

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

Agenda

September 3, 2026

AGENDA

Bonnet Creek Resort
Community Development District
Meeting Agenda

Thursday
September 3, 2026
2:00 PM

Fulton Room
Waldorf Astoria
14200 Bonnet Creek Resort Lane
Orlando, FL 32821

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the June 4, 2026 Board of Supervisors Meeting
4. Public Hearing
 - A. Consideration of Resolution 2026-02 Adopting the Fiscal Year 2027 Budget and Relating to the Annual Appropriations
 - B. Consideration of Resolution 2026-03 Imposing Special Assessments and Certifying an Assessment Roll
5. Consideration of Audit Engagement Letter
6. Ratification of Proposal for Consulting Engineer's Report
7. Presentation of Annual Development of Regional Impact Report
8. Ratification of Proposal for Signage Lighting Repairs
9. Consideration of Contract Renewal with Aquatic Weed Control
 - A. Bonnet Creek
 - B. Crosby Island
10. Consideration of Contract Renewal with BDA Environmental Consultants
 - A. Bonnet Creek
 - B. Crosby Island
11. Consideration of Contract Renewal with Yellowstone
12. Consideration of Contract Renewal with Solitude
13. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Presentation of Consulting Engineer's Report
 - C. District Manager's Report
 - i. Consideration of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Consideration of Fiscal Year 2027 Meeting Schedule
 - iv. Goals and Objectives
 - a. Adoption of Fiscal Year 2027 Goals & Objectives
 - b. Review and Approval of Fiscal Year 2026 Goals & Objectives and Authorizing Chair to Execute Final Form

D. Field Manager's Report

14. Supervisor's Requests

15. Other Business

16. Adjournment

MINUTES

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

The regular meeting of the Board of Supervisors of the Bonnet Creek Resort Community Development District was held Thursday, June 4, 2026 at 2:00 p.m. at the Church Room, Waldorf Astoria Orlando, 14200 Bonnet Creek Resort Lane, Orlando, Florida.

Present and constituting a quorum were:

Randall Greene	Chairman
Herb Von Kluge	Vice Chairman
Rebecca Frasier	Assistant Secretary
Richard Scinta	Assistant Secretary
Chris Akoury	Assistant Secretary

Also Present were:

George Flint	District Manager
Jay Lazarovich	District Counsel
Robert Schanck	District Engineer
Jarett Wright	Field Manager

The following is a summary of the discussions and actions taken at the June 4, 2026 Bonnet Creek Resort Community Development District meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order at 2:00 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comment Period

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

Approval of the Minutes of the March 5, 2026 Meeting

On MOTION by Mr. Greene seconded by Mr. Scinta with all in favor the Minutes of the March 5, 2026 Meeting were approved, as presented.

FOURTH ORDER OF BUSINESS**Consideration of Resolution 2026-01
Approving the Proposed Fiscal Year 2027
Budget and Setting a Public Hearing**

Mr. Flint stated Resolution 2026-01 approves the proposed Fiscal Year 2027 budget and we recommend September 3, 2026 at 2:00 p.m. in this location for the public hearing. Attached as exhibit A is the proposed budget. We are recommending the assessments remain the same for the landowners. You have the option of reducing these between now and the hearing but if you adopt this today, they can't be increased.

On MOTION by Mr. Greene seconded by Mr. Akoury with all in favor Resolution 2026-01 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing for September 3, 2026 at this location was approved.

FIFTH ORDER OF BUSINESS**Staff Reports****A. Attorney****i. Update on Eminent Domain Action**

Mr. Lazarovich stated we are near final on the stormwater pond maintenance agreement with the Parc Hotel. There is also an environmental agreement related to the permit. We have not heard back from their counsel.

Mr. Flint stated FDOT eminent domain regarding work on I-4, the CDD had previously hired Special Counsel, Gray Robinson, to represent the CDD. They are working with the District Engineer and our Counsel is communicating with FDOT.

B. Engineer

Mr. Schanck stated the Crosby Island Marsh berm looks good, it is established and with the rain we had it is growing in nicely.

Mr. Flint stated we just got the final invoice on the way finding sign, but they are holding retainage for that sign that needs to be fixed. That was a long process, but we are almost finished on that.

C. District Manager's Report

i. Consideration of Check Register

On MOTION by Mr. Scinta seconded by Ms. Fraiser 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.

iii. Presentation of Number of Registered Voters – 0

A copy of the letter from the Supervisor of Elections reporting that there are zero registered voters residing in the District was included in the agenda package.

iv. Designation of November 5, 2026 as Landowner's Meeting Date

Mr. Flint stated three seats are up for election this year, Chris's seat, Herb's seat, and Becky's seat. The landowner election is held on the basis of one vote per acre of part thereof.

On MOTION by Mr. Greene seconded by Mr. Von Kluge with all in favor Designating November 5, 2026 as the Landowners' Meeting Date, was approved..

v. Form 1 Filing Reminder – Deadline July 1st

Mr. Flint stated you probably received an email from the Commission on Ethics that went out June 1 reminding you that the Form 1: Statement of Financial Interests is due by July 1st. You file that online; they provide a link in the email. If you have filed in previous years you can start with that. The four hours of ethics training is due by December 31st. The ethics training you do this year you report on the Form 1 next year.

D. Field Manager's Report

Mr. Wright stated I am taking over for Clayton for field management. I have been involved in Bonnet Creek for the last four years since I started. I am very familiar with the property. This report covers a few months since your last meeting.

i. Consideration of Proposal for Verge Sod Replacement

This item was tabled to a future meeting agenda.

SIXTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Greene seconded by Mr. Akoury with all in favor the meeting adjourned at 2:18 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

RESOLUTION 2026-02

THE ANNUAL APPROPRIATION RESOLUTION OF THE BONNET CREEK RESORT COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2026, submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Bonnet Creek Resort Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget (the “Proposed Budget”), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, the Board set September 3, 2026, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1, of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

Section 1. Budget

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager’s Proposed Budget, attached hereto as Exhibit “A,” as amended by the Board, is hereby adopted in accordance with the provisions of

Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2026 and/or revised projections for Fiscal Year 2027.

- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Budget for Bonnet Creek Resort Community Development District for the Fiscal Year Ending September 30, 2027," as adopted by the Board of Supervisors on September 3, 2026.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Bonnet Creek Resort Community Development District, for the fiscal year beginning October 1, 2026, and ending September 30, 2027, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND – SERIES 2016	\$ _____
CAPITAL PROJECTS FUND	\$ _____
TOTAL ALL FUNDS	\$ _____

Section 3. Supplemental Appropriations

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more

than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this 3rd day of September, 2026.

ATTEST:

**BONNET CREEK RESORT
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary

By:_____

Its:_____

*This item will be provided under
separate cover*

SECTION B

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BONNET CREEK RESORT COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS AND CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Bonnet Creek Resort Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Orange County, Florida (the “County”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (the “Board”) of the District hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2026-2027 (the “Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2026-2027; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect directly and which is also indicated on Exhibits “A” and “B”; and

WHEREAS, the District has determined that the utilization of the Uniform Method for the collection of assessments is either unavailable or not in the District’s best interest; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amounts set forth in Exhibits “A” and “B”; and

WHEREAS, the District desires to levy and directly collect on the lands within the District special assessments reflecting their portion of the District's operations and maintenance budget; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Bonnet Creek Resort Community Development District (the "Assessment Roll") attached to this Resolution as Exhibit "B" and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll certified by this Resolution as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit "A" confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibits "A" and "B".

SECTION 2. ASSESSMENT IMPOSITION. A special assessment for operation and maintenance as provided for in Chapter 190, *Florida Statutes*, is hereby imposed and levied on benefitted lands within the District in accordance with Exhibits "A" and "B". The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. The lien of the previously levied debt service assessments is reaffirmed by the passage of this Resolution.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

A. The previously levied debt service assessments, as well as the operation and maintenance special assessments levied by this Resolution, will be collected directly by the District in accordance with Florida law and with Exhibits "A" and "B".

B. Assessments directly collected by the District are due according to the following schedules:

i). A debt service payment equivalent to the amount due to the bond trustee for each bond payment will be due and payable no later than 30 days prior to each bond payment date; i.e., 50% of the annual accrued interest on the outstanding principal of the bonds (less any credits for interest earned) is due no later than October 1, 2026, and the remaining 50% of the of the annual accrued interest on the outstanding principal of the bonds (less any

credits for interest earned), together with 100% of the annual principal payment, is due no later than April 1, 2027; and

ii). 25% of the total operations and maintenance assessment is due no later than October 1, 2026, 25% is due no later than February 1, 2027, 25% is due no later than April 1, 2027, and the final 25% is due no later than August 1, 2027.

C. In the event that an assessment payment of any type is not made in accordance with the schedules stated above, such assessment payment and any and all future scheduled assessment payments (to include any remaining scheduled debt service assessments for future fiscal years) shall be delinquent, shall be accelerated, and shall accrue penalties and interest in the amount of one percent (1%) per month plus all costs of collection and enforcement, and may either be enforced pursuant to a foreclosure action or, at the District's discretion, collected pursuant to the "Uniform Method" on a future tax bill (or pursuant to any other method or remedy legally available to the District), which amount may include penalties, interest, and costs of collection and enforcement. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the District's Board, may initiate foreclosure proceedings to collect and enforce the delinquent and remaining assessments. Nothing contained herein shall preclude the District from utilizing any legally available method under Florida Law, including the Uniform Method, to collect assessments at any time it sees fit during any fiscal year.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as Exhibit "B", is hereby certified.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

SECTION 6. SUPPLEMENTATION OF PREVIOUS DISTRICT RESOLUTION(S). Previous District resolutions which, among other things, levied bond debt service assessments on real property within the District, are hereby supplemented by this Resolution with regard to District collection procedures for such debt service assessments. It is the intent of the District to utilize the collection methods and procedures set forth in Section 3 herein for the collection of both operation and maintenance assessments and debt service assessments.

SECTION 7. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 8. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Bonnet Creek Community Development District.

PASSED AND ADOPTED this 3rd day of September, 2026.

ATTEST:

**BONNET CREEK RESORT
COMMUNITY DEVELOPMENT
DISTRICT**

By: _____
Secretary / Assistant Secretary

By: _____

Its: _____

EXHIBIT “A”

EXHIBIT “B”

SECTION V



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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July 29, 2026

Board of Supervisors
Bonnet Creek Resort Community Development District
219 East Livingston Street
Orlando, Florida 32801

We are pleased to confirm our understanding of the services we are to provide Bonnet Creek Resort Community Development District, Orange County, Florida ("the District") for the fiscal year ended September 30, 2026. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Bonnet Creek Resort Community Development District as of and for the fiscal year ended September 30, 2026. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2026 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

We will also issue a management letter as required by Chapter 10.550, Rules of the Auditor General of the State of Florida. As part of our audit, we will apply financial condition assessment procedures pursuant to Section 218.39(5), Florida Statutes, and Rule 10.556(8), Rules of the Auditor General, and will report, as applicable, whether the District met any of the conditions described in Section 218.503(1), Florida Statutes.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession

or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: C/O GOVERNMENTAL MANAGEMENT SERVICES – CENTRAL FLORIDA LLC, 219 EAST LIVINGSTON STREET ORLANDO, FLORIDA 32801, OR RECORDREQUEST@GMSFCFL.COM, PH: (407) 841-5524.

Our fee for these services will not exceed \$3,400 for the September 30, 2026 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

This agreement is automatically renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Bonnet Creek Resort Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Bonnet Creek Resort Community Development District.

By: _____

Title: _____

Date: _____



Peer Review
Program

Administered in Florida
by the Florida Institute of CPAs

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, 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, 2028. 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
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114

Review Number: 616829

SECTION VI



407.644.4068
1950 Summit Park Drive, Suite 600
Orlando, FL 32810
www.dwma.com

June 8, 2026
via e-mail gflint@gmscfl.com

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

Re: Bonnet Creek Resort Community Development District - Consulting Engineer's Report
McIntosh Job No. 26629 (001)

Dear Mr. Flint:

Pursuant to your request during the Bonnet Creek Resort CDD Board meeting on June 4, 2026, McIntosh Associates ("McIntosh") is pleased to submit for your consideration this Letter Agreement to Bonnet Creek Resort Community Development District ("CLIENT") for the Bonnet Creek Resort Community Development District - Consulting Engineers Report ("Project"). McIntosh agrees to provide the following Services for the itemized fees and expenses set forth below, subject to this Letter Agreement and its Attachment, which is incorporated herein by reference. The Attachment consists of the Basis of Proposal and Client Responsibilities document. McIntosh will provide these services pursuant to our current master contract with Bonnet Creek Resort Community Development District dated September 25, 2000 ("Contract") as follows:

CIVIL ENGINEERING

A. CONSULTING ENGINEER'S REPORT – Preparation of the Annual Consulting Engineer's Report responding to Section 9.21 of the Master Trust Indenture. Our work will include:

- Site visit and walk-through observation of the Project's site infrastructure facilities to determine if, in our opinion, they have been well maintained and are in good condition;
- Develop a list of recommended repairs or other actions and an opinion of cost, if any;
- Review of Operations and Maintenance Budget for Fiscal Year 2025 – 2026 to offer our opinion of its adequacy; and
- General review of insurance limits of coverage for consistency with previous year's coverage and to offer observations regarding any items of apparent concern. Please note that McIntosh is not a professional legal firm or an insurance professional; therefore, all such observations should be reviewed by your attorneys and/or insurance experts.

FEE SCHEDULE

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

Mr. George Flint

Bonnet Creek Resort Community Development District

Bonnet Creek Resort Community Development District - Consulting Engineer's Report Consulting

McIntosh Job No. 26629 (001)

June 8, 2026

Page 2 of 4

PAYMENT OF FEES & REIMBURSABLE EXPENSES

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

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

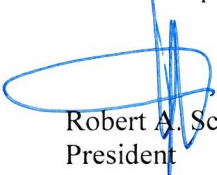
We are prepared to begin work on your Project as soon as we have received an executed copy of this Agreement (executed electronic scanned copies are acceptable).

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

Sincerely,

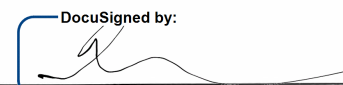
McIntosh Associates

an LJA company


Robert A. Schanck, PE
President

RAS/lt

ACCEPTANCE OF CONTRACT BY:

DocuSigned by:

[Signature] A33C887A047F4C4...

Randall Greene
[Name and Title] Chairman

2026-06-10
[Date]

Bonnet Creek Resort CDD
[Company]

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

Mr. George Flint

Bonnet Creek Resort Community Development District

Bonnet Creek Resort Community Development District - Consulting Engineer's Report Consulting

McIntosh Job No. 26629 (001)

June 8, 2026

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BASIS OF PROPOSAL AND CLIENT RESPONSIBILITIES

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

BASIS OF PROPOSAL

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Provision of customized digital data files to CLIENT, CLIENT's consultants, and/or CLIENT's contractor is not included. McIntosh

Mr. George Flint

Bonnet Creek Resort Community Development District

Bonnet Creek Resort Community Development District - Consulting Engineer's Report Consulting

McIntosh Job No. 26629 (001)

June 8, 2026

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work product will be prepared digitally in AutoCAD Civil3D® 2018 or later.

CLIENT RESPONSIBILITIES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SECTION VII

BONNET CREEK RESORTS

ORANGE COUNTY, FLORIDA

DEVELOPMENT OF REGIONAL IMPACT ANNUAL REPORT

2024-2025

(SUBMITTED JUNE 2026)



June 10, 2026

Tara McCue, AICP
Executive Director
East Central Florida Regional Planning Council
455 N. Garland Avenue, Suite 414
Orlando, FL 32801

Re: Bonnet Creek Resorts DRI Annual Report for 2024-2025

Dear Ms. McCue:

On behalf of Bonnet Creek Venture, Ltd., I am pleased to present the Bonnet Creek Resorts Annual Report for the March 1, 2024, to September 30, 2025, reporting period.

During your review of this annual report, you will find that there were no changes in the local government jurisdiction authority.

With regard to entitlements, there were no changes from the prior reporting period.

If you have any questions or need any additional information, please contact me at your convenience.

Sincerely,

Inspire Placemaking Collective, Inc.

A handwritten signature in blue ink, appearing to read "Eric Raasch".

Eric Raasch, AICP

Vice President

Enclosure (3)

cc: H. Von Kluge; Bonnet Creek Venture, Ltd. (via email)
Brian Sanders; Manager, Orange County Transportation Planning Division (via email)
Alberto Vargas; Manager, Orange County Planning Division (via email)
Jennifer Moreau; Manager, Orange County Zoning Division (via email)
Don Curotto; Shutts & Bowen (via email)
John Florio (via email)
Jan Carpenter; Latham, Luna, Eden & Beaudine (via email)

4767 New Broad Street, Orlando, FL 32814
Tel. (407) 683-6939 [E-mail: eraasch@inspireplacemaking.com](mailto:eraasch@inspireplacemaking.com)

ANNUAL STATUS REPORT

Reporting Period: March 1, 2024 to September 30, 2025
Month/Day/Year Month/Day/Year

Development: Bonnet Creek Resorts DRI
Name of DRI

Location: _____, Orange
City County

Developer Name: Bonnet Creek Venture, Ltd.
Company Name

Address: 100 West Lucerne Circle, Mailbox 100-D
Street Location

Orlando, FL 32801
City, State, Zip

1. Describe any changes made in the proposed plan of development, phasing, or in the representations contained in the Application for Development Approval since the Development of Regional Impact received approval. Note any actions (substantial deviation determinations) taken by local government to address these changes.

- a) Describe changes in the plan of development or phasing for the reporting year and for the subsequent years;

There were no changes to the plan of development or phasing during the reporting period.

- b) State any known incremental DRI applications for development approval or requests for a substantial deviation determination that were filed in the reporting year and to be filed during the next year;

There were no incremental DRI applications for development approval filed during the reporting period.

- c) Attach a copy of any notice of the adoption of a development order or the subsequent modification of an adopted development order that was recorded by the developer pursuant to Paragraph 380.06(15)(f), F.S.

The approved Third Amendment to the First Amended and Restated Bonnet Creek Resort Development Order has been attached in Exhibit G.

2. Has there been a change in local government jurisdiction for any portion of the development since the development order was issued? If so, has the annexing local

government adopted a new DRI development order for the project? Provide a copy of the order adopted by the annexing local government.

There was no change in the local government jurisdiction authority for the project during the reporting period.

3. Provide copies of any revised master plans, incremental site plans, etc., not previously submitted.

There were no revised master plans or incremental site plans submitted during the reporting period.

4. Provide a summary comparison of development activity proposed and actually conducted for the reporting year as well as a cumulative total of development proposed and actually conducted to date.

See attached Exhibit C.

5. Have any undeveloped tracts of land in the development (other than individual single-family lots) been sold to a separate entity or developer? If so, identify tract, its size, and the buyer. Provide maps which show the tracts involved.

Zero (0) tracts of land in the development were sold during the reporting period.

6. Describe any lands purchased or optioned adjacent to the original DRI site subsequent to issuance of the development order. Identify such land, its size, and intended use on a site plan and map.

No lands were purchased or optioned adjacent to the project during the reporting period.

7. List any substantial local, state and federal permits which have been obtained, applied for, or denied during this reporting period. Specify the agency, type of permit, and duty for each.

See attached Exhibit F.

8. Provide a list specifying each development order conditions and each developer commitment, as contained in the ADA, and state how and when each condition or commitment has been complied with during the annual report reporting period.

See attached Exhibit G.

9. Provide any information that is specifically required by the development order to be included in the annual report.

See attached Exhibit G.

10. Provide a statement certifying that all persons have been sent copies of the annual report in conformance with Subsections 380.0(15) and (18), F.S.

Person completing the questionnaire: Eric Raasch, AICP, Inspire Placemaking Collective, Inc.

Title: Vice President

Representing: Bonnet Creek Venture, Ltd.

BONNET CREEK RESORTS

ORANGE COUNTY, FLORIDA

LIST OF EXHIBITS

- EXHIBIT A - Bonnet Creek Resorts Legal Description
- EXHIBIT B - Bonnet Creek Resorts Master Plan “Map H”
- EXHIBIT C - Summary of Development Activity
- EXHIBIT D - (not utilized)
- EXHIBIT E - (not utilized)
- EXHIBIT F - List of Permits
- EXHIBIT G - “Third Amendment to the First Amended and Restated Bonnet Creek Resort Development Order”, “Second Amendment to the First Amended and Restated Bonnet Creek Resorts Development Order”, “Corrected First Amendment to the First Amended and Restated Development Order”, and “Bonnet Creek Resorts Development Order” (w/comments)
- EXHIBIT H - Recorded Plat and Re-Plat

BONNET CREEK RESORTS

ORANGE COUNTY, FLORIDA

EXHIBIT A

LEGAL DESCRIPTION

DESCRIPTION:

A parcel of land lying in Sections 29, 30 and 32, Township 24 South, Range 28 East, Orange County, Florida, and being more particularly described as follows:

BEGIN at the Northwest corner of said Section 32; thence run S 89°50'32" E along the North line of the Northwest 1/4 of said Section 32 for a distance of 360.99 feet, to a point on the Westerly Right-of-Way line of World Union Industrial Boulevard as recorded in Official Records Book 3220, Page 1213 of the Public Records of Orange county, Florida; thence run along said Westerly Right-of-Way line the following courses: N 00°00'00" E, 162.88 feet to a point of curvature of a curve concave Southeasterly having a radius of 825.00 feet and a central angle of 45°40'47"; thence run Northeasterly along the arc of said curve, 657.74 feet to a point of reverse curvature of a curve concave Westerly having a radius of 675.00 feet and a central angle of 98°34'08"; thence run Northerly along the arc of said curve 1161.24 feet to a point of reverse curvature of a curve concave Northeasterly having a radius of 650.84 feet and a central angle of 22°53'21"; thence departing said Westerly Right-of-Way line run Northwesterly along the arc of said curve, 260.00 feet to the point of tangency; thence N 30°00'00" W, 408.17 feet; thence N 06°15'02" W, 54.63 feet; thence N 30°00'00" W, 180.00 feet; thence N 57°06'40" W, 87.56 feet to a point on the West line of said Section 29; thence continue N 57°06'40" W, 80.15 feet to a point on the Southerly Right-of-Way line of Buena Vista Drive as recorded in Official Records Book 3937, Page 1979 of the Public Records of Orange County, Florida, said point being a point on a non-tangent curve concave Southerly having a radius of 611.16 feet and a central angle of 19°01'18"; thence from a tangent bearing of N 70°58'42" E run Easterly along the arc of said curve and Right-of-Way line 202.90 feet to the point of tangency; thence run N 90°00'00" E along said Southerly Right-of-Way line, 67.60 feet; thence departing said Southerly Right-of-Way line run S 00°00'00" E, 86.60 feet; thence S 30°00'00" E, 281.51 feet to a point of the aforesaid Westerly Right-of-Way line of World Union Industrial Boulevard; thence leaving said Right-of-Way line continue

S 30°00'00" E, 326.45 feet to the point of curvature of a curve concave Northeasterly having a radius of 500.84 feet and a central angle of 22°53'21"; thence run Southeasterly along the arc of said curve for a distance of 200.07 feet to a point of reverse curvature of a curve concave Southwesterly having a radius of 825.00 feet and a central angle of 98°34'08"; thence run Southerly along the arc of said curve and the Easterly Right-of-Way line of said World Union Industrial Boulevard for a distance of 1419.29 feet to a point of reverse curvature of a curve concave Southeasterly having a radius of 675.00 feet and a central angle of 45°40'47"; thence run Southwesterly along the arc of said curve and said Right-of-Way line for a distance of 538.15 feet to the point of tangency; thence run S 00°00'00" W for a distance of 163.30 feet to a point on the aforesaid North line of the Northwest 1/4 of Section 32; thence run S 89°50'32" E along said North line for a distance of 2090.11 feet to a point on the West line of Reedy Creek Improvement District Canal C-1 (300' wide) as recorded in Official Records Book 1623, Page 476 of the Public Records of Orange County, Florida; thence run the following five courses along said West line: 1) S 40°49'03" E, 745.91 feet; 2) S 16°46'42" E, 1047.63 feet; 3) S 01°15'42" E, 1640.31 feet; 4) S 28°04'18" W, 2328.08 feet; 5) S 14°52'51" W, 115.53 feet to a point on the South line of the Southwest 1/4 of said Section 32; thence run S 89°41'39" W along said South line for a distance of 2289.98 feet to the Southwest corner of said Section 32; thence run N 00°27'09" E along the West line of said Southwest 1/4 for a distance of 2643.55 feet to the West 1/4 corner of said Section 32; thence run N 00°41'08" W along the West line of the Northwest 1/4 of said Section 32 for a distance of 2749.41 feet to the POINT OF BEGINNING

AND

Commence at the Northwest corner of said Section 32 and run S 89°50'32" E along the North line of the Northwest 1/4 of said Section 32 for a distance of 2663.50 feet to the North 1/4 corner of said Section 32; thence run S 89°51'00" E for a distance of 334.90 feet to a point on the East line of Reedy Creek Improvement District Canal C-1 as recorded in Official Records Book 1623, Page 476 of the Public Records of Orange County, Florida said point also being the POINT OF BEGINNING; thence continue S 89°51'00" E along said North line for a distance of 1164.99 feet to a point on the Westerly Right-of-Way line of SR 536 said point also being on a

non-tangent curve concave Southwesterly having a radius of 900.00 feet, a central angle of $31^{\circ}07'32''$ and a chord bearing of $S\ 44^{\circ}07'51''\ E$; thence run Southeasterly along the arc of said curve and said Right-of-Way line for a distance of 488.92 feet; thence run $S\ 28^{\circ}34'05''\ E$ for a distance of 511.67 feet; thence run $S\ 24^{\circ}34'05''\ E$ along said Right-of-Way for a distance of 559.99 feet to a point on a non-tangent curve concave Westerly having a radius of 875.38 feet, a central angle of $64^{\circ}16'56''$ and a chord bearing of $S\ 07^{\circ}34'00''\ W$; thence run Southwesterly along the arc of said curve for a distance of 982.13 feet to the point of tangency; thence run $S\ 39^{\circ}42'28''\ W$ for a distance of 685.14 feet to a point on the North line of the Southeast 1/4 of said Section 32; thence run $N\ 89^{\circ}46'19''\ W$ along said North line for a distance of 152.66 feet; thence run $S\ 00^{\circ}21'05''\ W$ for a distance of 214.89 feet to a point on a non-tangent curve concave Southeasterly having a radius of 1696.80 feet, a central angle of $13^{\circ}53'57''$ and a chord bearing of $S\ 24^{\circ}18'13''\ W$; thence run Southwesterly along the arc of said curve for a distance of 411.62 feet to a point on a non-tangent curve concave Southeasterly having a radius of 1653.55 feet, a central angle of $18^{\circ}17'55''$ and a chord bearing of $S\ 41^{\circ}10'55''\ W$; thence run Southwesterly along the arc of said curve for a distance of 528.10 feet to the point of tangency; thence run $S\ 32^{\circ}02'00''\ W$ for a distance of 919.09 feet; thence run $S\ 38^{\circ}30'09''\ W$ for a distance of 948.42 feet to a point on the aforesaid Easterly line of Canal C-1; thence run the following four courses along said line: 1) $N\ 28^{\circ}04'18''\ E$, 2250.89 feet; 2) $N\ 01^{\circ}15'42''\ W$, 1759.69 feet; 3) $N\ 16^{\circ}46'42''\ W$, 1152.37 feet; 4) $N\ 40^{\circ}49'03''\ W$, 549.28 feet to the POINT OF BEGINNING.

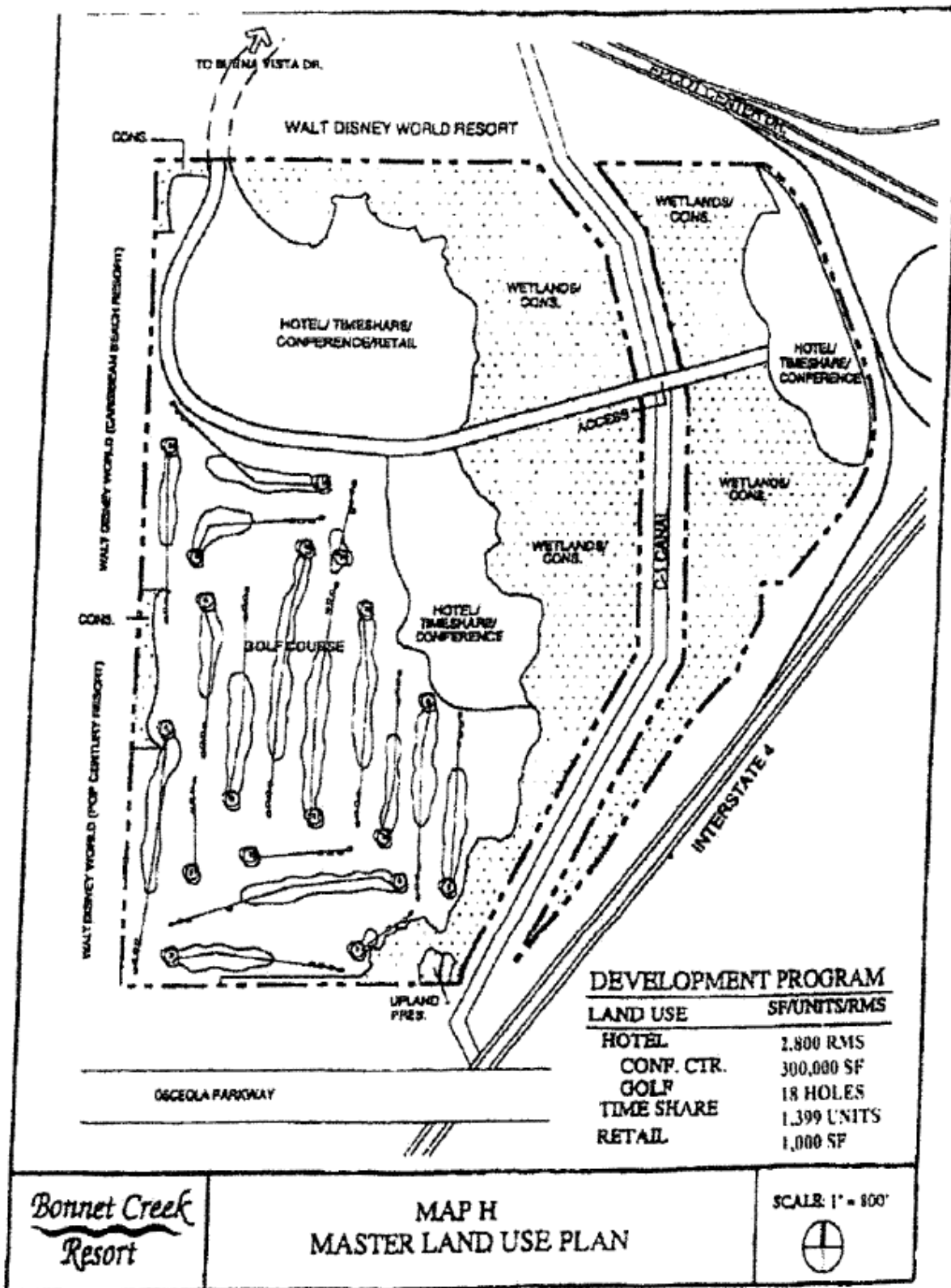
Containing 481.969 acres more or less and being subject to any rights-of-way, restrictions and easements of record.

BONNET CREEK RESORTS

ORANGE COUNTY, FLORIDA

EXHIBIT B

MASTER PLAN “MAP H”



REV 5/24/24

BONNET CREEK RESORTS

ORANGE COUNTY, FLORIDA

EXHIBIT C

SUMMARY OF DEVELOPMENT ACTIVITY

EXHIBIT C

SUMMARY OF DEVELOPMENT ACTIVITY

LAND USE TYPE	PROPOSED THIS PERIOD ⁽¹⁾	BUILT THIS PERIOD ⁽²⁾	MEASURE	TOTAL PROPOSED TO DATE	TOTAL BUILT TO DATE	MEASURE
Timeshare	0	0	Units	1,149	1,149	Units
Hotel	0	0	Rooms	2,427 ⁽⁴⁾	2,427 ⁽⁴⁾	Rooms
Conference Center	0	54,100	Sq. Ft.	294,200 ⁽³⁾	294,200 ⁽³⁾	Sq. Ft
Golf Course	0	0	Holes	18	18	Holes
Other development activity conducted						
(1) As evidenced by Orange County Building Permit (2) As evidenced by Orange County Certificate of Occupancy (3) Indicated area is integrated within the Hotel and its operations (4) Twenty-three (23) hotel units have been allocated to Hilton / Waldorf (Lots 3/4) but have not been built to date.						

BONNET CREEK RESORTS

ORANGE COUNTY, FLORIDA

EXHIBIT F

LIST OF PERMITS

EXHIBIT F

as of 4/24/18

LIST OF PERMITS

Permittee	Project Name	Agency	Permit Type	Consultant Responsible	Submittal Date (A) Actual (P) Projected	Expected Duration of Review	Date Issued	Permit #
Bonnet Creek Resorts World Union Industrial Corp., Ltd.	Bonnet Creek Resorts	ACOE	Modification to Individual Permit	BDA			3/16/99 Modified on 7/10/02; Completed and Certified 3/23/07	199605444 (IP-TB)
Bonnet Creek Venture, Ltd.	Bonnet Creek Resorts	FDEP Wastewater	Offsite Utilities (Dry trunkline transmission main only)	DWMA			8/13/02	#CS48-0202112
Bonnet Creek Venture, Ltd.	Bonnet Creek Resorts	FDEP Water	Offsite Utilities	DWMA			9/3/02 Mod. 12/02	#WD48-0124922-220
Bonnet Creek Venture, Ltd.	Bonnet Creek Resorts	FDEP Wastewater	Onsite – trunkline only (hotel, timeshare, commercial, convention center)	DWMA			10/17/02	CS48-0202112-002
Bonnet Creek Venture, Ltd.	Bonnet Creek Resorts	FDEP Water	Onsite – (ext. of OCUD/ south water distribution	DWMA			11/1/02	WD48-0124922-226

Permittee	Project Name	Agency	Permit Type	Consultant Responsible	Submittal Date (A) Actual (P) Projected	Expected Duration of Review	Date Issued	Permit #
Bonnet Creek Resorts CDD	Bonnet Creek Resorts	FDEP Wastewater	Offsite Utilities (hotel, timeshare, commercial, convention center)	DWMA			1/29/03	CS48-0202112-003
Bonnet Creek Resorts CDD	Bonnet Creek Resorts	FDEP Water	Offsite Utilities (hotel, timeshare, commercial, convention center)	DWMA			3/12/03	WD48-0124922-229
Bonnet Creek Resorts CDD	Bonnet Creek Resorts	FDEP Water	Clubhouse Access Drive	DWMA			9/19/03	WD48-0124922-247
Bonnet Creek Resorts CDD	Bonnet Creek Resorts	FDEP Wastewater	Clubhouse Access Drive	DWMA			8/27/03	CS48-0202112-005
Bonnet Creek Resorts CDD	Bonnet Creek Resorts	FDEP Wastewater	Lift Station #2	DWMA			2/3/06	CS48-0202112-007
G/B/H Golf Course, LLC and G/B/H Four Star, LLC	Bonnet Creek Resorts Golf Course Comfort Station	FDEP Wastewater	No Permit Required Letter	DWMA			12/10/07	Exemption
G/B/H Golf Course, LLC and G/B/H Four Star, LLC	Bonnet Creek Resorts Clubhouse and Comfort Station	FDEP Water		DWMA	1/17/08 (A)			Pending

Permittee	Project Name	Agency	Permit Type	Consultant Responsible	Submittal Date (A) Actual (P) Projected	Expected Duration of Review	Date Issued	Permit #
G/B/H Golf Course, LLC and G/B/H Four Star, LLC	Bonnet Creek Resorts Golf Course and Clubhouse	FDEP Wastewater	No Permit Required Letter	DWMA			1/23/08	Exemption
G/B/H Golf Course, LLC and G/B/H Four Star, LLC	Bonnet Creek Resorts Golf Course and Clubhouse	FDEP Water	FDEP Water (clubhouse & comfort station)	DWMA			5/9/08	WD48-0124922-448
Bonnet Creek Resorts CDD	Bonnet Creek Resorts Lift Station #2 – Phase 1	FDEP Sewer	FDEP Individual	DWMA			1/31/11	CS48-0202112-011
Bonnet Creek Resorts CDD	Bonnet Creek Resorts Lift Station #2 – Phase 2	FDEP Sewer	FDEP Individual	DWMA			1/31/11	CS48-0202112-010
World Union Industrial Corp.	Bonnet Creek Resorts	FEMA	CLOMR	DWMA			1/29/98	97-04-263R
Brooksville Development Corp.	Bonnet Creek	FEMA	LOMR	DWMA			3/29/11	11-04-2514P
Bonnet Creek Venture, Ltd.	Bonnet Creek	FDOT	Utility Crossing (directional drill under I-4 and ramps)	DWMA			10/4/02	O1H5940220

Permittee	Project Name	Agency	Permit Type	Consultant Responsible	Submittal Date (A) Actual (P) Projected	Expected Duration of Review	Date Issued	Permit #
Bonnet Creek Resorts	Bonnet Creek	FDOT	Utility Crossing Modification to permit above	DWMA			12/17/02	(same permit as above) 01H5940220
Bonnet Creek Venture, Ltd.	Bonnet Creek	FDOT	Conceptual Permit - Utility Crossing under SR 400	DWMA			6/18/01	01H5940091
Bonnet Creek Venture, Ltd.	Bonnet Creek	FDOT	Drainage Connection	DWMA			Permit Not Required by FDOT	Received No Permit Letter (#02-D-594-0027)
Bonnet Creek Venture, Ltd.	Bonnet Creek	FDOT	Drainage Connection Modification to the No Permit Required above	DWMA			1/6/03; 3/4/03	#02-D-594-0027
Bonnet Creek Resorts	Bonnet Creek	FDOT	Utility Permit (direction bore under SR 536)	DWMA			3/26/03	03H5940003
Bonnet Creek Venture, Ltd.	Bonnet Creek Resorts	Orange County	Wastewater Capacity	DWMA	8/9/02			Given Permit # by Magwood but no certificate issued yet #10-07622
Bonnet Creek Venture, Ltd.	Bonnet Creek Resorts	Orange County	Capacity Encumbrance	DWMA			7/11/03 Expires: 11/11/03	Phase I only (800 hotels, conf. room. 380 time share and 1,000 sf commercial #03-080
Bonnet Creek Venture, Ltd.	Bonnet Creek Resorts	Orange County	Right of Way Utilization Permit	Contractor				N/A

Permittee	Project Name	Agency	Permit Type	Consultant Responsible	Submittal Date (A) Actual (P) Projected	Expected Duration of Review	Date Issued	Permit #
Bonnet Creek Venture, Ltd.	Bonnet Creek Resorts	Orange County	Underground Utility Permit	Contractor				N/A
Bonnet Creek Venture, Ltd.	Bonnet Creek Resorts	Orange County	Commercial Site Plan (Golf Course)	Golf Course Architect DWMA	as of 3/10/03 Pending			Withdrawn
Bonnet Creek Venture, Ltd.	Bonnet Creek Resorts	Orange County	Preliminary Subdivision Plan	DWMA			4/02	Received approval
Bonnet Creek Venture, Ltd.	Bonnet Creek Resorts	Orange County	Excavation / Fill Permit	DWMA	Renewed permit		3/21/01 3/25/02	00-MG1-327 02-MGI-362
Bonnet Creek Resorts	Bonnet Creek Resorts PD/DP	Orange County	Development Plan Infrastructure	DWMA			Approved Revised Plan 1/31/02	DRC Approved 12/19/01
Bonnet Creek Resorts	Bonnet Creek PD	Orange County	Master Stormwater Management System DP	DWMA			12/27/00	Approved at DRC
Bonnet Creek Resorts	Bonnet Creek PD	Orange County	Master Stormwater Management System Plans & Calculations (6/00)	DWMA			11/29/00	Engineering
Bonnet Creek Venture, Ltd.	Bonnet Creek Resorts	Orange County Engineering	Bridge Plans	Kimley-Horn				Received stamped approved plans
Bonnet Creek Venture, Ltd.	Bonnet Creek Resorts	Orange County	Fill Permit	DWMA			3/17/04	04-F1-408

Permittee	Project Name	Agency	Permit Type	Consultant Responsible	Submittal Date (A) Actual (P) Projected	Expected Duration of Review	Date Issued	Permit #
Bonnet Creek Venture, Ltd.	Bonnet Creek Resorts	Orange County Utilities	Master Water, Wastewater & Reclaimed System Plan & Calculations	DWMA				Received approval
Bonnet Creek Venture, Ltd.	Bonnet Creek Resorts	Orange County Engineering	"E" Permit	DWMA			5/10/02	Letter from County & stamped approved plans
Bonnet Creek Venture, Ltd.	Bonnet Creek Resorts	Orange County Utilities	"E" Permit	DWMA				Received approval & stamped approved plans
Bonnet Creek	Bonnet Creek	Orange County Utilities	Master Plan	DWMA			6/25/02	Letter from County
Bonnet Creek Venture, Ltd.	Bonnet Creek	Orange County EPD	Modification	BDA			8/30/02	02-026
Bonnet Creek Venture, Ltd.	Bonnet Creek DRI	Orange County EPD	Variance to the Conservation Ordinance to Allow Impacts to Class I Conservation Areas	BDA			2/17/98	97-240-IP BCC
Bonnet Creek Venture, Ltd.	Bonnet Creek DRI	Orange County	Conservation Area Impact Permit	BDA			12/19/97	97-240-IP
Bonnet Creek Venture, Ltd.	Bonnet Creek Resorts	Orange County	First Amended and Restated Development Order	LDDKR			12/11/01	Approved at BCC
Bonnet Creek Venture, Ltd.	Bonnet Creek Resorts	Orange County	Second Amendment to Development Order	LDDKR			1/30/01	Approved at BCC

Permittee	Project Name	Agency	Permit Type	Consultant Responsible	Submittal Date (A) Actual (P) Projected	Expected Duration of Review	Date Issued	Permit #
Bonnet Creek Venture, Ltd.	Bonnet Creek Resorts	Orange County	First Amendment to Development Order	LDDKR			2/10/98	Approved at BCC
Bonnet Creek Venture, Ltd.	Bonnet Creek Resorts	Orange County	Development Order	LDDKR			12/16/97	Approved at BCC
Bonnet Creek Resorts CDD	Bonnet Creek Resorts	Orange County	Agreement for the Delivery and Use of Reclaimed Water				12/2/03	Approved at BCC
Bonnet Creek Resorts	Bonnet Creek Resorts Golf Course and Clubhouse	Orange County DRC	Development Plan Approval	DWMA			9/19/07	DRC Consent Agenda Approval Minutes of 9/19/07
Bonnet Creek Resorts	Bonnet Creek Resorts Golf Course and Clubhouse	Orange County DRC	Development Plan Approval for Maintenance Facility Wash Down Area	DWMA			9/22/09	DRC Approval Email of 9/22/09
Bonnet Creek Resorts	Bonnet Creek Resorts Golf Course and Clubhouse	Orange County DRC	Non-substantial change from 12,827 SF to 14,283 SF	DWMA			10/31/07	Approved at DRC 10/31/07
Bonnet Creek Resorts	Bonnet Creek Resorts Golf Course and Clubhouse	Orange County	Construction of golf course clubhouse and final grading and drainage of 18-hole golf course	DWMA				B07903677 (Bldg. Dept. approval 2/5/08)

Permittee	Project Name	Agency	Permit Type	Consultant Responsible	Submittal Date (A) Actual (P) Projected	Expected Duration of Review	Date Issued	Permit #
Bonnet Creek Resorts	Maintenance Facility Wash Down Area	Orange County Building Department	Building Permit	DWMA			11/18/09	Permit #B09901901 issued 11/18/09
Bonnet Creek Resorts	Lift Station #2	Orange County Utilities	Revision to Lift Station #2 Plans	DWMA			Plan approved were last dated 1/27/10	Approved revised plans as last submitted 1/27/10
Bonnet Creek Resorts	Bonnet Creek Resorts PD Land Use Plan	Orange County DRC	Non-substantial change to increase previously approved ancillary conference space within the Resorts from 250,000 SF to 300,000 SF	DWMA			2/8/2017	DRC Approved Minutes of 2/8/2017
Bonnet Creek Resorts	Bonnet Creek Resorts Development Order	Orange County BCC	Second Amendment to the First Amended and Restated Bonnet Creek Resorts Development Order	DWMA			4/11/2017	BCC Approved Minutes of 4/11/2017
Bonnet Creek Venture, Ltd.	Bonnet Creek Resorts	RCID	Right of Way Utilization	Kimley-Horn			6/20/02	Permit #181 (Replaced by 195)
CDS Sitework & Trucking	Bonnet Creek Resorts	RCID	Right of Way Utilization	CDS Sitework			12-6/02	195 (Replaces 181)
Bonnet Creek Resorts CDD	Bonnet Creek Resorts	RCID	Right of Way Utilization (Ramp C-1, Buena Vista Drive)	Kimley-Horn			3/11/03	Permit No. 214

Permittee	Project Name	Agency	Permit Type	Consultant Responsible	Submittal Date (A) Actual (P) Projected	Expected Duration of Review	Date Issued	Permit #
Bonnet Creek Venture, Ltd.	Bonnet Creek Resorts	RCID	Bridge Crossing C-1 Canal	Kimley-Horn			9/24/02	#185
Bonnet Creek Venture, Ltd.	Bonnet Creek Resorts	RCID	Infrastructure & Grading	DWMA			4/17/02	Received approval letter from RCID
Bonnet Creek Venture, Ltd.	Bonnet Creek Resorts	RCID	Access Roadway, turn lane and r/w improvements	Kimley-Horn			7/23/01 8/22/01	155 and 159
JW Marriott	Bonnet Creek Resorts	RCID	JW Marriott Lot 6 Drainage Approval	Kimley-Horn			10/3/17	Letter Approval
World Union – Cayman Limited	Bonnet Creek Resorts	SFWMD	Modification to Construction & Operation (ERP)	DWMA			7/11/02	Modification 48-01009-P
World Union Cayman Limited	Bonnet Creek Resorts	SFWMD	Revision of the Conservation Easements	DWMA			1/28/03	48-01009-P
Bonnet Creek Venture Ltd by BDC Management, Inc. Its General Partner	Bonnet Creek Resorts	SFWMD	Modification for 2.64- acre commercial project known as Bonnet Creek Resorts Clubhouse Access Road	DWMA			6/27/03	48-01009-P-03
Bonnet Creek	Bonnet Creek and Crosby Island Marsh	SFWMD	Notice of Compliance (Final Inspection)	BDA			10/27/05	48-01009-P

Permittee	Project Name	Agency	Permit Type	Consultant Responsible	Submittal Date (A) Actual (P) Projected	Expected Duration of Review	Date Issued	Permit #
World Union – Cayman Limited	Bonnet Creek	SFWMD	Water Use Permit	DWMA			6/28/02	48-01273-W
Reedy Creek (RCID)	Bonnet Creek	SFWMD	Modification – for 12.23 acre highway known as Buena Vista Drive / Back Stage Lane improvements	KHA			7/16/02	48-00714-S (Acceptance of Construction Comp./Conversion to Operation Phase 12/2/03 by WMD)
Fairfield Resorts	Bonnet Creek Resorts Phase I	SFWMD	General Water Use – Dewatering	IHW			1/22/03	48-01303-W
Bonnet Creek Resorts Community Development District (Bonnet Creek Resorts)	Bonnet Creek Resorts Golf Course	SFWMD	Water Use Permit – Golf Course Irrigation	DWMA			4/10/03	48-01315-W
Bonnet Creek Resorts Community Development District (Bonnet Creek Resorts)	Bonnet Creek Resorts – Roadway Stormwater & Golf Course	SFWMD	Water Use Permit – (Dewatering Permit)	DWMA			6/4/03	48-01332-W

Permittee	Project Name	Agency	Permit Type	Consultant Responsible	Submittal Date (A) Actual (P) Projected	Expected Duration of Review	Date Issued	Permit #
Reedy Creek Improvement District	Bonnet Creek Clubhouse Access Road	SFWMD	Modification for 1.12 acre road (Clubhouse Access Road) along northbound exit ramp from Epcot	DWMA			7/9/03	48-00714-S
G/B/H Golf Course, LLC	Bonnet Creek Resorts Golf Course and Clubhouse	SFWMD	ERP – Stormwater system to serve 138.34-acre golf course project	DWMA			10/10/07	48-01009-P-05
Bonnet Creek Venture Ltd	Golf Maintenance Facility	SFWMD	Modification of existing permit for the Golf Maintenance Facility Wash Down Area	DWMA			7/30/09	48-01009-P
Bonnet Creek CDD	Bonnet Creek Resorts	SFWMD	Water User Permit (A continuation of an existing use of ground water)	Devo			6/11/09	48-01315-W
Bonnet Creek Resorts	JW Marriot at Bonnet Creek Pilings	Orange County	Commercial Permit; 516 rooms, 50,000 ballroom/conference	Huitt-Zollers Inc Richard Matthew Goldman	10/11/17		Issued: 12/28/17	B17903983

Permittee	Project Name	Agency	Permit Type	Consultant Responsible	Submittal Date (A) Actual (P) Projected	Expected Duration of Review	Date Issued	Permit #
Bonnet Creek Resorts	Bonnet Creek	Orange County	Petition to Vacate	DWMA	02/11/20 (A)			PTV-20-02-006
Bonnet Creek Resorts	Mot 00520. 14900 Chelonia Pkwy	Orange County	Right of Way/Underground Utility	Contractor	04/19/19 (A)		Expired 10/19/19	19-R-1109
Bonnet Creek Resorts	J.W. Marriot @ Bonnet Creek	Orange County	Commercial Permit; Construct 1873 sq. ft. Commercial Swimming Pool	DCS Real Estate Investments V LLC	07/10/18 (A)		Issued: 03/14/19	B18903285
Bonnet Creek Resorts	J.W. Marriot @ Bonnet Creek Spa	Orange County	Commercial Permit; Construct 113 sq. ft. Commercial Spa	DCS Real Estate Investments V LLC	07/10/18 (A)		Issued: 03/14/19	B18903286
Bonnet Creek Resorts	J.W. Marriot @ Bonnet Creek Swimming Pool	Orange County	Commercial Permit; Construct 4872 sq. ft. Commercial Swimming Pool	DCS Real Estate Investments V LLC	01/10/18 (A)		Issued: 03/14/19	B18903287
Bonnet Creek Resorts	E-JW Marriot at Bonnet Creek	Orange County	Commercial Permit; parking garage modification, installation of curbs concrete islands, and electrical work.	Kimley-Horn	08/12/20		Issued: 01/25/21	B20905075

Permittee	Project Name	Agency	Permit Type	Consultant Responsible	Submittal Date (A) Actual (P) Projected	Expected Duration of Review	Date Issued	Permit #
Bonnet Creek Resorts	MOT no. 14900 Chelonia Pkwy	Orange County	Right of Way/Underground Utility	RCS Civil, Inc.	5/30/18		Issued: 06/19/18	18-U-1151
Bonnet Creek Resorts	E-Bonnet Creek Tent Relocation	Orange County	Commercial Permit; Sitework, Foundations, Concrete, Electrical, Hardscape and Utilities prior to the relocation of tents	The Whiting-Turner Contracting Company	07/10/19		Issued: 09/20/19	B19903847
Bonnet Creek Resorts	Bonnet Creek Resort PD / Bonnet Creek PSP / Lot 3 & Lot 4 - Waldorf Astoria Expansion DP	Orange County DRC	Change Determination Review: add patron egress, modify parking lot and entrance for emergency vehicles	DWMA	03/18/19		N/A	CDR-19-03-102
Bonnet Creek Resorts	Bonnet Creek Hilton Ballroom Expansion - Building & Site Permit	Orange County	Commercial Permit; Ballroom expansion with connector to existing hotel	The Whiting-Turner Contracting Company	11/05/19		Issued: 04/13/21 Expires: 12/19/23	B19916808

Permittee	Project Name	Agency	Permit Type	Consultant Responsible	Submittal Date (A) Actual (P) Projected	Expected Duration of Review	Date Issued	Permit #
Bonnet Creek Resorts	New Ballroom at Hilton Signia	Orange County	Electrical Permit; Electrical work for new ballroom at Hilton Signia	The Whiting-Turner Contracting Company	03/30/22		Issued: 04/04/22 Expires: 12/20/23	E22004933
Bonnet Creek Resorts	Muse & Myth Hilton Lobby Bar	Orange County Utilities	Utility Project	Rutledge Ecenia, P.A.	01/26/23		Issued: 05/12/23 Expires: 07/26/23	23-U-005
Bonnet Creek Resorts	Bonnet Creek Resort Revision	Orange County Utilities	Utility Project	DWMA	06/25/19		Issued: 09/23/19	19-U-080
Bonnet Creek Resorts CDD	Bonnet Creek Resort PD/Bonnet Creek PSP	Orange County DRC	Change Determination Review; add a 12' bus/car staging lane for approx. 1,2000 linear ft.	DWMA	07/27/18		Approved	CDR-18-07-241
Bonnet Creek Resorts	Bonnet Creek Resorts Lots 3 & 4 Hilton Bonnet Creek Expansion	SFWMD and RCID	Environmental Resource Permit	DWMA	11/2019		03/11/21	B19916808

Bonnet Creek Resorts	Bonnet Creek Resort PD	Orange County DRC	Change Determination Review: Master Sign Plan	DWMA	08/09/18		Approved	CDR-18-08-251
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BONNET CREEK RESORTS

ORANGE COUNTY, FLORIDA

EXHIBIT G

**THIRD AMENDMENT
TO THE FIRST AMENDED AND RESTATED
BONNET CREEK RESORT DEVELOPMENT ORDER**

And

**SECOND AMENDMENT
TO THE FIRST AMENDED AND RESTATED
BONNET CREEK RESORTS DEVELOPMENT ORDER**

And

**SECOND AMENDMENT TO BONNET CREEK RESORTS
DEVELOPMENT ORDER**

And

**CORRECTED FIRST AMENDMENT
TO THE FIRST AMENDED AND RESTATED
DEVELOPMENT ORDER**

and

DEVELOPMENT ORDER (w/comments)

APPROVED BY ORANGE
COUNTY BOARD OF COUNTY
COMMISSIONERS

BCC Mtg. Date: August 13, 2024

THIS INSTRUMENT WAS PREPARED BY
AND SHOULD BE RETURNED TO:

Donald J. Curotto, Esq.
Shutts & Bowen LLP
300 South Orange Avenue, Suite 1600
Orlando, FL 32801

DOC # 20240491359

08/23/2024 09:21 AM Page 1 of 8

Rec Fee: \$69.50

Deed Doc Tax: \$0.00

Mortgage Doc Tax: \$0.00

Intangible Tax: \$0.00

Phil Diamond, Comptroller

Orange County, FL

Ret To: SIMPLIFILE LC

THIRD AMENDMENT TO THE FIRST AMENDED AND RESTATED BONNET CREEK RESORT DEVELOPMENT ORDER

WHEREAS, Bonnet Creek Resort is a mixed used project located in Orange County, Florida, containing approximately 482 acres, more particularly described on Exhibit "A" attached hereto and incorporated herein by reference (the "Project"); and

WHEREAS, the Project is an approved development of regional impact in accordance with Chapter 380.06, Florida Statutes, originally governed by that certain Bonnet Creek Resort Development Order approved on December 16, 1997, and recorded January 6, 1998, in Official Records Book 5392, Page 4324, as amended by that certain First Amendment to Bonnet Creek Resort Development Order approved on February 10, 1998, and recorded on February 20, 1998, in Official Records Book 5419, Page 1532, and as amended by that certain Second Amendment to Bonnet Creek Resort Development Order approved on January 30, 2001, and recorded on January 31, 2001, in Official Records Book 6183, Page 5483, as superseded by that certain First Amended and Restated Bonnet Creek Resort Development Order approved on December 11, 2001, and recorded on December 19, 2001, in Official Records Book 6416, Page 6893, as amended by that certain First Amendment to the First Amended and Restated Bonnet Creek Resort Development Order approved on March 7, 2006, and recorded on March 9, 2006, in Official Records Book 8520, Page 2610, as corrected by that certain First Amendment to the First Amended and Restated Bonnet Creek Resort Development Order approved March 7, 2006, and recorded on June 22, 2006 in Official Records Book 8713, Page 142, as amended by that certain Corrected First Amendment to the First Amended and Restated Bonnet Creek Resort Development Order approved on August 29, 2006, and recorded on September 20, 2006, in Official Records Book 8873, Page 253, and as amended by that

ORLDOCS 2082647014 19994 0001

certain Second Amendment to the First Amended and Restated Bonnet Creek Resort Development Order approved April 11, 2017, and recorded on April 19, 2017, under Instrument No. 20170213556, all of the Public Records of Orange County, Florida [collectively, the "Development Order"]; and

WHEREAS, the Developer has requested approval of this Third Amendment to modify Lot 5 of the Project, which is currently entitled and approved for development of 446 timeshare units under the Development Order be amended to approve development of Lot 5 as follows:

- (i) 250 timeshare units;
- (ii) conversion of 196 existing timeshare units to 169 hotel rooms;
- (iii) add an additional 181 hotel rooms for a total of 350 hotel rooms;

WHEREAS, Orange County, Florida (the "County") is the local government having jurisdiction over the Project; and

WHEREAS, this Third Amendment has been reviewed by the County and has been found to be consistent with the County Comprehensive Plan and Land Development Code and has been found not to constitute a substantial deviation from the Development Order; and

WHEREAS, the review of this Third Amendment has been performed by the East Central Florida Regional Planning Council; and

WHEREAS, this Third Amendment is consistent with the relevant Sections of Chapter 380, Florida Statutes, which have been complied with.

