



Bonita Landing Community Development District

March 19, 2026 Agenda

Package

11555 HERON BAY SUITE 201
CORAL SPRINGS, FLORIDA 33076

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Bonita Landing Community Development District

Board of Supervisors

Dr. Christopher Applegate, Chairperson
Andrew Brignoni, Vice Chairperson
Louis Forster, Assistant Secretary
Alessandro Rizzotti, Assistant Secretary
Christine Strange, Assistant Secretary

Jennifer Goldyn, Regional Director
Lisania Brito, District Manager
Guy Shir, District Counsel
Eric Howard, District Engineer
Howard Neal, Field Services Director
Sandra MacGregor, District Accountant
Janice Swade, Administrative Assistant

Regular Meeting Agenda

Thursday, March 19, 2026 – 4:30 p.m.

**The meeting will be held at the Anchor Christian Church, 11651 East Terry Street,
Bonita Springs, Florida 34135**

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

- 1. Call to Order and Roll Call**
- 2. Approval of Agenda**
- 3. Audience Comments – (3) Minute Time Limit**
- 4. Special Business Item**
 - A. Consideration of Resolution 2026-03, Designation of Officers.....Page 3
- 5. Staff Reports**
 - A. District Accountant
 - B. District Engineer
 - C. District Counsel
 - D. District Manager
 - i. Discussion of Preliminary Fiscal Year 2027 Budget.....Page 4
 - ii. Follow-Up Items
- 6. Business Items**
- 7. Business Administration**
 - A. Consideration of February 12, 2026 Minutes of Meeting & Attorney-Client Session.....Page 18
 - B. Consideration of January & February 2026 Financial Statements and Check Register.....Page 23
 - C. Consideration of Resolution 2026-04, Designation of Banking Signatories.....Page 48
 - D. Consideration of Resolution 2026-05, for the FY 2026 General Election.....Page 49
- 8. Supervisor Requests**
 - A. Supervisor Brignoni
 - B. Supervisor Forster
 - C. Supervisor Rizzotti
 - D. Supervisor Applegate
 - E. Supervisor Strange
- 9. Audience Comments – (3) Minute Time Limit**
- 10. Adjournment**

The next Regular Meeting is scheduled to be held Thursday, April 9, 2026 at 4:30 p.m.

District Office:
Inframark, Infrastructure Management Services
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607

Meeting Location:
Anchor Christian Church
11651 East Terry Street
Bonita Springs, Florida 34135

RESOLUTION 2026-03

A RESOLUTION DESIGNATING OFFICERS OF BONITA LANDING COMMUNITY DEVELOPMENT DISTRICT

WHEREAS, the Board of Supervisors of the Bonita Landing Community Development District at a regular business meeting held on March 19, 2026 desires to appoint the below recited persons to the offices specified.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BONITA LANDING COMMUNITY DEVELOPMENT DISTRICT:

1. The following persons were designated to the offices shown, to wit:

<u>Dr. Christopher Applegate</u>	Chairperson
<u>Andrew Brignoni</u>	Vice Chairperson
<u>Jennifer Goldyn</u>	Secretary
<u>Stephen Bloom</u>	Treasurer
<u>Angel Montagna</u>	Assistant Treasurer
<u>Lisania Brito</u>	Assistant Secretary
<u>Alessandro Rizzotti</u>	Assistant Secretary
<u>Christine Strange</u>	Assistant Secretary
<u>Louis Forster</u>	Assistant Secretary

PASSED AND ADOPTED THIS, 19TH DAY OF MARCH, 2026.

Chairperson

Secretary



Bonita Landing
Community Development District

FISCAL YEAR 2027

Proposed Budget

3/17/2026

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

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Bonita Landing
Community Development District

Operating Budget
FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-)	ANNUAL
	BUDGET	THRU	March-	PROJECTED		BUDGET
	FY 2026	2/28/2026	9/30/2026	FY 2026	Budget	FY 2027
REVENUES						
Interest - Investments	\$0.00	\$3,483.00	\$0.00	\$3,483.00	0%	\$0.00
Special Assmnts- Tax Collector	\$187,630.00	\$179,573.00	\$8,057.00	\$187,630.00	0%	\$194,850.73
Special Assmnts- Discounts	-\$7,505.00	-\$7,066.00	\$0.00	-\$7,066.00	-6%	-\$7,794.03
Developer Contribution	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Other Miscellaneous Revenues	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Interest - Tax Collector	\$0.00	\$86.00	\$0.00	\$86.00	0%	\$0.00
TOTAL REVENUES	\$180,125.00	\$176,076.00	\$8,057.00	\$184,133.00	2%	\$187,056.70
EXPENDITURES						
<i>Administrative</i>						
P/R-Board of Supervisors	\$12,000.00	\$6,400.00	\$5,600.00	\$12,000.00	0%	\$12,000.00
FICA Taxes	\$900.00	\$275.00	\$0.00	\$275.00	-69%	\$0.00
ProfServ-Dissemination Agent	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	0%	\$1,000.00
ProfServ-Engineering	\$5,200.00	\$24.00	\$5,176.00	\$5,200.00	0%	\$5,200.00
ProfServ-Legal Services	\$8,500.00	\$30,784.00	\$44,123.73	\$74,907.73	781%	\$13,000.00
ProfServ-Mgmt Consulting	\$44,558.00	\$18,566.00	\$25,992.00	\$44,558.00	0%	\$46,790.00
ProfServ-Property Appraiser	\$219.00	\$219.00	\$0.00	\$219.00	0%	\$250.00
ProfServ-Trustee Fees	\$7,000.00	\$0.00	\$7,000.00	\$7,000.00	0%	\$7,000.00
Auditing Services	\$4,200.00	\$4,200.00	\$0.00	\$4,200.00	0%	\$4,200.00
Postage and Freight	\$500.00	\$15.00	\$485.00	\$500.00	0%	\$500.00
Insurance - General Liability	\$7,590.00	\$7,702.00	\$0.00	\$7,702.00	1%	\$8,500.00
Shared Maintenance Costs	\$9,500.00	\$1,384.00	\$8,116.00	\$9,500.00	0%	\$9,500.00
Printing and Binding	\$1,000.00	\$24.00	\$976.00	\$1,000.00	0%	\$500.00
Legal Advertising	\$1,500.00	\$57.00	\$1,443.00	\$1,500.00	0%	\$2,000.00
Other Current Charges	\$700.00	\$567.00	\$133.00	\$700.00	0%	\$1,500.00
Misc-Web Hosting	\$1,552.00	\$388.00	\$1,164.00	\$1,552.00	0%	\$1,552.00
Annual District Filing Fee	\$175.00	\$175.00	\$0.00	\$175.00	0%	\$175.00
ProfServ-Tax Collector	\$329.00	\$226.00	\$103.00	\$329.00	0%	\$389.70
ProfServ-Legal Litigation	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$30,000.00
Total Administrative	\$106,423.00	\$71,006.00	\$101,311.73	\$172,317.73	62%	\$144,056.70
<i>Field</i>						
Misc-Contingency	\$73,702.00	\$0.00	\$0.00	\$0.00	-100%	\$43,000.00
Total Field	\$73,702.00	\$0.00	\$0.00	\$0.00	-100%	\$43,000.00
TOTAL EXPENDITURES	\$180,125.00	\$71,006.00	\$101,311.73	\$172,317.73	-4%	\$187,056.70

