets				
Cash and investments, at fair value	-	1,103,279	-	1,103,279
Total Assets	\$ 175,246	\$ 1,103,279	\$ 995,921	\$ 2,274,446
 LIABILITIES AND FUND BALANCES				
LIABILITIES				
Accounts payable	\$ 18,611	\$ -	\$ 519	\$ 19,130
Retainage payable	-	-	85,748	85,748
Total Liabilities	18,611	-	86,267	104,878
 FUND BALANCES				
Restricted for debt service	-	1,103,279	-	1,103,279
Assigned for capital projects	-	-	909,654	909,654
Unassigned	156,635	-	-	156,635
Total Fund Balances	156,635	1,103,279	909,654	2,169,568
Total Liabilities and Fund Balances	\$ 175,246	\$ 1,103,279	\$ 995,921	\$ 2,274,446

See accompanying notes to financial statements.

Bonnet Creek Resort Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2023

Total Governmental Fund Balances	\$ 2,169,568
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets, not being depreciated, construction in progress, \$1,170,703, land and improvements, \$17,157,333, infrastructure, \$5,300,430, improvements other than buildings, \$2,649,428, and accumulated depreciation, \$(4,716,522), used in governmental activities are not current financial resources and are not reported at the fund level.	21,561,372
Long-term liabilities, including bonds payable, are not due and payable in the current period and therefore, are not reported at the fund level.	(18,010,000)
Accrued interest expense for long-term debt is not a current financial use and therefore, is not reported at the fund level.	<u>(337,688)</u>
Net Position of Governmental Activities	<u><u>\$ 5,383,252</u></u>

See accompanying notes to financial statements.

Bonnet Creek Resort Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
For the Year Ended September 30, 2023

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues				
Special assessments	\$ 944,764	\$ 2,101,025	\$ -	\$ 3,045,789
Investment income	911	49,205	15,088	65,204
Miscellaneous revenues	48,704	-	-	48,704
Total Revenues	<u>994,379</u>	<u>2,150,230</u>	<u>15,088</u>	<u>3,159,697</u>
Expenditures				
Current				
General government	115,418	-	40	115,458
Physical environment	469,989	-	19,451	489,440
Capital outlay	-	-	78,763	78,763
Debt service				
Principal	-	1,235,000	-	1,235,000
Interest	-	866,025	-	866,025
Total Expenditures	<u>585,407</u>	<u>2,101,025</u>	<u>98,254</u>	<u>2,784,686</u>
Excess of revenues over/(under) expenditures	<u>408,972</u>	<u>49,205</u>	<u>(83,166)</u>	<u>375,011</u>
Other Financing Sources/(Uses)				
Transfers in	-	-	414,368	414,368
Transfers out	(414,368)	-	-	(414,368)
Total Other Financing Sources/(Uses)	<u>(414,368)</u>	<u>-</u>	<u>414,368</u>	<u>-</u>
Net Change in Fund Balances	(5,396)	49,205	331,202	375,011
Fund Balances - October 1, 2022	<u>162,031</u>	<u>1,054,074</u>	<u>578,452</u>	<u>1,794,557</u>
Fund Balances - September 30, 2023	<u>\$ 156,635</u>	<u>\$ 1,103,279</u>	<u>\$ 909,654</u>	<u>\$ 2,169,568</u>

See accompanying notes to financial statements.

Bonnet Creek Resort Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2023

Net Change in Fund Balances - Total Governmental Funds	\$	375,011
Amounts reported for governmental activities in the Statement of Activities are different because:		
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount that capital outlay, \$78,763, was exceeded by depreciation, \$(189,489), in the current period.		(110,726)
Governmental funds report principal payments as expenditures when paid, whereas these payments are recognized as a decrease in bonds payable at the government-wide level.		1,235,000
At the fund level interest is recognized when due. At the government-wide level interest is accrued on outstanding debt. This is the current year change in accrual.		<u>23,156</u>
Change in Net Position of Governmental Activities	\$	<u><u>1,522,441</u></u>

See accompanying notes to financial statements.

Bonnet Creek Resort Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND
For the Year Ended September 30, 2023

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Special assessments	\$ 944,764	\$ 944,764	\$ 944,764	\$ -
Investment income	100	910	911	1
Miscellaneous revenues	43,000	48,704	48,704	-
Total Revenues	<u>987,864</u>	<u>994,378</u>	<u>994,379</u>	<u>1</u>
Expenditures				
Current				
General government	114,671	121,479	115,418	6,061
Physical environment	559,398	497,298	469,989	27,309
Total Expenditures	<u>674,069</u>	<u>618,777</u>	<u>585,407</u>	<u>33,370</u>
Excess of revenues over/(under) expenditures	313,795	375,601	408,972	33,371
Other Financing Sources/(Uses)				
Transfers out	<u>(313,795)</u>	<u>(414,368)</u>	<u>(414,368)</u>	<u>-</u>
Net Change in Fund Balances	-	(38,767)	(5,396)	33,371
Fund Balances - October 1, 2022	<u>-</u>	<u>38,767</u>	<u>162,031</u>	<u>123,264</u>
Fund Balances - September 30, 2023	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 156,635</u>	<u>\$ 156,635</u>

See accompanying notes to financial statements.

Bonnet Creek Resort Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

1. Reporting Entity

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

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

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

2. Measurement Focus and Basis of Accounting

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

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

Bonnet Creek Resort Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

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

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

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

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

b. Fund Financial Statements

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

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

Governmental Funds

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

Bonnet Creek Resort Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

The District has various policies governing the fund balance classifications.

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

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

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

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

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

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

Bonnet Creek Resort Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

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

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

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

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

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

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

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

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

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

Bonnet Creek Resort Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

b. Non-current Governmental Assets/Liabilities

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

4. Assets, Liabilities, and Net Position

a. Cash and Investments

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

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

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

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

Bonnet Creek Resort Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

b. Restricted Assets

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

c. Capital Assets

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

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

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

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

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

Infrastructure	30 years
Improvements other than buildings	10-20 years

Bonnet Creek Resort Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

d. Budgets

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

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

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

“Total fund balances” of the District’s governmental funds, \$2,169,568, differs from “net position” of governmental activities, \$5,383,252, reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the governmental fund balance sheet. The effect of the differences is illustrated below:

Capital related items

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

Construction in progress	\$ 1,170,703
Land and improvements	17,157,333
Infrastructure	5,300,430
Improvements other than buildings	2,649,428
Less: accumulated depreciation	<u>(4,716,522)</u>
Total	<u>\$ 21,561,372</u>

Bonnet Creek Resort Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

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

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

Long-term debt transactions

Long-term liabilities applicable to the District’s governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2023 were:

Bonds payable	\$ <u>(18,010,000)</u>
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Accrued interest

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

Accrued interest	\$ <u>(337,688)</u>
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2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities

The “net change in fund balances” for government funds, \$375,011, differs from the “change in net position” for governmental activities, \$1,522,441, reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below:

Capital related items

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

Capital outlay	\$ 78,763
Depreciation	<u>(189,489)</u>
Total	<u>\$ (110,726)</u>

Bonnet Creek Resort Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

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

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

Long-term debt transactions

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

Principal payments	\$ <u>1,235,000</u>
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Some expenses reported at the government-wide level do not require the use of current financial resources, therefore, are not reported as expenditures at the fund level.

Net change in accrued interest	\$ <u>23,156</u>
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NOTE C – CASH AND INVESTMENTS

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

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a separate formal deposit policy for custodial credit risk, however, the District adopted the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2023, the District's bank balance was \$360,075 and the carrying value was \$332,338. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

Investments

As of September 30, 2023, the District had the following investments and maturities:

Investment	Maturity Date	Fair Value
First American Govt Obligation Fund	24 days*	\$ 1,103,279
Florida PRIME	35 days*	830,975
Total		\$ 1,934,254

* Weighted Average Maturity

Bonnet Creek Resort Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE C – CASH AND INVESTMENTS (CONTINUED)

Investments (Continued)

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

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

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

The District's investment policy allows management to invest funds in investments permitted under Section 218.415, Florida Statutes. The investment in Florida PRIME is measured at amortized cost. Florida PRIME has established policies and guidelines regarding participant transactions and the authority to limit or restrict withdrawals or impose a penalty for an early withdrawal. As of September 30, 2023, there were no redemption fees, maximum transaction amounts, or any other requirement that would limit daily access to 100 percent of the account value.

Interest Rate Risk

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

Credit Risk

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

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investments in the First American Government Obligation Fund represents 57% of the District's investments. The remaining 43% is represented by Florida PRIME.

The types of deposits and investments and their level of risk exposure as of September 30, 2023 were typical of these items during the fiscal year then ended.

Bonnet Creek Resort Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE D – SPECIAL ASSESSMENT REVENUES

Special assessment revenues for the year are set at the public hearing to adopt the annual budget. The special assessment revenues are collected directly by the District in accordance with Chapter 190, Florida Statutes. The installment payment dates are established each year by the annual assessment resolution adopted at the public hearing to adopt the annual budget. Payments not received by the installment due dates are subject to a 1% per month penalty and interest charge. There are no delinquent special assessments as of September 30, 2023.

NOTE E – CAPITAL ASSETS

Capital Asset activity for the year ended September 30, 2023 was as follows:

	October 1, 2022 Balance	Additions	Deletions	September 30, 2023 Balance
<u>Governmental Activities:</u>				
Capital assets, not being depreciated:				
Land and improvements	\$ 17,157,333	\$ -	\$ -	\$ 17,157,333
Construction in progress	1,117,499	78,763	(25,559)	1,170,703
Total Capital Assets, not depreciated	<u>18,274,832</u>	<u>78,763</u>	<u>(25,559)</u>	<u>18,328,036</u>
Capital assets, being depreciated:				
Improvements other than buildings	2,649,428	-	-	2,649,428
Infrastructure	5,274,871	25,559	-	5,300,430
Total Capital Assets, being depreciated	7,924,299	25,559	-	7,949,858
Less accumulated depreciation	(4,527,033)	(189,489)	-	(4,716,522)
Total Capital Assets Depreciated, Net	<u>3,397,266</u>	<u>(163,930)</u>	<u>-</u>	<u>3,233,336</u>
Governmental Activities Capital Assets	<u>\$ 21,672,098</u>	<u>\$ (85,167)</u>	<u>\$ (25,559)</u>	<u>\$ 21,561,372</u>

Depreciation of \$189,489 was charged to physical environment.

NOTE F – LONG-TERM DEBT

Long-term debt is comprised of the following:

Long-term debt at October 1, 2022	\$ 19,245,000
Principal payments	<u>(1,235,000)</u>
Long-term debt at September 30, 2023	<u>\$ 18,010,000</u>

Bonnet Creek Resort Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE F – LONG-TERM DEBT (CONTINUED)

Special Assessment Refunding Bonds

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

\$ 18,010,000

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2023 are as follows:

Year Ending September 30,	Principal	Interest	Total
2024	\$ 1,295,000	\$ 810,450	\$ 2,105,450
2025	1,355,000	752,175	2,107,175
2026	1,415,000	691,200	2,106,200
2027	1,480,000	627,525	2,107,525
2028	1,550,000	560,925	2,110,925
2029-2033	8,885,000	1,692,225	10,577,225
2034	2,030,000	91,350	2,121,350
Totals	<u>\$ 18,010,000</u>	<u>\$ 5,225,850</u>	<u>\$ 23,235,850</u>

Significant Bond Provisions

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

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

Bonnet Creek Resort Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2023

NOTE F – LONG-TERM DEBT (CONTINUED)

Depository Funds

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

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

The following is a schedule of required reserve deposits as of September 30, 2023:

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

NOTE G – INTERFUND ACTIVITY

Interfund transfers for the year ended September 30, 2023, consisted of the following:

	Transfers Out
Transfers In	General Fund
Capital Projects Fund	\$ 414,368

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

NOTE H – RISK MANAGEMENT

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

NOTE I – ECONOMIC DEPENDENCY

Five major landowners own the developable land within the District. The District’s activity is dependent upon the continued involvement of the Developer and major landowners, the loss of which could have a material adverse effect on the District’s operations. At September 30, 2023, four board members were affiliated with a major landowner.



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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Suite 200
Fort Pierce, Florida 34950

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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements, as listed in the table of contents, of Bonnet Creek Resort Community Development District, as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated March 28, 2024.

Report on Internal Control Over Financial Reporting

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

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

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

Fort Pierce / Stuart

To the Board of Supervisors
Bonnet Creek Resort Community Development District

Report on Compliance and Other Matters

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

Purpose of this Report

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



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

March 28, 2024



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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Fort Pierce, Florida 34950

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FAX: 772/468-9278

MANAGEMENT LETTER

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

Report on the Financial Statements

We have audited the financial statements of the Bonnet Creek Resort Community Development District as of and for the year ended September 30, 2023, and have issued our report thereon dated March 28, 2024.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with *AICPA Professionals Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated March 28, 2024, should be considered in conjunction with this management letter.

Prior Audit Findings

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

Financial Condition

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

To the Board of Supervisors
Bonnet Creek Resort Community Development District

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for Bonnet Creek Resort Community Development District. It is management's responsibility to monitor the Bonnet Creek Resort Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same as of September 30, 2023.

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

Specific Information

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

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

- 1) The total number of district employees compensated in the last pay period of the District's fiscal year: 0
- 2) The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year: 15
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$0
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$995,208.
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2022, together with the total expenditures for such project: N/A
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The District amended the original budget. See schedule below.

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

- 1) The rate or rates of non-ad valorem special assessments imposed by the District. The General Fund assessment was \$11,731.61 - \$138,560.09 and the Debt Service assessment was \$33,633.23 - \$588,962.49.
- 2) Total Special Assessments collected was \$3,045,789.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds. The District had outstanding bonds at September 30, 2023 of \$18,010,000 Series 2016 Bonds maturing May 2034.

To the Board of Supervisors
Bonnet Creek Resort Community Development District

	Original Budget	Actual	Variance with Original Budget Positive (Negative)
Revenues			
Special assessments	\$ 944,764	\$ 944,764	\$ -
Investment income	100	911	811
Miscellaneous revenues	43,000	48,704	5,704
Total Revenues	<u>987,864</u>	<u>994,379</u>	<u>6,515</u>
Expenditures			
Current			
General government	114,671	115,418	(747)
Physical environment	559,398	469,989	89,409
Total Expenditures	<u>674,069</u>	<u>585,407</u>	<u>88,662</u>
Excess of revenues over/(under) expenditures	313,795	408,972	95,177
Other Financing Sources/(Uses) Transfers out	<u>(313,795)</u>	<u>(414,368)</u>	<u>100,573</u>
Net Change in Fund Balances	-	(5,396)	(5,396)
Fund Balances - October 1, 2022	<u>-</u>	<u>162,031</u>	<u>162,031</u>
Fund Balances - September 30, 2023	<u>\$ -</u>	<u>\$ 156,635</u>	<u>\$ 156,635</u>

Additional Matters

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

To the Board of Supervisors
Bonnet Creek Resort Community Development District

Purpose of this Letter

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

*Berger Toombs Elam
Gaines + Frank*

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

March 28, 2024



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

Certified Public Accountants PL

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

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

We have examined Bonnet Creek Resort Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2023. Management is responsible for Bonnet Creek Resort Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Bonnet Creek Resort Community Development District's compliance based on our examination.

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

In our opinion, Bonnet Creek Resort Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2023.

*Berger Toombs Elam
Gaines + Frank*

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

March 28, 2024

SECTION VII

Chelonia Parkway Resurfacing Pay App # 1

We hereby verify that the quantities and/or dollar amounts presented for payment appear to be correct to the best of our knowledge, information or belief. This verification is based upon review of the dollar amounts shown in comparison with our understanding of the owner's contract and/or limited onsite observations. We do not guarantee or certify the technical accuracy of the amounts shown or the quality of the work completed. It is the sole responsibility of the contractor to guarantee all work completion, quality and/or accuracy.

	<u>Tarek Tahawy</u>	<u>04/15/2024</u>
Signature	Name	Date

DONALD W. McINTOSH ASSOCIATES, INC.
2200 Park Avenue North, Winter Park, Florida 32789

\$497,043.81

APPLICATION AND CERTIFICATE OF PAYMENT

TO (OWNER): Bonnet Creek Resort Community Development District Orlando, FL 32801	PROJECT: Chelonia Parkway Resurfacing	APPLICATION NO. 1 PERIOD ENDING: 03/31/24
FROM (CONTRACTOR): Ranger Construction Industries, Inc. 1200 Elboc Way Winter Garden, FL 34787	VIA (ENGINEER):	COMMENCEMENT DATE: ORIGINAL CONTRACT PERIOD: EXTENDED CONTRACT PERIOD: CONTRACT COMPLETION DATE: EXPIRED FROM COMMENCEMENT:

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY		ADDITIONS	DEDUCTIONS
Change Orders approved in previous months by Owner			
Approved this Month			
No.	Date Approved		
TOTALS		0.00	0.00
Net change by Change Orders		0.00	0.00

Application is made for Payment, as shown below, in connection with the Contract.
Continuation Sheets are attached.

1. ORIGINAL CONTRACT SUM	\$	1,547,309.65	
2. Net change by Change Orders	\$	0.00	
3. CONTRACT SUM TO DATE	\$	1,547,309.65	(1 + 2)
4. TOTAL COMPLETED & STORED TO DATE	\$	552,270.90	
a. Completed Work in Place - Up to 50%	\$	552,270.90	
b. Completed Work in Place - After 50%	\$	0.00	
c. Stored Material	\$	0.00	
5. TOTAL RETAINAGE:	\$	55,227.09	(5a+5b)
a. 10.0% of Completed Work - Up to 50%	\$	55,227.09	
b. 10.0% of Completed Work - After 50%	\$	0.00	
c. 10.0% of Stored Material	\$	0.00	
6. TOTAL EARNED LESS RETAINAGE	\$	497,043.81	(4 - 5)
7. LESS PREVIOUS CERT. FOR PAYMENT	\$	0.00	
8. LESS PREVIOUS CREDITS	\$	0.00	
9. PLUS DESIGNATED MOBILIZATION PAYMENT (DMP) (DMP is defined in GOAA's LDB Policy)	\$	0.00	(Orig. DMP Less DMP * % Compl)
10. CURRENT PAYMENT DUE	\$	497,043.81	(6-7-8+9)
11. BALANCE TO FINISH (INCLUDING RETAINAGE)	\$	1,050,265.84	(3-7-10)


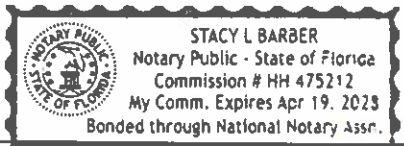
35.7%	TOTAL COMPLETED & STORED
35.7%	Completed Work in Place
0.0%	Stored Material
10.0%	Retainage

MONETARY PROGRESS: 35.69% **TIME PROGRESS:** 0.00%
 State of: Florida County of: Orange

Contractor hereby certifies that, except as specifically indicated on the attached documents, there are no Claims of Contractor, its Subcontractors or Suppliers as of the date of this Application for Payment that have not been completely resolved, that the Contractor has no knowledge of any unsolved Claims by Subcontractors or Suppliers, that all Subcontractors and Suppliers have been paid to date from funds received for previous Applications for Payment, that there is no known basis for filing of any Claim on the Work and Contractor, upon receipt of funds due in this Application for Payment, hereby releases the Owner from any claims arising from the Work, except for retainage.

The foregoing instrument was acknowledged before me this 15th Day of April 2024 by F. Scott Fowler of Ranger Construction Industries, Inc., a Florida corporation, on behalf of the corporation. He/she is personally known to me or has produced _____ as identification and did (did not) take an oath.