NOW THEREFORE, it is hereby ordered and resolved by the Orange County Commissioners that this Third Amendment is approved pursuant to Section 380.06, Florida Statutes, subject to the following terms and conditions, to which the Developer agrees:

1. The adjustment from 446 timeshare units to 250 timeshare units by converting 196 timeshare units to 169 hotel rooms, and the addition of 181 hotel rooms for a total of 350 hotel rooms on Lot 5 as approved in this Third Amendment is consistent with local land development regulations, the adopted County Comprehensive Plan, and the State Comprehensive Plan.

2. Exhibit "B" of the Development Order shall be deleted in its entirety and replaced with the Exhibit "B" attached hereto.

3. Section V.A.2. of the Development Order shall be deleted in its entirety and replaced with the following:

2. Project Description.

a. The proposed development consists of the following:

SUMMARY OF APPROVED/PROPOSED DEVELOPMENT PROGRAM

Bonnet Creek Resort

Land Use by Phase	Phase 1A December 30, 2006	Phase 1B December 30, 2011 ⁽¹⁾	Phase 2 June 13, 2028	Total
Hotels (rooms)	800 rooms	1,120 rooms	530 rooms + 350 rooms	2,800 rooms
Conference Center	100,000 sf	150,000 sf	50,000 sf	300,000 sf
Timeshare (units)	380 units	1,215 units	0 units less 196 units	1,595 units less 196 units = 1,399 units
Retail	1,000 sf GLA ⁽²⁾	-0-	-0-	1,000 sf GLA
Golf Course	18 Holes	-0-	-0-	18 Holes

Notes:

(1) Since roadway improvements for Phases 1A, 1B, and 2 have been completed, the entire development program for Phases 1A, 1B, and 2 may be constructed at any time between the effective date of this Development Order and **May 31, 2030**, subject to compliance with the transportation requirements provided herein.

(2) The retail use specified above is exclusive of customary ancillary retail and restaurant facilities associated with hotel and timeshare uses.

TOTAL PROGRAM LAND USE	DEVELOPMENT PROGRAM	ACREAGE Approximate	PARKING SPACES
Hotel	2,450 + 350 = 2,800 rooms	105.3	4,837
Conference Center	300,000 sq. ft.		
Timeshare	1,595 units less 196 units = 1,399 units		
Retail	1,000 sf GLA	0.5	10
Golf Course	18 Holes	128.11	30
Canal Access	N/A	4.21	N/A
Stormwater/Lakes	N/A	58.43	N/A
Wetlands/Buffers	N/A	175.00	N/A
Primary Access	N/A	10.42	N/A
TOTAL	N/A	481.97	4,877

4. Except as modified hereby, all of the terms, conditions and obligations of the First Amended and Restated Bonnet Creek Resort Development Order and the First and Second Amendments to the First Amended and Restated Bonnet Creek Resort Development Order shall remain in full force and effect.



ORANGE COUNTY, a charter county and political subdivision of the State of Florida

By: Board of County Commissioners

By: *Jerry Demings*

for Name: Jerry Demings
Title: Orange County Mayor
Date: August 13, 2024

ATTEST: Phil Diamond, CPA, County Comptroller
as Clerk of the Board of County Commissioners

By: *Phil Diamond*
Deputy Clerk

SECOND AMENDMENT TO THE FIRST AMENDED AND RESTATED BONNET CREEK RESORTS DEVELOPMENT ORDER

WHEREAS, Bonnet Creek Resorts is a mixed used project located in Orange County, Florida, containing approximately 482 acres, more particularly described on Exhibit “A” attached hereto and incorporated herein by reference (the “Project”); and

WHEREAS, the Project is an approved development of regional impact in accordance with chapter 380.06, Florida statutes, originally governed by that certain Bonnet Creek Resorts Development Order approved on December 16, 1997 and recorded January 6, 1998 in official records book 5392, page 4324, and has been amended by that certain First Amendment to Bonnet Creek Resorts development order approved on February 10, 1998 and recorded on February 20, 1998 in Official Records Book 5419, page 1532, is further amended by that certain Second Amendment to Bonnet Creek Resorts Development Order approved on January 30, 2001 and recorded on January 31, 2001 in Official Records Book 6183, page 5483, and currently governed by that certain First Amended and restated Bonnet Creek Resorts development order approved on December 11, 2001 and recorded on December 19, 2001 in Official Records Book 6416, page 6893, is further amended by that certain First Amendment to the First Amended and Restated Bonnet Creek Resorts Development Order approved on March 7, 2006 and recorded on March 9, 2006 in official records book 8520, page 2610, and as corrected by that certain First Amendment to the First Amended and Restated Bonnet Creek Resorts Development Order approved March 7, 2006 and recorded in Official Records Book 8713, page 142, all of the Public Records of Orange County, Florida, collectively, the “Development Order”; and

WHEREAS, Bonnet Creek Venture, Ltd., a Florida limited partnership (hereinafter referred to as “Developer”), in December 2016, filed a Notification of Proposed Change to an Approved Development of Regional Impact with respect to the Project in accordance with Section

380.06(19), Florida Statutes, for the purpose of obtaining this Second Amendment to the First Amended and Restated Bonnet Creek Resorts Development Order (the “Second Amendment”); and

WHEREAS, the Developer has requested approval of this Second Amendment to increase the allowable Conference Center Land Use for the overall project from 250,000 square feet to 300,000 square feet; and

WHEREAS, Orange County, Florida (the “County”) is the local government having jurisdiction over the Project; and

WHEREAS, this Second Amendment has been reviewed by the County and has been found to be consistent with the County Comprehensive Plan and Land Development Code and has been found not to constitute a substantial deviation from the Development Order; and

WHEREAS, the review of this Second Amendment has been performed by the East Central Florida Regional Planning Council; and

WHEREAS, the County specifically finds that this Second Amendment is consistent with the relevant Sections of Chapter 380, Florida Statutes have been complied with.

NOW THEREFORE, it is hereby ordered and resolved by the Orange County Commissioners that, this Second Amendment is approved pursuant to Section 380.06, Florida Statutes, subject to the following terms and conditions to which the Developer agrees:

1. The increase to the allowable Conference Center square footage for the Project as approved in this Second Amendment is consistent with local land development regulations, the adopted County Comprehensive Plan, and the State Comprehensive Plan.

2. Exhibit “B” of the Development Order shall be deleted in its entirety and replaced with the Exhibit “B” attached hereto.

3. Section V.A.2. of the Development Order shall be deleted in its entirety and replaced with the following:

2. Project description.

A. The proposed development consists of the following:

SUMMARY OF APPROVED/PROPOSED DEVELOPMENT PROGRAM

Bonnet Creek Resorts

Land use by Phase	Phase 1A December 30, 2006	Phase 1B December 30, 2011(1)	Phase 2 December 30, 2022	Total
Hotels (rooms)	800 rooms	1,120 rooms	530 rooms	2,450 rooms
Conference Center	100,000 sf	150,000 sf	50,000 sf	300,000 sf
Timeshare (units)	380 units	1,215 units	0 units	1,595 units
	1,000 sf			
Retail	GLA(2)	-0-	-0-	1,000 sf GLA
Golf course	18 holes	-0-	-0-	18 holes

Notes:

(1) Since roadway improvements for Phases 1A, 1B, and 2 have been completed, the entire development program for Phases 1A, 1B, and 2 may be constructed at any time between the effective date of this Development Order and December 30, 2022, subject to compliance with the transportation requirements provided herein.

(2) The retail use specified above is exclusive of customary ancillary retail and restaurant facilities associated with hotel and timeshare uses.

TOTAL PROGRAM LAND USE	DEVELOPMENT PROGRAM	ACREAGE Approximate	PARKING SPACES
Hotel	2,450 rooms		
Conference Center	300,000 sq. ft.	103.5	4,837
Timeshare	1,595 units		

Retail	1,000 sf GLA	0.5	10
Golf Course	18 Holes	128.11	30
Buffers/Upland	N/A	7.44	N/A
Conservation	N/A	4.21	N/A
Canal Access	N/A	58.43	N/A
Stormwater/Lakes	N/A	169.36	N/A
Wetlands	N/A	10.42	N/A
Primary Access	N/A	481.97	4,877
TOTAL	N/A		

4. Except as modified hereby, all of the terms, conditions and obligations of the First Amended and Restated Bonnet Creek Resorts Development and First Amendment to the First Amended and Restated Bonnet Creek Resorts Development shall remain in full force and effect.

SECOND AMENDMENT TO BONNET CREEK RESORT DEVELOPMENT ORDER

WHEREAS, Bonnet Creek Resorts is a mixed-use project located in Orange County, Florida containing approximately 482 acres as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference (the "Project"); and

WHEREAS, the Project is an approved development of regional impact in accordance with Chapter 380.06, Florida Statutes, pursuant to the certain Bonnet Creek Resorts Development Order approved December 16, 1997 and recorded January 6, 1998 in Official Records Book 5392, Page 4324, as amended by the certain First Amendment to Bonnet Creek Resorts Development Order approved February 10, 1998 and recorded February 20, 1998 in Official Records Book 5419, Page 1532, both of the Public Records of Orange County, Florida (collectively, the "Development Order"); and

WHEREAS, World Union - Cayman Limited, a Cayman Islands corporation (hereinafter referred to as the "Developer"), whose address is c/o J. Dennis Hunter, Queensgate House, South Church Street, P.O. Box 30464 SMB, Grand Cayman, Grand Cayman Islands, in November, 2000 filed a Notification of Proposed Change to a Previously Approved Development of Regional Impact with respect to the Project in accordance with Section 380.06(19), Florida Statutes, for the purpose of obtaining this Second Amendment to Bonnet Creek Resort Development Order (the "Second Amendment"); and

WHEREAS, the Developer has requested approval of this Second Amendment to extend the buildout dates and phasing dates for all three phases of the Project; and

WHEREAS, Orange County, Florida (the "County") is the local government having jurisdiction over the Project and has determined that this Second Amendment does not constitute a substantial deviation thereto; and

WHEREAS, this Second Amendment has been reviewed by the County as to consistency with the County Comprehensive Plan and current land development regulations; and

WHEREAS, a review of this Second Amendment has been performed by the Department of Community Affairs and the East Central Florida Regional Planning Council; and

WHEREAS, the County specifically finds that this Second Amendment is consistent with its duly adopted Comprehensive Plan, and the relevant sections of Chapter 380, Florida Statutes, have been complied with.

NOW, THEREFORE, IT IS HEREBY ORDERED AND RESOLVED by the Orange County Board of County Commissioners that based upon the findings of fact and conclusions of law, the Project is approved pursuant to the Section 380.06, Florida Statutes, subject to the following amended terms and conditions to which the Developer agrees:

1. The changes to the development of the Project as approved in this Second Amendment are reasonably consistent with local land development regulations, the adopted County Comprehensive Plan, and the State Comprehensive Plan.
2. The Summary of Approved/Proposed Development Program set forth in Section V, Paragraph A(2)(a) of the Development Order is hereby deleted in its entirety and replaced with the revised Summary of Approved/Proposed Development Program set forth on Exhibit "B" attached hereto.
3. Section VIII, Paragraph 1 of the Development Order is hereby deleted in its entirety and replaced with the following revised Paragraph 1:

In the event the Developer fails to have substantially proceeded with the development approved herein within five (5) years of the effective date of this Second Amendment, then development approval shall terminate. This five (5) year limitation shall not be used to justify or to automatically extend the commencement or buildout dates of the Project or of any phase of the Project. Any such proposed extension shall be considered pursuant to applicable development order amendment criteria of Chapter 380.06, Florida Statutes (1997).

4. Section VIII, Paragraph 4 of the Development Order is hereby deleted in its entirety and replaced with the following revised Paragraph 4:

This Development Order contains Project buildout dates of December 30, 2006 (Phase 1), December 30, 2011 (Phase 2) and December 30, 2016 (Phase 3). This Development Order shall terminate December 15, 2018. However, the termination of this Development Order shall not affect the continuing obligations of the Developer or enforcement authority of the County, and the Developer shall continue to be bound by the terms, provisions, and conditions of the Development Order after the termination date.

5. Section IX of the Development Order is hereby amended to provide that the approved development described in the Development Order, as amended, shall not be subject to down zoning, unit density reduction or intensity reduction until after fifteen (15) years from the effective date of this Second Amendment, unless the County can demonstrate that substantial changes in the conditions underlying the approval of the Development Order have occurred, or that the Development Order was based upon substantially inaccurate information provided by the Developer, or that the change is clearly established by the County to be essential to the public health, safety and welfare.
6. Except as modified hereby, all other terms, conditions and obligations of the Development Order shall remain in full force and effect.

2. Project Description

- a. The proposed development consists of the following:

SUMMARY OF APPROVED/PROPOSED DEVELOPMENT PROGRAM BONNET CREEK RESORT

Land Use by Phase	Phase 1 December 30, 2006	Phase 2 December 30, 2011	Phase 3 December 30, 2016	Total
Hotels (rooms)	800 rooms	1,450 rooms	750 rooms	3,000 rooms
Conference Center	100,000 sf	150,000 sf	-0-	250,000 sf
Timeshare (units)	760 units	820 units	55 units	1,635 units
Retail	50,000 GLA	-0-	-0-	50,000 GLA

TOTAL PROGRAM LAND USE	DEVELOPMENT PROGRAM	ACREAGE	PARKING SPACES
Hotel	3,000 rooms	224.11	6,050
Conference Center	250,000 sq. ft.		
Timeshare	1,635 units		
Retail	50,000 sq. ft.	8 acres max.	275
Buffers/Upland Conservation	N/A	10.99	N/A
Canal Access	N/A	4.21	N/A
Stormwater/Lakes	N/A	58.43	N/A
Wetlands	N/A	165.81	N/A
Primary Access	N/A	10.42	N/A
TOTAL	N/A	481.97	6,325

**THE FOLLOWING REPRESENTS THE DECEMBER 11, 2001 FIRST AMENDED AND
RESTATED BONNET CREEK RESORTS DEVELOPMENT ORDER AND THE
ANNUAL REPORT RESPONSES**

WHEREAS, it is the intent of the State of Florida, as expressed in Chapter 380, Florida Statutes, to protect the natural resources and environment of the state, facilitate orderly and well-planned development, and protect the health, welfare, safety and quality of life of the residents of the state; and

WHEREAS, the State of Florida has established land and water management policies to guide and coordinate local decisions relating to growth and development, and has determined that such policies should, to the maximum possible extent, be implemented by local governments through existing processes for the guidance of growth and development, and has also determined that all the existing rights of private property shall be preserved in accord with the constitutions of the State of Florida and the United States; and

WHEREAS, the Development of Regional Impact review program has been established by the State of Florida in recognition that certain development projects will, because of their character, magnitude or location, have a substantial effect on the health, safety or welfare of the citizens of more than one county; and

WHEREAS, on or about September, 1996, World Union Industrial Corporation, Ltd., a Hong Kong corporation (hereinafter referred to as “World Union”) filed an Application for Development Approval (“ADA”), pursuant to Chapter 380.06, Florida Statutes, for a Development of Regional Impact (“DRI”) known as Bonnet Creek Resorts on real property located in Orange County, Florida, as described on Exhibit” A” attached hereto and by this reference incorporated herein as the “Property” (with Orange County, Florida hereinafter sometimes referred to as “Orange County” or the “County”); and

WHEREAS, World Union conveyed the Property to World Union-Cayman Limited, a Cayman Islands corporation (hereinafter referred to as the “Developer”) by Special Warranty Deed dated July 18, 1997 and recorded November 10, 1997 in Official Records Book 5361, Page 2717, of the Public Records of Orange County, Florida; and

WHEREAS, Developer, whose address is c/o J. Dennis Hunter, Queensgate House, South Church Street, P.O. Box 30464 5MB, Grand Cayman, Grand Cayman Islands, as the successor in interest to World Union, has the authority to bind the Property to the terms of this First Amended and Restated Bonnet Creek Resorts Development Order (the “Development Order”); and

WHEREAS, the Developer proposes to develop 2,800 hotel units, a 250,000 square foot conference center, 1,100 timeshare units, 1,000 square feet Gross Leasable Area (1,000 square feet Gross Floor Area) (hereinafter referred to as “GLA”) of general retail structures (including restaurants), exclusive of customary ancillary facilities associated with hotel and timeshare uses, an 18 hole golf course and customary ancillary facilities and related roads, infrastructure, open space and conservation areas all on approximately 482 acres (the foregoing development being referred to hereafter as the “Project” or “Bonnet Creek Resorts”) all in general accordance with

Map H, attached hereto as Exhibit “B” and incorporated herein by reference (hereinafter referred to as “Map H”); and

WHEREAS, the Property is subject to the terms of a Joint Planning Area Agreement (hereinafter referred to as the “JPAA”) between the County and Reedy Creek Improvement District (hereinafter referred to as “RCID”) dated August 30, 1993, as may be amended from time to time; and

WHEREAS, pursuant to the terms of the JPAA, the County and RCID entered into an Interlocal and Development Agreement dated June 5, 1995, as may be amended from time to time (hereinafter referred to as the “Interlocal Agreement”), which said agreement set forth certain conditions applicable to the development of the Property including, but not limited to, land uses (including prohibited uses), concurrency matters, height restrictions, design criteria, matters relating to transportation issues including interchange and rights-of-way contributions, intersection alignments, impact fees, and project phasing size and conditions; and

WHEREAS, World Union and RCID entered into a Developer Agreement dated May 24, 1995, as may be amended from time to time (hereinafter referred to as the “RCID Developer Agreement”), which said agreement set forth certain conditions applicable to the development of the Property including, but not limited to, realignment of the primary access road to the Property, modification of and improvements to certain roadways within the RCID jurisdiction, signage rights, matters relating to the C-1 Canal depicted on Map H, and drainage matters; and

WHEREAS, World Union and RCID entered into a Criteria Agreement dated January 31, 1996, as may be amended from time to time (hereinafter referred to as the “Criteria Agreement”), for the purpose of further effecting the terms of the RCID Developer Agreement; and

WHEREAS, in consideration of the foregoing, the Property was incorporated into the Urban Service Area as a part of the International Drive Activity Center with a designated land use of Activity Center Mixed Use; and

WHEREAS, the Project is to be developed in accordance with the terms and provisions of the foregoing agreements; and

WHEREAS, Orange County is the local government having jurisdiction over the Property, and is authorized and empowered to consider DRI’s; and

WHEREAS, comprehensive plan amendments to assure consistency between the DRI and the Orange County Comprehensive Plan have heretofore been adopted pursuant to the requirements of Section 380.06(6)(b), Florida Statutes; and

WHEREAS, the public notice requirements of the County and Section 380.06(11), Florida Statutes, have been satisfied and notice has been given to the Department of Community Affairs (hereinafter referred to as “DCA”), and the East Central Florida Regional Planning Council (hereinafter the “ECFRPC”); and

WHEREAS, the County has held duly noticed public hearings on the DRI ADA, and has heard and considered the testimony and documents received thereon; and

WHEREAS, the County has afforded the public the opportunity to participate in the hearings on the subject DRI before it, and received and considered the public input; and

WHEREAS, the County has reviewed the above referenced documents, as well as all related testimony and evidence submitted by each party and members of the general public; and

WHEREAS, a Development Order for the Bonnet Creek Project was approved by Orange County on December 16, 1997, and recorded on January 6, 1998, in Official Records Book 5392, Page 4324, as amended by that certain First Amendment to Bonnet Creek Resorts Development Order approved February 10, 1998 and recorded February 20, 1998 in Official Records Book 5419, Page 1532, and further amended by that certain Second Amendment to Bonnet Creek Resorts Development Order approved January 30, 2001 and recorded January 31, 2001 in Official Records Book 6183, Page 5483, all of the Public Records of Orange County, Florida; and

WHEREAS, Developer in June, 2001 filed a Notification of Proposed Change to a Previously Approved Development of Regional Impact with respect to the Property in accordance with Section 380.06(19) Florida Statutes, for the purpose of obtaining this Development Order; and

WHEREAS, the Developer has requested approval of this Development Order to modify the original development program to, among other things, (i) reduce the total square footage of general retail structures, and reduce the total number of hotel units and timeshare units and their corresponding impact on public facilities and services, and (ii) add an 18 hole golf course.

NOW THEREFORE, it is hereby ordered and resolved by the County Commission of Orange County that, based upon the Findings of Fact and Conclusions of Law, the Bonnet Creek Resorts Project is approved pursuant to Section 380.06, Florida Statutes, subject to the following terms and conditions to which the Developer agrees:

SECTION I. RECITALS

The above recitals are true and correct and form a material part of this Development Order.

SECTION II. FINDINGS OF FACT

1. That the real property which is the subject of the Bonnet Creek Resorts ADA is legally described as set forth in Exhibit "A" and World Union had the authority to file the ADA and obtain a DRI Development Order with respect to the Property, in accordance with Chapter 380.06, Florida Statutes; and

2. That World Union submitted to the County information, data, plans, analysis and commitments set forth in the following documents, which shall be deemed to include all appendices and exhibits referred therein:

a. Bonnet Creek Resorts DRI Application for Development Approval dated September 1996;

b. Bonnet Creek Resorts Sufficiency Response dated November 1996;

c. Bonnet Creek Resorts Second Sufficiency Response dated August 1997.

All of the foregoing are herein incorporated by reference and shall be cumulatively referred to as the ADA. To the extent the ADA is inconsistent with the terms and conditions of this Development Order, this Development Order shall control.

3. That the proposed development is not located in an area of critical state concern as designated pursuant to Chapter 380.05, Florida Statutes.

4. That a comprehensive review of the impact generated by the development has been conducted by the ECFRPC, DCA, Orange County and other agencies of the State of Florida, and comments and recommendations have been received from same.

5. That the Developer proposes to develop 2,800 hotel rooms, a 250,000 square foot conference center, 1,100 timeshare units, 1,000 square feet GLA of general retail structures (including restaurants), exclusive of customary ancillary facilities associated with hotel and timeshare uses, an 18-hole golf course and customary ancillary facilities and related roads, infrastructure, open space, and conservation areas, for a total project area of approximately 482 acres in general accordance with Map H.

6. That, because of its location and magnitude, the impact of the Project on the local government presents special concerns and opportunities related to the provision of public services.

7. That the data and information contained within the ADA was sufficient for Orange County to perform the impact review required by Section 380.06, Florida Statutes.

There have been no changes to the findings of fact.

SECTION III. CONCLUSIONS OF LAW

1. The ADA, as submitted, substantially complies with the requirements of Chapter 380.06, Florida Statutes, and Chapter 9J-2, Florida Administrative Code.

2. Orange County's review of the ADA has been conducted pursuant to and in compliance with the provisions of Chapter 380.06, Florida Statutes.

3. The review by Orange County, the ECFRPC, the DCA and other participating agencies and interested citizens reveals that impacts are adequately addressed pursuant to the requirements of Section 380.06, Florida Statutes, within the terms and conditions of this Development Order and the ADA.

4. The Project as approved in this Development Order is reasonably consistent with the Report and Recommendations of the ECFRPC, local land development regulations, the adopted Orange County Comprehensive Plan, and the State Comprehensive Plan, and will not unreasonably interfere with the achievement of the objectives of the adopted State Land Development Plan, the Regional Comprehensive Policy Plan or State agency plans applicable to the area or Project.

5. The provisions of this Development Order shall not be construed as a waiver or exception of any rule, regulation or ordinance of Orange County, or its departments, agencies or commissions. Therefore, the Project shall be developed in accordance with all applicable ordinances, rules and regulations pertaining to land development within Orange County, including such waivers, variances or other conditions imposed by Orange County through its land development regulations.

6. The Developer proposes to develop 2,800 hotel rooms, a 250,000 square foot conference center, 1,100 timeshare units, 1,000 square feet of GLA (but not to exceed 1,000 square feet Gross Floor Area) of general retail structures (including restaurants), exclusive of customary ancillary facilities associated with hotel and timeshare uses, an 18-hole golf course and customary ancillary facilities and related roads, infrastructure, open space and conservation areas, for a total project area of approximately 482 acres.

7. These proceedings have been duly conducted pursuant to applicable law and regulations, and based upon the record in this proceeding, the Developer is authorized to conduct development as described herein, subject to the conditions and restrictions set forth herein.

There have been no changes to the conclusions of law.

SECTION IV. DEFINITIONS

For purposes of this Development Order the terms listed below shall be defined as follows:

1. **CDD** - The Bonnet Creek Resorts Community Development District established pursuant to Orange County Ordinance No. 2000-16 effectively dated July 27, 2000.

2. **Concurrency Management System (“CMS”)** - Any and all ordinances, resolutions and regulations adopted by Orange County to implement the requirements of Section 163.3202(2)(g) Florida Statutes (1993).

3. **Developer** - The person and/or entity proposing to develop the Property subject to this Development Order and his successors or assigns.

4. **ECFRPC** - East Central Florida Regional Planning Council.

5. **FDEP** - Florida Department of Environmental Protection.

6. **FDOT** - Florida Department of Transportation.

7. **FFWCC** - Florida Fish and Wildlife Conservation Commission.

8. **Major Roads** - Roads or streets functionally classified as arterial or collector roads.

9. **Owner** - See property owner.

10. **The Project** - The work and development that is to occur on the Property as permitted through this Development Order.

11. **The Property or this Property** - The real property subject to this Development Order as specifically described in Exhibit “A” and any portion thereof which may be sold, transferred, assigned or otherwise subsequently conveyed.

12. **Property Owner** - The person and/or entity currently holding title to the Property subject to this Development Order and each of his successors or assigns for any portion of the Property.

13. **SFWMD** - South Florida Water Management District.

There have been no changes to the project definitions.

SECTION V. CONDITIONS AND RESTRICTIONS

A. GENERAL

1. **Application Materials.** The Project shall be developed in accordance with the information, data and plans contained in the Bonnet Creek Resorts ADA unless otherwise directed by this Development Order. For the purpose of this condition, the ADA shall include the following items:

a. Bonnet Creek Resorts DRI Application for Development Approval dated September 1996.

b. Bonnet Creek Resorts Sufficiency Response dated November 1996.

c. Bonnet Creek Resorts Second Sufficiency Response dated August 1997.

2. **Project Description.**

a. The proposed development consists of the following:

SUMMARY OF APPROVED/PROPOSED DEVELOPMENT PROGRAM

Bonnet Creek Resorts

Land Use by Phase	Phase 1A December 30, 2006	Phase D3 December 30, 2011(1)	Phase 2 December 30, 2016	Total
Hotels (rooms)	800 rooms	1,650 rooms	350 rooms	2,800 rooms
Conference Center	100,000 sf	150,000 sf	-0-	250,000 sf
Timeshare (units)	380 units	420 units	300 units	1,100 units
Retail	1,000 sf GLA (2)	-0-	-0-	1,000 sf GLA

Golf Course	18 Holes	-0-	-0-	18 Holes
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Notes:

(1) Since roadway improvements for Phases 1A and 1B have been completed, the entire development program for Phases 1A and 1B may be constructed at any time between the effective date of this Development Order and December 30, 2011.

(2) The retail use specified above is exclusive of customary ancillary retail and restaurant facilities associated with hotel and timeshare uses.

TOTAL PROGRAM LAND USE	DEVELOPMENT PROGRAM	ACREAGE Approximate	PARKING SPACES
Hotel	2,800 rooms	103.5	4,837
Conference Center	250,000 sq. ft.		
Timeshare	1,100 units		
Retail	1,000 sf GLA	0.5	10
Golf Course	18 Holes	128.11	30
Buffers/Upland Conservation	N/A	7.44	N/A
Canal Access	N/A	4.21	N/A
Storm water/Lakes	N/A	58.43	N/A
Wetlands	N/A	169.36	N/A
Primary Access	N/A	10.42	N/A
TOTAL	N/A	481.97	4,877

b. Estimated Total Gross Daily Trip Ends

(i) Phase 1 - 23,500 ADT

(ii) Phase 2 - 4,000 ADT

TOTAL 27,500 ADT

Estimated Total Net External Daily Trip Ends (including capture) 26,490 ADT.

c. The mix of land uses within the Project may be altered by use of the equivalency matrix attached hereto as Exhibit “C” which shall not result in any increase in regional project impacts or the need for a comprehensive plan change. Such alteration shall require an amendment to this Development Order, which shall reflect the alteration and any associated master plan change. This condition may not be used to modify the master plan as adopted without the need for an amendment pursuant to Chapter 380.06(19), Florida Statutes. Provided that the requirements of this condition are met, then the amendment of this Development Order, including the conversion of uses and acreages attendant thereto, shall not constitute a substantial deviation.

d. Water supply provided by Orange County

e. Wastewater services provided by Orange County

f. Fire protection provided by Orange County

This Section 2 has been deleted in its entirety and replaced with Section 2 of the “Second Amendment to the First Amended and Restated Bonnet Creek Resorts Development Order.”

3. **Adequate Provision for Public Facilities.** Pursuant to Chapter 380.06(15)(e)(2), Florida Statutes, this Development Order is issued with the general condition that adequate provision will be made for the public facilities needed to accommodate the impacts of the proposed development.

Development of the project has complied with the standards and criteria of the Orange County Concurrency Management System.

4. **Adherence to Approvals.** Any development within the Property shall adhere to the provisions of this Development Order and the ADA, and any change in the development as approved will require an amendment to this Development Order pursuant to Section 380.06(19), Florida Statutes.

See the “Corrected First Amendment” and the “Second Amendment” provided herein.

B. NATURAL RESOURCES AND WILDLIFE

1. **Wetlands Mitigation.** Proposed activities which would destroy or degrade the function of wetlands shall not be permitted except where such activities are not contrary to the public interest and there is no practical alternative which reduces or avoids impacts to wetlands. Any losses of viable wetlands that are determined to be unavoidable shall be mitigated in advance of or concurrently with impact. Mitigation shall occur through restoration and/or enhancement or creation of wetlands in accordance with adopted rules and policies of Orange County and the SFWMD. Stormwater ponds, preservation of viable on-site wetlands, lakes or open water areas shall not be acceptable for wetland mitigation. However, littoral zones created around detention ponds and lakes and wetland creation, enhancement, and restoration may qualify for mitigation purposes. If adherence to this condition prevents the Developer from complying with the rules and

regulations of any jurisdictional wetland regulatory agency, then the rules and regulations of that agency shall govern to resolve the conflict. The long-term management of all mitigation sites shall be adequately provided for by the CDD and applicable permits issued by the SFWMD.

As indicated in the list of permits, the Bonnet Creek Resorts development has been reviewed against the applicable criteria for development and has demonstrated compliance with the Development Order conditions and the applicable local, state, and federal development criteria.

2. **Wetlands Mitigation Location.** To insure that there is no net loss of wetland functional values within the watershed where the loss is to occur, mitigation of all wetland impacts shall be accomplished within the Bonnet Creek or Reedy Creek watersheds, or both, unless it can be demonstrated to the satisfaction of the SFWMD that complete mitigation cannot be accomplished in these watersheds. Off-site mitigation sites shall have their development rights controlled by the SFWMD, the local government of jurisdiction or other organization dedicated to conservation and acceptable to the SFWMD and Orange County.

Bonnet Creek Resorts's restoration program of the off-site mitigation property known as Crosby Island Marsh is complete and is in full compliance and has been accepted by the SFWMD.

3. **Minimization of Wetlands Impacts.** Site plan reviews by Orange County shall strive to minimize actual Project impacts to wetlands. The crossing of wetlands by all roads associated with site development shall be of the minimum acceptable width under applicable codes. The road crossing the C-1 Canal shall not have medians. To reduce the site plan's impacts to wetlands, recognize the Property's soils and floodplains limitations and to promote the use of public and private transit options by tourists using the Property, Orange County should minimize the amount of parking allowed on the Property subject to county parking requirements and/or shall encourage the use of multi-level parking.

The Bonnet Creek Resorts has been both designed and permitted to establish a clear limit on the extent of wetland impacts as well as to incorporate the design criteria addressed in this condition.

4. **Rule Conflicts.** The construction of the C-1 Canal, its impacts upon on-site wetlands, combined with the existing and allowable intensities of development in the immediate area, create significant concerns as to the long term viability of on-site wetlands. Consequently, in accordance with Policy 1.4.1 of the Conservation Element of the Orange County Comprehensive Plan, as mitigation for wetland loss, the Developer will restore and enhance approximately 160 acres of on-site wetlands as well as purchase, enhance and dedicate for conservation approximately 713 acres referred to as the Crosby Island Marsh tract as generally depicted in Exhibit "D" attached hereto.

In accordance with the foregoing conditions and the provisions of subsection B(7) below, the Developer shall convey the Crosby Island Marsh tract to Orange County and shall otherwise comply with the regulations of Orange County and the SFWMD and such other regulatory agencies having jurisdiction with respect to this matter. Orange County hereby determines that the

overriding public benefit is best served by the restoration and enhancement of 160 acres +/- of on-site wetlands and acquisition of the Crosby Island Marsh tract as public lands, said parcel being located proximate to Moss Park, the County Split Oak Mitigation Tract and the Live Oaks Estates Conservation Area.

On May 4, 2004, a conservation easement for the Crosby Island Marsh tract was dedicated and recorded in O.R. Book 07414, Page 4021, Public Records of Orange County, FL.

5. **Wetland Buffers.** In order to protect surface water quality and quantity and to provide habitat for semi-aquatic or water-dependent terrestrial wildlife, buffer areas of native vegetation shall be maintained landward of the SFWMD jurisdictional wetland line for all unaltered regionally significant wetlands to be retained or restored that are waters of the State or isolated wetlands of a least five acres in size. Based on studies performed by the Florida Center for Wetlands for the ECFRPC, it is recommended that these buffers shall be an average 50 feet, minimum 25 feet in width unless a different width is determined through the scientific evaluation of site-specific conditions. This evaluation should consider the existing soils, vegetation, topography, hydrology, water quality, wildlife diversity and the resource protection status of the wetland and other receiving waters, and be determined at the time of permitting review by the SFWMD to adequately protect the water quality and wildlife values of the wetlands. Other wetland buffer areas may be established as prescribed by the jurisdictional permitting agencies. All designated buffers shall be delineated with temporary construction fencing or similar barriers prior to any adjacent land alteration to allow these areas to be maintained or established with native vegetation.

The wetland buffers have been implemented in accordance with previously issued WMD permits.

6. **Buffer Limitations.** No activity shall be permitted within buffer zones unless it is shown that the proposed activity will not pose a significant threat to water quality or quantity or wildlife habitat for wetland dependent species, or unless it is shown that the Project is clearly in the public interest. Therefore, the use of these wetland buffers shall be limited to pervious natural trails and observation decks that have received the necessary regulatory permits. No landscape maintenance in the established buffers beyond the removal of exotic and nuisance plants is allowed as they are to be retained in their natural state. The use of pesticides, herbicides or fertilizers shall be prohibited in these buffers and the wetlands they protect, except when used in accordance with specific permits from agencies having jurisdiction thereover and consistent with the management intent of these buffers and wetlands.

The limitations on the use of the wetland buffers are reflected in the WMD permit and implemented as a part of the site construction.

7. **Conservation Easements.** Wetlands, their associated buffers and other areas designated for. conservation/preservation and on-site mitigation areas shall be regarded as preservation areas, shall be identified as separate conservation tracts for the purpose of protecting their natural attributes and shall be so identified on the master site plan. Developmental uses of these areas shall be restricted by conservation easements that are conveyed to Orange County, the SFWMD, or other conservation-oriented entity acceptable to Orange County and the SFWMD.

These easements shall be recorded in the public records of Orange County and the mitigation tract identified as Crosby Island Marsh in subsection B(4) above shall be acquired by the CDD and then conveyed to Orange County upon request by Orange County at least two (2) years following the effective date of this Development Order, but in no event later than eight (8) years from the effective date of this Development Order.

A conservation easement for the Bonnet Creek Resorts tract has been dedicated to Orange County and was recorded January 28, 2004, at O.R. Book 07283, Page 1175, Public Records of Orange County, FL. On May 4, 2004, a conservation easement for the Crosby Island Marsh tract was dedicated and recorded in O.R. Book 07414, Page 4021, Public Records of Orange County, FL.

8. **Wildlife.** Except as otherwise allowable by this Development Order or any applicable permit consistent with this Development Order, site development related activities shall not result in the harming, pursuit or harassment of wildlife species classified as endangered, threatened or a species of special concern by either the State or Federal governments in contravention of applicable State or Federal laws. Should such species be determined to be residing on, or be otherwise significantly dependent upon the Project site, the Developer shall immediately cease all activities which might negatively affect that individual species or population and immediately notify Orange County, the FFWCC and the United States Fish and Wildlife Service. The Developer shall provide proper management, to the satisfaction of all agencies with jurisdiction.

Through the initial site work, no endangered, threatened or species of special concern have been encountered (other than gopher tortoises which have been relocated in accordance with the FFWCC permit).

9. **Gopher Tortoise.** To mitigate the loss of habitat on site, Orange County acknowledges that the Developer has relocated the gopher tortoises in accordance with the regulations of the FFWCC.

The gopher tortoise relocation permit has been issued and relocation of all tortoises has been completed.

C. HISTORICAL/ARCHAEOLOGICAL

Project construction personnel shall be notified, through posted advisories or other methods, of the potential for artifact discoveries on the Property and to report suspected findings to the Developer. In the event of discovery of artifacts of historical or archaeological significance during Project construction, the Developer shall stop construction at the site of discovery and notify Orange County and the Division of Historic Resources of the Florida Department of State. From the date of notification, construction shall be suspended within a 100 foot radius of the site of discovery for a period of up to 120 days to allow evaluation of the site.

No archaeological features or artifacts have been encountered during the process.

D. POTABLE AND NON-POTABLE WATER NEEDS

1. **Non-Potable Water.** To meet the non-potable water use demands of the Property, the Project shall use, in order of priority, all treated re-use wastewater, if any, made available to the Property up to the entire non-potable water demand, treated stormwater, and non-potable quality groundwater from existing on-site wells, if any; unless prohibited by the FDEP, the SFWMD, or other jurisdictional regulatory agency. If lower quality water is not available to meet the entire irrigation needs of the Property, then potable water may be used for those portions of the Property having a deficient source so long as the use of potable water otherwise complies with all applicable government restrictions.

The project will provide reuse water for all common areas as well as being made available to the individual site users.

2. **Xeriscape.** To minimize dependence on groundwater irrigation and to promote retention of wildlife habitat, Xeriscape principles of landscaping using native vegetation and irrigation programs that are in balance with landscape demands shall be utilized as much as possible in common areas and other appropriate areas.

The landscape plans for the project have been designed and permitted. Xeriscape principals have been addressed in the design to the greatest extent practical to limit the demand for irrigation water. Irrigation water is provided to the site through Orange County's Master Reclaimed Water System.

3. **Water Conservation.** The Project shall utilize ultra-low volume water use plumbing fixtures and, for non-residential areas, water faucets that are self-closing or metered. The Project shall also use other water conserving devices and/or methods. These devices and methods shall meet the criteria outlined in the water conservation plan of the public water supply permit issued to Orange County by the applicable regulatory agency. Should another utility provider be approved, the Project shall conform to the water conservation plan of that provider.

The architectural design of the vertical development has incorporated these criteria and will continue to do so.

E. SURFACE WATER MANAGEMENT SYSTEM

1. **Littoral Zone Vegetation.** Lakes of more than five acres in surface area that are constructed by the Developer shall be constructed with slopes no steeper than a 4:1 horizontal to vertical ratio, and a minimum of 25% of the lake edge shall be planted in, or allowed to be colonized by, native emergent and submergent vegetation, except as otherwise may be approved and/or permitted by the SFWMD. The Developer shall ensure, by supplemental replanting if necessary, that at least 80% cover by native aquatic vegetation is established within the littoral zone (to include at minimum the area between ordinary high water and ordinary low water) for the duration of the Project, except as otherwise may be approved and/or permitted by the SFWMD.

The stormwater ponds have been designed and are constructed in accordance with the SFWMD permitting criteria, the issuance of the WMD permit has been reviewed and evaluated in consideration of this condition of approval.

2. **Surface Water Management System.** The Developer has established the CDD to, among other things, assume responsibility for the Project's surface water management system. The CDD has defined duties and responsibilities regarding the operation and maintenance of the surface water management system, and also has sufficient legal authority and power to establish the mandatory collection of fees and/or assessments from all property owners for use in financing the operation, replacement and maintenance of all components of the Project's surface water management system.

The CDD has been created and is properly structured to maintain the project water management system.

F. AFFORDABLE HOUSING

The Developer has demonstrated that there is an adequate surplus in the housing supply to meet the demand for the very low and low income employee households for the first phase (including Phase 1A and Phase 1B) of the Project and has predicted an adequate supply for later phases. However, prior to the issuance of building permits for Phase 2, the Developer shall recalculate the demand for low and very-low income housing based upon actual employees hired in preceding phases and the estimated employees for the phase to be entered and re-inventory the available low and very-low income housing supply. The methodology to be used for this analysis shall be consistent with Rule 9J-2.048 (Fla. Admin. Code) and be approved by the ECFRPC, DCA and Orange County. If the resulting projected demand for adequate housing exceeds the available supply and the impact is deemed significant, then the Developer shall implement a mitigation program developed in coordination with the ECFRPC, DCA and Orange County. Any necessary mitigation measures shall be adopted by amendment of this Development Order prior to issuance of building permits for the phase development causing or adding to the adequate housing impacts that require mitigation. Mitigation shall reflect any cumulative surplus housing provided by the Developer as well as cumulative unmitigated demand.

The Developer has demonstrated compliance. See the "Corrected First Amendment" included herein.

G. TRANSPORTATION

1. **Project Phasing.** For the purpose of the transportation conditions, the Bonnet Creek Resorts DRI shall be divided into the following traffic phases based upon attainment of any of the ensuing: The year noted, the daily trip level, the external daily trip level, the peak hour trip level, or the external peak hour trip level (exclusive of internally captured and passerby trips) as follows:

Phase	Daily Trips	Daily Trips Cumulative	Daily External	Daily External Cumulative	Peak Hour Trips	Peak Hour Trips Cumulative	External Peak Hour Trips	External Peak Hour Trips Cumulative
1 (2011)	23,500	23,500	22,504	22,504	2,000	2,000	1,936	1,936
2 (2016)	4,000	27,500	3,986	26,490	350	2,350	333	2,269

There has been no change to the project transportation phasing.

2. **Monitoring and Modeling Methodology.** Prior to the initiation of Phase 2 as identified in the preceding paragraph, the Developer shall conduct a monitoring/modeling program. This program shall ascertain the LOS on facilities where the Bonnet Creek Resorts DRI is estimated to contribute an amount of traffic greater than or equal to five percent (5%) of the adopted LOS service volume. The methodology and results of the monitoring/modeling program shall be agreed upon by the ECFRPC, Orange County, Osceola County, RCID, the FDOT, DCA and the Developer. The depth of each monitoring and modeling effort shall be similar to that required within an Application for Development Approval but shall be consistent with the requirements of Orange County's Concurrency Management System as it relates to facilities within Orange County. All studies and monitoring/modeling programs shall be consistent with the ECFRPC's methodology. In the event that all parties cannot come to an agreement on the methodology, the ECFRPC, the FDOT, and Orange County shall be the final arbiters. Orange County's decision shall be final as it relates to Orange County facilities, the FDOT's decision shall be final as it relates to State facilities, and the ECFRPC's decision shall be final as it relates to all other facilities.

The Developer has completed monitoring and modeling, the result of which can be found in Section 5 of the "Corrected First Amendment" included herein.

3. **Monitoring/Modeling Facilities.** The following roadways within the study area are those which were analyzed for full buildout of the Project. The facilities to be monitored/modeled for Phase 2 may include, but shall not be limited to, those segments of the regional roadways within the following list and one segment beyond where the Project is estimated to contribute a cumulative amount of traffic greater than or equal to five percent (5%) of the adopted LOS service volume. The analyzed facilities will include signalized intersections and link analyses of collector and higher classified roadways and interchange ramps. Orange County, the ECFRPC, FDOT, Osceola County, RCID, and DCA shall have the right to make reasonable requests for additional information from the Developer to verify adherence to these provisions. The Developer shall supply adequate information toward compliance with these requirements.

The Developer has completed monitoring and modeling, the result of which can be found in Section 6 of the "Corrected First Amendment" included herein.

Candidate Roadways for Monitoring/Modeling Study

- (a) Interstate 4 from US 192 to the Beeline
- (b) SR 536 from Interstate 4 to SR 535
- (c) EPCOT Center Drive from World Drive to Interstate 4
- (d) Buena Vista Drive from Osceola Parkway to Hotel Plaza Dr.
- (e) Osceola Parkway from World Drive to the Southern Connector

4. **Monitoring and Modeling Results/Mitigation.**

a. The Project shall not commence beyond Phase 1 (an equivalent of 1,936 external peak hour trip ends or 22,504 external ADT) into Phase 2 when service levels are below the minimum service level adopted in the applicable local government's comprehensive plan during the peak hour and the Project contributes or is projected to contribute with the next phase of traffic, five percent of the adopted LOS service volume of the roadway or intersection as determined by the monitoring program required in the preceding condition, unless mitigation measures and/or improvements are secured and committed for completion of construction during the phase in which the impacts from the Project occur. The schedule of improvements shall be tied to the development level that the improvement is needed within each phase. This Development Order shall be amended pursuant to Section 380.06(19) (Fla. Stat.) to incorporate these needs and the commensurate trip level by which the improvement is needed to support Project development.

b. For the purposes of this Development Order, adequate "secured and committed" mitigation measures shall include one of the following:

(i) A roadway improvement scheduled for construction within the first three (3) years of the appropriate local government's adopted comprehensive plan capital improvement element (or as otherwise provided in the applicable jurisdiction's capital improvement element);

(ii) A roadway improvement scheduled for construction within the first three (3) years of the Florida Department of Transportation's five year Work Program.

(iii) A binding financially secured and irrevocable commitment by the Developer or other appropriate persons or entities for the design, engineering, land acquisition and actual construction of the necessary improvements (with the posting of a cash bond, surety bond, irrevocable letter of credit, escrow account or other security in a form acceptable to the agency of jurisdiction) within the next three years.

(iv) Any other mitigation option specifically provided for in this Development Order.

(v) Any other mitigation option permitted by law, including a local government development agreement consistent with Chapter 163, F.S., which ameliorates the projected impact and is incorporated into this Development Order by amendment. These mitigation measures shall occur by the required threshold in order for the Project to proceed through the balance of the applicable phase. If the Developer can demonstrate that a portion of a phase or sub-phase does not adversely affect the Regional Roadway network as determined by the monitoring and modeling tests discussed above, then the Developer may proceed with that portion of the phase (and only that portion).

c. In the event that a roadway widening is identified which is not compatible with the applicable adopted policy of the FDOT (8 laning or 10 laning of a state roadway) or local government (constrained), then the Developer, Orange County, the ECFRPC and the party having either maintenance or jurisdictional responsibility for the facility shall jointly determine alternate mitigation solutions to provide for the movement of people. Any altered transportation mitigation

condition shall be incorporated in this Development Order pursuant to Section 380.06(19) (Fla. Stat.).

d. In the event that it is determined that the adopted LOS will be materially degraded on a regionally significant roadway segment outside the jurisdiction of Orange County, then within 90 days of such determination, the Developer and the impacted jurisdiction shall negotiate and execute an agreement to mutually identify and schedule mitigation measures for the impacted road(s) projected to be affected during the phase of development in which the impact occurs. The ECFRPC will provide assistance to the affected jurisdiction and Orange County as required. The agreement shall contain mitigation measures funded for construction to ensure that the roadway improvement(s) occur concurrent with the roadway impact(s). Mitigation options may include those set forth in subparagraph (b) above. The parties shall execute the agreement and this Development Order shall be amended prior to Orange County's issuance of building permits for the phase of the development in which the impact occurs. In the event that either party fails to timely execute such agreement, then the parties may avail themselves of the dispute resolution process of the ECFRPC.

The Developer has completed monitoring and modeling, the result of which can be found in Section 7 of the "Corrected First Amendment" included herein.

5. **Orange County Transportation Concurrency.** The Developer shall comply with the Orange County Concurrency Management System and the Orange County Transportation Impact Fee Ordinance, as amended. This condition is in no way superseded or otherwise negated by other conditions contained in this Development Order that relate to transportation. This condition is a condition in addition to the those other conditions in this Development Order related to transportation. Notwithstanding the foregoing, Orange County acknowledges that the Developer has satisfied all applicable concurrency requirements for Phases 1A and 1B.

The Developer has been determined to have met all Transportation Concurrency requirements for the Project as outlined in Section 7 of the "Corrected First Amendment" included herein.

6. **Interlocal Agreement.** Toward the achievement of the objectives in Paragraph 4 above, an agreement(s) among Orange County, RCID, the FDOT and the Developer may be entered into within twelve months of the issuance of this Development Order. Said agreement(s) shall address and clarify such issues related to equity in the application of fees collected for transportation improvements. Application of fees shall be on a fair-share basis with respect to the improvements to be provided and not solely on the basis of impact fees. However, such an agreement would not alter or waive the provisions and requirements of the other recommendations of the Development Order as a mitigative measure for the transportation impacts from the Project. In the event that one of the designated parties to the agreement (other than the Developer) fails to execute said interlocal agreement(s) within the specified time, then the Developer may proceed with the Project based upon the monitoring/modeling schedule and all other conditions specified herein as it affects the non-participating party. Separate agreements may be entered into with one or more parties and the Developer. The County acknowledges that the Interlocal Agreement as defined hereinabove generally addresses the issues contemplated by this condition. Separate agreements may be entered into with one or more parties and the Developer.

An interlocal agreement has been entered into between Orange County and the Reedy Creek Improvement District. Copies of this agreement have been previously provided.

7. **Assumed Improvements.** Certain state and regional roadway segments were projected to be significantly impacted by traffic from the Project and to operate below the adopted level of service standard during either Phase 1 or 2. All roadway improvements needed to accommodate Phase 1 (22,504 daily external trips) are now in place. Further roadway improvement requirements, if any, for Phase 2 will be determined through a monitoring and modeling study as described in subsection G(2) above.

The Developer and F.D.O.T. have executed a “Transportation Proportionate Share Agreement” which was approved by Orange County as part of the “Corrected First Amendment” included herein. All payments required by the agreement have been paid.

8. **Access Points.** The construction and future improvements to access points to support the Project shall be the responsibility of the Developer. These access points and improvements shall include deceleration lanes and are subject to approval by the RCID or Orange County and shall be funded by the Developer. The Developer also shall fund the cost of signalization at the Project entrance(s) when deemed warranted by the appropriate government entity.

Permitting and construction of the project through the Reedy Creek Improvement District has established the project access points with improvements complete.

9. **FDOT Agreement.** In the event that monitoring/modeling results as set forth herein show that improvements must be made to State roads, and if mitigation is not provided as set forth in these conditions, then prior to any construction of any portion of later phases and subject to the provisions of Section 380.06(15)(e), Florida Statutes, the Developer, the County, and FDOT shall enter into an agreement which ensures that (a) a proportionate share payment is made by the Developer to the appropriate entity(ies) for Project impacts to FDOT facilities; (b) said proportionate share payment shall be used by the appropriate entity only for the design, engineering, right-of-way purchase, permitting and/or construction of improvement to the segments/intersections for which the payment is made; and (c) said proportionate share payment by the Developer constitutes adequate provision for the public facilities needed with respect to road segments to accommodate the impacts of the Project through the phase for which the fair share was calculated, as required by Section 380.06(15)(E)(2), Florida Statutes. All such proportionate fair share agreements shall be included in this Development Order by amendment pursuant to Section 380.06(19), Florida Statutes, and shall be consistent with Rule 9J-2.045(7)(a)3 (F.A.C.). The formula to be used to determine proportionate share contribution is as follows:

$$\frac{(\text{DRI Trips}) \times \text{Cost of Improvement}}{(\text{SV Increase})} = \text{Proportionate Share}$$

For this formula, DRI trips is the cumulative number of trips from the Project expected to reach the roadway during the peak hour from the phase under development. SV Increase is the change in peak hour maximum service volume of the roadway resulting from construction of the improvement necessary to maintain the desired level of service. Cost of Improvement is the cost

(at the time of Developer payment) of constructing an improvement necessary to maintain the desired level of service including all improvement associated costs (engineering design, right-of-way acquisition, planning, engineering, inspection and other associated physical development costs directly required and associated with the construction of the improvement) as determined by the governmental agency having maintenance over the roadway.

Notwithstanding any provision contained herein to the contrary, Orange County shall have no financial responsibility to contribute to or participate in the funding of the design, engineering, permitting and/or construction of improvements to State roads.

The monitoring and modeling required after Phase 1 and prior to Phase 2 shall be used to verify impacts from Phase 1 and to more accurately estimate probable impacts from later phases. If necessary, the proportionate share amount will be adjusted to reflect actual impacts from Phase 1 and the more accurate information which will result from the estimates for later phases. If it is verified that the roadway improvements mentioned above are still needed, then the Project shall not proceed into later phases until the proportionate share payment is made and said improvements are scheduled for construction in the applicable entities' work program within the first three years from the date when impacts are estimated to be significant and adverse.

If the parties cannot reach agreement independently by that time, or if so desired by the parties at any time prior to that, then the issues in dispute shall be submitted to the ECFRPC for voluntary mediation pursuant to its adopted dispute resolution process. The solutions recommended as a result of this process shall be implemented and this Development Order amended pursuant to Section 380.06(19), Florida Statutes, to include such solutions. These solutions must also be acceptable to Orange County in its sole discretion and shall not include any requirement that Orange County participate in or contribute to the funding of improvements to any State roads, unless Orange County agrees otherwise.

The Developer and F.D.O.T. have executed a "Transportation Proportionate Share Agreement" which was approved by Orange County as part of the "Corrected First Amendment" included herein.

10. **Transit.**

a. Transit passenger shelters and transit parking bays shall be constructed where necessary to augment and facilitate the operations of transit service to the Project. The Developer shall provide adequate transit to the area attractions and to the Orlando International Airport.

b. The Developer shall make known to property owners and tenants information concerning ridesharing programs. Future transit (when available) and ridesharing information shall be prominently displayed in all public gathering areas, in employment centers and in commercial center areas. The Developer shall coordinate with Lynx in the establishment of any transit programs in the future. Prior to Phase 2, the Developer or the CDD and individual property owners within the Project will cooperate to provide for a part-time ridesharing coordinator who will be responsible for coordination with the area transit providers, conducting ridesharing

campaigns within the Project, publicity, processing applications, and distributing information regarding transit and other modes of transportation.

The Wyndham Resorts (formerly known as Fairfield Resorts) timeshare project and the Hilton/Waldorf-Astoria project have incorporated necessary transit programs and those programs are in operation.

c. The Developer shall commit to a definite percentage goal toward the reduction in vehicle trips through the promotion of transit usage, ridesharing, and walking. The baseline for the goal measurement shall be standard ITE trip generation data, which does not include transit service. The Developer through appropriate incentives shall encourage this. The percentage reduction goals shall be as follows:

Phase 1	5% of peak hour volume
Phase 2	7.5% of peak hour volume

Within the context of the annual report, the Developer shall present an evaluation of the state of the alternate transportation systems serving the Project. Progress shall be compared to the goals and requirements stated above. Progress for the reporting year shall be documented to include estimated ridesharing participation, internal pedestrian circulation, transit amenity construction, transit ridership levels, transit route changes, alterations or additions, park-and-ride lot sites and other efforts which facilitate movement into and around the Project by means other than the single occupant vehicle.

Infrastructure and vertical construction of timeshare and hotel development is ongoing. Major project property owners (i.e., Wyndham Resorts and Hilton/Waldorf-Astoria hotels) have all implemented designated bus mass transit with dedicated routes to adjacent Walt Disney World theme parks and its transportation hub connecting the Bonnet Creek Resorts to all available modes of on- and off-site transit both public and private.

SECTION VI. LOCAL MONITORING

1. Orange County shall be responsible for monitoring the development and enforcing the provisions of this Development Order. Orange County shall not issue any permits or approvals or provide any extensions of services if the Developer fails to act in substantial compliance with this Development Order.

Orange County continues to monitor the project and enforce the provisions of the Development Order.

2. The established review and approval process for review of development pursuant to Chapter 38 (Zoning), Chapter 34 (Orange County Subdivision Regulations) and Chapter 30, Article VIII (Site Development Ordinance), all of the Orange County Code, constitutes monitoring procedures for assuring compliance with this Development Order as specified in Section 380.06 (15)(c)1, Florida Statutes. The local official responsible for assuring compliance by the Developer with this Development Order shall be the County Administrator of Orange County or his designee.

The project has been reviewed by Orange County for compliance with all applicable criteria of the Orange County regulations.

3. As a precedent to the initiation of any legal action toward the enforcement of the terms of this Development Order, the affected parties shall submit to and participate in an informal dispute resolution process conducted under the auspices of the ECFRPC or such other alternative professional mediation organization as the ECFRPC shall direct or suggest.

Not applicable.

SECTION VII. ANNUAL REPORTING REQUIREMENTS

1. The Developer shall submit an annual report on or before each anniversary date of this Development Order during the build-out of the Project. The annual report shall be submitted to the County, the ECFRPC, the DCA and all affected permit agencies. The report shall include:

- a. Any changes in the plan of development or in the representations contained in the ADA, or in the phasing for the reporting year;
- b. A comparison of development activity proposed and actually conducted for the year;
- c. Undeveloped tracts of land that have been sold by the Developer to a separate entity of Developer;
- d. Identification and intended use of lands purchased, leased or optioned by the Developer adjacent to the Property site since this Development Order was issued;
- e. Assessment of the Developer's and the local government's compliance with the conditions of approval contained in this Development Order and the commitments which are contained in the ADA and which have been identified by the County, the ECFRPC, or the DCA as being significant;
- f. Any known incremental DRI applications for development approval or requests for a substantial deviation determination that were filed in the reporting year or which are to be filed during the next year;
- g. Any indication of a change in the local government jurisdiction for any portion of the Project since this Development Order was issued;
- h. A list of all local, state and federal permits which have been obtained or which are pending, identified by agency, type of permit, permit number and purpose of each;
- i. A statement that all persons have been sent copies of the annual report in conformance with Sections 380.06(15) and (18), Florida Statutes; and

j. A copy of any recorded notice of the adoption of a development order or the subsequent modification of an adopted development order that was recorded by the Developer pursuant to Section 380.06(15)(f), Florida Statutes.