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 2/28/2026	PROJECTED March- 9/30/2026	TOTAL PROJECTED FY 2026	% +/-) Budget	ANNUAL BUDGET FY 2027
Excess (deficiency) of revenues						
Over (under) expenditures	\$0.00	\$105,070.00	-\$93,254.73	\$11,815.27	0%	\$0.00
Net change in fund balance	\$0.00	\$105,070.00	-\$93,254.73	\$11,815.27	0%	\$0.00
FUND BALANCE, BEGINNING	\$142,059.00	\$142,059.00	\$0.00	\$142,059.00	0%	\$153,874.27
FUND BALANCE, ENDING	\$142,059.00	\$247,129.00	-\$93,254.73	\$153,874.27	8%	\$153,874.27

Exhibit "A"
Allocation of Fund Balances

FISCAL YEAR 2026 RESERVE FUND ANALYSIS

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2025	\$142,059.00
Less: Forecasted Surplus/(Deficit) as of 9/30/2026	\$11,815.27
Estimated Funds Available - 9/30/2026	\$153,874.27

FISCAL YEAR 2027 RESERVE FUND ANALYSIS

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2026 (1)	\$153,874.27
Less: First Quarter Operating Reserve	-\$46,764.18
Less: Designated Reserves for Capital Projects	\$0.00
Less: Forecasted Surplus/(Deficit) as of 9/30/2027	\$0.00
Estimated Remaining Undesignated Cash as of 9/30/2027	\$107,110.09

Budget Narrative
Fiscal Year 2027

REVENUES

Interest Investments

The District earns interest on the monthly average collected balance for their operating accounts, money market accounts and certificates of deposits.

Special Assessments-Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments

EXPENDITURES

Financial and Administrative

P/R-Board of Supervisors

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon five supervisors attending all meetings.

FICA Taxes

Payroll taxes for supervisor salaries are calculated as 7.65% of payroll.

Professional Services-Dissemination Agent

The District is required by the Securities and Exchange Commission to comply with rule 15c2 – 12(b) – (5), which relates additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Professional Services-Engineering

The District's engineer provides general engineering services to the District, i.e. attendance and preparation for monthly board meetings when requested, review of invoices and other specifically requested assignments.

Professional Services-Legal Services

The District's Attorney provides general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions and other research as directed or requested by the Board of Supervisors and the District Manager.

Professional Services-Management Consulting Services

The District receives management, accounting and administrative services as part of a management agreement with Inframark Infrastructure Management Services. Also included are costs for information technology charges to process the District's financial activities, i.e. accounts payable, financial statements, budgets, etc., on a main frame computer owned by Inframark Infrastructure Management Services in accordance with the management contract. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

ProfServ-Property Appraiser

The District reimburses the Lee County Property Appraiser for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The property appraiser's fee is \$1.00 per parcel.

District Name

Community Development District

*General Fund***Budget Narrative**
Fiscal Year 2027**Financial and Administrative** (continued)**ProfServ-Tax Collector**

The District reimburses the Lee County Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The tax collector's fee is \$1.50 per parcel.

Professional Services-Trustee Fees

The District issued this Series of 2016 Special Assessment Bonds that are deposited with a Trustee to handle all trustee matters. The annual trustee fee is based on standard fees charged plus any out-of-pocket expenses

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is estimated based on historical cost.

Postage and Freight

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance and Risk Advisors. They specialize in providing insurance coverage to governmental agencies. The budgeted amount allows for a projected increase in the premium due to market uncertainty.

Shared Expenses – Other Local Units

Starting in Fiscal Year 2017, the District started participating in the responsibility for the maintenance and monitoring of the panther mitigation property in Labelle. The establishment and perpetual responsibility to maintain the property and provide a five year monitoring and reporting program (which ended in 2020) is a development order requirement for not only this District but also for 3 other neighboring communities. Additionally in Fiscal Year 2018, the District began participating in the costs of maintaining the common infrastructure along Bonita Beach Road serving the same communities, including landscaping, roadway, storm water maintenance and streetlighting which was added in 2021. All of the costs will be shared with the other communities by interlocal agreement and based upon previously agreed upon percentages.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Other Current Charges

Bank charges and other miscellaneous expenses incurred throughout the year.

Miscellaneous-Web Hosting

Costs associated with web services provided by Inframark Infrastructure Management Services and ADA compliance services provided by Innersync Studio, Ltd

Annual District Filing Fee

The District is required to pay an annual fee of \$175 to the Department of Community Affairs.