CONTRACTOR: RANGER CONSTRUCTION INDUSTRIES, INC.
 By:  Date: 04/15/2024
 Vice President

Notary:  My Commission Expires: 4/19/2028


ENGINEER'S CERTIFICATION FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED: \$ **497,043.81**

ENGINEER:
 By: _____ Date: _____
 OAR:
 By: _____ Date: _____

OWNER / ENGINEER:
 By: _____ Date: _____
 By: _____ Date: _____
 By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

PAY APPLICATION 1		CONTRACTOR: Ranger Construction Industries, Inc.				PERIOD ENDING: 03/31/24				Chelonia Parkway Resurfacing										
NO.	DESCRIPTION OF WORK	QUANT.	UNIT	UNIT PRICE	TOTAL FOR ITEM	CHANGE ORDER ADJUSTMENTS		CURRENT CONTRACT		PREVIOUS APPL'S		THIS APPLICATION		TOTAL WORK COMPLETED TO DATE (Does Not Include Stored Materials)		BALANCE		% COMPLETE		
						QUANT.	\$ AMOUNT	QUANT.	\$ AMOUNT	QUANT.	\$ AMOUNT	QUANT.	\$ AMOUNT	QUANT.	\$ AMOUNT	QUANT.	\$ AMOUNT		QUANT.	\$ AMOUNT
SCHEDULE A																				
10000	PHASE 1 Mobilization	1	LS	93,900.00	93,900.00			1	93,900.00	0.00	0.00	0.50	46,950.00	0.00	0.50	46,950.00	0.50	46,950.00	50%	
10100	PHASE 1 Payment and Performanc	1	LS	3,740.00	3,740.00			1	3,740.00	0.00	0.00	0.50	1,870.00	0.00	0.50	1,870.00	0.50	1,870.00	50%	
10200	PHASE 1 Warantee Bond (10%)	1	LS	1,240.00	1,240.00			1	1,240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	1,240.00	0%	
10300	PHASE 1 Geotechnical Testing (	1	LS	125.00	125.00			1	125.00	0.00	0.00	0.50	62.50	0.00	0.50	62.50	0.50	62.50	50%
11000	PHASE 2 Mobilization	1	LS	25,400.00	25,400.00			1	25,400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	25,400.00	0%	
11100	PHASE 2 Payment and Performanc	1	LS	798.00	798.00			1	798.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	798.00	0%	
11200	PHASE 2 Warrantee Bond (10%)	1	LS	311.50	311.50			1	311.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	311.50	0%	
11300	PHASE 2Geotechnical Testing (O	1	LS	125.00	125.00			1	125.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	125.00	0%	
20000	PHASE 1 Maintenance of Traffic	1	LS	98,000.00	98,000.00			1	98,000.00	0.00	0.00	0.50	49,000.00	0.00	0.50	49,000.00	0.50	49,000.00	50%	
20100	PHASE 1 Erosion and Sediment C	1	LS	20,200.00	20,200.00			1	20,200.00	0.00	0.00	0.50	10,100.00	0.00	0.50	10,100.00	0.50	10,100.00	50%	
21000	PHASE 2 Maintenance of Traffic	1	LS	18,400.00	18,400.00			1	18,400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	18,400.00	0%	
21100	PHASE 2 Erosion and Sediment C	1	LS	9,119.00	9,119.00			1	9,119.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	9,119.00	0%	
40100	PHASE 1 Base Repair (4" SP 12	3690	SY	34.95	128,965.50			3690	128,965.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,690.00	128,965.50	0%	
41100	PHASE 2 Base Repair (4" SP 12.	650	SY	55.50	36,075.00			650	36,075.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	650.00	36,075.00	0%	
50100	PHASE 1 2" FDOT Asphalt Type S	36900	SY	19.30	712,170.00			36900	712,170.00	0.00	0.00	18,363.00	354,405.90	0.00	18,363.00	354,405.90	18,537.00	357,764.10	50%	
51100	PHASE 2 2" FDOT Asphalt Type S	6420	SY	20.75	133,215.00			6420	133,215.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,420.00	133,215.00	0%	
60100	PHASE 1 Milling Existing Pavem	36900	SY	4.00	147,600.00			36900	147,600.00	0.00	0.00	18,363.00	73,452.00	0.00	18,363.00	73,452.00	18,537.00	74,148.00	50%	
61100	PHASE 2 Milling Existing Pavem	6420	SY	6.50	41,730.00			6420	41,730.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,420.00	41,730.00	0%	
90101	PHASE 1 Pavement Marking (6" P	40148	LF	0.75	30,111.00			40148	30,111.00	0.00	0.00	20,074.00	15,055.50	0.00	20,074.00	15,055.50	20,074.00	15,055.50	50%	
90102	PHASE 1 Pavement Marking (Pain	44	EA	62.50	2,750.00			44	2,750.00	0.00	0.00	22.00	1,375.00	0.00	22.00	1,375.00	22.00	1,375.00	50%	
91101	PHASE 2 Pavement Marking (6" P	7091	LF	1.15	8,154.65			7091	8,154.65	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,091.00	8,154.65	0%	
91201	Alternate 2 Thermoplastic Paint	1	LS	33,300.00	33,300.00			1	33,300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	33,300.00	0%	
91301	Alternate 3 Thermoplastic Paint	1	LS	1,880.00	1,880.00			1	1,880.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	1,880.00	0%	
					0.00			0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%	
	SUBTOTAL - BASE CONTRACT				1,547,309.65				1,547,309.65		0.00		552,270.90		0.00		552,270.90		995,038.75	36%
	CHANGE ORDERS																			
0	0					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%
0	0					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%
0	0					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%
	SUBTOTAL - CHANGE ORDERS																			0%
	TOTAL				1,547,309.65		0.00		1,547,309.65		0.00		552,270.90		0.00		552,270.90		995,038.75	36%

RELEASE OF LIEN, RIGHTS OR CLAIMS

For and in consideration of the sum of Four Hundred Ninety-Seven Thousand Forty-Three Dollars and Eighty-One Cents, (\$ 497,043.81), the receipt and sufficiency of which is hereby acknowledged, and for other good and valuable consideration, Ranger Construction Industries, Inc. (Project Contractor), hereby releases and waives for itself and its subcontractors, materialmen, successors, and assigns, all claims, demands, damages, costs, and expenses, whether in contract or in tort, against Bonnet Creek Resort Community Development District, Orange County, Florida and the property described in Exhibit A (if applicable), related in any way to the performance of the Agreement between the Owner and the Project Contractor dated February 1, 2024, from the beginning of time through, and including, the date of this Release.

IN WITNESS WHEREOF, the Project Contractor has hereunto set his hand and seal this 10 day of April, 2024.

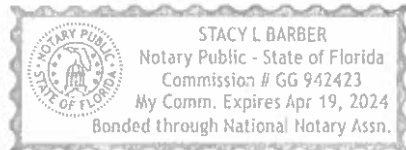
Signed, sealed and delivered
In the presence of:

Vice President

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me, by means of X physical presence or ___ online notarization, this 10 day of April, 2024 (year) by F. Scott Fowler, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Stacy L Barber (Signature of Notary Public)
Stacy L. Barber (Name of Notary – Typed, printed or stamped)
GG 942423 (Notary Seal / Serial Number)
April 19, 2024 (Date)





1566 Kanawha Blvd E, Charleston, WV 25311
 PO BOX 2466
 Charleston, WV 25329

Phone: (304) 357-4520

Ranger Construction Industries, Inc.
1200 Elboc Way
Winter Garden, FL 34787

Invoice # 2141	Page 1 of 1
Account Number	Date
RANGCON-05	3/11/2024
Balance Due On	
3/18/2024	
Amount Paid	Amount Due
	\$3,636.00


Bonds	Policy Number: 107959559	Effective: 3/18/2024 to 3/18/2025
-------	--------------------------	-----------------------------------

Item #	Trans Eff Date	Due Date	Trans	Description	Amount
7199	3/18/2024	3/18/2024	NEWB	Contract Bond	\$3,636.00
	Bonnet Creek Resort CDD Chelonia Parkway Resurfacing Project Bond amount: \$1,547,310.00				
				350-6179	

Total Invoice Balance: \$3,636.00

Chelonia Parkway Resurfacing
Bonnet Creek District
Pay App # 2

amounts presented for payment appear to be correct to the best of our knowledge, information or belief. This verification is based upon review of the dollar amounts shown in comparison with our understanding of the owner's contract and/or limited onsite observations. We do not guarantee or certify the technical accuracy of the amounts shown or the quality of the work completed. It is the sole responsibility of the contractor to guarantee all work completion, quality and/or accuracy.

	Tarek Tahany	05/13/2024
Signature	Name	Date

DONALD W. McINTOSH ASSOCIATES, INC.
2200 Park Avenue North, Winter Park, Florida 32789

\$500,692.59

APPLICATION AND CERTIFICATE OF PAYMENT

TO (OWNER): Bonnet Creek Resort Community Development District Orlando, FL 32801	PROJECT: Chelonia Parkway Resurfacing	APPLICATION NO. 2 PERIOD ENDING: 04/30/24
FROM (CONTRACTOR): Ranger Construction Industries, Inc. 1200 Elboc Way Winter Garden, FL 34787	VIA (ENGINEER):	COMMENCEMENT DATE: ORIGINAL CONTRACT PERIOD: EXTENDED CONTRACT PERIOD: CONTRACT COMPLETION DATE: EXPIRED FROM COMMENCEMENT:

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY		ADDITIONS	DEDUCTIONS
Change Orders approved in previous months by Owner			
Approved this Month			
No.	Date Approved		
1	March 12, 2024	35,180.00	
TOTALS		35,180.00	0.00
Net change by Change Orders		35,180.00	

Application is made for Payment, as shown below, in connection with the Contract.
Continuation Sheets are attached.

1. ORIGINAL CONTRACT SUM	\$	1,512,129.65	
2. Net change by Change Orders	\$	35,180.00	
3. CONTRACT SUM TO DATE	\$	1,547,309.65	(1 + 2)
4. TOTAL COMPLETED & STORED TO DATE	\$	1,108,596.00	
a. Completed Work in Place - Up to 50%	\$	1,108,596.00	
b. Completed Work in Place - After 50%	\$	0.00	
c. Stored Material	\$	0.00	
5. TOTAL RETAINAGE:	\$	110,859.60	(5a+5b)
a. 10.0% of Completed Work - Up to 50%	\$	110,859.60	
b. 10.0% of Completed Work - After 50%	\$	0.00	
c. 10.0% of Stored Material	\$	0.00	
6. TOTAL EARNED LESS RETAINAGE	\$	997,736.40	(4 - 5)
7. LESS PREVIOUS CERT. FOR PAYMENT	\$	497,043.81	
8. LESS PREVIOUS CREDITS	\$	0.00	
9. PLUS DESIGNATED MOBILIZATION PAYMENT (DMP) (DMP is defined in GOAA's LDB Policy)	\$	0.00	(Orig DMP Less DMP * % Compl)
10. CURRENT PAYMENT DUE	\$	500,692.59	(6-7-8+9)
11. BALANCE TO FINISH (INCLUDING RETAINAGE)	\$	549,573.25	(3-7-10)

71.6%	TOTAL COMPLETED & STORED
71.6%	Completed Work in Place
0.0%	Stored Material
10.0%	Retainage

MONETARY PROGRESS: 71.65% **TIME PROGRESS:** 0.00%

State of: Florida County of: Orange

The foregoing instrument was acknowledged before me this 10th by F. Scott Fowler of Ranger Construction Industries, Inc., a Florida corporation, on behalf of the corporation. He/she is personally known to me or has produced identification and did (did not) take an oath.

CONTRACTOR: RANGER CONSTRUCTION INDUSTRIES, INC.

By: *F. Scott Fowler* Date: 5/10/2024
 F. Scott Fowler Vice President

Notary: *Stacy L Barber*



My Commission Expires: 4/19/2028

ENGINEER'S CERTIFICATION FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

ENGINEER:

By: _____ Date: _____

OAR:

By: _____ Date: _____

AMOUNT CERTIFIED: \$ **500,692.59**

OWNER / ENGINEER:

By: _____ Date: _____

By: _____ Date: _____

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

PAY APPLICATION 2		CONTRACTOR: Ranger Construction Industries, Inc.								PERIOD ENDING: 04/30/24				Chelonia Parkway Resurfacing						
NO.	DESCRIPTION OF WORK	QUANT.	UNIT	UNIT PRICE	TOTAL FOR ITEM	CHANGE ORDER ADJUSTMENTS		CURRENT CONTRACT		PREVIOUS APPL'S		THIS APPLICATION		TOTAL WORK COMPLETED TO DATE (Does Not Include Stored Materials)		BALANCE		% COMPLETE		
						QUANT.	\$ AMOUNT	QUANT.	\$ AMOUNT	QUANT.	\$ AMOUNT	QUANT.	\$ AMOUNT	QUANT.	\$ AMOUNT	QUANT.	\$ AMOUNT		QUANT.	\$ AMOUNT
SCHEDULE A																				
10000	PHASE 1 Mobilization	1	LS	93,900.00	93,900.00			1	93,900.00	0.50	46,950.00	0.50	46,950.00	0.00	1.00	93,900.00	0.00	0.00	100%	
10100	PHASE 1 Payment and Performanc	1	LS	3,740.00	3,740.00			1	3,740.00	0.50	1,870.00	0.50	1,870.00	0.00	1.00	3,740.00	0.00	0.00	100%	
10200	PHASE 1 Warantee Bond (10%)	1	LS	1,240.00	1,240.00			1	1,240.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	1,240.00	0%	
10300	PHASE 1 Geotechnical Testing (	1	LS	125.00	125.00			1	125.00	0.50	62.50	0.50	62.50	0.00	1.00	125.00	0.00	0.00	100%
11000	PHASE 2 Mobilization	1	LS	25,400.00	25,400.00			1	25,400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	25,400.00	0%	
11100	PHASE 2 Payment and Performanc	1	LS	798.00	798.00			1	798.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	798.00	0%	
11200	PHASE 2 Warrantee Bond (10%)	1	LS	311.50	311.50			1	311.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	311.50	0%	
11300	PHASE 2Geotechnical Testing (O	1	LS	125.00	125.00			1	125.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	125.00	0%	
20000	PHASE 1 Maintenance of Traffic	1	LS	98,000.00	98,000.00			1	98,000.00	0.50	49,000.00	0.50	49,000.00	0.00	1.00	98,000.00	0.00	0.00	100%	
20100	PHASE 1 Erosion and Sediment C	1	LS	20,200.00	20,200.00			1	20,200.00	0.50	10,100.00	0.50	10,100.00	0.00	1.00	20,200.00	0.00	0.00	100%	
21000	PHASE 2 Maintenance of Traffic	1	LS	18,400.00	18,400.00			1	18,400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	18,400.00	0%	
21100	PHASE 2 Erosion and Sediment C	1	LS	9,119.00	9,119.00			1	9,119.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	9,119.00	0%	
40100	PHASE 1 Base Repair (4" SP 12	3690	SY	34.95	128,965.50			3690	128,965.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,690.00	128,965.50	0%	
41100	PHASE 2 Base Repair (4" SP 12.	650	SY	55.50	36,075.00			650	36,075.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	650.00	36,075.00	0%	
50100	PHASE 1 2" FDOT Asphalt Type S	36900	SY	19.30	712,170.00			36900	712,170.00	18,363.00	354,405.90	18,537.00	357,764.10	0.00	36,900.00	712,170.00	0.00	0.00	100%	
51100	PHASE 2 2" FDOT Asphalt Type S	6420	SY	20.75	133,215.00			6420	133,215.00	0.00	0.00	0.00	0.00	0.00	0.00	6,420.00	133,215.00	0%		
60100	PHASE 1 Milling Existing Pavem	36900	SY	4.00	147,600.00			36900	147,600.00	18,363.00	73,452.00	18,537.00	74,148.00	0.00	36,900.00	147,600.00	0.00	0.00	100%	
61100	PHASE 2 Milling Existing Pavem	6420	SY	6.50	41,730.00			6420	41,730.00	0.00	0.00	0.00	0.00	0.00	0.00	6,420.00	41,730.00	0%		
90101	PHASE 1 Pavement Marking (6" P	40148	LF	0.75	30,111.00			40148	30,111.00	20,074.00	15,055.50	20,074.00	15,055.50	0.00	40,148.00	30,111.00	0.00	0.00	100%	
90102	PHASE 1 Pavement Marking (Pain	44	EA	62.50	2,750.00			44	2,750.00	22.00	1,375.00	22.00	1,375.00	0.00	44.00	2,750.00	0.00	0.00	100%	
91101	PHASE 2 Pavement Marking (6" P	7091	LF	1.15	8,154.65			7091	8,154.65	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,091.00	8,154.65	0%	
					0.00			0	0.00		0.00		0.00		0.00	0.00	0.00	0.00	0%	
SUBTOTAL - BASE CONTRACT					1,512,129.65				1,512,129.65		552,270.90		556,325.10		0.00		1,108,596.00	403,533.65	73%	
CHANGE ORDERS																				
ALT 2	Alternate 2 Thermoplastic Pain					0.00	33,300.00		33,300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	33,300.00	0%
ALT 3	Alternate 3 Thermoplastic Pain					0.00	1,880.00		1,880.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,880.00	0%
0	0					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0%
SUBTOTAL - CHANGE ORDERS						35,180.00			35,180.00		0.00		0.00		0.00		0.00	35,180.00	0%	
TOTAL					1,512,129.65		35,180.00		1,547,309.65		552,270.90		556,325.10		0.00		1,108,596.00	438,713.65	72%	

RELEASE OF LIEN, RIGHTS OR CLAIMS

For and in consideration of the sum of Five Hundred Thousand Six Hundred Ninety-Two Dollars and Fifty-Nine Cents, (\$ 500,692.59), the receipt and sufficiency of which is hereby acknowledged, and for other good and valuable consideration, Ranger Construction Industries, Inc. (Project Contractor), hereby releases and waives for itself and its subcontractors, materialmen, successors, and assigns, all claims, demands, damages, costs, and expenses, whether in contract or in tort, against Bonnet Creek Resort Community Development District, Orange County, Florida and the property described in Exhibit A (if applicable), related in any way to the performance of the Agreement between the Owner and the Project Contractor dated February 1, 2024, from the beginning of time through, and including, the date of this Release.

IN WITNESS WHEREOF, the Project Contractor has hereunto set his hand and seal this 10 day of May, 2024.

Signed, sealed and delivered
In the presence of:

Vice President

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me, by means of X physical presence or _____ online notarization, this 10 day of May, 2024 (year) by F. Scott Fowler, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

(Signature of Notary Public)

Stacy L. Barber

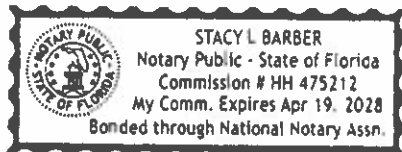
(Name of Notary – Typed, printed or stamped)

GG 942423

(Notary Seal / Serial Number)

April 19, 2028

(Date)



SECTION VIII

April 9, 2024
Via e-mail gflint@gmscfl.com

Mr. George Flint, District Manager
Bonnet Creek Resort Community Development District
c/o Governmental Management Services - Central Florida, LLC
219 East Livingston Street
Orlando, Florida 32801

Re: Consulting Engineer's Report
Bonnet Creek Resort Community Development District
DWMA Job No. 24548 (001)

Dear Mr. Flint:

Pursuant to your request during the Bonnet Creek Resort CDD Board meeting on April 4, 2024, McIntosh Associates (McIntosh) is pleased to submit for your consideration this Letter Agreement to Bonnet Creek Resort Community Development District "CLIENT") for the Bonnet Creek Resort Community Development District Consulting Engineers Report ("Project"). The nature of Basic Services to be performed by us under this agreement, are set forth below. McIntosh will provide these services pursuant to our original contract with Bonnet Creek Resort Community Development District dated September 25, 2000 ("Contract") as follows:

CIVIL ENGINEERING

- A. CONSULTING ENGINEER'S REPORT – Preparation of the Annual Consulting Engineer's Report responding to Section 9.21 of the Master Trust Indenture. Our work will include:
- Site visit and walk-through observation of the Project's site infrastructure facilities to determine if, in our opinion, they have been well maintained and are in good condition;
 - Develop a list of recommended repairs or other actions and an opinion of cost, if any;
 - Review of Operations and Maintenance Budget for Fiscal Year 2023 – 2024 to offer our opinion of its adequacy; and
 - General review of insurance limits of coverage for consistency with previous year's coverage and to offer observations regarding any items of apparent concern. Please note that DWMA is not a professional legal firm or an insurance professional; therefore, all such observations should be reviewed by your attorneys and/or insurance experts.

FEE SCHEDULE

Contract Item	Billing Item	Description	Fee
		Civil Engineering	
A.	001	Consulting Engineer's Report	\$7,500.00

Mr. George Flint
Bonnet Creek Resort Community Development District
c/o Governmental Management Services - Central Florida, LLC
Bonnet Creek Resort Community Development District
Consulting Engineer's Report, Section 9.21 of the Master Trust Indenture
McIntosh Job No. 24548 (001)
April 9, 2023
Page 2 of 4

PAYMENT OF FEES & REIMBURSABLE EXPENSES

CLIENT shall pay McIntosh for Services such fixed fees as are indicated above next to each specific item of Basic Services and as may be charged from time to time in connection with Additional Services plus Reimbursable Expenses. Reimbursable Expenses shall be calculated at 5% of Invoiced Services (\$375.00) and include all consultant provided expenses (excluding agency fees, project co-consultant fees, travel outside a 50-mile radius of the McIntosh offices and bid sets).

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

We thank you for this opportunity and look forward to working with you on your project.

Sincerely,

McIntosh Associates
an LJA company


James C. Nugent, PE
Vice President

JCN/mb

ACCEPTANCE OF CONTRACT BY:


[Signature]

5/6/24
[Date]

George S. Flint District Manager
[Name and Title]

BCRCDD
[Company]

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

Mr. George Flint
Bonnet Creek Resort Community Development District
Re: BASIS OF PROPOSAL AND CLIENT RESPONSIBILITIES
McIntosh Job No. 24548 (001)
April 9, 2023
Page 3 of 4

BASIS OF PROPOSAL AND CLIENT RESPONSIBILITIES

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

BASIS OF PROPOSAL

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

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

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

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

McIntosh may be mandated by regulatory authorities to incorporate findings, requirements, and details of design in their construction plans that are prepared by professional geotechnical engineers and not by McIntosh. In doing so, McIntosh assumes no responsibility or liability for the design, construction or operation of geotechnical engineering components which may include, but not be limited to, underdrains, ground stabilizers, backfills, embankments, etc. CLIENT must also recognize that some of these systems (i.e., underdrains, etc.) usually require extensive field supervision during construction and certification after construction. These systems are subject to damage by other activities during or after infrastructure construction such as other utility installations (power, telephone, cable, gas, etc.). McIntosh assumes no liability for damages to any design element caused by the improper design, construction, operation, or maintenance of improvements designed by others.

McIntosh, in and through its review and/or use of design and calculations prepared by others, is not responsible for or liable for error or omissions in the design and permitting services provided by others. CLIENT's consultants will provide McIntosh with permission to utilize and rely

upon their work product as the basis of McIntosh's design. Certain elements designed by others may be shown in McIntosh construction plans for context only.

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

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

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

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

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

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

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

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

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

Mr. George Flint
Bonnet Creek Resort Community Development District
Re: BASIS OF PROPOSAL AND CLIENT RESPONSIBILITIES
McIntosh Job No. 24548 (001)
April 9, 2023
Page 4 of 4

CLIENT RESPONSIBILITIES

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

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

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

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

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

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

The CLIENT will engage a professional landscape architect to provide landscape and irrigation design related to the development of the property as intended by CLIENT.

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

The CLIENT will engage a professional transportation consultant to provide analysis related to development of the property as intended by

CLIENT, including but not limited to traffic studies, determination of turn lane requirements, traffic signal design, Maintenance of Traffic (MOT) plans and roundabout geometry, striping, and signage design.

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

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

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

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

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

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

SECTION IX

May 15, 2024
Via e-mail gflint@gmscfl.com

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

Re: Chelonia Parkway Resurfacing Project
Bonnet Creek Resort Community Development District
McIntosh Job No. 23628 (005-007)

Dear Mr. Greene:

As discussed with George Flint by telephone on May 6, 2024, McIntosh Associates (McIntosh) is pleased to submit for your consideration this Additional Services Agreement to provide professional surveying, engineering and construction phase services to Bonnet Creek Resort Community Development District (“CLIENT”) for the Bonnet Creek Resort Chelonia Parkway Resurfacing Project (“Project”). This Additional Services Agreement supplements our work authorization for the referenced project dated November 14, 2023 (Original Work Authorization), as follows:

PART I - PROFESSIONAL SURVEYING & MAPPING

- A. PARTIAL AS-BUILT SURVEY – Partial As-Built survey for pavement ponding areas observed during the resurfacing project.

PART II – CIVIL ENGINEERING

- A. ENGINEERING ASSISTANCE - Engineering Assistance to review survey and prepare valley gutter exhibit to address ponding.

PART III – CONSTRUCTION PHASE SERVICES

- A. CONTRACTOR ASSISTANCE - Supplemental contractor assistance.