2. If Orange County does not receive the annual report or receives notification that the ECFRPC, DCA, the Bureau of Land and Water Management, or any affected permit agency has not received a report, Orange County shall request in writing that the Developer submit the report within thirty (30) days. The failure to submit the report after thirty (30) days shall result in the temporary suspension of this Development Order by Orange County.

This report satisfies the annual reporting requirement.

SECTION VIII. COMPLIANCE DATES

1. In the event the Developer fails to have substantially proceeded with the development approved herein within five (5) years of the effective date of this Development Order, then development approval shall terminate. This five (5) year limitation shall not be used to justify or to automatically extend the commencement or buildout dates of the Project or any phase of the Project. Any such proposed extension shall be considered pursuant to applicable development order amendment criteria of Chapter 380.06, Florida Statutes.

The project remains within these compliance dates.

2. The effectiveness of this Development Order may be extended on Orange County's finding of excusable delay, and no adverse impacts resulting from the delay, in any proposed development activity, consistent with the substantial deviation provisions of subsection 380.06(19), Florida Statutes. The termination date of development rights granted by this Development Order shall not affect the continuing obligations of the Developer nor the enforcement authority of Orange County or DCA, and the Developer shall continue to be bound by the terms, general provisions, and conditions of the Development Order as they apply to development initiated up to the time of termination.

Not applicable.

3. For the purpose of this Development Order, "substantially proceeded" shall mean that the Developer shall have constructed or caused to be constructed improvements expected to generate at least 661 total ADT (using the same calculations of the ADA) representing five percent (5%) of the first phase of development).

The project remains within the applicable dates under this condition and therefore, not applicable.

4. This Development Order contains Project buildout dates of December 30, 2006 (Phase 1A), December 30, 2011 (Phase 1B) and December 30, 2016 (Phase 2). This Development Order shall terminate December 15, 2018. However, the termination date of this Development Order shall not affect the continuing obligations of the Developer or enforcement authority of Orange County, and the Developer shall continue to be bound by the terms, provisions, and conditions of this Development Order after the termination date.

The project remains within these applicable dates.

SECTION IX. DOWN-ZONING, UNIT DENSITY REDUCTION OR INTENSITY REDUCTION

Until fifteen (15) years from the effective date of this Development Order, the approved development described in this Development Order shall not be subject to down zoning, unit density reduction or intensity reduction unless Orange County can demonstrate that substantial changes in the conditions underlying the approval of this Development Order have occurred, or that this Development Order was based upon substantially inaccurate information provided by the Developer, or that the change is clearly established by Orange County to be essential to the public health, safety and welfare.

Not applicable.

SECTION X. SUBSTANTIAL DEVIATIONS

1. No change shall be made to this Development Order or to the approved land uses established herein, unless and until Orange County has approved and authorized the change.

See the “Corrected First Amendment” and “Second Amendment” included herein.

2. The Developer shall fully comply with Section 380.06(19), Florida Statutes, regarding “substantial deviations.”

Not applicable.

BONNET CREEK RESORTS

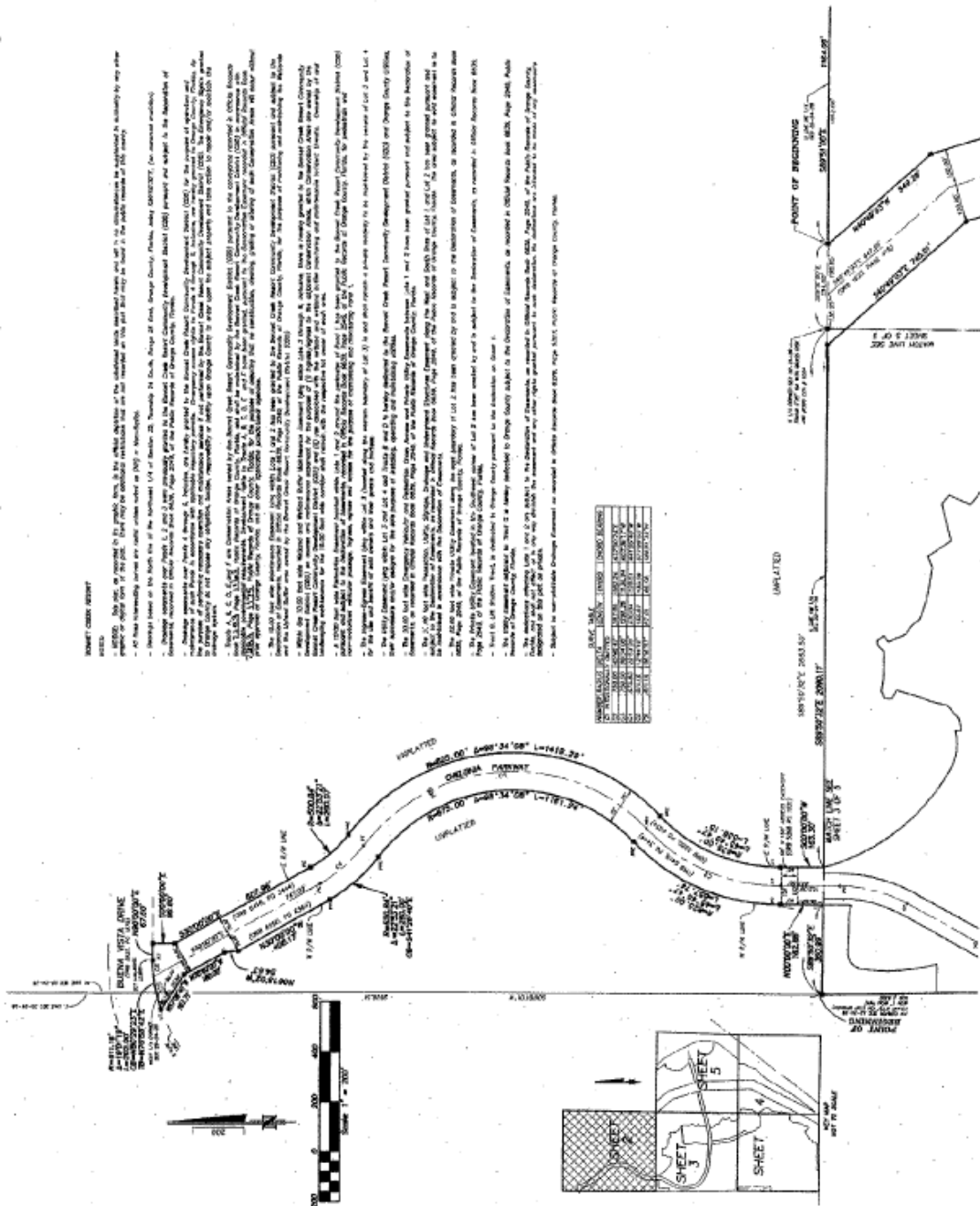
ORANGE COUNTY, FLORIDA

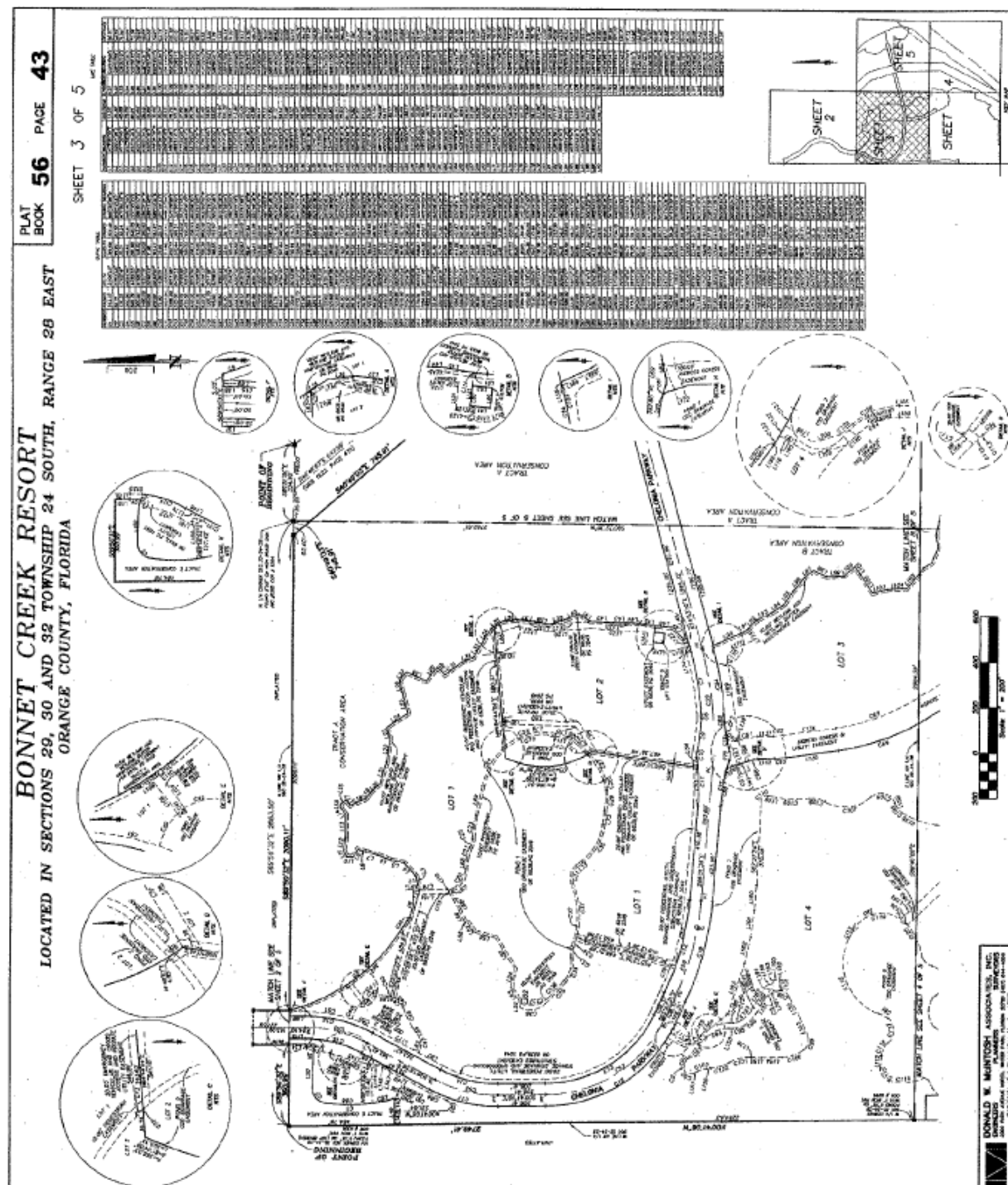
EXHIBIT H

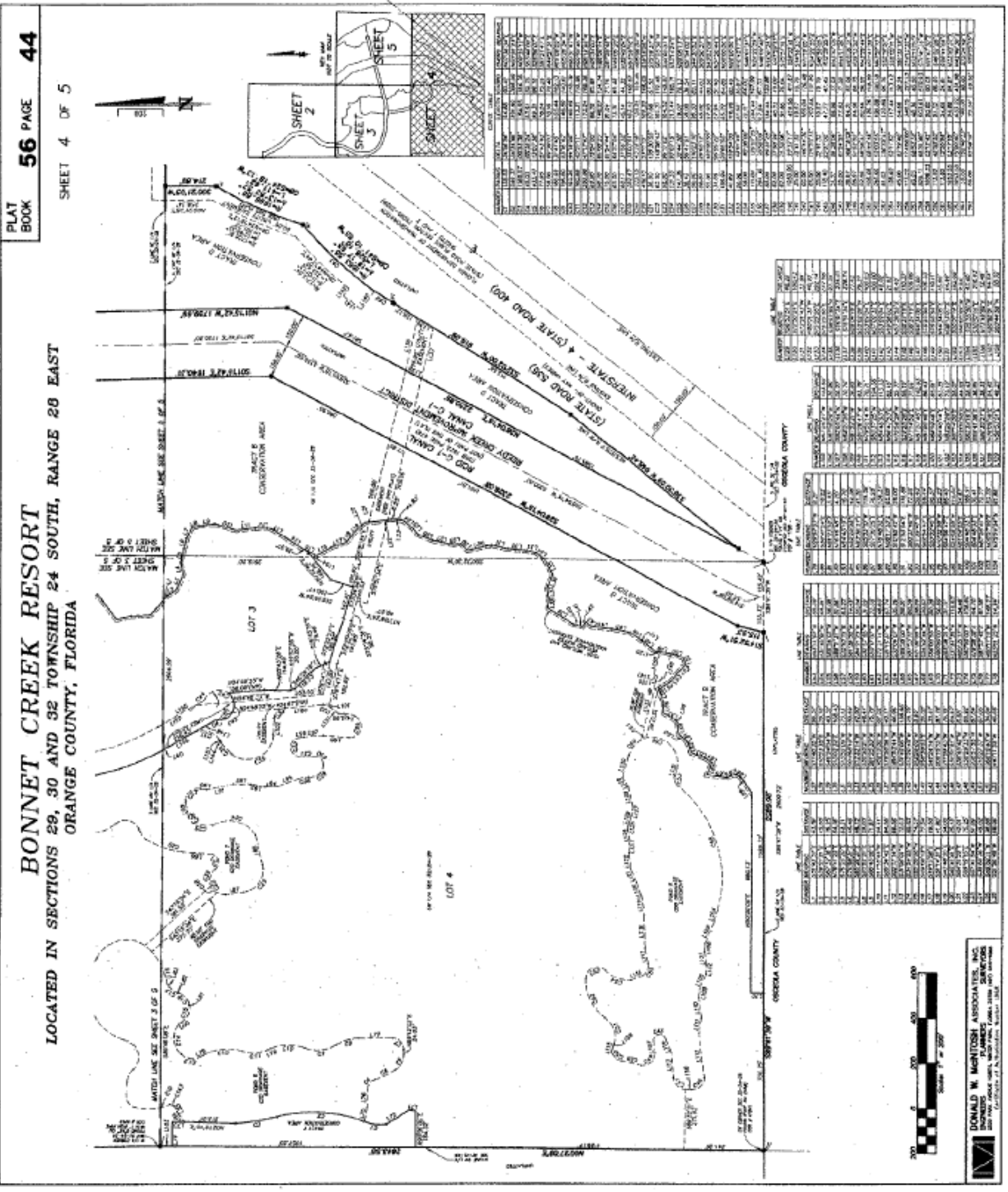
Recorded Plat and Re-Plat

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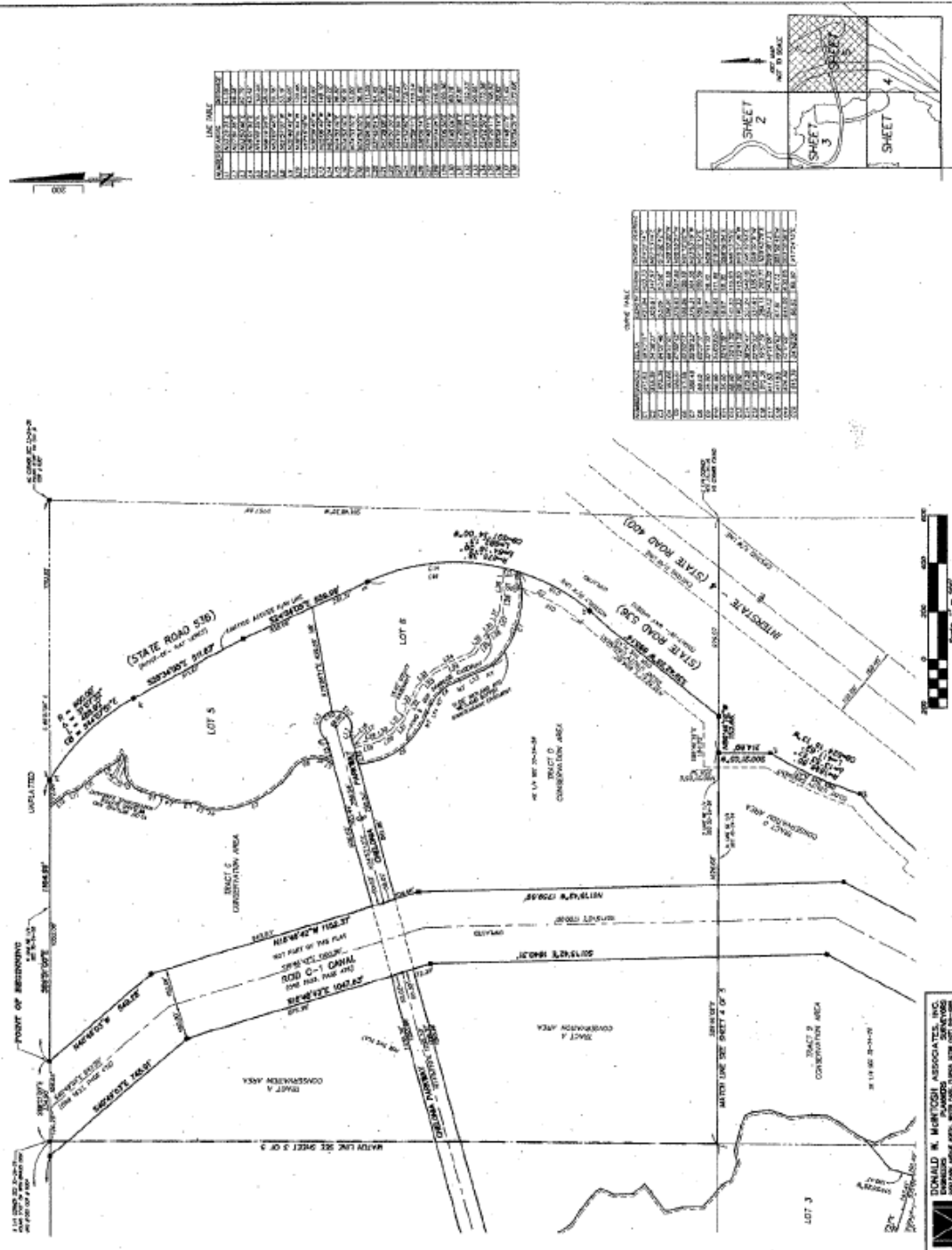
BONNET CREEK RESORT
LOCATED IN SECTIONS 29, 30 AND 32 TOWNSHIP 24 SOUTH, RANGE 28 EAST
ORANGE COUNTY, FLORIDA







BONNET CREEK RESORT
 LOCATED IN SECTIONS 29, 30 AND 32 TOWNSHIP 24 SOUTH, RANGE 28 EAST
 ORANGE COUNTY, FLORIDA

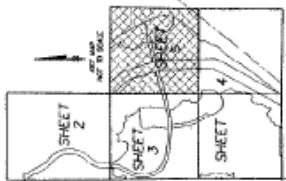


LINE TABLE

LINE NO.	DESCRIPTION	BEARING	DISTANCE
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LINE TABLE

LINE NO.	DESCRIPTION	BEARING	DISTANCE
1	...	...	...
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DONALD R. HARTCOCK ASSOCIATES, INC.
 ENGINEERS
 10000 W. BOULEVARD
 SUITE 100
 BOCA RATON, FLORIDA 33433
 PHONE (305) 391-1111
 FAX (305) 391-1112

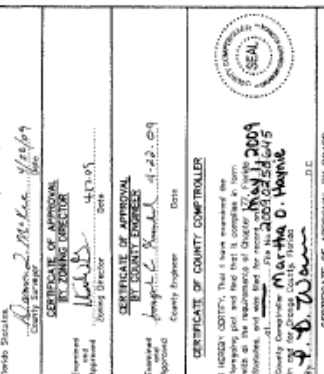
PLAT BOOK	73	PAGE	57
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BONNET CREEK RESORT REPLAT
DEDICATION LOT - 3

KNOW ALL WHO BY THESE PRESENTS, that we have hereby appointed ROBERT ARTHUR, being duly sworn, as our agent, attorney-in-fact, receiver, collector, and treasurer, to receive all moneys due or to become due to us from the American people, by reason of the sale of the public lands, and to collect the same, and to pay over the same to the Treasury of the United States.

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BY COUNTY SURVEYOR



CERTIFICATE OF APPROVAL BY BOARD
OF COUNTY COMMISSIONERS

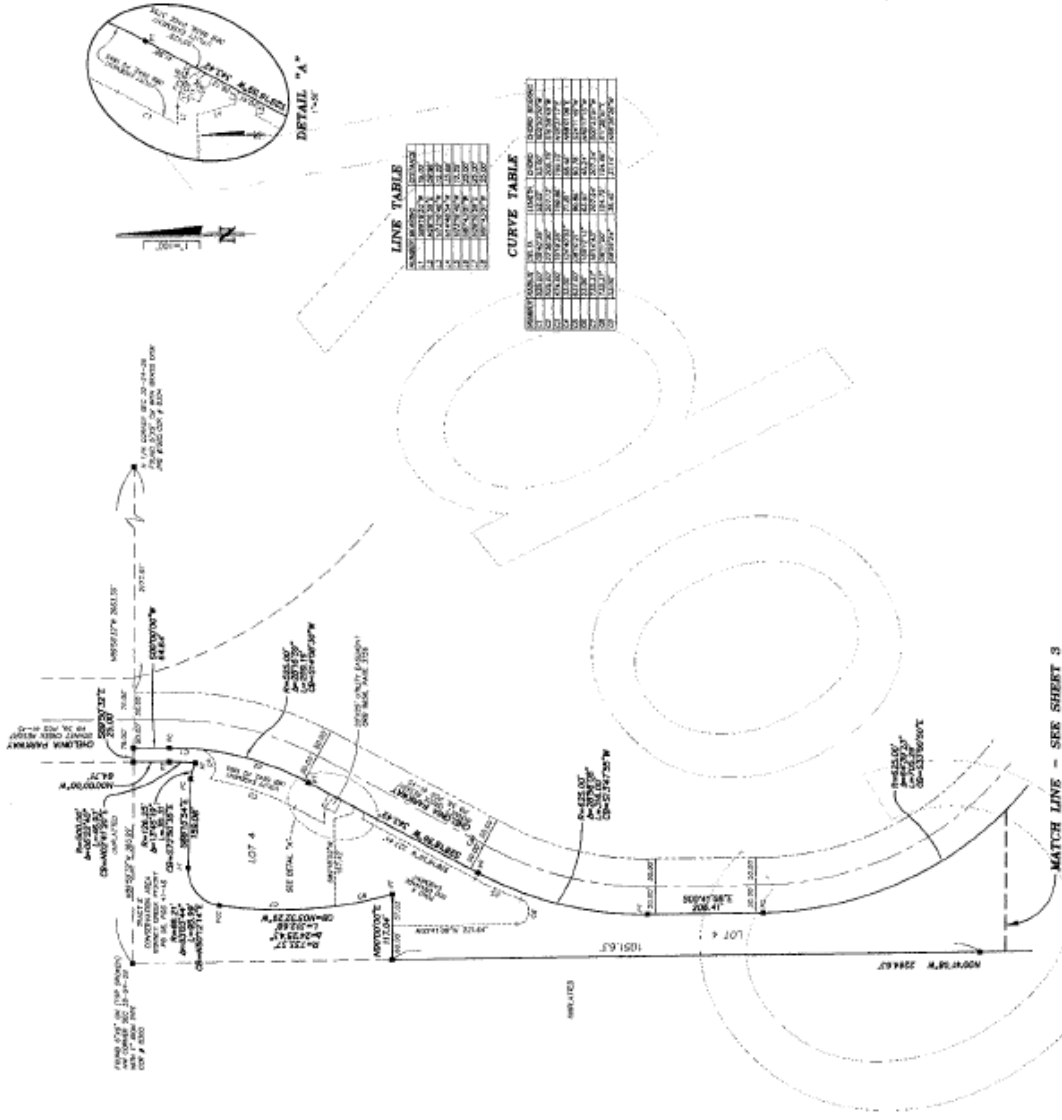
THIS IS TO CERTIFY that on 4-29-60 the
Mapping plat was approved by the Board of County
Commissioners of Orange County, Florida.

W. J. [Signature]
[Signature]


 State of Illinois
 County of _____
 I, _____
 do hereby certify that _____
 is the owner of _____
 and is entitled to the same.

WILLIAMS & WILKINS
 1900-1901
 THE NEW YORK PUBLIC LIBRARY
 ASTOR LENOX TILDEN FOUNDATION

BONNET CREEK RESORT REPLAT
 A REPLAT OF LOTS 3 AND 4, BONNET CREEK RESORT
 PLAT BOOK 96 PAGES 51 THROUGH 45
 LOCATED IN SECTION 36, TOWNSHIP 28 NORTH, RANGE 28 EAST
 ORANGE COUNTY, FLORIDA



LINE TABLE

LINE NO.	BEARING	DISTANCE
1	N 89° 15' 00" E	100.00
2	S 89° 15' 00" E	100.00
3	N 89° 15' 00" E	100.00
4	S 89° 15' 00" E	100.00
5	N 89° 15' 00" E	100.00
6	S 89° 15' 00" E	100.00
7	N 89° 15' 00" E	100.00
8	S 89° 15' 00" E	100.00
9	N 89° 15' 00" E	100.00
10	S 89° 15' 00" E	100.00

CURVE TABLE

STATION	CHORD BEARING	CHORD DISTANCE	ARC DISTANCE	ANGLE
1	N 89° 15' 00" E	100.00	100.00	90° 00' 00"
2	S 89° 15' 00" E	100.00	100.00	90° 00' 00"
3	N 89° 15' 00" E	100.00	100.00	90° 00' 00"
4	S 89° 15' 00" E	100.00	100.00	90° 00' 00"
5	N 89° 15' 00" E	100.00	100.00	90° 00' 00"
6	S 89° 15' 00" E	100.00	100.00	90° 00' 00"
7	N 89° 15' 00" E	100.00	100.00	90° 00' 00"
8	S 89° 15' 00" E	100.00	100.00	90° 00' 00"
9	N 89° 15' 00" E	100.00	100.00	90° 00' 00"
10	S 89° 15' 00" E	100.00	100.00	90° 00' 00"

- LEGEND**
- CH = CHAIN
 - DE = DEGREE
 - MIN = MINUTE
 - SEC = SECOND
 - FT = FOOT
 - IN = INCH
 - YD = YARD
 - MI = MILE
 - AC = ACRE
 - PM = PERMANENT
 - PL = PLANT
 - ST = STREET
 - TR = TRAIL
 - UT = UTILITY
 - VE = VEGETATION
 - WA = WATER
 - WO = WOOD
 - RO = ROCK
 - CL = CLAY
 - SI = SILT
 - SA = SAND
 - GR = GRAVEL
 - CO = COBBLES
 - CR = CRACK
 - CS = CREEK
 - LA = LAKE
 - RI = RIVER
 - OC = OCEAN
 - MT = MOUNTAIN
 - HI = HILL
 - VA = VALLEY
 - PL = PLANT
 - ST = STREET
 - TR = TRAIL
 - UT = UTILITY
 - VE = VEGETATION
 - WA = WATER
 - WO = WOOD
 - RO = ROCK
 - CL = CLAY
 - SI = SILT
 - SA = SAND
 - GR = GRAVEL
 - CO = COBBLES
 - CR = CRACK
 - CS = CREEK
 - LA = LAKE
 - RI = RIVER
 - OC = OCEAN
 - MT = MOUNTAIN
 - HI = HILL
 - VA = VALLEY



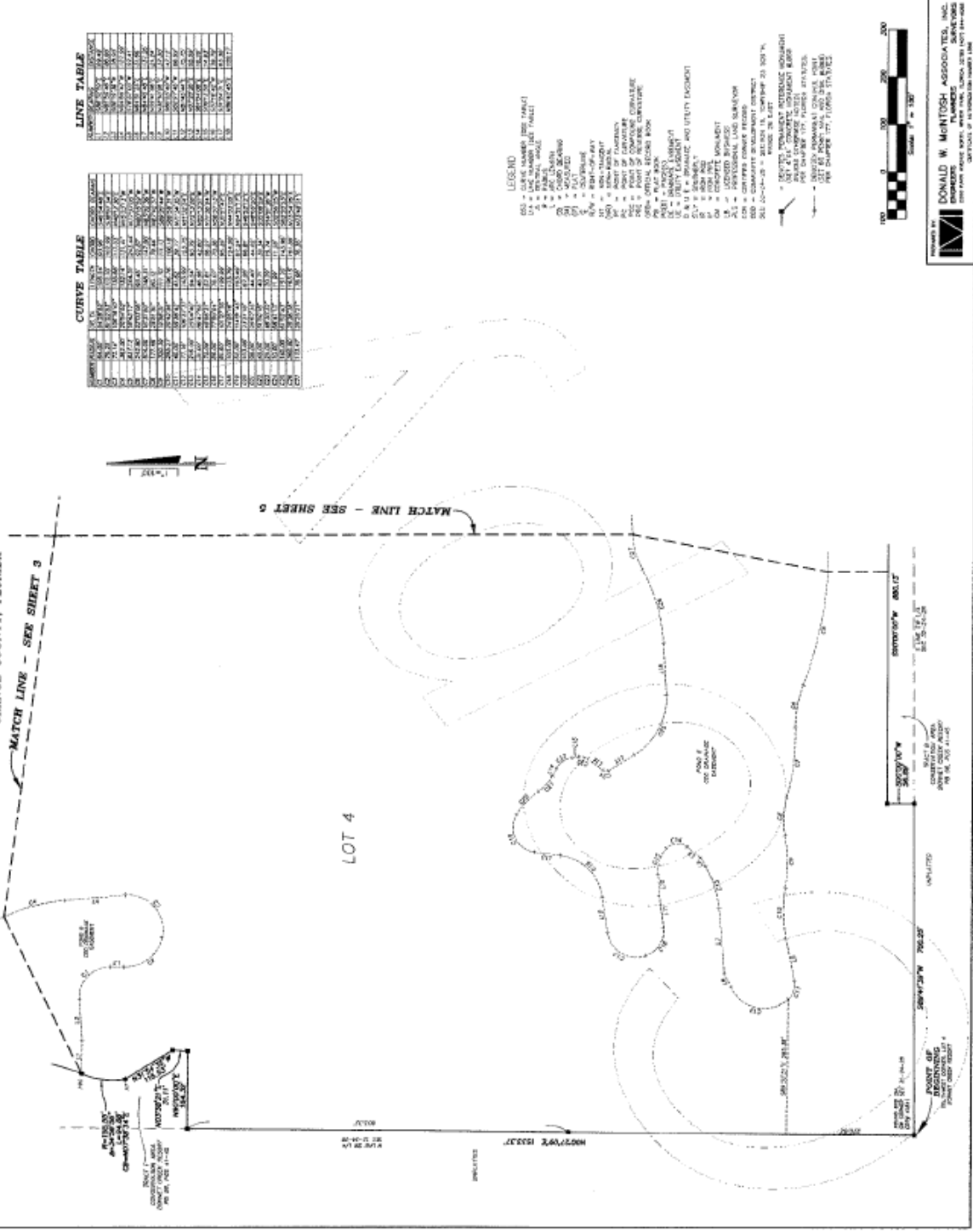
BONNET CREEK RESORT REPLAT

A REPLAT OF LOTS 3 AND 4, BONNET CREEK RESORT
FLAT BOOK 56, PAGES 41 THROUGH 43
LOCATED IN SECTION 32, TOWNSHIP 24 SOUTH, RANGE 28 EAST
ORANGE COUNTY, FLORIDA



BONNET CREEK RESORT REPLAT

A REPLAT OF LOTS 3, 4 AND 5, BONNET CREEK RESORT
 LOCATED IN SECTION 32, TOWNSHIP 34 SOUTH, RANGE 28 EAST
 ORANGE COUNTY, FLORIDA



LINE TABLE

STATION	CHORD BEARING	CHORD DISTANCE	CUMULATIVE DISTANCE
1	N 0° 00' 00" E	0.00	0.00
2	N 0° 00' 00" E	0.00	0.00
3	N 0° 00' 00" E	0.00	0.00
4	N 0° 00' 00" E	0.00	0.00
5	N 0° 00' 00" E	0.00	0.00
6	N 0° 00' 00" E	0.00	0.00
7	N 0° 00' 00" E	0.00	0.00
8	N 0° 00' 00" E	0.00	0.00
9	N 0° 00' 00" E	0.00	0.00
10	N 0° 00' 00" E	0.00	0.00
11	N 0° 00' 00" E	0.00	0.00
12	N 0° 00' 00" E	0.00	0.00
13	N 0° 00' 00" E	0.00	0.00
14	N 0° 00' 00" E	0.00	0.00
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21	N 0° 00' 00" E	0.00	0.00
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29	N 0° 00' 00" E	0.00	0.00
30	N 0° 00' 00" E	0.00	0.00
31	N 0° 00' 00" E	0.00	0.00
32	N 0° 00' 00" E	0.00	0.00
33	N 0° 00' 00" E	0.00	0.00
34	N 0° 00' 00" E	0.00	0.00
35	N 0° 00' 00" E	0.00	0.00
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45	N 0° 00' 00" E	0.00	0.00
46	N 0° 00' 00" E	0.00	0.00
47	N 0° 00' 00" E	0.00	0.00
48	N 0° 00' 00" E	0.00	0.00
49	N 0° 00' 00" E	0.00	0.00
50	N 0° 00' 00" E	0.00	0.00
51	N 0° 00' 00" E	0.00	0.00
52	N 0° 00' 00" E	0.00	0.00
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73	N 0° 00' 00" E	0.00	0.00
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80	N 0° 00' 00" E	0.00	0.00
81	N 0° 00' 00" E	0.00	0.00
82	N 0° 00' 00" E	0.00	0.00
83	N 0° 00' 00" E	0.00	0.00
84	N 0° 00' 00" E	0.00	0.00
85	N 0° 00' 00" E	0.00	0.00
86	N 0° 00' 00" E	0.00	0.00
87	N 0° 00' 00" E	0.00	0.00
88	N 0° 00' 00" E	0.00	0.00
89	N 0° 00' 00" E	0.00	0.00
90	N 0° 00' 00" E	0.00	0.00
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96	N 0° 00' 00" E	0.00	0.00
97	N 0° 00' 00" E	0.00	0.00
98	N 0° 00' 00" E	0.00	0.00
99	N 0° 00' 00" E	0.00	0.00
100	N 0° 00' 00" E	0.00	0.00

CURVE TABLE

STATION	CHORD BEARING	CHORD DISTANCE	CUMULATIVE DISTANCE
1	N 0° 00' 00" E	0.00	0.00
2	N 0° 00' 00" E	0.00	0.00
3	N 0° 00' 00" E	0.00	0.00
4	N 0° 00' 00" E	0.00	0.00
5	N 0° 00' 00" E	0.00	0.00
6	N 0° 00' 00" E	0.00	0.00
7	N 0° 00' 00" E	0.00	0.00
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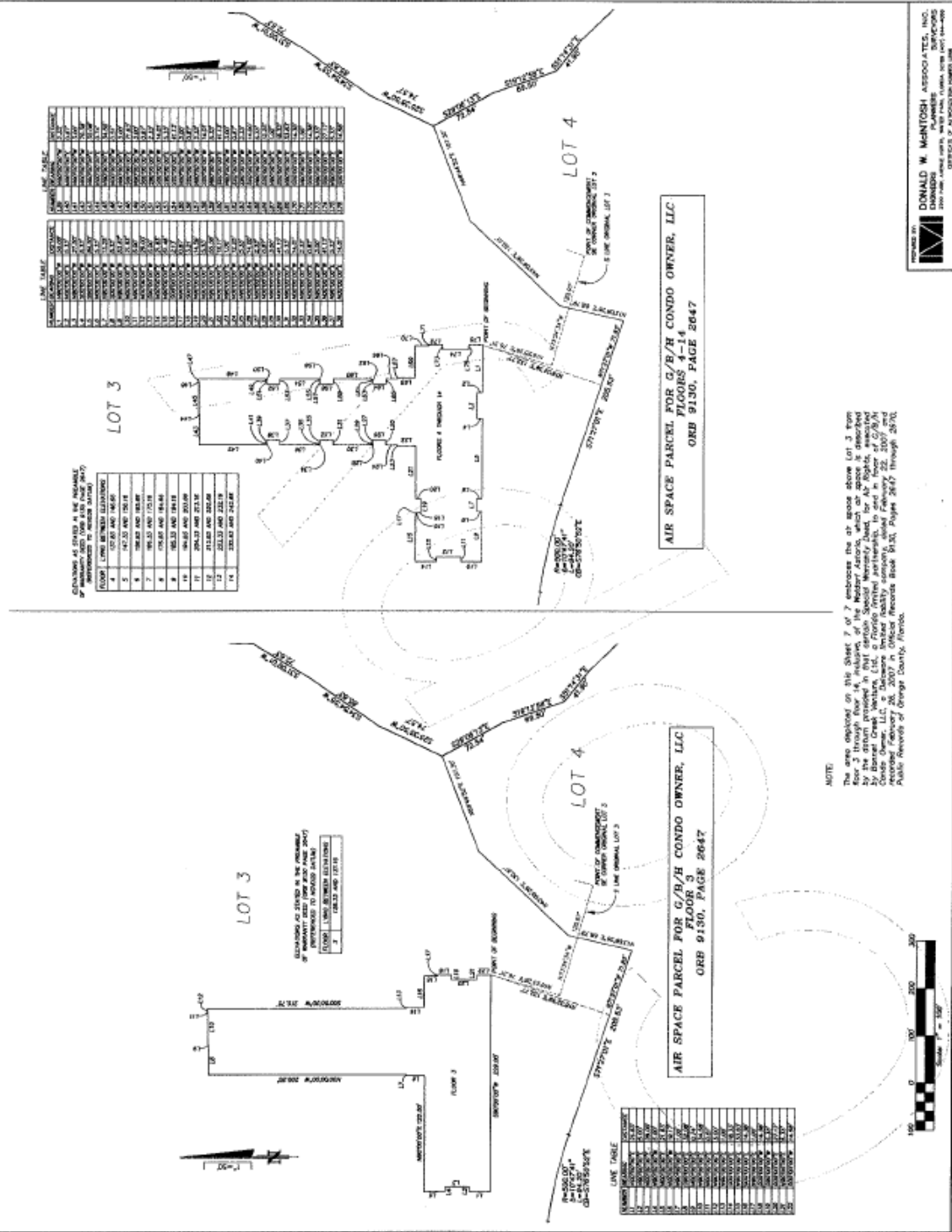


Prepared by: DONALD W. MONTGOMERY ASSOCIATES, INC.
 Surveyor: DONALD W. MONTGOMERY
 State of Florida: 10000
 Date: 10/1/2024
 Project: BONNET CREEK RESORT REPLAT

BONNET CREEK RESORT REPLAT

A REPLAT OF LOTS 3 AND 4, BONNET CREEK RESORT
 A RECREATION RESORT, 3.6 ACRES, 14 BUNGALOWS,
 FLAT 100, 14 BUNGALOWS, 14 BUNGALOWS
 LOCATED IN SECTION 32, TOWNSHIP 24 SOUTH, RANGE 20 EAST
 ORANGE COUNTY, FLORIDA

SHEET 7 OF 7



SECTION VIII

Neuwire Inc
215 Westwood Ave
Winter Haven, FL 33880-6247
US
+19548121367
a.romano@neuwire.net

Estimate

ADDRESS
Client: Bonnet Creek CDD Attn: Jarett Wright 219 E Livingston St Orlando, FL 32801

ESTIMATE #	DATE	
1177	07/10/2026	

PROJECT NAME
Landscape/Signage Lighting

WORK TYPE
ELEC

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
		Scope: Installation of new LED drivers/Ballasts for Bonnet Creek CDD signage, furnish and install new liquid tight electrical boxes, wiring, lighting and connectors for landscaping lighting restoration			
	EL01 Labor	Unit labor for electrical work	1	1,700.00	1,700.00
	EL02 Material Purchase	Purchase of materials	1	1,800.00	1,800.00

TOTAL

\$3,500.00

Accepted By

Accepted Date

SECTION IX



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

6/17/26

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

AWC agrees to provide the following mitigation services at the following locations: **Bonnet Creek selected conservation areas (per BDA 4/16/26 observation map).**

Provide a 3 man crew with a spray truck to broadcast spray nuisance and exotic species in the specified areas (per map). Selective spraying will be performed to minimize non-target damage. The goal of this treatment is to significantly reduce the current n/e species coverage.

Daily rate per crew @ \$2,100.00 per day x 2 days.	\$4,200.00 (2 day budget)
Chemical provided at cost.	\$ 700.00 (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

6/17/26

Aquatic Weed Control, Inc.

Customer's Signature

Title

Print Signature

Date

Print Company Name

SECTION A

Bonnet Creek Resort
Community Development District

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

September 3, 2026

Mr. Eric J. Inman
Aquatic Weed Control, Inc.
6536 Pinecastle Blvd, Suite A
Orlando, FL 32809

RE: 2026-2027 Bonnet Creek Resort Maintenance Contract Extension

Dear Mr. Inman:

On behalf of Bonnet Creek Resort Community Development (the “District”), this letter serves to confirm the District and Aquatic Weed Control Inc.’s agreement to extend the existing “Bonnet Creek Resort” maintenance contract (dated November 1, 2018) from October 1, 2026, to September 30, 2027. All other provisions of the contract remain the same.

Should you so agree, please acknowledge your acceptance in the space below and return one (1) original executed copy to us.

Sincerely,

George Flint, District Manager
Bonnet Creek Resort Community Development District

Cc: Jarett Wright, Field Manager

Acknowledgements:

For: **Aquatic Weed Control, Inc.**

By:

Eric J. Inman, President

Date:_____

For: **Bonnet Creek Resort Community Development District**

By:

Randall Greene, Chairman, Board of Supervisors

Date:_____

SECTION B

Bonnet Creek Resort
Community Development District

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

September 3, 2026

Mr. Eric J. Inman
Aquatic Weed Control, Inc.
6536 Pinecastle Blvd, Suite A
Orlando, FL 32809

RE: 2026-2027 Crosby Island Marsh Wetland Area Maintenance Contract Extension

Dear Mr. Inman:

On behalf of Bonnet Creek Resort Community Development (the “District”), this letter serves to confirm the District and Aquatic Weed Control Inc.’s agreement to extend the existing “Crosby Island Marsh Wetland Area” maintenance contract (dated November 1, 2018) from October 1, 2026, to September 30, 2027. All other provisions of the contract remain the same.

Should you so agree, please acknowledge your acceptance in the space below and return one (1) original executed copy to us.

Sincerely,

George Flint, District Manager
Bonnet Creek Resort Community Development District

Cc: Jarett Wright, Field Manager

Acknowledgements:

For: **Aquatic Weed Control, Inc.**

By:

Eric J. Inman, President

Date:_____

For: **Bonnet Creek Resort Community Development District**

By:

Randall Greene, Chairman, Board of Supervisors

Date:_____

SECTION X

SECTION A

Bonnet Creek Resort
Community Development District

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

September 3, 2026

Dr. W. Michael Dennis, Ph.D, President
Breedlove, Dennis & Assoc., Inc.
330 W. Canton Ave
Winter Park, FL 32789

RE: 2026-2027 Bonnet Creek Resort Project Site Contract Extension for Wetland &
Upland Monitoring Services

Dear Dr. Dennis:

On behalf of Bonnet Creek Resort Community Development (the "District"), this letter serves to confirm the District and Breedlove, Dennis & Assoc., Inc.'s agreement to extend the existing "Bonnet Creek Resort Project Site Maintenance Review Services" contract (dated July 1, 2015, as amended), from October 1, 2026, to September 30, 2027. All other provisions of the Contract, as previously amended, remain the same.

Should you so agree, please acknowledge your acceptance in the space below and return one (1) executed copy to us.

Sincerely,

George Flint

George Flint, District Manager
Bonnet Creek Resort Community Development District

Cc: Jarett Wright, Field Manager

Acknowledgements:

For: **Breedlove, Dennis & Assoc., Inc.**

By:

Michael Dennis, President

Date:_____

For: **Bonnet Creek Resort Community Development District**

By:

Randall Greene, Chairman, Board of Supervisors

Date:_____

SECTION B

Bonnet Creek Resort
Community Development District

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

September 3, 2026

Dr. W. Michael Dennis, Ph.D, President
Breedlove, Dennis & Assoc., Inc.
330 W. Canton Ave
Winter Park, FL 32789

RE: 2026-2027 Crosby Island Marsh Mitigation Site Contract Extension for
Nuisance/Exotic Species Maintenance

Dear Dr. Dennis:

On behalf of Bonnet Creek Resort Community Development (the "District"), this letter serves to confirm the District and Breedlove, Dennis & Assoc., Inc.'s agreement to extend the existing "Crosby Island Marsh Mitigation Site Management and Maintenance Review Services" contract (dated July 1, 2015, as amended) from October 1, 2026, to September 30, 2027. All other provisions of the Contract, as previously amended, remain the same.

Should you so agree, please acknowledge your acceptance in the space below and return one (1) original executed copy to us.

Sincerely,

George Flint

George Flint, District Manager
Bonnet Creek Resort Community Development District

Cc: Jarett Wright, Field Manager

Acknowledgements:

For: **Breedlove, Dennis & Assoc., Inc.**

By:

Michael Dennis, President

Date:_____

For: **Bonnet Creek Resort Community Development District**

By:

Randall Greene, Chairman, Board of Supervisors

Date:_____

SECTION XI

Bonnet Creek Resort
Community Development District

135 W. Central Blvd., Suite 320, Orlando, FL 32801
Phone: 407-841-5524 – Fax: 407-839-1526

September 3, 2026

Josh Cochran, Branch Manager
Yellowstone Landscape
1773 Business Center Lane
Kissimmee, FL 34758

RE: 2026-2027 Maintenance Contract Extension Agreement

Dear Mr. Cochran:

On behalf of Bonnet Creek Resort Community Development (the “District”), this letter serves to confirm the District and Yellowstone Landscape’s agreement to extend the existing maintenance agreement (originally dated October 1, 2010, as amended) from October 1, 2026, to September 30, 2027.

Should you so agree, please acknowledge your acceptance in the space below and return one (1) original executed copy to us. Thank you!

Sincerely,

George Flint, District Manager
Bonnet Creek Resort Community Development District

Cc: Jarett Wright, Field Manager

Acknowledgements:

For: **Yellowstone Landscape**

By:

Josh Cochran, Branch Manager

Date:_____

For: **Bonnet Creek Resort Community Development District**

By:

Randall Greene, Chairman, Board of Supervisors

Date:_____

SECTION XII

Bonnet Creek Resort
Community Development District

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

September 3, 2026

Solitude Lake Management, LLC
2844 Crusader Circle
Suite 450
Virginia Beach, VA 23453

RE: 2026-2027 Bonnet Creek Resort Maintenance Contract Extension

To Whom it May Concern:

On behalf of Bonnet Creek Resort Community Development (the “District”), this letter serves to confirm the District and Solitude Lake Management, LLC’s agreement to extend the existing “Bonnet Creek Resort” maintenance contract (dated November 3, 2022) from October 1, 2026, to September 30, 2027.
All other provisions of the Contract, as previously amended, remain the same.

Should you so agree, please acknowledge your acceptance in the space below and return one (1) original executed copy to us.

Sincerely,

George Flint, District Manager
Bonnet Creek Resort Community Development District

Cc: Jarett Wright, Field Manager

Acknowledgements:

For: **Solitude Lake Management, LLC**

By:

Its: _____

Title: _____

Date: _____

For: **Bonnet Creek Resort Community Development District**

By:

Randall Greene, Chairman, Board of Supervisors

Date: _____

SERVICES AGREEMENT

PROPERTY NAME: Bonnett Creek CDD - Acct #: 5006
CUSTOMER NAME: Bonnett Creek CDD
SERVICE DESCRIPTION: Annual Maintenance Service Renewal
EFFECTIVE DATE: October 1, 2026 through September 30, 2027
SUBMITTED TO: Clayton Smith
SUBMITTED BY: Camila Morao

THIS SERVICES AGREEMENT (the "Agreement") is effective as of the date indicated above (the "Effective Date"), by and between SOLitude Lake Management, LLC ("SOLitude" or "Company"), and the customer identified above (the "Customer"), in accordance with the terms and conditions set forth in this Agreement.

1. **SERVICES.** SOLitude will provide services (the "Services") at the Customer's property in accordance with the Scope of Services attached hereto as Schedule A.

2. **MODIFICATIONS.** Any deviation from the requirements and Services outlined in Schedule A involving extra cost of material and labor will result in extra charges. Such additional services will be provided by SOLitude only upon a Change Order mutually approved by the parties in writing (the "Change Order").

3. **PRICING.** The Customer agrees to pay for the Services, as well as any applicable sales or other taxes, in accordance with the Pricing Schedule attached hereto as Schedule B. Prices are subject to annual increases. SOLitude will notify the Customer in writing (which may be by invoice) of such increases.

4. **PAYMENT.** Payment is due within thirty (30) days of the invoice date. Any disputes with an invoice or invoices must be brought to the attention of SOLitude by written notice within one hundred and twenty (120) days from the invoice date, otherwise Company will not be liable for any potential credits or adjustments. The parties agree to use good faith efforts to resolve any disputed invoice amounts within thirty (30) days after written notification of a dispute. Disputed amounts shall not affect payment of all undisputed amounts, and Customer agrees to pay all undisputed amounts owed on any disputed invoice within the applicable due dates. Invoices not paid on or before the invoice due date shall accrue interest charges at a rate of one percent (1%) per month, accruing as of the invoice date, until the time that such amounts are paid in full. Additionally, the Customer is liable for payment of all costs of collection of past due accounts, specifically including, but not limited to, court costs, expenses, and reasonable attorneys' fees. In addition to the compensation paid to SOLitude for performance of the Services, Customer shall reimburse SOLitude for all of the expenses paid or incurred by SOLitude in connection with the Services, including, but not limited to non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on SOLitude by the Customer that are not covered specifically by the written specifications of this Agreement ("Reimbursable Expenses"). Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, the customer will be invoiced and responsible for paying said additional taxes in addition to the contract price and other fees.

5. **TERM AND EXPIRATION.** This Agreement shall commence on the Effective Date and shall remain in effect for an initial term of 1 year(s) (the "Initial Term"). SOLitude reserves the right to increase the amount charged for the



Services. Such increase shall be communicated by written notice to the Customer, which notice may be by invoice. Customer may reject any such additional increase by notifying SOLitude in writing within fifteen (15) days of receiving such price increase notice.

6. TERMINATION. SOLitude may terminate this Agreement at any time, with or without cause, upon thirty (30) days' written notice to Customer. Subject to Sec. 7, in the event that this Agreement is terminated for any reason prior to the end of the Term, Customer agrees to pay SOLitude, in addition to all other amounts owed, an early termination fee of fifty percent (50%) of the remaining value of the Agreement (the "Early Termination Fee"). The Early Termination Fee is not a penalty, but rather a charge to compensate SOLitude for the Customer's failure to satisfy the Agreement in which the Customer's pricing plan is based.

7. TERMINATION FOR CAUSE. If SOLitude fails to materially perform pursuant to the terms of this Agreement, Customer shall provide written notice to SOLitude specifying the default. If SOLitude does not cure such default within forty-five (45) days of SOLitude's receipt of Customer's written notice, Customer may terminate this Agreement, in whole or in part, for cause. The Company, in case of such default, shall be entitled to receive payment only for work completed prior to said default, so long as the total paid hereunder does not exceed the contract sum. Either party may terminate this Agreement immediately if the other party becomes the subject of a petition in bankruptcy or any other proceeding relating to insolvency, receivership, liquidation or assignment for the benefit of creditors.

8. INSURANCE. SOLitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. A certificate of insurance will be issued to Customer, upon request.

9. INDEMNIFICATION; LIMITATION OF LIABILITY. THE CUSTOMER AGREES THAT THE WORK PROVIDED UNDER THIS AGREEMENT IS NOT TO BE CONSTRUED AS INSURANCE, OR AS A COVENANT, GUARANTEE, WARRANTY, OR PROMISE OF ANY KIND THAT THE CUSTOMER IS IN COMPLIANCE WITH ANY LEGAL GUIDELINES OR REQUIREMENTS. COMPANY DISCLAIMS ANY LIABILITY OR RESPONSIBILITY REGARDING THE PRACTICES AND OPERATIONS OF THE CUSTOMER, AND BEARS NO RESPONSIBILITY OR LIABILITY FOR WHETHER THE CUSTOMER CARRIES OUT THE RECOMMENDATIONS MADE BY COMPANY AND IN NO EVENT WILL COMPANY BE LIABLE FOR CONSEQUENTIAL, INDIRECT, OR ECONOMIC DAMAGES. THE CUSTOMER SHALL INDEMNIFY AND HOLD COMPANY HARMLESS FROM AND AGAINST ALL CLAIMS, DEMANDS, LIABILITIES, OBLIGATIONS, AND ATTORNEYS' FEES OR COSTS BROUGHT BY ANY THIRD PARTIES, ARISING OUT OF OR RELATED TO THIS AGREEMENT OR BY FAILURE OF THE CUSTOMER TO ACT IN ACCORDANCE WITH ANY LEGAL REQUIREMENTS IN CONNECTION WITH THE SERVICES DESCRIBED IN SCHEDULE A. COMPANY SHALL NOT BE LIABLE FOR ANY DELAY IN PERFORMING THE SERVICES, NOR LIABLE FOR ANY FAILURE TO PROVIDE THE SERVICES, DUE TO ANY CAUSE BEYOND ITS REASONABLE CONTROL. COMPANY WILL BE RESPONSIBLE FOR ONLY THOSE DAMAGES, CLAIMS, CAUSES OF ACTION, INJURIES, OR LEGAL COSTS CAUSED BY ITS OWN DIRECT NEGLIGENCE OR MISCONDUCT, BUT THEN ONLY TO AN AMOUNT NOT TO EXCEED THE ANNUAL FEES CHARGED UNDER THE AGREEMENT.

10. CONFIDENTIAL INFORMATION. "Confidential Information" means any information disclosed by one party ("Discloser") to the other party ("Recipient"), either directly or indirectly, in writing, orally, or by inspection of tangible objects, other than information that the Recipient can establish (i) was publicly known and made generally available in the public domain prior to the time of disclosure; (ii) becomes publicly known and made generally available after disclosure other than through Recipient's action or inaction; or (iii) is in Recipient's possession, without confidentiality restrictions, at the time of disclosure by Discloser as shown by Recipient's files and records immediately prior to the time of disclosure. Recipient shall not at any time (a) disclose, sell, license, transfer, or otherwise make available to any person or entity any Confidential Information, or (b) use, reproduce, or otherwise copy any Confidential



Information, except as necessary in connection with the purpose for which such Confidential Information is disclosed to Recipient or as required by applicable law. Recipient agrees to take all reasonable measures to protect the secrecy of and avoid disclosure and unauthorized use of the Confidential Information. All Confidential Information shall at all times remain the property of Discloser, and all documents, electronic media, and other tangible items containing or relating to any Confidential Information shall be delivered to Discloser immediately upon the request of Discloser.

Notwithstanding the foregoing, if Recipient is required by law, regulation, subpoena, government order, regulatory agency order, judicial order, or other court order to disclose any Confidential Information, Recipient shall give the Disclosing Party timely and lawful written notice of such a requirement prior to such disclosure, and shall reasonably and lawfully cooperate with the Disclosing Party to seek a protective order, confidential treatment, or other appropriate measures for such Confidential Information.

11. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

12. RIGHT TO SUBCONTRACT. The Company, in its sole discretion, may subcontract or delegate to an affiliate or third party any of its duties and obligations hereunder.

13. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

14. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

15. E-VERIFY. SOLitude utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

16. GOVERNING LAW. Except for the Mandatory Arbitration Clause in Section 17 of this Agreement, which is governed by and construed in accordance with the Federal Arbitration Act, this Agreement shall be governed by, and construed in accordance with, the laws of the state in which the Services are performed.

17. MANDATORY ARBITRATION. Any claim, dispute or controversy, regarding any contract, tort, statute, or otherwise ("Claim"), arising out of or relating to this Agreement or the relationships among the parties hereto shall be resolved by one arbitrator through binding arbitration administered by the American Arbitration Association ("AAA"), under the AAA Commercial or Consumer, as applicable, Rules in effect at the time the Claim is filed ("AAA Rules"). Copies of the AAA Rules and forms can be located at www.adr.org, or by calling 1-800-778-7879. The arbitrator's decision shall be final, binding, and non-appealable. Judgment upon the award may be entered and enforced in any court having jurisdiction. This clause is made pursuant to a transaction involving interstate commerce and shall



be governed by the Federal Arbitration Act. Neither party shall sue the other party other than as provided herein or for enforcement of this clause or of the arbitrator's award; any such suit may be brought only in Federal District Court for the District in which the services were performed or, if any such court lacks jurisdiction, in any state court that has jurisdiction. The arbitrator, and not any federal, state, or local court, shall have exclusive authority to resolve any dispute relating to the interpretation, applicability, unconscionability, arbitrability, enforceability or formation of this Agreement including any claim that all or any part of the Agreement is void or voidable. Venue for arbitration hereunder shall be within the state where the customer's property, that is the subject of the services provided, is located.

18. ASSIGNMENT. The Company may assign this Agreement to a related or affiliated entity upon written notice to the Customer.