Bonita Landing
Community Development District

Debt Service Budget

FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
Series 2016 Bonds

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	% +/-)	ANNUAL
	BUDGET	THRU	March-	PROJECTED		BUDGET
	FY 2026	2/28/2026	9/30/2026	FY 2026	Budget	FY 2027
REVENUES						
Interest - Investments	\$0.00	\$3,509.00	\$0.00	\$3,509.00	0%	\$0.00
Special Assmnts- Tax Collector	\$147,637.00	\$141,297.00	\$6,340.00	\$147,637.00	0%	\$170,723.75
Special Assmnts- CDD Collected	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Special Assmnts- Discounts	-\$5,905.00	-\$5,560.00	\$0.00	-\$5,560.00	-6%	-\$6,828.95
TOTAL REVENUES	\$141,732.00	\$139,246.00	\$6,340.00	\$145,586.00	3%	\$163,894.80
EXPENDITURES						
<i>Administrative</i>						
Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$3,414.48
Total Administrative	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$3,414.48
<i>Debt Service</i>						
Principal Debt Retirement	\$55,000.00	\$0.00	\$55,000.00	\$55,000.00	0%	\$55,000.00
Interest Expense	\$87,081.00	\$0.00	\$87,081.00	\$87,081.00	0%	\$84,981.26
Total Debt Service	\$142,081.00	\$0.00	\$142,081.00	\$142,081.00	0%	\$139,981.26
TOTAL EXPENDITURES	\$142,081.00	\$0.00	\$142,081.00	\$142,081.00		\$143,395.74
Excess (deficiency) of revenues Over (under) expenditures	-\$349.00	\$139,246.00	-\$135,741.00	\$3,505.00	-1104%	\$20,499.07
Net change in fund balance	-\$349.00	\$139,246.00	-\$135,741.00	\$3,505.00	-1104%	\$20,499.07
FUND BALANCE, BEGINNING	\$214,111.00	\$214,111.00	\$0.00	\$214,111.00	0%	\$217,616.00
FUND BALANCE, ENDING	\$213,762.00	\$353,357.00	-\$135,741.00	\$217,616.00	2%	\$238,115.07

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT				
	11/1/2024	11/1/2025	11/1/2026	11/1/2027
Series 2016 Bonds	\$1,995,000.00	\$1,945,000.00	\$1,895,000.00	\$1,840,000.00

Special Assessment Bonds
AMORTIZATION SCHEDULE

<u>Period Ending</u>	<u>Outstanding Balance</u>	<u>Coupon</u>	<u>Principal</u>	<u>Interest</u>	<u>Debt Service</u>
12/15/2026	\$1,895,000.00	4.000%	\$55,000.00	\$43,040.63	\$98,040.63
6/15/2027	\$1,840,000.00	4.000%	\$0.00	\$41,940.63	\$41,940.63
12/15/2027	\$1,840,000.00	4.000%	\$55,000.00	\$41,940.63	\$96,940.63
6/15/2028	\$1,785,000.00	4.500%	\$0.00	\$40,840.63	\$40,840.63
12/15/2028	\$1,785,000.00	4.500%	\$55,000.00	\$40,840.63	\$95,840.63
6/15/2029	\$1,730,000.00	4.500%	\$0.00	\$39,603.13	\$39,603.13
12/15/2029	\$1,730,000.00	4.500%	\$60,000.00	\$39,603.13	\$99,603.13
6/15/2030	\$1,670,000.00	4.500%	\$0.00	\$38,253.13	\$38,253.13
12/15/2030	\$1,670,000.00	4.500%	\$60,000.00	\$38,253.13	\$98,253.13
6/15/2031	\$1,610,000.00	4.500%	\$0.00	\$36,903.13	\$36,903.13
12/15/2031	\$1,610,000.00	4.500%	\$65,000.00	\$36,903.13	\$101,903.13
6/15/2032	\$1,545,000.00	4.500%	\$0.00	\$35,440.63	\$35,440.63
12/15/2032	\$1,545,000.00	4.500%	\$70,000.00	\$35,440.63	\$105,440.63
6/15/2033	\$1,475,000.00	4.500%	\$0.00	\$33,865.63	\$33,865.63
12/15/2033	\$1,475,000.00	4.500%	\$70,000.00	\$33,865.63	\$103,865.63
6/15/2034	\$1,405,000.00	4.500%	\$0.00	\$32,290.63	\$32,290.63
12/15/2034	\$1,405,000.00	4.500%	\$75,000.00	\$32,290.63	\$107,290.63
6/15/2035	\$1,330,000.00	4.500%	\$0.00	\$30,603.13	\$30,603.13
12/15/2035	\$1,330,000.00	4.500%	\$80,000.00	\$30,603.13	\$110,603.13
6/15/2036	\$1,250,000.00	4.500%	\$0.00	\$28,803.13	\$28,803.13
12/15/2036	\$1,250,000.00	4.500%	\$80,000.00	\$28,803.13	\$108,803.13
6/15/2037	\$1,170,000.00	4.500%	\$0.00	\$27,003.13	\$27,003.13
12/15/2037	\$1,170,000.00	4.500%	\$85,000.00	\$27,003.13	\$112,003.13
6/15/2038	\$1,085,000.00	4.500%	\$0.00	\$25,090.63	\$25,090.63
12/15/2038	\$1,085,000.00	4.625%	\$90,000.00	\$25,090.63	\$115,090.63
6/15/2039	\$995,000.00	4.625%	\$0.00	\$23,009.38	\$23,009.38
12/16/2039	\$995,000.00	4.625%	\$95,000.00	\$23,009.38	\$118,009.38
6/15/2040	\$900,000.00	4.625%	\$0.00	\$20,812.50	\$20,812.50
12/15/2040	\$900,000.00	4.625%	\$95,000.00	\$20,812.50	\$115,812.50
6/15/2041	\$805,000.00	4.625%	\$0.00	\$18,615.63	\$18,615.63
12/15/2041	\$805,000.00	4.625%	\$100,000.00	\$18,615.63	\$118,615.63
6/15/2042	\$705,000.00	4.625%	\$0.00	\$16,303.13	\$16,303.13
12/15/2042	\$705,000.00	4.625%	\$105,000.00	\$16,303.13	\$121,303.13
6/15/2043	\$600,000.00	4.625%	\$0.00	\$13,875.00	\$13,875.00
12/16/2043	\$600,000.00	4.625%	\$110,000.00	\$13,875.00	\$123,875.00
6/15/2044	\$490,000.00	4.625%	\$0.00	\$11,331.25	\$11,331.25
12/15/2044	\$490,000.00	4.625%	\$115,000.00	\$11,331.25	\$126,331.25
6/15/2045	\$375,000.00	4.625%	\$0.00	\$8,671.88	\$8,671.88
12/15/2045	\$375,000.00	4.625%	\$120,000.00	\$8,671.88	\$128,671.88
6/15/2046	\$255,000.00	4.625%	\$0.00	\$5,896.88	\$5,896.88
12/15/2046	\$255,000.00	4.625%	\$125,000.00	\$5,896.88	\$130,896.88
6/15/2047	\$130,000.00	4.625%	\$0.00	\$3,006.25	\$3,006.25
12/15/2047	\$130,000.00	4.625%	\$130,000.00	\$3,006.25	\$133,006.25
			\$1,995,000.00	\$1,283,522.03	\$3,278,522.03

District Name

Community Development District

Debt Service Fund

Budget Narrative
Fiscal Year 2027

REVENUES

Interest - Investments

The District earns interest income on their trust accounts with Regions Bank.