The nature of Basic Services to be performed by us under this agreement, are set forth below. McIntosh will provide these services pursuant to our original contract with Bonnet Creek Resort Community Development District dated September 25, 2000 (“Contract”) as follows:

FEE SCHEDULE

Contract Item	Billing Item	Description	Fee
		Part I - Professional Surveying & Mapping	
A.	005	Partial As-Built Survey	\$3,800.00

Mr. Randall Greene, Chairman
Bonnet Creek Resort Community Development District
 Chelonia Parkway Resurfacing Project
 McIntosh Job No. 23628 (005-007)
 May 15, 2024
 Page 2 of 5

		Part II – Civil Engineering	
A.	006	Engineering Assistance	\$2,860.00
		Part III – Construction Phase Services	
A.	007	Contractor Assistance	\$2,700.00
		TOTAL	\$9,360.00

PAYMENT OF FEES & REIMBURSABLE EXPENSES

CLIENT shall pay McIntosh for Services such fixed fees as are indicated above next to each specific item plus Reimbursable Expenses. Reimbursable Expenses shall be calculated at 5% of Invoiced Services and include all consultant provided expenses (excluding agency fees, project co-consultant fees, travel outside a 50-mile radius of the McIntosh offices and bid sets).

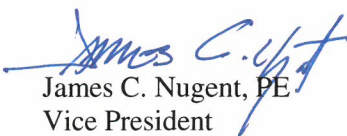
Progress payments shall be made based upon billings every four to five weeks, which shall be based upon the percentage of completion in each progress billing for lump sums or fixed fees, plus Reimbursable Expenses.

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

We thank you for this opportunity and look forward to working with you on your project.

Sincerely,

McIntosh Associates
 an LJA company


 James C. Nugent, PE
 Vice President

JCN/mb

ACCEPTANCE OF CONTRACT BY:

Mr. Randall Greene, Chairman
Bonnet Creek Resort Community Development District
Chelonia Parkway Resurfacing Project
McIntosh Job No. 23628 (005-007)
May 15, 2024
Page 3 of 5

ACCEPTANCE OF CONTRACT BY:

[Signature]

[Date]

[Name and Title]

[Company]

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

BASIS OF PROPOSAL AND CLIENT RESPONSIBILITIES

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

BASIS OF PROPOSAL

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

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

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

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

McIntosh may be mandated by regulatory authorities to incorporate findings, requirements, and details of design in their construction plans that are prepared by professional geotechnical engineers and not by McIntosh. In doing so, McIntosh assumes no responsibility or liability for the design, construction or operation of geotechnical engineering components which may include, but not be limited to, underdrains, ground stabilizers, backfills, embankments, etc. CLIENT must also recognize that some of these systems (i.e., underdrains, etc.) usually require extensive field supervision during construction and certification after construction. These systems are subject to damage by other activities during or after infrastructure construction such as other utility installations (power, telephone, cable, gas, etc.). McIntosh assumes no liability for damages to any design element caused by the improper design, construction, operation, or maintenance of improvements designed by others.

McIntosh, in and through its review and/or use of design and calculations prepared by others, is not responsible for or liable for error or omissions in the design and permitting services provided by others. CLIENT's consultants will provide McIntosh with permission to utilize and rely upon their work product as the basis of McIntosh's design.

Certain elements designed by others may be shown in McIntosh construction plans for context only.

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

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

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

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

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

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

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

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

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

CLIENT RESPONSIBILITIES

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

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

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

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

When required for the Project, CLIENT will engage a professional environmental consultant to provide jurisdictional determinations and necessary design and permitting support for wetland and special species issues.

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

When required for the Project, CLIENT will engage a professional landscape architect to provide landscape and irrigation design related to the development of the property as intended by CLIENT.

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

When required for the Project, CLIENT will engage a professional transportation consultant to provide analysis related to development of

the property as intended by CLIENT, including but not limited to traffic studies, determination of turn lane requirements, traffic signal design, Maintenance of Traffic (MOT) plans and roundabout geometry, striping and signage design.

When required for the Project, CLIENT will engage a professional legal counselor to provide legal services related to development of the property as intended by CLIENT.

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

When required for the Project, CLIENT will engage a professional archaeologist to provide archaeological analysis related to development of the property as intended by CLIENT.

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

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

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

Rate Schedule 14				Chelonia Parkway Resurfacing Project									
TASK	Principal	Survey Department Director	Associate	Sr. Survey Project Manager	Survey Project Manager	Survey Crew	Survey Technician	Project Manager Assistant	Total Hours	Total Cost			
PART I PROFESSIONAL SURVEYING & MAPPING													
A Boundary Survey									0	\$0.00			
B Topographic Survey									27	\$3,800.00			
C Boundary and Topographic Survey for Preliminary Plat			1			18	8		0	\$0.00			
D Tree Survey									0	\$0.00			
E Locate Wetland Flags									0	\$0.00			
F Locate Utility Flags									0	\$0.00			
G Stake Borings									0	\$0.00			
H Stake Centerline Control Points									0	\$0.00			
I Boundary Survey for Final Plat									0	\$0.00			
J Final Plat Preparation									0	\$0.00			
K Final Plat Processing									0	\$0.00			
L Monument Lot and Tract Corners									0	\$0.00			
M FEMA As-Built Survey									0	\$0.00			
N Set Control Structure Benchmarks									0	\$0.00			
O Legal Descriptions and Sketches									0	\$0.00			
P									0	\$0.00			
Manually entered cost													
									TOTAL HOURS				
									0	0			
									0	1			
									0	0			
									18	8			
									0	0			
									27				
									UNIT RATE				
									\$300.00	\$240.00			
									\$210.00	\$195.00			
									\$175.00	\$155.00			
									\$100.00	\$85.00			
									PART 1 TOTAL COST				
									\$0.00	\$0.00			
									\$210.00	\$0.00			
									\$0.00	\$0.00			
									\$2,790.00	\$800.00			
									\$0.00	\$0.00			
									\$3,800.00	\$3,800.00			
Chelonia Parkway Resurfacing Project													
TASK	Principal	Engineering Department Director	Associate / Sr. Project Manager	Project Manager/ Sr. Engineer	Project Engineer	Senior Design Technician	Design Technician	Project Manager Assistant	Total Hours	Total Cost			
PART II MASTER ENGINEERING													
A PSP/DP [Preliminary Plat]									0	\$0.00			
B PSP/DP [Preliminary Plat] Processing									0	\$0.00			
C Preliminary Earthwork Analysis									0	\$0.00			
D Master Stormwater Plan									0	\$0.00			
E Master Utility Plan									0	\$0.00			
F Master Plan Processing									0	\$0.00			
G Master Planning Meetings and Coordination									0	\$0.00			
H									0	\$0.00			
Manually entered cost													
									TOTAL HOURS				
									0	0			
									0	0			
									0	0			
									0	0			
									0	0			
									0	0			
									UNIT RATE				
									\$300.00	\$265.00			
									\$210.00	\$190.00			
									\$150.00	\$115.00			
									\$100.00	\$85.00			
									PART 2 TOTAL COST				
									\$0.00	\$0.00			
									\$0.00	\$0.00			
									\$0.00	\$0.00			
									\$0.00	\$0.00			
									\$0.00	\$0.00			

Chelonia Parkway Resurfacing Project											
TASK	Principal	Engineering Department Director	Associate / Sr. Project Manager	Project Manager/ Sr. Engineer	Project Engineer	Senior Design Technician	Design Technician	Project Manager Assistant	Total Hours	Total Cost	
PART III CIVIL ENGINEERING											
A Construction Drawings			6				16		22	\$2,860.00	
B WMD ERP Application									0	\$0.00	
C SFWMD Water Use (Dewatering) Permit Assistance									0	\$0.00	
D FDEP Permit Applications									0	\$0.00	
E FDOT Permit(s)									0	\$0.00	
F Arbor Permit									0	\$0.00	
G Plan & Permit Processing									0	\$0.00	
H Engineer's Opinion of Probable Construction Costs									0	\$0.00	
I FEMA LOMR-F									0	\$0.00	
J FEMA LOMR-F Processing									0	\$0.00	
K Final Engineering Meetings and Coordination									0	\$0.00	
L Manually entered cost									0	\$0.00	
TOTAL HOURS	0	0	6	0	0	0	16	0	22		
UNIT RATE	\$300.00	\$265.00	\$210.00	\$190.00	\$150.00	\$115.00	\$100.00	\$85.00			
PART 2 TOTAL COST	\$0.00	\$0.00	\$1,260.00	\$0.00	\$0.00	\$0.00	\$1,600.00	\$0.00	\$2,860.00	\$2,860.00	
Chelonia Parkway Resurfacing Project											
TASK	Principal	Engineering Department Director	Associate / Sr. Project Manager	Project Manager/ Sr. Engineer	Construction Services Director	Senior Technician	Construction Observer	Project Manager Assistant	Total Hours	Total Cost	
PART IV CONSTRUCTION PHASE SERVICES											
A Preconstruction Conference(s)									0	\$0.00	
B Shop Drawing Review									0	\$0.00	
C Contractor Payment Requests									0	\$0.00	
D Site Visits									0	\$0.00	
E Contractor Assistance					20				20	\$2,700.00	
F Progress Meetings									0	\$0.00	
G Contractor As-Built Review / Record Drawings									0	\$0.00	
H FDEP Certifications									0	\$0.00	
I WMD Certification									0	\$0.00	
J FDOT Certification(s)									0	\$0.00	
K Final Project Certification									0	\$0.00	
L Manually entered cost									0	\$0.00	
TOTAL HOURS	0	0	0	0	20	0	0	0	20		
UNIT RATE	\$300.00	\$265.00	\$210.00	\$190.00	\$135.00	\$115.00	\$100.00	\$85.00			
PART 2 TOTAL COST	\$0.00	\$0.00	\$0.00	\$0.00	\$2,700.00	\$0.00	\$0.00	\$0.00	\$2,700.00	\$2,700.00	
TOTAL										\$9,360.00	

SECTION X

SECTION A

SECTION 1



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

MICHAEL J. BEAUDINE
JAN ALBANESE CARPENTER
DANIEL H. COULTOFF
SARAH M. DINON
JENNIFER S. EDEN
DOROTHY F. GREEN
BRUCE D. KNAPP
PETER G. LATHAM

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JAY E. LAZAROVICH
MARC L. LEVINE
JUSTIN M. LUNA
LORI T. MILVAIN
BENJAMIN R. TAYLOR
CHRISTINA Y. TAYLOR
KRISTEN E. TRUCCO
DANIEL A. VELASQUEZ

To: CDD Board of Supervisors
From: District Counsel (Jan Albanese Carpenter, Esq., Jay E. Lazarovich, Esq. and Kristen E. Trucco, Esq.)
Regarding: Annual Reminder on Florida Laws for Public Officials
Date: April 2024

I. Code of Ethics Reminders

a. "GIFTS LAW"

-BENEFIT TO YOU: public officials are prohibited from accepting or asking for anything of value based upon an understanding that such thing will influence the official's vote, official action or judgment. Section 112.313(2), *Florida Statutes*.

-BENEFIT TO SPOUSE/MINOR CHILDREN: a public official, their spouse and minor children are prohibited from accepting anything of value when the public official knows, or under the circumstances should know, that it was given to influence a vote or other official action of the public official. Section 112.313(4), *Florida Statutes*.

-DISCLOSURE DUTY: a public official must disclose gifts with a value of more than \$100 to the Commission on Ethics (on Form 9) unless the gift is from a relative or unless the public official pays the donor an amount to reduce the value of the gift to \$100 or less within 90 days of receiving the gift. Section 112.3148(8)(a), *Florida Statutes*.

b. MISUSE OF PUBLIC POSITION

-No public official shall corruptly¹ use or attempt to use his/her official position or any property or resource which may be within his or her trust, or perform his or her official duties, to secure a special privilege, benefit or exemption for himself/herself, or others. Section 112.313(6), *Florida Statutes*.

-Recent examples: (1) Florida Commission on Ethics found probable cause to believe that a CDD Supervisor misused her public position by using her official CDD email account to send an email

¹ "Corruptly" "means done with a wrongful intent and for the purpose of obtaining, or compensating or receiving compensation for, any benefit resulting from some act or omission of a public servant which is inconsistent with the proper performance of his or her public duties." See Section 112.312(9), *Florida Statutes*.

April 2024

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endorsing her preferred candidates for the upcoming homeowners association election; and (2) Florida Commission on Ethics opined that use of City business cards by City Commissioners and a City Mayor for private promotion or gain creates a prohibited conflict of interest under Section 112.313(6), *Florida Statutes*.

c. VOTING CONFLICTS

-A public officer must **not** vote on any measure which would (1) **result in his/her special private gain or loss**; or (2) which the officer knows would result in a special private gain or loss to:

- i. a principal² by whom the officer is retained³;
- ii. a parent organization or subsidiary of a corporate principal by whom the officer is retained;
- iii. a relative (parents, children, spouse, sibling, mother/father-in-law, son/daughter-in-law); and
- iv. a business associate (pursuing common commercial/business pursuit for profit and such pursuit is current and ongoing). Example: business partner.

-If you have a voting conflict you should: (1) consult with your CDD's counsel and/or your CDD's District Manager; (2) disclose your conflict⁴; and (3) submit the Commission on Ethics Form 8B within 15 days after the vote occurs to your District Manager so that the form can be incorporated into the minutes.

II. Quorum & Sunshine Law Reminders

a. QUORUM

-A majority of the Board of Supervisors must be physically present in order for the Board to take any official action.

-Participation by telephone: Participation by physical presence at Board meetings is expected under the Sunshine law. However, when a quorum of the Board is physically present, a Supervisor may participate by telephone only if the Supervisor's absence is due to an extraordinary circumstance such as an illness. In the event a Supervisor participates by telephone, the Supervisor must vote on every action unless a voting conflict exists. Likewise, if a Supervisor is participating in person, the Supervisor must vote on every action unless a voting conflict exists.

² According to the Commission on Ethics, a "principal" excludes a "government agency" and includes: (1) an employer; (2) a client of a legal, accounting, insurance or other professional practice; and (3) a corporation for which the officer serves as a compensated director.

³ Generally speaking, a "principal by whom retained" means for compensation, consideration or similar thing of value. See Section 112.3143(1)(a), *Florida Statutes* for the full definition.

⁴ Although there may be a slight difference on timing and procedure for disclosure of a voting conflict for "**Elected Officers**" vs. "**Appointed Officers**," it is recommended that the conflict be disclosed prior to any discussion on the matter. Further, we caution that discussions on items on which a Supervisor has a voting conflict could potentially be challenged as a violation of the "Misuse of Public Position" rule in Section 112.313(6), *Florida Statutes*, if the discussion is seen as persuasion or an attempt to influence the Board's position to secure a special benefit for the Supervisor or others. If you have any questions, please contact counsel to discuss.

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b. SUNSHINE LAW

-Outside of a Board of Supervisors meetings, two or more members of the Board **must not** discuss any matter on which foreseeable action will be taken by the Board. This applies to in-person, “liaison” and “virtual” discussions, including text messages, emails, telephone calls, online postings (social media) and any other means of communication. Failure to abide to this rule constitutes a Sunshine law violation.

-**Best practices:** (1) utilize Board meetings for discussions with other Supervisors; (2) refrain from posting about CDD business online and responding/reacting to matters online related to CDD business.

III. Public Records Reminders

-Chapter 119, *Florida Statutes* & the Florida Constitution (Article 1, Section 24) guarantees the public a right to access government records.

-Includes **all materials** (i.e., documents, emails, **TEXT MESSAGES**, sound recordings, films, maps, books, photographs, tapes, etc.) made or received in connection with the official business of the CDD.

-You are required to keep records for the time period set by the Division of Library Information Services of the Florida Department of State.⁵ For example, correspondence and memoranda that are associated with administrative practices or routine issues (but do not create a policy/procedure, document the business of a particular program or act as a receipt) are required to be retained for **3 fiscal years**.⁶ Correspondence and memoranda that document policy development, decision-making, or substantive programmatic issues, procedures or activities are required to be retained for **5 fiscal years**. For more information on the retention and disposition of records, please contact your CDD’s District Manager.

-Exceptions are very limited. Examples of exemptions: (1) materials related to security and/or fire safety of a facility (including video surveillance and security details); and (2) materials related to active criminal investigations.

-**Best Practices:** (1) in-person or telephone discussions (except with other Board members); (2) use or create a separate email account for CDD related materials; (3) avoid posting on social media about CDD business (posts can be removed/edited by users and website controller); and (4) avoid using text/social media messaging as they generally cannot be saved.

⁵ The Records Schedule is accessible at the following URL: <https://files.floridados.gov/media/706717/gsl-sl-june-2023.pdf>.

⁶ October 1st through September 30th.

SECTION C

SECTION 1

Bonnet Creek Resort
Community Development District

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

Operation and Maintenance Expenditures
For Board Approval
April 30, 2024

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 22, 2024 through April 30, 2024. This does not include expenditures previously approved by the Board.

The total items being presented: \$2,275,476.08

Approval of Expenditures:

_____ Chairman

_____ Vice Chairman

_____ Assistant Secretary

Bonnet Creek Resort Community Development District

Paid Operation & Maintenance Expenditures

March 22, 2024 Through April 30, 2024

Vendor Name	Check Number	Invoice Number	Invoice Description	Amount
BONNET CREEK RESORT CDD C/O US BANK	4186	3222024	FY 24 DIRECT ASSESSMENTS	\$ 1,013,856.88
DONALD W. MCINTOSH ASSOCIATES, INC.	4187	45385	GENERAL CONSULTING - FEB 24	\$ 924.77
DONALD W. MCINTOSH ASSOCIATES, INC.	4187	45462	ENGINEER SVCS - FEB 24	\$ 2,883.31
GOVERNMENTAL MANAGEMENT SERVICES-	4188	330	GENERAL MAINT - FEB 24	\$ 689.88
LATHAM, LUNA, EDEN & BEAUDINE LLP	4189	123874	GENERAL COUNSEL - FEB 24	\$ 3,021.00
EUROFINS ENVIRONMENT TESTING SE, LLC	4190	67000272	QTRLY WELL MONITOR - APR 24	\$ 374.50
RCM UTILITIES, LLC	4191	10627	LIFT STATION MAINT - MAR 24	\$ 2,997.50
YELLOWSTONE LANDSCAPE	4192	OE 67435	LANDSCAPE MAINT - MAR 24	\$ 17,325.00
BERGER, TOOMBS, ELAM, GAINES & FRANK	4193	366382	ANNUAL AUDIT FY 23	\$ 3,225.00
BONNET CREEK RESORT CDD C/O US BANK	4194	4082024	FY 24 DIRECT ASSESSMENTS	\$ 686,368.12
FREDERICK W. SAWYERS	4195	FS040420	BOS MEETING 4/4/24	\$ 200.00
HERBERT VON KLUGE	4196	HK040420	BOS MEETING 4/4/24	\$ 200.00
RCM UTILITIES, LLC	4197	10526	QTRLY INSPECTION	\$ 330.00
REBECCA R FRASIER	4198	BF040420	BOS MEETING 4/4/24	\$ 200.00
RICHARD J SCINTA JR	4199	RS040420	BOS MEETING 4/4/24	\$ 200.00
RANDALL GREENE	4200	RG040420	BOS MEETING 4/4/24	\$ 200.00
SOLITUDE LAKE MANAGEMENT LLC	4201	PSI06239	IRR POND TREATMENT - APR 24	\$ 241.00
AQUATIC WEED CONTROL, INC.	4202	94476	MAINTENANCE - MAR 24	\$ 2,500.00
GOVERNMENTAL MANAGEMENT SERVICES-	4203	328	MANAGEMENT FEES APR 24	\$ 3,144.33
GOVERNMENTAL MANAGEMENT SERVICES-	4203	328	WEBSITE ADMIN APR 24	\$ 75.00
GOVERNMENTAL MANAGEMENT SERVICES-	4203	328	INFORMATION TECH APR 24	\$ 112.50
GOVERNMENTAL MANAGEMENT SERVICES-	4203	328	OFFICE SUPPLIES APR 24	\$ 0.21
GOVERNMENTAL MANAGEMENT SERVICES-	4203	328	POSTAGE APR 24	\$ 53.01
GOVERNMENTAL MANAGEMENT SERVICES-	4203	328	FIELD MANAGEMENT APR 24	\$ 4,748.00
YELLOWSTONE LANDSCAPE	4204	OE 68423	LANDSCAPE ENHANCEMENT	\$ 1,170.00
BREEDLOVE DENNIS & ASSOCIATES	4205	54734	NUISANCE / EXOTIC SPEC-CIM	\$ 859.30
DONALD W. MCINTOSH ASSOCIATES, INC.	4206	45513	GENERAL CONSULTING - MAR 24	\$ 2,496.36
DONALD W. MCINTOSH ASSOCIATES, INC.	4206	45582	ENGINEER MEETING - MAR 24	\$ 354.00
DONALD W. MCINTOSH ASSOCIATES, INC.	4206	45595	ENGINEER SERVICES - MAR 24	\$ 7,023.33
LATHAM, LUNA, EDEN & BEAUDINE LLP	4207	124339	COUNSEL - MAR 24	\$ 2,453.36
LATHAM, LUNA, EDEN & BEAUDINE LLP	4207	124340	EMINENTT DOMAIN - MAR 24	\$ 448.50
SOLITUDE LAKE MANAGEMENT LLC	4208	PSI05522	IRR POND TREATMENT - MAR 24	\$ 241.00
BONNET CREEK RESORT CDD C/O US BANK	4209	4262024	CAPITAL RESERVES TRANSFER	\$ 500,000.00
GOVERNMENTAL MANAGEMENT SERVICES-	4210	325	MANAGEMENT FEES MAR 24	\$ 3,144.33
GOVERNMENTAL MANAGEMENT SERVICES-	4210	325	WEBSITE ADMIN MAR 24	\$ 75.00
GOVERNMENTAL MANAGEMENT SERVICES-	4210	325	INFORMATION TECH MAR 24	\$ 112.50
GOVERNMENTAL MANAGEMENT SERVICES-	4210	325	OFFICE SUPPLIES MAR 24	\$ 0.45
GOVERNMENTAL MANAGEMENT SERVICES-	4210	325	POSTAGE MAR 24	\$ 14.50
GOVERNMENTAL MANAGEMENT SERVICES-	4210	325	FIELD MANAGEMENT MAR 24	\$ 4,748.00
Subtotal Check Register				\$ 2,267,010.64
DONALD W. MCINTOSH ASSOCIATES, INC.	218	45385	INTERSECTION IMPROVEMENTS	\$ 642.50
Subtotal Check Register				\$ 642.50
Automatic Drafts		Account Numbers		
ORANGE COUNTY UTILITIES	Auto-Pay	855665881	UTILITIES	\$ 2,570.46
DUKE ENERGY	Auto-Pay	9100 8897 0713	UTILITIES	\$ 24.64
DUKE ENERGY	Auto-Pay	9100 8897 0888	UTILITIES	\$ 4,305.64
DUKE ENERGY	Auto-Pay	9100 8897 0987	UTILITIES	\$ 94.12
DUKE ENERGY	Auto-Pay	9100 8901 1074	UTILITIES	\$ 151.82
DUKE ENERGY	Auto-Pay	9100 8901 1587	UTILITIES	\$ 22.01
DUKE ENERGY	Auto-Pay	9100 8901 1660	UTILITIES	\$ 30.79
DUKE ENERGY	Auto-Pay	9100 8901 1751	UTILITIES	\$ 24.64
DUKE ENERGY	Auto-Pay	9100 8901 1850	UTILITIES	\$ 30.79
DUKE ENERGY	Auto-Pay	9101 3139 5246	UTILITIES	\$ 568.03
Subtotal Automatic Drafts				\$ 7,822.94
Report Total				\$ 2,275,476.08

