

*Bonnet Creek Resort Community
Development District*

Agenda

November 7, 2024

AGENDA

Bonnet Creek Resort

Community Development District

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

October 31, 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, November 7, 2024, at 1:30 p.m. at the Wyndham Bonnet Creek Resort, 9560 Via Encinas, Orlando, FL. Following is the advance agenda for the meeting:

Landowners' Meeting

1. Determination of Number of Voting Units Represented
2. Call to Order
3. Election of Chairman for the Purposes of Conducting Landowners' Meeting
4. Nominations for the Positions of Supervisors (3)
5. Casting of Ballots
6. Tabulation of Ballots and Announcement of Results
7. Adjournment

Audit Committee Meeting

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the October 3, 2024 Meeting
4. Review and Ranking of Proposals and Selection of an Auditor
 - A. DiBartolomeo, McBee, Hartley & Barnes
 - B. Grau & Associates
5. Adjournment

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period
3. Organizational Matters
 - A. Administration of Oath of Office to Newly Elected Supervisor
 - B. Consideration of Resolution 2025-01 Canvassing and Certifying the Results of the Landowners' Election
 - C. Election of Officers
 - D. Consideration of Resolution 2025-02 Electing Officers
4. Approval of Minutes of the October 3, 2024, Board of Supervisors Meeting
5. Consideration of Resolution 2025-03 Amending Fiscal Year 2025 Budget
6. Acceptance of the Rankings of the Audit Committee Meeting and Authorizing Staff to Send a Notice of Intent to Award

7. Staff Reports

- A. Attorney
- B. Engineer
- C. District Manager's Report
 - i. Consideration of Check Register
 - ii. Balance Sheet and Income Statement
- D. Field Manager's Report
 - i. Consideration of Proposal for Grapevine Cleanup
 - ii. Consideration of Proposal for Viburnum Hedge Replacement
 - iii. Consideration of Proposal for Landscape Dumpster
 - iv. Consideration of Proposals for Paver Repairs
 - v. Consideration of Proposals for Electrical Box Repairs
 - vi. Consideration of Proposal for Offsite Wayfinding Signs

8. Supervisor's Requests

9. Other Business

10. Adjournment

Sincerely,

George Flint

George S. Flint
District Manager

LANDOWNERS' MEETING

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
BONNET CREEK RESORT COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: NOVEMBER 7, 2024

TIME: **1:30 PM**

LOCATION: **9560 Via Encinas, Orlando, FL 32830**

Pursuant to Chapter 190, Florida Statutes, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, one (1) seat on the Board will be up for election in a landowner seat for a four year period. The term of office for the successful landowner candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

AUDIT COMMITTEE MEETING

MINUTES

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

The Bonnet Creek Resort Community Development District audit committee meeting was held Thursday, **October 3, 2024** at 2:35 p.m. at the Church Meeting Room, Waldorf Astoria Orlando, 14200 Bonnet Creek Resort Lane, Orlando, Florida.

Present were:

Herb Von Kluge
Becky Frasier
Richard Scinta
Ryan Fitzgerald
George Flint
Jan Carpenter
Jim Nugent
Clayton Smith

The following is a summary of the discussions and actions taken at the October 3, 2024 Bonnet Creek Resort Community Development District Audit Committee meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the audit committee meeting to order.

SECOND ORDER OF BUSINESS

Public Comment Period

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

Audit Services

A. Approval of Request for Proposals and Selection Criteria

<p>On MOTION by Mr. Von Kluge seconded by Mr. Scinta with all in favor the request for proposals and selection criteria including price were approved.</p>
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B. Approval of Notice of Request for Proposals for Audit Services

On MOTION by Mr. Von Kluge seconded by Ms. Frasier with all in favor the notice of request for proposals for audit services was approved.

C. Public Announcement of Opportunity to Provide Audit Services

Mr. Flint stated we publicly announce the opportunity for any qualified auditor to respond to the RFP as indicated in the agenda package.

FOURTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Von Kluge seconded by Mr. Scinta with all in favor the audit committee meeting adjourned at 2:38 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

Bonnet Creek Resort CDD Auditor Selection

	Ability of Personnel (20 pts)	Proposer's Experience (20 pts)	Understading of Scope of Work (20 pts)	Ability to Furnish the Required Services (20 pts)	Price (20 pts)	Total Points Earned	Ranking (1 being highest)
DiBartolomeo, McBee, Hartley & Barnes					2024- \$3,200 2025- \$3,350 2026- \$3,450 2027- \$3,600 2028- \$3,750		
Grau & Associates					2024- \$3,200 2025- \$3,300 2026- \$3,400 2027- \$3,500 2028- \$3,600		

SECTION A

Bonnet Creek Resort Community Development District

Proposer

**DiBartolomeo, McBee, Hartley & Barnes, P.A.
Certified Public Accountants**

**2222 Colonial Road, Suite 200
Fort Pierce, Florida 34950
(772) 461-8833**

**591 SE Port St. Lucie Boulevard
Port Saint Lucie, Florida 34984
(772) 878-1952**

Contact:

**Jim Hartley, CPA
Principal**

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Bonnet Creek Resort
Community Development District
Audit Selection Committee

Dear Committee Members:

We are pleased to have this opportunity to present the qualifications of DiBartolomeo, McBee, Hartley & Barnes, P.A. (DMHB) to serve as Bonnet Creek Resort Community Development District's independent auditors. The audit is a significant engagement demanding various professional resources, governmental knowledge and expertise, and, most importantly, experience serving Florida local governments. DMHB understands the services required and is committed to performing these services within the required time frame. We have the staff available to complete this engagement in a timely fashion. We audit several entities across the State making it feasible to schedule and provide services at the required locations.

Proven Track Record— Our clients know our people and the quality of our work. We have always been responsive, met deadlines, and been willing to go the extra mile with the objective of providing significant value to mitigate the cost of the audit. This proven track record of successfully working together to serve governmental clients will enhance the quality of services we provide.

Experience—DMHB has a history of providing quality professional services to an impressive list of public sector clients in Florida. We currently serve a large number of public sector entities in Florida, including cities, villages, special districts, as well as a large number of community development districts. Our firm has performed in excess of 100 community development district audits. In addition, our senior management team members have between 25 and 35 years experience in serving Florida governments. DMHB is a recognized leader in providing services to governmental and non-profit agencies within the State of Florida. Through our experience in performing audits, we have been able to increase our audit efficiency and therefore reduce cost. We have continually passed this cost saving on to our clients and will continue to do so in the future. As a result of our experience and expertise, we have developed an effective and efficient audit approach designed to meet or exceed the performance specifications in accordance with audit standards generally accepted in the United States of America, the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States with minimal disruption to your operations. Our firm has frequent technical updates to keep our personnel informed and up to date on all changes that are occurring within the industry.

Timeliness – In order to meet the Districts needs, we will perform interim internal control testing by January 31st from unaudited preliminary general ledgers provided. The remaining testing will be completed no later than May 1st. We will also review all minutes and subsequent needs related to the review of the minutes by January 31st. Follow up review will be completed as necessary.

Communication and Knowledge Sharing— Another driving force behind our service approach is frequent, candid and open communication with management with no surprises. During the course of the audit, we will communicate with management on a regular basis to provide you with a status report on the audit and to discuss any issues that arise, potential management letter comments, or potential audit differences.

In the accompanying proposal, you will find additional information upon which you can evaluate DMHB's qualifications. Our full team is in place and waiting to serve you. Please contact us at 2222 Colonial Road, Suite 200 Fort Pierce, FL 34950. Our phone number is (772) 461-8833. We look forward to further discussion on how our team can work together with you.

Very truly yours,

A handwritten signature in black ink that reads "DiBartolomeo, McBee, Hartley & Barnes". The signature is written in a cursive, flowing style.

DiBartolomeo, McBee, Hartley & Barnes, P.A.

PROFESSIONAL QUALIFICATIONS

DiBartolomeo, McBee, Hartley & Barnes, P.A. is a local public accounting firm with offices in the cities of Fort Pierce and Port St. Lucie. The firm was formed in 1982.

➤ *Professional Staff Resources*

Our services will be delivered through personnel in both our Port St. Lucie and Ft. Pierce offices, located at 591 S.E. Port St. Lucie Blvd., Port St. Lucie, FL 34984 and 2222 Colonial Road, Suite 200, Fort Pierce, Florida 34950, respectively. DMHB has a total of 19 professional staff including 9 with extensive experience serving governmental entities.

Professional Staff Classification	Number of Professionals
Partner	4
Managers	2
Senior	2
Staff	11
	19

DiBartolomeo, McBee, Hartley & Barnes provides a variety of accounting, auditing, tax litigation support, estate planning, and consulting services. Some of the governmental, non-profit accounting, auditing and advisory services currently provided to clients include:

- Annual financial and compliance audits including Single Audits of State and Federal financial assistance programs under the OMB A-133 audit criteria
- Issuance of Comfort Letters, consent letters, and parity certificates in conjunction with the issuance of tax-exempt debt obligations, including compiling financial data and interim period financial statement reviews
- Assisting in compiling historical financial data for first-time and subsequent submissions for the GFOA Certificate of Achievement for Excellence in Financial Reporting

PROFESSIONAL QUALIFICATIONS (CONTINUED)

➤ *Professional Staff Resources (Continued)*

- Audits of franchise fees received from outside franchisees
- Preparation of annual reports to the State Department of Banking and Finance
- Audits of Internal Controls – Governmental Special Project
- Assistance with Implementation of current GASB pronouncements

➤ *Current and Near Future Workload*

In order to better serve and provide timely and informative financial data, we have comprised an experienced audit team. Our present and future workloads will permit the proposed audit team to perform these audits within the time schedule required and meet all deadlines.

➤ *Identification of Audit Team*

The team is composed of people who are experienced, professional, and creative. They fully understand your business and will provide you with reliable opinions. In addition, they will make a point to maintain ongoing dialogue with each other and management about the status of our services.

The auditing firm you select is only as good as the people who serve you. We are extremely proud of the outstanding team we have assembled for your engagement. Our team brings many years of relevant experience coupled with the technical skill, knowledge, authority, dedication, and most of all, the commitment you need to meet your government reporting obligations and the challenges that will result from the changing accounting standards.

A flow chart of the audit team and brief resumes detailing individual team members' experience in each of the relevant areas follow.

Jim Hartley, CPA – Engagement Partner (resume attached)
Will assist in the field as main contact

Jay McBee, CPA – Technical Reviewer (resume attached)

Christine Kenny, CPA – Senior (resume attached)

Jim Hartley

Partner – DiBartolomeo, McBee, Hartley & Barnes

Experience and Training

Jim has over 35 years of public accounting experience and would serve as the engagement partner. His experience and training include:

- 35 years of non-profit and governmental experience.
- Specializing in serving entities ranging from Government to Associations and Special District audits.
- Has performed audits and advisory services for a variety of public sector entities.
- Has extensive experience performing audits of federal grant recipients in accordance with the Single Audit Act and the related Office of Management and Budget (OMB) guidelines.
- Experienced in maintaining the GFOA Certificate of Achievement.
- 120 hours of CPE credits over the past 3 years.

Recent Engagements

Has provided audit services on governmental entities including towns, villages, cities, counties, special districts and community development districts. Jim has assisted with financial statement preparation, system implementation, and a variety of services to a wide range of non-profit and governmental entities. Jim currently provides internal audit and consulting services to governmental entities and non-profit agencies to assist in implementing and maintaining “best practice” accounting policies and procedures. Jim provides auditing services to the Fort Pierce Utilities Authority, St. Lucie County Fire District, City of Port St. Lucie, Tradition CDD #1 – 10, Southern Groves CDD #1-6, Multiple CDD audits, Town of St. Lucie Village, Town of Sewall’s Point, Town of Jupiter Island along with several other entities, including Condo and Homeowner Associations.

Education and Registrations

- Bachelor of Science in Accounting – Sterling College.
- Certified Public Accountant

Professional Affiliations

- Member of the American Institute of Certified Public Accountants
- Member of the Florida Institute of Certified Public Accountants
- Member of the Florida Government Finance Officers Association

Volunteer Service

- Treasurer & Executive Board - St. Lucie County Chamber of Commerce
- Budget Advisory Board - St. Lucie County School District
- Past Treasurer - Exchange Club for Prevention of Child Abuse & Exchange Foundation Board
- Board of Directors – State Division of Juvenile Justice

Jay L. McBee

Partner – DiBartolomeo, McBee, Hartley & Barnes

Experience and Training

Jay has over 45 years of public accounting experience and would serve as the technical reviewer on the audit. His experience and training include:

- 45 years of government experience.
- Specializing in serving local government entities.
- Has performed audits and advisory services for a variety of public sector entities including counties, cities, special districts, and school districts.
- Has experience performing audits of federal grant recipients in accordance with the Single Audit Act and the related Office of Management and Budget (OMB) guidelines, including Circular A-133 and the Rules of the Auditor General.
- Has extensive experience in performing pension audits.
- Experienced in developing and maintaining the GFOA Certificate of Achievement.
- 120 Hours of relevant government CPE credits over the past 3 years.
- Experience in municipal bond and other governmental-financing options and offerings.

Recent Engagements

Has provided auditing services on local governmental entities including towns, villages, cities, counties, special district and community development districts. Jay has assisted with financial preparation, system implementation, and a variety of government services to a wide range of governmental entities. Jay currently provides auditing services to the City of Port St. Lucie, City of Okeechobee Pension Trust Funds, St. Lucie County Fire District Pension funds, along with several other non-profit and governmental entities.

Education and Registrations

- Bachelor of Science in Accounting and Quantitative Business Management – West Virginia University.
- Certified Public Accountant

Professional Affiliations

- Member of the American Institute of Certified Public Accountants
- Member of the Florida Institute of Certified Public Accountants
- Member of the Florida Government Finance Officers Association

Volunteer Service

- Member of the St. Lucie County Citizens Budget Committee
- Finance committee for the First United Methodist Church
- Treasurer of Boys & Girls Club of St. Lucie County

Christine M. Kenny, CPA

Senior Staff – DiBartolomeo, McBee, Hartley & Barnes

Experience and training

Christine has over 18 years of public accounting experience and would serve as a senior staff for the Constitutional Officers. Her experience and training include:

- 18 years of manager and audit experience.
- Has performed audits and advisory services for a variety of public sector entities including counties, cities, towns and special districts.
- Has experience performing audits of federal grant recipients in accordance with the Single Audit Act and the related Office of Management and Budget (OMB) guidelines, including Circular A-133 and the Rules of the Auditor General.
- 100 hours of relevant government CPE credits over the past 3 years.