Special Assessment - Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the debt service expenditures during the Fiscal Year.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Administrative

Miscellaneous-Assessment Collection Costs

The District reimburses the Lee County Tax Collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

Debt Service

Principal Debt Retirement

The District pays regular principal payments annually in order to pay down/retire the debt.

Interest Expense

The District pays interest expense on the debt twice during the year.

Bonita Landing

Community Development District

Supporting Budget Schedule

FY 2027

Assessment Summary
Fiscal Year 2027 vs. Fiscal Year 2026

ASSESSMENT ALLOCATION

Assessment Area One- Series 2016												
Product	Units	General Fund				Debt Service Series 2016			Total Assessments per Unit			
		FY 2027	FY 2026	Dollar Change	Percent Change	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change	Percent Change
SF 50'	125	\$889.73	\$856.76	\$32.97	3.85%	\$621.04	\$621.04	\$0.00	\$1,510.77	\$1,477.80	\$32.97	2.23%
SF 60'	94	\$889.73	\$856.76	\$32.97	3.85%	\$744.75	\$744.75	\$0.00	\$1,634.48	\$1,601.51	\$32.97	2.06%
	219											

**MINUTES OF MEETING
BONITA LANDING
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Bonita Landing Community Development District was held Thursday, February 12, 2026, and called to order at 4:36 p.m. at the Anchor Christian Church, located at 11651 East Terry Street, Bonita Springs, Florida 34135.

Present and constituting a quorum were:

- | | |
|---------------------------|---------------------|
| Dr. Christopher Applegate | Chairperson |
| Andrew Brignoni | Vice Chairperson |
| Louis Forster | Assistant Secretary |
| Alessandro Rizzotti | Assistant Secretary |
| Christine Strange | Assistant Secretary |

Also present, either in person or via electronic communications, were:

- | | |
|------------------|---------------------|
| Michael Perez | District Manager |
| Ileana Brignoni | District Counsel |
| Sandra MacGregor | District Accountant |

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Perez called the meeting to order and called the roll. A quorum was established.

SECOND ORDER OF BUSINESS

Approval of Agenda

There being no amendments,

On MOTION by Dr. Applegate, seconded by Mr. Brignoni with all in favor, the Agenda for the meeting was approved as presented. (5-0)

42 **THIRD ORDER OF BUSINESS** **Audience Comments – (3) Three Minute**
43 **Time Limit**

44 There being no audience comments, the next order of business followed.

45
46 **FOURTH ORDER OF BUSINESS** **Staff Reports**

47 **A. District Accountant**

48 Ms. MacGregor gave an overview of the District's financial status. Ms. Strange asked about
49 the FICA Tax on the budget with the change to the 1099 Form. Mr. Perez informed the Board this
50 will be adjusted for next year's budget.

51 **B. District Engineer**

52 The District Engineer was not present, and there were no questions from the Board.

53 **C. District Counsel**

54 There being no report or questions from the Board, the next item followed.

55 **D. District Manager**

56 **i. Follow-Up Items**

57 Mr. Perez gave information regarding the next meeting date.

58
59 **FIFTH ORDER OF BUSINESS** **Business Items**

60 There being no business items, the next order of business followed.

61
62 **SIXTH ORDER OF BUSINESS** **Business Administration**

63 **A. Consideration of Minutes of Meeting Held January 8, 2026**

64 There being no additions, corrections or deletions,

65
66

On MOTION by Mr. Forster, seconded by Ms. Strange, with all in 67 favor, the Minutes of the Meeting held January 8, 2026, were 68 approved. (5-0)

70 **B. Consideration of December 2025 Financial Statements and Check Register**

71 There being no comments or questions,

72
73

On MOTION by Mr. Brignoni, seconded by Mr. Rizzotti, with all in 74 favor, the December 2025 Financial Statements and Check Register 75 were approved. (5-0)
--

76
77
78 **SEVENTH ORDER OF BUSINESS** **Supervisor Requests**

79 **A. Supervisor Brignoni**

80 Mr. Brignoni asked whether a new District Manager has been assigned. Mr. Perez
81 confirmed there will be a new District Manager with previous experience.

**MINUTES OF ATTORNEY-CLIENT SESSION
BONITA LANDING
COMMUNITY DEVELOPMENT DISTRICT**

A meeting and closed Attorney-Client Session of the Bonita Landing Community Development District was held Thursday, February 12, 2026, at 5:00 p.m. at the Anchor Christian Church, located at 11651 East Terry Street, Bonita Springs, Florida 34135.

Present were:

Dr. Christopher Applegate	Chairperson
Andrew Brignoni	Vice Chairperson
Louis Forster	Assistant Secretary
Alessandro Rizzotti	Assistant Secretary
Christine Strange	Assistant Secretary
Michael Perez	District Manager
Ileana Brignoni	District Counsel

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS

Call to Order

The meeting was called to order.

SECOND ORDER OF BUSINESS

Roll Call

Mr. Perez called the roll.

THIRD ORDER OF BUSINESS

Attorney-Client Session

Mr. Perez closed the meeting to the public and opened the Attorney-Client Session at 5:00 p.m.

The entire Attorney-Client Session was recorded by a Certified Court Reporter whose notes will be fully transcribed and made available after the close of this litigation and/or in the event proceedings are not instituted and this matter is closed.

39 Mr. Perez ended the Attorney-Client Session at 5:27 p.m.

40 **FOURTH ORDER OF BUSINESS** **Adjournment**

41 There being no further business, the meeting was adjourned at 5:28 p.m.

42

43

44

45

46

47

48

Chairperson/Vice Chairperson



***Bonita Landing
Community
Development
District***

Financial Report

January 31, 2026

CLEAR PARTNERSHIPS



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**Bonita Landing
Community Development District**

Financial Statements

(Unaudited)