19. NOTICES. All notices, requests, consents, claims, demands, waivers and other communications hereunder shall be in writing and shall be directed to the individuals and addresses listed in the signature block. Notices sent in accordance with this Section shall be deemed effectively given: (a) when received, if delivered by hand (with written confirmation of receipt); (b) when received, if sent by a nationally recognized overnight courier (receipt requested); or (c) on the third (3rd) business day after the date mailed, by certified or registered mail, return receipt requested, postage prepaid.

20. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that may result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude. Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The Customer is responsible for notifying SOLitude in advance of the contract signing and the start of the Agreement if they utilize any of the water in their lakes or ponds for irrigation purposes. The Customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the Customer for irrigation without the consent or knowledge of SOLitude. Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes, lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the Customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The Customer also understands and accepts that similar risks would remain even if no work was performed. The Customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of SOLitude, unless there is willful negligence on the part of SOLitude.

21. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

22. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event



that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

23. SEVERABILITY. If any part of this Agreement is held to be invalid or unenforceable for any reason, the remaining Terms and Conditions of this Agreement shall remain in full force and effect.

By signing below, the parties agree to be bound by the terms and conditions of this Agreement and any accompanying schedules as of the Effective Date.

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

Bonnett Creek CDD

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

Customer's Address for Notice Purposes:

**SOLitude Lake Management, LLC
1320 Brookwood Drive Suite H
Little Rock AR 72202**

Please Mail All Notices and Agreements to:

**SOLitude Lake Management, LLC
1253 Jensen Drive, Suite 103
Virginia Beach, VA 23451**



SCHEDULE A – SCOPE OF SERVICES

**A SOLitude Aquatic Specialist will visit the site and inspect the pond(s) two (2) times per month.
Water Quality Test will be performed one (1) time per year.**

Aquatic Weed Control:

1. Any growth of undesirable aquatic weeds and vegetation found in the lake(s) with each inspection shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the specific varieties of aquatic weeds and vegetation found at the time of application.
2. Invasive and unwanted submersed and floating vegetation will be treated and controlled preventatively and curatively each spring and early summer through the use of systemic herbicides at the rate appropriate for control of the target species. Application rates will be designed to allow for selective control of unwanted species while allowing for desirable species of submersed and emergent wetland plants to prosper.

Shoreline Weed Control:

1. Shoreline areas will be inspected for any growth of cattails, phragmites, or other unwanted shoreline vegetation found within the lake areas shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required for control of the plants present at time of application.
2. Any growth of unwanted plants or weeds growing in areas where stone has been installed for bank stabilization and erosion control shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the unwanted growth present at the time of application.

Algae Control:

1. Any algae found in the lake(s) with each inspection shall be treated and controlled through the application of algaecides, aquatic herbicides, and aquatic surfactants as needed for control of the algae present at the time of service.

Trash Removal:

1. Trash will be removed from the lake(s) and disposed of off site. Any large item or debris that is not easily and reasonably removable by one person during the routine visit will be removed with the Customer's approval for an additional fee. Routine trash and debris removal services are for the lake areas only, and do not include any trash or debris removal from the surrounding terrestrial (dry land) areas.

Water Quality Monitoring:

1. Lake water samples will be taken and tested for the following parameters:
Temperature Dissolved Oxygen
pH
1. The results of the tests along with recommendations and analysis of the results will be provided to the Customer in a written report following each testing period.



2. Any data collected that needs immediate action to resolve an issue will be brought to the Customer's attention at once.

Service Reporting:

1. Customer will be provided with a service report detailing all of the work performed as part of this Agreement after each visit.

Permitting (when applicable):

1. SOLitude staff will be responsible for the following:
 - a. Obtaining any Federal, state, or local permits required to perform any work specified in this Agreement where applicable.
 - b. Attending any public hearings or meetings with regulators as required in support of the permitting process.
 - c. Filing of any notices or year-end reports with the appropriate agency as required by any related permit.
 - d. Notifying the Customer of any restrictions or special conditions put on the site with respect to any permit received, where applicable.

Customer Responsibilities (when applicable):

1. Customer will be responsible for the following:
 - a. Providing information required for the permit application process upon request.
 - b. Providing Certified Abutters List for abutter notification where required.
 - c. Perform any public filings or recordings with any agency or commission associated with the permitting process, if required.
 - d. Compliance with any other special requirements or conditions required by the local municipality.
 - e. Compliance and enforcement of temporary water-use restrictions where applicable.

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this Agreement will meet or



exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.

6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense. The application method and equipment (boat, ATV, backpack, etc.) used is determined by our technician at the time of the treatment to ensure the most effective method is provided for optimal results.
7. Any technician visit that will require the application of any pesticide (to include herbicides and algaecides) must be scheduled by the Wednesday prior to the week of the visit.



SCHEDULE B – PRICING SCHEDULE

Total Price: **\$2,976.00**

Invoice Amount: **\$248.00**

Invoice Frequency: **Monthly**

SECTION XIII

SECTION B

SECTION 1

August 26, 2026

Via email: gflint@gmscfl.com

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

Re: Consulting Engineer's Report per Section 9.21 of Master Trust Indenture
Bonnet Creek Resort Community Development District Capital Improvements

Dear Mr. Flint:

In accordance with Section 9.21 of the Master Trust Indenture and as requested by your office, we have completed a review of the Bonnet Creek Resort Community Development District Capital Improvements. We find the project is being maintained in good repair.

We also point out that during our on-site observation, we noted several items that may require further review and require attention. Those items will be provided to the Property Manager for consideration.

We have reviewed the proposed Operations and Maintenance budget for the fiscal year 2027 and believe that with expenses adjusted in accordance with comments below and with consideration of the proposed "transfer out" funds from the proposed General Budget being available to accommodate those adjustments, it is sufficient for the continued proper maintenance of the above referenced District facilities. We offer the following observations.

- There are several items including professional services line items which typically reflect the same expenses/fees as FY 2026. These items should be reviewed for potential increases to accommodate inflation and/or revised contracts.
- The budget for Property Insurance may require adjustment to be consistent with adjustments to the insured values as discussed below.

In addition, in accordance with Section 9.14 of the Master Trust Indenture, we have reviewed the current limits of property insurance coverage, and we believe that they are generally adequate to cover the improvements owned by the District. However, we do recommend that the District revisit the replacement costs of the items listed in the Property Schedule and make any adjustments appropriate due to current pricing and improvements to the facilities and adjust the coverage accordingly.

- All Items – Consider adjustments to value based on replacement costs updated for inflation.

It is our understanding as represented by District staff that the proposed insurance carrier will be the same and coverage for FY 2027 will be the similar to that for FY 2026, which is the insurance package that we have been furnished for review.

Bonnet Creek Resort Community Development District
Re: Consulting Engineer's Report per Section 9.21 of
Master Trust Indenture Bonnet Creek Resort Community
Development District Capital Improvements
August 26, 2026
Page 4

As we are not insurance professionals, we have done our best to provide our opinions regarding the referenced documents. We suggest that our comments be reviewed by your insurance professionals for a professional opinion.

Sincerely,

LJA Services, Inc.

A handwritten signature in black ink, appearing to read 'Robert A. Schanck', with a large, stylized loop at the end.

Robert A. Schanck, PE
Sr. Vice President

RAS/lt

c: Jan Carpenter, Esquire, Latham, Luna, Eden & Beaudine, LLP
Jay Lazarovich, Esquire, Latham, Luna, Eden & Beaudine, LP
Clayton Smith, Governmental Management Services – Central Florida, LLC

MEMORANDUM

DATE: August 26, 2026

TO: George Flint, Governmental Management Services – Central Florida, LLC

COPY: Jan Carpenter and Jay Lazarovich; Latham, Luna, Eden & Beaudine, LLP
Clayton Smith; Governmental Management Services – Central Florida, LLC

FROM: LJA Services, Inc., as District Engineer; Robert Schanck, P.E., Sr. Vice President

RE: Bonnet Creek Resort – Chelonia Parkway

During our on-site observations on July 8, 2026, for the Annual Bond Holder Report we noticed several items that may need attention and are identified in this memorandum.

Bridge observations are not included as these are provided by a separate consultant under contract with FDOT. A bridge inspection report was prepared for the District by Ayres Associates, Inc. dated August 14, 2025 (Inspection Date – July 01, 2025) with certain recommendations. A copy of that report is included as an appendix in our 2026 field observation memorandum.

Many items noted to be of concern in previous reports have been addressed. To simplify this 2026 report, all items are updated as to the current status. These comments generally supersede and replace the previous comments in prior reports. Various photos are provided. Often, these are representative of multiple conditions and are not intended to document every incident or occurrence. All photo references are to 2026 photos which are attached hereto.

Field Observations from July 8, 2026

Irrigation Metering Stations – Five stations were observed and appear to be in good condition. At several locations, the protective bollards need repainting. (See Photo 59.)

The irrigation backflow preventer assembly appears to be leaking and in need of repair. (See Photo 66.)

Well Site – The well site and prior location of the irrigation pump station were observed and appear to be in good condition. (See Photo 69.)

Pavement – The pavement resurfacing project for Chelonia Parkway was completed during the fourth quarter of 2024. There were no deficiencies noted in the roadway pavement during our on-site observations for this memo.

Sidewalks – Sidewalk defects have been reported for several years. Extensive repairs of damaged sidewalks have been made. Several sections of sidewalks with cracks and unevenness remain. Most of the observed cracks have not separated significantly and do not warrant repair at this time (Photos 23, 25, 33, 34, 37, 38,

39, 44, 45, 56, 72, and 80) however, the several sections of unevenness appear to be a potential tripping hazard and should be inspected and repaired as needed. (See Photos 46, 50, 51, and 79.)

Please note that neither the observation nor this report attempts to identify all defects in the sidewalks. Ongoing/periodic observation of sidewalks for separating cracks and sections that may settle, and repair of same as needed, is recommended. Also monitor expansion joints for satisfactory filler material to correct drops or gaps.

Underdrain Clean-out Plugs – Over the years, numerous underdrain clean-out plugs were noted as missing or broken throughout the property—This has been substantially corrected; however, several missing plugs were observed. (See Photos 35, 36, 63, and 75.)

Retaining Walls -

Damaged Mitered End Sections – Several MES at the retaining wall are cracked, undercut, or partially clogged with vegetation and/or debris and should be repaired. (See Photos 4, 5, 8, 12, and 26.)

Cap Alignment – Occasional caps have been shifted/displaced, and repair should be considered to prevent further damage to the wall. (See Photos 20, 28, 30, and 31.)

Erosion at Wall Ends – Erosion continues to occur in the areas adjacent to the retaining wall ends. It appears that stabilizing mats and gravel remedies have been installed with some success; however ongoing maintenance is still required as some blocks have become displaced. Stabilizing vegetation could be considered. (See Photo 30.)

Irrigation Lines – Irrigation lines in the areas of the retaining walls are in disrepair. Suggest that the future intentions for the system be determined and repaired or removed accordingly. (See Photos 21, 26, and 29.)

General Maintenance – Because the wall caps are above grade in many areas, it appears that runoff may be travelling along the backside of the wall cap and tunneling under the wall at low points. Animal burrows are also recurring and present. These areas should be monitored periodically during the rainy season to observe any potential issues before they become problems.

Tunneling/Burrowing – There are occasional occurrences of tunneling/burrowing either from water seeping or animal burrows. (See Photo 22.)

Ground Cover Adjacent Walls – Continue to remove/prevent ground cover adjacent to the wall to eliminate the need to mow adjacent the wall caps with potential to bump and dislocate the caps as several have been displaced.

Erosion – Erosion continues to occur in the areas adjacent to the retaining wall ends as discussed above. Ongoing monitoring of repairs/improvements is recommended until the conditions are stabilized.

Trash - Trash is accumulating in areas along the low side of the retaining walls and/or mitered end sections. This is an ongoing condition requiring periodic attention. (See Photo 26.)

Roadway Curbing – Cracked and damaged curb was observed at several locations. Repairs to damaged curbs should be considered. (See Photos 1, 3, 16, 17, 42, 43, 48, and 62.)

The crosswalk at the delivery entrance for the Wyndham Bonnet Creek Resort is cracked and uneven at the joints and collecting water. Repair should be considered to prevent further erosion under the crosswalk and adjacent roadway. (See Photos 42 and 43)

Irrigation Pump Station – Vegetation around the enclosure should be kept trimmed so that access to the electrical rack and panel is maintained. (See Photo 68.)

Multiple Pipe Systems Crossing the Parkway – Undermining of mitered end section on the east and west sides of road is occurring. Vegetation/debris is collecting in several mitered end sections. (See Photos 71, 73, 74, and 78.)

Sidewalks/Inlet Top Joints – Work has been done at the inlets located on the north side of Chelonia Parkway east of the Waldorf access road to grind edges of the inlet tops to reduce vertical elevation differences between inlet tops and sidewalk. Some gaps between sidewalk panels and inlet tops/curbs remain and should be filled with appropriate joint filling materials. Sidewalk cracking was observed which should be monitored and the panels replaced if separation or displacement occurs. (See Photo 79.)

Eastern Stormwater Management Systems – Similar to last year's report, the stormwater management swales located north of the cul-de-sac remain completely overgrown with wetland vegetation although the maintenance berms are clear and mowed. The northerly discharge structure is completely overgrown and was not observable; the discharge structure in the wetland was barely visible. These conditions should be corrected immediately. (See Photo 77.)

The original stormwater management swales located south of the cul-de-sac have been replaced by a newer system constructed with the JW Marriot Hotel. The structures are relatively new and in well maintained condition but overgrown. Vegetative overgrowth runs throughout the pond. Growth in the outfall flume is occurring. (See Photos 81 and 82.)

As previously reported, the JW Marriot fencing surrounding the stormwater management facility has several locations where the fence spans drainage flumes from the paved areas into the pond. The spanning sections do not appear low enough to prevent children from crawling under. The CDD should cause this to be corrected or consider any potential liability that might result from this condition.

Curb Ramps – During recent years most of the curb ramps have been replaced or modified. There are three driveways providing access to the canal maintenance berms on the east and north side of Chelonia Parkway and one driveway on the south side that cross the sidewalk. A field review and verification of ADA compliance by a qualified professional is recommended for all the curb ramps and driveway crossings on Chelonia Parkway wherever such verification has not previously been obtained.

Miscellaneous Observations

Utility marker posts at multiple locations along the roadway are displaced or overturned and should be righted. (See Photos 55, 58, 61, and 67.)

The covers on multiple street light electric boxes, utility risers and irrigation control boxes are cracked and/or covered with debris and should be cleaned and/or replaced where necessary. (See Photos 40, 47, 49, and 53.)

The concrete platform for a utility junction box has been undermined by erosion. Repair should be considered to prevent further erosion. (photo 57)

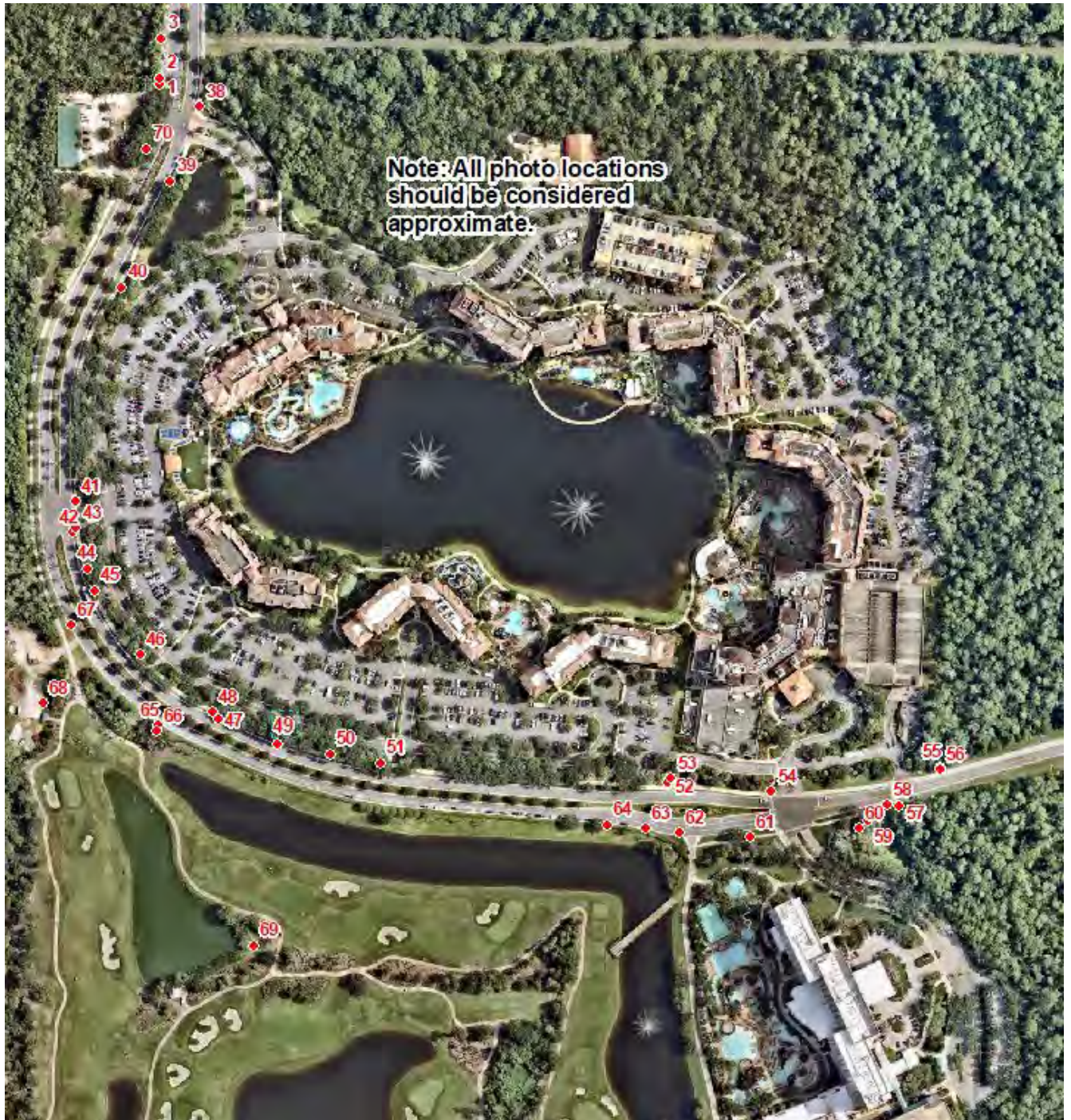
A sign panel appears to be missing from a post along Chelonia Parkway west of Bonnet Creek Resort Lane. Replacement should be considered. (See Photo 64.)

KF/lt

Locations shown have been approximated.



Locations shown have been approximated.



Locations shown have been approximated.





PHOTO 1
Concrete curb- broken/cracking



PHOTO 2
Concrete curb- sediment build up along gutter



PHOTO 3
Concrete curb- broken/cracking near inlet



PHOTO 4
Mitered end sections- with ground erosion, cracks in concrete



PHOTO 5
Mitered end section- with cracks in concrete



PHOTO 6
Chain link fence- several sections damaged and no longer intact/functional



PHOTO 7

Lawn sprinklers- several are damaged and possibly no longer functional



PHOTO 8

Mitered end sections- several with cracks in concrete



PHOTO 9
Lawn sprinklers- multiple are tilted and possibly no longer functional



PHOTO 10
Control structure- debris on grate



PHOTO 11
Swale- Excess vegetation growth



PHOTO 12
Mitered end section- excess debris



PHOTO 13

Erosion/ground subsidence along concrete curb, Reclaim meter box- excess vegetation growth



PHOTO 14

Irrigation sign- view blocked by landscaping



PHOTO 15
Irrigation sign- faded and no longer legible



PHOTO 16
Concrete curb- broken/cracking



PHOTO 17
Brick paver- uneven, Concrete curb- broken/cracking



PHOTO 18
Metal railing – shifted/tilted



PHOTO 19
Sidewalk- broken/cracking



PHOTO 20
Retaining wall- blocks shifted/tilted



PHOTO 21
Irrigation lines- exposed



PHOTO 22
Tunneling/burrowing along retaining wall



PHOTO 23
Sidewalk- broken/cracking



PHOTO 24
Old MOT signage- left behind



PHOTO 25
Sidewalk- broken/cracking



PHOTO 26
Mitered end section- excess debris/vegetation growth, Irrigation lines- exposed



PHOTO 27
Recent MOT signage- left behind



PHOTO 28
Retaining wall- cap blocks displaced



PHOTO 29
Irrigation lines- exposed



PHOTO 30
Retaining wall- blocks displaced



PHOTO 31
Retaining wall- cap blocks displaced



PHOTO 32
Pre-cast Inlet- broken/cracking



PHOTO 33
Sidewalk- broken/cracking



PHOTO 34
Sidewalk- broken/cracking



PHOTO 35
Underdrain cleanout- cap broken



PHOTO 36
Underdrain cleanout- cap broken



PHOTO 37
Sidewalk- broken/cracking



PHOTO 38
Sidewalk- broken/cracking



PHOTO 39
Sidewalk- broken/cracking



PHOTO 40
Electrical junction box- excess debris covering



PHOTO 41
Brick wall- damaged/displaced



PHOTO 42
Concrete curb- broken/cracking, uneven at joints, holding water



PHOTO 43

Concrete curb- broken/cracking, uneven at joints, holding water



PHOTO 44

Sidewalk- broken/cracking



PHOTO 45
Sidewalk- broken/cracking



PHOTO 46
Sidewalk- broken/cracking, uneven at joints



PHOTO 47
Communication box/covering- broken



PHOTO 48
Concrete curb- broken/cracking



PHOTO 49
Electrical junction box- excess debris covering



PHOTO 50
Sidewalk- broken/cracking, uneven at joints



PHOTO 51
Sidewalk- uneven at joints



PHOTO 52
ADA ramp/Sidewalk- broken/cracking



PHOTO 53
Communication covering- over-turned



PHOTO 54
ADA ramp/Sidewalk- broken/cracking



PHOTO 55
Fiberoptic cable marker- over-turned



PHOTO 56
Sidewalk- broken/cracking



PHOTO 57
Concrete platform- undermined by erosion



PHOTO 58
Fiberoptic cable marker- over-turned



PHOTO 59
Bollards- rusted



PHOTO 60
Backflow preventer assembly- paint coat fading



PHOTO 61
Cable covering- broken



PHOTO 62
Concrete curb- broken/cracking



PHOTO 63
Underdrain cleanout- cap broken



PHOTO 64
Sign panel- missing



PHOTO 65
Old electrical panel- left behind



PHOTO 66
Irrigation backflow preventer assembly- leak observed



PHOTO 67
Fiberoptic cable marker- over-turned



PHOTO 68
Pump house/electrical panel- excess vegetation growth impeding access



PHOTO 69
Irrigation pond backup well and manifold



PHOTO 70
Pavement- minor birdbath



PHOTO 71
Mitered end section- cracks in concrete



PHOTO 72
Sidewalk- broken/cracking



PHOTO 73

Mitered end section- excess debris/vegetation growth



PHOTO 74

Mitered end section- cracks in concrete, excess debris/vegetation growth



PHOTO 75
Underdrain cleanout- cap broken



PHOTO 76
Backflow preventer assembly- paint coat fading



PHOTO 77
Control structure- excess vegetation growth



PHOTO 78
Mitered end section- excessive debris impeding flow



PHOTO 79
Sidewalk- broken/cracking



PHOTO 80
Sidewalk- broken/cracking



PHOTO 81
Control structure/flume- excess vegetation growth



PHOTO 82
Concrete weir- excess vegetation growth

APPENDIX
Bridge Inspection Report

Prepared by: Ayers Associates

July 1, 2025

FLORIDA DEPARTMENT OF TRANSPORTATION
BRIDGE MANAGEMENT SYSTEM
Inspection/CIDR/Bridge Profile Report with PDF attachment(s)
Inspection

Structure ID: 756500**DISTRICT: D5 - Deland****INSPECTION DATE: 7/1/2025 DDTO**

BY:	Ayres Associates	STRUCTURE NAME:	Michael W. McGowan Memorial Bridge
OWNER:	26 Private (nonRailroad)	YEAR BUILT:	2003
MAINTAINED BY:	26 Private (nonRailroad)	SECTION NO.:	75 000 110
STRUCTURE TYPE:	5 Prestressed Concrete - 02 Stringer/Girder	MP:	0.166
LOCATION:	0.8 Mi S of Buena Vista D	ROUTE:	00000
SERV. TYPE ON:	5 Highway-Pedestrian	FACILITY CARRIED:	Chelonia Pkwy
SERV. TYPE UNDER:	5 Waterway	FEATURE INTERSECTED:	Bonnet Canal

☐ FUNCTIONALLY OBSOLETE☐ STRUCTURALLY DEFICIENT

TYPE OF INSPECTION: Regular NBI

DATE FIELD INSPECTION WAS PERFORMED: ABOVE WATER: 7/1/2025 UNDERWATER: 7/1/2025

SUFFICIENCY RATING: 92.8

HEALTH INDEX: 94.4

FLORIDA DEPARTMENT OF TRANSPORTATION
BRIDGE MANAGEMENT SYSTEM
Inspection/CIDR/Bridge Profile Report with PDF attachment(s)
Inspection

Structure ID: 756500

DISTRICT: D5 - Deland

INSPECTION DATE: 7/1/2025 DDTO

BY: Ayres Associates	STRUCTURE NAME: Michael W. McGowan Memorial Bridge
OWNER: 26 Private (nonRailroad)	YEAR BUILT: 2003
MAINTAINED BY: 26 Private (nonRailroad)	SECTION NO.: 75 000 110
STRUCTURE TYPE: 5 Prestressed Concrete - 02 Stringer/Girder	MP: 0.166
LOCATION: 0.8 Mi S of Buena Vista D	ROUTE: 00000
SERV. TYPE ON: 5 Highway-Pedestrian	FACILITY CARRIED: Chelonia Pkwy
SERV. TYPE UNDER: 5 Waterway	FEATURE INTERSECTED: Bonnet Canal

- ☐ THIS BRIDGE CONTAINS FRACTURE CRITICAL COMPONENTS
- ☐ THIS BRIDGE IS SCOUR CRITICAL
- ☐ THIS REPORT IDENTIFIES DEFICIENCIES WHICH REQUIRE PROMPT CORRECTIVE ACTION
- ☐ FUNCTIONALLY OBSOLETE ☐ STRUCTURALLY DEFICIENT

TYPE OF INSPECTION: Regular NBI

DATE FIELD INSPECTION WAS PERFORMED: ABOVE WATER: 7/1/2025 UNDERWATER: 7/1/2025

OVERALL NBI RATINGS:

DECK: 8 Very Good	CHANNEL: 8 Protected
SUPERSTRUCTURE: 8 Very Good	CULVERT: N N/A (NBI)
SUBSTRUCTURE: 8 Very Good	SUFF. RATING: 92.8
PERF. RATING: Excellent	HEALTH INDEX: 94.4

FIELD PERSONNEL / TITLE / NUMBER:**INITIALS**

Narvaez, Ricardo - Bridge Inspector (CBI #00447) (lead)

Kuck, Eddie - Assistant Bridge Inspector

Staley, Stephen - Assistant Bridge Inspector

RSN

REVIEWING BRIDGE INSPECTION SUPERVISOR:

Maslyn, Rick - Bridge Inspector (CBI #00271)

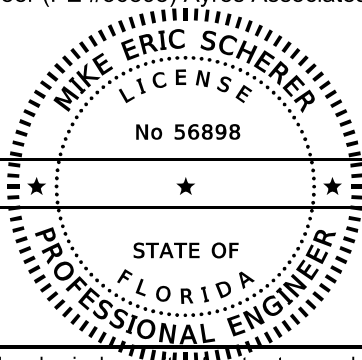
RM

CONFIRMING REGISTERED PROFESSIONAL ENGINEER:

Scherer, Michael - Professional Engineer (PE #56898) Ayres Associates (CA #4356)
 8875 Hidden River Pkwy
 Suite 200
 Tampa FL 33637

SIGNATURE: _____

DATE: _____



THIS ITEM HAS BEEN DIGITALLY
 SIGNED AND SEALED BY

Michael E
 Scherer

Digitally signed by Michael E. Scherer
 DN: cn=Michael E. Scherer, o=US,
 o=AYRES ASSOCIATES,
 email=scherer@ayresassociates.com
 Date: 2025.08.06 16:41:43 -0400

ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE
 NOT CONSIDERED SIGNED AND SEALED
 AND THE SIGNATURE MUST BE VERIFIED
 ON ANY ELECTRONIC COPIES.

This report contains information relating to the physical security of a structure and depictions of the structure. This information is confidential and exempt from public inspection pursuant to sections 119.071(3)(a) and 119.071(3)(b), Florida Statutes. Only the cover page of this report may be inspected and copied.

FLORIDA DEPARTMENT OF TRANSPORTATION
BRIDGE MANAGEMENT SYSTEM
Inspection/CIDR/Bridge Profile Report with PDF attachment(s)
Inspection

Structure ID: 756500

DISTRICT: D5 - Deland

INSPECTION DATE: 7/1/2025 DDTO

All Elements

DECKS : Decks/Slabs

Str Unit	Elem/Env	Description	Qty1	%1	Qty2	%2	Qty3	%3	Qty4	%4	T Qty
Structure Unit 1	12 / 3	Re Concrete Deck	6195	100	0	.	0	.	0	.	6195 sq.ft

Element Inspection Notes:

12/3 Note: The deck underside is not visible due to metal stay-in-place forms.

There are utilities (number and type shown below) attached to the deck underside as follows:

Left Side: 1 - 4in. steel

Bay 1: 2 - 9in. cast iron

Bay 2: 3 - 6in. fiberglass (previously cast iron)

Bay 4: 4 - 6in. fiberglass (previously cast iron)

Bay 5: 3 - 6in. fiberglass

Right Side: 1 - 16in. water main

INCIDENTAL:

The left (north) sidewalk has a structure length longitudinal crack up to 1/64 in. wide 12 in. from the barrier wall - NO CHANGE.

The left (north) sidewalk has minor transverse and diagonal cracks 1/64 in. W randomly throughout - NO CHANGE.

PREVIOUS CORRECTIVE ACTION EVALUATION:

Although not previously recommended, the dirt and debris along the curb and both barrier walls has been removed.

DECKS : Joints

Str Unit	Elem/Env	Description	Qty1	%1	Qty2	%2	Qty3	%3	Qty4	%4	T Qty
Structure Unit 1	301 / 3	Pourable Joint Seal	153	92.17	9	5.42	4	2.41	0	.	166 ft
Structure Unit 1	2320 / 3	Seal Adhesion	0	.	1	20	4	80	0	.	5 ft
Structure Unit 1	2360 / 3	Adjacent Deck or Header	0	.	8	100	0	.	0	.	8 ft

Element Inspection Notes:

301/3 CS3 (2320) = Bent 3 joint seal has an 18 in. L area of full adhesion loss at the right (south) white edge line - NO CHANGE. Refer to Photo 1. REPAIR (2FT)

CS3 (2320) = Bent 3 joint seal has a 9 in. L area of full adhesion loss at the center yellow skip line - NO CHANGE. REPAIR (1FT)

CS3 (2320) = Bent 3 joint seal has (2) 6 in. L areas of full adhesion loss in the center of the westbound travel lane - NO CHANGE. REPAIR (1FT)

CS2 (2360) = Abutment 1 joint header has (4) minor spalls up to 5 in. L x 1 in. W x 1/2 in. D - NO CHANGE. REPAIR (4FT)

CS2 (2360) = Abutment 4 joint header has (4) minor spalls up to 5 in. L x 1 in. W x 1/2 in. D - NO CHANGE. REPAIR (4FT)

CS2 (2320) = Abutment 1 joint seal has a minor area of adhesion loss in the eastbound travel lane 2 ft. from the center yellow skip line - NO CHANGE. REPAIR (1FT)

FLORIDA DEPARTMENT OF TRANSPORTATION
BRIDGE MANAGEMENT SYSTEM
Inspection/CIDR/Bridge Profile Report with PDF attachment(s)
Inspection

Structure ID: 756500

DISTRICT: D5 - Deland

INSPECTION DATE: 7/1/2025 DDTO

CS1 = The expansion joints have a light to moderate accumulation of dirt throughout - NO CHANGE.

PREVIOUS CORRECTIVE ACTION EVALUATION:

Repair all joint header spalls and areas of adhesion loss - NOT COMPLETED.

2320/3 Refer to Parent Element

2360/3 Refer to Parent Element

MISCELLANEOUS : Channel

Str Unit	Elem/Env	Description	Qty1	%1	Qty2	%2	Qty3	%3	Qty4	%4	T Qty
Structure Unit 1	8290 / 3	Channel	1	100	0	.	0	.	0	.	1 (EA)

Element Inspection Notes:

8290/3 No Notes

MISCELLANEOUS : Other Elements

Str Unit	Elem/Env	Description	Qty1	%1	Qty2	%2	Qty3	%3	Qty4	%4	T Qty
Structure Unit 1	321 / 3	Re Conc Approach Slab	1220	99.19	0	.	10	0.81	0	.	1230 sq.ft
Structure Unit 1	1080 / 3	Delamination/Spall/Patched Area	0	.	0	.	10	100	0	.	10 sq.ft

Element Inspection Notes:

321/3 CS3 (1080) = The west approach slab has a spall 8 in. L x 5 in. W x 1/2 in. D approximately 2 ft. from the right (south) barrier at the approach roadway transition - NO CHANGE. (1FT)

CS3 (1080) = The east approach slab has minor edge spalling 8 ft. L x 1 in. W x up to 1 in. D at the center yellow skip line along the approach roadway transition - NO CHANGE. Refer to Photo 2. (8FT)

CS3 (1080) = The east approach slab has a spall 9 in. L x 2 in. W x 1/2 in. D approximately 5 ft. from the right (south) barrier at the approach roadway transition - NO CHANGE. Refer to Photo 2. (1FT)

INCIDENTAL:

The approach curbs and sidewalks have transverse and longitudinal cracks up to 1/4in. wide - NO CHANGE.

PREVIOUS CORRECTIVE ACTION EVALUATION:

Repair delamination at the northwest approach barrier at the approach roadway transition - COMPLETED.

Repair cracks in approach roadway and sidewalk - Partially repaired. The approach roadway has been repaved.

Although not previously recommended, the roadway has been restriped.

1080/3 Refer to Parent Element

MISCELLANEOUS : Other Elements

Str Unit	Elem/Env	Description	Qty1	%1	Qty2	%2	Qty3	%3	Qty4	%4	T Qty
----------	----------	-------------	------	----	------	----	------	----	------	----	-------

FLORIDA DEPARTMENT OF TRANSPORTATION
BRIDGE MANAGEMENT SYSTEM
Inspection/CIDR/Bridge Profile Report with PDF attachment(s)
Inspection

Structure ID: 756500

DISTRICT: D5 - Deland

INSPECTION DATE: 7/1/2025 DDT0

Structure Unit 1	8475 / 3	R/Conc Walls	60	100	0	.	0	.	0	.	60 ft
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Element Inspection Notes:

8475/3 No Notes

SUBSTRUCTURE : Substructure

Str Unit	Elem/Env	Description	Qty1	%1	Qty2	%2	Qty3	%3	Qty4	%4	T Qty
Structure Unit 1	215 / 3	Re Conc Abutment	87	100	0	.	0	.	0	.	87 ft

Element Inspection Notes:

215/3 INCIDENTAL:
 There is light dirt, debris and staining on the abutment caps - NO CHANGE.

SUBSTRUCTURE : Substructure

Str Unit	Elem/Env	Description	Qty1	%1	Qty2	%2	Qty3	%3	Qty4	%4	T Qty
Structure Unit 1	226 / 3	Pre Conc Pile	0	.	0	.	12	100	0	.	12 (EA)
Structure Unit 1	1080 / 3	Delamination/Spall/Patched Area	0	.	0	.	12	100	0	.	12 (EA)

Element Inspection Notes:

226/3 CS3 (1080) = Several piles have construction related corner scrapes up to 30in. x 6in. x 3/4in. deep - NO CHANGE. Refer to Photo 3. (12EA)

The piles have scale damage up to 1/4in. deep - NO CHANGE.

1080/3 Refer to Parent Element

SUBSTRUCTURE : Substructure

Str Unit	Elem/Env	Description	Qty1	%1	Qty2	%2	Qty3	%3	Qty4	%4	T Qty
Structure Unit 1	234 / 3	Re Conc Pier Cap	77	100	0	.	0	.	0	.	77 ft

Element Inspection Notes:

234/3 INCIDENTAL:
 There is light water staining on the intermediate bent caps - NO CHANGE.

SUBSTRUCTURE : Substructure

Str Unit	Elem/Env	Description	Qty1	%1	Qty2	%2	Qty3	%3	Qty4	%4	T Qty
Structure Unit 1	8396 / 3	Other Abutment Slope Protection	6990	100	0	.	0	.	0	.	6990 (SF)

Element Inspection Notes:

8396/3 Note: This element represents the loose rock rubble slope protection. The east slope protection extends underwater to Bent 3.

INCIDENTAL:
 There is moderate to heavy vegetation growing in the radius areas of the slope protection - NO CHANGE.

The tree that was previously removed from the slope protection at the south end of Abutment 1 is growing back - NEW.

FLORIDA DEPARTMENT OF TRANSPORTATION
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Inspection

Structure ID: 756500

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INSPECTION DATE: 7/1/2025 DDTO

SUPERSTRUCTURE : Bearings

Str Unit	Elem/Env	Description	Qty1	%1	Qty2	%2	Qty3	%3	Qty4	%4	T Qty
Structure Unit 1	310 / 3	Elastomeric Bearing	36	100	0	.	0	.	0	.	36 each

Element Inspection Notes:

310/3 No Notes

SUPERSTRUCTURE : Superstructure

Str Unit	Elem/Env	Description	Qty1	%1	Qty2	%2	Qty3	%3	Qty4	%4	T Qty
Structure Unit 1	109 / 3	Pre Opn Conc Girder/Beam	900	100	0	.	0	.	0	.	900 ft

Element Inspection Notes:

109/3 INCIDENTAL:
The lower portion of the poured beam ends for the exterior beams at the intermediate bents have minor cracking - NO CHANGE.

Fiber board is hanging below the diaphragm - NO CHANGE.

SUPERSTRUCTURE : Superstructure

Str Unit	Elem/Env	Description	Qty1	%1	Qty2	%2	Qty3	%3	Qty4	%4	T Qty
Structure Unit 1	331 / 3	Re Conc Bridge Railing	298	99.33	0	.	2	0.67	0	.	300 ft
Structure Unit 1	1080 / 3	Delamination/Spall/Patched Area	0	.	0	.	2	100	0	.	2 ft

Element Inspection Notes:

331/3 Note: There is a PVC utility attached to the outside of the left barrier.

CS3 (1080) = The left barrier, 6 ft. west of Abutment 4, has a spall in the top face 24in. x 6in. x 1in. - NEW. Refer to Photo 4. REPAIR (2FT)

INCIDENTAL:
The Stucco façade on the barrier walls has map cracking less than 1/64in. wide - NO CHANGE.

1080/3 Refer to Parent Element

Total Number of Elements*: 12

*excluding defects/protective systems

Structure Notes

BRIDGE OWNER: BONNET CREEK DEVELOPMENT DISTRICT-Bridge will be inspected under the Local Government Bridge Inspection Contract. CONTACT INFORMATION-Mr. John Florio Donald W. Macintosh Associates, 2200 Park Avenue North Winter Park, Florida 32789 Phone 407-644-4068

Bridge was inventoried from west to east.

TRAFFIC RESTRICTIONS:

Based on the current load rating analysis dated 06/27/03, posting is not required. The structure is not posted.

**FLORIDA DEPARTMENT OF TRANSPORTATION
BRIDGE MANAGEMENT SYSTEM**
Inspection/CIDR/Bridge Profile Report with PDF attachment(s)
Inspection

Structure ID: 756500

DISTRICT: D5 - Deland

INSPECTION DATE: 7/1/2025 DDTO

INSPECTION NOTES: **DDTO** **7/1/2025**

LOAD CAPACITY EVALUATION: A cursory review of the current load rating analysis dated 06/27/03 was conducted during this inspection by Michael Scherer, P.E. on 7/15/2025. The findings of this review and inspection reveal no substantial deterioration, geometric changes or additional dead load to the bridge that warrants the need for a new load rating analysis; therefore, the current load rating is considered applicable.

The lead underwater inspector for the current routine inspection is Ricardo Narvaez (CBI #00447).

The following underwater elements were inspected:

226 Pre Conc Pile - Bents 2 and 3 each with six 24in. Concrete Piling

8290 Channel

8396 Other Abutment Slope Protection

Sufficiency Rating Calculation Accepted 7/15/2025.

FLORIDA DEPARTMENT OF TRANSPORTATION
BRIDGE MANAGEMENT SYSTEM
 Inspection/CIDR/Bridge Profile Report with PDF attachment(s)
 Inspection

Structure ID: 756500

DISTRICT: D5 - Deland

INSPECTION DATE: 7/1/2025 DDT0

Chelonia Parkway over Bonnet Canal0.8 MI South of Buena Vista Dr.

**FLORIDA DEPARTMENT OF TRANSPORTATION
BRIDGE MANAGEMENT SYSTEM**
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Inspection

Structure ID: 756500

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East Approach

**FLORIDA DEPARTMENT OF TRANSPORTATION
BRIDGE MANAGEMENT SYSTEM**
Inspection/CIDR/Bridge Profile Report with PDF attachment(s)
Inspection

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DISTRICT: D5 - Deland

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North Elevation

**FLORIDA DEPARTMENT OF TRANSPORTATION
BRIDGE MANAGEMENT SYSTEM
Inspection/CIDR/Bridge Profile Report with PDF attachment(s)
Inspection**

Structure ID: 756500

DISTRICT: D5 - Deland

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Photo 1: Element 301 Pourable Joint Seal

Bent 3 joint seal adhesion failure.

REPAIR RECOMMENDATION:

Repair all joint header spalls and areas of adhesion loss.

**FLORIDA DEPARTMENT OF TRANSPORTATION
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Inspection

Structure ID: 756500

DISTRICT: D5 - Deland

INSPECTION DATE: 7/1/2025 DDT0



Photo 2: Element 321 Re Conc Approach Slab

East approach slab minor edge spalling at approach roadway transition.

REPAIR RECOMMENDATION:
None.

**FLORIDA DEPARTMENT OF TRANSPORTATION
BRIDGE MANAGEMENT SYSTEM**
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Inspection

Structure ID: 756500

DISTRICT: D5 - Deland

INSPECTION DATE: 7/1/2025 DDTO



Photo 3: Element 226 Pre Conc Pile

Pile 2-6 spall at northeast corner.

REPAIR RECOMMENDATION:
None.

**FLORIDA DEPARTMENT OF TRANSPORTATION
BRIDGE MANAGEMENT SYSTEM**
Inspection/CIDR/Bridge Profile Report with PDF attachment(s)
Inspection

Structure ID: 756500

DISTRICT: D5 - Deland

INSPECTION DATE: 7/1/2025 DDTO



Photo 4: Element 331 Re Conc Bridge Railing

Left barrier spall

REPAIR RECOMMENDATION:
Repair spall on left barrier.

FLORIDA DEPARTMENT OF TRANSPORTATION BRIDGE MANAGEMENT SYSTEM BRIDGE INSPECTION REPORT

Bridge No: 756500

Inspection Date: 07/01/2025

LOAD RATING ANALYSIS SUMMARY

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
METRIC **L: LOAD CAPACITY INFORMATION** METRIC

FORM 850-010-06
MAINTENANCE - 09/95
Page 1 of 1

- BRIDGE DATA:**
 Bridge Number 756500 Date 06/18/03
 STR Type Main [BID Item B1(43)] Prestr Conc Multi Girders STR Type APR [BID Item B2(44)] _____
- POSTING DATE**
 Posted No If yes, Existing _____ Posting Needed No If Yes, Proposed _____
 Restrictions _____ Restrictions _____
 BID Item H8(41) Open, no restriction BID Item H11(70) Equal to or above legal loads
 BID Item H7 (31) HS 20
- ANALYSIS DATA:**
 - Method of Analysis:**
☒ Load Factor
☐ Working Stress
 - Analysis System:**
☒ BARS
☐ SALOD
☐ BRUFEM
☐ Load Test
☒ Other Hand Calcs
 - Controlling Member Analyzed:**
Material:
☐ Steel
☒ Concrete
 ☐ Cast in Place
 ☐ Precast
☒ Prestressed
 ☐ Post Tensioned
☐ Timber
☐ Other _____
Span
☒ Simple
☐ Continuous
☐ Frame
Slab
☐ Non-Composite
☒ Composite
 - Analysis Based On:**
☒ Design Drawings
☐ As-Built Record Plans
☐ Shop Drawings
☐ Field Measurement
☐ Catalogs
☐ Sample Testing
☐ Other _____
 - Data Stored:**
☒ District Office
☐ Central Office
☐ Microfilm
☐ Bridge Owner
☐ Materials Test Lab
☐ Other _____
 - Function:**
☐ Slab
☐ Stringer
☐ Floor Beam
☒ Girder
☐ Culvert
☐ Truss
 - Substructure**
☐ Bent Construction
☐ Piling
☐ Cap
☐ Pier Construction
☐ Piling
☐ Footing
☐ Column
☐ Cap
 - Shape:**
☐ Rolled
☐ Built-up Welded
☐ Built-up Riveted
☐ Box Shape
☒ AASHTO Girders
☐ Other _____
 - Impact Factor:** 0.290
 B.I.D. Item H2B 1
 B.I.D. Item H9A 1
 B.I.D. Item H10A 1

4. Load Rating Summary Table:

LOAD RATING SUMMARY FOR OPERATING RATING (GROSS TONS)								
VEHICLE TYPE Metric Tons (U.S. Tons)	METRIC RATING (t)	U.S. RATING (T)	RATING FACTOR	SPAN NO.	SPAN LENGTH	CONTR. MEMBER	MOR V	LLDF
SU2 - 15.4 (17.0)	54.0	59.6	3.506	1-3	47.6'	G02	V	1.273
SU3 - 29.9 (33.0)	58.5	64.6	1.957	1-3	47.6'	G02	V	1.273
SU4 - 31.8 (35.0)	59.3	65.2	1.864	1-3	47.6'	G02	V	1.273
C3 - 25.4 (28.0)	74.7	82.3	2.941	1-3	47.6'	G02	V	1.273
C4 - 33.2 (36.6)	70.5	77.7	2.124	1-3	47.6'	G02	V	1.273
C5 - 36.3 (40.0)	71.5	78.8	1.970	1-3	47.6'	G02	V	1.273
ST5 - 36.3 (40.0)	85.2	93.8	2.346	1-3	47.6'	G02	V	1.273
HS20 - 32.7 (36.0)	63.7	70.2	1.949	1-3	47.6'	G02	V	1.273
HS20 - Inventory Rating	38.2	42.1	1.169					

t = Metric Ton = 1,000 kg

T = U.S. Ton = 2,000 pounds Mass

5. Comments:

G02: Spans 1-3, Interior Girder, AASHTO Type II Beam, LLDF = 1.273 per AASHTO. Impact factor = 0.290 per AASHTO

6. Computations:

Performed By P. St FortDate 06/18/03Checked By J. Huang, P. E.Date 6/18/03Reviewed By G. A. Klevens, P. E.Date 6/27/03

7. Responsible Engineer:

P.E. # 47187

Date _____

FLORIDA DEPARTMENT OF TRANSPORTATION BRIDGE MANAGEMENT SYSTEM BRIDGE INSPECTION REPORT

Bridge No: 756500

Inspection Date: 07/01/2025

FIELD PREPARATION

A. Tools and Equipment

Full Size Cargo Van:	Yes: <u>—</u>	No: <u>X</u>	Pick-up Truck:	Yes: <u>X</u>	No: <u>—</u>
Automobile:	Yes: <u>—</u>	No: <u>X</u>			
Camera:	Yes: <u>X</u>	No: <u>—</u>	Video:	Yes: <u>—</u>	No: <u>X</u>
NDT Equipment:	Yes: <u>—</u>	No: <u>X</u>			
NDT Type: N/A					
Binoculars:	Yes: <u>—</u>	No: <u>X</u>			
Diving Performed:	Yes: <u>X</u>	No: <u>—</u>	Max Depth:	<u>12.2 ft.</u>	Current: <u>None</u>

Dive Mode: Commercial Scuba

Hand Tools: (i.e. Chipping Hammer, 6' Ruler, etc.)

1. Standard Inspection Tools

3. Flashlights

5. Inspection Hand Tools

2. Chipping Hammers

4. Carpenter Ruler

Other: N/A

B. Services

Flag Crew: N/AElectrician: N/ASnooper: N/AOther: N/A

C. Scheduling (Brief Explanation)

Man Hours: 4 hrs. Dive Time: 1 hr. Travel Time: 6.0 hrs.

D. Site Conditions

Boat Needed: NO Type of Boat: N/ALocation of Boat Ramp: N/ALengthy Travel Required: NODifficult Access: NOWater Obviously Polluted: NOWater quality is fair (partially meets use): YESStrong Water Current: NOOther: NONE

E. UNDERWATER ELEMENTS INSPECTED:

Element: 226 Pre Conc Pile – Bents 2 and 3 each with six 24 in. concrete piling

Element: 8290 Channel

Element: 8396 Other Abutment Slope Protection

FLORIDA DEPARTMENT OF TRANSPORTATION BRIDGE MANAGEMENT SYSTEM

REPORT ID: INSP005

Inspection/CIDR/Bridge Profile Report with PDF attachment(s)

Structure ID: 756500

CIDR

DATE PRINTED: 8/6/2025

Description

Structure Unit Identification

Bridge/Unit Key: 756500 1
 Structure Name: Michael W. McGowan Memorial Bridge
 Description: Main
 Type: M - Main

Roadway Identification

NBI Structure No (8): 756500
 Position/Prefix (5): 1 - Route On Structure
 Kind Hwy (Rte Prefix): 4 County Hwy
 Design Level of Service: 1 Mainline
 Route Number/Suffix: 00000 / 0 N/A (NBI)
 Feature Intersect (6): Bonnet Canal
 Critical Facility: Not Defense-crit
 Facility Carried (7): Chelonia Pkwy
 Mile Point (11): 0.166
 Latitude (16): 028d21'29.6" Long (17): 081d31'48.2"

Roadway Traffic and Accidents

Lanes (28): 2 Medians: 0 Speed: 35 mph
 ADT Class: 1 ADT Class 1
 Recent ADT (29): 20 Year (30): 2025
 Future ADT (114): 25 Year (115): 2047
 Truck % ADT (109): 1
 Detour Length (19): 99 mi
 Detour Speed:
 Accident Count: -1 Rate:

Roadway Classification

Nat. Hwy Sys (104): 0 Not on NHS
 National base Net (12): 0 - Not on Base Network
 LRS Inventory Rte (13a): 75 000 110 Sub Rte (13b): 00
 Functional Class (26): 19 Urban Local
 Federal Aid System: OFF
 Defense Hwy (100): 0 Not a STRAHNET hwy
 Direction of Traffic (102): 2 2-way traffic
 Emergency: ☒

Roadway Clearances

Vertical (10): 99.99 ft Appr. Road (32): 26 ft
 Horiz. (47): 38.5 ft Roadway (51): 28 ft
 Truck Network (110): 0 Not part of natl netwo
 Toll Facility (20): 3 On free road
 Fed. Lands Hwy (105): 0 N/A (NBI)
 School Bus Route: ☒
 Transit Route: ☒

NBI Project Data

Proposed Work (075A): Unknown (P)
 Work To Be Done By (075B): Unknown (NBI)
 Improvement Length (076): -1 ft

Improvement Cost (094): -\$ 1.00
 Roadway Improvement Cost (095): -\$ 1.00
 Total Cost (096): -\$ 1.00
 Year of Estimate (097): -1

NBI Rating

Channel (61): 8 Protected
 Deck (58): 8 Very Good
 Superstructure (59): 8 Very Good
 Substructure (60): 8 Very Good

Culvert (62): N N/A (NBI)
 Waterway (71): 7 Above Minimum
 Unrepaired Spalls: -1 sq.ft.
 Review Required: ☒

FLORIDA DEPARTMENT OF TRANSPORTATION BRIDGE MANAGEMENT SYSTEM

REPORT ID: INSP005

Inspection/CIDR/Bridge Profile Report with PDF attachment(s)

Structure ID: 756500

CIDR

DATE PRINTED: 8/6/2025

Structure Identification

Admin Area: METROPLAN Orlando
 District (2): D5 - Deland
 County (3): (75) Orange
 Place Code (4): No city involved
 Location (9): 0.8 Mi S of Buena Vista D
 Border Br St/Reg (98): Not Applicable (P) Share: 0 %
 Border Struct No (99):
 FIPS State/Region (1): 12 Florida Region 4-Atlanta
 NBIS Bridge Len (112): Y - Meets NBI Length
 Parallel Structure (101): No || bridge exists
 Temp. Structure (103): Not Applicable (P)
 Maint. Resp. (21): 26 Private (nonRailroad)
 Owner (22): 26 Private (nonRailroad)
 Historic Signif. (37): 5 Not eligible for NRHP

Structure Type and Material

Curb/Sidewalk (50): Left: 10.5 ft Right: 0 ft
 Bridge Median (33): 0 No median
 Main Span Material (43A): 5 Prestressed Concrete
 Appr Span Material (44A): Not Applicable (P)
 Main Span Design (43B): 02 Stringer/Girder
 Appr Span Design (44B): Not Applicable (P)

Appraisal**Structure Appraisal**

Open/Posted/Closed (41): A Open, no restriction
 Deck Geometry (68): 7 Above Min Criteria
 Underclearances (69): N Not applicable (NBI)
 Approach Alignment (72): 8-No Speed Red thru Curv
 Bridge Railings (36a): 1 Meets Standards
 Transitions (36b): 0 Substandard
 Approach Guardrail (36c): 0 Substandard
 Approach Guardrail Ends (36d): 0 Substandard
 Scour Critical (113): 5 Stable w/in footing

Minimum Vertical Clearance

Over Structure (53): 99.99 ft
 Under (reference) (54a): N Feature not hwy or RR
 Under (54b): 0 ft

Schedule**Current Inspection**

Inspection Date: 07/01/2025
 Inspector: KNAAARN - Ricardo Narvaez
 Bridge Group: CAN97
 Alt. Bridge Group:
 Primary Type: Regular NBI
 Review Required: ☒

Geometrics

Spans in Main Unit (45): 3
 Approach Spans (46): 0
 Length of Max Span (48): 47.6 ft
 Structure Length (49): 150 ft
 Total Length: 180 ft
 Deck Area: 6195 sqft
 Structure Flared (35): 0 No flare

Age and Service

Year Built (27): 2003
 Year Reconstructed (106): 0
 Type of Service On (42a): 5 Highway-Pedestrian
 Under (42b): 5 Waterway
 Fracture Critical Details: Not Applicable

Deck Type and Material

Deck Width (52): 41.3 ft
 Skew (34): 0 deg
 Deck Type (107): 1 Concrete-Cast-in-Place
 Surface (108): 0 None
 Membrane: 0 None
 Deck Protection: None

Navigation Data

Navigation Control (38): Permit Not Required
 Nav Vertical Clr (39): 0 ft
 Nav Horizontal Clr (40): 0 ft
 Min Vert Lift Clr (116): 0 ft
 Pier Protection (111): Not Applicable (P)

NBI Condition Rating

Sufficiency Rating: 92.8
 Health Index: 94.4
 Structural Eval (67): 8 Equal Desirable Crit
 Deficiency: Not Deficient

Minimum Lateral Underclearance

Reference (55a): N Feature not hwy or RR
 Right Side (55b): 0 ft
 Left Side (56): 0 ft

Next Inspection Date Scheduled

NBI: 07/01/2027
 Element: 07/01/2027
 Fracture Critical:
 Underwater: 07/01/2027
 Other/Special:
 Inventory Photo Update Due: 07/31/2027

FLORIDA DEPARTMENT OF TRANSPORTATION BRIDGE MANAGEMENT SYSTEM

REPORT ID: INSP005

Inspection/CIDR/Bridge Profile Report with PDF attachment(s)

Structure ID: 756500

CIDR

DATE PRINTED: 8/6/2025

Schedule Cont.