Recent Engagements

Has provided audit services on governmental entities including towns, villages, cities and special districts. Christine has assisted with financial statement preparation, system implementation, and a variety of services to a wide range of non-profit and governmental entities. Christine currently provides services to multiple agencies to assist in implementing and maintaining “best practice” accounting policies and procedures.

Engagements include St. Lucie County Fire District, City of Fort Pierce, Town of Sewall’s Point, and Town of St. Lucie Village.

Education and Registrations

- Bachelor of Science in Accounting – Florida State University
- Professional Affiliations
- Active Member of the Florida Institute of Certified Public Accountants
- Active Member of the American Institute of Certified Public Accountants
- Member of the Florida Government Finance Officers Association

PROFESSIONAL QUALIFICATIONS (CONTINUED)

➤ *Governmental Audit Experience*

DiBartolomeo, McBee, Hartley & Barnes, P.A., through its principals and members, has provided continuous in-depth professional accounting, auditing, and consulting services to local government units, nonprofit organizations, and commercial clients. Our professionals have developed considerable expertise in performing governmental audits and single audits and in preparing governmental financial statements in conformance with continually evolving GASB pronouncements, statements, and interpretations. All of the public sector entities we serve annually are required to be in accordance with GASB pronouncements and government auditing standards. We currently perform several Federal and State single audits in compliance with OMB Circular A-133 and under the Florida Single Audit Act. Our professionals are also experienced in assisting their clients with preparing Comprehensive Annual Financial Reports (GFOA).

All work performed by our firm is closely supervised by experienced certified public accountants. Only our most seasoned CPA's perform consulting services. Some of the professional accounting, auditing, and management consulting services currently provided to our local governmental clients include:

- Annual financial and compliance audits including Single Audits of State and Federal financial assistance programs under OMB A-133 audit criteria and the Florida Single Audit Act
- Assisting in compiling historical financial data for first-time and supplemental submissions for GFOA Certificate of Achievement of Excellence in Financial Reporting
- Audits of franchise fees received from outside franchisees
- Assistance with Implementation of GASB-34
- Internal audit functions
- Fixed assets review and updating cost/depreciation allocations and methods

ADDITIONAL DATA

➤ *Procedures for Ensuring Quality Control & Confidentiality*

Quality control in any CPA firm can never be taken for granted. It requires a continuing commitment to professional excellence. DiBartolomeo, McBee, Hartley & Barnes is formally dedicated to that commitment.

In an effort to continue to maintain the standards of working excellence required by our firm, DiBartolomeo, McBee, Hartley & Barnes, P.A. joined the Quality Review Program of the American Institute of Certified Public Accountants. To be a participating member firm, a firm must obtain an independent compliance review of its quality control policies and procedures to ascertain the firm's compliance with existing auditing standards on the applicable engagements. The scope of peer review is comprehensive in that it specifically reviews the following quality control policies and procedures of the participating firm:

- Professional, economic, and administrative independence
- Assignment of professional personnel to engagements
- Consultation on technical matters
- Supervision of engagement personnel
- Hiring and employment of personnel
- Professional development
- Advancement
- Acceptance and continuance of clients
- Inspection and review system

➤ *Independence*

Independence is a hallmark of our profession. We encourage our staff to use professional judgment in situations where our independence could be impaired or the perception of a conflict of interest might exist. In the governmental sector, public perception is as important as professional standards. Therefore, independent auditors must exercise utmost care in the performance of their duties.

Our firm has provided continuous certified public accounting services in the government sector for 31 years, and we are independent of the Community Development Districts as defined by the following rules, regulations, and standards:

ADDITIONAL DATA (CONTINUED)

➤ *Independence (Continued)*

- Au Section 220 – Statements on Auditing Standards issued by the American Institute of Certified Public Accountants
- ET Sections 101 and 102 – Code of Professional Conduct of the American Institute of Certified Public Accountants
- Chapter 21A-21, Florida Administrative Code
- Section 473.315, Florida Statutes
- Government Auditing Standards, issued by the Comptroller General of the United States

➤ *Computer Auditing Capabilities*

DiBartolomeo, McBee, Hartley & Barnes' strong computer capabilities as demonstrated by our progressive approach to computer auditing and extensive use of microcomputers. Jay McBee is the MIS partner for DMHB. Jay has extensive experience in auditing and evaluating various computer systems and would provide these services in this engagement.

We view the computer operation as an integral part of its accounting systems. We would evaluate the computer control environment to:

- Understand the computer control environment's effect on internal controls
- Conclude on whether aspects of the environment require special audit attention
- Make preliminary determination of comments for inclusion in our management letter

This evaluation includes:

- System hardware and software
- Organization and administration
- Access

Contracts of Similar Nature within References

Client	Years	Annual Audit In Accordance With GAAS	Engagement Partner	Incl. Utility Audit/ Consulting	GFOA Cert.	GASB 34 Implementation & Assistance	Total Hours
St. Lucie County Fire District Karen Russell, Clerk-Treasurer (772)462-2300	1984 - Current	√	Jim Hartley			√	250-300
City of Fort Pierce Johnna Morris, Finance Director (772)-460-2200	2005-current	√	Mark Barnes		√	√	800
Fort Pierce Utilities Authority Nina Hurtubise, Finance Director (772)-466-1600	2005-current	√	Jim Hartley	√	√	√	600
Town of St. Lucie Village Diane Robertson, Town Clerk (772) 595-0663	1999 – current	√	Jim Hartley			√	100
City of Okeechobee Pension Trust Funds Marita Rice, Supervisor of Finance (863)763-9460	1998 – current	√	Jay McBee				60
St. Lucie County Fire District 175 Pension Trust Fund Chris Bushman , Captain (772) 462-2300	1990 – current	√	Jay McBee				60
Tradition Community Development District 1-10 Alan Mishlove, District Finance Manager (407)382-3256	2002 - current	√	Jim Hartley			√	350
Legends Bay Community Development District Patricia Comings-Thibault (321)263-0132	2013-current	√	Jim Hartley				50
Union Park Community Development District Patricia Comings-Thibault (321)263-0132	2013-current	√	Jim Hartley				50
Deer Island Community Development District Patricia Comings-Thibault (321)263-0132	2013-current	√	Jim Hartley				50
Park Creek Community Development District Patricia Comings-Thibault (321)263-0132	2013-current	√	Jim Hartley				50
Waterleaf Community Development District Patricia Comings-Thibault (321)263-0132	2013-current	√	Jim Hartley				50

TECHNICAL APPROACH

a. *An Express Agreement to Meet or Exceed the Performance Specifications.*

1. The audit will be conducted in compliance with the following requirements:
 - a. Rules of the Auditor General for form and content of governmental audits
 - b. Regulations of the State Department of Banking and Finance
 - c. Audits of State and Local Governmental Units-American Institute of Certified Public Accountants.
2. The audit report shall contain the opinion of the auditor in reference to all financial statements, and an opinion reflecting compliance with applicable legal provisions.
3. We will also provide the required copies of the audit report, the management letter, any related reports on internal control weaknesses and one copy of the adjusting journal entries and financial work papers.
4. The auditor shall, at no additional charge, make all related work papers available to any Federal or State agency upon request in accordance with Federal and State Laws and Regulations.
5. We will work in cooperation with the District, its underwriters and bond council in regard to any bond issues that may occur during the term of the contract.
6. The financial statements shall be prepared in conformity with Governmental Accounting Standards Board Statement Number 34, 63 and 65.

We will commit to issuing the audit for each Fiscal year by June 1st of the following year. In order to ensure this we will perform interim internal control testing as required by January 31st from unaudited preliminary general ledgers provided. The remaining testing will be completed no later than May 1st. We will also review all minutes and subsequent needs related to the review of the minutes by January 30th. Follow up review will be completed as necessary.

b. SPECIFIC AUDIT APPROACH

Our partners are not strangers who show up for an entrance conference and an exit conference. We have developed an audit plan that allows the partners to directly supervise our staff in the field. By assigning two partners to the audit, we will have a partner on-site for a significant portion of the fieldwork. This also gives the District an additional contact individual for questions or problems that may arise during the audit.

The scope of our services will include a financial, as well as, a compliance audit of the District's financial statements. Our audit will be conducted in accordance with auditing standards generally accepted in the United States and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Additionally, our audit will be conducted in accordance with the provisions of Chapter 10.550, Rules of the Auditor General, which govern the conduct of local government entity audits performed in the State of Florida.

Our audit approach places emphasis on the accounting information system and how the data is recorded, rather than solely on the verification of numbers on a financial statement. This approach enables us to:

- Maximize our understanding of the District's operating environment
- Minimize time required conducting the audit since we start with broad considerations and narrow to specific audit objectives in critical areas

Our audit approach consists of four phases encompassing our audit process:

- Planning Phase
- Detailed Audit Phase
- Closing Phase
- Reporting

Planning Phase

Meetings and Expectations:

Our first step in this phase will be to set up a planning meeting with the financial and operating management of Bonnet Creek Resorts Community Development District. Our goal here is to eliminate "surprises." By meeting with responsible officials early on we can discuss significant accounting policies, closing procedures and timetables, planned timing of our audit procedures and expectations of our work. This will also be the starting point for our discussions with management related to *SAS No. 99-Consideration of Fraud in a Financial Statement Audit*. Inquiries will be made regarding managements knowledge of fraud and on management's views regarding the risk of fraud.

Review Operations and Develop Engagement Plan

It is critical that we understand the District's operating environment. To do this we will obtain and review such items as, organizational charts, recent financial statements, budget information, major contracts and lease agreements. We will also gather other information necessary to increase our understanding of the District's operations, organization, and internal control.

Study and Evaluate Internal Control

As part of general planning, we will obtain an understanding and assessment of the District's control environment. This assessment involves a review of management's operating style, written internal control procedures, and the District's accounting system. The assessment is necessary to determine if we can rely on control procedures and thus reduce the extent of substantive testing.

We then test compliance with established control procedures by ascertaining that the significant strengths within the system are functioning as described to us. Generally, transactions are selected and reviewed in sufficient detail to permit us to formulate conclusions regarding compliance with control procedures and the extent of operation compliance with pertinent laws and regulations. This involves gaining an understanding of the District's procedures, laws and regulations, and testing systems for compliance by examining contracts, invoices, bid procedures, and other documents. After testing controls, we then evaluate the results of those tests and decide whether we can rely on controls and thus reduce other audit procedures.

Conduct Preliminary Analytical Review

Also during the planning stage, we undertake analytical procedures that aid us in focusing our energies in the right direction. We call these analytical reviews.

A properly designed analytical review can be a very effective audit procedure in audits of governmental units. Analytical reviews consist of more than just a comparison of current-year actual results to prior-year actual results. Very effective analytical review techniques include trend analysis covering a number of years and comparisons of information not maintained totally within the financial accounting system, such as per capita information, prevailing market interest rates, housing statistics, etc.

Some examples of effective analytical reviews performed together and/or individually include:

- Comparison of current-year actual results with current-year budget for the current and past years with investigation of significant differences and/or trends
- Trend analysis of the percentage of current-year revenues to current-year rates for the current and previous years with investigation of significant changes in the collection percentage
- Trend analysis of the percentage of expenditures by function for the current and previous years with investigation of significant changes in percentages by department
- Monthly analysis of receipts compared to prior years to detect trends that may have audit implications

Conclusions reached enable us to determine the nature, timing and extent of other substantive procedures.

Detailed Audit Phase

Conduct Final Risk Assessment and Prepare Audit Programs

Risk assessment requires evaluating the likelihood of errors occurring that could have a material affect on the financial statements being audited. The conclusions we reach are based on many evaluations of internal control, systems, accounts, and transactions that occur throughout the audit. After evaluating the results of our tests of control and our final risk assessment we can develop detailed audit programs.

Perform Substantive Tests of Account Balances

These tests are designed to provide reasonable assurance as to the validity of the information produced by the accounting system. Substantive tests involve such things as examining invoices supporting payments, confirmation of balances with independent parties, analytical review procedures, and physical inspection of assets. All significant accounts will be subjected to substantive procedures. Substantive tests provide direct evidence of the completeness, accuracy, and validity of data.

Perform Single Audit Procedures (if applicable)

During the planning phase of the audit we will request and review schedules of expenditures of federal awards and state financial assistance. These schedules will be the basis for our determination of the specific programs we will test.

In documenting our understanding of the internal control system for the financial statement audit, we will identify control activities that impact major federal and state programs as well. This will allow us to test certain controls for the financial audit and the single audit concurrently. We will then perform additional tests of controls for each federal and state program selected for testing. We will then evaluate the results of the test of controls to determine the nature, timing and extent of substantive testing necessary to determine compliance with major program requirements.

Perform Statutory Compliance Testing

We have developed audit programs for Bonnet Creek Resorts Community Development District designed to test Florida Statutes as required by the Auditor General. These programs include test procedures such as general inquiries, confirmation from third parties, and examination of specific documents.

Closing Phase

During the closing phase we perform detail work paper reviews, request legal letters, review subsequent events and proposed audit adjustments. Communication with the client is critical in this phase to ensure that the information necessary to prepare financial statements in conformity with accounting principles generally accepted in the United States has been obtained.

Reporting Phase

Financial Statement Preparation

As a local firm, we spend a considerable amount of time on financial statement preparation and support. With this in mind, we can assist in certain portions of the preparation of financial statements or simply review a draft of financials prepared by your staff. We let you determine our level of involvement.

Management Letters

We want to help you solve problems before they become major.

Our management letters go beyond citing possible deficiencies in the District's internal control structures. They identify opportunities for increasing revenues, decreasing costs, improving management information, protecting assets and improving operational efficiency.

The diversity of experience of our personnel and their independent and objective viewpoints make the comments, observations, and conclusions presented in our management letters a valuable source of information. We have provided positive solution-oriented objective recommendations to our governmental clients regarding investments, accounting accuracy, data processing, revenue bonds, payroll, utility billing, purchasing, budgeting, risk management, and internal auditing.

This review ensures the integrity of the factual data in the management letter but does not influence or impair our independence.

Exit Conferences and Delivery of Reports

We anticipate meeting with appropriate District personnel in February and issuing the final required reports by the May meeting of each year.