January 31, 2026

Balance Sheet
January 31, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2016 DEBT SERVICE FUND	SERIES 2016 CAPITAL PROJECTS FUND	TOTAL
<u>ASSETS</u>				
Cash - Checking Account	\$ 272,700	\$ -	\$ -	\$ 272,700
Cash in Transit	-	21,557	-	21,557
Due From Other Funds	-	4,137	-	4,137
Investments:				
Acquisition & Construction Account	-	-	1,252	1,252
Interest Account	-	13	-	13
Reserve Fund	-	69,304	-	69,304
Revenue Fund	-	160,317	-	160,317
Sinking fund	-	15	-	15
TOTAL ASSETS	\$ 272,700	\$ 255,343	\$ 1,252	\$ 529,295
<u>LIABILITIES</u>				
Accounts Payable	\$ 8,319	\$ -	\$ -	\$ 8,319
Due To Developer	2,400	-	-	2,400
Due To Other Funds	4,137	-	-	4,137
TOTAL LIABILITIES	14,856	-	-	14,856
<u>FUND BALANCES</u>				
Restricted for:				
Debt Service	-	255,343	-	255,343
Capital Projects	-	-	1,252	1,252
Unassigned:	257,844	-	-	257,844
TOTAL FUND BALANCES	\$ 257,844	\$ 255,343	\$ 1,252	\$ 514,439
TOTAL LIABILITIES & FUND BALANCES	\$ 272,700	\$ 255,343	\$ 1,252	\$ 529,295

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>	<u>JAN-26 ACTUAL</u>
REVENUES						
Interest - Investments	\$ -	\$ -	\$ 2,748	\$ 2,748	0.00%	\$ 909
Interest - Tax Collector	-	-	86	86	0.00%	-
Special Assmnts- Tax Collector	187,630	187,630	175,563	(12,067)	93.57%	5,420
Special Assmnts- Discounts	(7,505)	(7,505)	(6,995)	510	93.20%	(163)
TOTAL REVENUES	180,125	180,125	171,402	(8,723)	95.16%	6,166
EXPENDITURES						
Administration						
P/R-Board of Supervisors	12,000	4,000	4,600	(600)	38.33%	1,000
FICA Taxes	900	300	275	25	30.56%	-
ProfServ-Dissemination Agent	1,000	-	-	-	0.00%	-
ProfServ-Engineering	5,200	1,733	-	1,733	0.00%	-
ProfServ-Legal Services	8,500	2,833	21,048	(18,215)	247.62%	2,810
ProfServ-Mgmt Consulting	44,558	14,853	14,853	-	33.33%	3,713
ProfServ-Property Appraiser	219	219	219	-	100.00%	-
ProfServ-Tax Collector	329	329	226	103	68.69%	-
ProfServ-Trustee Fees	7,000	-	-	-	0.00%	-
Auditing Services	4,200	4,200	4,200	-	100.00%	-
Postage and Freight	500	167	7	160	1.40%	-
Insurance	7,590	7,590	7,702	(112)	101.48%	-
Shared Maintenance Costs	9,500	2,375	1,384	991	14.57%	1,384
Printing and Binding	1,000	333	24	309	2.40%	-
Legal Advertising	1,500	1,500	57	1,443	3.80%	57
Other Current Charges	700	233	459	(226)	65.57%	34
Misc-Web Hosting	1,552	388	388	-	25.00%	388
Annual District Filing Fee	175	175	175	-	100.00%	-
Total Administration	106,423	41,228	55,617	(14,389)	52.26%	9,386
Field						
Misc-Contingency	73,702	-	-	-	0.00%	-
Total Field	73,702	-	-	-	0.00%	-
TOTAL EXPENDITURES	180,125	41,228	55,617	(14,389)	30.88%	9,386
Excess (deficiency) of revenues Over (under) expenditures	-	138,897	115,785	(23,112)	0.00%	(3,220)
Net change in fund balance	\$ -	\$ 138,897	\$ 115,785	\$ (23,112)	0.00%	\$ (3,220)
FUND BALANCE, BEGINNING (OCT 1, 2025)	142,059	142,059	142,059			
FUND BALANCE, ENDING	\$ 142,059	\$ 280,956	\$ 257,844			

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>	<u>JAN-26 ACTUAL</u>
REVENUES						
Interest - Investments	\$ -	\$ -	\$ 2,813	\$ 2,813	0.00%	\$ 668
Special Assmnts- Tax Collector	147,637	147,637	138,141	(9,496)	93.57%	4,265
Special Assmnts- Discounts	(5,905)	(5,905)	(5,504)	401	93.21%	(128)
TOTAL REVENUES	141,732	141,732	135,450	(6,282)	95.57%	4,805
EXPENDITURES						
<u>Administration</u>						
ProfServ-Tax Collector	-	-	177	(177)	0.00%	-
Total Administration	-	-	177	(177)	0.00%	-
<u>Debt Service</u>						
Principal Debt Retirement	55,000	50,000	50,000	-	90.91%	-
Interest Expense	87,081	44,041	44,041	-	50.57%	-
Total Debt Service	142,081	94,041	94,041	-	66.19%	-
TOTAL EXPENDITURES	142,081	94,041	94,218	(177)	66.31%	-
Excess (deficiency) of revenues Over (under) expenditures	(349)	47,691	41,232	(6,459)	-11814.33%	4,805
Net change in fund balance	\$ (349)	\$ 47,691	\$ 41,232	\$ (6,459)	-11814.33%	\$ 4,805
FUND BALANCE, BEGINNING (OCT 1, 2025)	214,111	214,111	214,111			
FUND BALANCE, ENDING	\$ 213,762	\$ 261,802	\$ 255,343			

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>	<u>JAN-26 ACTUAL</u>
<u>REVENUES</u>						
Interest - Investments	\$ -	\$ -	\$ 17	\$ 17	0.00%	\$ 4
TOTAL REVENUES	-	-	17	17	0.00%	4
<u>EXPENDITURES</u>						
TOTAL EXPENDITURES	-	-	-	-	0.00%	-
Excess (deficiency) of revenues Over (under) expenditures	-	-	17	17	0.00%	4
Net change in fund balance	\$ -	\$ -	\$ 17	\$ 17	0.00%	\$ 4
FUND BALANCE, BEGINNING (OCT 1, 2025)	-	-	1,235			
FUND BALANCE, ENDING	\$ -	\$ -	\$ 1,252			

**Bonita Landing
Community Development District**

Supporting Schedules

January 31, 2026

**Bonita Landing CDD
 Non-Ad Valorem Special Assessments
 Lee County Tax Collector - Monthly Collection Report
 For the Fiscal Year Ending September 30, 2026**