Inspection Types Performed

NBI ☒Element ☒Fracture Critical ☐Underwater ☒Other Special ☐

Inspection Intervals

Required (92)

Frequency (92)

Last Date (93)

Inspection Resources

Fracture Critical ☐

mos

Crew Hours: 4

Underwater ☒

24 mos

07/01/2025

Flagger Hours: 0

Other Special ☐

mos

Helper Hours: 0

NBI

24 mos

(91) 07/01/2025 (90)

Snooper Hours: 0

Special Crew Hours: 3

Special Equip Hours: 0

Bridge Related

General Bridge Information

Parallel Bridge Seq:

Channel Depth: 12.2 ft

Radio Frequency:

Phone Number:

Exception Date:

Exception Type:

Accepted By Maint: 06/02/2003

Warranty Expiration: 00/00/0000

Performance Rating: Excellent

Bridge Rail 1: Concrete jersey type

Bridge Rail 2: Conc sidewalk barrier

Electrical Devices: No electric service

Culvert Type: Not applicable

Maintenance Yard:

FIHS ON / OFF: No Routes on FIHS

Previous Structure:

2nd Previous Structure:

Replacement Structure:

Permitted Utilities: Power ☐ Water ☒Gas ☒Fiber Optic ☒Sewage ☐Other ☐

Bridge Load Rating Information

Inventory Type (065): 1 LF Load Factor

Operating Type (063): 1 LF Load Factor

Original Design Load (031): 5 MS 18 (HS 20)

Date: 06/27/2003

Initials: GAK

Load Rating Rev. Recom.: No

Load Rating Plans Status: Design or Construction

Inventory Rating (066): 42.1 tons

Operating Rating (064): 70.2 tons

FL120 Permit Rating: -1.0 tons

HS20/FL120 Max Span Rating: 70.2 tons

Dynamic Impact in Percent: 29 %

Governing Span Length: 47.6 ft

Minimum Span Length: 47.6 ft

Distribution Method: AASHTO formula

Load Rating Notes:

LEGAL LOADS

SU2: 59.6 tons

SU3: 64.6 tons

SU4: 65.2 tons

C3: 82.3 tons

C4: 77.7 tons

C5: 78.8 tons

ST5: 93.8 tons

Posting (070): 5 At/Above Legal Loads

Open/Posted/Closed (041): A Open, no restriction

POSTING

Recom. SU Posting: 99 tons

Recom. C Posting: 99 tons

Recom. ST5 Posting: 99 tons

Actual SU Posting: 99 tons

Actual C Posting: 99 tons

Actual ST5 Posting: 99 tons

Actual Blanket Posting: 99 tons

Emergency Vehicle: 1 EV inapplicable

FLOOR BEAM (FB)

FB Present: No

FB Span Length, Gov: 0.0 ft

FB Spacing, Gov: 0.0 ft

FB OPR Rating: 0.0 tons

FB SU4 OPR Rating: 0.0 tons

FB FL120 Rating: 0.0 tons

SEGMENTAL (SEG)

SEG Wing-Span: -1.0 ft

SEG Web-to-Web Span: -1.0 ft

SEG Transverse HL93 Operating: -1.00 RF

Bridge Scour and Storm Information

Pile Driving Record: All pile driving records

Foundation Type: Foundation details

Mode of Flow: Riverine

Rating Scour Eval: Low Risk - Low

Highest Scour Eval: No phase completed

Scour Evaluation Method: Standard Scour Eval

Scour Recommended I: Not Applicable

Scour Recommended II: Not Applicable

Scour Recommended III: Not Applicable

Scour Elevation: 999 ft

Action Elevation: 999 ft

Storm Frequency: 999

FLORIDA DEPARTMENT OF TRANSPORTATION BRIDGE MANAGEMENT SYSTEM

REPORT ID: INSP005

Inspection/CIDR/Bridge Profile Report with PDF attachment(s)

Structure ID: 756500

CIDR

DATE PRINTED: 8/6/2025

Elements

Inspection Date: 07/01/2025 DDTO

DECKS : Decks/Slabs

Str Unit	Elem/Env	Description	Qty1	%1	Qty2	%2	Qty3	%3	Qty4	%4	T Qty
Structure Unit 1	12 / 3	Re Concrete Deck	6195	100	0	.	0	.	0	.	6195 sq.ft

DECKS : Joints

Str Unit	Elem/Env	Description	Qty1	%1	Qty2	%2	Qty3	%3	Qty4	%4	T Qty
Structure Unit 1	301 / 3	Pourable Joint Seal	153	92.17	9	5.42	4	2.41	0	.	166 ft
Structure Unit 1	2320 / 3	Seal Adhesion	0	.	1	20	4	80	0	.	5 ft
Structure Unit 1	2360 / 3	Adjacent Deck or Header	0	.	8	100	0	.	0	.	8 ft

MISCELLANEOUS : Channel

Str Unit	Elem/Env	Description	Qty1	%1	Qty2	%2	Qty3	%3	Qty4	%4	T Qty
Structure Unit 1	8290 / 3	Channel	1	100	0	.	0	.	0	.	1 (EA)

MISCELLANEOUS : Other Elements

Str Unit	Elem/Env	Description	Qty1	%1	Qty2	%2	Qty3	%3	Qty4	%4	T Qty
Structure Unit 1	321 / 3	Re Conc Approach Slab	1220	99.19	0	.	10	0.81	0	.	1230 sq.ft
Structure Unit 1	1080 / 3	Delamination/Spall/Patched Area	0	.	0	.	10	100	0	.	10 sq.ft

MISCELLANEOUS : Other Elements

Str Unit	Elem/Env	Description	Qty1	%1	Qty2	%2	Qty3	%3	Qty4	%4	T Qty
Structure Unit 1	8475 / 3	R/Conc Walls	60	100	0	.	0	.	0	.	60 ft

SUBSTRUCTURE : Substructure

Str Unit	Elem/Env	Description	Qty1	%1	Qty2	%2	Qty3	%3	Qty4	%4	T Qty
Structure Unit 1	215 / 3	Re Conc Abutment	87	100	0	.	0	.	0	.	87 ft

SUBSTRUCTURE : Substructure

Str Unit	Elem/Env	Description	Qty1	%1	Qty2	%2	Qty3	%3	Qty4	%4	T Qty
Structure Unit 1	226 / 3	Pre Conc Pile	0	.	0	.	12	100	0	.	12 (EA)
Structure Unit 1	1080 / 3	Delamination/Spall/Patched Area	0	.	0	.	12	100	0	.	12 (EA)

SUBSTRUCTURE : Substructure

Str Unit	Elem/Env	Description	Qty1	%1	Qty2	%2	Qty3	%3	Qty4	%4	T Qty
Structure Unit 1	234 / 3	Re Conc Pier Cap	77	100	0	.	0	.	0	.	77 ft

SUBSTRUCTURE : Substructure

Str Unit	Elem/Env	Description	Qty1	%1	Qty2	%2	Qty3	%3	Qty4	%4	T Qty
Structure Unit 1	8396 / 3	Other Abutment Slope Protection	6990	100	0	.	0	.	0	.	6990 (SF)

SUPERSTRUCTURE : Bearings

Str Unit	Elem/Env	Description	Qty1	%1	Qty2	%2	Qty3	%3	Qty4	%4	T Qty
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FLORIDA DEPARTMENT OF TRANSPORTATION BRIDGE MANAGEMENT SYSTEM

REPORT ID: INSP005

Inspection/CIDR/Bridge Profile Report with PDF attachment(s)

Structure ID: 756500

CIDR

DATE PRINTED: 8/6/2025

Structure Unit 1	310 / 3	Elastomeric Bearing	36	100	0	.	0	.	0	.	36 each
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SUPERSTRUCTURE : Superstructure

Str Unit	Elem/Env	Description	Qty1	%1	Qty2	%2	Qty3	%3	Qty4	%4	T Qty
Structure Unit 1	109 / 3	Pre Opn Conc Girder/Beam	900	100	0	.	0	.	0	.	900 ft

SUPERSTRUCTURE : Superstructure

Str Unit	Elem/Env	Description	Qty1	%1	Qty2	%2	Qty3	%3	Qty4	%4	T Qty
Structure Unit 1	331 / 3	Re Conc Bridge Railing	298	99.33	0	.	2	0.67	0	.	300 ft
Structure Unit 1	1080 / 3	Delamination/Spall/Patched Area	0	.	0	.	2	100	0	.	2 ft

Total Number of Elements*: 12

*excluding defects/protective systems

Inspection Information

Inspection Date: 07/01/2025

Type: Regular NBI

Inspector: KNAAARN - Ricardo Narvaez

Inspection Notes: LOAD CAPACITY EVALUATION: A cursory review of the current load rating analysis dated 06/27/03 was conducted during this inspection by Michael Scherer, P.E. on 7/15/2025. The findings of this review and inspection reveal no substantial deterioration, geometric changes or additional dead load to the bridge that warrants the need for a new load rating analysis; therefore, the current load rating is considered applicable.

The lead underwater inspector for the current routine inspection is Ricardo Narvaez (CBI #00447).

The following underwater elements were inspected:
226 Pre Conc Pile - Bents 2 and 3 each with six 24in. Concrete Piling
8290 Channel
8396 Other Abutment Slope Protection

Sufficiency Rating Calculation Accepted 7/15/2025.

Structure Notes

BRIDGE OWNER: BONNET CREEK DEVELOPMENT DISTRICT-Bridge will be inspected under the Local Government Bridge Inspection Contract.
CONTACT INFORMATION-Mr. John Florio Donald W. Macintosh Associates, 2200 Park Avenue North Winter Park, Florida 32789 Phone 407-644-4068

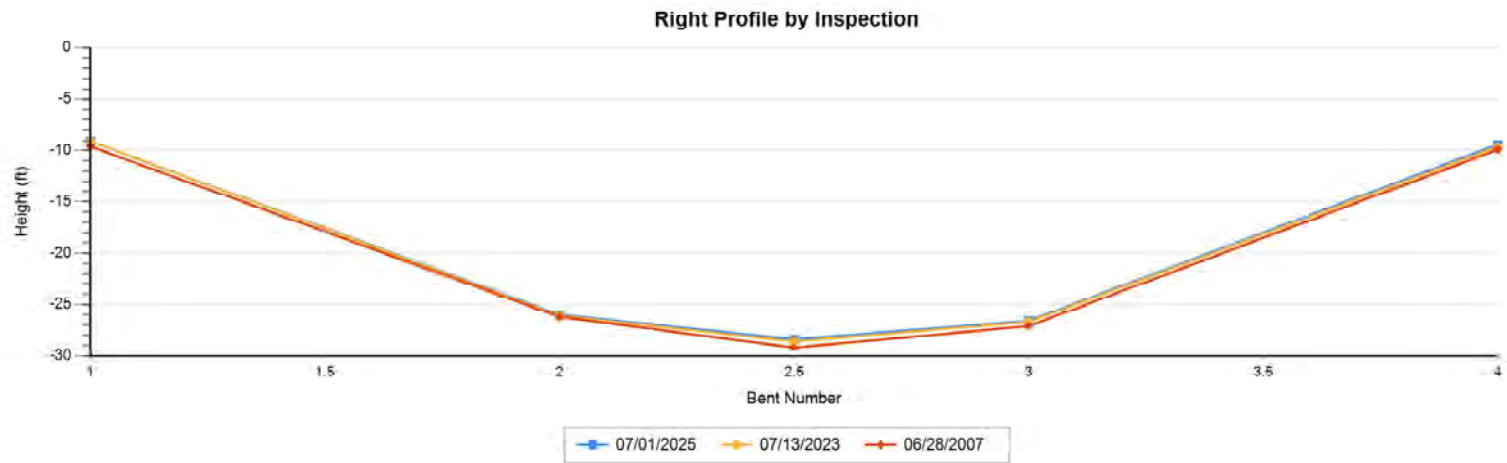
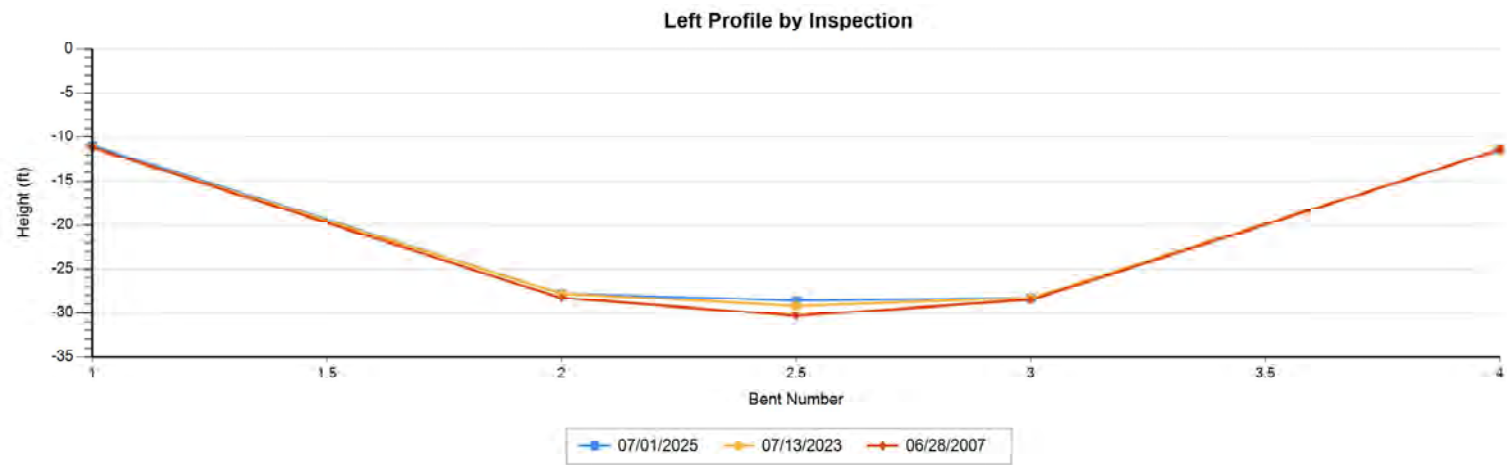
Bridge was inventoried from west to east.

TRAFFIC RESTRICTIONS:

Based on the current load rating analysis dated 06/27/03, posting is not required. The structure is not posted.

Schedule Notes

FLORIDA DEPARTMENT OF TRANSPORTATION BRIDGE MANAGEMENT SYSTEM
Inspection/CIDR/Bridge Profile Report with PDF attachment(s)
Bridge Profile



FLORIDA DEPARTMENT OF TRANSPORTATION BRIDGE MANAGEMENT SYSTEM
Inspection/CIDR/Bridge Profile Report with PDF attachment(s)
Bridge Profile

Profile Data - Numerical Summary				
Inspection Date and Key:		Bent #	Left Height	Right Height
7/1/2025				(All Heights are in Feet)
DDTO		1	11.00	9.10
		2	27.80	26.00
		2.5	28.60	28.40
		3	28.30	26.60
		4	11.40	9.40
Air Temp:				
Profile Notes:				

Inspection Date and Key:		Bent #	Left Height	Right Height
7/13/2023				
WZQD		1	11.20	9.10
		2	27.80	26.10
		2.5	29.20	28.60
		3	28.30	26.70
		4	11.40	9.60
Air Temp:				
Profile Notes:				

FLORIDA DEPARTMENT OF TRANSPORTATION BRIDGE MANAGEMENT SYSTEM
Inspection/CIDR/Bridge Profile Report with PDF attachment(s)
Bridge Profile

Profile Data - Numerical Summary				
Inspection Date and Key:		Bent #	Left Height	Right Height
6/28/2007 VMGW				(All Heights are in Feet)
		1	11.20	9.60
		2	28.30	26.20
		2.5	30.30	29.20
		3	28.50	27.10
		4	11.40	9.90

Air Temp:
Profile Notes:
Measurements in reference to the top of the bridge rail.
Waterline @ C/L of Channel = 17.3

SECTION C

SECTION 1

Bonnet Creek Resort Community Development District

Paid Operation & Maintenance Expenditures

May 29, 2026 to August 25, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Amount
BREEDLOVE DENNIS & ASSOCIATES	233	57850	ENGINEER SERVICES APR 26	\$ 2,599.30
SOLITUDE LAKE MANAGEMENT, LLC	234	PSI27570	IRR POND TREATMENT JUNE26	\$ 241.00
YELLOWSTONE LANDSCAPE	235	1179777	TRASH BIN APRIL 26	\$ 500.00
YELLOWSTONE LANDSCAPE	235	1179778	TRASH BIN MAY 26	\$ 500.00
AQUATIC WEED CONTROL, INC.	236	1141052	POND MAINTENANCE MAY 26	\$ 1,694.00
YELLOWSTONE LANDSCAPE	237	1194973	LANDSCAPE MAINT JUNE 26	\$ 18,918.90
YELLOWSTONE LANDSCAPE	237	1195225	IRRIGATION REPAIRS	\$ 476.00
GOVERNMENTAL MANAGEMENT SERVICES-CF	238	406	FIELD MANAGEMENT JUNE 26	\$ 4,985.42
GOVERNMENTAL MANAGEMENT SERVICES-CF	238	407	MANAGEMENT FEES JUNE 26	\$ 3,889.15
BREEDLOVE DENNIS & ASSOCIATES	239	57956	NUIS/EXOTIC SPEC BCR	\$ 479.90
BREEDLOVE DENNIS & ASSOCIATES	239	57956	NUIS/EXOTIC SPEC CIM	\$ 957.50
DONALD W MCINTOSH ASSOCIATES INC	240	49058	GENERAL COUNSEL MAY 26	\$ 643.50
INTERSTATE 4 FDOT MAY 26	240	49059	INTERSTATE 4 FDOT MAY 26	\$ 3,360.00
LATHAM LUNA EDEN & BEAUDINE LLP	241	153253	GENERAL COUNSEL MAY 26	\$ 1,015.00
LATHAM LUNA EDEN & BEAUDINE LLP	241	153254	EMINENT DOMAIN MAY 26	\$ 592.50
RCM UTILITIES, LLC	242	18460	QRTLY LIFT STATION	\$ 399.30
AQUATIC WEED CONTROL, INC.	243	1142185	WETLAND MAINT JUNE 26	\$ 1,694.00
NEUWIRE INC	244	207118	INSTALL SIGNAGE/ENTRANCE	\$ 3,130.00
PRESSURE PLUS SERVICES LLC	245	3702	SIDEWALK/GUTTERS CLEANED	\$ 16,800.00
SOLITUDE LAKE MANAGEMENT, LLC	246	PSI28482	IRR POND MAINT JULY 26	\$ 241.00
DONALD W MCINTOSH ASSOCIATES INC	247	49198	ENGINEER SVCS JUNE 26	\$ 1,050.00
DONALD W MCINTOSH ASSOCIATES INC	247	49199	INTERSTATE 4 FDOT	\$ 2,325.00
DONALD W MCINTOSH ASSOCIATES INC	247	49310	ENGINEERS REPORT	\$ 1,023.75
GOVERNMENTAL MANAGEMENT SERVICES-CF	248	408	FIELD MANAGEMENT JULY 26	\$ 4,985.42
GOVERNMENTAL MANAGEMENT SERVICES-CF	248	409	MANAGEMENT FEES JULY 26	\$ 3,934.28
LATHAM LUNA EDEN & BEAUDINE LLP	249	154271	GENERAL COUNSEL JUNE 26	\$ 31.50
LATHAM LUNA EDEN & BEAUDINE LLP	249	154272	EMINENT DOMAIN JUNE 26	\$ 276.50
YELLOWSTONE LANDSCAPE	250	1220114	LANDSCAPE MAINT JULY 26	\$ 18,918.90
AARON'S BACKFLOW SERVICES, INC	251	45256	ANNAUL BACKFLOW TEESTING	\$ 80.00
TRAFFIC CONTROL DEVICES LLC	252	APPLICATION #1	OFFSITE WAY FINDING SIGNS	\$ 104,819.20
TRAFFIC CONTROL DEVICES LLC	252	APPLICATION #2	OFFSITE WAY FINDING SIGNS	\$ 5,516.80
ALLEN E. SMITH RANCH & FARMING	253	6429	MOWING JUNE 26	\$ 765.00
LATHAM LUNA EDEN & BEAUDINE LLP	254	154271B	GENERAL COUNSEL JUNE 26	\$ 794.00
PROPUMP & CONTROLS, INC	255	IN014347	IRRIGATION PUMP REPAIR	\$ 1,265.00
AQUATIC WEED CONTROL, INC.	256	1143273	WETLAND MAINT JULY 26	\$ 1,694.00
SOLITUDE LAKE MANAGEMENT, LLC	257	PSI29347	IRR POND TREATMENT AUG 26	\$ 241.00
LATHAM LUNA EDEN & BEAUDINE LLP	258	155841	GENERAL COUNSEL JULY 26	\$ 89.39
LATHAM LUNA EDEN & BEAUDINE LLP	258	155842	EMINENT DOMAIN JULY 26	\$ 79.00
GOVERNMENTAL MANAGEMENT SERVICES-CF	259	410	FIELD MANAGEMENT AUG 26	\$ 4,985.42
GOVERNMENTAL MANAGEMENT SERVICES-CF	259	411	MANAGEMENT FEES AUG26	\$ 3,898.41
YELLOWSTONE LANDSCAPE	260	1236090	IRRIGATION REPAIRS	\$ 703.00
Subtotal Check Register				\$ 220,592.04
Supervisor Fees - June 2026				
	50020	CHRISTOPHER AKOURY	SUPERVISOR FEES	\$ 184.70
	50021	REBECCA R FRAISER	SUPERVISOR FEES	\$ 184.70
	50022	RANDALL GREENE	SUPERVISOR FEES	\$ 184.70
	50023	HERBERT KLUGE	SUPERVISOR FEES	\$ 184.70
	50024	RICHARD SCINTA JR	SUPERVISOR FEES	\$ 184.70
				\$ 923.50
Automatic Drafts				
	Auto-Pay	Account Numbers	UTILITIES	
ORANGE COUNTY UTILITIES		855665881	14064 CHELONIA PKWY - MAY26 - JUL26	\$ 26,005.10
DUKE ENERGY		9100 8897 0713	13251 CHELONIA SGN3 - MAY26 - JUL26	\$ 92.40
DUKE ENERGY		9100 8897 0797	13251 CHELONIA SGN5 - MAY26 - JUL26	\$ 92.40
DUKE ENERGY		9100 8897 0987	13251 CHELONIA ENT - MAY26 - JUL26	\$ 241.32
DUKE ENERGY		9100 8901 1074	14901 CHELONIA LIFT - MAY26 - JUL26	\$ 521.26
DUKE ENERGY		9100 8901 1587	14064 CHELONIA PUMP - MAY26 - JUL26	\$ 88.81
DUKE ENERGY		9100 8901 1660	13251 CHELONIA SGN1 - MAY26 - JUL26	\$ 92.40
DUKE ENERGY		9100 8901 1751	13251 CHELONIA SGN2 - MAY26 - JUL26	\$ 92.40
DUKE ENERGY		9100 8901 1850	13251 CHELONIA SGN4 - MAY26 - JUL26	\$ 92.40
DUKE ENERGY		9101 3139 5246	14312 CHELONIA PKWY - MAY26 - JUL26	\$ 2,269.68
DUKE ENERGY		9101 8897 0888	000 CHELONIA PKWY CT - MAY26 - JUL26	\$ 13,259.07
Subtotal Automatic Drafts				\$ 42,847.24
Report Total				\$ 264,362.78

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/04/26	00010	5/22/26	57850	202604 320-53800-44120	ENGINEER SERVICES APR 26	*	2,488.50		
		5/22/26	57850	202604 320-53800-44140	ENGINEER SERVICES APR 26	*	110.80		
					BREEDLOVE DENNIS & ASSOCIATES			2,599.30	000233
6/04/26	00086	6/02/26	PSI27570	202606 320-53800-44150	IRR POND TREATMENT JUNE26	*	241.00		
					SOLITUDE LAKE MANAGEMENT, LLC			241.00	000234
6/04/26	00050	5/27/26	1179777	202604 320-53800-49000	TRASH BIN APRIL 26	*	500.00		
		5/27/26	1179778	202605 320-53800-49000	TRASH BIN MAY 26	*	500.00		
					YELLOWSTONE LANDSCAPE			1,000.00	000235
6/11/26	00052	5/29/26	1141052	202605 320-53800-44100	POND MAINTENANCE MAY 26	*	1,694.00		
					AQUATIC WEED CONTROL, INC.			1,694.00	000236
6/11/26	00050	6/01/26	1194973	202606 320-53800-47300	LANDSCAPE MAINT JUNE 26	*	18,918.90		
		6/08/26	1195225	202606 320-53800-47400	IRRIGATION REPAIRS	*	476.00		
					YELLOWSTONE LANDSCAPE			19,394.90	000237
6/18/26	00001	6/01/26	406	202606 320-53800-34000	FIELD MANAGEMENT JUNE 26	*	4,985.42		
		6/01/26	407	202606 310-51300-34000	MANAGEMENT FEES JUNE 26	*	3,647.92		
		6/01/26	407	202606 310-51300-35200	WEBSITE ADMIN JUNE 26	*	81.08		
		6/01/26	407	202606 310-51300-35100	INFORMATION TECH JUNE 26	*	121.75		
		6/01/26	407	202606 310-51300-51000	OFFICE SUPPLIES	*	.39		
		6/01/26	407	202606 310-51300-42000	POSTAGE	*	38.01		
					GOVERNMENTAL MANAGEMENT SERVICES-CF			8,874.57	000238
6/23/26	00010	6/22/26	57956	202605 320-53800-44120	NUIS/EXOTIC SPEC BCR	*	479.90		
		6/22/26	57956	202605 320-53800-44140	NUIS/EXOTIC SPEC CIM	*	957.50		
					BREEDLOVE DENNIS & ASSOCIATES			1,437.40	000239

BONC BONNET CREEK BOH

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/23/26	00016	6/12/26	49058	202605 310-51300-31100		*	643.50		
			GENERAL COUNSEL MAY 26						
		6/12/26	49059	202605 310-51300-31100		*	3,360.00		
			INTERSTATE 4 FDOT MAY 26						
					DONALD W MCINTOSH ASSOCIATES INC			4,003.50	000240
6/23/26	00028	6/11/26	153253	202605 310-51300-31500		*	1,015.00		
			GENERAL COUNSEL MAY 26						
		6/11/26	153254	202605 310-51300-31500		*	592.50		
			EMINENT DOMAIN MAY 26						
					LATHAM LUNA EDEN & BEAUDINE LLP			1,607.50	000241
6/23/26	00102	6/22/26	18460	202606 320-53800-46600		*	399.30		
			QRTLY LIFT STATION						
					RCM UTILITIES, LLC			399.30	000242
7/07/26	00052	6/30/26	1142185	202606 320-53800-44100		*	1,694.00		
			WETLAND MAINT JUNE 26						
					AQUATIC WEED CONTROL, INC.			1,694.00	000243
7/07/26	00123	6/26/26	207118	202606 320-53800-48300		*	3,130.00		
			INSTALL SIGNAGE/ENTRANCE						
					NEUWIRE INC			3,130.00	000244
7/07/26	00112	6/10/26	3702	202606 320-53800-48100		*	16,800.00		
			SIDEWALK/GUTTERS CLEANED						
					PRESSURE PLUS SERVICES LLC			16,800.00	000245
7/07/26	00086	7/02/26	PSI28482	202607 320-53800-44150		*	241.00		
			IRR POND MAINT JULY 26						
					SOLITUDE LAKE MANAGEMENT, LLC			241.00	000246
7/16/26	00016	7/10/26	49198	202606 310-51300-31100		*	1,050.00		
			ENGINEER SVCS JUNE 26						
		7/10/26	49199	202606 310-51300-31100		*	2,325.00		
			INTERSTATE 4 FDOT						
		7/10/26	49310	202606 310-51300-31100		*	1,023.75		
			ENGINEERS REPORT						
					DONALD W MCINTOSH ASSOCIATES INC			4,398.75	000247
7/16/26	00001	7/01/26	408	202607 320-53800-34000		*	4,985.42		
			FIELD MANAGEMENT JULY 26						
		7/01/26	409	202607 310-51300-34000		*	3,647.92		
			MANAGEMENT FEES JULY 26						
		7/01/26	409	202607 310-51300-35200		*	81.08		
			WEBSITE ADMIN JULY 26						

BONC BONNET CREEK BOH

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	 #
		7/01/26	409	202607 310-51300-35100		*	121.75		
			INFORMATION TECH	JULY 26					
		7/01/26	409	202607 310-51300-51000		*	.27		
			OFFICE SUPPLIES						
		7/01/26	409	202607 310-51300-42000		*	39.16		
			POSTAGE						
		7/01/26	409	202607 310-51300-42500		*	44.10		
			COPIES						
					GOVERNMENTAL MANAGEMENT SERVICES-CF			8,919.70	000248
7/16/26	00028	7/13/26	154271	202606 310-51300-31500		*	31.50		
			GENERAL COUNSEL	JUNE 26					
		7/13/26	154272	202606 310-51300-31500		*	276.50		
			EMINENT DOMAIN	JUNE 26					
					LATHAM LUNA EDEN & BEAUDINE LLP			308.00	000249
7/16/26	00050	7/15/26	1220114	202607 320-53800-47300		*	18,918.90		
			LANDSCAPE MAINT	JULY 26					
					YELLOWSTONE LANDSCAPE			18,918.90	000250
7/24/26	00097	7/08/26	45256	202607 320-53800-47400		*	80.00		
			ANNAUL BACKFLOW TEESTING						
					AARON'S BACKFLOW SERVICES, INC			80.00	000251
7/24/26	00126	6/03/26	APPLICAT	202606 300-13100-10000		*	104,819.20		
			OFFSITE WAY FINDING SIGNS						
		7/20/26	APPLICAT	202607 300-13100-10000		*	5,516.80		
			OFFSITE WAY FINDING SIGNS						
					TRAFFIC CONTROL DEVICES LLC			110,336.00	000252
7/30/26	00004	7/14/26	6429	202607 320-53800-44010		*	765.00		
			MOWING	JUNE 26					
					ALLEN E. SMITH RANCH & FARMING			765.00	000253
7/30/26	00028	7/13/26	154271B	202606 310-51300-31500		*	794.00		
			GENERAL COUNSEL	JUNE 26					
					LATHAM LUNA EDEN & BEAUDINE LLP			794.00	000254
7/30/26	00105	7/21/26	IN014347	202607 320-53800-46100		*	1,265.00		
			IRRIGATION PUMP REPAIR						
					PROPUMP & CONTROLS, INC			1,265.00	000255
8/06/26	00052	7/31/26	1143273	202607 320-53800-44100		*	1,694.00		
			WETLAND MAINT	JULY 26					
					AQUATIC WEED CONTROL, INC.			1,694.00	000256

BONC BONNET CREEK BOH

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
8/06/26	00086	8/02/26 PSI29347	202608 320-53800-44150	IRR POND TREATMENT AUG 26	*	241.00	
				SOLITUDE LAKE MANAGEMENT, LLC			241.00 000257
8/13/26	00028	8/11/26 155841	202607 310-51300-31500	GENERAL COUNSEL JULY 26	*	89.39	
		8/11/26 155842	202607 310-51300-31500	EMINENT DOMAIN JULY 26	*	79.00	
				LATHAM LUNA EDEN & BEAUDINE LLP			168.39 000258
8/20/26	00001	8/01/26 410	202608 320-53800-34000	FIELD MANAGEMENT AUG 26	*	4,985.42	
		8/01/26 411	202608 310-51300-34000	MANAGEMENT FEES AUG26	*	3,647.92	
		8/01/26 411	202608 310-51300-35200	WEBSITE ADMIN AUG 26	*	81.08	
		8/01/26 411	202608 310-51300-35100	INFORMATION TECH AUG 26	*	121.75	
		8/01/26 411	202608 310-51300-51000	OFFICE SUPPLIES	*	.33	
		8/01/26 411	202608 310-51300-42000	POSTAGE	*	47.33	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			8,883.83 000259
8/20/26	00050	7/31/26 1236090	202607 320-53800-47400	IRRIGATION REPAIRS	*	703.00	
				YELLOWSTONE LANDSCAPE			703.00 000260
TOTAL FOR BANK C						220,592.04	

BONC BONNET CREEK BOH

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
6/04/26	00031	5/20/26 5881-05. 202605 320-53800-43300 14064 CHELONIA PKWY MAY26		ORANGE COUNTY UTILITIES	*	9,948.68	9,948.68 080100
6/08/26	00101	6/08/26 0888-05. 202605 320-53800-43100 000 CHELONIA PKWY MAY 26			*	335.66	
		6/08/26 0888-05. 202605 320-53800-43200 000 CHELONIA PKWY MAY 26		DUKE ENERGY	*	4,084.03	4,419.69 080101
6/15/26	00101	6/09/26 0713-05. 202605 320-53800-43000 13251 CHELONIA SGN3 MAY26		DUKE ENERGY	*	30.80	30.80 080102
6/15/26	00101	6/09/26 0797-05. 202605 320-53800-43000 13251 CHELONIA SGN5 MAY26		DUKE ENERGY	*	30.80	30.80 080103
6/15/26	00101	6/09/26 0987-05. 202605 320-53800-43000 13251 CHELONIA ENT MAY 26		DUKE ENERGY	*	77.26	77.26 080104
6/15/26	00101	6/09/26 1074-05. 202605 320-53800-43000 14901 CHELONIA PKY MAY 26		DUKE ENERGY	*	163.23	163.23 080105
6/15/26	00101	6/09/26 1587-05. 202605 320-53800-43000 14064 CHELONIA PKY MAY 26		DUKE ENERGY	*	41.55	41.55 080106
6/15/26	00101	6/09/26 1660-05. 202605 320-53800-43000 13251 CHELONIA SGN1 MAY26		DUKE ENERGY	*	30.80	30.80 080107
6/15/26	00101	6/09/26 1751-05. 202605 320-53800-43000 13251 CHELONIA SGN2 MAY26		DUKE ENERGY	*	30.80	30.80 080108
6/15/26	00101	6/09/26 1850-05. 202605 320-53800-43000 13251 CHELONIA SGN4 MAY26		DUKE ENERGY	*	30.80	30.80 080109
6/15/26	00101	6/09/26 5246-05. 202605 320-53800-43000 14312 CHELONIA PKY MAY 26		DUKE ENERGY	*	776.13	776.13 080110

BONC BONNET CREEK BOH

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
7/06/26	00031	6/19/26 5881-06. 202606 320-53800-43300 14064 CHELONIA PKY JUNE26		ORANGE COUNTY UTILITIES	*	10,188.84	10,188.84 080111
7/13/26	00101	7/09/26 0888-06. 202606 320-53800-43100 000 CHELONIA PK JUNE 26			*	4,084.03	
		7/09/26 0888-06. 202606 320-53800-43200 000 CHELONIA PK JUNE 26		DUKE ENERGY	*	335.66	4,419.69 080112
7/13/26	00101	7/10/26 0713-06. 202606 320-53800-43000 13251 CHELONIA #3 JUNE 26		DUKE ENERGY	*	30.80	30.80 080113
7/13/26	00101	7/10/26 0797-06. 202606 320-53800-43000 13251 CHELONIA #5 JUNE 26		DUKE ENERGY	*	30.80	30.80 080114
7/13/26	00101	7/10/26 0987-06. 202606 320-53800-43000 13251 CHELONIA ENT JUNE26		DUKE ENERGY	*	83.99	83.99 080115
7/13/26	00101	7/10/26 1074-06. 202606 320-53800-43000 14901 CHELONIA PK JUNE 26		DUKE ENERGY	*	196.05	196.05 080116
7/13/26	00101	7/10/26 1587-06. 202606 320-53800-43000 14064 CHELONIA PK JUNE 26		DUKE ENERGY	*	22.81	22.81 080117
8/14/26	00101	7/10/26 1587-06. 202606 320-53800-43000 14064 CHELONIA PK JUNE 26		DUKE ENERGY	V	22.81-	22.81-080117
8/17/26	00101	7/10/26 1587-06. 202606 320-53800-43000 14064 CHELONIA PK JUNE 26		DUKE ENERGY	V	22.81-	22.81-080117
7/13/26	00101	7/10/26 1660-06. 202606 320-53800-43000 13251 CHELONIA #1 JUNE 26		DUKE ENERGY	*	30.80	30.80 080118
7/13/26	00101	7/10/26 1751-06. 202606 320-53800-43000 13251 CHELONIA #2 JUNE 26		DUKE ENERGY	*	30.80	30.80 080119

BONC BONNET CREEK BOH

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
7/13/26	00101	7/10/26 1850-06. 202606 320-53800-43000 13251 CHELONIA #4 JUNE 26		DUKE ENERGY	*	30.80	30.80 080120
7/13/26	00101	7/10/26 5246-06. 202606 320-53800-43000 14312 CHELONIA PK JUNE 26		DUKE ENERGY	*	859.60	859.60 080121
8/04/26	00031	7/20/26 5881-07. 202607 320-53800-43300 14064 CHELONIA PKY JULY26		ORANGE COUNTY UTILITIES	*	5,867.58	5,867.58 080122
8/10/26	00101	8/10/26 0888-07. 202607 320-53800-43100 000 CHELONIA PKY JUL 26		DUKE ENERGY	*	335.66	4,419.69 080123
8/10/26	00101	8/10/26 0888-07. 202607 320-53800-43200 000 CHELONIA PKY JUL 26		DUKE ENERGY	*	4,084.03	22.59 080124
7/31/26	00101	7/10/26 1587-06. 202606 320-53800-43000 14064 CHELONIA PK JUNE 26		DUKE ENERGY	*	22.59	30.80 080125
8/17/26	00101	8/11/26 0713-07. 202607 320-53800-43000 13251 CHELONIA PKY3 JUL26		DUKE ENERGY	*	30.80	30.80 080126
8/17/26	00101	8/11/26 0797-07. 202607 320-53800-43000 13251 CHELONIA PKY5 JUL26		DUKE ENERGY	*	30.80	80.07 080127
8/17/26	00101	8/11/26 0987-07. 202607 320-53800-43000 13251 CHELONIA ENT JUL26		DUKE ENERGY	*	80.07	161.98 080128
8/17/26	00101	8/11/26 1074-07. 202607 320-53800-43000 14901 CHELONIA LIFT JUL26		DUKE ENERGY	*	161.98	24.67 080129
8/17/26	00101	8/11/26 1587-07. 202607 320-53800-43000 14064 CHELONIA PUMP JUL26		DUKE ENERGY	*	24.67	30.80 080130
8/17/26	00101	8/11/26 1660-07. 202607 320-53800-43000 13251 CHELONIA PKY1 JUL26		DUKE ENERGY	*	30.80	

BONC BONNET CREEK BOH

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
8/17/26	00101	8/11/26 1751-07. 202607 320-53800-43000 13251 CHELONIA PKY2 JUL26		DUKE ENERGY	*	30.80	30.80 080131
8/17/26	00101	8/11/26 1850-07. 202607 320-53800-43000 13251 CHELONIA PKY4 JUL26		DUKE ENERGY	*	30.80	30.80 080132
8/17/26	00101	8/11/26 5246-07. 202607 320-53800-43000 14312 CHELPNIA PKY JUL26		DUKE ENERGY	*	633.95	633.95 080133
8/19/26	00101	7/10/26 1587-06. 202606 320-53800-43000 14064 CHELONIA PK JUNE 26		DUKE ENERGY	*	22.81	22.81 080134
TOTAL FOR BANK Z						42,847.24	
TOTAL FOR REGISTER						263,439.28	

1-10
320 538 44120
320 538 44120

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 57850
Date 05/22/2026
Project **1995-180 BONNETT CREEK DRI**

For Services Through April 24, 2026
Please include invoice number on remittance

LABOR

	Hours	Rate	Billed Amount
Environmental Specialist IV	0.40	53.00	21.20
Scientist I	14.00	63.00	882.00
Scientist II	3.75	74.00	277.50
Scientist IV	11.50	89.00	1,023.50
Vice President	2.50	158.00	395.00
Labor subtotal	32.15		2,599.20

Invoice total **2,599.20**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
57850	05/22/2026	2,599.20	2,599.20				
	Total	2,599.20	2,599.20	0.00	0.00	0.00	0.00

Invoice is due upon receipt

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

FEIN: 59-1694414

ENVIRONMENTAL CONSULTANTS
BDA-INC.COM

330 WEST CANTON AVENUE, WINTER PARK, FLORIDA 32789
T: 407.677.1882 | F: 407.657.7008
WAKE FOREST, NORTH CAROLINA
T: 407.949.8069

Bonnet Creek Resort CDD

Invoice date 05/22/2026

Page 1

BDA
BREEDLOVE, DENNIS & ASSOCIATES, INC.

File: 95180
Period: Through April 24, 2026

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: 2025-2026 Bonnet Creek Resort Project Site Contract Extension for Wetland & Upland Monitoring Services dated September 4, 2025; 2025-2026 Crosby Island Marsh Mitigation Site Contract Extension for Nuisance/Exotic Species Maintenance dated September 4, 2025.

Technical:

***Maintenance Review Services Contract Extension for the Bonnet Creek Resort Project Site
(Year 2025-2026)***

P:\ADMIN\PROJECTS\95180\PRGS\2026\042426.DOC

ENVIRONMENTAL CONSULTANTS
BDA-INC.COM
330 WEST CANTON AVENUE, WINTER PARK, FLORIDA 32789
T: 407.677.1882 | F: 407.657.7008
WAKE FOREST, NORTH CAROLINA
T: 407.949.8069

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BREEDLOVE, DENNIS & ASSOCIATES, INC.

Bonnet Creek Resort Community Development District
Period: Through April 24, 2026
Page 2

Task – Maintenance Review Services

1. Ms. Penny E. Cople (Vice President) corresponded with Mr. Clayton Smith on March 13, 2026 and April 3 and 15, 2026, regarding the status of maintenance activities to treat nuisance/exotic (N/E) plant species and the schedule for the follow up site review; coordinated with Breedlove, Dennis & Associates, Inc. staff regarding the maintenance review; reviewed the Google Earth™ kmz file notes from the site review; and coordinated with Mr. Liam H. Machinski (Scientist I) to prepare an updated map for coordination with the client.
2. Ms. Sthefanny G. Houghton (Scientist IV) conducted a site review of the mitigation areas on April 16, 2026, to assess treatment of N/E plants, document new observations of N/E plants needing treatment, and document the conditions in the vicinity of the outfall structures.
3. Mr. Colin G. Havey (Scientist II) processed Geographic Information System data to prepare an updated graphic depicting the locations of N/E plant species and documenting mitigation area maintenance needs; and prepared a photo page to accompany this graphic update.
4. Mr. Liam H. Machinski (Scientist I) conducted a site review of the mitigation areas on April 16, 2026, to assess treatment of N/E plants, document new observations of N/E plants needing treatment, and document the conditions in the vicinity of the outfall structures; processed field data collected during the site review and updated the Google Earth™ kmz; and coordinated with the Computer Aided Drafting and Design department to prepare an updated maintenance graphic.
5. Administrative Staff (Environmental Specialist IV) maintained administrative records throughout the billing period.

Task Fee (Year 2025-2026):	\$5,000.00
Amount Previously Billed:	\$1,336.70
Amount Due This Invoice:	\$2,488.50
Budget Remaining:	\$1,174.80

Task – Project Team Meetings and Additional Requested Services

1. No activity this billing period.

Task Fee (Year 2025-2026):	T&M
Amount Previously Billed:	\$0.00

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BREEDLOVE, DENNIS & ASSOCIATES, INC.

Bonnet Creek Resort Community Development District
Period: Through April 24, 2026
Page 3

Amount Due This Invoice: \$0.00

***Management and Maintenance Review Services Contract Extension for the Crosby Island Marsh
Mitigation Site (Year 2025-2026)***

Task – Reviews of Nuisance/Exotic Species Maintenance

1. Ms. Cople (Vice President) coordinated with Mr. James M. Weber (Environmental Specialist IV) regarding the status of N/E plant species maintenance at the site.
2. Administrative Staff (Environmental Specialist IV) maintained administrative records throughout the billing period.

Task Fee (Year 2025-2026):	\$4,500.00
Amount Previously Billed:	\$1,091.30
Amount Due This Invoice:	\$63.30
Budget Balance:	\$3,345.40

Task – Project Team Meetings and Additional Requested Services

1. Ms. Cople (Vice President) corresponded with Mr. Herb Von Kluge on April 2, 2026, regarding the status of the earthen berm maintenance.

Task Fee (Year 2025-2026):	T&M
Amount Previously Billed:	\$0.00
Amount Due This Invoice:	\$47.40

Total Amount Due This Invoice: \$2,599.20
--

PEC/vcl

1-86
320 538 44150

INVOICE

Page: 1

Please Remit Payment to:

Solitude Lake Management, LLC
*****ADDRESS CHANGED*****
PO BOX 85529
CHICAGO, IL 60689-5529
Phone #: (888) 480-5253
Fax #: (888) 358-0088

Invoice Number: PSI275703
Invoice Date: 6/2/2026

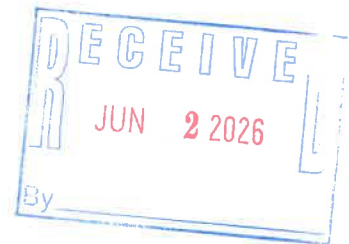
Bill
To: Bonnett Creek CDD
Governmental Management Services
6200 Lee Vista Blvd Suite 300
Orlando, FL 32822

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

Ship Via
Ship Date 6/2/2026
Due Date 7/2/2026
Terms Net 30

Customer ID 5006
P.O. Number
P.O. Date 6/2/2026
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	241.00	241.00
June Billing					
6/1/2026 - 6/30/2026					
Bonnett Creek Irrigation Lake					
Bonnett Creek Irrigation Lake					



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

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

1-50
320 55149



INVOICE

INVOICE #	INVOICE DATE
1179777	5/27/2026
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Bonnet Creek Resort CDD**Address:** Chelonia Pkwy
Orlando, FL 32821**Invoice Due Date:** June 26, 2026**Invoice Amount:** \$500.00

Description	Current Amount
April Trash Bin	
Subcontracted Service	\$500.00

Invoice Total **\$500.00**

Excellence

IN COMMERCIAL LANDSCAPING

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

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

1-50
320 538 49



INVOICE

INVOICE #	INVOICE DATE
1179778	5/27/2026
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Bonnet Creek Resort CDD

Address: Chelonia Pkwy
Orlando, FL 32821

Invoice Due Date: June 26, 2026

Invoice Amount: \$500.00

Description	Current Amount
May 2026 Trash Bin	
Subcontracted Service	\$500.00

Invoice Total \$500.00

Excellence
IN COMMERCIAL LANDSCAPING

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

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



Aquatic Weed Control, Inc.

P.O. Box 593258
Orlando, FL 32859

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

Invoice

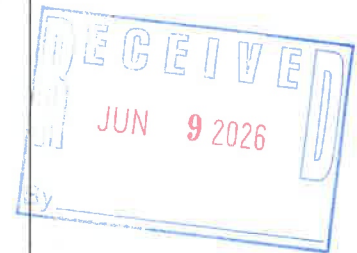
Date	Invoice #
5/29/2026	1141052

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	6/28/2026

Description	Amount
Monthly wetland maintenance for the month this invoice is dated - Wetlands, fenceline & 1 golf course pond @ Bonnet Creek Resort. Completed for May on 5/27/26.	1,694.00



Thank you for your business.

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



INVOICE

INVOICE #	INVOICE DATE
1194973	6/1/2026
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Bonnet Creek Resort CDD

Address: Chelonia Pkwy
Orlando, FL 32821

Invoice Due Date: July 1, 2026

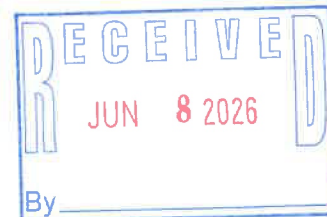
Invoice Amount: \$18,918.90

Description	Current Amount
Monthly Landscape Maintenance June 2026	\$18,918.90

Invoice Total **\$18,918.90** ✓

Excellence

IN COMMERCIAL LANDSCAPING



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

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



INVOICE

INVOICE #	INVOICE DATE
1195225	6/8/2026
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Bonnet Creek Resort CDD**Address:** Chelonia Pkwy
Orlando, FL 32821**Invoice Due Date:** July 8, 2026**Invoice Amount:** \$476.00

Description	Current Amount
May Irrigation Repairs	

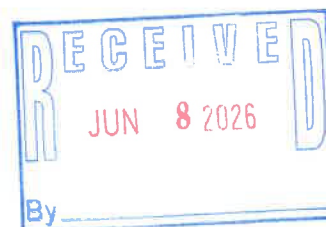
Repair/replace all broken sprinklers and pipes found during inspection.

Irrigation Repairs \$476.00

Excellence

Invoice Total \$476.00

IN COMMERCIAL LANDSCAPING



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

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

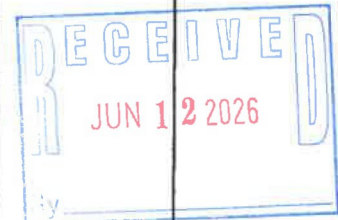
GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

1-1
320 53834
Invoice

Invoice #: 406
Invoice Date: 6/1/26
Due Date: 6/1/26
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Field Management		4,985.42	4,985.42
		Total	\$4,985.42
		Payments/Credits	\$0.00
		Balance Due	\$4,985.42



1-1

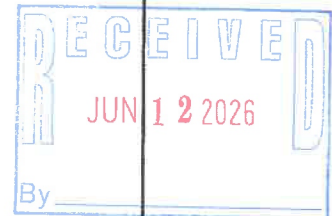
GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 407
Invoice Date: 6/1/26
Due Date: 6/1/26
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees		3,647.92	3,647.92
Website Administration		81.08	81.08
Information Technology		121.75	121.75
Office Supplies		0.39	0.39
Postage		38.01	38.01



Total \$3,889.15

Payments/Credits \$0.00

Balance Due \$3,889.15

479.90 - 44140
957.50 - 44120

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 57956
Date 06/22/2026
Project 1995-180 BONNETT CREEK DRI

For Services Through May 29, 2026
Please include invoice number on remittance

LABOR

	Hours	Rate	Billed Amount
Environmental Specialist IV	0.30	53.00	15.90
Senior Field Environmental Specialist	5.00	100.00	500.00
Scientist I	3.50	63.00	220.50
Scientist II	2.00	74.00	148.00
Vice President	3.50	158.00	553.00
Labor subtotal	14.30		1,437.40

Invoice total **1,437.40**

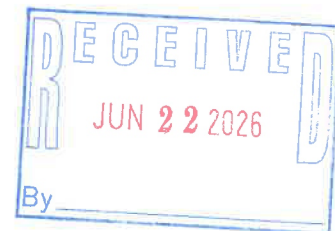
Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
57956	06/22/2026	1,437.40	1,437.40				
	Total	1,437.40	1,437.40	0.00	0.00	0.00	0.00

Invoice is due upon receipt

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

FEIN: 59-1694414



ENVIRONMENTAL CONSULTANTS
BDA-INC.COM

330 WEST CANTON AVENUE, WINTER PARK, FLORIDA 32789

T: 407.677.1882 | F: 407.657.7008

WAKE FOREST, NORTH CAROLINA

T: 407.949.8069

Bonnet Creek Resort CDD

Invoice date 06/22/2026

Page 1



File: 95180
Period: Through May 29, 2026

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: 2025-2026 Bonnet Creek Resort Project Site Contract Extension for Wetland & Upland Monitoring Services dated September 4, 2025; 2025-2026 Crosby Island Marsh Mitigation Site Contract Extension for Nuisance/Exotic Species Maintenance dated September 4, 2025.

Technical:

***Maintenance Review Services Contract Extension for the Bonnet Creek Resort Project Site
(Year 2025-2026)***

P:\ADMIN\PROJECTS\95180\PRGS\2026\052926.DOC

ENVIRONMENTAL CONSULTANTS
BDA-INC.COM
330 WEST CANTON AVENUE, WINTER PARK, FLORIDA 32789
T: 407.677.1882 | F: 407.657.7008
WAKE FOREST, NORTH CAROLINA
T: 407.949.8069

BDA
BREEDLOVE, DENNIS & ASSOCIATES, INC.

Bonnet Creek Resort Community Development District

Period: Through May 29, 2026

Page 2

Task – Maintenance Review Services

1. Ms. Penny E. Cople (Vice President) reviewed the maintenance review map and nuisance/exotic (N/E) plant species map and coordinated with the Computer Aided Drafting and Design department for map revisions; and forwarded the N/E plant species observations map via electronic mail (email) to Mr. Clayton Smith on May 27, 2026, with a copy to Mr. Herb Von Kluge and Mr. Eric Inman (Aquatic Weed Control, Inc. [AWC]).
2. Mr. Colin G. Havey (Scientist II) processed Geographic Information System data to incorporate revisions into the N/E species observation map.
3. Administrative Staff (Environmental Specialist IV) maintained administrative records throughout the billing period.

Task Fee (Year 2025-2026):	\$5,000.00
Amount Previously Billed:	\$3,825.20
Amount Due This Invoice:	\$479.90
Budget Remaining:	\$694.90

Task – Project Team Meetings and Additional Requested Services

1. No activity this billing period.

Task Fee (Year 2025-2026):	T&M
Amount Previously Billed:	\$0.00
Amount Due This Invoice:	\$0.00

***Management and Maintenance Review Services Contract Extension for the Crosby Island Marsh
Mitigation Site (Year 2025-2026)***

Task – Reviews of Nuisance/Exotic Species Maintenance

1. Ms. Cople (Vice President) coordinated with Mr. James M. Weber (Senior Field Environmental Specialist) to conduct a site review of the N/E plant species treatment completed by AWC; and corresponded with Ms. Debbie Bertakis (AWC) via email on May 18, 2026, to request that the invoice for N/E plant species treatment be forwarded to the client for processing.

BDA
BREEDLOVE, DENNIS & ASSOCIATES, INC.

Bonnet Creek Resort Community Development District

Period: Through May 29, 2026

Page 3

2. Mr. Jackson B. Loftis (Scientist I) conducted a review of the N/E plant species treatment of the site on May 6, 2026.
3. Mr. James M. Weber (Senior Field Environmental Specialist) conducted a review of the N/E plant species treatment of the site on May 6, 2026.

Task Fee (Year 2025-2026):	\$4,500.00
Amount Previously Billed:	\$1,154.60
Amount Due This Invoice:	\$957.50
Budget Balance:	\$2,387.90

Task – Project Team Meetings and Additional Requested Services

1. No activity this billing period.

Task Fee (Year 2025-2026):	T&M
Amount Previously Billed:	\$47.40
Amount Due This Invoice:	\$0.00

Total Amount Due This Invoice: \$1,437.40
--

PEC/vcl

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

1-16
310 513 311

Bonnet Creek Resort CDD
Email: Invoices@gmscfl.com
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822

Invoice number 49058
Date 06/12/2026

Project 22234 Bonnet Creek Resort CDD
General Consulting

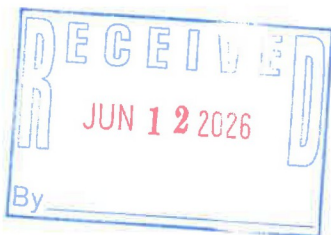
For Period Through May 29, 2026

Invoice Summary

Description	Current Billed
CDD general consulting	600.00
CDD inspections	0.00
CDD miscellaneous meetings	0.00
Reimbursable Expenses	43.50
Total	643.50

Professional Fee Detail

	Hours	Rate	Billed Amount
Principal	2.00	300.00	600.00
Reimbursable Expenses			
	Units	Rate	Billed Amount
Mileage	60.00	0.725	43.50
Invoice total			643.50



Invoice Supporting Detail

22234 Bonnet Creek Resort CDD General Consulting

000 CDD general consulting

Phase Status: Active

Billing Cutoff: 05/29/2026

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Principal

Robert A. Schanck

Time Per Contract

05/18/2026 2.00 300.00 600.00

Crosby Island Marsh, review of re-established berm grow in

Subtotal	2.00		600.00
Labor total	2.00		600.00

001 CDD inspections

Phase Status: Active

Billing Cutoff: 05/29/2026

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

WIP Status:

Subtotal			0.00
total			0.00

002 CDD miscellaneous meetings

Phase Status: Active

Billing Cutoff: 05/29/2026

Date	Units	Rate	Amount
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WIP Status:

Subtotal			0.00
total			0.00

999 Reimbursable Expenses

Phase Status: Active

Billing Cutoff: 05/29/2026

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

Expense

WIP Status: Billable

Robert A. Schanck

Expense Report

Mileage

05/20/2026	60.00	0.73	43.50
Subtotal	60.00		43.50
Expense total	60.00		43.50

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

1-10
310 513 311

Bonnet Creek Resort CDD
Email: Invoices@gmscfl.com
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822

Invoice number 49059
Date 06/12/2026
Project **22234 Bonnet Creek Resort CDD**
General Consulting

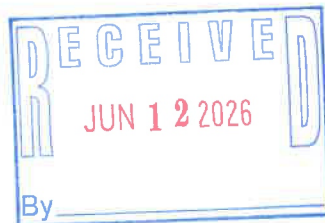
For Period Through May 29, 2026

Invoice Summary

Description	Current Billed
Interstate 4 FDOT taking	3,360.00
Total	3,360.00

Professional Fee Detail

	Hours	Rate	Billed Amount
Senior Engineering Project Manager	16.00	210.00	3,360.00
Invoice total			3,360.00



Invoice Supporting Detail

22234 Bonnet Creek Resort CDD General Consulting
008 Interstate 4 FDOT taking

Phase Status: Active

Billing Cutoff: 05/29/2026

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

Labor WIP Status: Billable

Senior Engineering Project Manager

Greg R. Platt

Time Per Contract	05/04/2026	1.00	210.00	210.00
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document review meeting schedule

Time Per Contract	05/05/2026	4.00	210.00	840.00
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*document review and discussion
team meeting with CDD team
coordinate with ED team*

Time Per Contract	05/06/2026	2.00	210.00	420.00
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team coordination / discussion iwth D Morris

Time Per Contract	05/07/2026	4.00	210.00	840.00
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Site inspection with Dan Morris

Time Per Contract	05/12/2026	2.00	210.00	420.00
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prepare and attend team meeting with ED team

Time Per Contract	05/13/2026	2.00	210.00	420.00
-------------------	------------	------	--------	--------

prepare questions for ED team regarding FDOT design.