PROPOSED AUDIT FEE

DiBartolomeo, McBee, Hartley & Barnes P.A. will perform the annual audit of Bonnet Creek Resorts Community Development District as follows:

September 2024	\$ 3,200
September 2025	\$ 3,350
September 2026	\$ 3,450
September 2027	\$ 3,600
September 2028	\$ 3,750

In years of new debt issuance fees may be adjusted as mutually agreed upon.

SECTION B



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Proposal to Provide Financial Auditing Services:

BONNET CREEK RESORT
COMMUNITY DEVELOPMENT DISTRICT

Proposal Due: October 30, 2024
2:00PM

Submitted to:

Bonnet Creek Resort
Community Development District
c/o District Manager
219 East Livingston Street
Orlando, Florida 32801

Submitted by:

Antonio J. Grau, Partner
Grau & Associates
1001 Yamato Road, Suite 301
Boca Raton, Florida 33431

Tel (561) 994-9299
(800) 229-4728

Fax (561) 994-5823

tgrau@graucpa.com

www.graucpa.com



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Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

October 30, 2024

Bonnet Creek Resort Community Development District
c/o District Manager
219 East Livingston Street
Orlando, Florida 32801

Re: Request for Proposal for Professional Auditing Services for the fiscal year ended September 30, 2024, with an option for four (4) additional annual renewals.

Grau & Associates (Grau) welcomes the opportunity to respond to the Bonnet Creek Resort Community Development District's (the "District") Request for Proposal (RFP), and we look forward to working with you on your audit. We are an energetic and robust team of knowledgeable professionals and are a recognized leader of providing services to Community Development Districts. As one of Florida's few firms to primarily focus on government, we are especially equipped to provide you an effective and efficient audit.

Government audits are at the core of our practice: **95% of our work is performing audits for local governments and of that 98% are for special districts.** With our significant experience, we are able to increase efficiency, to provide immediate and continued savings, and to minimize disturbances to your operations.

Why Grau & Associates:

Knowledgeable Audit Team

Grau is proud that the personnel we assign to your audit are some of the most seasoned auditors in the field. Our staff performs governmental engagements year-round. When not working on your audit, your team is refining their audit approach for next year's audit. Our engagement partners have decades of experience and take a hands-on approach to our assignments, which all ensures a smoother process for you.

Servicing your Individual Needs

Our clients enjoy personalized service designed to satisfy their unique needs and requirements. Throughout the process of our audit, you will find that we welcome working with you to resolve any issues as swiftly and easily as possible. In addition, due to Grau's very low turnover rate for our industry, you also won't have to worry about retraining your auditors from year to year.

Developing Relationships

We strive to foster mutually beneficial relationships with our clients. We stay in touch year-round, updating, collaborating, and assisting you in implementing new legislation, rules and standards that affect your organization. We are also available as a sounding board and assist with technical questions.

Maintaining an Impeccable Reputation

We have never been involved in any litigation, proceeding or received any disciplinary action. Additionally, we have never been charged with, or convicted of, a public entity crime of any sort. We are financially stable and have never been involved in any bankruptcy proceedings.

Complying With Standards

Our audit will follow the Auditing Standards of the AICPA, Generally Accepted Government Auditing Standards, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida, and any other applicable federal, state and local regulations. We will deliver our reports in accordance with your requirements.

This proposal is a firm and irrevocable offer for 90 days. We certify this proposal is made without previous understanding, agreement or connection either with any previous firms or corporations offering a proposal for the same items. We also certify our proposal is in all respects fair, without outside control, collusion, fraud, or otherwise illegal action, and was prepared in good faith. Only the person(s), company or parties interested in the project as principals are named in the proposal. Grau has no existing or potential conflicts and anticipates no conflicts during the engagement. Our Federal I.D. number is 20-2067322.

We would be happy to answer any questions or to provide any additional information. We are genuinely excited about the prospect of serving you and establishing a long-term relationship. Please do not hesitate to call or email either of our Partners, Antonio J. Grau, CPA (tgrau@graucpa.com) or David Caplivski, CPA (dcaplivski@graucpa.com) at 561.994.9299. We thank you for considering our firm's qualifications and experience.

Very truly yours,
Grau & Associates



Antonio J. Grau

Firm Qualifications



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Grau's Focus and Experience

Our Team



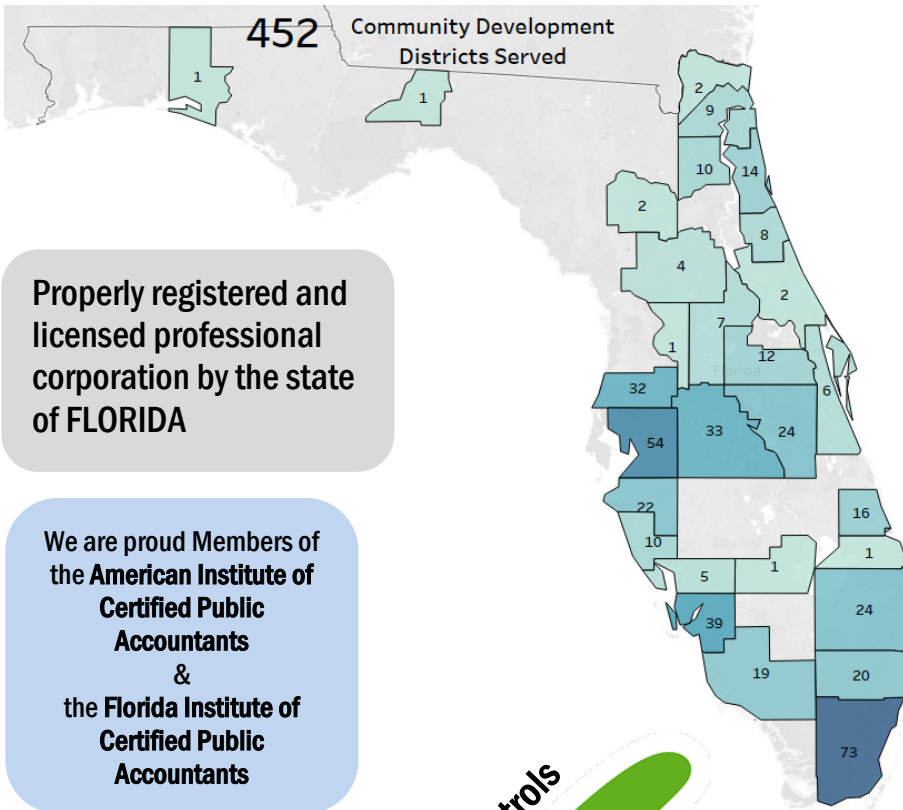
3 Partners
11 Professional Staff
2 Administrative Professionals



2005

Year founded

Services Provided



Properly registered and licensed professional corporation by the state of FLORIDA

We are proud Members of the American Institute of Certified Public Accountants & the Florida Institute of Certified Public Accountants

Quality Controls



- ⇒ External quality review program: consistently receives a pass
- ⇒ Internal: ongoing monitoring to maintain quality



AICPA | FICPA | GFOA | FASD | FGFOA

See next page for report and certificate



Florida Institute of Certified Public Accountants

FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

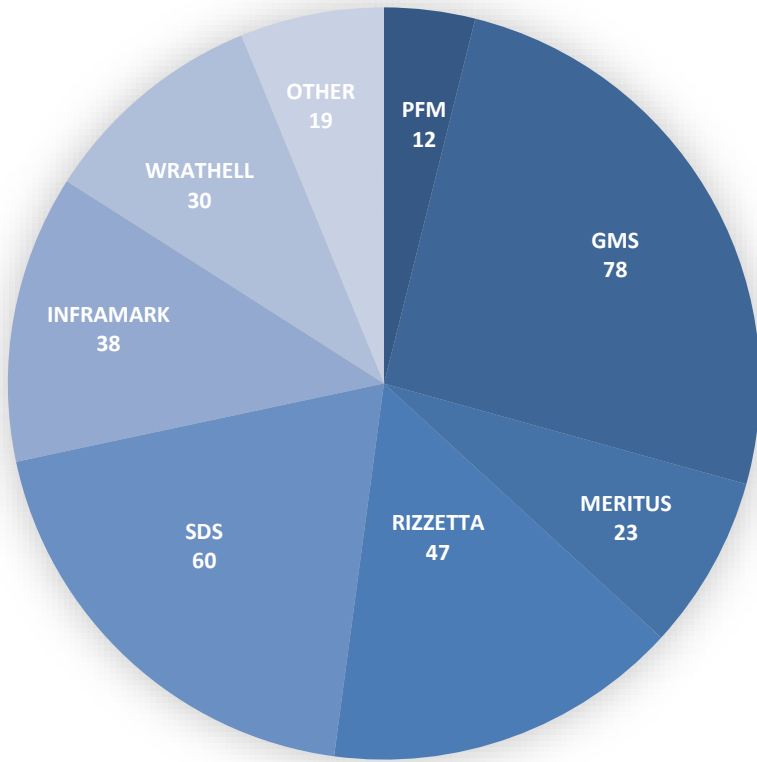
119 S Monroe Street, Suite 121 | Tallahassee, FL 32301 | 850.224.2727, in Florida | www.ficpa.org

Firm & Staff Experience



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

GRAU AND ASSOCIATES COMMUNITY DEVELOPMENT DISTRICT EXPERIENCE BY MANAGEMENT COMPANY



Profile Briefs:

Antonio J GRAU, CPA (Partner)

*Years Performing Audits: 35+
CPE (last 2 years): Government Accounting, Auditing: 24 hours; Accounting, Auditing and Other: 56 hours
Professional Memberships: AICPA, FICPA, FGFOA, GFOA*

David Caplivski, CPA (Partner)

*Years Performing Audits: 13+
CPE (last 2 years): Government Accounting, Auditing: 24 hours; Accounting, Auditing and Other: 64 hours
Professional Memberships: AICPA, FICPA, FGFOA, FASD*

“Here at Grau & Associates, staying up to date with the current technological landscape is one of our top priorities. Not only does it provide a more positive experience for our clients, but it also allows us to perform a more effective and efficient audit. With the every changing technology available and utilized by our clients, we are constantly innovating our audit process.”

- Tony Grau

“Quality audits and exceptional client service are at the heart of every decision we make. Our clients trust us to deliver a quality audit, adhering to high standards and assisting them with improvements for their organization.”

- David Caplivski

YOUR ENGAGEMENT TEAM

Grau's client-specific engagement team is meticulously organized in order to meet the unique needs of each client. Constant communication within our solution team allows for continuity of staff and audit team.

The Certified Information Technology Professional (CITP) Partner will bring a unique blend of IT expertise and understanding of accounting principles to the financial statement audit of the District.

An advisory consultant will be available as a sounding board to advise in those areas where problems are encountered.



The assigned personnel will work closely with the partner and the District to ensure that the financial statements and all other reports are prepared in accordance with professional standards and firm policy. Responsibilities will include planning the audit; communicating with the client and the partners the progress of the audit; and determining that financial statements and all reports issued by the firm are accurate, complete and are prepared in accordance with professional standards and firm policy.

The Engagement Partner will participate extensively during the various stages of the engagement and has direct responsibility for engagement policy, direction, supervision, quality control, security, confidentiality of information of the engagement and communication with client personnel. The engagement partner will also be involved directing the development of the overall audit approach and plan; performing an overriding review of work papers and ascertain client satisfaction.



Antonio 'Tony' J. Grau, CPA Partner

Contact: tgrau@graucpa.com | (561) 939-6672

Experience

For over 30 years, Tony has been providing audit, accounting and consulting services to the firm's governmental, non-profit, employee benefit, overhead and arbitrage clients. He provides guidance to clients regarding complex accounting issues, internal controls and operations.

As a member of the Government Finance Officers Association Special Review Committee, Tony participated in the review process for awarding the GFOA Certificate of Achievement in Financial Reporting. Tony was also the review team leader for the Quality Review of the Office of Management Audits of School Board of Miami-Dade County. Tony received the AICPA advanced level certificate for governmental single audits.

Education

University of South Florida (1983)
Bachelor of Arts
Business Administration

Clients Served (partial list)

(>300) Various Special Districts, including:

- | | |
|--|--|
| Bayside Improvement Community Development District | St. Lucie West Services District |
| Dunes Community Development District | Ave Maria Stewardship Community District |
| Fishhawk Community Development District (I,II,IV) | Rivers Edge II Community Development District |
| Grand Bay at Doral Community Development District | Bartram Park Community Development District |
| Heritage Harbor North Community Development District | Bay Laurel Center Community Development District |
| | |
| Boca Raton Airport Authority | |
| Greater Naples Fire Rescue District | |
| Key Largo Wastewater Treatment District | |
| Lake Worth Drainage District | |
| South Indian River Water Control | |

Professional Associations/Memberships

- | | |
|--|---|
| American Institute of Certified Public Accountants | Florida Government Finance Officers Association |
| Florida Institute of Certified Public Accountants | Government Finance Officers Association Member |
| City of Boca Raton Financial Advisory Board Member | |

Professional Education (over the last two years)

<u>Course</u>	<u>Hours</u>
Government Accounting and Auditing	24
Accounting, Auditing and Other	<u>56</u>
Total Hours	<u>80</u> (includes of 4 hours of Ethics CPE)



David Caplivski, CPA/CITP, Partner
 Contact : dcaplivski@graucpa.com / 561-939-6676

Experience

Grau & Associates	Partner	2021-Present
Grau & Associates	Manager	2014-2020
Grau & Associates	Senior Auditor	2013-2014
Grau & Associates	Staff Auditor	2010-2013

Education

Florida Atlantic University (2009)
 Master of Accounting
 Nova Southeastern University (2002)
 Bachelor of Science
 Environmental Studies

Certifications and Certificates

Certified Public Accountant (2011)
 AICPA Certified Information Technology Professional (2018)
 AICPA Accreditation COSO Internal Control Certificate (2022)

Clients Served (partial list)

(>300) Various Special Districts	Hispanic Human Resource Council
Aid to Victims of Domestic Abuse	Loxahatchee Groves Water Control District
Boca Raton Airport Authority	Old Plantation Water Control District
Broward Education Foundation	Pinetree Water Control District
CareerSource Brevard	San Carlos Park Fire & Rescue Retirement Plan
CareerSource Central Florida 403 (b) Plan	South Indian River Water Control District
City of Lauderhill GERS	South Trail Fire Protection & Rescue District
City of Parkland Police Pension Fund	Town of Haverhill
City of Sunrise GERS	Town of Hypoluxo
Coquina Water Control District	Town of Hillsboro Beach
Central County Water Control District	Town of Lantana
City of Miami (program specific audits)	Town of Lauderdale By-The-Sea Volunteer Fire Pension
City of West Park	Town of Pembroke Park
Coquina Water Control District	Village of Wellington
East Central Regional Wastewater Treatment Fac.	Village of Golf
East Naples Fire Control & Rescue District	

Professional Education (over the last two years)

<u>Course</u>	<u>Hours</u>
Government Accounting and Auditing	24
Accounting, Auditing and Other	64
Total Hours	<u>88</u> (includes 4 hours of Ethics CPE)

Professional Associations

Member, American Institute of Certified Public Accountants
Member, Florida Institute of Certified Public Accountants
Member, Florida Government Finance Officers Association
Member, Florida Association of Special Districts

References



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

We have included three references of government engagements that require compliance with laws and regulations, follow fund accounting, and have financing requirements, which we believe are similar to the District.