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/22/24	00059	3/22/24	03222024	202403	300	20700	10000			*	1,013,856.88		
			FY24 DIRECT ASSESSMENTS						BONNET CREEK RESORT CDD C/O USBANK			1,013,856.88	004186
3/26/24	00016	3/15/24	45385	202402	310	51300	31100			*	924.77		
			GENERAL CONSULTING FEB 24										
		3/15/24	45462	202402	310	51300	31100			*	2,883.31		
			ENGINEER SVCS FEB 24						DONALD W. MCINTOSH ASSOCIATES, INC			3,808.08	004187
3/26/24	00001	2/29/24	330	202402	320	53800	48000			*	689.88		
			GENERAL MAINT FEB 24						GOVERNMENTAL MANAGEMENT SERVICES-			689.88	004188
3/26/24	00028	3/18/24	123874	202402	310	51300	31500			*	3,021.00		
			GENERAL COUNSEL FEB 24						LATHAM, LUNA, EDEN & BEAUDINE LLP			3,021.00	004189
4/02/24	00107	3/18/24	67000272	202403	320	53800	44900			*	374.50		
			QTRLY WELL MONITOR APR 24						EUROFINS ENVIRONMENT TESTING SE,LLC			374.50	004190
4/02/24	00102	3/29/24	10627	202403	320	53800	46600			*	2,997.50		
			LIFT STATION MAINT MAR 24						RCM UTILITIES, LLC			2,997.50	004191
4/02/24	00050	4/01/24	OE 67435	202404	320	53800	47300			*	17,325.00		
			LANDSCAPE MAINT APR 24						YELLOWSTONE LANDSCAPE			17,325.00	004192
4/08/24	00096	3/31/24	366382	202403	310	51300	32000			*	3,225.00		
			ANNUAL AUDIT FY23						BERGER, TOOMBS, ELAM, GAINES &FRANK			3,225.00	004193
4/08/24	00059	4/08/24	04082024	202404	300	20700	10000			*	686,368.12		
			FY24 DIRECT ASSESSMENTS						BONNET CREEK RESORT CDD C/O USBANK			686,368.12	004194
4/08/24	00098	4/04/24	FS040420	202404	310	51300	11000			*	200.00		
			BOS MEETING 4/4/24						FREDERICK W. SAWYERS			200.00	004195
4/08/24	00093	4/04/24	HK040420	202404	310	51300	11000			*	200.00		
			BOS MEETING 4/4/24						HERBERT VON KLUGE			200.00	004196

BONC BONNET CREEK NSOLER

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/08/24	00102	4/03/24	10526	202403	320	53800	46600		RCM UTILITIES, LLC	*	330.00	330.00	004197
4/08/24	00110	4/04/24	BF040420	202404	310	51300	11000		REBECCA R FRASIER	*	200.00	200.00	004198
4/08/24	00111	4/04/24	RS040420	202404	310	51300	11000		RICHARD J SCINTA JR	*	200.00	200.00	004199
4/08/24	00077	4/04/24	RG040420	202404	310	51300	11000		RANDALL GREENE	*	200.00	200.00	004200
4/08/24	00086	4/01/24	PSI06239	202404	320	53800	44150		SOLITUDE LAKE MANAGEMENT LLC	*	241.00	241.00	004201
4/15/24	00052	3/15/24	94476	202403	320	53800	44100		AQUATIC WEED CONTROL, INC.	*	2,500.00	2,500.00	004202
4/15/24	00001	4/01/24	328	202404	310	51300	34000		MANAGEMENT FEES APR 24	*	3,144.33		
		4/01/24	328	202404	310	51300	35200		WEBSITE ADMIN APR 24	*	75.00		
		4/01/24	328	202404	310	51300	35100		INFORMATION TECH APR 24	*	112.50		
		4/01/24	328	202404	310	51300	51000		OFFICE SUPPLIE APR 24	*	.21		
		4/01/24	328	202404	310	51300	42000		POSTAGE APR 24	*	53.01		
		4/01/24	329	202404	320	53800	34000		FIELD MANAGEMENT APR 24	*	4,748.00		
									GOVERNMENTAL MANAGEMENT SERVICES-			8,133.05	004203
4/15/24	00050	4/15/24	OE 68423	202404	320	53800	49000		YELLOWSTONE LANDSCAPE	*	1,170.00	1,170.00	004204
4/24/24	00010	4/16/24	54734	202403	320	53800	44140		BREEDLOVE DENNIS & ASSOCIATES	*	859.30	859.30	004205

BONC BONNET CREEK NSOLER

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/24/24	00016	4/12/24	45513	202403	310	51300	31100			*	2,496.36		
			GENERAL	COUSULTING	MAR	24							
4/12/24		4/12/24	45582	202403	310	51300	31100			*	354.00		
			ENGINEER	MEETING	MAR	24							
4/12/24		4/12/24	45595	202403	310	51300	31100			*	7,023.33		
			ENGINEER	SERVICES	MAR	24							
DONALD W. MCINTOSH ASSOCIATES, INC											9,873.69	004206	
4/24/24	00028	4/15/24	124339	202403	310	51300	31500			*	2,453.36		
			GENERAL	COUNSEL	MAR	24							
4/15/24		4/15/24	124340	202403	310	51300	31500			*	448.50		
			EMINENT	DOMAIN	MAR	24							
LATHAM, LUNA, EDEN & BEAUDINE LLP											2,901.86	004207	
4/24/24	00086	3/02/24	PSI05522	202403	320	53800	44150			*	241.00		
			IRR	POND TREATMENT	MAR	24							
SOLITUDE LAKE MANAGEMENT LLC											241.00	004208	
4/30/24	00007	4/26/24	04262024	202404	300	58100	10000			*	500,000.00		
			CAPITAL	RESERVE TRANSFER									
BONNET CREEK RESORT CDD C/O REGIONS											500,000.00	004209	
4/30/24	00001	3/01/24	325	202403	310	51300	34000			*	3,144.33		
			MANAGEMENT	FEES	MAR	24							
3/01/24		3/01/24	325	202403	310	51300	35200			*	75.00		
			WEBSITE	ADMIN	MAR	24							
3/01/24		3/01/24	325	202403	310	51300	35100			*	112.50		
			INFORMATION	TECH	MAR	24							
3/01/24		3/01/24	325	202403	310	51300	51000			*	.45		
			OFFICE	SUPPLIES	MAR	24							
3/01/24		3/01/24	325	202403	310	51300	42000			*	14.50		
			POSTAGE	MAR	24								
3/01/24		3/01/24	326	202403	320	53800	34000			*	4,748.00		
			FIELD	MANAGEMENT	MAR	24							
GOVERNMENTAL MANAGEMENT SERVICES-											8,094.78	004210	
TOTAL FOR BANK A											2,267,010.64		
TOTAL FOR REGISTER											2,267,010.64		

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/26/24	00051	3/15/24 45385	202402 600-53800-60700	INTERSECTION IMPROVEMENTS	*	642.50	
							642.50 000218
TOTAL FOR BANK B						642.50	
TOTAL FOR REGISTER						642.50	

CHECK REQUEST FORM

DISTRICT/ASSOCIATION: Bonnet Creek Resort CDD **DATE:** 3/22/24

PAYABLE TO: BONNET CREEK RESORT CDD C/O USBANK

AMOUNT REQUESTED: \$1,013,856.88

REQUESTED BY: Zunyi Yan

ACCOUNT # 001.300.207.100 V59

DESCRIPTION OF NEED: FY24 DIRECT ASSESSMENTS

BONNET CREEK RESORT COMMUNITY DEVELOPMENT DISTRICT
219 E. Livingston St
Orlando, FL 32801

Date: 9/15/23

PERIOD COVERED 10/1/23-9/30/24

FY 2024 NON AD VALOREM ASSESSMENTS BILL

Unit/Parcel
Information EXHIBIT "A"

Wyndham Vacation Ownership, Inc.
Attn: Inventory Accounting 8th FL
6277 Sea Harbor Drive
Orlando, FL 32821

PLEASE NOTE THAT THIS INVOICE IS FOR DEBT SERVICE ONLY.
YOU WILL RECEIVE A SEPARATE INVOICE FOR OPERATIONS AND MAINTENANCE

PAYMENT SCHEDULE:

DUE DATE	DESCRIPTION	SERIES 2016 A	TOTAL DUE
10/1/23	Series 2016 Debt Service	\$144,851.56	\$144,851.56
4/1/24	Series 2016 Debt Service	\$600,336.48	\$600,336.48
		\$745,188.03	\$745,188.03

In the event that an assessment payment is not made in accordance with the above schedule, penalties and interest of one percent (1%) per month, plus all costs of enforcement and collection will be added to subsequent payments.

The District reserves the right to initiate foreclosure proceedings on the assessment lien above for failure to pay the assessment installments when due in accordance with Florida Law. Failure to pay the assessments shown above when due may result in loss of title to the property.

This will be the only bill you will receive

Please Remit to:
BONNET CREEK RESORT COMMUNITY DEVELOPMENT DISTRICT
Attn: Megan Byington
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822
(407) 841-5524

BONNET CREEK RESORT COMMUNITY DEVELOPMENT DISTRICT
219 E. Livingston St
Orlando, FL 32801

Date: 9/15/23 PERIOD COVERED 10/1/23-9/30/24

FY 2024 NON AD VALOREM ASSESSMENTS BILL

Unit/Parcel
Information EXHIBIT "A"

Bonnet Creek Hotel Owner LLC
100 Park Avenue Floor 18
New York, NY 10017

PLEASE NOTE THAT THIS INVOICE IS FOR DEBT SERVICE ONLY.
YOU WILL RECEIVE A SEPARATE INVOICE FOR OPERATIONS AND MAINTENANCE

PAYMENT SCHEDULE:

DUE DATE	DESCRIPTION	SERIES 2016 A	TOTAL DUE
10/1/23	Series 2016 Debt Service	\$42,468.52	\$42,468.52
4/1/24	Series 2016 Debt Service	\$176,010.55	\$176,010.55
		\$218,479.07	\$218,479.07

In the event that an assessment payment is not made in accordance with the above schedule, penalties and interest of one percent (1%) per month, plus all costs of enforcement and collection will be added to subsequent payments.

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Please Remit to:
BONNET CREEK RESORT COMMUNITY DEVELOPMENT DISTRICT
Attn: Megan Byington
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822
(407) 841-5524

BONNET CREEK RESORT COMMUNITY DEVELOPMENT DISTRICT
219 E. Livingston St
Orlando, FL 32801

Date: 9/15/23

PERIOD COVERED 10/1/23-9/30/24

FY 2024 NON AD VALOREM ASSESSMENTS BILL

Unit/Parcel Information EXHIBIT "A"

JW Marriot Orlando Bonnet Creek Hotel
Attn: Ian Stoutamire
14900 Chelonia Parkway
Orlando, FL 32821

PLEASE NOTE THAT THIS INVOICE IS FOR DEBT SERVICE ONLY.
YOU WILL RECEIVE A SEPARATE INVOICE FOR OPERATIONS AND MAINTENANCE

PAYMENT SCHEDULE:

DUE DATE	DESCRIPTION	SERIES 2016 A	TOTAL DUE
10/1/23	Series 2016 Debt Service	\$57,307.31	\$57,307.31
4/1/24	Series 2016 Debt Service	\$237,509.85	\$237,509.85
		\$294,817.16	\$294,817.16

In the event that an assessment payment is not made in accordance with the above schedule, penalties and interest of one percent (1%) per month, plus all costs of enforcement and collection will be added to subsequent payments.

The District reserves the right to initiate foreclosure proceedings on the assessment lien above for failure to pay the assessment installments when due in accordance with Florida Law. Failure to pay the assessments shown above when due may result in loss of title to the property.

This will be the only bill you will receive

Please Remit to:
BONNET CREEK RESORT COMMUNITY DEVELOPMENT DISTRICT
Attn: Megan Byington
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822
(407) 841-5524



1950 Summit Park Drive
6th Floor
Orlando, FL 32810
407-644-4068
dwma.com

1-16
310 573 311

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

Invoice Date: March 15, 2024
Invoice No.: 45462
Project Number: 23628
For Period Through March 01, 2024

Bonnet Creek Resort CDD Chelonia Parkway Resurfacing
Project
Per Contract Dated November 14, 2023

Email: Invoices@gmscfl.com Copy:
mbyington@gmscfl.com

	Contract Amount	Work %	Completed Amount	Previously Invoiced	Amount Due
Construction Phase Services					
001 Shop drawing review	450.00	100.00	450.00	0.00	450.00
002 Contractor payment requests	1,040.00	0.00	0.00	0.00	0.00
003 Site visits	13,310.00	10.00	1,331.00	0.00	1,331.00
004 Contractor assistance	1,040.00	100.00	1,040.00	0.00	1,040.00
SUBTOTAL	\$15,840.00		\$2,821.00	\$0.00	\$2,821.00
TOTAL	\$15,840.00		\$2,821.00	\$0.00	\$2,821.00
Reimbursable Expenses			62.31	0.00	62.31
			AMOUNT DUE THIS INVOICE		\$2,883.31

RECEIVED
MAR 20 2024

999 Reimbursable Expenses

Phase Status: Active

Billing Cutoff: 03/01/2024

Date	Units	Rate	Amount
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Expense

WIP Status: Billable

Mileage

02/29/2024	93.00	0.67	62.31
Total	93.00		62.31

1-16
310 513 311

Donald W McIntosh Associates Inc.
1950 Summit Park Drive
6th Floor
Orlando, FL 32810
(407) 644-4068

RECEIVED

MAR 20 2024

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

Invoice number 45385
Date 03/15/2024

Project 22234 Bonnet Creek Resort CDD
General Consulting

For Period Through March 01, 2024

Invoice Summary

Description	Current Billed
CDD general consulting	877.50
CDD inspections	0.00
CDD miscellaneous meetings	0.00
CDD intersection improvements	642.50
CDD irrigation pump upgrade	0.00
Reimbursable Expenses	47.27
Total	1,567.27

Professional Fee Detail

	Hours	Rate	Billed Amount
Project Manager Assistant	2.00	85.00	170.00
Principal	4.50	300.00	1,350.00
Professional Fee Detail subtotal	6.50		1,520.00

Reimbursable Expenses

	Units	Rate	Billed Amount
Mileage	54.00	0.67	36.18
Postage, Shipping & Delivery			11.09
Reimbursable Expenses subtotal			47.27

Invoice total **1,567.27**

- 642.50

924.77

Invoice Supporting Detail

22234 Bonnet Creek Resort CDD General Consulting
000 CDD general consulting

Phase Status: Active

Billing Cutoff: 03/01/2024

Date	Units	Rate	Amount
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Labor WIP Status: Billable

Project Manager Assistant

Michelle I. Boswell

Time Per Contract 01/31/2024 0.50 85.00 42.50

Transmittal of contract documents to Board for signature Chelonia Parkway Resurfacing

Time Per Contract 02/06/2024 1.00 85.00 85.00

Send out approved contracts for Chelonia Parkway Resurfacing

Subtotal 1.50 127.50

Principal

Jeffrey J. Newton

Time Per Contract 02/01/2024 2.50 300.00 750.00

Prepare for and attend board meeting

Subtotal 2.50 750.00

Labor total 4.00 877.50

001 CDD inspections

Phase Status: Active

Billing Cutoff: 03/01/2024

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

WIP Status:

Subtotal 0.00

total 0.00

002 CDD miscellaneous meetings

Phase Status: Active

Billing Cutoff: 03/01/2024

Date	Units	Rate	Amount
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WIP Status:

Subtotal 0.00

total 0.00

005 CDD intersection improvements

Phase Status: Active

Billing Cutoff: 03/01/2024

Date	Units	Rate	Amount
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Labor WIP Status: Billable

Project Manager Assistant

Michelle I. Boswell

Time Per Contract 02/26/2024 0.50 85.00 42.50

Send out Change Order 8 for signature, Settlement Agreement

Subtotal 0.50 42.50

Principal

Jeffrey J. Newton

Time Per Contract 02/08/2024 0.25 300.00 75.00

Change order review/approval

Invoice Supporting Detail

22234 Bonnet Creek Resort CDD General Consulting
005 CDD intersection improvements

Phase Status: Active

Billing Cutoff: 03/01/2024

Date	Units	Rate	Amount
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Labor WIP Status: Billable

Principal

Jeffrey J. Newton

Time Per Contract	02/12/2024	0.25	300.00	75.00
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Coordination re: settlement agreement & retainage release

Time Per Contract	02/13/2024	0.50	300.00	150.00
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Review/edit settlement agreement

Time Per Contract	02/14/2024	0.25	300.00	75.00
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Coordination re: settlement agreement and change order

Time Per Contract	02/27/2024	0.75	300.00	225.00
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Review, coordinate revisions, and approve pay application for retainage release.

Subtotal		2.00		600.00
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Labor total		2.50		642.50
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007 CDD irrigation pump upgrade

Phase Status: Closed

Billing Cutoff: 03/01/2024

Date	Units	Rate	Amount
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WIP Status:

Subtotal				0.00
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total				0.00
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999 Reimbursable Expenses

Phase Status: Active

Billing Cutoff: 03/01/2024

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

Expense WIP Status: Billable

UPS (CC)

Postage, Shipping & Delivery	02/10/2024			11.09
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Subtotal				11.09
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Jeffrey J. Newton

Expense Report

Mileage	02/01/2024	54.00	0.67	36.18
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Subtotal		54.00		36.18
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Expense total		54.00		47.27
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GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 330
Invoice Date: 2/29/24
Due Date: 2/29/24
Case:
P.O. Number: WA 1439

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

320 538 48
1-1

Description	Hours/Qty	Rate	Amount
-General Maintenance February 2024 Bonnet Creek CDD - General Maintenance February 2024 - Repair and patch potholes along Chelonia.			
Labor	10	47.50	475.00
Mobilization	1	65.00	65.00
Equipment		75.00	75.00
Materials		74.88	74.88

RECEIVED

MAR 25 2024

Total	\$689.88
Payments/Credits	\$0.00
Balance Due	\$689.88

WA#:#1439



Governmental
Management Services

Maintenance Services

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

Billing Date (Month/Year project
completed):

February 2024

Job name and Description

- General Maintenance February 2024
Bonnet Creek CDD - General Maintenance February 2024 - Repair and patch potholes along
Chelonia.

backup

Qty	Description	Unit Price	Line Total
10	Labor	\$47.50	\$475.00
1	Mobilization	\$65.00	\$65.00
	Equipment		\$75.00
	Materials		\$74.88

Total Due: \$689.88



LATHAM, LUNA,
EDEN & BEAUDINE, LLP
ATTORNEYS AT LAW
201 S. ORANGE AVE, STE 1400
POST OFFICE BOX 3353
ORLANDO, FLORIDA 32801

1-28
310 513 315

March 18, 2024

Invoice #: 123874
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:

2/1/2024	JEL	Quick review for meeting; attend Board of Supervisors' meeting; prepare task list following same	3.10	\$697.50
2/1/2024	JAC	Prepare JEL for board meeting issues; emails regarding board meeting	0.30	\$103.50
2/2/2024	JEL	Review proposals approved by Board; email with GMS regarding proposals; draft settlement/release agreement	0.80	\$180.00
2/5/2024	JEL	Continue work on settlement/release agreement; draft agreement with ProPump and email regarding same; prepare cover page for recording and email to Nancy with Park Hotels regarding agreement	3.30	\$742.50
2/5/2024	JAC	Email with demand letter from Attorney Walter Bagg; regarding claim of John Parrinello for damages due to alleged potholes in Chelonia Parkway; revisions to complete settlement agreement with Don Bell Signs	0.50	\$172.50
2/7/2024	JAC	Review and provide comment on contract with Pro Pump and Controls	0.20	\$69.00
2/7/2024	JEL	Continue work on Pro-pump agreement and email to GMS regarding same; internal emails regarding Prompt Payment Act	0.60	\$135.00
2/7/2024	KET	Assisted with the preparation of payment terms for the Agreement with ProPump & Controls, Inc. for flow meter replacement.	0.40	\$96.00
2/8/2024	JAC	Sent ethics course email to Supervisors; emails with District Manager regarding payments to contractor	0.20	\$69.00
2/9/2024	JEL	Review FL. Stat. Ch. 218 regarding prompt payment	0.30	\$67.50
2/9/2024	JAC	Emails with Don Bell Signs regarding completing settlement for wetlands clearing	0.20	\$69.00
2/9/2024	JAC	Emails with insurer regarding assignment of claim	0.20	\$69.00
2/12/2024	JAC	Work on issue on settlement agreement with Don Bell Signs with District Manager and District Engineer	0.20	\$69.00
2/13/2024	JEL	Continue Revise Pro-pump agreement and email to GMS regarding same	0.20	\$45.00
2/14/2024	JEL	Review comments to settlement agreement, revise agreement and emails regarding same	0.30	\$67.50
2/14/2024	JAC	Receive and review edits to Don Bell Settlement Agreement; related emails with District Manager and District Engineer; receive and review change order reflecting settlement amounts	0.60	\$207.00
2/22/2024	KET	Prepared memorandum for Board of Supervisors regarding Florida laws that apply to public officials.	0.10	\$24.00
2/26/2024	JAC	Emails regarding executed Settlement Agreement with Don Bell Signs and change order	0.20	\$69.00
2/28/2024	JAC	Emails with District Manager regarding March meeting agenda	0.20	\$69.00
Total Professional Services:			11.90	\$3,021.00

RECEIVED

Total \$3,021.00

MAR 20 2024

Previous Balance \$0.00

Payments & Credits

Date Type Notes

Amount

Payments & Credits \$0.00

Total Due \$3,021.00



Environment Testing

1-107
320 538 449

Invoice No.	6700027221	Invoice Date	March 18, 2024
Terms	Net 90 days	Federal Tax ID	87-2895395
Remit to	Eurofins Environment Testing Southeast, LLC, PO BOX 3213, Carol Stream, IL 60132-3213		
Wire	Citibank ABA: 031100209 Acct# 54064616 SWIFT Code: CITIUS33		
ACH	Citibank ABA: 031100209 Acct# 54064616 SWIFT Code: CITIUS33		

Bill to:
Bonnet Creek Resort CDD-c/o Gov Mgmt Ser Attn: Accounts Payable 9145 Narcoossee Rd Suite A206 Orlando, FL 32827

Ship to:
Bonnet Creek Resort CDD 219 E. Livingston Street Orlando, FL 32801

P.O. Number	W.O. Number	Contract Number	Work Ordered by
Purchase Order not required			Rafael Martinez
Job Description	Site Name	SDG Number	Invoice Contact
See below			M. Byington

Job No.	Job Description	Receipt Date	Quantity	Unit Price	Amount
	Method/Test Description				
J36299-1	Q-MW's	03/12/2024			
	180.1 - Turbidity		2.00	15.00	30.00
	SM 2540C - Total Dissolved Solids		2.00	12.00	24.00
	Colilert-18 - Fecal Coliform		2.00	40.25	80.50
	353.2 - Nitrate (NO2+NO3) - NO2		2.00	15.00	30.00
	SM 4500 Cl- E - Total Chloride		2.00	15.00	30.00
	SM 4500 H+ B - pH		2.00	5.00	10.00
	Sampling Fee		2.00	85.00	170.00

RECEIVED

MAR 28 2024

Project Number	Client Number	Project Manager	Subtotal (USD)	\$374.50
67000618	101263	Ryya Kumm		
Latest Sample Receipt Date	Latest Report Date	Phone Number	Total (USD)	\$374.50
03/12/2024	03/18/2024	(407) 339-5984		

For proper credit, please include invoice number on all remittance.