Date Received	Net Amt Rcvd	Discount / (Penalties) Amount	Collection Cost	Gross Amount Received	Allocation	
					General Fund Assessments	Debt Service Fund Assessments
ASSESSMENTS LEVIED FY 2026				\$ 335,267	\$ 187,630	\$ 147,637
Allocation %				100%	56%	44%
11/10/25	\$ 5,866	\$ 347	\$ 403	\$ 6,617	\$ 3,703	\$ 2,914
11/21/25	\$ 48,954	\$ 2,040	\$ -	\$ 50,994	\$ 28,539	\$ 22,456
12/11/25	\$ 224,541	\$ 9,356	\$ -	\$ 233,897	\$ 130,899	\$ 102,998
12/24/25	\$ 12,045	\$ 466	\$ -	\$ 12,511	\$ 7,002	\$ 5,509
01/16/26	\$ 9,394	\$ 291	\$ -	\$ 9,685	\$ 5,420	\$ 4,265
TOTAL	\$ 300,801	\$ 12,500	\$ 403	\$ 313,704	\$ 175,563	\$ 138,141
% COLLECTED				94%	94%	94%
TOTAL OUTSTANDING				\$ 21,563	\$ 12,068	\$ 9,495

Cash and Investment Report
January 31, 2026

<u>ACCOUNT NAME</u>	<u>MATURITY</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
GENERAL FUND				
Checking Account - Operating		Valley	3.56%	<u>272,700</u>
			Subtotal	<u>\$ 272,700</u>
DEBT SERVICE AND CAPITAL PROJECT FUNDS				
Series 2016 Acquisition & Const Fund		Regions Bank	3.78%	\$ 1,252
Series 2016 Interest		Regions Bank	3.74%	\$ 13
Series 2016 Reserve		Regions Bank	3.78%	\$ 69,304
Series 2016 Revenue		Regions Bank	3.78%	\$ 160,317
Series 2016 Sinking		Regions Bank	3.80%	\$ 15
			Subtotal	<u>\$ 230,901</u>
			Total	<u>\$ 503,601</u>

Bank Account Statement

Bonita Landing CDD

Bank Account No. 7801
Statement No. 01-26

Statement Date 01/31/2026

G/L Account No. 101002 Balance	272,700.25	Statement Balance	294,878.34
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	272,700.25	Subtotal	294,878.34
Negative Adjustments	0.00	Outstanding Checks	-22,178.09
Ending G/L Balance	272,700.25	Ending Balance	272,700.25

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
12/31/2025	Payment	2118	REGIONS BANK	Check for Vendor V00020			-21,557.34
12/31/2025	Payment	DD102	GANNETT FLORIDA LOCALIQ	Payment of Invoice 000287			-620.75
Total Outstanding Checks							-22,178.09
Outstanding Deposits							
Total Outstanding Deposits							

BONITA LANDING COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 01/01/2026 to 01/31/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
GENERAL FUND - 001								
CHECK # 2121								
001	01/16/26	INFRAMARK LLC	167828	JAN 26 MGMT FEES	ProfServ-Mgmt Consulting	531027-51301	\$3,713.17	
							Check Total	\$3,713.17
CHECK # 2122								
001	01/16/26	INNERSYNC	INV-SN-1203	1/1/2026 Website compliance	Website Hosting	549913-51301	\$388.11	
							Check Total	\$388.11
CHECK # DD103								
001	01/12/26	GANNETT FLORIDA LOCALIQ	0007405609 ACH	LEGAL NOTICE 10/14/25	Legal Advertising	548002-51301	\$57.46	
							Check Total	\$57.46
							Fund Total	\$4,158.74

Total Checks Paid	\$4,158.74
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*Bonita Landing
Community
Development
District*

Financial Report

February 28, 2026

CLEAR PARTNERSHIPS



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**Bonita Landing
Community Development District**

Financial Statements

(Unaudited)

February 28, 2026

Balance Sheet
February 28, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2016 DEBT SERVICE FUND	SERIES 2016 CAPITAL PROJECTS FUND	TOTAL
<u>ASSETS</u>				
Cash - Checking Account	\$ 254,487	\$ -	\$ -	\$ 254,487
Due From Other Funds	-	4,137	-	4,137
Investments:				
Acquisition & Construction Account	-	-	1,256	1,256
Interest Account	-	13	-	13
Reserve Fund	-	69,516	-	69,516
Revenue Fund	-	185,458	-	185,458
Sinking fund	-	15	-	15
TOTAL ASSETS	\$ 254,487	\$ 259,139	\$ 1,256	\$ 514,882
<u>LIABILITIES</u>				
Accounts Payable	\$ 821	\$ -	\$ -	\$ 821
Due To Developer	2,400	-	-	2,400
Due To Other Funds	4,137	-	-	4,137
TOTAL LIABILITIES	7,358	-	-	7,358
<u>FUND BALANCES</u>				
Restricted for:				
Debt Service	-	259,139	-	259,139
Capital Projects	-	-	1,256	1,256
Unassigned:	247,129	-	-	247,129
TOTAL FUND BALANCES	\$ 247,129	\$ 259,139	\$ 1,256	\$ 507,524
TOTAL LIABILITIES & FUND BALANCES	\$ 254,487	\$ 259,139	\$ 1,256	\$ 514,882

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2026

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>	<u>FEB-26 ACTUAL</u>
REVENUES						
Interest - Investments	\$ -	\$ -	\$ 3,483	\$ 3,483	0.00%	\$ 735
Interest - Tax Collector	-	-	86	86	0.00%	-
Special Assmnts- Tax Collector	187,630	187,630	179,573	(8,057)	95.71%	4,010
Special Assmnts- Discounts	(7,505)	(7,505)	(7,066)	439	94.15%	(70)
TOTAL REVENUES	180,125	180,125	176,076	(4,049)	97.75%	4,675
EXPENDITURES						
Administration						
P/R-Board of Supervisors	12,000	5,000	6,400	(1,400)	53.33%	1,800
FICA Taxes	900	375	275	100	30.56%	-
ProfServ-Dissemination Agent	1,000	-	-	-	0.00%	-
ProfServ-Engineering	5,200	2,167	24	2,143	0.46%	24
ProfServ-Legal Services	8,500	3,542	30,784	(27,242)	362.16%	9,736
ProfServ-Mgmt Consulting	44,558	18,566	18,566	-	41.67%	3,713
ProfServ-Property Appraiser	219	219	219	-	100.00%	-
ProfServ-Tax Collector	329	329	226	103	68.69%	-
ProfServ-Trustee Fees	7,000	-	-	-	0.00%	-
Auditing Services	4,200	4,200	4,200	-	100.00%	-
Postage and Freight	500	208	15	193	3.00%	8
Insurance	7,590	7,590	7,702	(112)	101.48%	-
Shared Maintenance Costs	9,500	2,375	1,384	991	14.57%	-
Printing and Binding	1,000	417	24	393	2.40%	-
Legal Advertising	1,500	1,500	57	1,443	3.80%	-
Other Current Charges	700	292	567	(275)	81.00%	34
Misc-Web Hosting	1,552	388	388	-	25.00%	-
Annual District Filing Fee	175	175	175	-	100.00%	-
Total Administration	106,423	47,343	71,006	(23,663)	66.72%	15,315
Field						
Misc-Contingency	73,702	-	-	-	0.00%	-
Total Field	73,702	-	-	-	0.00%	-
TOTAL EXPENDITURES	180,125	47,343	71,006	(23,663)	39.42%	15,315
Excess (deficiency) of revenues Over (under) expenditures	-	132,782	105,070	(27,712)	0.00%	(10,640)
Net change in fund balance	\$ -	\$ 132,782	\$ 105,070	\$ (27,712)	0.00%	\$ (10,640)
FUND BALANCE, BEGINNING (OCT 1, 2025)	142,059	142,059	142,059			
FUND BALANCE, ENDING	\$ 142,059	\$ 274,841	\$ 247,129			