Dunes Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 1998
Client Contact	Darrin Mossing, Finance Director 475 W. Town Place, Suite 114 St. Augustine, Florida 32092 904-940-5850

Two Creeks Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2007
Client Contact	William Rizzetta, President 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614 813-933-5571

Journey's End Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2004
Client Contact	Todd Wodraska, Vice President 2501 A Burns Road Palm Beach Gardens, Florida 33410 561-630-4922

Specific Audit Approach



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

AUDIT APPROACH

Grau's Understanding of Work Product / Scope of Services:

We recognize the District is an important entity and we are confident our firm is eminently qualified to meet the challenges of this engagement and deliver quality audit services. ***You would be a valued client of our firm and we pledge to commit all firm resources to provide the level and quality of services (as described below) which not only meet the requirements set forth in the RFP but will exceed those expectations.*** Grau & Associates fully understands the scope of professional services and work products requested. Our audit will follow the Auditing Standards of the AICPA, *Generally Accepted Government Auditing Standards*, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida and any other applicable Federal, State or Local regulations. **We will deliver our reports in accordance with your requirements.**

Proposed segmentation of the engagement

Our approach to the audit engagement is a risk-based approach which integrates the best of traditional auditing techniques and a total systems concept to enable the team to conduct a more efficient and effective audit. The audit will be conducted in three phases, which are as follows:



Phase I - Preliminary Planning

A thorough understanding of your organization, service objectives and operating environment is essential for the development of an audit plan and for an efficient, cost-effective audit. During this phase, we will meet with appropriate personnel to obtain and document our understanding of your operations and service objectives and, at the same time, give you the opportunity to express your expectations with respect to the services that we will provide. Our work effort will be coordinated so that there will be minimal disruption to your staff.

During this phase we will perform the following activities:

- » Review the regulatory, statutory and compliance requirements. This will include a review of applicable federal and state statutes, resolutions, bond documents, contracts, and other agreements;
- » Read minutes of meetings;
- » Review major sources of information such as budgets, organization charts, procedures, manuals, financial systems, and management information systems;
- » Obtain an understanding of fraud detection and prevention systems;
- » Obtain and document an understanding of internal control, including knowledge about the design of relevant policies, procedures, and records, and whether they have been placed in operation;
- » Assess risk and determine what controls we are to rely upon and what tests we are going to perform and perform test of controls;
- » Develop audit programs to incorporate the consideration of financial statement assertions, specific audit objectives, and appropriate audit procedures to achieve the specified objectives;
- » Discuss and resolve any accounting, auditing and reporting matters which have been identified.

Phase II – Execution of Audit Plan

The audit team will complete a major portion of transaction testing and audit requirements during this phase. The procedures performed during this period will enable us to identify any matter that may impact the completion of our work or require the attention of management. Tasks to be performed in Phase II include, but are not limited to the following:

- » Apply analytical procedures to further assist in the determination of the nature, timing, and extent of auditing procedures used to obtain evidential matter for specific account balances or classes of transactions;
- » Perform tests of account balances and transactions through sampling, vouching, confirmation and other analytical procedures; and
- » Perform tests of compliance.

Phase III - Completion and Delivery

In this phase of the audit, we will complete the tasks related to year-end balances and financial reporting. All reports will be reviewed with management before issuance, and the partners will be available to meet and discuss our report and address any questions. Tasks to be performed in Phase III include, but are not limited to the following:

- » Perform final analytical procedures;
- » Review information and make inquiries for subsequent events; and
- » Meeting with Management to discuss preparation of draft financial statements and any potential findings or recommendations.

You should expect more from your accounting firm than a signature in your annual financial report. Our concept of truly responsive professional service emphasizes taking an active interest in the issues of concern to our clients and serving as an effective resource in dealing with those issues. In following this approach, we not only audit financial information with hindsight but also consider the foresight you apply in managing operations.

Application of this approach in developing our management letter is particularly important given the increasing financial pressures and public scrutiny facing today's public officials. We will prepare the management letter at the completion of our final procedures.

In preparing this management letter, we will initially review any draft comments or recommendations with management. In addition, we will take necessary steps to ensure that matters are communicated to those charged with governance.

In addition to communicating any recommendations, we will also communicate the following, if any:

- » Significant audit adjustments;
- » Significant deficiencies or material weaknesses;
- » Disagreements with management; and
- » Difficulties encountered in performing the audit.

Our findings will contain a statement of condition describing the situation and the area that needs strengthening, what should be corrected and why. Our suggestions will withstand the basic tests of corrective action:

Is the recommendation cost effective?

Is the recommendation the simplest to effectuate in order to correct a problem?

Is the recommendation at the heart of the problem and not just correcting a symptomatic matter?

Is the corrective action taking into account why the deficiency occurred?

To assure full agreement with facts and circumstances, we will fully discuss each item with Management prior to the final exit conference. This policy means there will be no “surprises” in the management letter and fosters a professional, cooperative atmosphere.

Communications

We emphasize a continuous, year-round dialogue between the District and our management team. We regularly communicate through personal telephone calls and electronic mail throughout the audit and on a regular basis.

Our clients have the ability to transmit information to us on our secure client portal with the ability to assign different staff with separate log on and viewing capability. This further facilitates efficiency as all assigned users receive electronic mail notification as soon as new information has been posted into the portal.

Cost of Services



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Our proposed all-inclusive fees for the financial audit for the fiscal years ended September 30, 2024-2028 are as follows:

<u>Year Ended September 30,</u>	<u>Fee</u>
2024	\$3,200
2025	\$3,300
2026	\$3,400
2027	\$3,500
2028	<u>\$3,600</u>
TOTAL (2024-2028)	<u>\$17,000</u>

The above fees are based on the assumption that the District maintains its current level of operations. Should conditions change or Bonds are issued the fees would be adjusted accordingly upon approval from all parties concerned.

Supplemental Information



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

PARTIAL LIST OF CLIENTS

SPECIAL DISTRICTS	Governmental Audit	Single Audit	Utility Audit	Current Client	Year End
Boca Raton Airport Authority	✓	✓		✓	9/30
Captain's Key Dependent District	✓			✓	9/30
Central Broward Water Control District	✓			✓	9/30
Collier Mosquito Control District	✓			✓	9/30
Coquina Water Control District	✓			✓	9/30
East Central Regional Wastewater Treatment Facility	✓		✓		9/30
Florida Green Finance Authority	✓				9/30
Greater Boca Raton Beach and Park District	✓			✓	9/30
Greater Naples Fire Control and Rescue District	✓	✓		✓	9/30
Green Corridor P.A.C.E. District	✓			✓	9/30
Hobe-St. Lucie Conservancy District	✓			✓	9/30
Indian River Farms Water Control District	✓			✓	9/30
Indian River Mosquito Control District	✓				9/30
Indian Trail Improvement District	✓			✓	9/30
Key Largo Wastewater Treatment District	✓	✓	✓	✓	9/30
Lake Asbury Municipal Service Benefit District	✓			✓	9/30
Lake Padgett Estates Independent District	✓			✓	9/30
Lake Worth Drainage District	✓			✓	9/30
Lealman Special Fire Control District	✓			✓	9/30
Loxahatchee Groves Water Control District	✓				9/30
Old Plantation Water Control District	✓			✓	9/30
Pal Mar Water Control District	✓			✓	9/30
Pinellas Park Water Management District	✓			✓	9/30
Pine Tree Water Control District (Broward)	✓			✓	9/30
Pinetree Water Control District (Wellington)	✓				9/30
Port of The Islands Community Improvement District	✓		✓	✓	9/30
Ranger Drainage District	✓	✓		✓	9/30
Renaissance Improvement District	✓			✓	9/30
San Carlos Park Fire Protection and Rescue Service District	✓			✓	9/30
Sanibel Fire and Rescue District	✓				9/30
South Central Regional Wastewater Treatment and Disposal Board	✓				9/30
South Indian River Water Control District	✓	✓		✓	9/30
South Trail Fire Protection & Rescue District	✓			✓	9/30
Spring Lake Improvement District	✓			✓	9/30
St. Lucie West Services District	✓		✓	✓	9/30
Sunrise Lakes Phase IV Recreation District	✓			✓	9/30
Sunshine Water Control District	✓			✓	9/30
Sunny Hills Units 12-15 Dependent District	✓			✓	9/30
West Villages Improvement District	✓			✓	9/30
Various Community Development Districts (452)	✓			✓	9/30
TOTAL	491	5	4	484	

ADDITIONAL SERVICES

CONSULTING / MANAGEMENT ADVISORY SERVICES

Grau & Associates also provide a broad range of other management consulting services. Our expertise has been consistently utilized by Governmental and Non-Profit entities throughout Florida. Examples of engagements performed are as follows:

- Accounting systems
- Development of budgets
- Organizational structures
- Financing alternatives
- IT Auditing
- Fixed asset records
- Cost reimbursement
- Indirect cost allocation
- Grant administration and compliance

ARBITRAGE

The federal government has imposed complex rules to restrict the use of tax-exempt financing. Their principal purpose is to eliminate any significant arbitrage incentives in a tax-exempt issue. We have determined the applicability of these requirements and performed the rebate calculations for more than 150 bond issues, including both fixed and variable rate bonds.

73

Current
Arbitrage
Calculations

We look forward to providing **Bonnet Creek Resort Community Development District with our resources and experience to accomplish not only those minimum requirements set forth in your Request for Proposal, but to exceed those expectations!**

**For even more information on Grau & Associates
please visit us on www.graucpa.com.**

**BOARD OF SUPERVISORS
MEETING**

SECTION III

SECTION B

RESOLUTION 2025-01

A RESOLUTION CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF THE BONNET CREEK RESORT COMMUNITY DEVELOPMENT DISTRICT HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, a landowners' meeting is required to be held within 90 days of the District's creation and every two years following the creation of a Community Development District for the purpose of electing three (3) supervisors for the District; and

WHEREAS, following proper notice of once a week for 2 consecutive weeks in a newspaper of general circulation in the area of the District, the last day of such publication to be not fewer than 14 days or more than 28 days before the date of the election, such landowners' meeting was held on **November 7, 2024**, at which the below-recited persons were duly elected by virtue of the votes cast in their respective favor; and

WHEREAS, the Board of Supervisors by means of this Resolution desire to canvass the votes and declare and certify the results of said election;

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

1. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as follows:

<u>Supervisor</u>	<u># of Votes</u>	<u>Terms</u>
_____	_____	4-Year Term
_____	_____	4-Year Term
_____	_____	2-Year Term

2. The terms of office shall commence immediately upon the adoption of this Resolution:

Adopted this 7th day of November, 2024.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION D

RESOLUTION 2025-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BONNET CREEK RESORT COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Bonnet Creek Resort Community Development District (the “District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District (“Board”) desires to elect the Officers of the District.

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

- Section 1.** _____ is elected Chairperson.
- Section 2.** _____ is elected Vice-Chairperson.
- Section 3.** _____ is elected Secretary.
- Section 4.** _____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
- Section 5.** _____ is elected Treasurer.
- Section 6.** _____ is elected Assistant Treasurer.
- Section 7.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 7th day of November, 2024.

ATTEST:

**BONNET CREEK RESORT
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

MINUTES

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

The regular meeting of the Board of Supervisors of the Bonnet Creek Resort Community Development District was held Thursday, **October 3, 2024** at 2:00 p.m. at the Church Meeting Room, Waldorf Astoria Orlando, 14200 Bonnet Creek Resort Lane, Orlando, Florida.

Present and constituting a quorum were:

Herb Von Kluge	Vice Chairman
Becky Frasier	Assistant Secretary
Richard Scinta	Assistant Secretary
Ryan Fitzgerald	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 October 3, 2024 Bonnet Creek Resort Community Development District Board of Supervisor's regular 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 September 5, 2024 Meeting

On MOTION by Mr. Scinta seconded by Mr. Fitzgerald with all in favor the minutes of the September 5, 2024 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Consideration of Change Order to Chelonia Parkway Phase 2 Paving Contract

Mr. Flint stated we bid this contract in two phases: phase 1 being the four-lane section and phase 2 being the two-lane section. It was contemplated that phase 2 would be done in this fiscal year that started on October 1. There was language in the agreement that would allow them to ask for an adjustment, but Ranger has agreed to hold their pricing in their original bid. This change order extends the timeframe for the contract until the end of the calendar year. Jim has the actual dates that are anticipated for the work and they believe they can do the paving portion of it in three days and start October 28th. They will paint the striping and come back two weeks later and to the thermoplastic. The JW Marriott provided some dates they prefer the work be done because they are the one impacted by this and the paving dates work within the timeframes they provided. We will work with Ranger and JW Marriott on the striping to make sure the dates work for them. To provide the most flexibility this change order extends the contract to the end of the calendar year.

On MOTION by Mr. Von Kluge seconded by Mr. Scinta with all in favor the change order from Ranger Construction Industries, Inc. to extend the contract time for the Chelonia Parkway Phase 2 paving contract was approved.

Mr. Flint stated we have a proposal from the engineer for the construction phase management of the Phase 2 paving.

On MOTION by Mr. Von Kluge seconded by Mr. Fitzgerald with all in favor the proposal for engineering during construction in the amount of \$9,700 was approved.

FIFTH ORDER OF BUSINESS

Appointment of Audit Committee and Chairman

On MOTION by Mr. Scinta seconded by Mr. Fitzgerald with all in favor the board members were appointed to sit as the audit committee and Mr. Greene was appointed chairman.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being no comments, the next item followed.

B. Engineer

Mr. Nugent asked since we are doing the change order with Ranger, do they need to execute the non-coercion affidavit?