Time Per Contract	05/18/2026	1.00	210.00	210.00
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questions for FDOT

Subtotal	16.00	3,360.00
Labor total	16.00	3,360.00



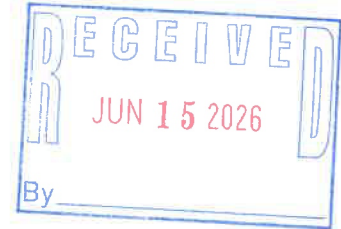
LATHAM, LUNA,
EDEN & BEAUDINE, LLP
ATTORNEYS AT LAW

201 S. Orange Avenue
Suite 1400
Orlando, Florida 32801
407-481-5800
Lathamluna.com

June 11, 2026

Invoice #: 153253
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:

5/7/2026	JAC	Multiple emails regarding Orange County well application; prepared email to D. Levie (counsel for Hilton/Waldorf); worked on finalization of stormwater maintenance agreement and review of park hotel's comments	1.00	\$395.00
5/8/2026	JAC	Telephone call and emails with counsel for Park Hotels regarding resolution to well/irrigation installation issues; telephone call with District Manager regarding Park Hotels issues on well and stormwater pond agreement	0.90	\$355.50
5/11/2026	JAC	Calls with District Manager and staff regarding permit approval; emails to Hilton Waldorf counsel; worked on editing permit application	0.40	\$158.00
5/12/2026	JAC	Emails with District's field staff regarding County irrigation well permitting and related issues	0.20	\$79.00
5/19/2026	JEL	Email regarding monitoring wells agreement	0.10	\$27.50
Total Professional Services:			2.60	\$1,015.00

Total \$1,015.00
Previous Balance \$0.00

Payments & Credits

<u>Date</u>	<u>Type</u>	<u>Notes</u>	<u>Amount</u>
			Payments & Credits \$0.00
			Total Due \$1,015.00

1-28

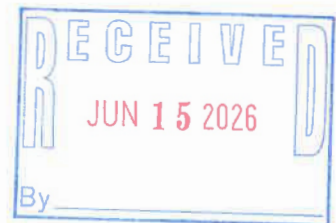


201 S. Orange Avenue
Suite 1400
Orlando, Florida 32801
407-481-5800
Lathamluna.com

June 11, 2026

Invoice #: 153254
Federal ID #:59-3366512

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



Matter ID: 2131-003 Eminent Domain

For Professional Services Rendered:				
5/1/2026	JAC	Emails from District Engineer and K. Hipp regarding CDD issues	0.10	\$39.50
5/2/2026	JAC	Short telephone call with K. Hipp regarding need for engineering information from CDD; emails to District Engineer and District Manager	0.20	\$79.00
5/4/2026	JAC	Multiple emails with District Engineer and District Manager; related telephone call with District Manager	0.20	\$79.00
5/5/2026	JAC	Telephone call with District Manager and District Engineer regarding eminent domain issues; pull easements from JW Marriott construction to send to District Engineer	0.40	\$158.00
5/7/2026	JAC	Receive and review FDOT construction plans	0.20	\$79.00
5/13/2026	JAC	Receive and review draft memorandum to FDOT regarding proposed taking; added comments and sent to working group	0.40	\$158.00
Total Professional Services:			1.50	\$592.50
			Total	\$592.50
			Previous Balance	\$0.00

Payments & Credits			
<u>Date</u>	<u>Type</u>	<u>Notes</u>	<u>Amount</u>
		Payments & Credits	\$0.00
		Total Due	\$592.50



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

1-102
320 538 466
Invoice 18460
Invoice Date 6/22/2026
Completed Date 6/22/2026
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

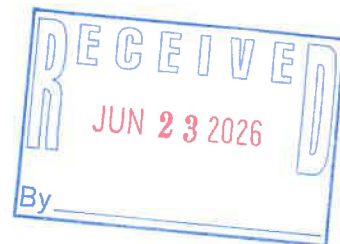
Description of work

(1) Quarterly lift station inspection. Report attached. Please consider cleaning the lift station wet well.

Sub-Total	\$399.30
Total Due	\$399.30
Payment	\$0.00

Balance Due \$399.30

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.



Job #18460

Lift Station Inspection Form

Customer Information

*****Please put a summary of parts needed or anything else needed in the comments section at the bottom of the form.*****

Date

2026-06-22

Customer Name

Bonnet Creek Resort CDD

Location address

14901 Chelonia Parkway, Orlando, FL 32821
USA

Lift Station Name/Location

Bonnet Creek L/S

Pump #1 - Elapsed Time Meter Reading

Previous

4159

Present

4405

Total Run

Subtract the present time from previous time and enter. Both pump times should be similar.

246

Pump Amps 1

14

Pump Amps 2

13

Pump Amps 3

15

Pump #2 - Elapsed Time Meter Reading

Previous

581

Present

671

Total Run

Subtract the present time from the previous time and enter. Both pump times should be similar.

90

Pump Amps 1

22

Pump Amps 2

23

Pump Amps 3

25

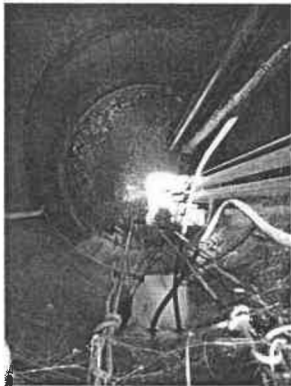
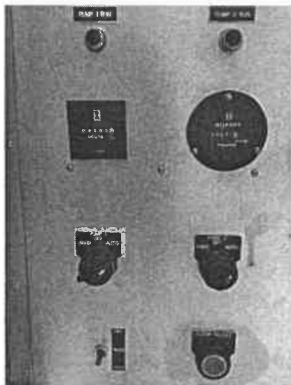
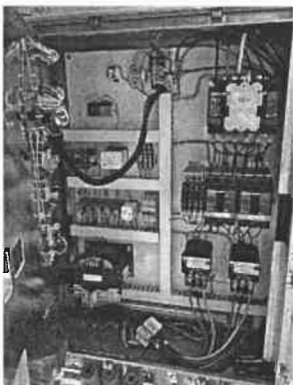
Wet Well Condition

Wet Well Condition

☒ Consider cleaning.

Off 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 Consider cleaning Pumps do alternate	Service Tech Tyler S

**Aquatic Weed Control, Inc.**

P.O. Box 593258
Orlando, FL 32859

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

Invoice

Date	Invoice #
6/30/2026	1142185

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	7/30/2026

Description	Amount
Monthly wetland maintenance for the month this invoice is dated - Wetlands, fenceline & 1 golf course pond @ Bonnet Creek Resort. Completed for June on 6/25/26.	1,694.00

Thank you for your business.

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

Neuwire Inc
215 Westwood Ave
Winter Haven, FL 33880-6247
US
+19548121367
a.romano@neuwire.net

1-123
320538 483
Invoice 207118



BILL TO

Client: Bonnet Creek CDD
Attn: Jarett Wright
219 E Livingston St
Orlando, FL 32801

DATE
06/26/2026

PLEASE PAY
\$3,130.00

DUE DATE
07/11/2026

PROJECT NAME

Bonnet Creek Signage

WORK TYPE

ELEC

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Scope: Troubleshoot all signage and entrance landscape lighting for diagnosis			
	3 LED drivers needed (one being solar)			
	New wiring and electrical boxes needed for landscape lighting at Main entrance			
EI01 Labor	Unit labor rate for electrician		3,000.00	3,000.00
ELEC-HR10 - Mobilization	Mobilization/Dispatch		130.00	130.00

We appreciate your business and look forward to working with you and your team again!

TOTAL DUE \$3,130.00

Ways to pay



THANK YOU.

View and pay



Committed to the Outcome.

INVOICE

Pressure Plus Services LLC
3818 Best Rd
Davenport, FL 33837

ppsjohnnyg@gmail.com
+1 (321) 200-7020
<http://www.pressureplusservices.com>



Bill to
Bonnet Creek Resort CDD

Ship to
Bonnet Creek Resort CDD

Invoice details

Invoice no.: 3702
Terms: Due on receipt
Invoice date: 06/10/2026
Due date: 06/24/2026



#	Date	Product or service	Description	Qty	Rate	Amount
1.		Street Gutters & Curbs	Purple highlight Map- Between Wyndham Grand & JW Marriot roundabout	1	\$0.00	\$0.00
2.		Street Gutters & Curbs	Blue highlight Map- Down Chelonia- Starting at the entry sign. Medians and sides all included	1	\$0.00	\$0.00
3.		Sidewalk Pressure Cleaning	Red highlight- Map - Between Club Wyndham Entrance to the end of Wyndham Grand	1	\$0.00	\$0.00
4.		Storm Drain	Pressure wash (56 units)	1	\$0.00	\$0.00
5.		Additional Area	Included extra areas in updated highlighted Map	1	\$0.00	\$0.00
6.		All Services Above Special Rate	All services listed at a discounted rate	1	\$16,800.00	\$16,800.00

Total **\$16,800.00**

Ways to pay



Overdue

06/24/2026

View and pay



1-86
320538 44150

Please Remit Payment to:

Solitude Lake Management, LLC
*****ADDRESS CHANGED*****
PO BOX 85529
CHICAGO, IL 60689-5529
Phone #: (888) 480-5253
Fax #: (888) 358-0088

INVOICE

Page: 1

Invoice Number: PSI284825
Invoice Date: 7/2/2026

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

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

Ship Via
Ship Date 7/2/2026
Due Date 8/1/2026
Terms Net 30

Customer ID 5006
P.O. Number
P.O. Date 7/2/2026
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	241.00	241.00
July Billing					
7/1/2026 - 7/31/2026					
Bonnett Creek Irrigation Lake					
Bonnett Creek Irrigation Lake					



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

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

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

Bonnet Creek Resort CDD
Email: Invoices@gmscfl.com
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822

Invoice number 49198
Date 07/10/2026

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

For Period Through June 26, 2026

Invoice Summary

Description	Current Billed
CDD general consulting	1,050.00
CDD inspections	0.00
CDD miscellaneous meetings	0.00
Reimbursable Expenses	0.00
Total	1,050.00

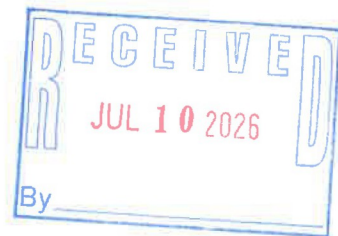
Professional Fee Detail

	Hours	Rate	Billed Amount
Principal	3.50	300.00	1,050.00

Reimbursable Expenses

	Units	Rate	Billed Amount
Mileage		0.725	0.00

Invoice total **1,050.00**



Invoice Supporting Detail

22234 Bonnet Creek Resort CDD General Consulting

000 CDD general consulting

Phase Status: Active

Billing Cutoff: 06/26/2026

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Principal

Robert A. Schanck

Time Per Contract

06/04/2026 3.50 300.00 1,050.00

Board meeting plus preparation

Subtotal	3.50		1,050.00
Labor total	3.50		1,050.00

001 CDD inspections

Phase Status: Active

Billing Cutoff: 06/26/2026

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

WIP Status:

Subtotal			0.00
total			0.00

002 CDD miscellaneous meetings

Phase Status: Active

Billing Cutoff: 06/26/2026

Date	Units	Rate	Amount
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WIP Status:

Subtotal			0.00
total			0.00

999 Reimbursable Expenses

Phase Status: Active

Billing Cutoff: 06/26/2026

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

Expense

WIP Status: Billable

Robert A. Schanck

Expense Report

Subtotal			0.00
Expense total			0.00

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

Bonnet Creek Resort CDD
Email: Invoices@gmscfl.com
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822

Invoice number 49199
Date 07/10/2026
Project **22234 Bonnet Creek Resort CDD**
General Consulting

For Period Through June 26, 2026

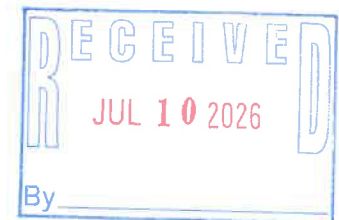
Invoice Summary

Description	Current Billed
Interstate 4 FDOT taking	2,325.00
Total	2,325.00

Professional Fee Detail

	Hours	Rate	Billed Amount
Principal	2.50	300.00	750.00
Senior Engineering Project Manager	7.50	210.00	1,575.00
Professional Fee Detail subtotal	10.00		2,325.00

Invoice total **2,325.00**



Invoice Supporting Detail

22234 Bonnet Creek Resort CDD General Consulting
008 Interstate 4 FDOT taking

Phase Status: Active

Billing Cutoff: 06/26/2026

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Principal

Robert A. Schanck

Time Per Contract	06/12/2026	1.00	300.00	300.00
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FDOT Taking - Review of documents received from attorney's

Time Per Contract	06/15/2026	1.00	300.00	300.00
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Review of FDOT responses

Time Per Contract	06/16/2026	0.50	300.00	150.00
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FDOT comments/responses review

Subtotal	2.50	750.00
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Senior Engineering Project Manager

Greg R. Platt

Time Per Contract	06/05/2026	2.00	210.00	420.00
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coordination with Eminent Domian team.

Time Per Contract	06/11/2026	1.50	210.00	315.00
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review email and respond

Time Per Contract	06/18/2026	4.00	210.00	840.00
-------------------	------------	------	--------	--------

Review FDOT Response

Subtotal	7.50	1,575.00
----------	------	----------

Labor total	10.00	2,325.00
-------------	-------	----------



**McIntosh
Associates**
an **L/A** company

1-16

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

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

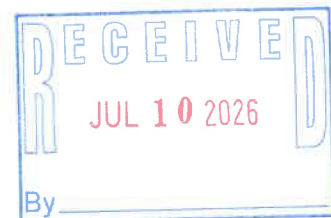
Invoice Date: July 10, 2026
Invoice No.: 49310
Project Number: 26629
For Period Through June 26, 2026

Bonnet Creek Resort CDD - Consulting Engineer's Report -
2025-2026

Per Contract Dated June 8, 2026

Email: Invoices@gmscfl.com

		Contract Amount	Work %	Completed Amount	Previously Invoiced	Amount Due
Civil Engineering						
001	Consulting engineer's report	7,500.00	13.00	975.00	0.00	975.00
	TOTAL	\$7,500.00		\$975.00	\$0.00	\$975.00
	Reimbursable Expenses @ 5%			48.75	0.00	48.75
AMOUNT DUE THIS INVOICE						\$1,023.75



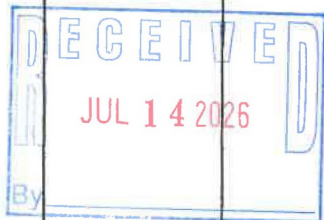
DONALD W. MCINTOSH ASSOCIATES, INC.

Due Upon Receipt

Page 1

Invoice

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

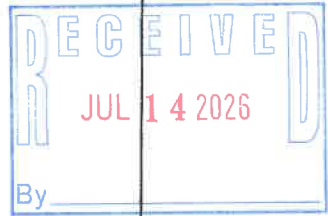
Description	Hours/Qty	Rate	Amount
Field Management		4,985.42	4,985.42
			
Total			\$4,985.42
Payments/Credits			\$0.00
Balance Due			\$4,985.42

GMS-Central Florida, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 409**Invoice Date:** 7/1/26**Due Date:** 7/1/26**Case:****P.O. Number:****Bill To:**

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

Description	Hours/Qty	Rate	Amount
Management Fees		3,647.92	3,647.92
Website Administration		81.08	81.08
Information Technology		121.75	121.75
Office Supplies		0.27	0.27
Postage		39.16	39.16
Copies		44.10	44.10
			

Total \$3,934.28**Payments/Credits** \$0.00**Balance Due** \$3,934.28



1-28
LATHAM, LUNA,
EDEN & BEAUDINE, ^{LLP}
ATTORNEYS AT LAW

201 S. Orange Avenue
Suite 1400
Orlando, Florida 32801
407-481-5800
LathamLuna.com

July 13, 2026

Invoice #: 154271
Federal ID #:59-3366512

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

Matter ID: 2131-001

General

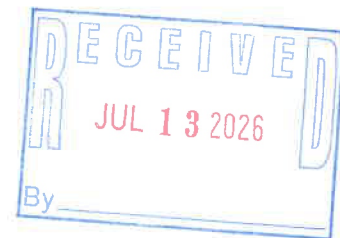
For Professional Services Rendered:

6/3/2026	JEL	Review agenda, minutes and task list	0.20	\$55.00
6/4/2026	JEL	Attend Board of Supervisors meeting; prepare task list	2.40	\$660.00
6/12/2026	JAC	Receive and review briefly 2024-2025 DRI annual report	0.20	\$79.00
Total Professional Services:			2.80	\$794.00

For Disbursements Incurred:

6/4/2026	Default Hard Cost	Payment disbursement to Jay Lazarovich for JEL - Travel to and from Bonnet Creek CDD Board Meeting on 6/4/26		\$31.50
Total Disbursements Incurred:				\$31.50

Total \$825.50





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

201 S. Orange Avenue
Suite 1400
Orlando, Florida 32801
407-481-5800
Lathamluna.com

July 13, 2026

Invoice #: 154272
Federal ID #:59-3366512

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

Matter ID: 2131-003

Eminent Domain

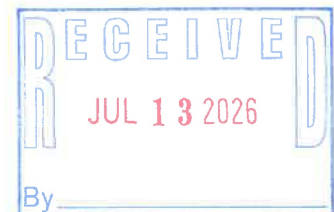
For Professional Services Rendered:

6/11/2026	JAC	Multiple emails from Eminent Domain counsel and District Engineer regarding updated FDOT plans	0.20	\$79.00
6/12/2026	JAC	Receive and review Notice of Army Corps of Engineers and related correspondence with K. Hipp regarding its applicability to the eminent domain action; emails regarding FDOT's information; receive and review response from District Engineer	0.30	\$118.50
6/16/2026	JAC	Receive and review correspondence between Gray Robinson and FDOT regarding utility and wetland issues; related email to District Manager	0.20	\$79.00

Total Professional Services:

0.70 \$276.50

Total \$276.50





YELLOWSTONE
LANDSCAPE

1-50

INVOICE

INVOICE #	INVOICE DATE
1220114	7/15/2026
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Bonnet Creek Resort CDD

Address: Chelonia Pkwy
Orlando, FL 32821

Invoice Due Date: August 14, 2026

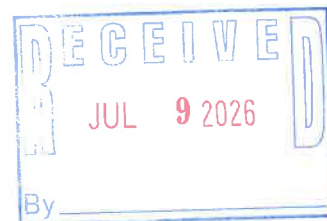
Invoice Amount: \$18,918.90

Description	Current Amount
Monthly Landscape Maintenance July 2026	\$18,918.90

Invoice Total **\$18,918.90**

Excellence

IN COMMERCIAL LANDSCAPING



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

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

Aaron's Backflow Services, Inc.
130 Middle St
Lake Mary, FL 32746 US
4078297933
office@aaronsbackflow.com
www.aaronsbackflow.com



Invoice 45256

BILL TO

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

DATE
07/08/2026

PLEASE PAY
\$80.00

DUE DATE
07/08/2026

DATE	ACTIVITY	QTY	RATE	AMOUNT
07/04/2026	RE: Bonnet Creek Resorts CDD 14900 Chelonia Parkway Orlando, FL 32821			
07/04/2026	BFT Backflow Test (3/4" - 2") Performed Annual Backflow Testing (3/4"-2") FAILED - will send estimate to repair	1	80.00	80.00

We appreciate your prompt payment.
Payment options:

Please mail a check to our office at 130 Middle Street, Lake Mary
FL 32746

TOTAL DUE

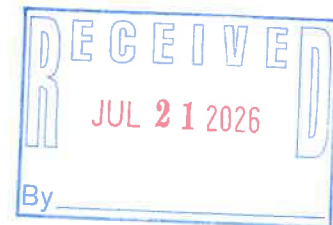
\$80.00

THANK YOU.

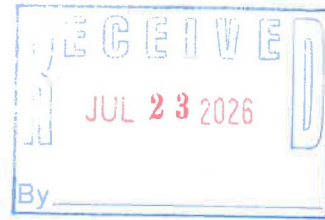
Or

Send an email request to office@aaronsbackflow.com to have
your account set up with the on-line payment option that will
generate a 3% credit card payment convenience fee added to your
total.

Thanks for your business!
Aaron's Backflow Services, Inc.



State of FL Certified Plumbing Contractor LIC# CFC1427186
State of FL Class II Fire Sprinkler Contractor LIC# FPC14-000029



1-126

Application and Certificate For Payment

Page 1

To Owner: BONNET CREEK RESORT CDD 219 E LIVINGSTON ST ORLANDO, FL 32801	Project: SIGNING BONNET CREEK RESORT ORANGE COUNTY ORLANDO, FL	Application No: 1 Period To: 06/03/26 Architect's Project No: Contract Date: 11/01/21
From (Contractor): TRAFFIC CONTROL DEVICES, LLC P.O. BOX 150418 242 N WESTMONTE DRIVE ALTAMONTE SPRINGS, FL 32715-0418	Contractor Job Number: 22012 Customer Order Number/ Project #: OFFSITE WAY-FINDING SIGNS R1	
Phone: 407 869-5300	Contract For:	

Contractor's Application For Payment

Change Order Summary	Additions	Deductions
Change orders approved in previous months by owner	7,211.00	
Number	Date Approved	
Change orders approved this month		
Totals		
Net change by change orders	7,211.00	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Contractor:
By: _____ Date: _____
State of: _____ County of: _____
Subscribed and sworn to before me this _____ day of _____,
(year). Notary public: _____
My commission expires _____.

Original contract sum	103,125.00
Net change by change orders	7,211.00
Contract sum to date	110,336.00
Total completed and stored to date	110,336.00
Retainage	
5.0% of completed work	5,516.80
0.0% of stored material	0.00
Total retainage	5,516.80
Total earned less retainage	104,819.20
Less previous certificates of payment	0.00
Current sales tax	
6.500% of taxable amount	0.00
Current sales tax	0.00
Current payment due	104,819.20
Balance to finish, including retainage	5,516.80

Architect's Certificate for Payment

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

Architect:
By: _____ Date: _____

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

Amount Certified: \$ _____

CHRIS GALLAGHER, DIVISION MANAGER

Application and Certificate For Payment -- page 2

To Owner: BONNET CREEK RESORT CDD
 From (Contractor): TRAFFIC CONTROL DEVICES, LLC
 Project: SIGNING

Application No: 1 Date: 06/03/26 Period To: 06/03/26
 Contractor's Job Number: 22012
 Architect's Project No:

Item Number	Description	Unit Price	Contract Quantity	UM	Scheduled Value	Work Completed Previous Application			Work Completed This Period			Completed and Stored To Date			Retention	Memo
						Qty	Mat	Amount	Qty	Mat	Amount	Quantity	Amount	%		
C1																
1011	MOBILIZATION	5,000.0000	1.00	LS	5,000.00	0.00%	0.00	0.00	100.00%	0.00	5,000.00	100.00%	5,000.00	100.0	250.00	
1021	MAINTENANCE OF TRAFFIC IC	7,119.0000	1.00	LS	7,119.00	0.00%	0.00	0.00	100.00%	0.00	7,119.00	100.00%	7,119.00	100.0	355.95	
7001A	Furnish And Install Type E Sig Type E Sign	12,875.0000	5.00	EAC	64,375.00	.000	0.00	0.00	5.000	0.00	64,375.00	5.000	64,375.00	100.0	3,218.75	
7002A	Furnish And Install Type H Sig Type H Sign	16,921.0000	2.00	EAC	33,842.00	.000	0.00	0.00	2.000	0.00	33,842.00	2.000	33,842.00	100.0	1,692.10	
Total					110,338.00			0.00			110,338.00		110,336.00		5,516.80	
							0.00			0.00						
NA MATERIAL ADJUSTMENT																
MATADJM	MATERIAL ADJUSTMENT	1.0000		EA	0.00		0.00	0.00		0.00	0.00		0.00	0.0	0.00	
Total MATERIAL ADJUSTMENT					0.00			0.00			0.00		0.00		0.00	
							0.00			0.00						
Application Total					110,338.00			0.00			110,338.00		110,336.00		5,516.80	
							0.00			0.00						

CHRIS GALLAGHER, DIVISION MANAGER

TRAFFIC CONTROL DEVICES, LLC

Project No.: SIGNING
Location: BONNET CREEK RESORT ORANGE COUNTY ORLANDO, FL
Customer: BONNET CREEK RESORT CDD

Billing Date: June 03, 2025
Estimate No.: 1
Job No.: 22012

Contract Value: 110,336.00 BILLING SCHEDULE

Bid Item #	Description of Work	Est Qty	Unit	Unit Price	Qty Install To Date	\$ Value Installed	Balance Stored	Cost of Stored Material	Material \$/Unit	Per	Material Adjustment	\$ Value of Strd Mat'l	\$ Total Install and Stored
C1 1011	MOBILIZATION	1.00	LS	5,000.0000	100.00%	5,000.00	0.00	0.00	0.0000	LS	0.00	0.00	5,000.00
C1 1021	MAINTENANCE OF TRAFFICIC	1.00	LS	7,119.0000	100.00%	7,119.00	0.00	0.00	0.0000	LS	0.00	0.00	7,119.00
C1 7001A	Furnish And Install Type E SigType E Sign	5.00	EAC	12,875.0000	5.00	64,375.00	0.00	0.00	0.0000	EAC	0.00	0.00	64,375.00
C1 7002A	Furnish And Install Type H SigType H Sign	2.00	EAC	16,921.0000	2.00	33,842.00	0.00	0.00	0.0000	EAC	0.00	0.00	33,842.00
Totals						110,336.00	0.00	0.00			0.00	0.00	110,336.00



300-207-102
1-126

Application and Certificate For Payment

Page 1

To Owner: BONNET CREEK RESORT CDD 219 E LIVINGSTON ST ORLANDO, FL 32801	Project: SIGNING BONNET CREEK RESORT ORANGE COUNTY ORLANDO, FL	Application No: 2 Period To: 07/20/26 Architect's Project No: Contract Date: 11/01/21
From (Contractor): TRAFFIC CONTROL DEVICES, LLC P.O. BOX 150418 242 N WESTMONTE DRIVE ALTAMONTE SPRINGS, FL 32715-0418	Contractor Job Number: 22012 Customer Order Number/ Project #: OFFSITE WAY-FINDING SIGNS R1	
Phone: 407 869-5300	Contract For:	

Contractor's Application For Payment

Change Order Summary	Additions	Deductions
Change orders approved in previous months by owner	110,336.00	
Number	Date Approved	
Change orders approved this month		
Totals		
Net change by change orders	110,336.00	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Contractor:

By: _____ Date: _____

State of: _____ County of: _____

Subscribed and sworn to before me this _____ day of _____,

_____(year). Notary public: _____

My commission expires _____.

Original contract sum	103,125.00
Net change by change orders	110,336.00
Contract sum to date	213,461.00
Total completed and stored to date	110,336.00
Retainage	
0.0% of completed work	0.00
0.0% of stored material	0.00
Total retainage	0.00
Total earned less retainage	110,336.00
Less previous certificates of payment	104,819.20
Current sales tax	
6.500% of taxable amount	0.00
Current sales tax	0.00
Current payment due	5,516.80

Architect's Certificate for Payment

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

Amount Certified: \$ _____

Architect:

By: _____ Date: _____

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

CHRIS GALLAGHER, DIVISION MANAGER

Application and Certificate For Payment -- page 2

To Owner: BONNET CREEK RESORT CDD
From (Contractor): TRAFFIC CONTROL DEVICES, LLC
Project: SIGNING

Application No: 2
Contractor's Job Number: 22012
Architect's Project No:

Date: 07/20/26
Period To: 07/20/26

Item Number	Description	Unit Price	Contract Quantity	UM	Scheduled Value	Work Completed Previous Application			Work Completed This Period			Completed and Stored To Date			Retention	Memo
						Qty	Mat	Amount	Qty	Mat	Amount	Quantity	Amount	%		
D1																
1011	MOBILIZATION	5,000.0000	1.00	LS	5,000.00	0.00%	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	0.0	0.00	
1021	MAINTENANCE OF TRAFFIC IC	6,125.0000	1.00	LS	6,125.00	0.00%	0.00	0.00	0.00%	0.00	0.00	0.00%	0.00	0.0	0.00	
7001A	Furnish And Install Type E Sig Type E Sign	12,150.0000	5.00	EAC	60,750.00	.000	0.00	0.00	.000	0.00	0.00	.000	0.00	0.0	0.00	
7002A	Furnish And Install Type H Sig Type H Sign	15,625.0000	2.00	EAC	31,250.00	.000	0.00	0.00	.000	0.00	0.00	.000	0.00	0.0	0.00	
Total					103,125.00			0.00			0.00		0.00		0.00	
						0.00			0.00							
C1																
1011	MOBILIZATION	5,000.0000	1.00	LS	5,000.00	100.00%	0.00	5,000.00	0.00%	0.00	0.00	100.00%	5,000.00	100.0	0.00	
1021	MAINTENANCE OF TRAFFIC IC	7,119.0000	1.00	LS	7,119.00	100.00%	0.00	7,119.00	0.00%	0.00	0.00	100.00%	7,119.00	100.0	0.00	
7001A	Furnish And Install Type E Sig Type E Sign	12,575.0000	5.00	EAC	64,375.00	5.000	0.00	64,375.00	.000	0.00	0.00	5.000	64,375.00	100.0	0.00	
7002A	Furnish And Install Type H Sig Type H Sign	16,921.0000	2.00	EAC	33,842.00	2.000	0.00	33,842.00	.000	0.00	0.00	2.000	33,842.00	100.0	0.00	
Total					110,336.00			110,336.00			0.00		110,336.00		0.00	
						0.00			0.00							
MA MATERIAL ADJUSTMENT																
MATADJM	MATERIAL ADJUSTMENT	1.0000		EA	0.00		0.00	0.00		0.00	0.00		0.00	0.0	0.00	
Total MATERIAL ADJUSTMENT					0.00			0.00			0.00		0.00		0.00	
						0.00			0.00							
Application Total					213,461.00			110,336.00			0.00		110,336.00		0.00	
						0.00			0.00							

CHRIS GALLAGHER, DIVISION MANAGER

TRAFFIC CONTROL DEVICES, LLC

Project No.: SIGNING
Location: BONNET CREEK RESORT ORANGE COUNTY ORLANDO, FL
Customer: BONNET CREEK RESORT CDD

Billing Date: July 20, 2026
Estimate No.: 2
Job No.: 22012

Contract Value: 213,461.00 BILLING SCHEDULE

Bid Item #	Description of Work	Est Qty	Unit	Unit Price	Qty Install To Date	\$ Value Installed	Balance Stored	Cost of Stored Material	Material \$/Unit	Per	Material Adjustment	\$ Value of Strd Mat'l	\$ Total Install and Stored
O1 1011	MOBILIZATION	1.00	LS	5,000.0000	0.00%	0.00	1.00	0.00	0.0000	LS	0.00	0.00	0.00
O1 1021	MAINTENANCE OF TRAFFIC	1.00	LS	6,125.0000	0.00%	0.00	1.00	0.00	0.0000	LS	0.00	0.00	0.00
O1 7001A	Furnish And Install Type E SigType E Sign	5.00	EAC	12,150.0000	0.00	0.00	5.00	0.00	0.0000	EAC	0.00	0.00	0.00
O1 7002A	Furnish And Install Type H SigType H Sign	2.00	EAC	15,625.0000	0.00	0.00	2.00	0.00	0.0000	EAC	0.00	0.00	0.00
C1 1011	MOBILIZATION	1.00	LS	5,000.0000	100.00%	5,000.00	0.00	0.00	0.0000	LS	0.00	0.00	5,000.00
C1 1021	MAINTENANCE OF TRAFFIC	1.00	LS	7,119.0000	100.00%	7,119.00	0.00	0.00	0.0000	LS	0.00	0.00	7,119.00
C1 7001A	Furnish And Install Type E SigType E Sign	5.00	EAC	12,875.0000	5.00	64,375.00	0.00	0.00	0.0000	EAC	0.00	0.00	64,375.00
C1 7002A	Furnish And Install Type H SigType H Sign	2.00	EAC	16,921.0000	2.00	33,842.00	0.00	0.00	0.0000	EAC	0.00	0.00	33,842.00
Totals						110,336.00	9.00	0.00			0.00	0.00	110,336.00

1-4 320 538 44010

Allen E. Smith Ranch & Farming, Inc.

10524 Moss Park Road, Suite 204-511
Orlando, FL 32832
+14072076200
office@aesrf.net



INVOICE

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

INVOICE 6429
DATE 07/14/2026
TERMS Net 30
DUE DATE 08/13/2026

PROJECT Mow
LOCATION Crosby Island Marsh

WORK DATE(S)
07/13/2026-07/14/2026

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Mowing	9 hours Mowing @ \$85.00 per hour	9	85.00	765.00

Thank you for your business!

BALANCE DUE

\$765.00

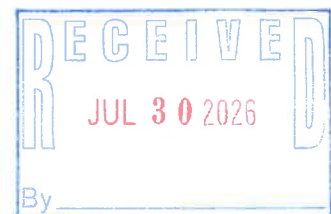
Please make checks payable to: Allen E. Smith Ranch and Farming Inc.

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

Ways to pay

BANK

[View and pay](#)





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

201 S. Orange Avenue
Suite 1400
Orlando, Florida 32801
407-481-5800
LathamLuna.com



July 13, 2026

Invoice #: 154271
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:

6/3/2026	JEL	Review agenda, minutes and task list	0.20	\$55.00
6/4/2026	JEL	Attend Board of Supervisors meeting; prepare task list	2.40	\$660.00
6/12/2026	JAC	Receive and review briefly 2024-2025 DRI annual report	0.20	\$79.00
Total Professional Services:			2.80	\$794.00

For Disbursements Incurred:

6/4/2026	Default Hard Cost	Payment disbursement to Jay Lazarovich for JEL - Travel to and from Bonnet Creek CDD Board Meeting on 6/4/26	\$31.50
Total Disbursements Incurred:			\$31.50

Total \$825.50

owe \$794

pd c/w 24th



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

Invoice

1-105
320 538461

Reference No.: IN014347
Date: 21-Jul-2026
Due Date: 20-Aug-2026
Customer ID: BONNCDD

BILL TO:

Bonnet Creek Resort CDD
6200 Lee Vista Blvd Ste 300
Orlando FL 32822-5149
United States of America

SHIP TO:

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:

7/10/26 Service call on the irrigation pump station at Bonnet Creek Resort CDD : Technician Chris traveled to the site. Completed a PM Service. Report attached

ITEM**EXTENDED PRICE**

Labor & Travel	1,155.00
Mobilization	85.00
Materials	25.00



REMIT TO: PROPUMP & CONTROLS, INC.,30 Stonecrest Ct, Suite 100,
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:	1,265.00
Tax Total:	0.00
Total (USD):	1,265.00
Less Deposit	0.00
Balance Due	1,265.00



Aquatic Weed Control, Inc.

P.O. Box 593258
Orlando, FL 32859

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

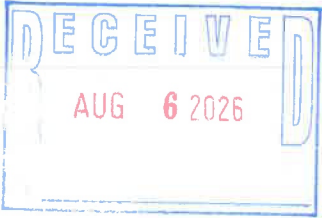
Invoice

Date	Invoice #
7/31/2026	1143273

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	8/30/2026

Description	Amount
Monthly wetland maintenance for the month this invoice is dated - Wetlands, fenceline & 1 golf course pond @ Bonnet Creek Resort. Completed for July on 7/29/26.	1,694.00
	

Thank you for your business.

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



Please Remit Payment to:

Solitude Lake Management, LLC
*****ADDRESS CHANGED*****
PO BOX 85529
CHICAGO, IL 60689-5529
Phone #: (888) 480-5253
Fax #: (888) 358-0088

INVOICE

Page: 1

Invoice Number: PSI293476
Invoice Date: 8/2/2026

Bill

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

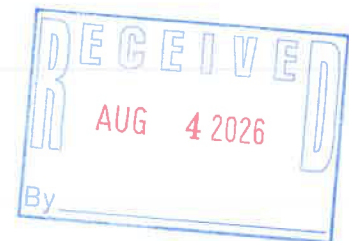
Ship

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

Ship Via
Ship Date 8/2/2026
Due Date 9/1/2026
Terms Net 30

Customer ID 5006
P.O. Number
P.O. Date 8/2/2026
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance August Billing 8/1/2026 - 8/31/2026 Bonnett Creek Irrigation Lake Bonnett Creek Irrigation Lake		1	1	241.00	241.00



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

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



1-28

Invoice #: 155841
Federal ID #:59-3366512

Matter ID: 2131-001

7/12/2026	RJP	Research regarding 2026 legislative session updates affecting CDD and preparation of summary memo for board members.	0.10	\$22.50
-----------	-----	--	------	---------

For Disbursements Incurred:

7/4/2026	Default Hard Cost	Payment disbursement to Jay Lazarovich for JEL - Parking for CDD meeting 6/4/26	\$66.89
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Total	\$89.39
Previous Balance	\$0.00

<u>Date</u>	<u>Type</u>	<u>Notes</u>	<u>Amount</u>
		Payments & Credits	\$0.00
		Total Due	\$89.39





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

201 S. Orange Avenue
Suite 1400
Orlando, Florida 32801
407-481-5800
LathamLuna.com

August 11, 2026

Invoice #: 155842
Federal ID #:59-3366512

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

Matter ID: 2131-003

Eminent Domain

For Professional Services Rendered:

7/13/2026	JAC	Receive and review updated FDOT list of potential takings and sent inquiry regarding Bonnet Creek parcel	0.20	\$79.00
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Total Professional Services:			0.20	\$79.00
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Total \$79.00

Previous Balance \$0.00

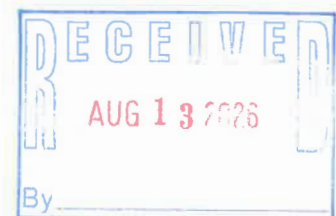
Payments & Credits

<u>Date</u>	<u>Type</u>	<u>Notes</u>
-------------	-------------	--------------

Amount

Payments & Credits	\$0.00
--------------------	--------

Total Due	\$79.00
------------------	----------------



1-1

[illegible]

Invoice #: 410
Invoice Date: 8/1/26
Due Date: 8/1/26
Case:
P.O. Number:

RECEIVED
AUG 13 2026

Total	\$4,985.42
Payments/Credits	\$0.00
Balance Due	\$4,985.42

11

[illegible]

P.O. Number:

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

RECEIVED
AUG 13 2026
By _____

Total	\$3,898.41
Payments/Credits	\$0.00
Balance Due	\$3,898.41



YELLOWSTONE
LANDSCAPE

Bill To:

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

Property Name: Bonnet Creek Resort CDD

Address: Chelonia Pkwy
Orlando, FL 32821

INVOICE

INVOICE #	INVOICE DATE
1236090	7/31/2026
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: August 30, 2026

Invoice Amount: \$703.00

Description	Current Amount
Mainline Repair	

Repair broken mainline on backside of a valve in the second island.

Irrigation Repairs

\$703.00

Invoice Total \$703.00

Excellence
IN COMMERCIAL LANDSCAPING



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

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



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

CUSTOMER INQUIRIES: 407-836-5515
TOLL FREE: 800-626-1140
24 HOUR EMERGENCY: 407-836-2777

[1/1]
BONNET CREEK RESORT COMMUNITY
DEVELOPMENT DISTRICT

Account Number: 0855665881
Billing Date: 05/20/26
Due Date: 06/12/26

www.ocfl.net/PayUtilities/

The U.S. Post Office has been experiencing delays for first-class mail delivery, impacting mailed payments. Now is a great time to explore our free and convenient payment methods. Visit www.ocfl.net/PayUtilities/.

Account Summary as of May 20, 2026

Previous Balance	\$7,593.21
Payments Received	-7,569.13
Credit Adjustments	-24.08
Balance Forward	0.00
Current Charges	9,974.31
Total Amount Due	\$9,974.31
AUTOPAY CUSTOMER	

Deposit Interest Refund

Adjustments

04/23/2026 Deposit interest -24.08

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



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

AutoPay Notice

Account Number	Total Due	Total Due Drafted On or About
0855665881	\$9,974.31 Do Not Pay	06/01/26

ORF0520B 5767 1 AB 0.641
7000010127 00.0020.0088 5767/1



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

Do Not Send Payment

**Your Bill is Scheduled for
Electronic Payment**

Reclaim Commercial

Meter Number	Curr Read	Prev Read	Water Usage
258001U063	442046	426794	+15252 KGAL

Reclaim Commercial**Service from 04/21/26 - 05/19/26**

Meter Fixed Charge	\$192.12	192.12
15,252 kgal at \$0.64 per kgal		9,761.28
Subtotal		\$9,953.40

Total Charge for All Services at This Address**\$9,953.40****Service Address: 14929 CHELONIA PKWY, ORLANDO, FL 32821-4013****Water Small Commercial**

Meter Number	Curr Read	Prev Read	Water Usage
242215985	7	1	+6 KGAL

Water Small Commercial**Service from 04/21/26 - 05/19/26**

Meter Fixed Charge		9.03
First 6 kgal at \$1.98 per kgal	11.88	
Consumption Summary Charge		11.88
Subtotal		\$20.91

Total Charge for All Services at This Address**\$20.91****UTILITY DEPOSIT****\$7,918.68**

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

Payment locations: 9150 Curry Ford Road, Amscot Financial®, and any Walmart®, Warmart Supercenter®, or Walmart Neighborhood Market®. To better serve you, we offer convenient 24-hour payment options at 9150 Curry Ford Road. Use our drive through kiosk for cash, check, and credit card payments, or the overnight drop box for check and money order payments, which process the next business day.

ANY AMOUNT NOT PAID BY THE DUE DATE IS SUBJECT TO A LATE FEE OF 1.5%**9150 Curry Ford Road Lobby Hours: 8:00 a.m. - 5:00 p.m. Monday - Friday****Telephone Numbers:**

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

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

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



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

CUSTOMER INQUIRIES: 407-836-5515
TOLL FREE: 800-626-1140
24 HOUR EMERGENCY: 407-836-2777

[1/1]
BONNET CREEK RESORT COMMUNITY
DEVELOPMENT DISTRICT

Account Number: 0855665881
Billing Date: 06/19/26
Due Date: 07/13/26

www.ocfl.net/PayUtilities/

The U.S. Post Office has been experiencing delays for first-class mail delivery, impacting mailed payments. Now is a great time to explore our free and convenient payment methods. Visit www.ocfl.net/PayUtilities/.

The most recent reading obtained from your water meter indicates consumption is higher than your average usage. For your benefit, please take a moment to review this bill and investigate the increase.

Account Summary as of June 19, 2026

Previous Balance	\$9,974.31
Payments Received	-9,948.68
Credit Adjustments	-25.63

Balance Forward	0.00
Current Charges	10,212.85

Total Amount Due	\$10,212.85
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****AUTOPAY CUSTOMER****

Deposit Interest Refund

Adjustments

05/26/2026 Deposit interest	-25.63
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Service Address: 14064 CHELONIA PKWY, ORLANDO, FL 32821-4022



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

AutoPay Notice

Account Number	Total Due	Total Due Drafted On or About
0855665881	\$10,212.85 Do Not Pay	06/29/26

ORF0619B 5321 1 AB 0.641
7000009475 00.0022.0073 5321/1



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

Do Not Send Payment

**Your Bill is Scheduled for
Electronic Payment**

Reclaim Commercial

Meter Number	Curr Read	Prev Read	Water Usage
258001U063	457523	442046	+15477 KGAL

Reclaim Commercial**Service from 05/20/26 - 06/18/26**

Meter Fixed Charge	\$192.12	192.12
15,477 kgal at \$0.64 per kgal		9,905.28
Subtotal		\$10,097.40

Total Charge for All Services at This Address**\$10,097.40****Service Address: 14929 CHELONIA PKWY, ORLANDO, FL 32821-4013****Water Small Commercial**

Meter Number	Curr Read	Prev Read	Water Usage
242215985	33	7	+26 KGAL

Water Small Commercial**Service from 05/20/26 - 06/18/26**

Meter Fixed Charge		9.03
First 10 kgal at \$1.98 per kgal	19.80	
Next 10 kgal at \$3.94 per kgal	39.40	
Next 6 kgal at \$7.87 per kgal	47.22	
Consumption Summary Charge		106.42
Subtotal		\$115.45

Total Charge for All Services at This Address**\$115.45****UTILITY DEPOSIT****\$7,918.68**

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

Payment locations: 9150 Curry Ford Road, Amscot Financial®, and any Walmart®, Warmart Supercenter®, or Walmart Neighborhood Market®. To better serve you, we offer convenient 24-hour payment options at 9150 Curry Ford Road. Use our drive through kiosk for cash, check, and credit card payments, or the overnight drop box for check and money order payments, which process the next business day.

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

CUSTOMER INQUIRIES: 407-836-5515
TOLL FREE: 800-626-1140
24 HOUR EMERGENCY: 407-836-2777

[1/1]
BONNET CREEK RESORT COMMUNITY
DEVELOPMENT DISTRICT

Account Number: 0855665881
Billing Date: 07/20/26
Due Date: 08/12/26

www.ocfl.net/PayUtilities/

The U.S. Post Office has been experiencing delays for first-class mail delivery, impacting mailed payments. Now is a great time to explore our free and convenient payment methods. Visit www.ocfl.net/PayUtilities/.

Account Summary as of July 20, 2026	
Previous Balance	\$10,212.85
Payments Received	-10,188.84
Credit Adjustments	-24.01
Balance Forward	0.00
Current Charges	5,891.39
Total Amount Due	\$5,891.39
AUTOPAY CUSTOMER	

Taken out acct
\$ 5,867.58

Deposit Interest Refund

Adjustments

06/26/2026 Deposit interest -24.01

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



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

AutoPay Notice

Account Number	Total Due	Total Due Drafted On or About
0855665881	\$5,891.39 Do Not Pay	07/30/26

ORF0720C 3919 1 0.672
7000005971 00.0013.0122 3919/1



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

Do Not Send Payment

**Your Bill is Scheduled for
Electronic Payment**

Reclaim Commercial

Meter Number	Curr Read	Prev Read	Water Usage
258001U063	466414	457523	+8891 KGAL

Reclaim Commercial**Service from 06/19/26 - 07/20/26**

Meter Fixed Charge	\$192.12	192.12
8,891 kgal at \$0.64 per kgal		5,690.24
Subtotal		\$5,882.36

Total Charge for All Services at This Address**\$5,882.36****Service Address: 14929 CHELONIA PKWY, ORLANDO, FL 32821-4013****Water Small Commercial**

Meter Number	Curr Read	Prev Read	Water Usage
242215985	33	33	+0 KGAL

Water Small Commercial**Service from 06/19/26 - 07/20/26**

Meter Fixed Charge		9.03
Subtotal		\$9.03

Total Charge for All Services at This Address**\$9.03****UTILITY DEPOSIT****\$7,918.68**

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

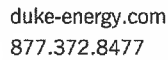
Payment locations: 9150 Curry Ford Road, Amscot Financial®, and any Walmart®, Warmart Supercenter®, or Walmart Neighborhood Market®. To better serve you, we offer convenient 24-hour payment options at 9150 Curry Ford Road. Use our drive through kiosk for cash, check, and credit card payments, or the overnight drop box for check and money order payments, which process the next business day.

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24-HOUR EMERGENCY:	407-836-2777	Toll Free (Outside Orange County):	800-626-1140

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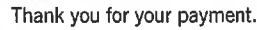


Page 1 of 3

Bill date Jun 9, 2026
For service May 8 - Jun 5
29 days

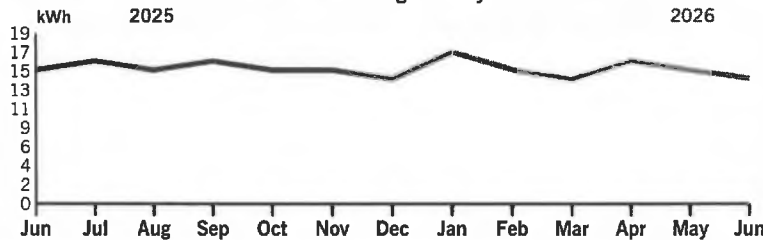
Billing summary

Previous Amount Due	\$30.80
<i>Payment Received Jun 01</i>	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Jun 30	\$30.80



To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best

Electric usage history

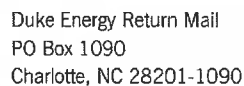


81° 82° 82° 80° 74° 66° 64° 60° 60° 70° 73° 79° 78°

	Current Month	Jun 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	14	15	182	15
Avg. Daily (kWh)	0	1	1	
12-month usage based on most recent history				

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

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



Account number
9100 8897 0713

\$30.80
by Jun 30

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

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

BONNET CREEK RESORT CDD
6200 LEE VISTA BLVD
ORLANDO FL 32822

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

889100889707130006600000000000000000308000000030807

We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

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

Help managing your account (not applicable for all customers)

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

General questions or concerns

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

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Jul 8

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

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

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection.

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

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

When you pay by check

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

Asset Securitization Charge

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

Medical Essential Program

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

Special Needs Customers

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

Para nuestros clientes que hablan Español

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

Your usage snapshot - Continued

Current electric usage for meter number 355253708	
Actual reading on Jun 5	351
Previous reading on May 8	- 337
Energy Used	14 kWh
Billed kWh	14.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - May 08 26 to Jun 05 26	
Meter - 355253708	
Customer Charge	\$18.01
Energy Charge	
14.000 kWh @ 9.609c	1.35
Fuel Charge	
14.000 kWh @ 3.859c	0.54
Asset Securitization Charge	
14.000 kWh @ 0.195c	0.03
Minimum Bill Adjustment	10.07
Total Current Charges	\$30.00

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

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
Total Taxes	\$0.80

Service address

BONNET CREEK RESORT CDD
13251 CHELONIA PARKWAY CT
SIGN 3

Bill date Jul 10, 2026
For service Jun 6 - Jul 8
33 days

Account number **9100 8897 0713**

Billing summary

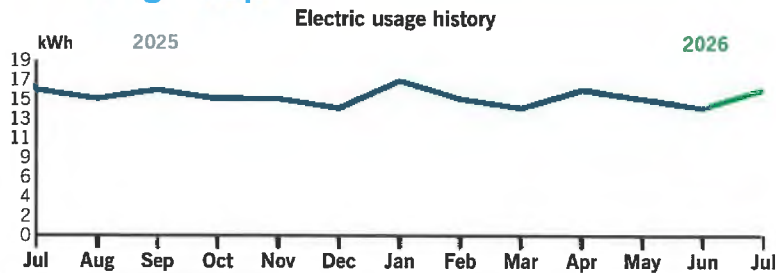
Previous Amount Due	\$30.80
<i>Payment Received Jun 30</i>	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Jul 31	\$30.80



Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot



Average temperature in degrees

	82°	82°	80°	74°	66°	64°	60°	60°	70°	73°	79°	82°	82°
	Current Month			Jul 2025		12-Month Usage			Avg Monthly Usage				
Electric (kWh)	16			16		182			15				
Avg. Daily (kWh)	0			1		0							
12-month usage based on most recent history													

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

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



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

Account number
9100 8897 0713

Amount of automatic draft

\$30.80
by Jul 31

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

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

BONNET CREEK RESORT CDD
6200 LEE VISTA BLVD
ORLANDO FL 32822

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

889100889707130006600000000000000000308000000030807



We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

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

Help managing your account (not applicable for all customers)

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

General questions or concerns

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

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Aug 7

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

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

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection.

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

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

When you pay by check

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

Asset Securitization Charge

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

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Special Needs Customers

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

Para nuestros clientes que hablan Español

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



Your usage snapshot - Continued

Current electric usage for meter number 355253708	
Actual reading on Jul 8	367
Previous reading on Jun 6	- 351
Energy Used	16 kWh
Billed kWh	16.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Jun 06 26 to Jul 08 26	
Meter - 355253708	
Customer Charge	\$18.01
Energy Charge	
16.000 kWh @ 9.609c	1.54
Fuel Charge	
16.000 kWh @ 3.859c	0.62
Asset Securitization Charge	
16.000 kWh @ 0.195c	0.03
Minimum Bill Adjustment	9.80
Total Current Charges	\$30.00

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

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
Total Taxes	\$0.80



**DUKE
ENERGY.**

duke-energy.com
877.372.8477

Your Energy Bill

Page 1 of 3

Service address

BONNET CREEK RESORT CDD
13251 CHELONIA PARKWAY CT
SIGN 3

Bill date Aug 11, 2026

For service Jul 9 - Aug 7
30 days

Account number **9100 8897 0713**

Billing summary

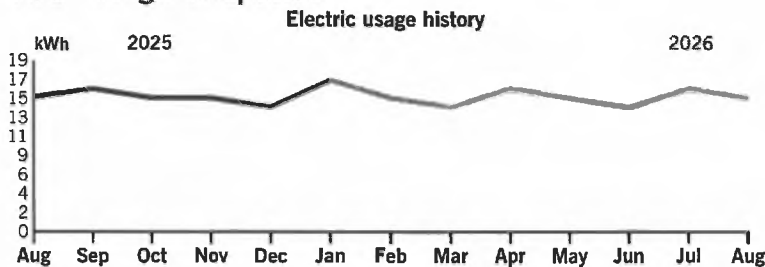
Previous Amount Due	\$30.80
Payment Received Jul 31	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Sep 01	\$30.80



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 10.6%, Purchased Power 2%, Gas 79%, Oil 0.1%, Nuclear 0%, Solar 8.3% (For prior 12 months ending June 30, 2026).

Your usage snapshot



Average temperature in degrees

82° 80° 74° 66° 64° 60° 60° 70° 73° 79° 82° 83° 80°

	Current Month	Aug 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	15	15	182	15
Avg. Daily (kWh)	1	1	0	

12-month usage based on most recent history

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

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



**DUKE
ENERGY.**

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

Account number
9100 8897 0713

Amount of automatic draft

\$30.80
by Sep 1

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

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

BONNET CREEK RESORT CDD
6200 LEE VISTA BLVD
ORLANDO FL 32822

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

889100889707130006600000000000000000308000000030807

We're here for you**Report an emergency**

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

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

Help managing your account (not applicable for all customers)

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

General questions or concerns

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

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know**Your next meter reading on or after: Sep 8**

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

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

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection.

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

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

When you pay by check

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

Asset Securitization Charge

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

Medical Essential Program

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

Special Needs Customers

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

Para nuestros clientes que hablan Español

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Your usage snapshot - Continued

Current electric usage for meter number 355253708	
Actual reading on Aug 7	382
Previous reading on Jul 9	- 367
Energy Used	15 kWh
Billed kWh	15.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Jul 09 26 to Aug 07 26	
Meter - 355253708	
Customer Charge	\$18.01
Energy Charge	
15.000 kWh @ 9.609c	1.44
Fuel Charge	
15.000 kWh @ 3.859c	0.58
Asset Securitization Charge	
15.000 kWh @ 0.195c	0.03
Minimum Bill Adjustment	9.94
Total Current Charges	\$30.00

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

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
Total Taxes	\$0.80



duke-energy.com
877.372.8477

Your Energy Bill

Page 1 of 3

Service address

BONNET CREEK RESORT CDD
13251 CHELONIA PARKWAY CT
SIGN 5

Bill date Jun 9, 2026
For service May 8 - Jun 5
29 days

Account number **9100 8897 0797**

Billing summary

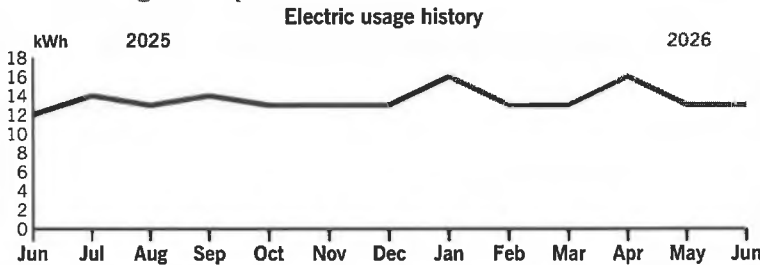
Previous Amount Due	\$30.80
Payment Received Jun 01	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Jun 30	\$30.80



Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best

Your usage snapshot



Average temperature in degrees

81° 82° 82° 80° 74° 66° 64° 60° 60° 70° 73° 79° 78°

	Current Month	Jun 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	13	12	164	14
Avg. Daily (kWh)	0	0	0	

12-month usage based on most recent history

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

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



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

Account number
9100 8897 0797

Amount of automatic draft

\$30.80
by Jun 30

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

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

BONNET CREEK RESORT CDD
13251 CHELONIA PARKWAY CT
LAKE BUENA VISTA FL 32830

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

8891008897079700066000000000000000000000308000000030805

We're here for you**Report an emergency**

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

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Speedpay (fee applies) duke-energy.com/pay-now
800.700.8744
By mail payable to Duke Energy P.O. Box 1094
Charlotte, NC 28201-1094
In person duke-energy.com/location

Help managing your account (not applicable for all customers)

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Home duke-energy.com/manage-home
Business duke-energy.com/manage-bus

General questions or concerns

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

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know**Your next meter reading on or after: Jul 8**

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

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

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection.

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

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

When you pay by check

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

Asset Securitization Charge

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

Medical Essential Program

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

Special Needs Customers

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Para nuestros clientes que hablan Español

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

Your usage snapshot - Continued

Current electric usage for meter number 355253706	
Actual reading on Jun 5	469
Previous reading on May 8	- 456
Energy Used	13 kWh
Billed kWh	13.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - May 08 26 to Jun 05 26	
Meter - 355253706	
Customer Charge	\$18.01
Energy Charge	
13.000 kWh @ 9.609c	1.25
Fuel Charge	
13.000 kWh @ 3.859c	0.50
Asset Securitization Charge	
13.000 kWh @ 0.195c	0.03
Minimum Bill Adjustment	10.21
Total Current Charges	\$30.00

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

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
Total Taxes	\$0.80

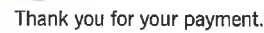


Page 1 of 3

Bill date Jul 10, 2026
For service Jun 6 - Jul 8
33 days

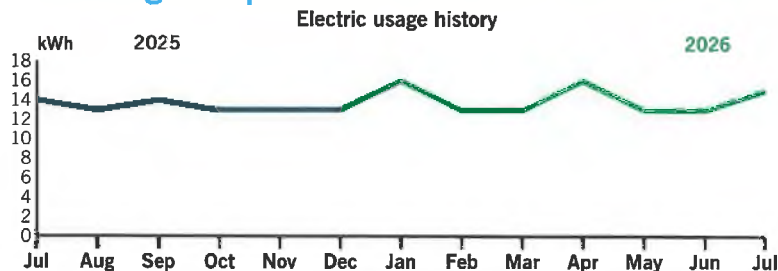
Billing summary

Previous Amount Due	\$30.80
<i>Payment Received Jun 30</i>	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Jul 31	\$30.80



To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot



Average temperature in degrees

82° 82° 80° 74° 66° 64° 60° 60° 70° 73° 79° 82° 82°

	Current Month	Jul 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	15	14	165	14
Avg. Daily (kWh)	0	0	0	

12-month usage based on most recent history

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

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



Account number
9100 8897 0797

Amount of automatic draft

\$30.80
by Jul 31

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

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

BONNET CREEK RESORT CDD
13251 CHELONIA PARKWAY CT
LAKE BUENA VISTA FL 32830

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

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We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

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

Help managing your account (not applicable for all customers)

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

General questions or concerns

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

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Aug 7

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

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

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection.