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2026

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>	<u>FEB-26 ACTUAL</u>
REVENUES						
Interest - Investments	\$ -	\$ -	\$ 3,509	\$ 3,509	0.00%	\$ 694
Special Assmnts- Tax Collector	147,637	147,637	141,297	(6,340)	95.71%	3,156
Special Assmnts- Discounts	(5,905)	(5,905)	(5,560)	345	94.16%	(55)
TOTAL REVENUES	141,732	141,732	139,246	(2,486)	98.25%	3,795
EXPENDITURES						
<u>Administration</u>						
ProfServ-Tax Collector	-	-	177	(177)	0.00%	-
Total Administration	-	-	177	(177)	0.00%	-
<u>Debt Service</u>						
Principal Debt Retirement	55,000	50,000	50,000	-	90.91%	-
Interest Expense	87,081	44,041	44,041	-	50.57%	-
Total Debt Service	142,081	94,041	94,041	-	66.19%	-
TOTAL EXPENDITURES	142,081	94,041	94,218	(177)	66.31%	-
Excess (deficiency) of revenues Over (under) expenditures	(349)	47,691	45,028	(2,663)	-12902.01%	3,795
Net change in fund balance	\$ (349)	\$ 47,691	\$ 45,028	\$ (2,663)	-12902.01%	\$ 3,795
FUND BALANCE, BEGINNING (OCT 1, 2025)	214,111	214,111	214,111			
FUND BALANCE, ENDING	\$ 213,762	\$ 261,802	\$ 259,139			

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2026

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>	<u>FEB-26 ACTUAL</u>
<u>REVENUES</u>						
Interest - Investments	\$ -	\$ -	\$ 21	\$ 21	0.00%	\$ 4
TOTAL REVENUES	-	-	21	21	0.00%	4
<u>EXPENDITURES</u>						
TOTAL EXPENDITURES	-	-	-	-	0.00%	-
Excess (deficiency) of revenues Over (under) expenditures	-	-	21	21	0.00%	4
Net change in fund balance	\$ -	\$ -	\$ 21	\$ 21	0.00%	\$ 4
FUND BALANCE, BEGINNING (OCT 1, 2025)	-	-	1,235			
FUND BALANCE, ENDING	\$ -	\$ -	\$ 1,256			

**Bonita Landing
Community Development District**

Supporting Schedules

February 28, 2026

**Bonita Landing CDD
 Non-Ad Valorem Special Assessments
 Lee County Tax Collector - Monthly Collection Report
 For the Fiscal Year Ending September 30, 2026**

Date Received	Net Amt Rcvd	Discount / (Penalties) Amount	Collection Cost	Gross Amount Received	Allocation	
					General Fund Assessments	Debt Service Fund Assessments
ASSESSMENTS LEVIED FY 2026				\$ 335,267	\$ 187,630	\$ 147,637
Allocation %				100%	56%	44%
11/10/25	\$ 5,866	\$ 347	\$ 403	\$ 6,617	\$ 3,703	\$ 2,914
11/21/25	\$ 48,954	\$ 2,040	\$ -	\$ 50,994	\$ 28,539	\$ 22,456
12/11/25	\$ 224,541	\$ 9,356	\$ -	\$ 233,897	\$ 130,899	\$ 102,998
12/24/25	\$ 12,045	\$ 466	\$ -	\$ 12,511	\$ 7,002	\$ 5,509
01/16/26	\$ 9,394	\$ 291	\$ -	\$ 9,685	\$ 5,420	\$ 4,265
02/10/26	\$ 7,040	\$ 126	\$ -	\$ 7,166	\$ 4,010	\$ 3,156
TOTAL	\$ 307,842	\$ 12,625	\$ 403	\$ 320,870	\$ 179,573	\$ 141,297

% COLLECTED 96% 96% 96%

TOTAL OUTSTANDING	\$ 14,397	\$ 8,057	\$ 6,340
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Cash and Investment Report

February 28, 2026

<u>ACCOUNT NAME</u>	<u>MATURITY</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
GENERAL FUND				
Checking Account - Operating		Valley	3.56%	254,487
			Subtotal	<u>\$ 254,487</u>
DEBT SERVICE AND CAPITAL PROJECT FUNDS				
Series 2016 Acquisition & Const Fund		Regions Bank	3.78%	\$ 1,256
Series 2016 Interest		Regions Bank	3.74%	\$ 13
Series 2016 Reserve		Regions Bank	3.78%	\$ 69,516
Series 2016 Revenue		Regions Bank	3.78%	\$ 185,458
Series 2016 Sinking		Regions Bank	3.80%	\$ 15
			Subtotal	<u>\$ 256,258</u>
			Total	<u><u>\$ 510,745</u></u>

Bank Account Statement

Bonita Landing CDD

Bank Account No. 7801
Statement No. 02-26

Statement Date 02/28/2026

G/L Account No. 101002 Balance	254,487.23	Statement Balance	265,439.13
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	254,487.23	Subtotal	265,439.13
Negative Adjustments	0.00	Outstanding Checks	-10,951.90
Ending G/L Balance	254,487.23	Ending Balance	254,487.23