Ms. Carpenter stated yes. We will send you the form.

Mr. Nugent stated the transfer form for the stormwater management permit for the ballroom was sent to Parc Hotels & Resort. They came back with questions that I have answered and we should get something back shortly.

On the way finding signs I had a meeting with CFTOD, formerly Reedy Creek, on another project and I sent her some information so she could be aware of it. We have staked the sign locations in the field and I will send her an excerpt from the settlement agreement as well as the sign locations as included in that agreement and photos of where we have them staked. They have to approve the locations subject to the issuance of the right of way permit. That is a contractor level permit and when we get a contractor on board we will go through that process and get that signed off.

Mr. Flint stated we had bid out the signage a couple years ago and received three bids and they were all vendors that Disney and Reedy Creek had used for their signage. The one we were going to use will hold their price.

C. District Manager's Report

i. Consideration of Check Register

On MOTION by Mr. Von Kluge 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

Mr. Smith gave an overview of the field manager’s report then presented proposals for pressure washing curb, gutters and sidewalks and to replace the VFD for pump no. 3.

On MOTION by Mr. Scinta seconded by Mr. Fitzgerald with all in favor an amount not to exceed \$17,000 was approved for pressure washing curb and gutters, and sidewalks.

On MOTION by Mr. Von Kluge seconded by Ms. Frasier with all in favor the proposal from Pro Pump to replace the VFD for pump no. 3 was approved.

SEVENTH ORDER OF BUSINESS Supervisor’s Requests

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Scinta seconded by Ms. Frasier with all in favor the meeting adjourned at 2:35 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

RESOLUTION 2025-03

A RESOLUTION AMENDING THE BONNET CREEK RESORT COMMUNITY DEVELOPMENT DISTRICT GENERAL FUND BUDGET FOR FISCAL YEAR 2024 AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors, hereinafter referred to as the “Board”, of the Bonnet Creek Resort Community Development District, hereinafter referred to as the “District”, adopted a General Fund Budget for the Fiscal Year 2024, and

WHEREAS, the Board desires to amend the budgeted revenues and expenditures approved for Fiscal Year 2024.

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

1. The General Fund Budget for Fiscal Year 2024 is hereby amended in accordance with Exhibit “A” attached.
2. This resolution shall become effective this 7th day of November, 2024 and be reflected in the monthly and Fiscal Year End 9/30/2024 Financial Statements and Audit Report of the District.

Adopted this 7th day of November, 2024.

Chairman/Vice Chairman

Secretary/Assistant Secretary

Bonnet Creek Resort
Community Development District

Amended Budget
FY 2024



Table of Contents

1-2

General Fund

Bonnet Creek Resort
Community Development District
Amended Budget
General Fund

	Adopted Budget FY2024	Increase / (Decrease)	Amended Budget FY2024	Projected Thru 9/30/24
Revenues				
Maintenance Assessments - Off Roll	\$ 1,551,000	\$ -	\$ 1,551,000	\$ 1,551,000
Interest Income	\$ 1,000	\$ 97	\$ 1,097	\$ 1,097
Reuse Water Fees - Wyndham	\$ 13,000	\$ (1,404)	\$ 11,596	\$ 11,596
Reuse Water Fees - Golf Course	\$ 27,000	\$ (2,132)	\$ 24,868	\$ 24,868
Reuse Water Fees - Signia by Hilton & Waldorf Astoria	\$ 5,000	\$ (180)	\$ 4,820	\$ 4,820
Reuse Water Fees - Marriott	\$ 4,500	\$ (1,638)	\$ 2,862	\$ 2,862
Carry Forward Surplus	\$ -	\$ 95,186	\$ 95,186	\$ 156,636
Total Revenues	\$ 1,601,500	\$ 89,929	\$ 1,691,429	\$ 1,752,879

Expenditures

General & Administrative

Supervisor Fees	\$ 8,000	\$ -	\$ 8,000	\$ 5,800
Engineering Fees	\$ 20,000	\$ 30,151	\$ 50,151	\$ 50,151
Trustee Fees	\$ 6,000	\$ -	\$ 6,000	\$ 5,388
Legal Services	\$ 20,000	\$ -	\$ 20,000	\$ 16,815
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	\$ -	\$ 37,732	\$ 37,732
Information Technology	\$ 1,350	\$ -	\$ 1,350	\$ 1,350
Website Maintenance	\$ 900	\$ -	\$ 900	\$ 900
Insurance - Professional Liability	\$ 8,562	\$ -	\$ 8,562	\$ 7,901
Telephone	\$ 100	\$ -	\$ 100	\$ -
Legal Advertising	\$ 2,100	\$ -	\$ 2,100	\$ 1,435
Postage	\$ 1,900	\$ -	\$ 1,900	\$ 603
Printing & Binding	\$ 1,200	\$ -	\$ 1,200	\$ 89
Office Supplies	\$ 300	\$ -	\$ 300	\$ 4
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ 175	\$ 175
Contingency	\$ 2,000	\$ -	\$ 2,000	\$ 472
Total Administrative:	\$ 117,174	\$ 30,151	\$ 147,325	\$ 135,670

Bonnet Creek Resort
Community Development District
Amended Budget
General Fund

	Adopted Budget FY2024	Increase / (Decrease)	Amended Budget FY2024	Projected Thru 9/30/24
<i>Operations & Maintenance</i>				
Field Management	\$ 56,976	\$ -	\$ 56,976	\$ 56,976
Utility Services				
Utility Services	\$ 14,000	\$ 200	\$ 14,200	\$ 14,188
Street Lights - Usage	\$ 5,400	\$ -	\$ 5,400	\$ 3,809
Street Lights - Lease & Maintenance Agreement	\$ 55,000	\$ -	\$ 55,000	\$ 43,623
Water Service - Reuse Water	\$ 43,000	\$ 5,125	\$ 48,125	\$ 48,113
SFWM Water Use Compliance Report	\$ 2,500	\$ -	\$ 2,500	\$ -
Stormwater Control - Bonnet Creek Resort				
Oc/Dep Quarterly Well Monitoring Report	\$ 1,500	\$ 131	\$ 1,631	\$ 1,631
Wetland & Upland Monitoring Services - (Bda)	\$ 5,000	\$ -	\$ 5,000	\$ 3,018
Pond & Embankment Aquatic Treatment - (Awc)	\$ 15,858	\$ -	\$ 15,858	\$ 15,246
Irrigation Pond Treatment - Solitude	\$ 2,892	\$ -	\$ 2,892	\$ 2,878
Nuisance/Exotic Species Maintenance - (Awc)	\$ 5,500	\$ 18,520	\$ 24,020	\$ 24,016
Stormwater Control - Crosby Island Marsh				
Nuisance/Exotic Species Maintenance - (Awc)	\$ 7,725	\$ -	\$ 7,725	\$ 5,000
Nuisance/Exotic Species Maintenance - (Bda)	\$ 4,500	\$ -	\$ 4,500	\$ 3,836
Embankment Mowing - (A. E. Smith)	\$ 6,000	\$ -	\$ 6,000	\$ 850
Other Physical Environment				
Property Insurance	\$ 19,902	\$ -	\$ 19,902	\$ 19,127
Entry, Fence, Walls & Gates Maintenance	\$ 10,000	\$ 15,076	\$ 25,076	\$ 25,076
Pump Station Maintenance	\$ 4,000	\$ 1,560	\$ 5,560	\$ 5,554
Pump Station Repairs	\$ 5,000	\$ 1,615	\$ 6,615	\$ 6,612
Landscape & Irrigation Maintenance	\$ 207,900	\$ -	\$ 207,900	\$ 207,075
Irrigation Repairs	\$ 3,500	\$ 1,505	\$ 5,005	\$ 5,004
Landscape Replacement	\$ 15,000	\$ -	\$ 15,000	\$ 8,089
Lift Station Maintenance	\$ 5,000	\$ 100	\$ 5,100	\$ 5,093
Road & Street Facilities				
Roadway Repair & Maintenance	\$ 7,500	\$ -	\$ 7,500	\$ 4,629
Highway Directional Signage - (R&M)	\$ 2,500	\$ -	\$ 2,500	\$ -
Roadway Directory Signage - (R&M)	\$ 2,500	\$ -	\$ 2,500	\$ -
Sidewalk/Curb Cleaning	\$ 6,000	\$ -	\$ 6,000	\$ -
Contingency	\$ 16,000	\$ 15,946	\$ 31,946	\$ 31,946
Total Operations & Maintenance:	\$ 530,653	\$ 59,778	\$ 590,431	\$ 541,389
Total Expenditures	\$ 647,827	\$ 89,929	\$ 737,756	\$ 677,059
Other Financing Uses				
Transfer Out - Capital Reserve	\$ 953,672	\$ -	\$ 953,672	\$ 953,672
Total Other Financing Uses	\$ 953,672	\$ -	\$ 953,672	\$ 953,672
Total Expenditures & Other Financing Uses	\$ 1,601,500	\$ 89,929	\$ 1,691,429	\$ 1,630,731
Net Change in Fund Balance	\$ -	\$ -	\$ -	\$ 122,148

SECTION VII

SECTION C

SECTION 1

Bonnet Creek Resort Community Development District

Paid Operation & Maintenance Expenditures
September 21, 2024 through September 30, 2024

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Amount</u>
BREEDLOVE DENNIS & ASSOCIATES	4268	55391	NUISANCE/EXOTIC SPEC-BCR	\$ 1,339.85
GOVERNMENTAL MANAGEMENT SERVICES-	4269	344	FY25 ASSESSMENT ROLL	\$ 3,339.00
LATHAM, LUNA, EDEN & BEAUDINE LLP	4270	130973	GENERAL COUNSEL AUG 24	\$ 51.18
PROPUMP & CONTROLS, INC.	4271	IN006682	PUMP STATION REPAIRS	\$ 1,244.46
PROPUMP & CONTROLS, INC.	4271	IN006695	PUMP STATION MAINTENANCE	\$ 1,188.00
RCM UTILITIES, LLC.	4272	12257	QTRLY LIFT STATION INSPECTION	\$ 330.00
AQUATICE WEED CONTROL, INC.	4273	100970	POND MAINTENANCE SEP 24	\$ 1,694.00
Subtotal Check Register				\$ 9,186.49
Report Total				\$ 9,186.49

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
9/24/24	00010	9/19/24 55391	202408 320-53800-44120	NUISANCE/EXOTIC SPEC-BCR	*	951.90	
		9/19/24 55391	202408 320-53800-44140	NUISANCE/EXOTIC SPEC-CIM	*	387.95	
							1,339.85 004268

9/24/24	00001	9/15/24 344	202409 300-15500-10000	FY25 ASSESSMENT ROLL	*	3,339.00	
							3,339.00 004269

9/24/24	00028	9/16/24 130973	202408 310-51300-31500	GENERAL COUNSEL AUG 24	*	51.18	
							51.18 004270

9/24/24	00105	9/20/24 IN006682	202409 320-53800-46200	PUMP STATION REPAIRS	*	1,244.46	
		9/20/24 IN006695	202409 320-53800-46100	PUMP STATION MAINT	*	1,188.00	
							2,432.46 004271

9/24/24	00102	9/22/24 12257	202409 320-53800-46600	QRTLY LEFT STATION INSPEC	*	330.00	
							330.00 004272

9/30/24	00052	9/27/24 100970	202409 320-53800-44100	POND MAINTENANCE SEPT 24	*	1,694.00	
							1,694.00 004273

						9,186.49	
						9,186.49	

1-10

BDA
BREEDLOVE, DENNIS & ASSOCIATES, INC.

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

Invoice number 55391
Date 09/19/2024
Project **1995-180 BONNETT CREEK DRI**

For Services Through August 30, 2024
Please include invoice number on remittance

LABOR

	Hours	Rate	Billed Amount
Environmental Specialist IV	7.15	53.00	378.95
Principal	0.50	184.00	92.00
Scientist I	8.00	63.00	504.00
Senior Scientist	4.10	89.00	364.90
Labor subtotal	19.75		1,339.85

Invoice total **1,339.85**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
55391	09/19/2024	1,339.85	1,339.85				
	Total	1,339.85	1,339.85	0.00	0.00	0.00	0.00

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

FEIN: 59-1694414

951.90 - BCR - 44120
387.95 - CIM - 44140

RECEIVED

SEP 20 2024

ENVIRONMENTAL CONSULTANTS

330 WEST CANTON AVENUE, WINTER PARK, FLORIDA 32789
T: 407.677.1882 | F: 407.657.7008 | BDA-INC.COM

Bonnet Creek Resort CDD

Invoice number 55391

Invoice date 09/19/2024

BDA
BREEDLOVE, DENNIS & ASSOCIATES, INC.

File: 95180
Period: Through August 30, 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. Ms. Penny E. Cople (Senior Scientist) reviewed the results of the maintenance review; prepared PDFs of observed maintenance activities and nuisance/exotic plant species and forwarded this information to Mr. Clayton Smith and Mr. Herb Von Kluge via electronic mail (email) on August 5, 2024, for future maintenance coordination efforts with Aquatic Weed Control, Inc. (AWC); coordinated with Mr. James M. Weber (Environmental Specialist IV) regarding the condition of

P:\ADMIN\PROJECTS\95180\PRGS\2024\083024.DOC

ENVIRONMENTAL CONSULTANTS

330 WEST CANTON AVENUE, WINTER PARK, FLORIDA 32789
T: 407.677.1882 | F: 407.657.7008 | BDA-INC.COM

BDA
BREEDLOVE, DENNIS & ASSOCIATES, INC.

Bonnet Creek Resort Community Development District
Period: Through August 30, 2024
Page 2

the base of the berms at the time of the maintenance review; and corresponded with Mr. Von Kluge on August 7, 2024, that no spraying of herbicides at the base of the berms was noted during the maintenance review.

2. Mr. Colin G. Havey (Scientist I) conducted a site review of the conservation areas with Mr. Weber on August 2, 2024, to document treatment and occurrences of nuisance/exotic plant species for coordination with AWC for future maintenance efforts.
3. Mr. James M. Weber (Environmental Specialist IV) conducted a site review of the conservation areas with Mr. Havey on August 2, 2024, to document treatment and occurrences of nuisance/exotic plant species for coordination with AWC for future maintenance efforts.
4. Administrative Staff (Environmental Specialist IV) maintained administrative records throughout the billing period.

