INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Bonita Landing Community Development District

August 13, 2026
Agenda Package

2005 PAN AM CIRCLE SUITE 300
TAMPA, FLORIDA 33607

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
Michael Perez, District Manager
Guy Shir, District Counsel
Eric Howard, District Engineer
Jason Liggett, Field Services Director
Sandra MacGregor, District Accountant
Janice Swade, Administrative Assistant

MEETING AGENDA

Thursday, August 13, 2026 – 4:30 p.m.

The Regular Meeting of the **Bonita Landing Community Development District** will be held on **Thursday, August 13, 2026 at 4:30 p.m. at Anchor Christian Church, located at 11651 East Terry Street, Bonita Springs, Florida 34135.** Following is the Agenda for the Meeting

1. CALL TO ORDER/ROLL CALL

2. APPROVAL OF AGENDA

3. PUBLIC COMMENTS
(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment.)

4. PUBLIC HEARING FOR ADOPTION OF THE FISCAL YEAR 2027 BUDGET

A. Open Public Hearing

B. Discussion of Fiscal Year 2027 Budget……………………………………………………………Page 4

C. Close Public Hearing

D. Resolution 2026-07, Adoption of the Fiscal Year 2027 Budget……………………………….…….Page 18

E. Resolution 2026-08, Levying Assessments for the Fiscal Year 2027 Budget…………………….Page 22

5. BUSINESS ITEMS

A. Consideration of Resolution 2026-09, Adoption of Fiscal Year 2027 Meeting Schedule………...Page 27

B. Consideration of Resolution 2026-10, Adoption of Goals & Objectives…………………………Page 29

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A. Consideration of Minutes of the July 9, 2026 Meeting……………………………………………Page 36

B. Consideration of Financial Report as of June 30, 2026……………………………………………Page 37

7. STAFF REPORTS

A. District Accountant

B. District Counsel

C. District Engineer

D. District Manager

i. Follow-Up Items

8. BOARD OF SUPERVISORS' REQUESTS AND COMMENTS

A. Supervisor Brignoni

B. Supervisor Forster

C. Supervisor Rizzotti

D. Supervisor Applegate

E. Supervisor Strange

9. ADJOURNMENT

Bonita Landing

Community Development District

FISCAL YEAR 2027

Proposed Budget

5/14/2026

CLEAR PARTNERSHIPS

COLLABORATION LEADERSHIP EXCELLENCE ACCOUNTABILITY RESPECT

Bonita Landing
Community Development District

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Bonita Landing

Community Development District

Operating Budget

FY 2027

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Fiscal Year 2027 Budget

General Fund

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
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						
Administrative						
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%	$8,500.00
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%	$34,500.00
Total Administrative	**$106,423.00**	**$71,006.00**	**$101,311.73**	**$172,317.73**	**62%**	**$144,056.70**
Field						
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.

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 ear 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.

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Bonita Landing

Community Development District

Debt Service Budget

FY 2027

Bonita Landing
Community Development District

Debt Service Fund

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

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
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						
Administrative						
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**
Debt Service						
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

Period Ending	Outstanding Balance	Coupon	Principal	Interest	Debt Service
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**

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												
		General Fund				Debt Service Series 2016			Total Assessments per Unit			
Product	Units	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											

RESOLUTION 2026-07

THE ANNUAL APPROPRIATION RESOLUTION OF THE BONITA LANDING COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15^{th}) day in June, 2026, submitted to the Board of Supervisors ("**Board**") of the Bonita Landing Community Development District a Proposed Budget for the Fiscal Year beginning October 1, 2026 and ending September 30, 2027 ("**Fiscal Year 2026/2027"**) along with an explanatory and complete financial plan for each fund of the 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 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 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, the District Manager posted the Proposed Budget on the District's website at least two days before the Public Hearing; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1^{st} 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 THE BONITA LANDING COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

a. The Board has reviewed the Proposed Budget, a copy of which is on file with the Office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

b. The 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 ("**Adopted Budget**"), 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.

c. The Adopted Budget, as amended, shall be maintained in the Office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Bonita Landing Community Development District for the Fiscal Year Ending September 30, 2027."

d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least two years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2026/2027, the sum of $_______ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board 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	$______
TOTAL DEBT SERVICES FUND - SERIES 2016	$______
TOTAL ALL FUNDS	$______

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2026/2027 or within 60 days following the end of Fiscal Year 2025/2026 may amend its Adopted Budget for that Fiscal Year as follows:

a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed $10,000 or 10% of the original appropriation.

c. By Resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

d. Any other budget amendments shall be adopted by Resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016 of the Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budgets under subparagraphs c. and d. above are posted on the District's website within five days after adoption and remain on the website for at least two years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 13TH DAY OF AUGUST, 2026.

ATTEST:

BONITA LANDING COMMUNITY DEVELOPMENT DISTRICT

____

Secretary/Assistant Secretary

____

Chairperson/Vice Chairperson

Exhibit A: Fiscal Year 2026/2027 Budget

<u>EXHIBIT A</u>

(Exhibit to be added upon Budget adoption)

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BONITA LANDING COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2026/2027; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Bonita Landing Community Development District ("**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 Lee County, Florida ("**County**"); and

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

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the Fiscal Year beginning October 1, 2026 and ending September 30, 2027 ("**Fiscal Year 2026/2027**"), attached hereto as **Exhibit A;** 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 Adopted Budget; 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 benefited lands within the District; 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 amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2026/2027; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll ("**Assessment Roll**") attached to this Resolution as **Exhibit B**, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector 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 BONITA LANDING COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefits exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefited lands is shown in **Exhibits A and B,** and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefited lands within the District, and 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.

SECTION 3. COLLECTION AND ENFORCMENT; PENALTIES; INTEREST.