Eurofins Orlando - 481 Newburyport Avenue, Altamonte Springs, FL 32701

This invoice falls under Eurofins Environment Testing Southeast, LLC Standard T&C's of Net 30 Days unless superseded by another valid contract vehicle in place at the time these services were rendered.

Eurofins Orlando

481 Newburyport Avenue
Altamonte Springs, FL 32701
Phone (407) 338-5984 Phone (407) 260-6110

Chain of Custody Record



Client Information Client Contact: Rafael Martinez Company: Borinet Creek Resort CDD Address: 219 E. Livingston Street City: Orlando State, Zip: FL, 32801 Phone: 407-254-7726(Tel) Email: rafael.martinez2@ocrf.net Project Name: Quaterly Monitoring Wells Site:		Lab PM: Kumm, Ryya E-Mail: ryya.kumm@et.eurofinsus.com Carrier Tracking No(s): State of Origin:		COC No: 670-16529-8939.1 Page: Job #:				
Due Date Requested: TAT Requested (days): Compliance Project: <input type="checkbox"/> Yes <input type="checkbox"/> No PO #: Purchase Order not required WO #:		Analysis Requested 2540C - Total Dissolved Solids 333.2 - Nitrate/Nitrite Perform MS/MSD (Yes or No) Field Filtered Sample (Yes or No)						
Sample Identification MW-20 MW-21		Sample Date 3/22/2018 3/23/2018	Sample Time 1302 1309	Sample Type (C=comp, G=grab) GRAB GRAB	Matrix (In-water, Swab, On-surface, Other) Water Water	Preservation Code: GRAB GRAB	333.2 - Nitrate/Nitrite 180.1 - Turbidity, SM4500, CL - Chloride, SM4500, H - pH IDEXX, ColiRT, 24H - Fecal Coliform 333.2 - Nitrate, Nitrate Calc	Total Number of Containers Special Instructions/Note: ON ICE
Possible Hazard Identification <input type="checkbox"/> Non-Hazard <input type="checkbox"/> Flammable <input type="checkbox"/> Skin Irritant <input type="checkbox"/> Poison B <input type="checkbox"/> Unknown <input type="checkbox"/> Radiological		Sample Disposal (A fee may be assessed if samples are retained longer than 1 month) <input type="checkbox"/> Return To Client <input type="checkbox"/> Disposal By Lab <input type="checkbox"/> Archive For Months						
Deliverable Requested: I, II, III, IV, Other (specify)		Special Instructions/QC Requirements:						
Empty Kit Relinquished by:		Method of Shipment:						
Relinquished by:		Date:						
Relinquished by:		Received by:						
Relinquished by:		Date/Time:						
Relinquished by:		Date/Time:						
Relinquished by:		Date/Time:						
Custody Seals Intact: <input type="checkbox"/> Yes <input type="checkbox"/> No		Cooler Temperature(s) °C and Other Remarks:						



1-102
320 538 464



RCM Utilities, LLC
1451 Pine Grove Road
Eustis, FL 32726
352-561-2990
billing@rcmutilities.com

Invoice 10627
Invoice Date 3/29/2024
Completed Date 3/15/2024
Payment Term Net 30
Due Date 4/28/2024

Billing Address
Bonnet Creek Resort CDD
6200 Lee Vista Boulevard #300
Orlando, FL 32822 USA

Job Address
Bonnet Creek L/S
14901 Chelonia Parkway
Orlando, FL 32821 USA

Description of work

Install (1) OMNIBEAACON visual alarm light and cellular transmitter. Estimate #4545.

Task #	Description	Quantity	Your Price	Total
Service:Service Work	RCM Utilities to supply all labor, materials, and equipment for the following scope of work: -Install (1) OMNIBEAACON 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. - 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.	1.00	\$2,997.50	\$2,997.50

Sub-Total	\$2,997.50
Tax	\$0.00
Total	<u>\$2,997.50</u>
Payment	\$0.00
Balance Due	\$2,997.50

Payment is due within 30 days of the date of invoice. Thereafter, monthly finance charges of 1.5% or the maximum allowed by law, whichever is less, will be assessed on unpaid amounts.

RECEIVED

APR 1 2024

1-50
320 558 473



INVOICE

INVOICE #	INVOICE DATE
OE 674353	4/1/2024
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

Address: Chelonia Pkwy
Orlando, FL 32821

Invoice Due Date: May 1, 2024

Invoice Amount: \$17,325.00

Description	Current Amount
Monthly Maintenance April 2024	\$17,325.00

Invoice Total \$17,325.00

Excellence

IN COMMERCIAL LANDSCAPING

RECEIVED

APR 1 2024

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



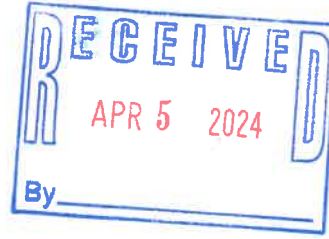
Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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

1-96
310 713 37



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

*Invoice No. 366382
Date 03/31/2024
Client No. 21241*

Services rendered in connection with the audit of the Basic Financial Statements
as of and for the year ended September 30, 2023.

Total Invoice Amount \$ 3,225.00

You can pay online at: <https://treasurecoastcpas.com> or

Scan to Pay
Berger, Toombs, Elam, Gaines, Frank,
McGuire & Gonano CPAs PL

Invoice Payment



POWERED BY
CPACHARGE

We accept major credit cards.
A 3% fee will be applied.

Please enter client number on your check.

Finance charges are calculated on balances over 30 days old at an annual percentage rate of 18%.

CHECK REQUEST FORM

DISTRICT/ASSOCIATION: Bonnet Creek Resort CDD **DATE:** 4/8/24

PAYABLE TO: BONNET CREEK RESORT CDD C/O USBANK

AMOUNT REQUESTED: \$686,368.12

REQUESTED BY: Zunyi Yan

ACCOUNT # 001.300.207.100 V59

DESCRIPTION OF NEED: FY24 DIRECT ASSESSMENTS

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Bonnet Creek Resort CDD

Board Meeting Date: April 4, 2024

	<i>Name</i>	<i>In Attendance</i> <i>Please ✓</i>	<i>Fee Involved</i> <i>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

4/4/24
Date

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

RECEIVED

APR 4 2024

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Bonnet Creek Resort CDD

Board Meeting Date: April 4, 2024

	<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

4/4/24
Date

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

RECEIVED

APR 4 2024



1-102
320 538 466

RCM Utilities, LLC
1451 Pine Grove Road
Eustis, FL 32726
352-561-2990
billing@rcmutilities.com

Invoice 10526
Invoice Date 4/3/2024
Completed Date 3/15/2024
Payment Term Net 30
Due Date 5/3/2024

Billing Address
Bonnet Creek Resort CDD
6200 Lee Vista Boulevard #300
Orlando, FL 32822 USA

Job Address
Bonnet Creek L/S
14901 Chelonia Parkway
Orlando, FL 32821 USA

Description of work

Lift Station Inspection

Task #	Description	Quantity	Your Price	Total
Service Division	Lift Station Inspection	1.00	\$330.00	\$330.00

Sub-Total	\$330.00
Tax	\$0.00
Total	\$330.00
Payment	\$0.00
Balance Due	\$330.00

Payment is due within 30 days of the date of invoice. Thereafter, monthly finance charges of 1.5% or the maximum allowed by law, whichever is less, will be assessed on unpaid amounts.

RECEIVED

APR 3 2024



Job #10526

Lift Station Inspection Form

Customer Information

Date 2024-03-15	Customer Name Bonnet Creek Resort CDD
Phone # -	Location address 14901 Chelonia Parkway, Orlando, FL 32821 USA
Lift Station LS	

Pump #1 - Elapsed Time Meter Reading



Previous -	Present 2558.5
Total Run -	Pump Amps 1 16.0
Pump Amps 2 15.4	Pump Amps 3 16.3

Pump #2 - Elapsed Time Meter Reading

Previous -	Present .20
Total Run -	Pump Amps 1 -
Pump Amps 2 -	Pump Amps 3 -

Wet Well Condition

Wet Well Condition Good	Off Float Condition OK
Lag Float Condition OK	Lead Float Condition OK

Alarm Float Condition OK	Cleaned all floats Yes
Float Operation and panel sequence OK	Alarm Light and Horn OK
Photos <div style="display: flex; justify-content: space-around;">   </div>	
Generator - Elapsed Time Meter Run	
Present 1.2	Total Run -
Fuel Status Generator -	Needs Fuel - how many gallons? -
Comments Pump 2 is still off and needs to be replaced	Service Tech James C

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Bonnet Creek Resort CDD

Board Meeting Date: April 4, 2024

	<i>Name</i>	<i>In Attendance</i> <i>Please ✓</i>	<i>Fee Involved</i> <i>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)

1-110

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

Approved for Payment:


District Manager Signature

4/4/24
Date

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

RECEIVED

APR 4 2024

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Bonnet Creek Resort CDD

Board Meeting Date: April 4, 2024

	<i>Name</i>	<i>In Attendance</i> <i>Please ✓</i>	<i>Fee Involved</i> <i>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)

1-118

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

Approved for Payment:


District Manager Signature

4/4/24
Date

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

RECEIVED

APR 4 2024

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Bonnet Creek Resort CDD

Board Meeting Date: April 4, 2024

	<i>Name</i>	<i>In Attendance</i> <i>Please ✓</i>	<i>Fee Involved</i> <i>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)

1-77

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

Approved for Payment:


District Manager Signature

4/4/24
Date

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

RECEIVED

APR 4 2024



1-86
320 538 94150

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: PSI062394
Invoice Date: 4/1/2024

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 4/1/2024
Due Date 5/1/2024
Terms Net 30

Customer ID 5006
P.O. Number
P.O. Date 4/1/2024
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance April Billing 4/1/2024 - 4/30/2024 Bonnett Creek Irrigation Lake Bonnett Creek Irrigation Lake		1	1	241.00	241.00

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APR 2 2024

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



Aquatic Weed Control, Inc.

P.O. Box 593258
Orlando, FL 32859

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

Invoice

Date	Invoice #
3/15/2024	94476

Bill To

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

Customer P.O. No.	Payment Terms	Due Date
Project# 95180	Net 45	4/29/2024

Description	Amount
Tri-annual wetland maintenance for the month of March 2024 - Crosby Island Marsh - Completed on 03/11/24.	2,500.00

Thank you for your business.

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

GMS-Central Florida, LLC1001 Bradford Way
Kingston, TN 37763**Invoice****Invoice #:** 328**Invoice Date:** 4/1/24**Due Date:** 4/1/24**Case:****P.O. Number:****Bill To:**Bonnet Creek Resort CDD
219 E. Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - April 2024		3,144.33	3,144.33
Website Administration - April 2024		75.00	75.00
Information Technology - April 2024		112.50	112.50
Office Supplies		0.21	0.21
Postage		53.01	53.01

RECEIVED

APR 12 2024

Total \$3,385.05**Payments/Credits** \$0.00**Balance Due** \$3,385.05

GMS-Central Florida, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 329
Invoice Date: 4/1/24
Due Date: 4/1/24
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Field Management - April 2024		4,748.00	4,748.00

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APR 12 2024

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



INVOICE

INVOICE #	INVOICE DATE
OE 684232	4/15/2024
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

Address: Chelonia Pkwy
Orlando, FL 32821

Invoice Due Date: May 15, 2024

Invoice Amount: \$1,170.00

Description	Current Amount
split leaf clean up along curve	
Landscape Enhancement	\$1,170.00

Excellence

Invoice Total \$1,170.00

IN COMMERCIAL LANDSCAPING

RECEIVED

APR 15 2024

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

BDA
ENVIRONMENTAL CONSULTANTS

1-10
320 538
44140-CIM

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

Invoice number 54734
Date 04/16/2024

Project 1995-180 BONNETT CREEK DRI

For Services Through March 29, 2024
Please include invoice number on remittance

LABOR

	Hours	Rate	Billed Amount
Environmental Specialist IV	5.40	53.00	286.20
Scientist I	5.00	63.00	315.00
Senior Scientist	2.90	89.00	258.10
Labor subtotal	13.30		859.30

Invoice total **859.30**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
54734	04/16/2024	859.30	859.30				
	Total	859.30	859.30	0.00	0.00	0.00	0.00

Remit To:
BDA, Inc.
330 West Canton Avenue
Winter Park, Florida 32789
FEIN: 59-1694414

RECEIVED

APR 18 2024

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

File: 95180
Period: Through March 29, 2024

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: 2023-2024 Bonnet Creek Resort Project Site Contract for Maintenance Review Services dated October 4, 2023; and 2023-2024 Crosby Island Marsh Mitigation Site Contract for Management and Maintenance Review Services dated October 4, 2023.

Technical:

Maintenance Review Services Contract for the Bonnet Creek Resort Project Site (Year 2023-2024)

Task – Maintenance Review Services

1. No activity this billing period.

Task Fee (Year 2023-2024):	\$5,000.00
Amount Previously Billed:	\$719.60
Amount Due This Invoice:	\$0.00

P:\ADMIN\PROJECTS\95180\PRGS\2024\032924.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 March 29, 2024
Page 2

Budget Remaining: \$4,280.40

Task – Project Team Meetings and Additional Requested Services

1. No activity this billing period.

Task Fee (Year 2023-2024):	T&M
Amount Previously Billed:	\$0.00
Amount Due This Invoice:	\$0.00

***Management and Maintenance Review Services Contract for the Crosby Island Marsh Mitigation Site
(Year 2023-2024)***

Task – Reviews of Nuisance/Exotic Species Maintenance

1. Ms. Penny E. Cople (Senior Scientist) reviewed electronic mail correspondence from Aquatic Weed Control, Inc. providing a maintenance report of recent treatments of nuisance/exotic plants; and coordinated with Breedlove, Dennis & Associates, Inc. staff to schedule a maintenance review.
2. Ms. Emily A. Slebodnik (Scientist I) conducted a site review on March 29, 2024, to assess the status of treatment of nuisance/exotic plants.
3. Mr. James M. Weber (Environmental Specialist IV) conducted a site review on March 29, 2024, to assess the status of treatment of nuisance/exotic plants.
4. Administrative Staff (Environmental Specialist IV) maintained administrative records throughout the billing period.

Task Fee (Year 2023-2024):	\$4,500.00
Amount Previously Billed:	\$1,028.40
Amount Due This Invoice:	\$628.10
Budget Balance:	\$2,843.50

Task – Project Team Meetings and Additional Requested Services

1. Ms. Cople (Senior Scientist) discussed potential pine (*Pinus* sp.) thinning options within the uplands with Mr. Weber; reviewed the Mitigation Banking Instrument for upland management

BDA
ENVIRONMENTAL CONSULTANTS

Bonnet Creek Resort Community Development District
Period: Through March 29, 2024
Page 3

objectives; and discussed potential management alternatives for the uplands with Mr. Marshall Smith (Alan Smith Farming and Ranching) on March 29, 2024.

2. Mr. Weber (Environmental Specialist IV) discussed potential pine thinning activities within the uplands with Ms. Cople.

Task Fee (Year 2023-2024):	T&M
Amount Previously Billed:	\$530.40
Amount Due This Invoice:	\$231.20

Total Amount Due This Invoice: \$859.30

PEC/vcl

Donald W McIntosh Associates Inc.
1950 Summit Park Drive
6th Floor
Orlando, FL 32810
(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 45513
Date 04/12/2024

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

For Period Through March 29, 2024

Invoice Summary

Description	Current Billed
CDD general consulting	1,355.00
CDD inspections	0.00
CDD miscellaneous meetings	1,102.50
CDD intersection improvements	0.00
CDD irrigation pump upgrade	0.00
Reimbursable Expenses	38.86
Total	2,496.36

Professional Fee Detail

Associate	Hours	Rate	Billed Amount
Associate	10.75	210.00	2,257.50
Design Technician	2.00	100.00	200.00
Professional Fee Detail subtotal	12.75		2,457.50

Reimbursable Expenses

Mileage	Units	Rate	Billed Amount
Mileage	58.00	0.67	38.86
Invoice total			2,496.36

RECEIVED

APR 16 2024

Invoice Supporting Detail

22234 Bonnet Creek Resort CDD General Consulting
 000 CDD general consulting

Phase Status: Active

Billing Cutoff: 03/29/2024

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

Labor WIP Status: Billable

Associate

James C. Nugent

Time Per Contract 03/04/2024 0.25 210.00 52.50

Review Chelonia repaving contract for thermoplastic alternate inclusion.

Time Per Contract 03/05/2024 0.75 210.00 157.50

Research infrasturcure utility plans per HVK questions.

Time Per Contract 03/06/2024 0.50 210.00 105.00

Prepare draft NTP for Chelonia Resurfacing project.

Time Per Contract 03/12/2024 2.00 210.00 420.00

Ptep and send transmittal with Chelonia repaving contract addendum to contractor; research SF permit and plans per Counsel request for eminent domain attorney.

Time Per Contract 03/13/2024 1.50 210.00 315.00

Assistance to CDD Counsel with copies of CDD infrastructure permits and plans for emminent domain counsel.

Subtotal 5.00 1,050.00

Rocky L. Carson

Time Per Contract 03/13/2024 0.50 210.00 105.00

Confirm thee platted lands for Jim Nugent's reply to attorney

Subtotal 0.50 105.00

Design Technician

Elliott J. Toney

Time Per Contract 03/13/2024 2.00 100.00 200.00

Storm/Dmg. plans for overall CDD, eminent domain (Jan Albanese Carpenter)

Subtotal 2.00 200.00

Labor total 7.50 1,355.00

001 CDD inspections

Phase Status: Active

Billing Cutoff: 03/29/2024

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

WIP Status:

Subtotal 0.00

total 0.00

002 CDD miscellaneous meetings

Phase Status: Active

Billing Cutoff: 03/29/2024

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

Labor WIP Status: Billable

Associate

James C. Nugent

Time Per Contract 03/05/2024 0.75 210.00 157.50

Review CDD meeting agenda, prep status notes

Time Per Contract 03/07/2024 3.50 210.00 735.00

Invoice Supporting Detail

22234 Bonnet Creek Resort CDD General Consulting
 002 CDD miscellaneous meetings

Phase Status: Active

Billing Cutoff: 03/29/2024

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

Labor WIP Status: Billable

Associate

James C. Nugent

Prep for and attend CDD board meeting

Time Per Contract 03/26/2024 0.50 210.00 105.00

Review projects status and prep for 4/4/24 CDD meeting

Time Per Contract 03/29/2024 0.50 210.00 105.00

Review CDD meeting agenda, prep notes for report

Subtotal	5.25		1,102.50
Labor total	5.25		1,102.50

005 CDD intersection improvements

Phase Status: Active

Billing Cutoff: 03/29/2024

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

WIP Status:

Subtotal			0.00
total			0.00

007 CDD irrigation pump upgrade

Phase Status: Closed

Billing Cutoff: 03/29/2024

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

WIP Status:

Subtotal			0.00
total			0.00

999 Reimbursable Expenses

Phase Status: Active

Billing Cutoff: 03/29/2024

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

Expense WIP Status: Billable

James C. Nugent

Expense Report

Mileage 03/07/2024 58.00 0.67 38.86

Subtotal	58.00		38.86
Expense total	58.00		38.86



1-10
310 473 311

1950 Summit Park Drive
6th Floor
Orlando, FL 32810
407-644-4068
dwma.com

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

Invoice Date: April 12, 2024
Invoice No.: 45595
Project Number: 23628
For Period Through March 29, 2024

Bonnet Creek Resort CDD Chelonia Parkway Resurfacing
Project
Per Contract Dated November 14, 2023

Email: Invoices@gmscfl.com

	Contract Amount	Work %	Completed Amount	Previously Invoiced	Amount Due
Construction Phase Services					
001 Shop drawing review	450.00	100.00	450.00	450.00	0.00
002 Contractor payment requests	1,040.00	0.00	0.00	0.00	0.00
003 Site visits	13,310.00	60.00	7,986.00	1,331.00	6,655.00
004 Contractor assistance	1,040.00	100.00	1,040.00	1,040.00	0.00
SUBTOTAL	\$15,840.00		\$9,476.00	\$2,821.00	\$6,655.00
TOTAL	\$15,840.00		\$9,476.00	\$2,821.00	\$6,655.00
Reimbursable Expenses			430.64	62.31	368.33
			AMOUNT DUE THIS INVOICE		\$7,023.33

RECEIVED

APR 16 2024



116
310 513 311

1950 Summit Park Drive
6th Floor
Orlando, FL 32810
407-644-4068
dwma.com

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

Invoice Date: April 12, 2024
Invoice No.: 45582
Project Number: 23572
For Period Through March 29, 2024

Bonnet Creek Resort CDD Crosby Island Marsh Berm Repair
Per Contract Dated June 23, 2023