Task Fee (Year 2023-2024):	\$5,000.00
Amount Previously Billed:	\$1,829.70
Amount Due This Invoice:	\$951.90
Budget Remaining:	\$2,218.40

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. Cople (Senior Scientist) corresponded with Ms. Debbie Bertakis (AWC) on August 21, 2024, to request the nuisance/exotic treatment map; and coordinated with Breedlove, Dennis & Associates, Inc. staff to schedule the maintenance review.

BDA
BREEDLOVE, DENNIS & ASSOCIATES, INC.

Bonnet Creek Resort Community Development District
Period: Through August 30, 2024
Page 3

Task Fee (Year 2023-2024):	\$4,500.00
Amount Previously Billed:	\$1,827.30
Amount Due This Invoice:	\$142.40
Budget Balance:	\$2,530.30

Task – Project Team Meetings and Additional Requested Services

1. Dr. W. Michael Dennis (Principal) discussed the proposed upland management activities with Ms. Cople.
2. Ms. Cople (Senior Scientist) reviewed the upland management proposal received from Alan E. Smith Ranch & Farming and forwarded the proposal via email to Mr. C. Smith on July 29, 2024, for review/approval; and prepared a supplemental contract for coordination of the upland management activities.
3. Administrative Staff (Environmental Specialist IV) maintained administrative records throughout the billing period.

Task Fee (Year 2023-2024):	T&M
Amount Previously Billed:	\$1,857.50
Amount Due This Invoice:	\$245.55

Total Amount Due This Invoice: \$1,339.85
--

PEC/vcl

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

Invoice

1-1
300-155-100

Invoice #: 344
Invoice Date: 9/15/24
Due Date: 9/15/24
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Assessment Roll Certification - FY 2025		3,339.00	3,339.00

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SEP 23 2024

Total	\$3,339.00
Payments/Credits	\$0.00
Balance Due	\$3,339.00

1-28
310 513 315



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

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

September 16, 2024

Invoice #: 130973
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:

8/31/2024	JEL	Review Section 787.06 (13), Florida Statutes and email to GMS regarding same; work on revised language for affidavits; prepare memo regarding new statute and anti-human trafficking affidavit form; email to District Manager regarding memo; research documentary stamp tax exemption and revise Agreement Regarding Taxes and Owner's Affidavit forms conveyance documents	0.10	\$22.50
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Total Professional Services:			0.10	\$22.50
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For Disbursements Incurred:

7/15/2024		Payment disbursement to Jay Lazarovich for JEL - Travel to and from Bonnet Creek CDD Board Meeting on 07/15/24 (Waldorf Astoria Orlando)		\$28.68
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Total Disbursements Incurred:				\$28.68
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Total	\$51.18
Previous Balance	\$0.00

Payments & Credits

<u>Date</u>	<u>Type</u>	<u>Notes</u>	<u>Amount</u>
			Payments & Credits \$0.00
			Total Due \$51.18

RECEIVED

SEP 17 2024



Invoice

ProPump and Controls, Inc.
30 Stonecrest Ct, Suite 100
Shelbyville, KY, 40065-8128
Phone: (502)633-0677 ext

1-105
320 538 462

Reference No.: IN006682
Date: 20-Sep-2024
Due Date: 20-Oct-2024
Customer ID: BONNCDD

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

CUSTOMER REF. NUMBER	TERMS	CONTACT
	Net 30 Days	

SCOPE OF WORK:
Date of Service 9/10/24 -Reference Quote QO08933
ProPump & Controls provided labor and materials for the following:

*Removed existing contactor
*Installed new contactor w/Aux set
*Tested Operations

Quoted \$1,244.46

ITEM	EXTENDED PRICE
Labor & Travel	864.00
Materials	380.46

RECEIVED

SEP 20 2024

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

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

Please note that all invoices paid by Credit Card are
subject to a 2.8% convenience fee without prior agreement.

Sub Total: 1,244.46
Tax Total: 0.00
Total (USD): 1,244.46

1-105
320 558 461



Invoice

Reference No.:	IN006695
Date:	20-Sep-2024
Due Date:	20-Oct-2024
Customer ID:	BONNCDD

ProPump and Controls, Inc.
 30 Stonecrest Ct, Suite 100
 Shelbyville, KY, 40065-8128
 Phone: (502)633-0677 ext

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

CUSTOMER REF. NUMBER	TERMS	CONTACT
	Net 30 Days	

SCOPE OF WORK:

9/5/24 Service call on the Irrigation Pump Station at Bonnet Creek Resort CDD: Technician Roben traveled to the site to troubleshoot the VFD Motor 3 Fault. Ran numerous tests on the station. Found grounding fault on VFD. Tightened all power and ground connections. Station is now working. Labor includes some travel time.

ITEM	EXTENDED PRICE
Labor & Travel	1,188.00

RECEIVED

SEP 20 2024

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

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

Please note that all Invoices paid by Credit Card are
 subject to a 2.8% convenience fee without prior agreement.

Sub Total:	1,188.00
Tax Total:	0.00
Total (USD):	1,188.00

1-102 466
320 538



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

Invoice 12257
Invoice Date 9/22/2024
Completed Date 9/16/2024
Customer PO
Payment Term Net 30

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

Quarterly lift station inspection. Report attached.

Sub-Total \$330.00

Total Due \$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.

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SEP 23 2024



Job #12257

Lift Station Inspection Form

Customer Information	
Date 2024-09-16	Customer Name Bonnet Creek Resort CDD
Location address 14901 Chelonia Parkway, Orlando, FL 32821 USA	Lift Station Bonnet Creek Resort CDD
NEW Drawdowns	
Pump 1 Well Diameter in Feet	Pump 1: Inches Pumped in 60 Seconds
Pump 1: Inflow (in inches) in 60 seconds	Pump 1 **GPM Total** Add the two numbers X per inch # above for the well diameter. EXAMPLE: 4.5" + 3" = 7.5" X 7.833 (4' well dia) is 58.75 GPM
Pump 2: Inches Pumped in 60 Seconds	Pump 2: Inflow (in inches) in 60 seconds
Pump 2 **GPM Total** Add the two numbers X per inch # above for the well diameter. EXAMPLE: 4.5" + 3" = 7.5" X 7.833 (4' well dia) is 58.75 GPM	
Pump #1 - Elapsed Time Meter Reading	
Previous 2825.2	Present 2996.3
Total Run 171.1	Pump Amps 1 16.5
Pump Amps 2 15.5	Pump Amps 3 16.4
Pump #2 - Elapsed Time Meter Reading	
Previous 53.6	Present 127.9
Total Run 74.3	Pump Amps 1 20.9

Pump Amps 2

21.2

Pump Amps 3

22

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

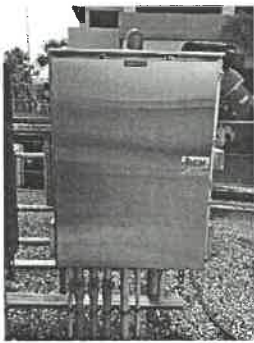
Float Operation and panel sequence

OK

Alarm Light and Horn

OK

Photos



Generator - Elapsed Time Meter Run

Present

Total Run

Fuel Status Generator

Needs Fuel - how many gallons?

Comments

Service Tech

Ethan A



Aquatic Weed Control, Inc.

P.O. Box 593258
Orlando, FL 32859

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

1-52
320 538 441

Invoice

Date	Invoice #
9/27/2024	100970

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
	Net 30	10/27/2024

Description	Amount
Monthly wetland maintenance for the month this invoice is dated - Wetlands, fenceline & 1 golf course pond @ Bonnet Creek Resort. Completed 09/24/24.	1,694.00

RECEIVED
SEP 30 2024

Thank you for your business.

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

SECTION 2

Bonnet Creek Resort
Community Development District

Unaudited Financial Reporting
September 30, 2024



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Bonnet Creek Resort
Community Development District
Combined Balance Sheet
September 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	\$ 237,430	\$ -	\$ -	\$ 237,430
Operating - Truist	\$ 239,380	\$ -	\$ -	\$ 239,380
Operating - Capital Projects	\$ -	\$ -	\$ 296,755	\$ 296,755
Investment - SBA Fund	\$ 20,406	\$ -	\$ -	\$ 20,406
Investment - SBA Fund Reserve	\$ -	\$ -	\$ 205,672	\$ 205,672
<i>Series 2016</i>				
Revenue Fund	\$ -	\$ 196,462	\$ -	\$ 196,462
Reserve Fund	\$ -	\$ 1,038,531	\$ -	\$ 1,038,531
Prepayment Fund	\$ -	\$ 199	\$ -	\$ 199
Prepaid Expenses	\$ 3,339	\$ -	\$ -	\$ 3,339
Due From General Fund	\$ -	\$ 374,197	\$ -	\$ 374,197
Accounts Receivable	\$ 6,109	\$ -	\$ -	\$ 6,109
Total Assets	\$ 506,664	\$ 1,609,390	\$ 502,426	\$ 2,618,480
Liabilities:				
Accounts Payable	\$ 10,318	\$ -	\$ -	\$ 10,318
Retainage Payable	\$ -	\$ -	\$ 85,748	\$ 85,748
Due to Debt	\$ 374,197	\$ -	\$ -	\$ 374,197
Deferred Revenue	\$ -	\$ 434,957	\$ -	\$ 434,957
Total Liabilities	\$ 384,515	\$ 434,957	\$ 85,748	\$ 905,220
Fund Balances:				
Restricted for:				
Debt Service - Series 2016	\$ -	\$ 1,174,432	\$ -	\$ 1,174,432
Assigned for:				
Capital Projects	\$ -	\$ -	\$ 416,679	\$ 416,679
Unassigned	\$ 122,149	\$ -	\$ -	\$ 122,149
Total Fund Balances	\$ 122,149	\$ 1,174,432	\$ 416,679	\$ 1,713,260
Total Liabilities & Fund Balance	\$ 506,664	\$ 1,609,390	\$ 502,426	\$ 2,618,480

Bonnet Creek Resort
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2024

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
Revenues				
Maintenance Assessments - Off Roll	\$ 1,551,000	\$ 1,551,000	\$ 1,551,000	\$ -
Interest Income	\$ 1,000	\$ 1,000	\$ 1,097	\$ 97
Reuse Water Fees - Wyndham	\$ 13,000	\$ 13,000	\$ 11,596	\$ (1,404)
Reuse Water Fees - Golf Course	\$ 27,000	\$ 27,000	\$ 24,868	\$ (2,132)
Reuse Water Fees - Signia by Hilton & Waldorf Astoria	\$ 5,000	\$ 5,000	\$ 4,820	\$ (180)
Reuse Water Fees - Marriott	\$ 4,500	\$ 4,500	\$ 2,862	\$ (1,638)
	\$ -			
Total Revenues	\$ 1,601,500	\$ 1,601,500	\$ 1,596,244	\$ (5,256)

Expenditures:

General & Administrative:

Supervisor Fees	\$ 8,000	\$ 8,000	\$ 5,800	\$ 2,200
Engineering Fees	\$ 20,000	\$ 20,000	\$ 50,151	\$ (30,151)
Trustee Fees	\$ 6,000	\$ 6,000	\$ 5,388	\$ 613
Legal Services	\$ 20,000	\$ 20,000	\$ 16,815	\$ 3,185
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	\$ 37,732	\$ 37,732	\$ -
Information Technology	\$ 1,350	\$ 1,350	\$ 1,350	\$ -
Website Maintenance	\$ 900	\$ 900	\$ 900	\$ -
Insurance - Professional Liability	\$ 8,562	\$ 8,562	\$ 7,901	\$ 661
Telephone	\$ 100	\$ 100	\$ -	\$ 100
Legal Advertising	\$ 2,100	\$ 2,100	\$ 1,435	\$ 665
Postage	\$ 1,900	\$ 1,900	\$ 603	\$ 1,297
Printing & Binding	\$ 1,200	\$ 1,200	\$ 89	\$ 1,111
Office Supplies	\$ 300	\$ 300	\$ 4	\$ 296
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Contingency	\$ 2,000	\$ 2,000	\$ 472	\$ 1,528
Total General & Administrative:	\$ 117,174	\$ 117,174	\$ 135,670	\$ (18,496)

Bonnet Creek Resort
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2024

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
<i>Operation and Maintenance</i>				
Field Management	\$ 56,976	\$ 56,976	\$ 56,976	\$ -
Utility Services				
Utility Services	\$ 14,000	\$ 14,000	\$ 14,188	\$ (188)
Street Lights - Usage	\$ 5,400	\$ 5,400	\$ 3,809	\$ 1,591
Street Lights - Lease & Maintenance Agreement	\$ 55,000	\$ 55,000	\$ 43,623	\$ 11,377
Water Service - Reuse Water	\$ 43,000	\$ 43,000	\$ 48,113	\$ (5,113)
SFWMD Water Use Compliance Report	\$ 2,500	\$ 2,500	\$ -	\$ 2,500
Stormwater Control - Bonnet Creek Resort				
Oc/Dep Quarterly Well Monitoring Report	\$ 1,500	\$ 1,500	\$ 1,631	\$ (131)
Wetland & Upland Monitoring Services - (Bda)	\$ 5,000	\$ 5,000	\$ 3,018	\$ 1,982
Pond & Embankment Aquatic Treatment - (Awc)	\$ 15,858	\$ 15,858	\$ 15,246	\$ 612
Irrigation Pond Treatment - Solitude	\$ 2,892	\$ 2,892	\$ 2,878	\$ 14
Nuisance/Exotic Species Maintenance - (Awc)	\$ 5,500	\$ 5,500	\$ 24,016	\$ (18,516)
Stormwater Control - Crosby Island Marsh				
Nuisance/Exotic Species Maintenance - (Awc)	\$ 7,725	\$ 7,725	\$ 5,000	\$ 2,725
Nuisance/Exotic Species Maintenance - (Bda)	\$ 4,500	\$ 4,500	\$ 3,836	\$ 664
Embankment Mowing - (A. E. Smith)	\$ 6,000	\$ 6,000	\$ 850	\$ 5,150
Other Physical Environment				
Property Insurance	\$ 19,902	\$ 19,902	\$ 19,127	\$ 775
Entry, Fence, Walls & Gates Maintenance	\$ 10,000	\$ 10,000	\$ 25,076	\$ (15,076)
Pump Station Maintenance	\$ 4,000	\$ 4,000	\$ 5,554	\$ (1,554)
Pump Station Repairs	\$ 5,000	\$ 5,000	\$ 6,612	\$ (1,612)
Landscape & Irrigation Maintenance	\$ 207,900	\$ 207,900	\$ 207,075	\$ 825
Irrigation Repairs	\$ 3,500	\$ 3,500	\$ 5,004	\$ (1,504)
Landscape Replacement	\$ 15,000	\$ 15,000	\$ 8,089	\$ 6,911
Lift Station Maintenance	\$ 5,000	\$ 5,000	\$ 5,093	\$ (93)
Road & Street Facilities				
Roadway Repair & Maintenance	\$ 7,500	\$ 7,500	\$ 4,629	\$ 2,871
Highway Directional Signage - (R&M)	\$ 2,500	\$ 2,500	\$ -	\$ 2,500
Roadway Directory Signage - (R&M)	\$ 2,500	\$ 2,500	\$ -	\$ 2,500
Sidewalk/Curb Cleaning	\$ 6,000	\$ 6,000	\$ -	\$ 6,000
Contingency	\$ 16,000	\$ 16,000	\$ 31,946	\$ (15,946)
Total Operation and Maintenance	\$ 530,653	\$ 530,653	\$ 541,389	\$ (10,736)
Total Expenditures	\$ 647,827	\$ 647,827	\$ 677,059	\$ (29,231)
Excess Revenues (Expenditures)	\$ 953,672		\$ 919,185	
Other Financing Uses				
Transfer Out - Capital Projects	\$ 953,672	\$ 953,672	\$ 953,672	\$ -
Total Other Financing Uses	\$ 953,672	\$ 953,672	\$ 953,672	\$ -
Net Change in Fund Balance	\$ -		\$ (34,487)	
Fund Balance - Beginning	\$ -		\$ 156,636	
Fund Balance - Ending	\$ -		\$ 122,149	