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
02/13/2026	Payment	100064	BEACH ROAD GOLF ESTATES CDD	Inv: 588			-1,384.21
02/19/2026	Payment	100065	JOHNSON ENGINEERING, INC	Inv: 8352			-23.75
02/27/2026	Payment	100066	UNIVERSAL COURT REPORTING, INC	Inv: 20730931, Inv: 20727969, Inv: 20725107, I			-3,185.80
02/27/2026	Payment	100067	MAGNA LEGAL SERVICES LLC DBA	Inv: 1785002			-400.00
02/27/2026	Payment	100068	INFRAMARK LLC	Inv: 171428			-8.14
02/27/2026	Payment	100069	SHIR LAW GROUP	Inv: 448575			-5,950.00
Total Outstanding Checks							-10,951.90

Outstanding Deposits

Total Outstanding Deposits

BONITA LANDING COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 02/01/2026 to 02/28/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
GENERAL FUND - 001								
CHECK # 100061								
001	02/04/26	SHIR LAW GROUP	448114	December 2025 District counsel services	ProfServ-Legal Services	531023-51301	\$2,810.00	
							Check Total	\$2,810.00
CHECK # 100062								
001	02/04/26	GRAU AND ASSOCIATES	28202	Audit FYE 09/30/2025	Auditing Services	532002-51301	\$4,200.00	
							Check Total	\$4,200.00
CHECK # 100063								
001	02/13/26	INFRAMARK LLC	170676	FEB 26 MGMT FEES	ProfServ-Mgmt Consulting	531027-51301	\$3,713.17	
							Check Total	\$3,713.17
CHECK # 100064								
001	02/13/26	BEACH ROAD GOLF ESTATES CDD	588	Oct - December 2025 Shared costs	Shared Maintenance Costs	546726-51301	\$1,384.21	
							Check Total	\$1,384.21
CHECK # 100065								
001	02/19/26	JOHNSON ENGINEERING, INC	8352	January 2026 District Engineering Services	ProfServ-Engineering	531013-51301	\$23.75	
							Check Total	\$23.75
CHECK # 100066								
001	02/27/26	UNIVERSAL COURT REPORTING, INC	20748495	2/12/2026 District counsel, litigation cost	ProfServ-Legal Services	531023-51301	\$415.00	
001	02/27/26	UNIVERSAL COURT REPORTING, INC	20725107	10/15/2025 District counsel, litigation cost	ProfServ-Legal Services	531023-51301	\$1,917.75	
001	02/27/26	UNIVERSAL COURT REPORTING, INC	20727969	10/23/2025 District counsel, litigation cost	ProfServ-Legal Services	531023-51301	\$738.05	
001	02/27/26	UNIVERSAL COURT REPORTING, INC	20730931	11/13/2025 District counsel, litigation cost	ProfServ-Legal Services	531023-51301	\$115.00	
							Check Total	\$3,185.80
CHECK # 100067								
001	02/27/26	MAGNA LEGAL SERVICES LLC DBA	1785002	2/9/2026 District counsel, litigation cost	ProfServ-Legal Services	531023-51301	\$400.00	
							Check Total	\$400.00
CHECK # 100068								
001	02/27/26	INFRAMARK LLC	171428	January 2026 Postage	Postage and Freight	541006-51301	\$8.14	
							Check Total	\$8.14
CHECK # 100069								
001	02/27/26	SHIR LAW GROUP	448575	January 2026 District Counsel Services, litigation	ProfServ-Legal Services	531023-51301	\$5,950.00	
							Check Total	\$5,950.00
							Fund Total	\$21,675.07

BONITA LANDING COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 02/01/2026 to 02/28/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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SERIES 2016 DEBT SERVICE FUND - 201

CHECK # 2123

201	02/17/26	REGIONS BANK	FEB 12.26-8185	Transfer of FY26 Tax Receipts (Series 2016)	Due From Other Funds	131000	\$3,100.19	
							Check Total	<u>\$3,100.19</u>
							Fund Total	<u>\$3,100.19</u>

Total Checks Paid | **\$24,775.26**

RESOLUTION 2026-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF BONITA LANDING
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE AUTHORIZED
SIGNATORIES FOR THE DISTRICT’S OPERATING BANK ACCOUNT(S); AND
PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, Bonita Landing Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the City of Bonita Springs in Lee County, Florida; and

WHEREAS, the District’s Board of Supervisors (the “Board”) has selected a depository as defined in Section 280.02, *Florida Statutes*, which meets all the requirements of Chapter 280 and has been designated by the State Treasurer as a qualified public depository; and

WHEREAS, the Board desires now to authorize signatories for the operating bank account(s).

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF THE DISTRICT:

Section 1. The Secretary, and Treasurer, are hereby designated as authorized signatories for the operating bank accounts of the District.

Section 2. This Resolution shall become effective immediately upon its adoption.

Passed and Adopted on March 19, 2026.

Attest:

**Bonita Landing
Community Development District**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BONITA LANDING COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), *FLORIDA STATUTES*, AND REQUESTING THAT THE LEE COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Bonita Landing Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the City of Bonita Springs in Lee County, Florida; and

WHEREAS, the Board of Supervisors of the District ("**Board**") seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the Lee County Supervisor of Elections ("**Supervisor**") to conduct the District's elections by the qualified electors of the District at the General Election ("**General Election**").

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BONITA LANDING COMMUNITY DEVELOPMENT DISTRICT:

1. **GENERAL ELECTION SEATS.** Seat 2, currently held by Dr. Christopher Applegate, Seat 3, currently held by Ms. Christine Strange and Seat 4 currently held by Mr. Andrew Brignoni are scheduled for General Election on November 3, 2026. The District Manager is hereby authorized to notify the Supervisor of Elections as to what Seats are subject to General Election for the current election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual Seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Lee County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance, and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2026. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

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.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 19th day of March, 2026.

**BONITA LANDING COMMUNITY
DEVELOPMENT DISTRICT**

Chairperson/Vice Chairperson

ATTEST:

Secretary/Assistant Secretary

Exhibit A: Notice of Qualifying Period

Exhibit A:
Notice of Qualifying Period

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES
FOR THE BOARD OF SUPERVISORS OF THE
BONITA LANDING COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the Office of Supervisor of the Bonita Landing Community Development District (“District”) will commence **at noon on Monday, June 8, 2026, and close at noon on Friday, June 12, 2026**. Candidates must qualify for the Office of Supervisor with the Lee County Supervisor of Elections located at Melvin Morgan Constitutional Complex, 2480 Thompson Street, 3rd Floor, Fort Myers, Florida 33901; Ph: (239) 533-8683. All candidates shall qualify for individual Seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Lee County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Bonita Landing Community Development District has three (3) Seats up for election, specifically Seats 2, 3 and 4. Each Seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the General Election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Lee County Supervisor of Elections.