Email: Invoices@gmscfl.com

	Contract Amount	Work %	Completed Amount	Previously Invoiced	Amount Due
Professional Surveying & Mapping					
001 Topographic survey	8,270.00	100.00	8,270.00	8,270.00	0.00
Civil Engineering					
002 Construction drawings	2,910.00	0.00	0.00	0.00	0.00
003 Final engineering meetings and coordination	2,360.00	15.00	354.00	0.00	354.00
SUBTOTAL	\$5,270.00		\$354.00	\$0.00	\$354.00
TOTAL	\$13,540.00		\$8,624.00	\$8,270.00	\$354.00
Reimbursable Expenses			0.00	0.00	0.00
			AMOUNT DUE THIS INVOICE		\$354.00

RECEIVED

APR 16 2024



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

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

1-28
310 53 315

April 15, 2024

Invoice #: 124339
Federal ID #:59-3366512

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

RECEIVED

APR 18 2024

Matter ID: 2131-001

General

For Professional Services Rendered:

3/1/2024	JEL	Review Ranger Paving Contract and emails with District Manager and District Engineer regarding same; phone call with G.Flnt regarding paving agreement	0.80	\$180.00
3/4/2024	JEL	Emails with District Manager and District Engineer regarding Ranger Paving agreement and review of same; draft addendum to paving agreement and emails regarding same	1.40	\$315.00
3/4/2024	JAC	Emails and confer regarding paving contract addendum	0.40	\$138.00
3/5/2024	JEL	Continue work on addendum to paving agreement and email regarding same	0.20	\$45.00
3/6/2024	JEL	Email to Nancy Vu regarding maintenance agreement	0.20	\$45.00
3/7/2024	JAC	Travel to and participate in Board of Supervisors' meeting; emails with District Engineer regarding plats for CDD property	2.60	\$897.00
3/7/2024	KET	Assisted with finalizing annual legal update memorandum regarding Florida laws related to CDD Board of Supervisors.	0.40	\$96.00
3/11/2024	JEL	Emails regarding paving agreement addendum; review notice to proceed	0.60	\$135.00
3/12/2024	JEL	Prepare lift station maintenance renewal agreement and email regarding same; email GMS regarding Ranger addendum for agenda; email to District Engineer regarding plats	0.70	\$157.50
3/12/2024	JAC	Prepared follow up task list for March meeting	0.20	\$69.00
3/13/2024	JEL	Follow up email to Nancy Vu regarding recording maintenance and indemnification agreement	0.10	\$22.50
3/14/2024	JEL	Review plats to confirm all tracts transferred to CDD and email regarding same	0.30	\$67.50
3/26/2024	JAC	Receive and review draft 2023 audit report; sent comments to district CPA	0.60	\$207.00
3/29/2024	JEL	Continue work on prompt payment policy; review and continue work on 2024 reminder memo to Boards and statutes on voting conflicts; review voting conflicts issue for sale of amenity centers	0.10	\$22.50
Total Professional Services:			8.60	\$2,397.00

For Disbursements Incurred:

2/1/2024		Payment disbursement to Jay Lazarovich for JEL - Travel to and from Bonnet Creek CDD Board Meeting on February 1, 2024 (Wyndham Bonnet Creek Resort).		\$28.18
3/7/2024		Payment disbursement to Jan Carpenter for JAC - Bonnet Creek CDD Board Meeting (JW Marriott) 03/07/24		\$28.18
Total Disbursements Incurred:				\$56.36

Total \$2,453.36
Previous Balance \$0.00

Payments & Credits

Date Type Notes

Amount

Payments & Credits \$0.00

Total Due **\$2,453.36**



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

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

1-28
310 513 315

April 15, 2024

Invoice #: 124340
Federal ID #:59-3366512

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

Matter ID: 2131-003 Eminent Domain

For Professional Services Rendered:

3/12/2024	JAC	Contacts with Gray Robinson regarding status of eminent domain proceedings; sent Engineer's Reports for overall development descriptions and information; emails to District Engineer for storm water system permitting	0.80	\$276.00
3/13/2024	JAC	Emails with District Engineer regarding needs for plats and stormwater permitting information; sent stormwater and infrastructure plans to B.Dove	0.50	\$172.50
Total Professional Services:			1.30	\$448.50

Total \$448.50
Previous Balance \$0.00

Payments & Credits

<u>Date</u>	<u>Type</u>	<u>Notes</u>	<u>Amount</u>
			Payments & Credits \$0.00
			Total Due \$448.50

RECEIVED

APR 18 2024



1-86
320 538
44150

INVOICE

Page: 1

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 Number: PSI055225
Invoice Date: 3/2/2024

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 3/2/2024
Due Date 4/1/2024
Terms Net 30

Customer ID 5006
P.O. Number
P.O. Date 3/2/2024
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance March Billing 3/1/2024 - 3/31/2024 Bonnett Creek Irrigation Lake Bonnett Creek Irrigation Lake		1	1	241.00	241.00

RECEIVED

APR 22 2024

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

CHECK REQUEST FORM

DISTRICT/ASSOCIATION: Bonnet Creek Resort CDD **DATE:** 4/26/24

PAYABLE TO: Bonnet Creek Resort CDD c/o REGIONS v#1-7

AMOUNT REQUESTED: \$500,000

REQUESTED BY: Zunyi Yan

ACCOUNT # 001.300.581.100

DESCRIPTION OF NEED: Capital Reserve Transfer

GMS-Central Florida, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 325
Invoice Date: 3/1/24
Due Date: 3/1/24
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 - March 2024	310 513 340	3,144.33	3,144.33
Website Administration - March 2024	352	75.00	75.00
Information Technology - March 2024	251	112.50	112.50
Office Supplies	51	0.45	0.45
Postage	42	14.50	14.50

RECEIVED

APR 23 2024

Total	\$3,346.78
Payments/Credits	\$0.00
Balance Due	\$3,346.78

GMS-Central Florida, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 326
Invoice Date: 3/1/24
Due Date: 3/1/24
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 - March 2024		4,748.00	4,748.00
320 538 340			

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APR 23 2024

Total \$4,748.00

Payments/Credits \$0.00

Balance Due \$4,748.00

31 - 51
31-600-538-607

Donald W McIntosh Associates Inc.
1950 Summit Park Drive
6th Floor
Orlando, FL 32810
(407) 644-4068

RECEIVED
MAR 20 2024

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

Invoice number 45385
Date 03/15/2024
Project 22234 Bonnet Creek Resort CDD
General Consulting

For Period Through March 01, 2024

Invoice Summary

Description	Current Billed
CDD general consulting	877.50
CDD inspections	0.00
CDD miscellaneous meetings	0.00
CDD intersection improvements	642.50
CDD irrigation pump upgrade	0.00
Reimbursable Expenses	47.27
Total	1,567.27

Professional Fee Detail

	Hours	Rate	Billed Amount
Project Manager Assistant	2.00	85.00	170.00
Principal	4.50	300.00	1,350.00
Professional Fee Detail subtotal	6.50		1,520.00

Reimbursable Expenses

	Units	Rate	Billed Amount
Mileage	54.00	0.67	36.18
Postage, Shipping & Delivery			11.09
Reimbursable Expenses subtotal			47.27

Invoice total **1,567.27**

642.50

Invoice Supporting Detail

22234 Bonnet Creek Resort CDD General Consulting
 000 CDD general consulting

Phase Status: Active

Billing Cutoff: 03/01/2024

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

Labor WIP Status: Billable

Project Manager Assistant

Michelle I. Boswell

Time Per Contract 01/31/2024 0.50 85.00 42.50

Transmittal of contract documents to Board for signature Chelonia Parkway Resurfacing

Time Per Contract 02/06/2024 1.00 85.00 85.00

Send out approved contracts for Chelonia Parkway Resurfacing

Subtotal 1.50 127.50

Principal

Jeffrey J. Newton

Time Per Contract 02/01/2024 2.50 300.00 750.00

Prepare for and attend board meeting

Subtotal 2.50 750.00

Labor total 4.00 877.50

001 CDD inspections

Phase Status: Active

Billing Cutoff: 03/01/2024

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

WIP Status:

Subtotal 0.00

total 0.00

002 CDD miscellaneous meetings

Phase Status: Active

Billing Cutoff: 03/01/2024

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

WIP Status:

Subtotal 0.00

total 0.00

005 CDD Intersection improvements

Phase Status: Active

Billing Cutoff: 03/01/2024

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

Labor WIP Status: Billable

Project Manager Assistant

Michelle I. Boswell

Time Per Contract 02/26/2024 0.50 85.00 42.50

Send out Change Order 8 for signature, Settlement Agreement

Subtotal 0.50 42.50

Principal

Jeffrey J. Newton

Time Per Contract 02/08/2024 0.25 300.00 75.00

Change order review/approval

Invoice Supporting Detail

**22234 Bonnet Creek Resort CDD General Consulting
 005 CDD Intersection improvements**

Phase Status: Active

Billing Cutoff: 03/01/2024

		Date	Units	Rate	Amount
Labor	WIP Status: Billable				
Principal					
Jeffrey J. Newton					
Time Per Contract		02/12/2024	0.25	300.00	75.00
<i>Coordination re: settlement agreement & retainage release</i>					
Time Per Contract		02/13/2024	0.50	300.00	150.00
<i>Review/edit settlement agreement</i>					
Time Per Contract		02/14/2024	0.25	300.00	75.00
<i>Coordination re: settlement agreement and change order</i>					
Time Per Contract		02/27/2024	0.75	300.00	225.00
<i>Review, coordinate revisions, and approve pay application for retainage release.</i>					
Subtotal			2.00		600.00
Labor total			2.50		642.50

007 CDD Irrigation pump upgrade

Phase Status: Closed

Billing Cutoff: 03/01/2024

WIP Status:

Date	Units	Rate	Amount
Subtotal			0.00
total			0.00

999 Reimbursable Expenses

Phase Status: Active

Billing Cutoff: 03/01/2024

		Date	Units	Rate	Amount
Expense	WIP Status: Billable				
UPS (CC)					
Postage, Shipping & Delivery		02/10/2024			11.09
Subtotal					11.09
Jeffrey J. Newton					
Expense Report					
Mileage		02/01/2024	54.00	0.67	36.18
Subtotal			54.00		36.18
Expense total			54.00		47.27



ORANGE COUNTY UTILITIES
 9150 CURRY FORD ROAD
 ORLANDO, FLORIDA 32825-7600

BONNET CREEK RESORT COMMUNITY
 DEVELOPMENT DISTRICT

Account Number: 0855665881

Billing Date: 02/20/24

Due Date: 03/14/24

CUSTOMER INQUIRIES: 407-836-5515

TOLL FREE: 800-626-1140

24 HOUR EMERGENCY: 407-836-2777

www.ocfl.net/PayUtilities/



Account Summary as of February 20, 2024	
Previous Balance	\$604.90
Payments Received	-604.90
Credit Adjustments	-25.35
Balance Forward	-25.35
Current Charges	2,595.81
Total Amount Due	\$2,570.46
AUTOPAY CUSTOMER	

Deposit Interest Refund

Adjustments

02/05/2024 Deposit interest -25.35

Service Address: 14064 CHELONIA PKWY, ORLANDO, FL 32821-4022



UTILITY BILL
 PO BOX 312
 ORLANDO, FL 32802-0312
www.ocfl.net/PayUtilities/

AutoPay Notice

Account Number	Total Due	Total Due Drafted On or About
0855665881	\$2,570.46 Do Not Pay	03/01/24

ORF0220B 3772 1 AB 0.547
 7000003911 00.0012.0118 3772/1



Do Not Send Payment

Your Bill is Scheduled for Electronic Payment



BONNET CREEK RESORT COMMUNITY DEVELOPMENT
 DISTRICT
 6200 LEE VISTA BLVD STE 300
 ORLANDO FL 32822-5149

Reclaim Commercial

Meter Number	Curr Read	Prev Read	Water Usage
258001U063	191285	185406	+5879 KGAL

**Reclaim Commercial
Service from 01/20/24 - 02/20/24**

Meter Fixed Charge	\$86.92	86.92
5,661 kgal at \$0.40 per kgal		2,264.40
Public Service Tax		235.13
Subtotal		\$2,586.45

Total Charge for All Services at This Address

\$2,586.45

Service Address: 14929 CHELONIA PKWY, ORLANDO, FL 32821-4013

Water Small Commercial

Meter Number	Curr Read	Prev Read	Water Usage
10071435	159	159	+0 KGAL

**Water Small Commercial
Service from 01/20/24 - 02/20/24**

Meter Fixed Charge		8.51
Public Service Tax		0.85
Subtotal		\$9.36

Total Charge for All Services at This Address

\$9.36

UTILITY DEPOSIT

\$5,538.40

Orange County Utilities is not responsible for undelivered or late mail. In the event you fail to receive a utility bill, please call our office (numbers shown below). Acceptable forms of payment: cash, check, money order, debit card, Visa®, MasterCard®, Discover®, and American Express®.

Payment locations: 9150 Curry Ford Road, Amscot Financial® locations, participating Winn-Dixie® stores equipped with Western Union® services, and any Walmart, Walmart Supercenter®, or Walmart Neighborhood Market®. For your convenience, drop boxes are located at 9150 Curry Ford Road and 201 South Rosalind Avenue. Drop box payments are processed the following business day. Acceptable drop box payments are checks and money orders.

ANY AMOUNT NOT PAID BY THE DUE DATE IS SUBJECT TO A LATE FEE OF 1.5%

9150 Curry Ford Road Lobby and Drive Through Hours: 8:00 a.m. - 5:00 p.m. Monday - Friday

Telephone Numbers:

General Inquiries:	407-836-5515	Relay Services (Hearing Impaired):	Dial 711
24-HOUR EMERGENCY:	407-836-2777	Toll Free (Outside Orange County):	800-626-1140

Mail All Correspondence To: PO Box 312 Orlando, FL 32802-0312

Para más información, por favor llame al Departamento de Servicios Públicos del Condado de Orange y pida hablar con un representante en español. El número de teléfono es 407-836-5515.



duke-energy.com
877.372.8477

Your Energy Bill

Service address
BONNET CREEK RESORT CDD
13251 CHELONIA PARKWAY CT
SIGN 3

Bill date Mar 11, 2024
For service Feb 14 - Mar 8
24 days

Account number 9100 8897 0713

Billing summary

Previous Amount Due	\$30.79
Payment Received Mar 07	-30.79
Current Electric Charges	24.00
Taxes	0.64
Total Amount Due Apr 01	\$24.64



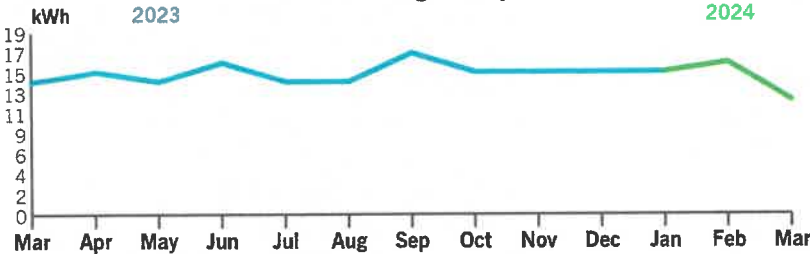
Thank you for your payment.

Important power line safety reminder. Stay away from power lines. Do not work near overhead lines. Always assume that downed lines are energized and dangerous. Report downed power lines to Duke Energy immediately by calling 800-228-8485.

National Renewable Energy Day is March 21, so there's no better time to sign up for Clean Energy Connection and support solar energy without rooftop panels. Learn more at duke-energy.com/Celebrate.

Your usage snapshot

Electric usage history



Average temperature in degrees

71° 75° 77° 80° 82° 84° 80° 75° 68° 64° 62° 62° 71°

	Current Month	Mar 2023	12-Month Usage	Avg Monthly Usage
Electric (kWh)	12	14	178	15
Avg. Daily (kWh)	1	0	0	

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Amount of automatic draft

\$24.64
by Apr 1

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**



Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8897 0713

025820 000001932
BONNET CREEK RESORT CDD
6200 LEE VISTA BLVD
ORLANDO FL 32822-5147

8891008897071300066000000000000000000246400000024647



We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

Online	duke-energy.com/billing
Automatically from your bank account	duke-energy.com/automatic-draft
Speedpay (fee applies)	duke-energy.com/pay-now 800.700.8744
By mail payable to Duke Energy	P.O. Box 1094 Charlotte, NC 28201-1094
In person	duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing	duke-energy.com/paperless
Home	duke-energy.com/manage-home
Business	duke-energy.com/manage-bus

General questions or concerns

Online	duke-energy.com
Home: Mon - Fri (7 a.m. to 7 p.m.)	800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.)	877.372.8477
For hearing impaired TDD/TTY	711
International	1.407.629.1010

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Apr 5

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

Your electric service may be disconnected if your payment is past due

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection. The reconnection fee is \$13 between the hours of 7 a.m. and 7 p.m. Monday through Friday and \$14 after 7 p.m. or on the weekends.

Electric service does not depend on payment for other products or services

Non-payment for non-regulated products or services (such as surge protection or equipment service contracts) may result in removal from the program but will not result in disconnection of electric service.

When you pay by check

We may process the payment as a regular check or convert it into a one-time electronic check payment.

Asset Securitization Charge

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

Medical Essential Program

Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit duke-energy.com/home/billing/special-assistance/medically-essential.

Special Needs Customers

Florida Statutes offer a program for customers who need special assistance during emergency evacuations and sheltering. Customers with special needs may contact their local emergency management agency for registration and more information.

Para nuestros clientes que hablan Español

Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.

Your usage snapshot - Continued

Current electric usage for meter number 412869	
Actual reading on Mar 8	1459
Previous reading on Feb 14	- 1447
<hr/>	
Energy Used	12 kWh
Billed kWh	12.000 kWh

Billing details - Electric

Billing Period - Feb 14 24 to Mar 08 24	
Meter - 412869	
Customer Charge	\$12.82
Energy Charge	
12.000 kWh @ 9.419c	1.13
Fuel Charge	
12.000 kWh @ 5.247c	0.63
Asset Securitization Charge	
12.000 kWh @ 0.204c	0.02
Minimum Bill Adjustment	9.40
Total Current Charges	\$24.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.62
Total Taxes	\$0.64





duke-energy.com
877.372.8477

Your Energy Bill

Service address
BONNET CREEK RESORT CDD
000 CHELONIA PARKWAY CT
LITE

Bill date Mar 8, 2024
For service Feb 6 - Mar 5
29 days

Account number 9100 8897 0888

Billing summary

Previous Amount Due	\$4,305.85
Payment Received Feb 29	-4,305.85
Current Lighting Charges	4,292.75
Taxes	12.89
Total Amount Due Apr 01	\$4,305.64



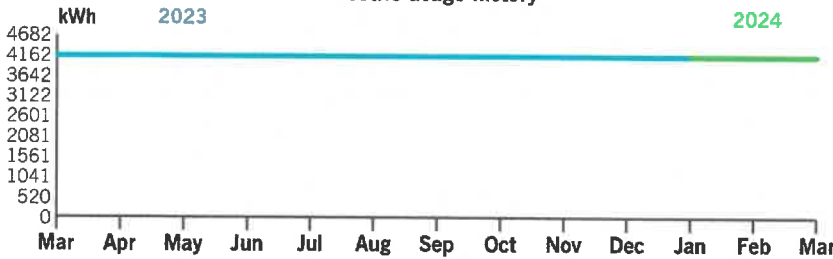
Thank you for your payment.

Important power line safety reminder. Stay away from power lines. Do not work near overhead lines. Always assume that downed lines are energized and dangerous. Report downed power lines to Duke Energy immediately by calling 800-228-8485.

National Renewable Energy Day is March 21, so there's no better time to sign up for Clean Energy Connection and support solar energy without rooftop panels. Learn more at duke-energy.com/Celebrate.

Your usage snapshot

Electric usage history



Average temperature in degrees

71° 75° 77° 80° 82° 84° 80° 75° 68° 64° 62° 62° 71°

	Current Month	Mar 2023	12-Month Usage	Avg Monthly Usage
Electric (kWh)	4,162	4,162	49,944	4,162
Avg. Daily (kWh)	144	134	137	

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.

Amount of automatic draft

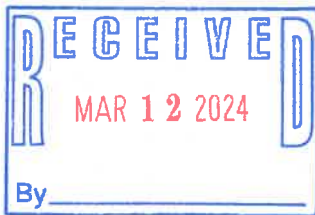
\$4,305.64
by Apr 1

After 90 days from bill date, a late charge will apply.

Account number
9100 8897 0888



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090



022115 000002480



BONNET CREEK RESORT CDD
6200 LEE VISTA BLVD
ORLANDO FL 32822-5147

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**



Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

889100889708880006600000000000000043056400004305647



We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

Online duke-energy.com/billing
Automatically from your bank account duke-energy.com/automatic-draft
Speedpay (fee applies) duke-energy.com/pay-now
800.700.8744
By mail payable to Duke Energy P.O. Box 1094
Charlotte, NC 28201-1094
In person duke-energy.com/location

Help managing your account (not applicable for all customers)

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Business duke-energy.com/manage-bus

General questions or concerns

Online duke-energy.com
Home: Mon - Fri (7 a.m. to 7 p.m.) 800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.) 877.372.8477
For hearing impaired TDD/TTY 711
International 1.407.629.1010

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Apr 3

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

Your electric service may be disconnected if your payment is past due

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection. The reconnection fee is \$13 between the hours of 7 a.m. and 7 p.m. Monday through Friday and \$14 after 7 p.m. or on the weekends.

Electric service does not depend on payment for other products or services

Non-payment for non-regulated products or services (such as surge protection or equipment service contracts) may result in removal from the program but will not result in disconnection of electric service.

When you pay by check

We may process the payment as a regular check or convert it into a one-time electronic check payment.