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

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
Revenues				
Assessments - Direct Billed	\$ 2,110,462	\$ 2,110,462	\$ 2,110,462	\$ -
Interest Income	\$ -	\$ -	\$ 66,142	\$ 66,142
Total Revenues	\$ 2,110,462	\$ 2,110,462	\$ 2,176,604	\$ 66,142
Expenditures:				
Interest - 11/1	\$ 405,225	\$ 405,225	\$ 405,225	\$ -
Principal - 5/1	\$ 1,295,000	\$ 1,295,000	\$ 1,295,000	\$ -
Interest - 5/1	\$ 405,225	\$ 405,225	\$ 405,225	\$ -
Total Expenditures	\$ 2,105,450	\$ 2,105,450	\$ 2,105,450	\$ -
Excess Revenues (Expenditures)	\$ 5,012		\$ 71,154	
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 5,012		\$ 71,154	
Fund Balance - Beginning	\$ 61,468		\$ 1,103,279	
Fund Balance - Ending	\$ 66,479		\$ 1,174,432	

Bonnet Creek Resort
Community Development District
Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/24	Thru 09/30/24	Variance
Revenues				
Interest Income	\$ 50	\$ 50	\$ 39,024	\$ 38,974
Total Revenues	\$ 50	\$ 50	\$ 39,024	\$ 38,974
Expenditures:				
Entry Monument	\$ -	\$ -	\$ 172,695	\$ (172,695)
Chelonia Parkway Paving	\$ 1,500,000	\$ 1,500,000	\$ 1,278,921	\$ 221,079
Crosby Island Berm Repair	\$ 150,000	\$ 150,000	\$ 1,125	\$ 148,875
Contingency	\$ -	\$ -	\$ 32,932	\$ (32,932)
Total Expenditures	\$ 1,650,000	\$ 1,650,000	\$ 1,485,673	\$ 164,327
Excess Revenues (Expenditures)	\$ (1,649,950)		\$ (1,446,649)	
Other Financing Sources				
Transfer In - Capital Projects	\$ 953,672	\$ 953,672	\$ 953,672	\$ -
Total Other Financing Sources	\$ 953,672	\$ 953,672	\$ 953,672	\$ -
Net Change in Fund Balance	\$ (696,278)		\$ (492,977)	
Fund Balance - Beginning	\$ 696,278		\$ 909,655	
Fund Balance - Ending	\$ 0		\$ 416,679	

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	\$ 232,650	\$ -	\$ -	\$ -	\$ -	\$ 1,551,000
Interest Income	\$ 92	\$ 90	\$ 93	\$ 93	\$ 87	\$ 93	\$ 90	\$ 93	\$ 90	\$ 94	\$ 94	\$ 89	\$ 1,097
Reuse Water Fees - Wyndham	\$ 1,566	\$ 989	\$ 382	\$ 297	\$ 646	\$ 1,290	\$ 2,086	\$ 1,627	\$ 924	\$ 689	\$ 1,102	\$ -	\$ 11,596
Reuse Water Fees - Golf Course	\$ 2,419	\$ 1,238	\$ 961	\$ 460	\$ 1,701	\$ 2,986	\$ 5,241	\$ 4,296	\$ 2,219	\$ 1,596	\$ 943	\$ 809	\$ 24,868
Reuse Water Fees - Hilton	\$ 394	\$ 366	\$ 249	\$ 359	\$ 227	\$ 237	\$ 397	\$ 278	\$ 203	\$ 1,586	\$ 242	\$ 283	\$ 4,820
Reuse Water Fees - Marriott	\$ 245	\$ 306	\$ 343	\$ 197	\$ 197	\$ 197	\$ 197	\$ 197	\$ 197	\$ 197	\$ 197	\$ 394	\$ 2,862
Total Revenues	\$ 234,900	\$ 83,005	\$ 2,027	\$ 576,866	\$ 202,897	\$ 156,674	\$ 88,789	\$ 239,140	\$ 3,633	\$ 4,162	\$ 2,578	\$ 1,574	\$ 1,596,244
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ 800	\$ 1,000	\$ -	\$ 800	\$ 800	\$ 1,000	\$ -	\$ 800	\$ -	\$ -	\$ 600	\$ 5,800
Engineering Fees	\$ 8,770	\$ 1,410	\$ 1,517	\$ 2,339	\$ 3,808	\$ 9,874	\$ 2,783	\$ 9,238	\$ 5,132	\$ 3,128	\$ -	\$ 2,151	\$ 50,151
Trustee Fees	\$ -	\$ 5,388	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,388
Legal Services	\$ 607	\$ 1,752	\$ 2,972	\$ 1,965	\$ 3,021	\$ 2,902	\$ 1,455	\$ 161	\$ 1,344	\$ 587	\$ 51	\$ -	\$ 16,815
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	\$ 3,144	\$ 3,144	\$ 3,144	\$ 3,144	\$ 3,144	\$ 37,732
Information Technology	\$ 113	\$ 113	\$ 113	\$ 113	\$ 113	\$ 113	\$ 113	\$ 113	\$ 113	\$ 113	\$ 113	\$ 113	\$ 1,350
Website Maintenance	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ 75	\$ 900
Insurance - Professional Liability	\$ 7,938	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (37)	\$ -	\$ 7,901
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 351	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,084	\$ 1,435
Postage	\$ 31	\$ 63	\$ 56	\$ 23	\$ 80	\$ 15	\$ 53	\$ 17	\$ 31	\$ 56	\$ 26	\$ 153	\$ 603
Printing & Binding	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8	\$ 41	\$ 89
Office Supplies	\$ 0	\$ 1	\$ 1	\$ 0	\$ 1	\$ 0	\$ 0	\$ 1	\$ 0	\$ 0	\$ 0	\$ 0	\$ 4
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Contingency	\$ 38	\$ 38	\$ 38	\$ 38	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 472
Total General & Administrative:	\$ 24,912	\$ 12,783	\$ 8,915	\$ 7,697	\$ 11,081	\$ 20,187	\$ 8,663	\$ 12,788	\$ 10,680	\$ 7,143	\$ 3,421	\$ 7,401	\$ 135,670

Bonnet Creek Resort
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<i>Operation and Maintenance</i>													
Field Management	\$ 4,748	\$ 4,748	\$ 4,748	\$ 4,748	\$ 4,748	\$ 4,748	\$ 4,748	\$ 4,748	\$ 4,748	\$ 4,748	\$ 4,748	\$ 4,748	\$ 56,976
Utility Services													
Utility Services	\$ 1,294	\$ 1,128	\$ 1,225	\$ 1,500	\$ 849	\$ 855	\$ 947	\$ 1,094	\$ 1,390	\$ 1,459	\$ 1,233	\$ 1,213	\$ 14,188
Street Lights - Usage	\$ -	\$ 845	\$ -	\$ -	\$ 379	\$ 379	\$ 379	\$ 758	\$ -	\$ 713	\$ -	\$ 357	\$ 3,809
Street Lights - Lease & Maintenance Agreement	\$ -	\$ 7,856	\$ 4,351	\$ -	\$ 3,927	\$ 3,927	\$ 3,927	\$ 7,855	\$ -	\$ 7,854	\$ -	\$ 3,927	\$ 43,623
Water Service - Reuse Water	\$ 4,165	\$ 6,908	\$ -	\$ 3,096	\$ -	\$ 2,570	\$ 4,095	\$ 4,841	\$ 7,657	\$ 9,429	\$ -	\$ 5,352	\$ 48,113
SFWM Water Use Compliance Report	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stormwater Control - Bonnet Creek Resort													
Oc/Dep Quarterly Well Monitoring Report	\$ -	\$ -	\$ 364	\$ -	\$ -	\$ 375	\$ -	\$ 446	\$ -	\$ -	\$ 446	\$ -	\$ 1,631
Wetland & Upland Monitoring Services - (Bda)	\$ -	\$ -	\$ 720	\$ -	\$ 237	\$ -	\$ 1,110	\$ -	\$ -	\$ -	\$ 952	\$ -	\$ 3,018
Pond & Embankment Aquatic Treatment - (Awc)	\$ 1,694	\$ -	\$ 1,694	\$ -	\$ 1,694	\$ -	\$ 1,694	\$ 1,694	\$ 1,694	\$ -	\$ 3,388	\$ 1,694	\$ 15,246
Irrigation Pond Treatment - Solitude	\$ 234	\$ 234	\$ 241	\$ 241	\$ 241	\$ 241	\$ 241	\$ 241	\$ 241	\$ 241	\$ 241	\$ 241	\$ 2,878
Nuisance/Exotic Species Maintenance - (Awc)	\$ -	\$ 13,641	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,875	\$ -	\$ 2,500	\$ -	\$ 24,016
Stormwater Control - Crosby Island Marsh													
Nuisance/Exotic Species Maintenance - (Awc)	\$ -	\$ 2,500	\$ -	\$ -	\$ -	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Nuisance/Exotic Species Maintenance - (Bda)	\$ -	\$ -	\$ 792	\$ -	\$ 530	\$ 859	\$ 171	\$ -	\$ -	\$ -	\$ 1,484	\$ -	\$ 3,836
Embankment Mowing - CIMMA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Embankment Mowing - (A. E. Smith)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 850	\$ -	\$ -	\$ 850
Other Physical Environment													
Property Insurance	\$ 19,127	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,127
Entry, Fence, Walls & Gates Maintenance	\$ -	\$ 1,142	\$ -	\$ 6,634	\$ -	\$ -	\$ -	\$ 3,003	\$ 9,713	\$ -	\$ 2,746	\$ 1,837	\$ 25,076
Pump Station Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,829	\$ -	\$ 1,818	\$ 720	\$ 1,188	\$ 5,554
Pump Station Repairs	\$ -	\$ 1,252	\$ 1,371	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,745	\$ -	\$ 1,244	\$ 6,612
Landscape & Irrigation Maintenance	\$ 16,500	\$ 17,325	\$ 17,325	\$ 17,325	\$ 17,325	\$ 17,325	\$ 17,325	\$ 17,325	\$ 17,325	\$ 17,325	\$ 17,325	\$ 17,325	\$ 207,075
Irrigation Repairs	\$ -	\$ 1,278	\$ 1,176	\$ -	\$ 1,068	\$ -	\$ 562	\$ -	\$ -	\$ 920	\$ -	\$ -	\$ 5,004
Landscape Replacement	\$ 4,027	\$ 1,656	\$ 573	\$ 2,813	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (980)	\$ -	\$ 8,089
Lift Station Maintenance	\$ 790	\$ -	\$ 315	\$ -	\$ -	\$ 3,328	\$ -	\$ -	\$ -	\$ 330	\$ -	\$ 330	\$ 5,093
Road & Street Facilities													
Roadway Repair & Maintenance	\$ -	\$ -	\$ 399	\$ 2,125	\$ 690	\$ 589	\$ -	\$ 825	\$ -	\$ -	\$ -	\$ -	\$ 4,629
Highway Directional Signage - (R&M)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Roadway Directory Signage - (R&M)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sidewalk/Curb Cleaning	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -	\$ 8,186	\$ 6,321	\$ 825	\$ 1,995	\$ -	\$ 11,831	\$ 905	\$ 839	\$ 1,045	\$ 31,946
Total Operation and Maintenance	\$ 52,579	\$ 60,514	\$ 35,294	\$ 46,668	\$ 38,009	\$ 38,521	\$ 37,193	\$ 44,658	\$ 62,474	\$ 49,336	\$ 35,642	\$ 40,500	\$ 541,389
Total Expenditures	\$ 77,491	\$ 73,297	\$ 44,209	\$ 54,365	\$ 49,090	\$ 58,708	\$ 45,856	\$ 57,445	\$ 73,154	\$ 56,479	\$ 39,063	\$ 47,901	\$ 677,059
Excess Revenues (Expenditures)	\$ 157,409	\$ 9,708	\$ (42,182)	\$ 522,501	\$ 153,807	\$ 97,966	\$ 42,933	\$ 181,695	\$ (69,521)	\$ (52,317)	\$ (36,486)	\$ (46,327)	\$ 919,185
Other Financing Sources/(Uses)													
Transfer Out- Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ 300,000	\$ -	\$ 153,672	\$ -	\$ -	\$ 953,672
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,000	\$ 300,000	\$ -	\$ 153,672	\$ -	\$ -	\$ 953,672
Net Change in Fund Balance	\$ 157,409	\$ 9,708	\$ (42,182)	\$ 522,501	\$ 153,807	\$ 97,966	\$ (457,067)	\$ (118,305)	\$ (69,521)	\$ (205,989)	\$ (36,486)	\$ (46,327)	\$ (34,487)

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)
LESS: PRINCIPAL PAYMENT 5/1/24		(\$1,295,000)
CURRENT BONDS OUTSTANDING		\$16,715,000