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

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

When you pay by check

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

Asset Securitization Charge

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

Medical Essential Program

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

Special Needs Customers

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

Para nuestros clientes que hablan Español

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



Your usage snapshot - Continued

Current electric usage for meter number 355253706

Actual reading on Jul 8	484
Previous reading on Jun 6	- 469
Energy Used	15 kWh
Billed kWh	15.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Jun 06 26 to Jul 08 26

Meter - 355253706

Customer Charge	\$18.01
Energy Charge	
15.000 kWh @ 9.609c	1.44
Fuel Charge	
15.000 kWh @ 3.859c	0.58
Asset Securitization Charge	
15.000 kWh @ 0.195c	0.03
Minimum Bill Adjustment	9.94

Total Current Charges	\$30.00
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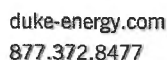
The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
Total Taxes	\$0.80



Page 1 of 3

BONNET CREEK RESORT CDD
13251 CHELONIA PARKWAY CT
SIGN 5

Bill date Aug 11, 2026
For service Jul 9 - Aug 7
30 days

Account number 9100 8897 0797

Billing summary

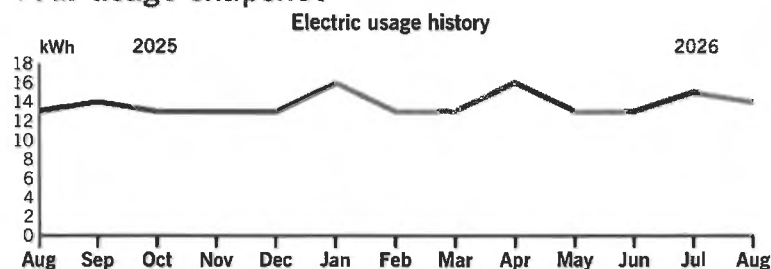
Previous Amount Due	\$30.80
<i>Payment Received Jul 31</i>	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Sep 01	\$30.80



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 10.6%, Purchased Power 2%, Gas 79%, Oil 0.1%, Nuclear 0%, Solar 8.3% (For prior 12 months ending June 30, 2026).

Your usage snapshot



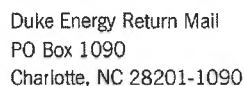
Average temperature in degrees

82° 80° 74° 66° 64° 60° 60° 70° 73° 79° 82° 83° 80°

	Current Month	Aug 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	14	13	166	14
Avg. Daily (kWh)	0	0	0	
12-month usage based on most recent history				

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

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



Account number
9100 8897 0797

Amount of automatic draft

\$30.80
by Sep 1

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

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

BONNET CREEK RESORT CDD
13251 CHELONIA PARKWAY CT
LAKE BUENA VISTA FL 32830

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

889100889707970006600000000000000000308000000030805

We're here for you**Report an emergency**

Electric outage	duke-energy.com/outages 800.228.8485
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Convenient ways to pay your bill

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

Help managing your account (not applicable for all customers)

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

General questions or concerns

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

Call before you dig

Call	800.432.4770 or 811
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Check utility rates

Check rates and charges	duke-energy.com/rates
-------------------------	-----------------------

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know**Your next meter reading on or after: Sep 8**

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

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

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection.

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

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

When you pay by check

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

Asset Securitization Charge

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

Medical Essential Program

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

Special Needs Customers

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Your usage snapshot - Continued

Current electric usage for meter number 355253706	
Actual reading on Aug 7	498
Previous reading on Jul 9	- 484
Energy Used	14 kWh
Billed kWh	14.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Jul 09 26 to Aug 07 26	
Meter - 355253706	
Customer Charge	\$18.01
Energy Charge	
14.000 kWh @ 9.609c	1.35
Fuel Charge	
14.000 kWh @ 3.859c	0.54
Asset Securitization Charge	
14.000 kWh @ 0.195c	0.03
Minimum Bill Adjustment	10.07
Total Current Charges	\$30.00

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

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
Total Taxes	\$0.80



**DUKE
ENERGY.**

duke-energy.com
877.372.8477

Your Energy Bill

Page 1 of 3

Service address

BONNET CREEK RESORT CDD
13251 CHELONIA PARKWAY CT
ENTRANCE SIGN

Bill date Jun 9, 2026

For service May 8 - Jun 5
29 days

Account number **9100 8897 0987**

Billing summary

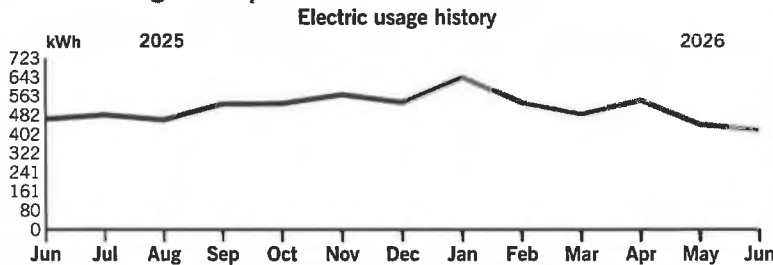
Previous Amount Due	\$82.61
Payment Received Jun 01	-82.61
Current Electric Charges	75.26
Taxes	2.00
Total Amount Due Jun 30	\$77.26



Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best

Your usage snapshot



Average temperature in degrees

81° 82° 82° 80° 74° 66° 64° 60° 60° 70° 73° 79° 78°

	Current Month	Jun 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	419	465	6,176	515
Avg. Daily (kWh)	14	16	17	
12-month usage based on most recent history				

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

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



**DUKE
ENERGY.**

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

Account number
9100 8897 0987

Amount of automatic draft

\$77.26
by Jun 30

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

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

Amount enclosed

BONNET CREEK RESORT CDD
6200 LEE VISTA BLVD
ORLANDO FL 32822

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

8891008897098700066000000000000000000000772600000077260

We're here for you**Report an emergency**

Electric outage	duke-energy.com/outages 800.228.8485
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Convenient ways to pay your bill

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

Help managing your account (not applicable for all customers)

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

General questions or concerns

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

Call before you dig

Call	800.432.4770 or 811
------	---------------------

Check utility rates

Check rates and charges	duke-energy.com/rates
-------------------------	-----------------------

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know**Your next meter reading on or after: Jul 8**

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

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

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection.

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

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

When you pay by check

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

Asset Securitization Charge

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

Medical Essential Program

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

Special Needs Customers

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

Para nuestros clientes que hablan Español

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

Your usage snapshot - Continued

Current electric usage for meter number 1046063	
Actual reading on Jun 5	34496
Previous reading on May 8	- 34077
Energy Used	419 kWh
Billed kWh	419.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - May 08 26 to Jun 05 26	
Meter - 1046063	
Customer Charge	\$18.01
Energy Charge	
419.000 kWh @ 9.609c	40.26
Fuel Charge	
419.000 kWh @ 3.859c	16.17
Asset Securitization Charge	
419.000 kWh @ 0.195c	0.82
Total Current Charges	\$75.26

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.07
Gross Receipts Tax	1.93
Total Taxes	\$2.00

Service address

BONNET CREEK RESORT CDD
13251 CHELONIA PARKWAY CT
ENTRANCE SIGN

Bill date Jul 10, 2026

For service Jun 6 - Jul 8
33 days

Account number **9100 8897 0987**

Billing summary

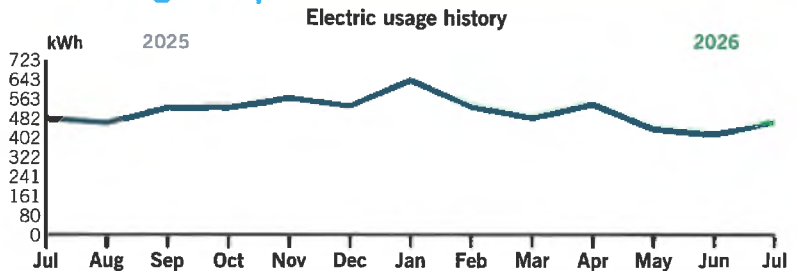
Previous Amount Due	\$77.26
<i>Payment Received Jun 30</i>	-77.26
Current Electric Charges	81.82
Taxes	2.17
Total Amount Due Jul 31	\$83.99



Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot



Average temperature in degrees

82° 82° 80° 74° 66° 64° 60° 60° 70° 73° 79° 82° 82°

	Current Month	Jul 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	467	483	6,160	513
Avg. Daily (kWh)	14	15	17	
12-month usage based on most recent history				

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

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



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

Account number
9100 8897 0987

Amount of automatic draft

\$83.99
by Jul 31

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

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

BONNET CREEK RESORT CDD
6200 LEE VISTA BLVD
ORLANDO FL 32822

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

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By mail payable to Duke Energy P.O. Box 1094
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In person duke-energy.com/location

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Business duke-energy.com/manage-bus

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Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Aug 7

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duke-energy.com
877.372.8477

Account number **9100 8897 0987**

Your usage snapshot - Continued

Current electric usage for meter number 1046063	
Actual reading on Jul 8	34963
Previous reading on Jun 6	- 34496
Energy Used	467 kWh
Billed kWh	467.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Jun 06 26 to Jul 08 26	
Meter - 1046063	
Customer Charge	\$18.01
Energy Charge	
467.000 kWh @ 9.609c	44.88
Fuel Charge	
467.000 kWh @ 3.859c	18.02
Asset Securitization Charge	
467.000 kWh @ 0.195c	0.91
Total Current Charges	\$81.82

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.07
Gross Receipts Tax	2.10
Total Taxes	\$2.17

Service address

BONNET CREEK RESORT CDD
13251 CHELONIA PARKWAY CT
ENTRANCE SIGN

Bill date Aug 11, 2026

For service Jul 9 - Aug 7
30 days

Account number **9100 8897 0987**

Billing summary

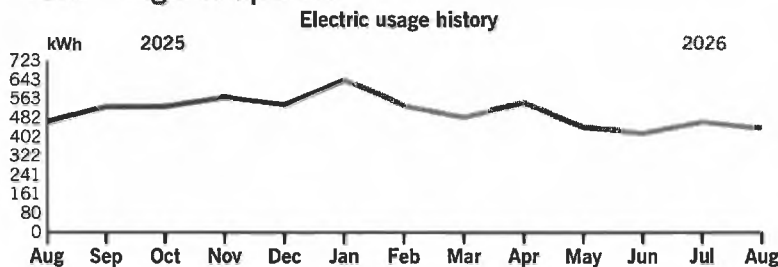
Previous Amount Due	\$83.99
<i>Payment Received Jul 31</i>	-83.99
Current Electric Charges	78.00
Taxes	2.07
Total Amount Due Sep 01	\$80.07



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 10.6%, Purchased Power 2%, Gas 79%, Oil 0.1%, Nuclear 0%, Solar 8.3% (For prior 12 months ending June 30, 2026).

Your usage snapshot



Average temperature in degrees

82° 80° 74° 66° 64° 60° 60° 70° 73° 79° 82° 83° 80°

	Current Month	Aug 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	439	462	6,137	511
Avg. Daily (kWh)	15	15	17	
12-month usage based on most recent history				

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

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



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

Account number
9100 8897 0987

Amount of automatic draft

\$80.07
by Sep 1

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

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

BONNET CREEK RESORT CDD
6200 LEE VISTA BLVD
ORLANDO FL 32822

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

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800.228.8485

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By mail payable to Duke Energy P.O. Box 1094
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In person duke-energy.com/location

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Business duke-energy.com/manage-bus

General questions or concerns

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

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know**Your next meter reading on or after: Sep 8**

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

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

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When you pay by check

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



duke-energy.com
877.372.8477

Page 3 of 3

Account number **9100 8897 0987**

Your usage snapshot - Continued

Current electric usage for meter number 1046063	
Actual reading on Aug 7	35402
Previous reading on Jul 9	- 34963
Energy Used	439 kWh
Billed kWh	439.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Jul 09 26 to Aug 07 26	
Meter - 1046063	
Customer Charge	\$18.01
Energy Charge	
439.000 kWh @ 9.609c	42.19
Fuel Charge	
439.000 kWh @ 3.859c	16.94
Asset Securitization Charge	
439.000 kWh @ 0.195c	0.86
Total Current Charges	\$78.00

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.07
Gross Receipts Tax	2.00
Total Taxes	\$2.07



**DUKE
ENERGY.**

duke-energy.com
877.372.8477

Your Energy Bill

Page 1 of 3

Service address

BONNET CREEK RESORT CDD
14901 CHELONIA PKY LIFT
LIFT BONNET CRK

Bill date Jun 9, 2026

For service May 8 - Jun 5
29 days

Account number **9100 8901 1074**

Billing summary

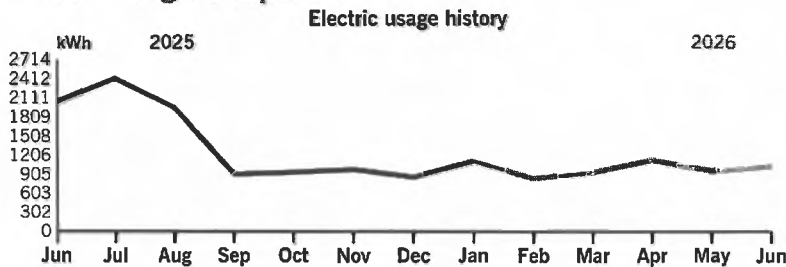
Previous Amount Due	\$156.70
Payment Received Jun 01	-156.70
Current Electric Charges	159.01
Taxes	4.22
Total Amount Due Jun 30	\$163.23



Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best

Your usage snapshot



Average temperature in degrees

81° 82° 82° 80° 74° 66° 64° 60° 60° 70° 73° 79° 78°

	Current Month	Jun 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,032	2,038	14,043	1,170
Avg. Daily (kWh)	36	68	39	
12-month usage based on most recent history				

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

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



**DUKE
ENERGY.**

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

Account number
9100 8901 1074

Amount of automatic draft

\$163.23
by Jun 30

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

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

Amount enclosed

BONNET CREEK RESORT CDD
6200 LEE VISTA BLVD
ORLANDO FL 32822

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

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800.700.8744
By mail payable to Duke Energy P.O. Box 1094
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In person duke-energy.com/location

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Business duke-energy.com/manage-bus

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For hearing impaired TDD/TTY 711
International 1.407.629.1010

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know**Your next meter reading on or after: Jul 8**

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Asset Securitization Charge

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Your usage snapshot - Continued

Current electric usage for meter number 2778631	
Actual reading on Jun 5	65522
Previous reading on May 8	- 64490
Energy Used	1,032 kWh
Billed kWh	1,032.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - May 08 26 to Jun 05 26	
Meter - 2778631	
Customer Charge	\$18.01
Energy Charge	
1,032.000 kWh @ 9.609c	99.17
Fuel Charge	
1,032.000 kWh @ 3.859c	39.82
Asset Securitization Charge	
1,032.000 kWh @ 0.195c	2.01
Total Current Charges	\$159.01

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.14
Gross Receipts Tax	4.08
Total Taxes	\$4.22

Service address

BONNET CREEK RESORT CDD
14901 CHELONIA PKY LIFT
LIFT BONNET CRK

Bill date Jul 10, 2026
For service Jun 6 - Jul 8
33 days

Account number **9100 8901 1074**

Billing summary

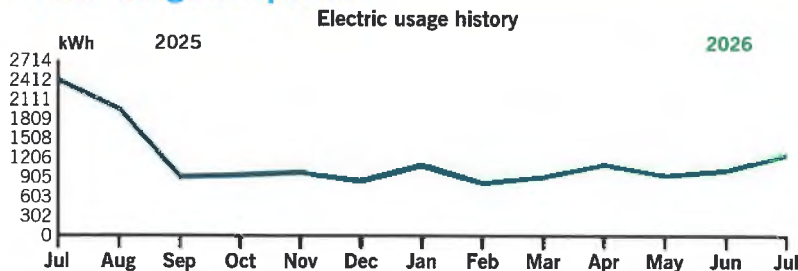
Previous Amount Due	\$163.23
<i>Payment Received Jun 30</i>	-163.23
Current Electric Charges	190.98
Taxes	5.07
Total Amount Due Jul 31	\$196.05



Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot



Average temperature in degrees

82° 82° 80° 74° 66° 64° 60° 60° 70° 73° 79° 82° 82°

	Current Month	Jul 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,266	2,412	12,897	1,075
Avg. Daily (kWh)	38	75	35	
12-month usage based on most recent history				

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

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



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

Account number
9100 8901 1074

Amount of automatic draft

\$196.05
by Jul 31

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

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

BONNET CREEK RESORT CDD
6200 LEE VISTA BLVD
ORLANDO FL 32822

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

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877.372.8477
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P.O. Box 14042
St Petersburg, FL 33733

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

When you pay by check

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

Asset Securitization Charge

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

Medical Essential Program

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

Special Needs Customers

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

Para nuestros clientes que hablan Español

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



Your usage snapshot - Continued

Current electric usage for meter number 2778631	
Actual reading on Jul 8	66788
Previous reading on Jun 6	- 65522
Energy Used	1,266 kWh
Billed kWh	1,266.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Jun 06 26 to Jul 08 26	
Meter - 2778631	
Customer Charge	\$18.01
Energy Charge	
1,266.000 kWh @ 9.609c	121.65
Fuel Charge	
1,266.000 kWh @ 3.859c	48.85
Asset Securitization Charge	
1,266.000 kWh @ 0.195c	2.47
Total Current Charges	\$190.98

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.17
Gross Receipts Tax	4.90
Total Taxes	\$5.07



Service address

BONNET CREEK RESORT CDD
14901 CHELONIA PKY LIFT
LIFT BONNET CRK

Bill date Aug 11, 2026

For service Jul 9 - Aug 7
30 days

Account number **9100 8901 1074**

Billing summary

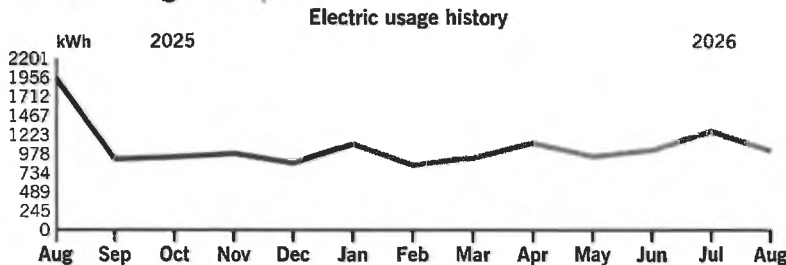
Previous Amount Due	\$196.05
<i>Payment Received Jul 31</i>	-196.05
Current Electric Charges	157.79
Taxes	4.19
Total Amount Due Sep 01	\$161.98



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 10.6%, Purchased Power 2%, Gas 79%, Oil 0.1%, Nuclear 0%, Solar 8.3% (For prior 12 months ending June 30, 2026).

Your usage snapshot



Average temperature in degrees

82° 80° 74° 66° 64° 60° 60° 70° 73° 79° 82° 83° 80°

	Current Month	Aug 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,023	1,956	11,964	997
Avg. Daily (kWh)	34	65	33	
12-month usage based on most recent history				

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

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



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

Account number
9100 8901 1074

Amount of automatic draft

\$161.98
by Sep 1

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

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

BONNET CREEK RESORT CDD
6200 LEE VISTA BLVD
ORLANDO FL 32822

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

8891008901107400066000000000000000001619800000161985

We're here for you

Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485
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Convenient ways to pay your bill

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

Help managing your account (not applicable for all customers)

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

General questions or concerns

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

Call before you dig

Call	800.432.4770 or 811
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Check utility rates

Check rates and charges	duke-energy.com/rates
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Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Sep 8

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

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

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duke-energy.com
877.372.8477

Account number **9100 8901 1074**

Your usage snapshot - Continued

Current electric usage for meter number 2778631	
Actual reading on Aug 7	67811
Previous reading on Jul 9	- 66788
Energy Used	1,023 kWh
Billed kWh	1,023.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Jul 09 26 to Aug 07 26	
Meter - 2778631	
Customer Charge	\$18.01
Energy Charge	
1,023.000 kWh @ 9.609c	98.31
Fuel Charge	
1,023.000 kWh @ 3.859c	39.48
Asset Securitization Charge	
1,023.000 kWh @ 0.195c	1.99
Total Current Charges	\$157.79

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.14
Gross Receipts Tax	4.05
Total Taxes	\$4.19

Service address Bill date Jun 9, 2026
BONNET CREEK RESORT CDD For service May 8 - Jun 5
14064 CHELONIA PARKWAY CT 29 days
PUMP

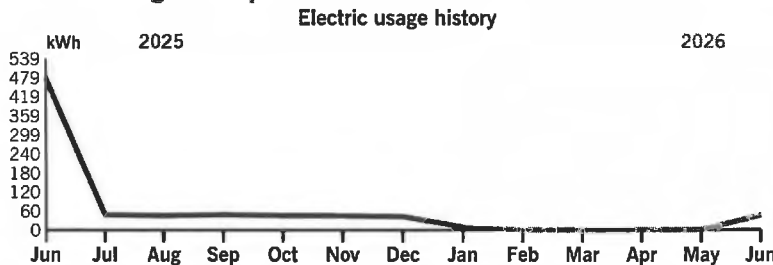
Account number **9100 8901 1587**

Billing summary

Previous Amount Due	\$18.96
Payment Received	0.00
Current Electric Charges	22.01
Taxes	0.58
Total Amount Due Jun 30	\$41.55

This month's statement includes charges from the prior billing period. These charges are not past due, and no late fees have been applied. Occasionally the prior month's due date falls on the same date or slightly after the next monthly bill. This can happen when holidays, weekends, or other exceptions cause your billing cycle to be slightly longer or shorter than usual. The due date for last month's charges has not changed, so you should submit payment as you normally would. For customers enrolled in Auto Pay, each monthly balance will be drafted separately on its respective due date.

Your usage snapshot



To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best

Average temperature in degrees

81° 82° 82° 80° 74° 66° 64° 60° 60° 70° 73° 79° 78°

	Current Month	Jun 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	46	479	334	28
Avg. Daily (kWh)	2	16	1	

12-month usage based on most recent history

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

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



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

Account number
9100 8901 1587

Amount of automatic draft

\$41.55
by Jun 30

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

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

BONNET CREEK RESORT CDD
6200 LEE VISTA BLVD
ORLANDO FL 32822

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

88910089011587000660000001896000000225900000041553

We're here for you

Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485
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Convenient ways to pay your bill

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

Help managing your account (not applicable for all customers)

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

General questions or concerns

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

Call before you dig

Call	800.432.4770 or 811
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Check utility rates

Check rates and charges	duke-energy.com/rates
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Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Jul 8

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

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

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection.

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When you pay by check

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

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Medical Essential Program

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Your usage snapshot - Continued

Current electric usage for meter number 2779442	
Actual reading on Jun 5	46
Previous reading on May 8	- 0
Energy Used	46 kWh
Billed kWh	46.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - May 08 26 to Jun 05 26	
Meter - 2779442	
Customer Charge	\$18.57
Energy Charge	
46.000 kWh @ 3.429c	1.58
Fuel Charge	
46.000 kWh @ 3.859c	1.78
Asset Securitization Charge	
46.000 kWh @ 0.172c	0.08
Total Current Charges	\$22.01

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.56
Total Taxes	\$0.58

Service address

BONNET CREEK RESORT CDD
14064 CHELONIA PARKWAY CT
PUMP

Bill date Jul 10, 2026

For service Jun 6 - Jul 8
33 days

Account number 9100 8901 1587

Billing summary

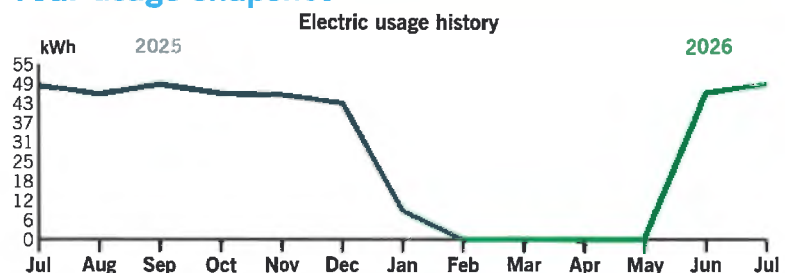
Previous Amount Due	\$41.55
<i>Payment Received Jun 30</i>	-41.55
Current Electric Charges	22.22
Taxes	0.59
Total Amount Due Jul 31	\$22.81



Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot



Electric usage history

Average temperature in degrees

82°	82°	80°	74°	66°	64°	60°	60°	70°	73°	79°	82°	82°
Current Month			Jul 2025		12-Month Usage		Avg Monthly Usage					
Electric (kWh)			49		49		334		28			
Avg. Daily (kWh)			1		2		1					
12-month usage based on most recent history												

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

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



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

Account number
9100 8901 1587

Amount of automatic draft

\$22.81
by Jul 31

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

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

BONNET CREEK RESORT CDD
6200 LEE VISTA BLVD
ORLANDO FL 32822

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

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We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

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

Help managing your account (not applicable for all customers)

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Home duke-energy.com/manage-home
Business duke-energy.com/manage-bus

General questions or concerns

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

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Aug 7

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

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

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

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

When you pay by check

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

Asset Securitization Charge

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

Medical Essential Program

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Your usage snapshot - Continued

Current electric usage for meter number 2779442	
Actual reading on Jul 8	95
Previous reading on Jun 6	- 46
Energy Used	49 kWh
Billed kWh	49.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Jun 06 26 to Jul 08 26	
Meter - 2779442	
Customer Charge	\$18.57
Energy Charge	
49.000 kWh @ 3.429c	1.68
Fuel Charge	
49.000 kWh @ 3.859c	1.89
Asset Securitization Charge	
49.000 kWh @ 0.172c	0.08
Total Current Charges	\$22.22

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.57
Total Taxes	\$0.59



BONNET CREEK RESORT CDD
14064 CHELONIA PARKWAY CT
PUMP

Bill date Aug 11, 2026
For service Jul 9 - Aug 7
30 days

Account number **9100 8901 1587**

Billing summary

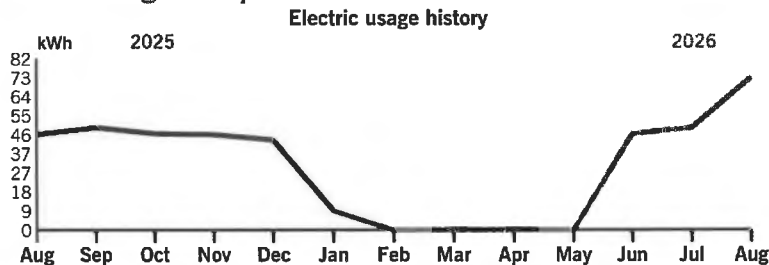
Previous Amount Due	\$22.81
<i>Payment Received Jul 31</i>	-22.81
Current Electric Charges	24.03
Taxes	0.64
Total Amount Due Sep 01	\$24.67



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 10.6%, Purchased Power 2%, Gas 79%, Oil 0.1%, Nuclear 0%, Solar 8.3% (For prior 12 months ending June 30, 2026).

Your usage snapshot



Average temperature in degrees

82° 80° 74° 66° 64° 60° 60° 70° 73° 79° 82° 83° 80°

	Current Month	Aug 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	73	46	361	30
Avg. Daily (kWh)	2	2	1	

12-month usage based on most recent history

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

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



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

Account number
9100 8901 1587

Amount of automatic draft

\$24.67
by Sep 1

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

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

BONNET CREEK RESORT CDD
6200 LEE VISTA BLVD
ORLANDO FL 32822

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

8891.00890115870006600000000000000000246700000024671

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For hearing impaired TDD/TTY 711
International 1.407.629.1010

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St Petersburg, FL 33733

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**DUKE
ENERGY.**

duke-energy.com
877.372.8477

Your usage snapshot - Continued

Current electric usage for meter number 2779442	
Actual reading on Aug 7	168
Previous reading on Jul 9	- 95
Energy Used	73 kWh
Billed kWh	73.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

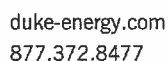
Billing Period - Jul 09 26 to Aug 07 26	
Meter - 2779442	
Customer Charge	\$18.57
Energy Charge	
73.000 kWh @ 3.429c	2.51
Fuel Charge	
73.000 kWh @ 3.859c	2.82
Asset Securitization Charge	
73.000 kWh @ 0.172c	0.13
Total Current Charges	\$24.03

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

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

Billing details - Taxes

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



Bill date Jun 9, 2026
For service May 8 - Jun 5
29 days

Account number 9100 8901 1660

Billing summary

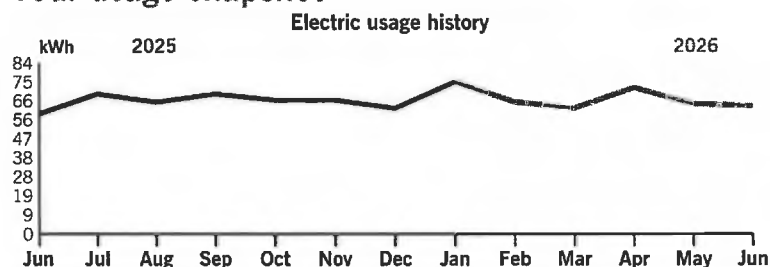
Previous Amount Due	\$30.80
<i>Payment Received Jun 01</i>	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Jun 30	\$30.80



Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best

Your usage snapshot



Electric usage history

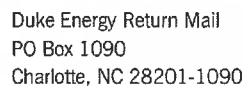
Average temperature in degrees

81° 82° 82° 80° 74° 66° 64° 60° 60' 70° 73° 79° 78°

	Current Month	Jun 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	63	59	798	67
Avg. Daily (kWh)	2	2	2	
12-month usage based on most recent history				

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

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



Account number
9100 8901 1660

Amount of automatic draft

\$30.80
by Jun 30

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

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

BONNET CREEK RESORT CDD
6200 LEE VISTA BLVD
ORLANDO FL 32822

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

88910089011660000660000000000000000000030&0000000030&02

We're here for you**Report an emergency**

Electric outage
duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

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

Help managing your account (not applicable for all customers)

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

General questions or concerns

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

Call before you dig

Call
800.432.4770 or 811

Check utility rates

Check rates and charges
duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know**Your next meter reading on or after: Jul 8**

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

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

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection.

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

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

When you pay by check

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

Asset Securitization Charge

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

Medical Essential Program

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

Special Needs Customers

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

Para nuestros clientes que hablan Español

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

Your usage snapshot - Continued

Current electric usage for meter number 4355213	
Actual reading on Jun 5	2453
Previous reading on May 8	- 2390
Energy Used	63 kWh
Billed kWh	63.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - May 08 26 to Jun 05 26	
Meter - 4355213	
Customer Charge	\$18.01
Energy Charge	
63.000 kWh @ 9.609c	6.06
Fuel Charge	
63.000 kWh @ 3.859c	2.43
Asset Securitization Charge	
63.000 kWh @ 0.195c	0.12
Minimum Bill Adjustment	3.38
Total Current Charges	\$30.00

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

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
Total Taxes	\$0.80



Page 1 of 3

Bill date Jul 10, 2026
For service Jun 6 - Jul 8
33 days

889100890116600006600000000000000000308000000030802



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Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

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Speedpay (fee may apply) duke-energy.com/pay-now
800.700.8744
By mail payable to Duke Energy P.O. Box 1094
Charlotte, NC 28201-1094
In person duke-energy.com/location

Help managing your account (not applicable for all customers)

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

General questions or concerns

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

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Aug 7

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

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

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection.

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

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

When you pay by check

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

Asset Securitization Charge

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Medical Essential Program

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Your usage snapshot - Continued

Current electric usage for meter number 4355213	
Actual reading on Jul 8	2524
Previous reading on Jun 6	- 2453
Energy Used	71 kWh
Billed kWh	71.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Jun 06 26 to Jul 08 26	
Meter - 4355213	
Customer Charge	\$18.01
Energy Charge	
71.000 kWh @ 9.609c	6.83
Fuel Charge	
71.000 kWh @ 3.859c	2.74
Asset Securitization Charge	
71.000 kWh @ 0.195c	0.14
Minimum Bill Adjustment	2.28
Total Current Charges	\$30.00

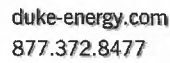
The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will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

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
Total Taxes	\$0.80



Page 1 of 3

Bill date Aug 11, 2026
For service Jul 9 - Aug 7
30 days

889100890116600006600000000000000000000003080000000030802

We're here for you**Report an emergency**

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

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

Help managing your account (not applicable for all customers)

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

General questions or concerns

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

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know**Your next meter reading on or after: Sep 8**

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

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

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection.

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

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

When you pay by check

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

Asset Securitization Charge

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Medical Essential Program

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Special Needs Customers

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Para nuestros clientes que hablan Español

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

Your usage snapshot - Continued

Current electric usage for meter number 4355213	
Actual reading on Aug 7	2590
Previous reading on Jul 9	- 2524
Energy Used	66 kWh
Billed kWh	66.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Jul 09 26 to Aug 07 26	
Meter - 4355213	
Customer Charge	\$18.01
Energy Charge	
66.000 kWh @ 9.609c	6.36
Fuel Charge	
66.000 kWh @ 3.859c	2.55
Asset Securitization Charge	
66.000 kWh @ 0.195c	0.13
Minimum Bill Adjustment	2.95
Total Current Charges	\$30.00

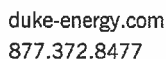
The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will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

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
Total Taxes	\$0.80



Page 1 of 3

Bill date Jun 9, 2026
For service May 8 - Jun 5
29 days

Account number **9100 8901 1751**

Billing summary

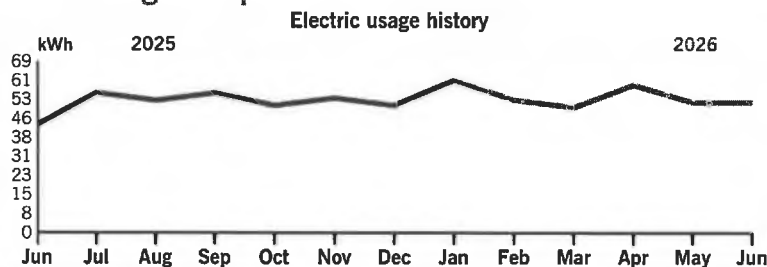
Previous Amount Due	\$30.80
<i>Payment Received Jun 01</i>	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Jun 30	\$30.80



Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best

Your usage snapshot



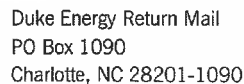
Average temperature in degrees

81° 82° 82° 80° 74° 66° 64° 60° 60° 70° 73° 79° 78°

	Current Month	Jun 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	52	43	648	54
Avg. Daily (kWh)	2	1	2	
12-month usage based on most recent history				

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

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



Account number
9100 8901 1751

Amount of automatic draft

\$30.80
by Jun 30

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

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

BONNET CREEK RESORT CDD
6200 LEE VISTA BLVD
ORLANDO FL 32822

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

88910089011751000660000000000000000000003080000000030808

We're here for you

Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485
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Convenient ways to pay your bill

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

Help managing your account (not applicable for all customers)

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

General questions or concerns

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

Call before you dig

Call	800.432.4770 or 811
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Check utility rates

Check rates and charges	duke-energy.com/rates
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Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Jul 8

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

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

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection.

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

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

When you pay by check

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

Asset Securitization Charge

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

Medical Essential Program

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

Special Needs Customers

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Para nuestros clientes que hablan Español

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

Your usage snapshot - Continued

Current electric usage for meter number 355253707	
Actual reading on Jun 5	1168
Previous reading on May 8	- 1116
Energy Used	52 kWh
Billed kWh	52.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - May 08 26 to Jun 05 26	
Meter - 355253707	
Customer Charge	\$18.01
Energy Charge	
52.000 kWh @ 9.609c	4.99
Fuel Charge	
52.000 kWh @ 3.859c	2.01
Asset Securitization Charge	
52.000 kWh @ 0.195c	0.10
Minimum Bill Adjustment	4.89
Total Current Charges	\$30.00

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

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
Total Taxes	\$0.80



duke-energy.com
877.372.8477

Your Energy Bill

Page 1 of 3

Service address

BONNET CREEK RESORT CDD
13251 CHELONIA PARKWAY CT
NEW SIGN 2

Bill date Jul 10, 2026

For service Jun 6 - Jul 8

33 days

Account number **9100 8901 1751**

Billing summary

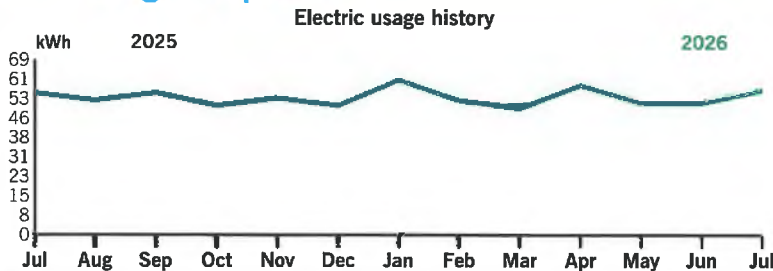
Previous Amount Due	\$30.80
Payment Received Jun 30	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Jul 31	\$30.80



Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot



Average temperature in degrees

82° 82° 80° 74° 66° 64° 60° 60° 70° 73° 79° 82° 82°

	Current Month	Jul 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	57	56	649	54
Avg. Daily (kWh)	2	2	2	

12-month usage based on most recent history

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

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



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

Account number
9100 8901 1751

Amount of automatic draft

\$30.80
by Jul 31

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

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

Amount enclosed

BONNET CREEK RESORT CDD
6200 LEE VISTA BLVD
ORLANDO FL 32822

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

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Electric outage duke-energy.com/outages
800.228.8485

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Automatically from your bank account duke-energy.com/automatic-draft
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800.700.8744
By mail payable to Duke Energy P.O. Box 1094
Charlotte, NC 28201-1094
In person duke-energy.com/location

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Business duke-energy.com/manage-bus

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For hearing impaired TDD/TTY 711
International 1.407.629.1010

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Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Aug 7

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Your usage snapshot - Continued

Current electric usage for meter number 355253707

Actual reading on Jul 8	1225
Previous reading on Jun 6	- 1168
Energy Used	57 kWh
Billed kWh	57.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Jun 06 26 to Jul 08 26

Meter - 355253707

Customer Charge	\$18.01
Energy Charge	
57.000 kWh @ 9.609c	5.47
Fuel Charge	
57.000 kWh @ 3.859c	2.20
Asset Securitization Charge	
57.000 kWh @ 0.195c	0.11
Minimum Bill Adjustment	4.21
Total Current Charges	\$30.00

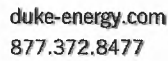
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Your current rate is General Service Non-Demand Sec (GS-1).

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
Total Taxes	\$0.80

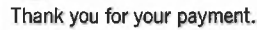


Page 1 of 3

For service Jul 9 - Aug 7
30 days

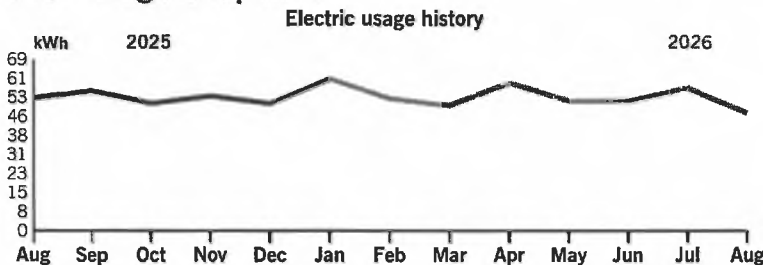
Billing summary

Previous Amount Due	\$30.80
<i>Payment Received Jul 31</i>	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Sep 01	\$30.80



Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 10.6%, Purchased Power 2%, Gas 79%, Oil 0.1%, Nuclear 0%, Solar 8.3% (For prior 12 months ending June 30, 2026).

Your usage snapshot



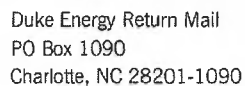
82° 80° 74° 66° 64° 60° 60° 70° 73° 79° 82° 83° 80°

	Current Month	Aug 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	47	53	643	54
Avg. Daily (kWh)	2	2	2	

12-month usage based on most recent history

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

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



Account number
9100 8901 1751

Amount of automatic draft

\$30.80
by Sep 1

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

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

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

889100890117510006600000000000000000308000000030808

We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

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

Help managing your account (not applicable for all customers)

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

General questions or concerns

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

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Sep 8

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

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

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection.

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

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

When you pay by check

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

Asset Securitization Charge

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

Medical Essential Program

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

Special Needs Customers

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

Para nuestros clientes que hablan Español

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

Your usage snapshot - Continued

Current electric usage for meter number 355253707	
Actual reading on Aug 7	1272
Previous reading on Jul 9	- 1225
Energy Used	47 kWh
Billed kWh	47.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Jul 09 26 to Aug 07 26	
Meter - 355253707	
Customer Charge	\$18.01
Energy Charge	
47.000 kWh @ 9.609c	4.52
Fuel Charge	
47.000 kWh @ 3.859c	1.81
Asset Securitization Charge	
47.000 kWh @ 0.195c	0.09
Minimum Bill Adjustment	5.57
Total Current Charges	\$30.00

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

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
Total Taxes	\$0.80



duke-energy.com
877.372.8477

Your Energy Bill

Page 1 of 3

Service address

BONNET CREEK RESORT CDD
13251 CHELONIA PARKWAY CT
SIGN 4

Bill date Jun 9, 2026

For service May 8 - Jun 5
29 days

Account number **9100 8901 1850**

Billing summary

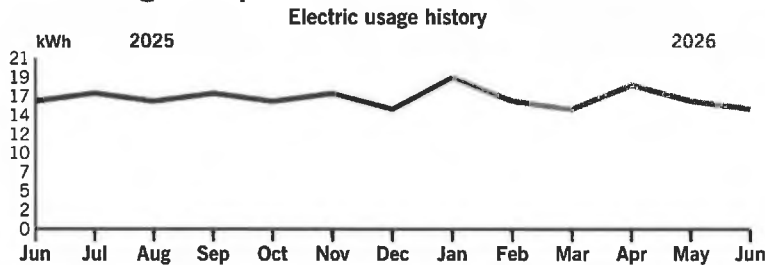
Previous Amount Due	\$30.80
Payment Received Jun 01	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Jun 30	\$30.80



Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best

Your usage snapshot



Average temperature in degrees

81° 82° 82° 80° 74° 66° 64° 60° 60° 70° 73° 79° 78°

	Current Month	Jun 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	15	16	197	16
Avg. Daily (kWh)	1	1	1	
12-month usage based on most recent history				

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

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



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

Account number
9100 8901 1850

Amount of automatic draft

\$30.80
by Jun 30

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

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

BONNET CREEK RESORT CDD
6200 LEE VISTA BLVD
ORLANDO FL 32822

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

8891008901185000066000000000000000000000308000000030800

We're here for you

Report an emergency

Electric outage
duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

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

Help managing your account (not applicable for all customers)

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

General questions or concerns

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

Call before you dig

Call	800.432.4770 or 811
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Check utility rates

Check rates and charges	duke-energy.com/rates
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Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Jul 8

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

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

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When you pay by check

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

Asset Securitization Charge

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

Medical Essential Program

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

Special Needs Customers

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Para nuestros clientes que hablan Español

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



Your usage snapshot - Continued

Current electric usage for meter number 1378443	
Actual reading on Jun 5	951
Previous reading on May 8	- 936
Energy Used	15 kWh
Billed kWh	15.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - May 08 26 to Jun 05 26	
Meter - 1378443	
Customer Charge	\$18.01
Energy Charge	
15.000 kWh @ 9.609c	1.44
Fuel Charge	
15.000 kWh @ 3.859c	0.58
Asset Securitization Charge	
15.000 kWh @ 0.195c	0.03
Minimum Bill Adjustment	9.94
Total Current Charges	\$30.00

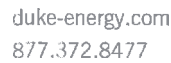
The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will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

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
Total Taxes	\$0.80

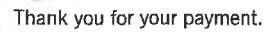


Page 1 of 3

Bill date Jul 10, 2026
For service Jun 6 - Jul 8
33 days

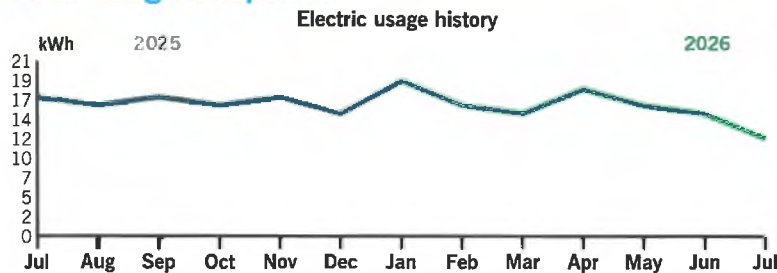
Billing summary

Previous Amount Due	\$30.80
<i>Payment Received Jun 30</i>	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Jul 31	\$30.80



To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best.

Your usage snapshot



Electric usage history

Average temperature in degrees

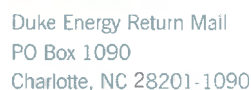
82° 82° 80° 74° 66° 64° 60° 60° 70° 73° 79° 82° 82°

	Current Month	Jul 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	12	17	192	16
Avg. Daily (kWh)	0	1	1	
12-month usage based on most recent history				

12-month usage based on most recent history

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

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



Amount of automatic draft

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

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

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

889100890118500006600000000000000000308000000030800



We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

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

Help managing your account (not applicable for all customers)

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

General questions or concerns

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

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Aug 7

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

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

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection.

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

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

When you pay by check

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

Asset Securitization Charge

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

Medical Essential Program

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

Special Needs Customers

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

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

Your usage snapshot - Continued

Current electric usage for meter number 1378443	
Actual reading on Jul 8	963
Previous reading on Jun 6	- 951
Energy Used	12 kWh
Billed kWh	12.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Jun 06 26 to Jul 08 26	
Meter - 1378443	
Customer Charge	\$18.01
Energy Charge	
12.000 kWh @ 9.609c	1.15
Fuel Charge	
12.000 kWh @ 3.859c	0.46
Asset Securitization Charge	
12.000 kWh @ 0.195c	0.02
Minimum Bill Adjustment	10.36
Total Current Charges	\$30.00

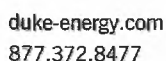
The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will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

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
Total Taxes	\$0.80



Page 1 of 3

Bill date Aug 11, 2026
For service Jul 9 - Aug 7
30 days

Account number 9100 8901 1850

Billing summary

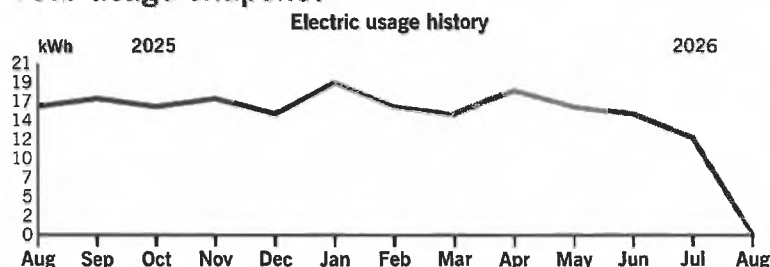
Previous Amount Due	\$30.80
<i>Payment Received Jul 31</i>	-30.80
Current Electric Charges	30.00
Taxes	0.80
Total Amount Due Sep 01	\$30.80



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 10.6%, Purchased Power 2%, Gas 79%, Oil 0.1%, Nuclear 0%, Solar 8.3% (For prior 12 months ending June 30, 2026).

Your usage snapshot



Average temperature in degrees

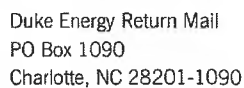
82° 80° 74° 66° 64° 60° 60° 70° 73° 79° 82° 83° 80°

	Current Month	Aug 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	0	16	176	15
Avg. Daily (kWh)	0	1	0	

12-month usage based on most recent history

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

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



Account number
9100 8901 1850

Amount of automatic draft

\$30.80
by Sep 1

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

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

BONNET CREEK RESORT CDD
6200 LEE VISTA BLVD
ORLANDO FL 32822

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

889100890118500006600000000000000000308000000030800

We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

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

Help managing your account (not applicable for all customers)

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

General questions or concerns

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

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Sep 8

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

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

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection.

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

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

When you pay by check

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

Asset Securitization Charge

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

Medical Essential Program

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Special Needs Customers

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Your usage snapshot - Continued

Current electric usage for meter number 1378443	
Actual reading on Aug 7	963
Previous reading on Jul 9	- 963
Energy Used	0 kWh
Billed kWh	0.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Jul 09 26 to Aug 07 26	
Meter - 1378443	
Customer Charge	\$18.01
Minimum Bill Adjustment	11.99
Total Current Charges	\$30.00

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

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
Total Taxes	\$0.80



duke-energy.com
877.372.8477

Your Energy Bill

Page 1 of 3

Service address

BONNET CREEK RESORT CDD
14312 CHELONIA PKY
ORLANDO FL 32821

Bill date Jun 9, 2026

For service May 8 - Jun 5
29 days

Account number **9101 3139 5246**

Billing summary

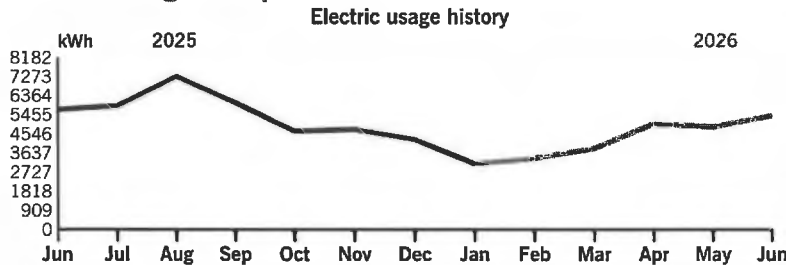
Previous Amount Due	\$727.29
Payment Received Jun 01	-727.29
Current Electric Charges	756.07
Taxes	20.06
Total Amount Due Jun 30	\$776.13



Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best

Your usage snapshot



Average temperature in degrees

81° 82° 82° 80° 74° 66° 64° 60° 60° 70° 73° 79° 78°

	Current Month	Jun 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	5,402	5,696	58,544	4,879
Avg. Daily (kWh)	186	190	161	
12-month usage based on most recent history				

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

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



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

Account number
9101 3139 5246

Amount of automatic draft

\$776.13
by Jun 30

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

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

BONNET CREEK RESORT CDD
6200 LEE VISTA BLVD
ORLANDO FL 32822

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

889101313952460006600000000000007761300000776139

We're here for you

Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485
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Convenient ways to pay your bill

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

Help managing your account (not applicable for all customers)

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

General questions or concerns

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

Call before you dig

Call	800.432.4770 or 811
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Check utility rates

Check rates and charges	duke-energy.com/rates
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Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Jul 8

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

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

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

When you pay by check

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

Asset Securitization Charge

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

Medical Essential Program

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

Special Needs Customers

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

Para nuestros clientes que hablan Español

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



duke-energy.com
877.372.8477

Account number **9101 3139 5246**

Your usage snapshot - Continued

Current electric usage for meter number 2778627	
Actual reading on Jun 5	224514
Previous reading on May 8	- 219112
Energy Used	5,402 kWh
Billed kWh	5,402.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - May 08 26 to Jun 05 26	
Meter - 2778627	
Customer Charge	\$18.01
Energy Charge	
5,402.000 kWh @ 9.609c	519.07
Fuel Charge	
5,402.000 kWh @ 3.859c	208.46
Asset Securitization Charge	
5,402.000 kWh @ 0.195c	10.53
Total Current Charges	\$756.07

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.66
Gross Receipts Tax	19.40
Total Taxes	\$20.06



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Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

Online duke-energy.com/billing
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Charlotte, NC 28201-1094
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For hearing impaired TDD/TTY 711
International 1.407.629.1010

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P.O. Box 14042
St Petersburg, FL 33733

Important to know

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Your usage snapshot - Continued

Current electric usage for meter number 2778627

Actual reading on Jul 8	230511
Previous reading on Jun 6	- 224514
Energy Used	5,997 kWh
Billed kWh	5,997.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Jun 06 26 to Jul 08 26

Meter - 2778627

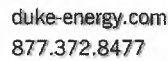
Customer Charge	\$18.01
Energy Charge	
5,997.000 kWh @ 9.609c	576.26
Fuel Charge	
5,997.000 kWh @ 3.859c	231.42
Asset Securitization Charge	
5,997.000 kWh @ 0.195c	11.69
Total Current Charges	\$837.38

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.73
Gross Receipts Tax	21.49
Total Taxes	\$22.22



Page 1 of 3

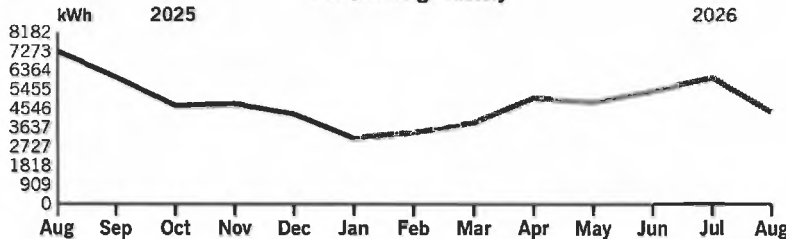
Bill date Aug 11, 2026
For service Jul 9 - Aug 7
30 days

Billing summary



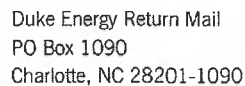
Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 10.6%, Purchased Power 2%, Gas 79%, Oil 0.1%, Nuclear 0%, Solar 8.3% (For prior 12 months ending June 30, 2026).

Electric usage history



82° 80° 74° 66° 64° 60° 60° 70° 73° 79° 82° 83° 80°

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



Amount of automatic draft

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

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

8891101313952460006600000000000000006339500000633951

We're here for you**Report an emergency**

Electric outage	duke-energy.com/outages 800.228.8485
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Convenient ways to pay your bill

Online	duke-energy.com/billing
Automatically from your bank account	duke-energy.com/automatic-draft
Speedpay (fee may apply)	duke-energy.com/pay-now 800.700.8744
By mail payable to Duke Energy	P.O. Box 1094 Charlotte, NC 28201-1094
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General questions or concerns

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For hearing impaired TDD/TTY	711
International	1.407.629.1010

Call before you dig

Call	800.432.4770 or 811
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Check utility rates

Check rates and charges	duke-energy.com/rates
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Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know**Your next meter reading on or after: Sep 8**

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When you pay by check

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Asset Securitization Charge

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Medical Essential Program

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

Special Needs Customers

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

Your usage snapshot - Continued

Current electric usage for meter number 2778627	
Actual reading on Aug 7	234899
Previous reading on Jul 9	- 230511
Energy Used	4,388 kWh
Billed kWh	4,388.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Jul 09 26 to Aug 07 26	
Meter - 2778627	
Customer Charge	\$18.01
Energy Charge	
4,388.000 kWh @ 9.609c	421.66
Fuel Charge	
4,388.000 kWh @ 3.859c	169.33
Asset Securitization Charge	
4,388.000 kWh @ 0.195c	8.56
Total Current Charges	\$617.56

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.54
Gross Receipts Tax	15.85
Total Taxes	\$16.39



duke-energy.com
877.372.8477

Your Energy Bill

Page 1 of 4

Service address

BONNET CREEK RESORT CDD
000 CHELONIA PARKWAY CT
LITE

Bill date Jun 8, 2026

For service May 6 - Jun 3
29 days

Account number **9100 8897 0888**

Billing summary

Previous Amount Due	\$4,442.41
Payment Received May 29	-4,442.41
Current Lighting Charges	4,407.24
Taxes	12.45
Total Amount Due Jun 29	\$4,419.69

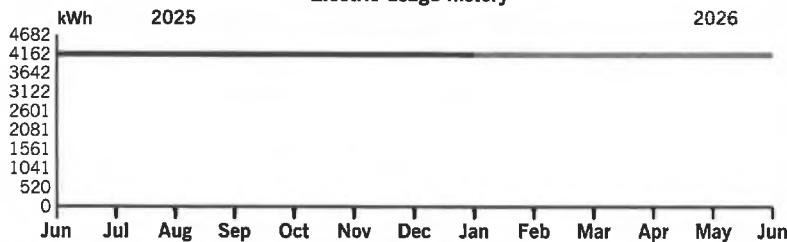


Thank you for your payment.