Asset Securitization Charge

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

Medical Essential Program

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Your usage snapshot - Continued

Outdoor Lighting		
Billing period Feb 06 - Mar 05		
Description	Quantity	Usage
71W LED SANIBEL	146	3,650 kWh
150W LED BLK CLERMONT 4K	1	52 kWh
MH SANIBEL 12000L	2	148 kWh
HPS TRDRP CLR 27500L	3	312 kWh
Total	152	4,162 kWh

Billing details - Lighting

Billing Period - Feb 06 24 to Mar 05 24	
Customer Charge	\$1.70
Energy Charge	
4,162.000 kWh @ 4.124c	171.63
Fuel Charge	
4,162.000 kWh @ 4.880c	203.11
Asset Securitization Charge	
4,162.000 kWh @ 0.056c	2.33
Fixture Charge	
HPS TRDRP CLR 27500L	64.53
MH SANIBEL 12000L	38.46
150W LED BLK CLERMONT 4K	24.04
71W LED SANIBEL	2,290.74
Maintenance Charge	
HPS TRDRP CLR 27500L	5.55
MH SANIBEL 12000L	6.28
150W LED BLK CLERMONT 4K	1.39
71W LED SANIBEL	202.94
Pole Charge	
22 DECO CONC SINGLE SANIBEL	
23 Pole(s) @ \$14.250	327.75
22 DECO CONC DOUBLE SANIBEL	
62 Pole(s) @ \$14.250	883.50
30 TENON TOP BRONZE CONCRETE	
4 Pole(s) @ \$17.200	68.80
Total Current Charges	\$4,292.75

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

fb.def.duke.bills.20240307204108.7.afp-44231-000002480

Billing details - Taxes

Regulatory Assessment Fee	\$3.17
Gross Receipts Tax	9.72
Total Taxes	\$12.89



Service address
BONNET CREEK RESORT CDD
13251 CHELONIA PARKWAY CT
ENTRANCE SIGN

Bill date Mar 11, 2024
For service Feb 8 - Mar 7
29 days

Account number 9100 8897 0987

Billing summary

Previous Amount Due	\$101.95
Payment Received Mar 01	-101.95
Current Electric Charges	91.70
Taxes	2.42
Total Amount Due Apr 01	\$94.12



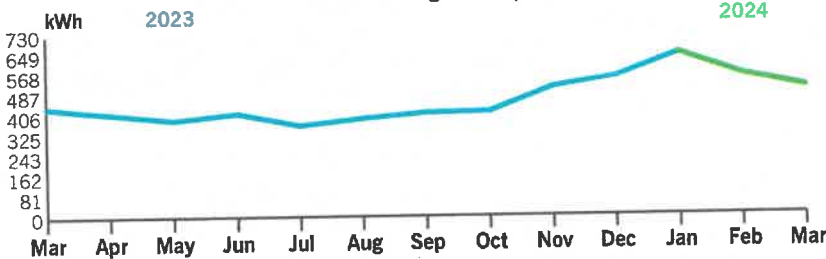
Thank you for your payment.

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Your usage snapshot

Electric usage history

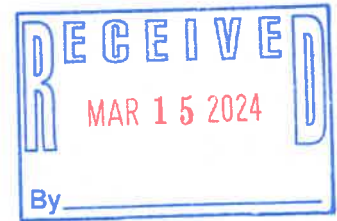


Average temperature in degrees

71° 75° 77° 80° 82° 84° 80° 75° 68° 64° 62° 62° 71°

	Current Month	Mar 2023	12-Month Usage	Avg Monthly Usage
Electric (kWh)	509	442	5,595	466
Avg. Daily (kWh)	18	15	15	

12-month usage based on most recent history



Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Amount of automatic draft

\$94.12
by Apr 1

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**



Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8897 0987

025814 000001933



BONNET CREEK RESORT CDD
6200 LEE VISTA BLVD
ORLANDO FL 32822-5147



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We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

Online duke-energy.com/billing
Automatically from your bank account duke-energy.com/automatic-draft
Speedpay (fee applies) duke-energy.com/pay-now
800.700.8744
By mail payable to Duke Energy P.O. Box 1094
Charlotte, NC 28201-1094
In person duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing duke-energy.com/paperless
Home duke-energy.com/manage-home
Business duke-energy.com/manage-bus

General questions or concerns

Online duke-energy.com
Home: Mon - Fri (7 a.m. to 7 p.m.) 800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.) 877.372.8477
For hearing impaired TDD/TTY 711
International 1.407.629.1010

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Apr 5

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

Your electric service may be disconnected if your payment is past due

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When you pay by check

We may process the payment as a regular check or convert it into a one-time electronic check payment.

Asset Securitization Charge

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

Medical Essential Program

Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit duke-energy.com/home/billing/special-assistance/medically-essential.

Special Needs Customers

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Para nuestros clientes que hablan Español

Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.



Your usage snapshot - Continued

Current electric usage for meter number 1046063	
Actual reading on Mar 7	21070
Previous reading on Feb 8	- 20561
<hr/>	
Energy Used	509 kWh
Billed kWh	509.000 kWh

Billing details - Electric

Billing Period - Feb 08 24 to Mar 07 24	
Meter - 1046063	
Customer Charge	\$16.02
Energy Charge	
509.000 kWh @ 9.419c	47.93
Fuel Charge	
509.000 kWh @ 5.247c	26.71
Asset Securitization Charge	
509.000 kWh @ 0.204c	1.04
<hr/>	
Total Current Charges	\$91.70

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.07
Gross Receipts Tax	2.35
<hr/>	
Total Taxes	\$2.42





duke-energy.com
877.372.8477

Your Energy Bill

Service address
BONNET CREEK RESORT CDD
14901 CHELONIA PKY LIFT
LIFT BONNET CRK

Bill date Mar 11, 2024
For service Feb 8 - Mar 7
29 days

Account number **9100 8901 1074**

Billing summary

Previous Amount Due	\$152.33
<i>Payment Received Mar 01</i>	<i>-152.33</i>
Current Electric Charges	147.91
Taxes	3.91
Total Amount Due Apr 01	\$151.82

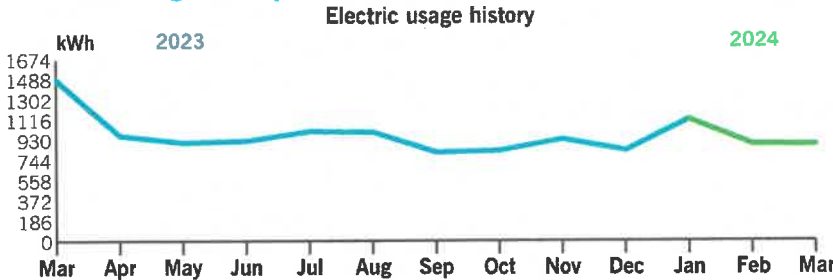


Thank you for your payment.

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Your usage snapshot



Average temperature in degrees

71° 75° 77° 80° 82° 84° 80° 75° 68° 64° 62° 62° 71°

	Current Month	Mar 2023	12-Month Usage	Avg Monthly Usage
Electric (kWh)	887	1,488	11,119	927
Avg. Daily (kWh)	31	51	30	

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Amount of automatic draft

\$151.82 by Apr 1	After 90 days from bill date, a late charge will apply.
-----------------------------	---

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

Please return this portion with your payment. Thank you for your business.



Account number
9100 8901 1074

Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

025816 000001933

BONNET CREEK RESORT CDD
6200 LEE VISTA BLVD
ORLANDO FL 32822-5147

88910089011074000660000000000000001518200000151822

We're here for you

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Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

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Automatically from your bank account duke-energy.com/automatic-draft
Speedpay (fee applies) duke-energy.com/pay-now
800.700.8744
By mail payable to Duke Energy P.O. Box 1094
Charlotte, NC 28201-1094
In person duke-energy.com/location

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General questions or concerns

Online duke-energy.com
Home: Mon - Fri (7 a.m. to 7 p.m.) 800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.) 877.372.8477
For hearing impaired TDD/TTY 711
International 1.407.629.1010

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Apr 5

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Your usage snapshot - Continued

Current electric usage for meter number 2778631	
Actual reading on Mar 7	34347
Previous reading on Feb 8	- 33460
<hr/>	
Energy Used	887 kWh
Billed kWh	887.000 kWh

Billing details - Electric

Billing Period - Feb 08 24 to Mar 07 24	
Meter - 2778631	
Customer Charge	\$16.02
Energy Charge	
887.000 kWh @ 9.419c	83.54
Fuel Charge	
887.000 kWh @ 5.247c	46.54
Asset Securitization Charge	
887.000 kWh @ 0.204c	1.81
<hr/>	
Total Current Charges	\$147.91

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.11
Gross Receipts Tax	3.80
<hr/>	
Total Taxes	\$3.91

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duke-energy.com
877.372.8477

Your Energy Bill

Service address
BONNET CREEK RESORT CDD
14064 CHELONIA PARKWAY CT
PUMP

Bill date Mar 11, 2024
For service Feb 8 - Mar 7
29 days

Account number 9100 8901 1587

Billing summary

Previous Amount Due	\$22.47
Payment Received Mar 01	-22.47
Current Electric Charges	21.44
Taxes	0.57
Total Amount Due Apr 01	\$22.01



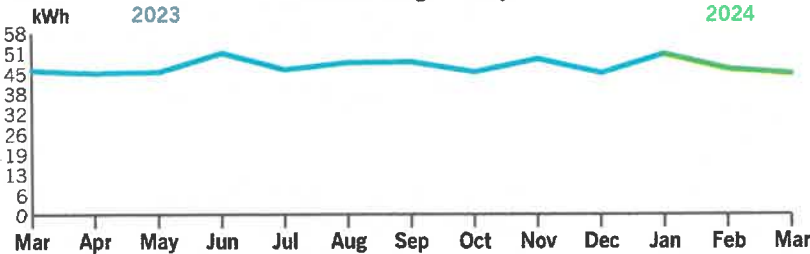
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Your usage snapshot

Electric usage history



Average temperature in degrees

71°	75°	77°	80°	82°	84°	80°	75°	68°	64°	62°	62°	71°
Current Month		Mar 2023	12-Month Usage	Avg Monthly Usage								
Electric (kWh)		45	46	564	47							
Avg. Daily (kWh)		2	2	2								

12-month usage based on most recent history

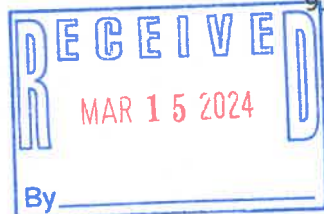
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Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8901 1587



Amount of automatic draft

\$22.01
by Apr 1

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**

025760 000001959



BONNET CREEK RESORT CDD
6200 LEE VISTA BLVD
ORLANDO FL 32822-5147



Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

889100890115870006600000000000000000220100000022019



We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

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 Speedpay (fee applies) duke-energy.com/pay-now
 800.700.8744

By mail payable to Duke Energy P.O. Box 1094
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 Business duke-energy.com/manage-bus

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 Business: Mon - Fri (7 a.m. to 6 p.m.) 877.372.8477
 For hearing impaired TDD/TTY 711
 International 1.407.629.1010

Call before you dig

Call 800.432.4770 or 811

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P.O. Box 14042
St Petersburg, FL 33733

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Your usage snapshot - Continued

Current Electric Usage		
<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
2778633	Actual	Feb 8 - Mar 7
<u>Usage Values</u>		
Billed kWh		44.670 kWh
Billed Demand kW		0.082 kW
Load Factor		78.27 %

Billing details - Electric

Billing Period - Feb 08 24 to Mar 07 24	
Meter - 2778633	
Customer Charge	\$16.51
Energy Charge	
44.670 kWh @ 3.432c	1.54
Fuel Charge	
44.670 kWh @ 5.247c	2.34
Demand Charge	
0.082 kW @ \$11.80	0.97
Asset Securitization Charge	
44.670 kWh @ 0.176c	0.08
Total Current Charges	\$21.44

Your current rate is General Service Demand Sec (GSD-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.55
Total Taxes	\$0.57





Your usage snapshot - Continued

Current electric usage for meter number 4355213	
Actual reading on Mar 7	994
Previous reading on Feb 8	- 994
<hr/>	
Energy Used	0 kWh
Billed kWh	0.000 kWh

Billing details - Electric

Billing Period - Feb 08 24 to Mar 07 24	
Meter - 4355213	
Customer Charge	\$16.02
Minimum Bill Adjustment	13.98
<hr/>	
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.77
<hr/>	
Total Taxes	\$0.79





duke-energy.com
877.372.8477

Your Energy Bill

Service address

BONNET CREEK RESORT CDD
13251 CHELONIA PARKWAY CT
NEW SIGN 2

Bill date Mar 11, 2024
For service Feb 14 - Mar 8
24 days

Account number **9100 8901 1751**

Billing summary

Previous Amount Due	\$30.79
Payment Received Mar 07	-30.79
Current Electric Charges	24.00
Taxes	0.64
Total Amount Due Apr 01	\$24.64

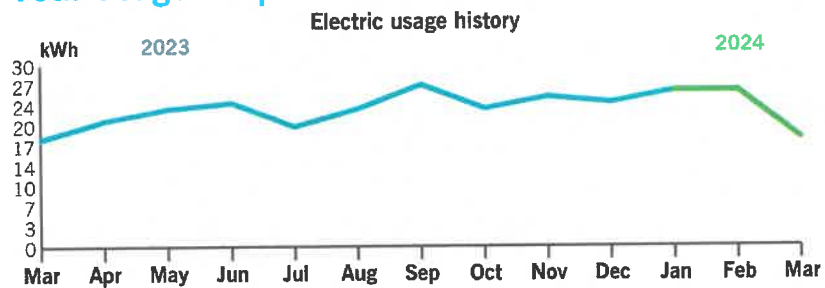


Thank you for your payment.

Important power line safety reminder. Stay away from power lines. Do not work near overhead lines. Always assume that downed lines are energized and dangerous. Report downed power lines to Duke Energy immediately by calling 800-228-8485.

National Renewable Energy Day is March 21, so there's no better time to sign up for Clean Energy Connection and support solar energy without rooftop panels. Learn more at duke-energy.com/Celebrate.

Your usage snapshot



Average temperature in degrees

71° 75° 77° 80° 82° 84° 80° 75° 68° 64° 62° 62° 71°

	Current Month	Mar 2023	12-Month Usage	Avg Monthly Usage
Electric (kWh)	18	18	280	23
Avg. Daily (kWh)	1	1	1	

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Amount of automatic draft

\$24.64
by Apr 1

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**



Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8901 1751

025824 000001931

BONNET CREEK RESORT CDD
6200 LEE VISTA BLVD
ORLANDO FL 32822-5147

889100890117510006600000000000000000246400000024648



Your usage snapshot - Continued

Current electric usage for meter number 400069	
Actual reading on Mar 8	3777
Previous reading on Feb 14	- 3759
<hr/>	
Energy Used	18 kWh
Billed kWh	18.000 kWh

Billing details - Electric

Billing Period - Feb 14 24 to Mar 08 24	
Meter - 400069	
Customer Charge	\$12.82
Energy Charge	
18.000 kWh @ 9.419c	1.70
Fuel Charge	
18.000 kWh @ 5.247c	0.94
Asset Securitization Charge	
18.000 kWh @ 0.204c	0.04
Minimum Bill Adjustment	8.50
<hr/>	
Total Current Charges	\$24.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.62
<hr/>	
Total Taxes	\$0.64





Your usage snapshot - Continued

Current electric usage for meter number 1378443	
Actual reading on Mar 7	579
Previous reading on Feb 8	- 571
<hr/>	
Energy Used	8 kWh
Billed kWh	8.000 kWh

Billing details - Electric

Billing Period - Feb 08 24 to Mar 07 24	
Meter - 1378443	
Customer Charge	\$16.02
Energy Charge	
8.000 kWh @ 9.419c	0.76
Fuel Charge	
8.000 kWh @ 5.247c	0.42
Asset Securitization Charge	
8.000 kWh @ 0.204c	0.02
Minimum Bill Adjustment	12.78
<hr/>	
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.77
<hr/>	
Total Taxes	\$0.79





duke-energy.com
877.372.8477

Your Energy Bill

Service address
BONNET CREEK RESORT CDD
14312 CHELONIA PKY
ORLANDO FL 32821

Bill date Mar 11, 2024
For service Feb 8 - Mar 7
29 days

Account number 9101 3139 5246

Billing summary

Previous Amount Due	\$455.26
Payment Received Mar 01	-455.26
Current Electric Charges	553.42
Taxes	14.61
Total Amount Due Apr 01	\$568.03



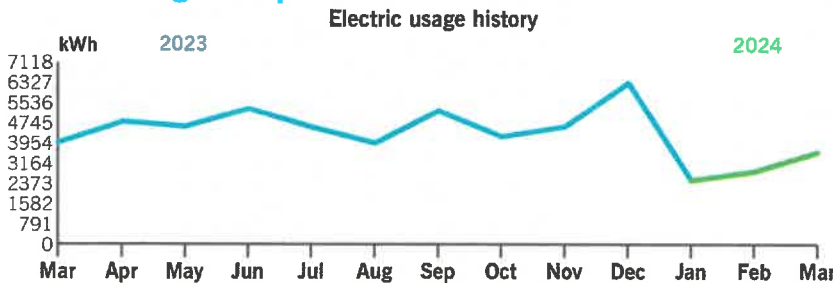
Thank you for your payment.

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National Renewable Energy Day is March 21, so there's no better time to sign up for Clean Energy Connection and support solar energy without rooftop panels. Learn more at duke-energy.com/Celebrate.

Learn how to lower your bill with an online or free on-site Business Energy Check. This no-cost analysis provides you with specific tips on how to save energy and qualify for valuable rebates for energy-savings measures. You may also qualify for a FREE Commercial Energy Savings Kit. Go to duke-energy.com/FreeBizCheck or email prescriptiveincentives@duke-energy.com.

Your usage snapshot



Average temperature in degrees

71° 75° 77° 80° 82° 84° 80° 75° 68° 64° 62° 62° 71°

	Current Month	Mar 2023	12-Month Usage	Avg Monthly Usage
Electric (kWh)	3,614	3,985	52,631	4,386
Avg. Daily (kWh)	125	137	144	

12-month usage based on most recent history

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Amount of automatic draft

\$568.03 by Apr 1	After 90 days from bill date, a late charge will apply.
-----------------------------	---

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9101 3139 5246

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**

025762 000001959
BONNET CREEK RESORT CDD
6200 LEE VISTA BLVD
ORLANDO FL 32822-5147

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

88910131395246000660000000000000005680300000568032





We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

Online	duke-energy.com/billing
Automatically from your bank account	duke-energy.com/automatic-draft
Speedpay (fee applies)	duke-energy.com/pay-now 800.700.8744
By mail payable to Duke Energy	P.O. Box 1094 Charlotte, NC 28201-1094
In person	duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing	duke-energy.com/paperless
Home	duke-energy.com/manage-home
Business	duke-energy.com/manage-bus

General questions or concerns

Online	duke-energy.com
Home: Mon - Fri (7 a.m. to 7 p.m.)	800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.)	877.372.8477
For hearing impaired TDD/TTY	711
International	1.407.629.1010

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Apr 5

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

Your electric service may be disconnected if your payment is past due

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection. The reconnection fee is \$13 between the hours of 7 a.m. and 7 p.m. Monday through Friday and \$14 after 7 p.m. or on the weekends.

Electric service does not depend on payment for other products or services

Non-payment for non-regulated products or services (such as surge protection or equipment service contracts) may result in removal from the program but will not result in disconnection of electric service.

When you pay by check

We may process the payment as a regular check or convert it into a one-time electronic check payment.

Asset Securitization Charge

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

Medical Essential Program

Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit duke-energy.com/home/billing/special-assistance/medically-essential.

Special Needs Customers

Florida Statutes offer a program for customers who need special assistance during emergency evacuations and sheltering. Customers with special needs may contact their local emergency management agency for registration and more information.

Para nuestros clientes que hablan Español

Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.



Your usage snapshot - Continued

Current electric usage for meter number 2778627	
Actual reading on Mar 7	93369
Previous reading on Feb 8	- 89755
<hr/>	
Energy Used	3,614 kWh
Billed kWh	3,614.000 kWh

Billing details - Electric

Billing Period - Feb 08 24 to Mar 07 24	
Meter - 2778627	
Customer Charge	\$16.02
Energy Charge	
3,614.000 kWh @ 9.419c	340.40
Fuel Charge	
3,614.000 kWh @ 5.247c	189.63
Asset Securitization Charge	
3,614.000 kWh @ 0.204c	7.37
<hr/>	
Total Current Charges	\$553.42

Your current rate is General Service Non-Demand Sec (GS-1).
For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.41
Gross Receipts Tax	14.20
<hr/>	
Total Taxes	\$14.61

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SECTION 2

Bonnet Creek Resort
Community Development District

Unaudited Financial Reporting
April 30, 2024



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9	<hr/>	Assessment Receipt Schedule

Bonnet Creek Resort
Community Development District
Combined Balance Sheet
April 30, 2024

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Operating - Wells Fargo	\$ 531,026	\$ -	\$ -	\$ 531,026
Operating - Truist	\$ 44,279	\$ -	\$ -	\$ 44,279
Operating - Capital Projects	\$ -	\$ -	\$ 511,047	\$ 511,047
Investment - SBA Fund	\$ 19,946	\$ -	\$ -	\$ 19,946
Investment - SBA Fund Reserve	\$ -	\$ -	\$ 838,429	\$ 838,429
<i>Series 2016</i>				
Revenue Fund	\$ -	\$ 1,805,222	\$ -	\$ 1,805,222
Reserve Fund	\$ -	\$ 1,038,531	\$ -	\$ 1,038,531
Prepayment Fund	\$ -	\$ 195	\$ -	\$ 195
Accounts Receivable	\$ 12,462	\$ -	\$ -	\$ 12,462
Total Assets	\$ 607,712	\$ 2,843,948	\$ 1,349,477	\$ 4,801,138
Liabilities:				
Accounts Payable	\$ 9,189	\$ -	\$ 529,931	\$ 539,120
Retainage Payable	\$ -	\$ -	\$ 85,748	\$ 85,748
Total Liabilities	\$ 9,189	\$ -	\$ 615,678	\$ 624,867
Fund Balances:				
Restricted for:				
Debt Service - Series 2016	\$ -	\$ 2,843,948	\$ -	\$ 2,843,948
Assigned for:				
Capital Projects	\$ -	\$ -	\$ 733,798	\$ 733,798
Unassigned	\$ 598,523	\$ -	\$ -	\$ 598,523
Total Fund Balances	\$ 598,523	\$ 2,843,948	\$ 733,798	\$ 4,176,270
Total Liabilities & Fund Balance	\$ 607,712	\$ 2,843,948	\$ 1,349,477	\$ 4,801,138

Bonnet Creek Resort
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2024

	Adopted Budget	Prorated Budget Thru 04/30/24	Actual Thru 04/30/24	Variance
Revenues				
Maintenance Assessments - Off Roll	\$ 1,551,000	\$ 1,551,000	\$ 1,318,350	\$ (232,650)
Interest Income	\$ 1,000	\$ 583	\$ 637	\$ 53
Reuse Water Fees - Wyndham	\$ 13,000	\$ 7,583	\$ 7,254	\$ (329)
Reuse Water Fees - Golf Course	\$ 27,000	\$ 15,750	\$ 15,006	\$ (744)
Reuse Water Fees - Signia by Hilton & Waldorf Astoria	\$ 5,000	\$ 2,917	\$ 1,976	\$ (941)
Reuse Water Fees - Marriott	\$ 4,500	\$ 2,625	\$ 1,681	\$ (944)
Total Revenues	\$ 1,601,500	\$ 1,580,458	\$ 1,344,904	\$ (235,554)

Expenditures:

General & Administrative:

Supervisor Fees	\$ 8,000	\$ 5,000	\$ 4,400	\$ 600
Engineering Fees	\$ 20,000	\$ 11,667	\$ 30,501	\$ (18,835)
Trustee Fees	\$ 6,000	\$ 5,388	\$ 5,388	\$ -
Legal Services	\$ 20,000	\$ 11,667	\$ 14,673	\$ (3,006)
Assessment Roll Services	\$ 3,180	\$ 3,180	\$ 3,180	\$ -
Auditing Services	\$ 3,225	\$ 3,225	\$ 3,225	\$ -
Arbitrage Rebate Calculation	\$ 450	\$ 450	\$ 450	\$ -
District Management Fees	\$ 37,732	\$ 22,010	\$ 22,010	\$ 0
Information Technology	\$ 1,350	\$ 788	\$ 788	\$ -
Website Maintenance	\$ 900	\$ 525	\$ 525	\$ -
Insurance - Professional Liability	\$ 8,562	\$ 8,562	\$ 7,938	\$ 624
Telephone	\$ 100	\$ 58	\$ -	\$ 58
Legal Advertising	\$ 2,100	\$ 1,225	\$ 351	\$ 874
Postage	\$ 1,900	\$ 1,108	\$ 320	\$ 789
Printing & Binding	\$ 1,200	\$ 700	\$ 40	\$ 660
Office Supplies	\$ 300	\$ 175	\$ 3	\$ 172
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Contingency	\$ 2,000	\$ 1,167	\$ 272	\$ 895
Total General & Administrative:	\$ 117,174	\$ 77,069	\$ 94,238	\$ (17,169)

Bonnet Creek Resort
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2024

	Adopted Budget	Prorated Budget Thru 04/30/24	Actual Thru 04/30/24	Variance
<i>Operation and Maintenance</i>				
Field Management	\$ 56,976	\$ 33,236	\$ 33,236	\$ -
Utility Services				
Utility Services	\$ 14,000	\$ 8,167	\$ 7,798	\$ 369
Street Lights - Usage	\$ 5,400	\$ 3,150	\$ 1,982	\$ 1,168
Street Lights - Lease & Maintenance Agreement	\$ 55,000	\$ 32,083	\$ 23,987	\$ 8,096
Water Service - Reuse Water	\$ 43,000	\$ 25,083	\$ 20,834	\$ 4,249
SFWMD Water Use Compliance Report	\$ 2,500	\$ -	\$ -	\$ -
Stormwater Control - Bonnet Creek Resort				
Oc/Dep Quarterly Well Monitoring Report	\$ 1,500	\$ 739	\$ 739	\$ -
Wetland & Upland Monitoring Services - (Bda)	\$ 5,000	\$ 2,917	\$ 2,066	\$ 850
Pond & Embankment Aquatic Treatment - (Awc)	\$ 15,858	\$ 9,250	\$ 9,276	\$ (26)
Irrigation Pond Treatment - Solitude	\$ 2,892	\$ 1,687	\$ 1,673	\$ 14
Nuisance/Exotic Species Maintenance - (Awc)	\$ 5,500	\$ 3,208	\$ 13,641	\$ (10,433)
Stormwater Control - Crosby Island Marsh				
Nuisance/Exotic Species Maintenance - (Awc)	\$ 7,725	\$ 4,506	\$ 2,500	\$ 2,006
Nuisance/Exotic Species Maintenance - (Bda)	\$ 4,500	\$ 2,625	\$ 2,352	\$ 273
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	\$ 5,833	\$ 7,776	\$ (1,943)
Pump Station Maintenance	\$ 4,000	\$ 2,333	\$ -	\$ 2,333
Pump Station Repairs	\$ 5,000	\$ 2,917	\$ 2,623	\$ 294
Landscape & Irrigation Maintenance	\$ 207,900	\$ 121,275	\$ 120,450	\$ 825
Irrigation Repairs	\$ 3,500	\$ 2,042	\$ 4,084	\$ (2,043)
Landscape Replacement	\$ 15,000	\$ 8,750	\$ 9,069	\$ (319)
Lift Station Maintenance	\$ 5,000	\$ 2,917	\$ 4,433	\$ (1,516)
Road & Street Facilities				
Roadway Repair & Maintenance	\$ 7,500	\$ 4,375	\$ 3,804	\$ 571
Highway Directional Signage - (R&M)	\$ 2,500	\$ 1,458	\$ -	\$ 1,458
Roadway Directory Signage - (R&M)	\$ 2,500	\$ 1,458	\$ -	\$ 1,458
Sidewalk/Curb Cleaning	\$ 6,000	\$ 3,500	\$ -	\$ 3,500
Contingency	\$ 16,000	\$ 9,333	\$ 17,327	\$ (7,994)
Total Operation and Maintenance	\$ 530,653	\$ 312,745	\$ 308,778	\$ 3,967
Total Expenditures	\$ 647,827	\$ 389,814	\$ 403,016	\$ (13,202)
Excess Revenues (Expenditures)	\$ 953,672		\$ 941,887	
Other Financing Uses				
Transfer Out - Capital Projects	\$ 953,672	\$ 500,000	\$ 500,000	\$ -
Total Other Financing Uses	\$ 953,672	\$ 500,000	\$ 500,000	\$ -
Net Change in Fund Balance	\$ -		\$ 441,887	
Fund Balance - Beginning	\$ -		\$ 156,636	
Fund Balance - Ending	\$ -		\$ 598,523	

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

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2024

	Adopted Budget	Prorated Budget Thru 04/30/24	Actual Thru 04/30/24	Variance
Revenues				
Assessments - Direct Billed	\$ 2,110,462	\$ 2,110,462	\$ 2,110,462	\$ -
Interest Income	\$ -	\$ -	\$ 35,433	\$ 35,433
Total Revenues	\$ 2,110,462	\$ 2,110,462	\$ 2,145,895	\$ 35,433
Expenditures:				
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		\$ 1,740,670	
Fund Balance - Beginning	\$ 61,468		\$ 1,103,279	
Fund Balance - Ending	\$ 66,479		\$ 2,843,948	

Bonnet Creek Resort
Community Development District
Capital Projects Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2024

	Adopted Budget	Prorated Budget Thru 04/30/24	Actual Thru 04/30/24	Variance
Revenues				
Interest Income	\$ 50	\$ 29	\$ 26,769	\$ 26,740
Total Revenues	\$ 50	\$ 29	\$ 26,769	\$ 26,740
Expenditures:				
Capital Reserves	\$ -	\$ -	\$ 32,887	\$ (32,887)
Entry Monument	\$ -	\$ -	\$ 172,695	\$ (172,695)
Chelonia Parkway Paving	\$ 1,500,000	\$ 497,044	\$ 497,044	\$ -
Crosby Island Berm Repair	\$ 150,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 1,650,000	\$ 497,044	\$ 702,625	\$ (205,582)
Excess Revenues (Expenditures)	\$ (1,649,950)		\$ (675,857)	
Other Financing Sources				
Transfer In - Capital Projects	\$ 953,672	\$ 500,000	\$ 500,000	\$ -
Total Other Financing Sources	\$ 953,672	\$ 500,000	\$ 500,000	\$ -
Net Change in Fund Balance	\$ (696,278)		\$ (175,857)	
Fund Balance - Beginning	\$ 696,278		\$ 909,655	
Fund Balance - Ending	\$ 0		\$ 733,798	

Bonnet Creek Resort
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Revenues													
Maintenance Assessments - Off Roll	\$ 230,184	\$ 80,016	\$ -	\$ 575,460	\$ 200,040	\$ 151,872	\$ 80,778	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,318,350
Interest Income	\$ 92	\$ 90	\$ 93	\$ 93	\$ 87	\$ 93	\$ 90	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 637
Reuse Water Fees - Wyndham	\$ 1,566	\$ 989	\$ 382	\$ 297	\$ 646	\$ 1,290	\$ 2,086	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,254
Reuse Water Fees - Golf Course	\$ 2,419	\$ 1,238	\$ 961	\$ 460	\$ 1,701	\$ 2,986	\$ 5,241	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,006
Reuse Water Fees - Hilton	\$ 394	\$ 366	\$ 249	\$ 359	\$ 142	\$ 153	\$ 313	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,976
Reuse Water Fees - Marriott	\$ 245	\$ 306	\$ 343	\$ 197	\$ 197	\$ 197	\$ 197	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,681
Total Revenues	\$ 234,900	\$ 83,005	\$ 2,027	\$ 576,866	\$ 202,812	\$ 156,590	\$ 88,705	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,344,904
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ 800	\$ 1,000	\$ -	\$ 800	\$ 800	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,400
Engineering Fees	\$ 8,770	\$ 1,410	\$ 1,517	\$ 2,339	\$ 3,808	\$ 9,874	\$ 2,783	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,501
Trustee Fees	\$ -	\$ 5,388	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,388
Legal Services	\$ 607	\$ 1,752	\$ 2,972	\$ 1,965	\$ 3,021	\$ 2,902	\$ 1,455	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,673
Assessment Roll Services	\$ 3,180	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,180
Auditing Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,225	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,225
Arbitrage Rebate Calculation	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
District Management Fees	\$ 3,144	\$ 3,144	\$ 3,144	\$ 3,144	\$ 3,144	\$ 3,144	\$ 3,144	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,010
Information Technology	\$ 113	\$ 113	\$ 113	\$ 113	\$ 113	\$ 113	\$ 113	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 788
Website Maintenance	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 525
Insurance - Professional Liability	\$ 7,938	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,938
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 351	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 351
Postage	\$ 31	\$ 63	\$ 56	\$ 23	\$ 80	\$ 15	\$ 53	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 320
Printing & Binding	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40
Office Supplies	\$ 0	\$ 1	\$ 1	\$ 0	\$ 1	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Contingency	\$ 38	\$ 38	\$ 38	\$ 38	\$ 40	\$ 40	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 272
Total General & Administrative:	\$ 24,912	\$ 12,783	\$ 8,915	\$ 7,697	\$ 11,081	\$ 20,187	\$ 8,663	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 94,238

Bonnet Creek Resort
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<u>Operation and Maintenance</u>													
Field Management	\$ 4,748	\$ 4,748	\$ 4,748	\$ 4,748	\$ 4,748	\$ 4,748	\$ 4,748	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,236
Utility Services													
Utility Services	\$ 1,294	\$ 1,128	\$ 1,225	\$ 1,500	\$ 849	\$ 855	\$ 947	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,798
Street Lights - Usage	\$ -	\$ 845	\$ -	\$ -	\$ 379	\$ 379	\$ 379	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,982
Street Lights - Lease & Maintenance Agreement	\$ -	\$ 7,856	\$ 4,351	\$ -	\$ 3,927	\$ 3,927	\$ 3,927	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,987
Water Service - Reuse Water	\$ 4,165	\$ 6,908	\$ -	\$ 3,096	\$ -	\$ 2,570	\$ 4,095	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,834
SFWM Water Use Compliance Report	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater Control - Bonnet Creek Resort													
Oc/Dep Quarterly Well Monitoring Report	\$ -	\$ -	\$ 364	\$ -	\$ -	\$ 375	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 739
Wetland & Upland Monitoring Services - (Bda)	\$ -	\$ -	\$ 720	\$ -	\$ 237	\$ -	\$ 1,110	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,066
Pond & Embankment Aquatic Treatment - (Awc)	\$ 1,694	\$ -	\$ 1,694	\$ -	\$ 1,694	\$ 2,500	\$ 1,694	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,276
Irrigation Pond Treatment - Solitude	\$ 234	\$ 234	\$ 241	\$ 241	\$ 241	\$ 241	\$ 241	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,673
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)	\$ -	\$ -	\$ 792	\$ -	\$ 530	\$ 859	\$ 171	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,352
Embankment Mowing - (A. E. Smith)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Physical Environment													
Property Insurance	\$ 19,127	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,127
Entry, Fence, Walls & Gates Maintenance	\$ -	\$ 1,142	\$ -	\$ 6,634	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,776
Pump Station Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pump Station Repairs	\$ -	\$ 1,252	\$ 1,371	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,623
Landscape & Irrigation Maintenance	\$ 16,500	\$ 17,325	\$ 17,325	\$ 17,325	\$ 17,325	\$ 17,325	\$ 17,325	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 120,450
Irrigation Repairs	\$ -	\$ 1,278	\$ 1,176	\$ -	\$ 1,068	\$ -	\$ 562	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,084
Landscape Replacement	\$ 4,027	\$ 1,656	\$ 573	\$ 2,813	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,069
Lift Station Maintenance	\$ 790	\$ -	\$ 315	\$ -	\$ -	\$ 3,328	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,433
Road & Street Facilities													
Roadway Repair & Maintenance	\$ -	\$ -	\$ 399	\$ 2,125	\$ 690	\$ 589	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,804
Highway Directional Signage - (R&M)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Roadway Directory Signage - (R&M)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sidewalk/Curb Cleaning	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ 8,186	\$ 6,321	\$ 825	\$ 1,995	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,327
Total Operation and Maintenance	\$ 52,579	\$ 60,514	\$ 35,294	\$ 46,668	\$ 38,009	\$ 38,521	\$ 37,193	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 308,778
Total Expenditures	\$ 77,491	\$ 73,297	\$ 44,209	\$ 54,365	\$ 49,090	\$ 58,708	\$ 45,856	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 403,016
Excess Revenues (Expenditures)	\$ 157,409	\$ 9,708	\$ (42,182)	\$ 522,501	\$ 153,722	\$ 97,881	\$ 42,849	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 941,887
<u>Other Financing Sources/(Uses)</u>													
Transfer Out - Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000
Net Change in Fund Balance	\$ 157,409	\$ 9,708	\$ (42,182)	\$ 522,501	\$ 153,722	\$ 97,881	\$ (457,151)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 441,887

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
1/24/24	101960	2/1/24	\$454,942.61	\$454,942.61	\$0.00	\$454,942.61	\$0.00
3/5/24	106599	4/1/24	\$600,366.48	\$600,336.48	\$30.00	\$0.00	\$600,336.48
3/5/24	106599	4/1/24	\$136,482.78	\$136,482.78	\$0.00	\$136,482.78	\$0.00
5/23/24	114242	6/1/24	\$136,482.78	\$136,482.78	\$0.00	\$0.00	\$0.00
			\$1,655,103.25	\$1,655,073.25	\$30.00	\$773,402.43	\$745,188.04

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
1/17/24	315005387	2/1/24	\$51,296.04	\$51,296.04	\$0.00	\$51,296.04	\$0.00
3/7/24	315005818	4/1/24	\$176,010.55	\$176,010.55	\$0.00	\$0.00	\$176,010.55
3/7/24	315005818	4/1/24	\$15,388.81	\$15,388.81	\$0.00	\$15,388.81	\$0.00
5/23/24	315006364	6/1/24	\$15,388.81	\$15,388.81	\$0.00	\$0.00	\$0.00
			\$321,071.14	\$321,071.14	\$0.00	\$87,203.26	\$218,479.07

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
1/9/23	12692679	2/1/24	\$69,221.13	\$69,221.13	\$0.00	\$69,221.13	\$0.00
3/4/24	12762150	4/1/24	\$237,509.85	\$237,509.85	\$0.00	\$0.00	\$237,509.85
4/10/24	12797038	4/1/24	\$20,766.34	\$20,766.34	\$0.00	\$20,766.34	\$0.00
		6/1/24	\$20,766.34		\$0.00	\$0.00	\$0.00
			\$433,259.42	\$412,493.08	\$0.00	\$117,675.92	\$294,817.16

G/B/H Golf Course

DATE RECEIVED	Check Num	DUE DATE	AMOUNT BILLED	NET AMOUNT RECEIVED	AMOUNT DUE	GENERAL FUND	SERIES 2016
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	1009096	2/1/24	\$38,519.09	\$38,519.09	\$0.00	\$38,519.09	\$0.00
3/21/24	1009268	4/1/24	\$132,178.76	\$132,178.76	\$0.00	\$0.00	\$132,178.76
3/21/24	1009268	4/1/24	\$11,555.73	\$11,555.73	\$0.00	\$11,555.73	\$0.00
		6/1/24	\$11,555.73		\$11,555.73	\$0.00	\$0.00
			\$241,109.55	\$229,553.82	\$11,555.73	\$65,482.45	\$164,071.37

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	1009100	2/1/24	\$161,521.14	\$161,521.14	\$0.00	\$161,521.14	\$0.00
3/21/24	1009268	4/1/24	\$554,189.36	\$554,189.36	\$0.00	\$0.00	\$554,189.36
3/21/24	1009268	4/1/24	\$48,456.34	\$48,456.34	\$0.00	\$48,456.34	\$0.00
		6/1/24	\$48,456.34		\$48,456.34	\$0.00	\$0.00
			\$1,010,948.64	\$962,492.30	\$48,456.34	\$274,585.94	\$687,906.36

TOTAL	\$1,318,350.00	\$2,110,462.00
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SECTION 3

Glen Gilzean
Supervisor of Elections
Orange County, Florida



OUR MISSION IS TO:
*Ensure the integrity of the electoral process.
Enhance public confidence.
Encourage citizen participation.*

April 22, 2024

George Flint, District Manager
Bonnet Creek Resort CDD
Governmental Management Services
219 East Livingston Street
Orlando, FL 32801

To whom it may concern,

Per the requirements of Chapter 190.006, Florida Statutes, the Orange County Supervisor of Elections Office Mapping Department has determined the number of registered voters in the district as of April 15, 2024. Our research is based on the most recent legal description provided to us by the District Office.

As of **April 15, 2024**, there are **0** registered voter(s) in the **Bonnet Creek Resort CDD**.

A map and list of addresses can be provided upon request. Please contact the Mapping Department at 407-254-6554 with any questions.

Sincerely,

Mapping Department
Orange County Supervisor of Elections
Phone: 407-254-6554
119 W. Kaley Street
Orlando, FL 32806
soemapping@ocfelections.gov

SECTION 5

INSTRUCTIONS

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

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

Nominations are made from the floor.

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

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

SAMPLE AGENDA

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

LANDOWNER PROXY
LANDOWNERS MEETING – November 7, 2024
BONNET CREEK RESORT COMMUNITY DEVELOPMENT DISTRICT ORANGE
COUNTY, FLORIDA

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

Proxy Holder

for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the **Bonnet Creek Resort Community Development District** to be held at the **Wyndham Bonnet Creek Resort, 9560 Via Encinas, Orlando, Florida 32830, on November 7, 2024 at 1:30 PM**, and at any continuances or adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner which the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing which may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with their discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

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

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

Signature of Landowner or Landowner Representative

Date

Parcel Description

Acreage

Authorized Votes*

[Legal Description on Following Pages]

Total Number of Authorized Votes:

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

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

SECTION D



Bonnet Creek Resort CDD

Field Management Report



June 6, 2024
Clayton Smith – Director of Field
GMS

Completed

Lift Station Pump Replacement



✚ The Lift station pump has been replaced.



Road Paving and Striping

✚ The road paving has been completed, and the thermoplastic striping is scheduled for June 11th - 12th.



Completed

Mitered End / Retaining Wall Repairs



- ✚ Various mitered ends along Chelonia were repaired due to cracking and excess debris was removed.
- ✚ Sections of the retaining wall where the blocks had fallen over were also repaired.

Stormwater Overgrowth Clearing



- ✚ GMS staff removed excess Foliage overgrowth from the stormwater structures to ensure proper operation.

Site Items

Landscaping Update



- ✚ The landscaping staging area is moving off the berm to the north side of the lift station.
- ✚ Generating proposals for replacing missing Bahia sod adjacent to the inlet drains near the bridge to mitigate further erosion issues.

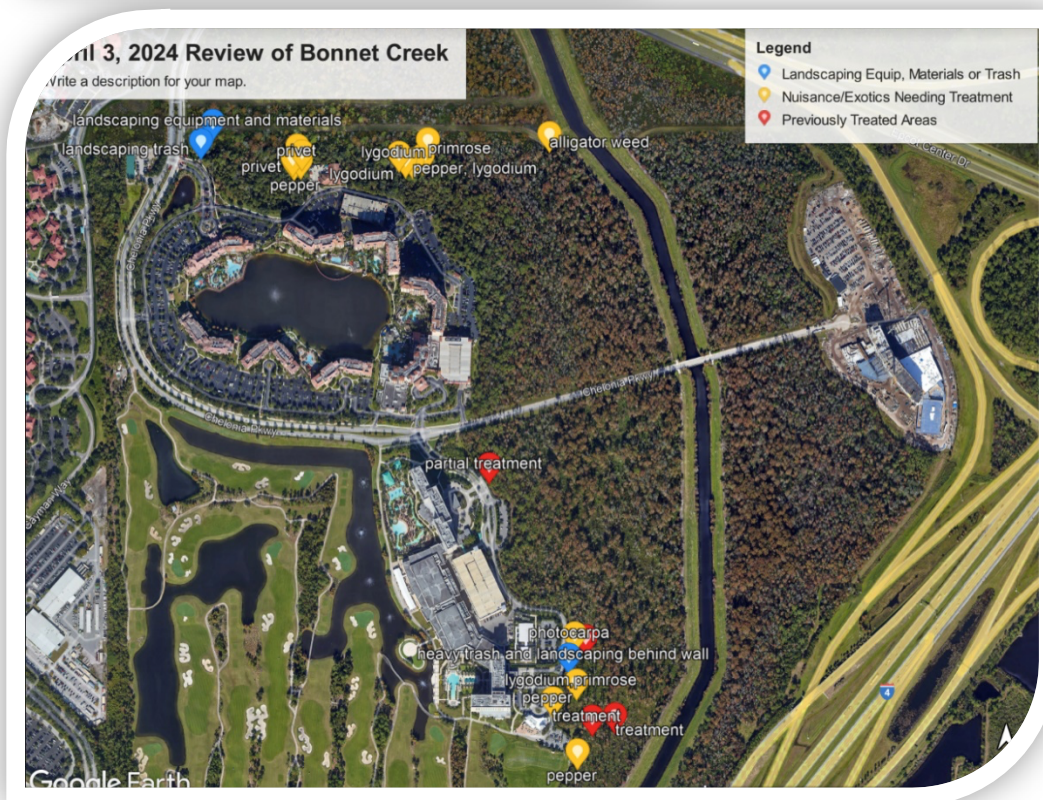


Site Items

Additional Bonnet Creek Treatments



- Additional aquatics treatments for invasive species for bonnet creek are being planned.
- Proposed schedule is for 3 treatments a year.



Upcoming Projects

Post Road Repaving Projects

- ✚ Several projects planned for once road paving is complete. These will be lined up as close to completion for a major enhanced look.
 - Curb Pressure washing on Chelonia.
 - Mulch application.
 - A few plant enhancements.
 - Entry Sign cleaning
 - Summer annuals (shortly after)

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