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	\$136,482.78	\$0.00
			\$1,655,103.25	\$1,655,073.25	\$30.00	\$909,885.21	\$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	\$15,388.81	\$0.00
			\$321,071.14	\$321,071.14	\$0.00	\$102,592.07	\$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
5/15/24	12835914	6/1/24	\$20,766.34	\$20,766.34	\$0.00	\$20,766.34	\$0.00
			\$433,259.42	\$433,259.42	\$0.00	\$138,442.26	\$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
5/29/24	1009408	6/1/24	\$11,555.73	\$11,555.73	\$0.00	\$11,555.73	\$0.00
			\$241,109.55	\$241,109.55	\$0.00	\$77,038.18	\$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
5/29/24	1009408	6/1/24	\$48,456.34	\$48,456.34	\$0.00	\$48,456.34	\$0.00
			\$1,010,948.64	\$1,010,948.64	\$0.00	\$323,042.28	\$687,906.36

TOTAL	\$1,551,000.00	\$2,110,462.00
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SECTION D



Bonnet Creek Resort CDD

Field Management Report



November 7, 2024

Clayton Smith – Director of Field
Services

GMS

Completed

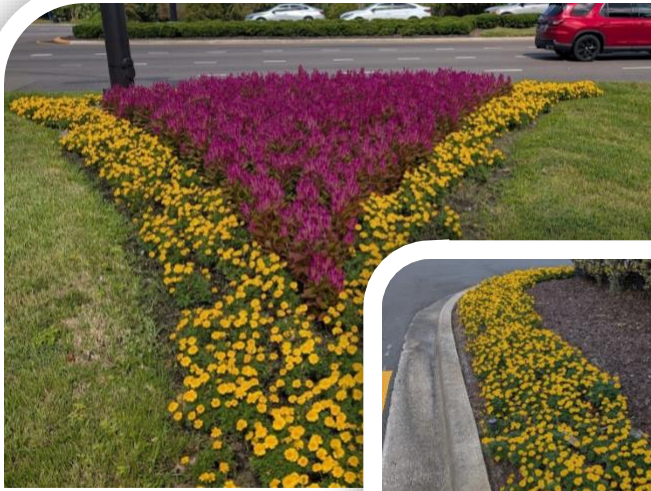
Storm Cleanup

- ✚ Site was inspected immediately following Hurricane Milton.
- ✚ The site did not suffer any major damages. Only general debris.
- ✚ Yellowstone cleared from the roads Friday after the storm, and everything has since been cleaned up.
- ✚ There are no lasting impacts from the storm.
- ✚ Stormwater structures and the berms have also been inspected.



Completed

Annual Installation



- ✚ Annuals were damaged during the storm.
- ✚ Annuals have been changed out.
- ✚ The next rotation will be poinsettias for December.

In Progress

Pressure Wash All Curbing



- + Pressure washing of all Curbs and sidewalks is in progress.
- + There were some delays due to the storm.
- + Vendors are proceeding with the work.

Pump #3 VFD

- + Pump #3 VFD was showing fault alarms.
- + The vendor went onsite to troubleshoot the issue and performed several small repairs.
- + Eventually it was determined VFD has failed.
- + Quote Approved and VFD ordered.



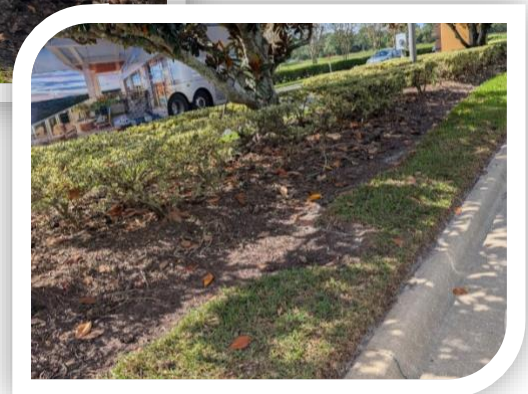
In Progress

Landscape Maintenance Update



- + Plants along the guardrail where the UBERs usually park have declined.
- + This was stated to be caused by exhaust and presence of UBER drivers.
- + A proposal to replace has been provided.

- + Turf has declined in several areas along the median. Vendor providing quote to fill in 4-6 pallets of sod.
- + We are working with the landscaper to correct internal bed edges
- + Overall the turf has rebounded and is looking better. The vendor is also going to cut it longer going forward.



In Progress

Paver Repairs – Chelonia Blvd

- ✚ The pavers have several maintenance items. Some areas are sinking and need to be reset.
- ✚ Obtaining quotes for these repairs.
- ✚ The area has been cautioned off with cones and barricades.



Replacement of Rusted Electrical Box

- ✚ Front Monument lighting electrical box is heavily rusted and deteriorating.
- ✚ Gathering quotes to replace it.



Conclusion

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

Respectfully,
Clayton Smith

SECTION 1



Aquatic Weed Control, Inc.

Your **CLEAR** Choice in Waterway Management Since 1992

THIS AGREEMENT made the dates set forth below, by and between **Aquatic Weed Control, Inc.** hereinafter "**AWC**", and

Bonnet Creek Resort CDD
135 West Central Blvd Suite 320
Orlando, Florida 32801
Clayton Smith

10/9/24

hereinafter called "**CUSTOMER**". The parties agree to as follows:

AWC agrees to provide the following mitigation services at the following locations: **Bonnet Creek roadway area to the black fence on both sides and pond next to golf building.**

Provide a 4 man crew with machetes / hand tools to cut Grapevine growing along the roadway down both sides to the black fence with stumps chemically treated. Remove dead vegetation from the pond next to the golf course building.

Daily rate per crew @ \$2,350.00 per day x 3.5 days. \$8,225.00 (3.5 days budget)

We will not exceed the above estimate without prior customer approval.

Payments for this service will be due in full within 30 days of the invoice date. Unpaid invoices will accrue interest at 1.5% per month.

AWC maintains 2 million dollars general liability, 1 million dollars commercial auto, pollution liability, herbicide/pesticide operations, watercraft liability, workers compensation and 5 million dollars excess umbrella. Certificates will be provided upon request.

ACCEPTANCE OF AGREEMENT

Eric J Inman

10/9/24

Aquatic Weed Control, Inc.

Customer's Signature

Title

Print Signature

Date

Print Company Name

SECTION 2



Proposal #: 462124

Date: 10/2/2024

From: Larry Law Jr.

Proposal for
Bonnet Creek Resort CDD

Clayton Smith
 GMS-CF, LLC
 135 W. Central Florida Blvd, Unit 320
 Orlando, FL 32801
 csmith@gmscfl.com

LOCATION OF PROPERTY

Chelonia Pkwy
 Orlando, FL 32821

Taxi Area Vibernum Replacement

DESCRIPTION	QTY	AMOUNT
General Labor		\$5,600.00
Vibernum, 3 Gal	130	\$3,119.95
Loader	1	\$300.00
Irrigation Labor		\$736.00
Misc Irrigation Parts	1	\$575.00
St. Augustine	1	\$2,605.00

4 Pallets of St Augustine sod removed and installed

Removal of dead and dying Vibernum near where taxis park.

Install of new Vibernums 3 Gallon size.

Removal of sod and replace with new St. Augustine.

Terms and Conditions: Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

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

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Bonnet Creek Resort CDD

Subtotal	\$12,935.95
Sales Tax	\$0.00
Proposal Total	\$12,935.95

THIS IS NOT AN INVOICE

SECTION 3



Proposal #: 474898

Date: 10/2/2024

From: Larry Law Jr.

Proposal for
Bonnet Creek Resort CDD

Clayton Smith
GMS-CF, LLC
135 W. Central Florida Blvd, Unit 320
Orlando, FL 32801
csmith@gmscfl.com

LOCATION OF PROPERTY
Chelonia Pkwy
Orlando, FL 32821

10 Yard Trash Can

Table with 3 columns: DESCRIPTION, QTY, AMOUNT. Row 1: 10 Yard Trash Bin, 1, \$411.00

This cost is each time the trash needs to be picked up and dumped.

Terms and Conditions: Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone Landscape's control...

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title _____

Date _____

Bonnet Creek Resort CDD

Summary table with 2 columns: Item, Amount. Rows: Subtotal \$411.00, Sales Tax \$0.00, Proposal Total \$411.00

THIS IS NOT AN INVOICE

SECTION 4

*Item will be
provided under
separate cover.*

SECTION 5



ELECTRICAL PROPOSAL

PROPOSAL #	DATE
SP24455	9/5/2024
Attn: Ashley Hilyard Phone: 321-900-8914 Email: Ahilyard@gmscfl.com Ref: Lighting Contactor Site: Chelonia Pkwy	

600 N. Thacker Ave. Suite A
 KISSIMMEE, FL 34741
 (407) 572-2100/(407)932-1135fax EC0001017

TO: Bonnett Creek CDD
 c/o GMS
 219 E. Livingston Street
 Orlando, FL 32801

We hereby submit specifications and estimates for:

In the event of a dispute regarding this proposal venue is established in Osceola County Florida.

> Terry's Electric, Inc. proposes to provide labor, material, equipment, and supervision as follows:

- Disconnect and remove the existing 6 pole contactor.
- Furnish and install 1 new 6 pole contactor.
- Re-connect all existing wiring and circuits.
- Disconnect and remove existing 200 amp meter and main combo panel.
- Furnish and install 1 new 200 amp meter and main combo panel and all associated breakers.
- Arrange shut down with utility.
- Pull permit and arrange all necessary inspections.
- Please allow 10-15 days lead time for new contactor. Freight charges included.

Notes:

- 1) Not responsible for existing code violations.
- 2) Not responsible for pipe, wire, or any similar utilities underground that are subject to damages.
- 3) Not responsible for landscape or sod repair.
- 4) Based on doing work Monday thru Friday during normal business hours.
- 5) Based on using existing circuits in existing locations.
- 6) Monthly billing based on percentage of work completed or stored material.
- 7) The proposal is to be signed and returned before work begins.
- 8) To be paid in full upon completion.

"Warranty: We guarantee for (1) year against defects in material and workmanship. Failure due to misuse, vandalism, fire, damage, and/or natural causes are not covered by this warranty."

We Propose hereby to furnish material and labor-- complete in accordance with the above specifications, for the sum of:

Five Thousand One Hundred dollars \$ **\$5,100.00**

Payment to be made as follows:
 Invoiced upon completion of work. Payment due ten (10) days upon receipt of invoice. Finance charge of 1 1/2 % per month (18% per annum)
 will be charged on all invoices not paid within 30days.

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation insurance. Owner or agent agrees to liability for costs of collection, including attorney's fees. This proposal is based on material pricing for the date listed above, uncertainties in commodity markets may require pricing adjustments at the time of installation/construction.

Authorized Signature _____
Charlie Westerblade
Terry's Electric, Inc
Terry's reserves the right to withdraw this proposal at any time for any reason.
 Customer responsible for restocking fees imposed by the supplier on any special order material if customer cancels contract.

Acceptance of Proposal -- The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____

Signature _____
(customer)
 Print _____

SECTION 6



Corporate Office
 242 North Westmonte Drive
 Altamonte Springs, FL 32714

Phone - 407.869.5300
 Fax - 407.682.0076

www.TCD-USA.com

Local Offices

Altamonte Springs, FL
 Deland, FL Tampa, FL
 Groveland, FL Dallas, TX
 Jacksonville, FL Houston, TX
 Port St. Lucie, FL San Antonio, TX
 Punta Gorda, FL Salisbury, NC
 Rockledge, FL

To:	GMS- Central Florida	Contact:	Clayton Smith
Address:	219 E. Livingston St Orlando, FL 32801	Phone:	407-841-5524
Project Name:	22012000-01 RCID Bonnet Creek Resort - 2024 Equip-Labor Update	Fax:	407-839-1526
Project Location:	Bonnett Creek Resort, Oralndo, FL	Bid Number:	698-21
		Bid Date:	11/1/2024

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
0101 1	MOBILIZATION	1.00	LS	\$5,000.00	\$5,000.00
0102 1	MAINTENANCE OF TRAFFIC	1.00	LS	\$7,119.00	\$7,119.00
0700 1 A	Furnish And Install Type E Sign	5.00	EACH	\$12,875.00	\$64,375.00
0700 2 A	Furnish And Install Type H Sign	2.00	EACH	\$16,921.00	\$33,842.00


Total Bid Price: \$110,336.00

Notes:

- This proposal is a unit price proposal. The total sum is an approximate sum based on the estimated quantities on the attached proposal (which is an integral part of this proposal) at the unit prices depicted thereon. The final contract amount of any contract resulting from this proposal shall be based on the quantities actually installed and field verified by the Owner's architect/engineer at these unit prices.
- Our price includes Insurance.
- All work is guaranteed to be installed in accordance with the latest applicable Code regulations, and to be free from mechanical and electrical defects for one year from the date of acceptance.
- No items quoted herein may be "broken out" without prior approval in writing.
- All survey & layout work is to be performed by others.
- This proposal is valid for thirty (30) days from bid date.
- All QC managers, plans or testing (if required) shall be provided by others and is not included in this proposal.
- Asphalt, Concrete Sidewalk and Sodding removal and placement shall be provided by others.
- Electrical permit fees included in this proposal for electrical services associated with TCD work only. All other permits or fees shall be provided by others.
- Per Section 611-2.3 (As-Built Drawings) of the FDOT Standard Specifications for Road and Bridge Construction, we have included the cost of providing the as-built plans for the signalization portion of the work. However, we are excluding the cost to sign & seal these as-built drawings. The cost to sign & seal the as-built drawings, as well as all required survey, shall be the responsibility of the General Contractor.
- TCD reserves the right to negotiate mutually agreeable terms and conditions before entering in to an agreement.

Payment Terms:

Payments are to be made to us by the tenth day of the month for all work installed and materials placed on the job site during the preceding month. Final Payment including retainage, if any, will be due not more than thirty (30) days after completion and acceptance of the work. Any contract resulting from this proposal shall be on the terms and conditions mutually acceptable to the Purchaser and Traffic Control Devices, LLC

<p>ACCEPTED: The above prices, specifications and conditions are satisfactory and hereby accepted.</p> <p>Buyer: _____</p> <p>Signature: _____</p> <p>Date of Acceptance: _____</p>	<p>CONFIRMED: Traffic Control Devices, LLC</p> <p>Authorized Signature: </p> <p>Estimator: Doug Burch (407) 869-5300 d.burch@tcd-usa.com</p>
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