To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best

Your usage snapshot

Electric usage history



Average temperature in degrees

81° 82° 82° 80° 74° 66° 64° 60° 60° 70° 73° 79° 80°

	Current Month	Jun 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	4,154	4,162	49,896	4,158
Avg. Daily (kWh)	143	139	137	
12-month usage based on most recent history				

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

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



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

Account number
9100 8897 0888

Amount of automatic draft

\$4,419.69
by Jun 29

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

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

Amount enclosed

BONNET CREEK RESORT CDD
6200 LEE VISTA BLVD
ORLANDO FL 32822

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

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We're here for you

Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485
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Convenient ways to pay your bill

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

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Home	duke-energy.com/manage-home
Business	duke-energy.com/manage-bus

General questions or concerns

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

Call before you dig

Call	800.432.4770 or 811
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Check utility rates

Check rates and charges	duke-energy.com/rates
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Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Jul 6

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

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Your usage snapshot - Continued

Outdoor Lighting		
Billing period May 06 - Jun 03		
Description	Quantity	Usage
50W LED BLK SANIBEL 3K	1	17 kWh
71W LED SANIBEL	145	3,625 kWh
150W LED BLK CLERMONT 4K	1	52 kWh
MH SANIBEL 12000L	2	148 kWh
HPS TRDRP CLR 27500L	3	312 kWh
Total	152	4,154 kWh

Billing details - Lighting

Billing Period - May 06 26 to Jun 03 26	
Customer Charge	\$1.93
Energy Charge	
4,154.000 kWh @ 4.205c	174.68
Fuel Charge	
4,154.000 kWh @ 3.775c	156.81
Asset Securitization Charge	
4,154.000 kWh @ 0.054c	2.24
Fixture Charge	
HPS TRDRP CLR 27500L	65.97
MH SANIBEL 12000L	39.16
150W LED BLK CLERMONT 4K	21.77
50W LED BLK SANIBEL 3K	16.40
71W LED SANIBEL	2,379.45
Maintenance Charge	
71W LED SANIBEL	295.80
50W LED BLK SANIBEL 3K	2.04
150W LED BLK CLERMONT 4K	2.04
MH SANIBEL 12000L	9.52
HPS TRDRP CLR 27500L	8.67
Pole Charge	
22 DECO CONC SINGLE SANIBEL	
23 Pole(s) @ \$11.780	270.94
22 DECO CONC DOUBLE SANIBEL	
62 Pole(s) @ \$14.490	898.38
30 TENON TOP BRONZE CONCRETE	
4 Pole(s) @ \$15.360	61.44
Total Current Charges	\$4,407.24

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$3.84
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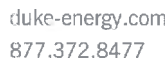
**DUKE
ENERGY.**

duke-energy.com
877.372.8477

Account number **9100 8897 0888**

Billing details - Taxes continued

Gross Receipts Tax	\$8.61
Total Taxes	\$12.45

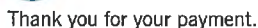


Page 1 of 4

Bill date Jul 9, 2026
For service Jun 4 - Jul 6
33 days

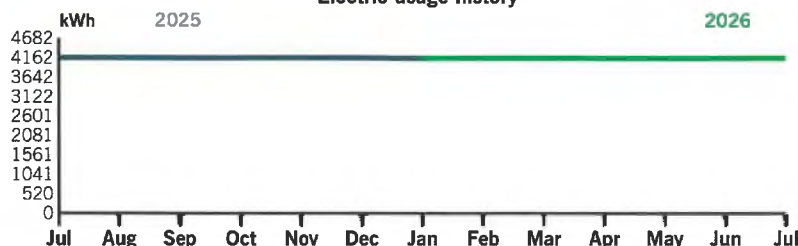
Account number **9100 8897 0888**

Previous Amount Due	\$4,419.69
<i>Payment Received Jun 29</i>	-4,419.69
Current Lighting Charges	4,407.24
Taxes	12.45
Total Amount Due Jul 30	\$4,419.69



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Electric usage history



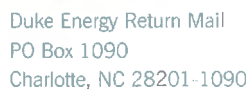
Average temperature in degrees

82° 82° 80° 74° 66° 64° 60° 60° 70° 73° 79° 82° 82°

	Current Month	Jul 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	4,154	4,162	49,888	4,157
Avg. Daily (kWh)	126	144	136	
12-month usage based on most recent history				

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Account number
9100 8897 0888

Amount of automatic draft

\$4,419.69
by Jul 30

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

BONNET CREEK RESORT CDD
6200 LEE VISTA BLVD
ORLANDO FL 32822

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

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Charlotte, NC 28201-1094
In person duke-energy.com/location

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International 1.407.629.1010

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St Petersburg, FL 33733

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Your usage snapshot - Continued

Outdoor Lighting		
Billing period Jun 04 - Jul 06		
Description	Quantity	Usage
50W LED BLK SANIBEL 3K	1	17 kWh
71W LED SANIBEL	145	3,625 kWh
150W LED BLK CLERMONT 4K	1	52 kWh
MH SANIBEL 12000L	2	148 kWh
HPS TRDRP CLR 27500L	3	312 kWh
Total	152	4,154 kWh

Billing details - Lighting

Billing Period - Jun 04 26 to Jul 06 26	
Customer Charge	\$1.93 ✓
Energy Charge	
4,154.000 kWh @ 4.205c	174.68 ✓
Fuel Charge	
4,154.000 kWh @ 3.775c	156.81 ✓
Asset Securitization Charge	
4,154.000 kWh @ 0.054c	2.24 ✓
Fixture Charge	
HPS TRDRP CLR 27500L	65.97
MH SANIBEL 12000L	39.16
150W LED BLK CLERMONT 4K	21.77
50W LED BLK SANIBEL 3K	16.40
71W LED SANIBEL	2,379.45
Maintenance Charge	
71W LED SANIBEL	295.80
50W LED BLK SANIBEL 3K	2.04
150W LED BLK CLERMONT 4K	2.04
MH SANIBEL 12000L	9.52
HPS TRDRP CLR 27500L	8.67
Pole Charge	
22 DECO CONC SINGLE SANIBEL	
23 Pole(s) @ \$11.780	270.94
22 DECO CONC DOUBLE SANIBEL	
62 Pole(s) @ \$14.490	898.38
30 TENON TOP BRONZE CONCRETE	
4 Pole(s) @ \$15.360	61.44
Total Current Charges	\$4,407.24

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$3.84
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duke-energy.com
877.372.8477

Account number **9100 8897 0888**

Billing details - Taxes continued

Gross Receipts Tax	\$8.61
Total Taxes	\$12.45



duke-energy.com
877.372.8477

Your Energy Bill

Page 1 of 4

Service address

BONNET CREEK RESORT CDD
000 CHELONIA PARKWAY CT
LITE

Bill date Aug 10, 2026

For service Jul 7 - Aug 5
30 days

Account number **9100 8897 0888**

Billing summary

Previous Amount Due	\$4,419.69
Payment Received Jul 30	-4,419.69
Current Lighting Charges	4,407.24
Taxes	12.45
Total Amount Due Aug 31	\$4,419.69

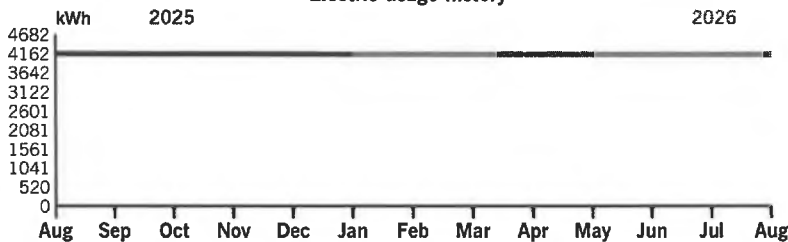


Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 10.6%, Purchased Power 2%, Gas 79%, Oil 0.1%, Nuclear 0%, Solar 8.3% (For prior 12 months ending June 30, 2026).

Your usage snapshot

Electric usage history



Average temperature in degrees

82° 80° 74° 66° 64° 60° 60° 70° 73° 79° 82° 83° 80°

	Current Month	Aug 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	4,154	4,162	49,880	4,157
Avg. Daily (kWh)	138	126	137	

12-month usage based on most recent history

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

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



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

Account number
9100 8897 0888

Amount of automatic draft

\$4,419.69
by Aug 31

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

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

Amount enclosed

BONNET CREEK RESORT CDD
6200 LEE VISTA BLVD
ORLANDO FL 32822

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

8891008897088800066000000000000044196900004419693

We're here for you**Report an emergency**

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

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

Help managing your account (not applicable for all customers)

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

General questions or concerns

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

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know**Your next meter reading on or after: Sep 3**

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

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

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection.

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

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

When you pay by check

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

Asset Securitization Charge

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

Medical Essential Program

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

Special Needs Customers

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

Para nuestros clientes que hablan Español

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

Your usage snapshot - Continued

Outdoor Lighting		
Billing period Jul 07 - Aug 05		
Description	Quantity	Usage
50W LED BLK SANIBEL 3K	1	17 kWh
71W LED SANIBEL	145	3,625 kWh
150W LED BLK CLERMONT 4K	1	52 kWh
MH SANIBEL 12000L	2	148 kWh
HPS TRDRP CLR 27500L	3	312 kWh
Total	152	4,154 kWh

Billing details - Lighting

Billing Period - Jul 07 26 to Aug 05 26	
Customer Charge	\$1.93 /
Energy Charge	
4,154.000 kWh @ 4.205c	174.68 /
Fuel Charge	
4,154.000 kWh @ 3.775c	156.81 /
Asset Securitization Charge	
4,154.000 kWh @ 0.054c	2.24 /
Fixture Charge	
HPS TRDRP CLR 27500L	65.97
MH SANIBEL 12000L	39.16
150W LED BLK CLERMONT 4K	21.77
50W LED BLK SANIBEL 3K	16.40
71W LED SANIBEL	2,379.45
Maintenance Charge	
71W LED SANIBEL	295.80
50W LED BLK SANIBEL 3K	2.04
150W LED BLK CLERMONT 4K	2.04
MH SANIBEL 12000L	9.52
HPS TRDRP CLR 27500L	8.67
Pole Charge	
22 DECO CONC SINGLE SANIBEL	
23 Pole(s) @ \$11.780	270.94
22 DECO CONC DOUBLE SANIBEL	
62 Pole(s) @ \$14.490	898.38
30 TENON TOP BRONZE CONCRETE	
4 Pole(s) @ \$15.360	61.44
Total Current Charges	\$4,407.24

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$3.84
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**DUKE
ENERGY.**

duke-energy.com
877.372.8477

Account number **9100 8897 0888**

Billing details - Taxes continued

Gross Receipts Tax	\$8.61
Total Taxes	\$12.45

SECTION 2

Bonnet Creek Resort
Community Development District

Unaudited Financial Reporting
July 31, 2026



Table of Contents

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

Bonnet Creek Resort
Community Development District
Combined Balance Sheet
July 31, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Operating - Truist	\$ 186,598	\$ -	\$ -	\$ 186,598
Investment - SBA Fund	\$ 348,532	\$ -	\$ -	\$ 348,532
Operating - Capital Projects	\$ -	\$ -	\$ 11,202	\$ 11,202
Investment - SBA Fund Reserve	\$ -	\$ -	\$ 407,438	\$ 407,438
<i>Series 2016</i>				
Revenue Fund	\$ -	\$ 242,464	\$ -	\$ 242,464
Reserve Fund	\$ -	\$ 1,038,531	\$ -	\$ 1,038,531
Prepayment Fund	\$ -	\$ 214	\$ -	\$ 214
Prepaid Expenses	\$ 449	\$ -	\$ -	\$ 449
Accounts Receivable	\$ 16,828	\$ -	\$ -	\$ 16,828
Total Assets	\$ 552,408	\$ 1,281,209	\$ 418,639	\$ 2,252,256
Liabilities:				
Accounts Payable	\$ 13,885	\$ -	\$ -	\$ 13,885
Total Liabilities	\$ 13,885	\$ -	\$ -	\$ 13,885
Fund Balances:				
Restricted for:				
Debt Service - Series 2016	\$ -	\$ 1,281,209	\$ -	\$ 1,281,209
Assigned for:				
Capital Projects	\$ -	\$ -	\$ 418,639	\$ 418,639
Unassigned	\$ 538,523	\$ -	\$ -	\$ 538,523
Total Fund Balances	\$ 538,523	\$ 1,281,209	\$ 418,639	\$ 2,238,372
Total Liabilities & Fund Balance	\$ 552,408	\$ 1,281,209	\$ 418,639	\$ 2,252,256

Bonnet Creek Resort
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance

Revenues

Maintenance Assessments - Off Roll	\$ 1,139,846	\$ 953,826	\$ 953,826	\$ -
Interest Income	\$ 482	\$ 482	\$ 12,396	\$ 11,913
Reuse Water Fees - Wyndham	\$ 13,000	\$ 13,000	\$ 18,691	\$ 5,691
Reuse Water Fees - Golf Course	\$ 27,000	\$ 27,000	\$ 46,874	\$ 19,874
Reuse Water Fees - Signia by Hilton & Waldorf Astoria	\$ 5,000	\$ 5,000	\$ 7,663	\$ 2,663
Reuse Water Fees - Marriott	\$ 4,500	\$ 3,750	\$ 1,998	\$ (1,752)

Total Revenues	\$ 1,189,828	\$ 1,003,058	\$ 1,041,448	\$ 38,390
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Expenditures:

General & Administrative:

Supervisor Fees	\$ 8,000	\$ 6,667	\$ 2,800	\$ 3,867
Employer FICA Expense	\$ 612	\$ 510	\$ 214	\$ 296
Engineering Fees	\$ 25,000	\$ 25,000	\$ 25,942	\$ (942)
Trustee Fees	\$ 5,300	\$ 5,300	\$ 5,387	\$ (87)
Legal Services	\$ 25,000	\$ 20,833	\$ 7,816	\$ 13,017
Assessment Roll Services	\$ 3,439	\$ 3,439	\$ 3,439	\$ -
Auditing Services	\$ 3,300	\$ 3,300	\$ 3,300	\$ -
Arbitrage Rebate Calculation	\$ 450	\$ 450	\$ 450	\$ -
District Management Fees	\$ 43,775	\$ 36,479	\$ 36,479	\$ (0)
Information Technology	\$ 1,461	\$ 1,217	\$ 1,218	\$ (0)
Website Maintenance	\$ 973	\$ 811	\$ 811	\$ 0
Insurance - Professional Liability	\$ 10,906	\$ 10,906	\$ 9,004	\$ 1,902
Telephone	\$ 100	\$ 83	\$ -	\$ 83
Legal Advertising	\$ 2,100	\$ 1,750	\$ 462	\$ 1,288
Postage	\$ 1,900	\$ 1,583	\$ 736	\$ 847
Printing & Binding	\$ 250	\$ 208	\$ 83	\$ 125
Office Supplies	\$ 300	\$ 250	\$ 3	\$ 247
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Contingency	\$ 2,000	\$ 1,667	\$ 473	\$ 1,194

Total General & Administrative:	\$ 135,041	\$ 120,629	\$ 98,793	\$ 21,836
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Bonnet Creek Resort
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
<u>Operation and Maintenance</u>				
Field Management	\$ 59,825	\$ 49,854	\$ 49,854	\$ (0)
Utility Services				
Utility Services	\$ 14,200	\$ 11,833	\$ 11,388	\$ 445
Street Lights - Usage	\$ 6,000	\$ 5,000	\$ 3,804	\$ 1,196
Street Lights - Lease & Maintenance Agreement	\$ 55,000	\$ 45,833	\$ 40,852	\$ 4,981
Water Service - Reuse Water	\$ 51,000	\$ 51,000	\$ 62,574	\$ (11,574)
SFWMD Water Use Compliance Report	\$ 2,500	\$ 2,083	\$ -	\$ 2,083
Stormwater Control - Bonnet Creek Resort				
Oc/Dep Quarterly Well Monitoring Report	\$ 2,000	\$ 1,667	\$ 1,504	\$ 163
Wetland & Upland Monitoring Services - (Bda)	\$ 5,000	\$ 4,167	\$ 4,305	\$ (138)
Pond & Embankment Aquatic Treatment - (Awc)	\$ 15,856	\$ 15,856	\$ 16,362	\$ (506)
Irrigation Pond Treatment - Solitude	\$ 2,979	\$ 2,482	\$ 2,410	\$ 72
Nuisance/Exotic Species Maintenance - (Awc)	\$ 20,000	\$ 16,667	\$ -	\$ 16,667
Stormwater Control - Crosby Island Marsh				
Nuisance/Exotic Species Maintenance - (Awc)	\$ 7,800	\$ 6,500	\$ 2,500	\$ 4,000
Nuisance/Exotic Species Maintenance - (Bda)	\$ 4,500	\$ 3,750	\$ 2,160	\$ 1,590
Embankment Mowing - (A. E. Smith)	\$ 8,000	\$ 6,667	\$ 2,380	\$ 4,287
Other Physical Environment				
Property Insurance	\$ 23,775	\$ 23,775	\$ 18,749	\$ 5,026
Entry, Fence, Walls & Gates Maintenance	\$ 10,000	\$ 10,000	\$ 10,238	\$ (238)
Pump Station Maintenance	\$ 4,600	\$ 3,833	\$ 1,265	\$ 2,568
Pump Station Repairs	\$ 10,000	\$ 8,333	\$ 9,089	\$ (756)
Landscape & Irrigation Maintenance	\$ 227,027	\$ 189,189	\$ 188,461	\$ 728
Irrigation Repairs	\$ 7,000	\$ 5,833	\$ 4,595	\$ 1,238
Landscape Replacement	\$ 15,000	\$ 12,500	\$ 11,399	\$ 1,101
Lift Station Maintenance	\$ 6,300	\$ 5,250	\$ 1,162	\$ 4,088
Road & Street Facilities				
Roadway Repair & Maintenance	\$ 7,500	\$ 6,250	\$ -	\$ 6,250
Highway Directional Signage - (R&M)	\$ 2,500	\$ 2,083	\$ -	\$ 2,083
Roadway Directory Signage - (R&M)	\$ 2,500	\$ 2,500	\$ 3,130	\$ (630)
Sidewalk/Curb Cleaning	\$ 17,000	\$ 17,000	\$ 16,800	\$ 200
Contingency	\$ 20,000	\$ 20,000	\$ 42,276	\$ (22,276)
Total Operation and Maintenance	\$ 607,862	\$ 529,907	\$ 507,258	\$ 22,649
Total Expenditures	\$ 742,903	\$ 650,536	\$ 606,051	\$ 44,485
Excess Revenues (Expenditures)	\$ 446,925		\$ 435,397	
<u>Other Financing Uses</u>				
Transfer Out - Capital Projects	\$ 446,925	\$ 446,925	\$ 446,925	\$ -
Total Other Financing Uses	\$ 446,925	\$ 446,925	\$ 446,925	\$ -
Net Change in Fund Balance	\$ -		\$ (11,528)	
Fund Balance - Beginning	\$ -		\$ 550,051	
Fund Balance - Ending	\$ -		\$ 538,523	

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

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
<u>Revenues</u>				
Assessments - Direct Billed	\$ 2,110,462	\$ 2,110,462	\$ 2,110,462	\$ -
Interest Income	\$ 29,173	\$ 29,173	\$ 42,129	\$ 12,956
Total Revenues	\$ 2,139,634	\$ 2,139,635	\$ 2,152,591	\$ 12,956
<u>Expenditures:</u>				
Interest - 11/1	\$ 345,600	\$ 345,600	\$ 345,600	\$ -
Principal - 5/1	\$ 1,415,000	\$ 1,415,000	\$ 1,415,000	\$ -
Interest - 5/1	\$ 345,600	\$ 345,600	\$ 345,600	\$ -
Total Expenditures	\$ 2,106,200	\$ 2,106,200	\$ 2,106,200	\$ -
Excess Revenues (Expenditures)	\$ 33,434		\$ 46,391	
Fund Balance - Beginning	\$ 197,533		\$ 1,234,819	
Fund Balance - Ending	\$ 230,967		\$ 1,281,209	

Bonnet Creek Resort
Community Development District
Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/26	Thru 07/31/26	Variance
<u>Revenues</u>				
Interest Income	\$ 4,831	\$ 4,831	\$ 8,558	\$ 3,728
Total Revenues	\$ 4,831	\$ 4,831	\$ 8,558	\$ 3,728
<u>Expenditures:</u>				
Chelonia Parkway Refurbish	\$ 150,000	\$ 150,000	\$ 153,000	\$ (3,000)
Offsite Way Finding Signs	\$ -	\$ -	\$ 110,336	\$ (110,336)
Entry Monument Project	\$ -	\$ -	\$ (85,748)	\$ 85,748
Total Expenditures	\$ 150,000	\$ 150,000	\$ 177,589	\$ (27,589)
Excess Revenues (Expenditures)	\$ (145,169)		\$ (169,030)	
<u>Other Financing Sources</u>				
Transfer In - Capital Projects	\$ 446,925	\$ 446,925	\$ 446,925	\$ -
Total Other Financing Sources	\$ 446,925	\$ 446,925	\$ 446,925	\$ -
Net Change in Fund Balance	\$ 301,756		\$ 277,895	
Fund Balance - Beginning	\$ 255,988		\$ 140,744	
Fund Balance - Ending	\$ 557,744		\$ 418,639	

Bonnet Creek Resort
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<u>Revenues</u>													
Maintenance Assessments - Off Roll	\$ 39,590	\$ 245,372	\$ -	\$ 259,526	\$ 25,436	\$ -	\$ 284,961	\$ -	\$ -	\$ 98,941	\$ -	\$ -	\$ 953,826
Interest Income	\$ 78	\$ 73	\$ 74	\$ 588	\$ 1,800	\$ 2,087	\$ 2,523	\$ 2,354	\$ 1,394	\$ 1,424	\$ -	\$ -	\$ 12,396
Reuse Water Fees - Wyndham	\$ 1,655	\$ 1,422	\$ 1,748	\$ 1,260	\$ 1,135	\$ 2,409	\$ 2,156	\$ 2,573	\$ 3,526	\$ 807	\$ -	\$ -	\$ 18,691
Reuse Water Fees - Golf Course	\$ 3,590	\$ 3,837	\$ 3,131	\$ 2,444	\$ 3,919	\$ 5,132	\$ 6,632	\$ 7,778	\$ 7,002	\$ 3,409	\$ -	\$ -	\$ 46,874
Reuse Water Fees - Hilton	\$ 582	\$ 624	\$ 821	\$ 514	\$ 620	\$ 795	\$ 905	\$ 1,145	\$ 1,226	\$ 432	\$ -	\$ -	\$ 7,663
Reuse Water Fees - Marriott	\$ 159	\$ 159	\$ 220	\$ 200	\$ 206	\$ 206	\$ 206	\$ 218	\$ 224	\$ 201	\$ -	\$ -	\$ 1,998
Total Revenues	\$ 45,653	\$ 251,487	\$ 5,993	\$ 264,532	\$ 33,116	\$ 10,629	\$ 297,385	\$ 14,067	\$ 13,371	\$ 105,214	\$ -	\$ -	\$ 1,041,448
<u>Expenditures:</u>													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 800	\$ -	\$ -	\$ 200	\$ -	\$ 800	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ 2,800
Employer FICA Expense	\$ 61	\$ -	\$ -	\$ 15	\$ -	\$ 61	\$ -	\$ -	\$ 77	\$ -	\$ -	\$ -	\$ 214
Engineering Fees	\$ -	\$ 105	\$ 360	\$ 698	\$ 829	\$ 10,453	\$ 5,095	\$ 4,004	\$ 4,399	\$ -	\$ -	\$ -	\$ 25,942
Trustee Fees	\$ 449	\$ 4,939	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,387
Legal Services	\$ 748	\$ 227	\$ 226	\$ 186	\$ 253	\$ 1,653	\$ 1,647	\$ 1,608	\$ 1,102	\$ 168	\$ -	\$ -	\$ 7,816
Assessment Roll Services	\$ 3,439	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,439
Auditing Services	\$ -	\$ -	\$ -	\$ 500	\$ 2,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,300
Arbitrage Rebate Calculation	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
District Management Fees	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ 3,648	\$ -	\$ -	\$ 36,479
Information Technology	\$ 122	\$ 122	\$ 122	\$ 122	\$ 122	\$ 122	\$ 122	\$ 122	\$ 122	\$ 122	\$ -	\$ -	\$ 1,218
Website Maintenance	\$ 81	\$ 81	\$ 81	\$ 81	\$ 81	\$ 81	\$ 81	\$ 81	\$ 81	\$ 81	\$ -	\$ -	\$ 811
Insurance - Professional Liability	\$ 9,004	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,004
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ -	\$ -	\$ -	\$ 201	\$ 262	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 462
Postage	\$ 104	\$ 28	\$ 4	\$ 87	\$ 13	\$ 126	\$ 10	\$ 287	\$ 38	\$ 39	\$ -	\$ -	\$ 736
Printing & Binding	\$ 29	\$ -	\$ -	\$ -	\$ -	\$ 3	\$ 7	\$ -	\$ -	\$ 44	\$ -	\$ -	\$ 83
Office Supplies	\$ 0	\$ 1	\$ 0	\$ 0	\$ 1	\$ 0	\$ 1	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ 3
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Contingency	\$ 35	\$ -	\$ -	\$ 66	\$ 41	\$ 93	\$ 51	\$ 68	\$ 68	\$ 51	\$ -	\$ -	\$ 473
Total General & Administrative:	\$ 19,145	\$ 9,149	\$ 4,441	\$ 5,802	\$ 8,049	\$ 17,040	\$ 10,661	\$ 9,817	\$ 10,535	\$ 4,153	\$ -	\$ -	\$ 98,793

Bonnet Creek Resort
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<u>Operation and Maintenance</u>													
Field Management	\$ 4,985	\$ 4,985	\$ 4,985	\$ 4,985	\$ 4,985	\$ 4,985	\$ 4,985	\$ 4,985	\$ 4,985	\$ 4,985	- \$	- \$	49,854
Utility Services													
Utility Services	\$ 1,287	\$ 1,181	\$ 1,082	\$ 919	\$ 994	\$ 1,201	\$ 1,140	\$ 1,212	\$ 1,316	\$ 1,055	- \$	- \$	11,388
Street Lights - Usage	\$ 446	\$ 446	\$ 474	\$ 358	\$ 358	\$ 358	\$ 358	\$ 336	\$ 336	\$ 336	- \$	- \$	3,804
Street Lights - Lease & Maintenance Agreement	\$ 4,087	\$ 4,087	\$ 4,088	\$ 4,085	\$ 4,085	\$ 4,085	\$ 4,085	\$ 4,084	\$ 4,084	\$ 4,084	- \$	- \$	40,852
Water Service - Reuse Water	\$ 3,651	\$ 6,962	\$ 4,132	\$ 4,180	\$ 4,887	\$ 5,188	\$ 7,569	\$ 9,949	\$ 10,189	\$ 5,868	- \$	- \$	62,574
SFWMD Water Use Compliance Report	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	- \$	- \$	-
Stormwater Control - Bonnet Creek Resort													
Oc/Dep Quarterly Well Monitoring Report	\$ 476	\$ -	\$ -	\$ 476	\$ -	\$ -	\$ 552	\$ -	\$ -	\$ -	- \$	- \$	1,504
Wetland & Upland Monitoring Services - (Bda)	\$ 1,023	\$ 314	\$ -	\$ -	\$ -	\$ -	\$ 2,489	\$ 480	\$ -	\$ -	- \$	- \$	4,305
Pond & Embankment Aquatic Treatment - (Awc)	\$ 1,694	\$ -	\$ 1,694	\$ -	\$ 1,694	\$ 4,504	\$ 1,694	\$ 1,694	\$ 1,694	\$ 1,694	- \$	- \$	16,362
Irrigation Pond Treatment - Solitude	\$ 241	\$ 241	\$ 241	\$ 241	\$ 241	\$ 241	\$ 241	\$ 241	\$ 241	\$ 241	- \$	- \$	2,410
Nuisance/Exotic Species Maintenance - (Awc)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	- \$	- \$	-
Stormwater Control - Crosby Island Marsh													
Nuisance/Exotic Species Maintenance - (Awc)	\$ -	\$ 2,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	- \$	- \$	2,500
Nuisance/Exotic Species Maintenance - (Bda)	\$ -	\$ -	\$ -	\$ -	\$ 1,091	\$ -	\$ 111	\$ 958	\$ -	\$ -	- \$	- \$	2,160
Embankment Mowing - (A. E. Smith)	\$ 765	\$ 850	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 765	- \$	- \$	2,380
Other Physical Environment													
Property Insurance	\$ 18,749	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	- \$	- \$	18,749
Entry, Fence, Walls & Gates Maintenance	\$ -	\$ 330	\$ -	\$ -	\$ -	\$ 9,908	\$ -	\$ -	\$ -	\$ -	- \$	- \$	10,238
Pump Station Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,265	- \$	- \$	1,265
Pump Station Repairs	\$ 6,198	\$ -	\$ 559	\$ 919	\$ -	\$ -	\$ 1,414	\$ -	\$ -	\$ -	- \$	- \$	9,089
Landscape & Irrigation Maintenance	\$ 18,191	\$ 18,919	\$ 18,919	\$ 18,919	\$ 18,919	\$ 18,919	\$ 18,919	\$ 18,919	\$ 18,919	\$ 18,919	- \$	- \$	188,461
Irrigation Repairs	\$ -	\$ -	\$ 583	\$ -	\$ 1,492	\$ -	\$ -	\$ 1,261	\$ 476	\$ 783	- \$	- \$	4,595
Landscape Replacement	\$ 5,250	\$ -	\$ 4,997	\$ -	\$ 1,152	\$ -	\$ -	\$ -	\$ -	\$ -	- \$	- \$	11,399
Lift Station Maintenance	\$ -	\$ -	\$ 363	\$ -	\$ -	\$ 399	\$ -	\$ -	\$ 399	\$ -	- \$	- \$	1,162
Road & Street Facilities													
Roadway Repair & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	- \$	- \$	-
Highway Directional Signage - (R&M)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	- \$	- \$	-
Roadway Directory Signage - (R&M)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,130	\$ -	- \$	- \$	3,130
Sidewalk/Curb Cleaning	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,800	\$ -	- \$	- \$	16,800
Contingency	\$ 4,070	\$ 10,821	\$ 20,576	\$ -	\$ 500	\$ 5,310	\$ 500	\$ 500	\$ -	\$ -	- \$	- \$	42,276
Total Operation and Maintenance	\$ 71,113	\$ 51,636	\$ 62,692	\$ 35,082	\$ 40,398	\$ 55,099	\$ 44,055	\$ 44,618	\$ 62,569	\$ 39,994	- \$	- \$	507,258
Total Expenditures	\$ 90,258	\$ 60,785	\$ 67,133	\$ 40,885	\$ 48,447	\$ 72,139	\$ 54,717	\$ 54,435	\$ 73,104	\$ 44,148	- \$	- \$	606,051
Excess Revenues (Expenditures)	\$ (44,605)	\$ 190,702	\$ (61,140)	\$ 223,647	\$ (15,331)	\$ (61,510)	\$ 242,668	\$ (40,368)	\$ (59,733)	\$ 61,067	- \$	- \$	435,397
<u>Other Financing Sources/(Uses)</u>													
Transfer Out - Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 446,925	\$ -	\$ -	- \$	- \$	446,925
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 446,925	\$ -	\$ -	- \$	- \$	446,925
Net Change in Fund Balance	\$ (44,605)	\$ 190,702	\$ (61,140)	\$ 223,647	\$ (15,331)	\$ (61,510)	\$ 242,668	\$ (487,293)	\$ (59,733)	\$ 61,067	- \$	- \$	(11,528)

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)
LESS: PRINCIPAL PAYMENT 5/1/25		(\$1,355,000)
LESS: PRINCIPAL PAYMENT 5/1/26		(\$1,415,000)
CURRENT BONDS OUTSTANDING		\$13,945,000

Bonnet Creek Resort
Community Development District
OFF ROLL ASSESSMENTS
FISCAL YEAR ENDING SEPTEMBER 30, 2026

Wyndham Vacation Ownership, Inc.

DATE RECEIVED	Check Num	DUE DATE	AMOUNT BILLED	NET AMOUNT RECEIVED	AMOUNT DUE	GENERAL FUND	SERIES 2016
9/29/25	00153010	10/1/25	\$123,533.60	\$123,533.60	\$0.00	\$0.00	\$123,533.60
11/5/25	00155214	10/30/25	\$167,171.02	\$167,171.02	\$0.00	\$167,171.02	\$0.00
1/23/26	00160661	2/1/26	\$167,171.02	\$167,171.02	\$0.00	\$167,171.02	\$0.00
3/18/26	00163511	4/1/26	\$621,654.43	\$621,654.43	\$0.00	\$0.00	\$621,654.43
4/30/26	00166904	4/30/26	\$167,171.02	\$167,171.02	\$0.00	\$167,171.02	\$0.00
		8/1/26	\$167,171.02		\$167,171.02	\$0.00	\$0.00
			\$1,413,872.11	\$1,246,701.09	\$167,171.02	\$501,513.06	\$745,188.03

Wyndham Vacation Ownership, Inc.

DATE RECEIVED	Check Num	DUE DATE	AMOUNT BILLED	NET AMOUNT RECEIVED	AMOUNT DUE	GENERAL FUND	SERIES 2016
9/29/25	315009931	10/1/25	\$36,218.38	\$36,218.38	\$0.00	\$0.00	\$36,218.38
11/5/25	315010110	10/30/25	\$18,848.99	\$18,848.99	\$0.00	\$18,848.99	\$0.00
1/23/26	315010807	2/1/26	\$18,848.99	\$18,848.99	\$0.00	\$18,848.99	\$0.00
3/27/26	315011186	4/1/26	\$182,260.68	\$182,260.68	\$0.00	\$0.00	\$182,260.68
4/22/26	315011397	4/30/26	\$18,848.99	\$18,848.99	\$0.00	\$18,848.99	\$0.00
		8/1/26	\$18,848.99	\$0.00	\$18,848.99	\$0.00	\$0.00
			\$293,875.02	\$275,026.03	\$18,848.99	\$56,546.97	\$218,479.06

JW Marriott

DATE RECEIVED	Check Num	DUE DATE	AMOUNT BILLED	NET AMOUNT RECEIVED	AMOUNT DUE	GENERAL FUND	SERIES 2016
9/19/25	13400460	10/1/25	\$48,873.34	\$48,873.34	\$0.00	\$0.00	\$48,873.34
10/6/25	13420164	10/30/25	\$25,435.66	\$25,435.66	\$0.00	\$25,435.66	\$0.00
2/25/26	13562675	2/1/26	\$25,435.66	\$25,435.66	\$0.00	\$25,435.66	\$0.00
4/1/26	13601099	4/1/26	\$245,943.82	\$245,943.82	\$0.00	\$0.00	\$245,943.82
4/15/26	13620143	4/30/26	\$25,435.66	\$25,435.66	\$0.00	\$25,435.66	\$0.00
7/17/26	13712439	8/1/26	\$25,435.66	\$25,435.66	\$22,900.00	\$25,435.66	\$0.00
			\$396,559.80	\$396,559.80	\$22,900.00	\$101,742.64	\$294,817.16

G/B/H Golf Course

DATE RECEIVED	Check Num	DUE DATE	AMOUNT BILLED	NET AMOUNT RECEIVED	AMOUNT DUE	GENERAL FUND	SERIES 2016
9/24/25	WIRED TO WELLS	10/1/25	\$114,037.73	\$114,037.73	\$0.00	\$0.00	\$114,037.73
11/5/25	1010570	10/30/25	\$59,351.78	\$59,351.78	\$0.00	\$59,351.78	\$0.00
1/27/26	WIRED TO TRUIST	2/1/26	\$59,351.78	\$59,351.78	\$0.00	\$59,351.78	\$0.00
4/1/26	WIRED TO TRUIST	4/1/26	\$573,868.63	\$573,868.63	\$0.00	\$0.00	\$573,868.63
4/24/26	WIRED TO TRUIST	4/30/26	\$59,351.78	\$59,351.78	\$0.00	\$59,351.78	\$0.00
7/31/26	WIRED TO TRUIST	8/1/26	\$59,351.78	\$59,351.78	\$0.00	\$59,351.78	\$0.00
			\$925,313.48	\$925,313.48	\$0.00	\$237,407.12	\$687,906.36

G/B/H Four Star

DATE RECEIVED	Check Num	DUE DATE	AMOUNT BILLED	NET AMOUNT RECEIVED	AMOUNT DUE	GENERAL FUND	SERIES 2016
9/24/25	WIRED TO WELLS	10/1/25	\$27,198.95	\$27,198.95	\$0.00	\$0.00	\$27,198.95
10/17/25	WIRED TO TRUIST	10/30/25	\$14,154.04	\$14,154.04	\$0.00	\$14,154.04	\$0.00
1/27/26	WIRED TO TRUIST	2/1/26	\$14,154.04	\$14,154.04	\$0.00	\$14,154.04	\$0.00
4/1/26	WIRED TO TRUIST	4/1/26	\$136,872.43	\$136,872.43	\$0.00	\$0.00	\$136,872.43
4/24/26	WIRED TO TRUIST	4/30/26	\$14,154.04	\$14,154.04	\$0.00	\$14,154.04	\$0.00
7/29/26	WIRED TO TRUIST	8/1/26	\$14,154.04	\$14,154.04	\$0.00	\$14,154.04	\$0.00
			\$220,687.54	\$220,687.54	\$0.00	\$56,616.16	\$164,071.38
					TOTAL	\$953,825.95	\$2,110,461.99

SECTION 3

**NOTICE OF MEETING DATES
BONNET CREEK RESORT
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the **Bonnet Creek Resort Community Development District** will hold their regularly scheduled public meetings for the **Fiscal Year 2027** at **2:00 PM** at the **Waldorf Astoria, 14200 Bonnet Creek Resort Lane, Orlando, Florida 32821** as follows:

October 1, 2026

January 7, 2027

April 1, 2027

July 1, 2027

The Board of Supervisors of the **Bonnet Creek Resort Community Development District** will hold their regularly scheduled public meetings for the **Fiscal Year 2026** at **2:00 PM** at the **Wyndham Bonnet Creek Resort, 9560 Via Encinas, Lake Buena Vista, FL 32830** as follows:

November 5, 2026

February 4, 2027

May 6, 2027

August 5, 2027

The Board of Supervisors of the **Bonnet Creek Resort Community Development District** will hold their regularly scheduled public meetings for the **Fiscal Year 2026** at **2:00 PM** at the **JW Marriott Orlando Bonnet Creek Resort, 14900 Chelonia Parkway, Orlando, Florida 32821** as follows:

December 3, 2026

March 4, 2027

June 3, 2027

September 2, 2027

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the meeting agenda may be obtained from the District Manager at 219 East Livingston Street, Orlando, Florida 32801. Additionally, interested parties may refer to the District's website for the latest information: www.bonnetcreekresortcdd.com.

The meetings may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone. Any person requiring special accommodations at the meetings because of

a disability or physical impairment should contact the District Office at (407) 841-5524 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

George S. Flint
Governmental Management Services – Central Florida, LLC
District Manager

SECTION 4

SECTION a

Bonnet Creek Resort Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair:_____

Date:_____

Print Name:_____

Bonnet Creek Resort Community Development District

District Manager:_____

Date:_____

Print Name:_____

Bonnet Creek Resort Community Development District

SECTION b

Bonnet Creek Resort Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair:_____

Date:_____

Print Name:_____

Bonnet Creek Resort Community Development District

District Manager:_____

Date:_____

Print Name:_____

Bonnet Creek Resort Community Development District

SECTION D

Bonnet Creek CDD

Field Management Report

Site Items

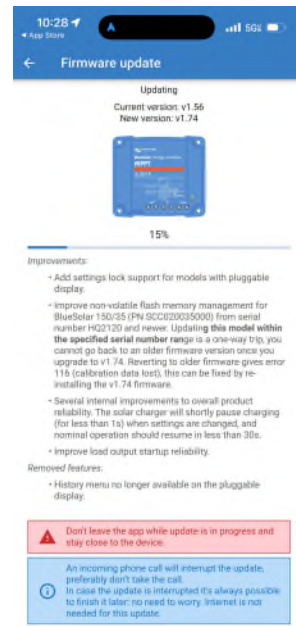
- A mulch refresh for the CDD areas was performed on July 29th, 2026.
- The summer annuals that were installed have been performing well. Preparations are beginning for the fall annual installation.
- GMS Staff installed new locks and access information signage at the berm gate entrances to mitigate other vendors from cutting CDD locks.
- An initial inspection and review of all CDD landscape and signage lighting was performed. Several issues were identified and an electrician is currently conducting the necessary repairs. This includes replacing various LED ballast, LED light bars, and updating the solar panel firmware to ensure proper operation.
- Currently reviewing the recently submitted district engineers report and developing a plan of action to address each item. An action item list spreadsheet tracker was generated, and updates will be provided at each board meeting.





GMS - Bonnet Creek Signage
14314 Chelonia Pkwy • Orlando, FL 32821

Jun 26, 2026, 10:27 AM
by Ashley Romano



GMS - Bonnet Creek Signage
14314 Chelonia Pkwy • Orlando, FL 32821

Jun 26, 2026, 10:28 AM
by Ashley Romano



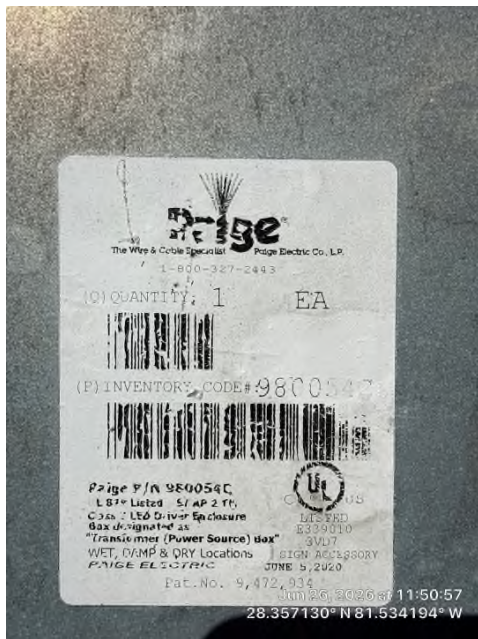
GMS - Bonnet Creek Signage
14314 Chelonia Pkwy • Orlando, FL 32821

Jun 26, 2026, 10:30 AM
by Ashley Romano



GMS - Bonnet Creek Signage
14314 Chelonia Pkwy • Orlando, FL 32821

Jun 26, 2026, 10:49 AM
by Ashley Romano



GMS - Bonnet Creek Signage
14314 Chelonia Pkwy • Orlando, FL 32821

Jun 26, 2026, 11:50 AM
by Ashley Romano



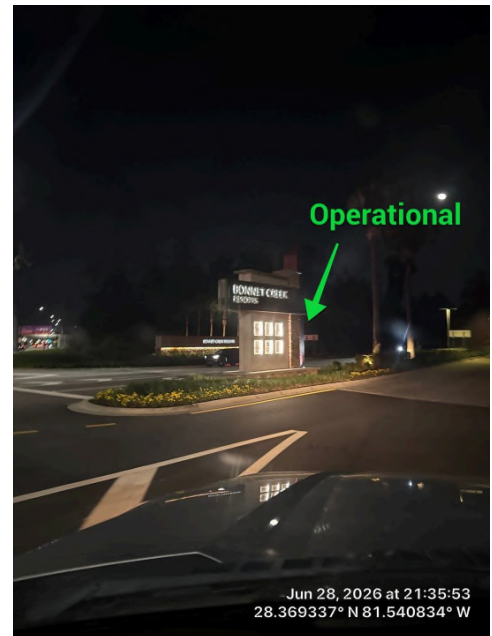
GMS - Bonnet Creek Signage
14314 Chelonia Pkwy • Orlando, FL 32821

Jun 26, 2026, 12:05 PM
by Ashley Romano



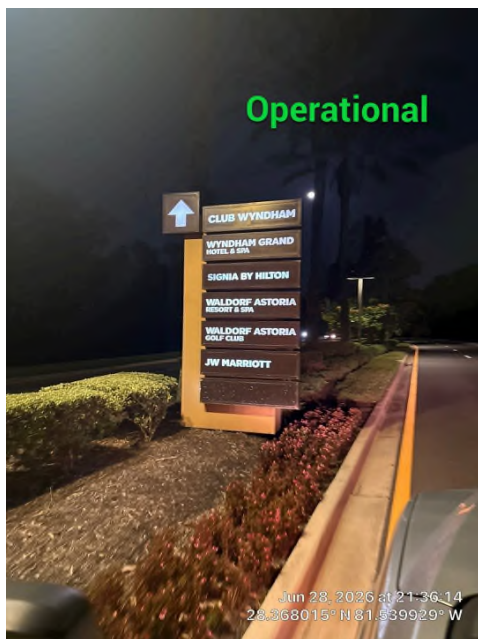
GMS - Bonnet Creek Signage
14314 Chelonia Pkwy • Orlando, FL 32821

Jun 28, 2026, 9:35 PM
by Ashley Romano



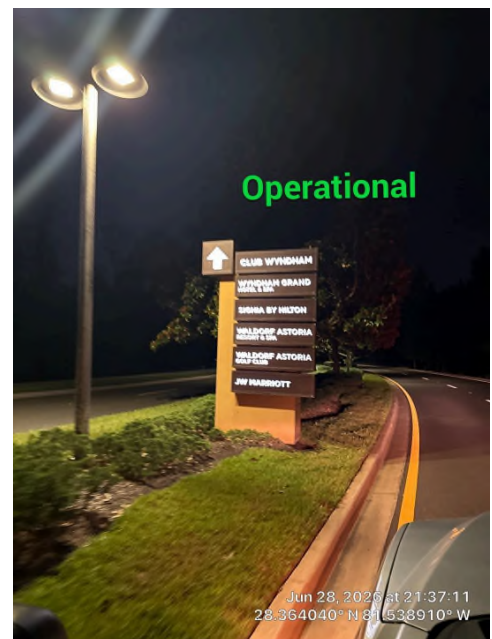
GMS - Bonnet Creek Signage
14314 Chelonia Pkwy • Orlando, FL 32821

Jun 28, 2026, 9:35 PM
by Ashley Romano



GMS - Bonnet Creek Signage
14314 Chelonia Pkwy • Orlando, FL 32821

Jun 28, 2026, 9:36 PM
by Ashley Romano



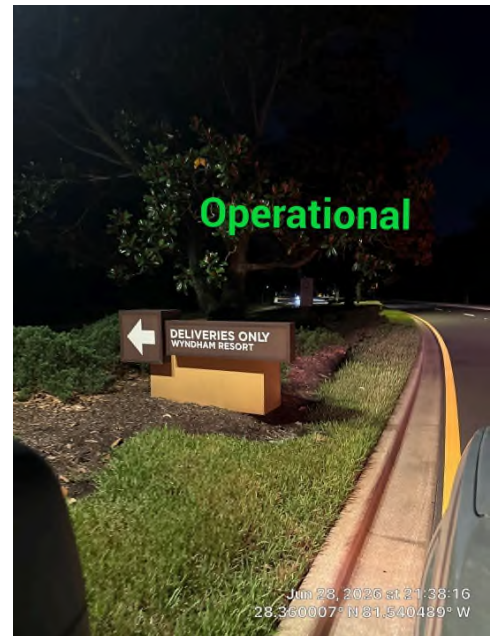
GMS - Bonnet Creek Signage
14314 Chelonia Pkwy • Orlando, FL 32821

Jun 28, 2026, 9:37 PM
by Ashley Romano



GMS - Bonnet Creek Signage
14314 Chelonia Pkwy • Orlando, FL 32821

Jun 28, 2026, 9:37 PM
by Ashley Romano



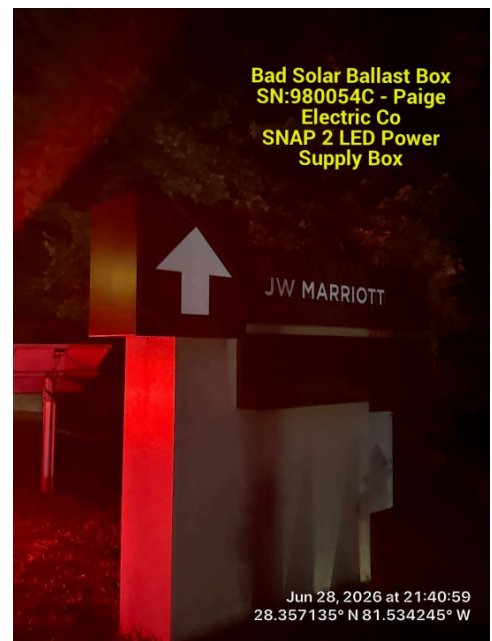
GMS - Bonnet Creek Signage
14314 Chelonia Pkwy • Orlando, FL 32821

Jun 28, 2026, 9:38 PM
by Ashley Romano



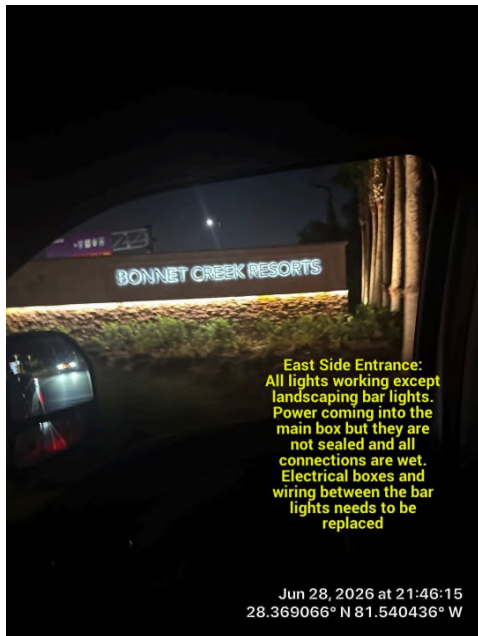
GMS - Bonnet Creek Signage
14314 Chelonia Pkwy • Orlando, FL 32821

Jun 28, 2026, 9:39 PM
 by Ashley Romano



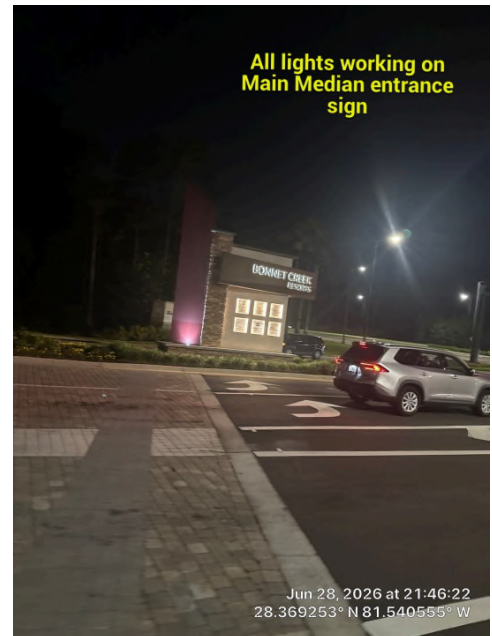
GMS - Bonnet Creek Signage
14314 Chelonia Pkwy • Orlando, FL 32821

Jun 28, 2026, 9:40 PM
 by Ashley Romano



GMS - Bonnet Creek Signage
14314 Chelonia Pkwy • Orlando, FL 32821

Jun 28, 2026, 9:46 PM
 by Ashley Romano



GMS - Bonnet Creek Signage
14314 Chelonia Pkwy • Orlando, FL 32821

Jun 28, 2026, 9:46 PM
 by Ashley Romano

Bonnet Creek Resort CDD - Engineer Report - Item Tracking

Photo observations extracted from the 2026 engineer report

Item Number	Description	Assigned Entity	Status	Completion Date	Completed
1	Concrete curb- broken/cracking	Third Party Vendor	Pending		☐
2	Concrete curb- sediment build up along gutter	GMS Maintenance	Pending		☐
3	Concrete curb- broken/cracking near inlet	Third Party Vendor	Pending		☐
4	Mitered end sections- with ground erosion, cracks in concrete	GMS Maintenance	Pending		☐
5	Mitered end section- with cracks in concrete	GMS Maintenance	Pending		☐
6	Chain link fence- several sections damaged and no longer intact/functional	GMS Maintenance	Pending		☐
7	Lawn sprinklers- several are damaged and possibly no longer functional	Landscape Vendor	Pending		☐
8	Mitered end sections- several with cracks in concrete	GMS Maintenance	Pending		☐
9	Lawn sprinklers- multiple are tilted and possibly no longer functional	Landscape Vendor	Pending		☐
10	Control structure- debris on grate	Landscape Vendor	Pending		☐
11	Swale- Excess vegetation growth	Landscape Vendor	Pending		☐
12	Mitered end section- excess debris	Landscape Vendor	Pending		☐
13	Erosion/ground subsidence along concrete curb, Reclaim meter box- excess vegetation growth	Landscape Vendor	Pending		☐
14	Irrigation sign- view blocked by landscaping	Landscape Vendor	Pending		☐
15	Irrigation sign- faded and no longer legible	Landscape Vendor	Pending		☐
16	Concrete curb- broken/cracking	Third Party Vendor	Pending		☐
17	Brick paver- uneven, Concrete curb- broken/cracking	Third Party Vendor	Pending		☐
18	Metal railing - shifted/tilted	GMS Maintenance	Pending		☐
19	Sidewalk- broken/cracking	Third Party Vendor	Pending		☐

20	Retaining wall- blocks shifted/tilted	GMS Maintenance	Pending		☐
21	Irrigation lines- exposed	Landscape Vendor	Pending		☐
22	Tunneling/burrowing along retaining wall	Landscape Vendor	Pending		☐
23	Sidewalk- broken/cracking	Third Party Vendor	Pending		☐
24	Old MOT signage- left behind	GMS Maintenance	Pending		☐
25	Sidewalk- broken/cracking	Third Party Vendor	Pending		☐
26	Mitered end section- excess debris/vegetation growth, Irrigation lines- exposed	Landscape Vendor	Pending		☐
27	Recent MOT signage- left behind	Third Party Vendor	Pending		☐
28	Retaining wall- cap blocks displaced	GMS Maintenance	Pending		☐
29	Irrigation lines- exposed	Landscape Vendor	Pending		☐
30	Retaining wall- blocks displaced	GMS Maintenance	Pending		☐
31	Retaining wall- cap blocks displaced	GMS Maintenance	Pending		☐
32	Pre-cast Inlet- broken/cracking	GMS Maintenance	Pending		☐
33	Sidewalk- broken/cracking	Third Party Vendor	Pending		☐
34	Sidewalk- broken/cracking	Third Party Vendor	Pending		☐
35	Underdrain cleanout- cap broken	GMS Maintenance	Pending		☐
36	Underdrain cleanout- cap broken	GMS Maintenance	Pending		☐
37	Sidewalk- broken/cracking	Third Party Vendor	Pending		☐
38	Sidewalk- broken/cracking	Third Party Vendor	Pending		☐
39	Sidewalk- broken/cracking	Third Party Vendor	Pending		☐
40	Electrical junction box- excess debris covering	Landscape Vendor	Pending		☐

41	Brick wall- damaged/displaced	Third Party Vendor	Pending		☐
42	Concrete curb- broken/cracking, uneven at joints, holding water	Third Party Vendor	Pending		☐
43	Concrete curb- broken/cracking, uneven at joints, holding water	Third Party Vendor	Pending		☐
44	Sidewalk- broken/cracking	Third Party Vendor	Pending		☐
45	Sidewalk- broken/cracking	Third Party Vendor	Pending		☐
46	Sidewalk- broken/cracking, uneven at joints	Third Party Vendor	Pending		☐
47	Communication box/covering- broken	Third Party Vendor	Pending		☐
48	Concrete curb- broken/cracking	Third Party Vendor	Pending		☐
49	Electrical junction box- excess debris covering	Landscape Vendor	Pending		☐
50	Sidewalk- broken/cracking, uneven at joints	Third Party Vendor	Pending		☐
51	Sidewalk- uneven at joints	Third Party Vendor	Pending		☐
52	ADA ramp/Sidewalk- broken/cracking	Third Party Vendor	Pending		☐
53	Communication covering- over-turned	Third Party Vendor	Pending		☐
54	ADA ramp/Sidewalk- broken/cracking	Third Party Vendor	Pending		☐
55	Fiberoptic cable marker- over-turned	Third Party Vendor	Pending		☐
56	Sidewalk- broken/cracking	Third Party Vendor	Pending		☐
57	Concrete platform- undermined by erosion	Landscape Vendor	Pending		☐
58	Fiberoptic cable marker- over-turned	Third Party Vendor	Pending		☐
59	Bollards- rusted	GMS Maintenance	Pending		☐
60	Backflow preventer assembly- paint coat fading	Third Party Vendor	Pending		☐
61	Cable covering- broken	Third Party Vendor	Pending		☐

62	Concrete curb- broken/cracking	Third Party Vendor	Pending		☐
63	Underdrain cleanout- cap broken	GMS Maintenance	Pending		☐
64	Sign panel- missing	GMS Maintenance	Pending		☐
65	Old electrical panel- left behind	GMS Maintenance	Pending		☐
66	Irrigation backflow preventer assembly- leak observed	Third Party Vendor	Pending		☐
67	Fiberoptic cable marker- over-turned	Third Party Vendor	Pending		☐
68	Pump house/electrical panel- excess vegetation growth impeding access	Landscape Vendor	Pending		☐
69	Irrigation pond backup well and manifold	Third Party Vendor	Pending		☐
70	Pavement- minor birdbath	Third Party Vendor	Pending		☐
71	Mitered end section- cracks in concrete	GMS Maintenance	Pending		☐
72	Sidewalk- broken/cracking	Third Party Vendor	Pending		☐
73	Mitered end section- excess debris/vegetation growth	Landscape Vendor	Pending		☐
74	Mitered end section- cracks in concrete, excess debris/vegetation growth	GMS Maintenance	Pending		☐
75	Underdrain cleanout- cap broken	GMS Maintenance	Pending		☐
76	Backflow preventer assembly- paint coat fading	Third Party Vendor	Pending		☐
77	Control structure- excess vegetation growth	GMS Maintenance	Pending		☐
78	Mitered end section- excessive debris impeding flow	GMS Maintenance	Pending		☐
79	Sidewalk- broken/cracking	Third Party Vendor	Pending		☐
80	Sidewalk- broken/cracking	Third Party Vendor	Pending		☐
81	Control structure/flume- excess vegetation growth	Landscape Vendor	Pending		☐
82	Concrete weir- excess vegetation growth	Landscape Vendor	Pending		☐