A. **Tax Roll Assessments.** The operation and maintenance special assessments and previously levied debt service special assessments shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits A and B.**

B. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Bonita Landing Community Development District.

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 in the District records.

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

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Bonita Landing Community Development District.

PASSED AND ADOPTED this 13th day of August, 2026.

ATTEST:

______________________________	______________________________
Secretary/Assistant Secretary	Chairperson/Vice Chairperson

Exhibit A: Budget
Exhibit B: Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)

Exhibit A: Budget

(Exhibit to be added upon Budget adoption)

Exhibit B: Assessment Roll

(Exhibit to be added upon Budget adoption)

RESOLUTION 2026-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BONITA LANDING COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the District's Board of Supervisors (hereinafter the "Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Community Affairs, a schedule of its regular meetings.

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

<u>Section 1</u>. Regular meetings of the Board of Supervisors of the District shall be held as provided on the schedule attached as Exhibit "A".

<u>Section 2</u>. In accordance with Section 189.015(1), Florida Statutes, the District's Secretary is hereby directed to file annually, with Lee County, a schedule of the District's regular meetings.

<u>Section 3</u>. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 13th DAY OF AUGUST 2026.

BONITA LANDING COMMUNITY DEVELOPMENT DISTRICT

ATTEST:

____
Secretary / Asst. Secretary

____
Chairman / Vice Chairman

Exhibit A: Schedule

Exhibit A

BOARD OF SUPERVISORS MEETING DATES
BONITA LANDING COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027

The Board of Supervisors of the Bonita Landing Community Development District has scheduled their meetings for Fiscal Year 2027 on the second Thursday at 4:30 p.m. at the Anchor Christian Church located 11651 East Terry Street, Bonita Springs, Florida 34135.

Thursday, October 8, 2026
Thursday, November 12, 2026
Thursday, December 10, 2026
Thursday, January 14, 2027
Thursday, February 11, 2027
Thursday, March 11, 2027
Thursday, April 8, 2027
Thursday, May 13, 2027 (Budget Approval), 2028
Thursday, June 10
Thursday, July 8, 2027
Thursday, August 12, 2027 (budget adoption), 2028
Thursday, September 9, 2027

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. A copy of the agenda for a particular meeting may be obtained by contacting the District Manager at Inframark, Infrastructure Management Services2005 Pan Am Circle, Suite 300, Tampa, Florida, 33607, or by calling 813-873-7300 during normal business hours. The meetings may be continued in progress to a time, date, and location stated on the record without additional publication of notice.

There may be occasions when one or more Supervisors may participate by telephone. At the above location there may be present a speaker telephone so that any interested person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in a meeting or workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting or workshop by contacting the District Manager at Inframark, Infrastructure Management Services at (813) 873-7300. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

A person who decides to appeal any decision made at these meetings or workshop with respect to any matter considered at the meetings or workshop 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.

Liz Brito, District Manager

RESOLUTION 2026-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BONITA LANDING COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Bonita Landing Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida ("HB 7013") and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2026, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District's achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District's Board of Supervisors ("Board") finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A.** The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District's success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 13th day of August, 2026.

ATTEST:

BONITA LANDING
COMMUNITY DEVELOPMENT DISTRICT

____
Secretary/Assistant Secretary

____
Chair, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A

INFRAMARK
COMMUNITY MANAGEMENT

Memorandum

To: Board of Supervisors

From: District Management

Date: August 13, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

---

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2026), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2027 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as Exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

Goals, Objectives, and Annual Reporting Form

Bonita Landing Community Development District ("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 four regular Board of Supervisor ("Board") meetings per year to conduct District-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 four Board meetings were held during the fiscal year.
Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to the District's website, publishing in local newspaper of general circulation, and or via electronic communication.
Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District 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 District 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 or third party vendor.
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 the District's website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (https://flauditor.gov/) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Florida Auditor General link (https://flauditor.gov/) to the Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Department of Financial Services link to obtain 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 Florida Auditor General link (https://flauditor.gov/) to the results to the District's 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 District'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 District's website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

SIGNATURES:
Chair/Vice Chair: ______________________________ Date: _______________
Printed Name: ________________________________
Bonita Landing Community Development District

District Manager: ______________________________ Date: _____________________
Printed Name: ________________________________
Bonita Landing Community Development District

Minutes To Be Sent Under Separate Cover

Bonita Landing Community Development District

Financial Report

June 30, 2026

CLEAR PARTNERSHIPS

COLLABORATION LEADERSHIP EXCELLENCE ACCOUNTABILITY RESPECT

Bonita Landing
Community Development District

Table of Contents

Bonita Landing
Community Development District

Financial Statements

(Unaudited)

June 30, 2026

Balance Sheet
June 30, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2016 DEBT SERVICE FUND	SERIES 2016 CAPITAL PROJECTS FUND	TOTAL
ASSETS				
Cash - Checking Account	$ 195,180	$ -	$ -	$ 195,180
Investments:				
Acquisition & Construction Account	-	-	1,270	1,270
Reserve Fund	-	70,325	-	70,325
Revenue Fund	-	153,478	-	153,478
Sinking fund	-	15	-	15
TOTAL ASSETS	**$ 195,180**	**$ 223,818**	**$ 1,270**	**$ 420,268**
LIABILITIES				
Accounts Payable	$ -	$ -	$ -	$ -
Due To Developer	2,400	-	-	2,400
TOTAL LIABILITIES	**2,400**	**-**	**-**	**2,400**
FUND BALANCES				
Restricted for:				
Debt Service	-	223,818	-	223,818
Capital Projects	-	-	1,270	1,270
Unassigned:	192,780	-	-	192,780
TOTAL FUND BALANCES	**$ 192,780**	**$ 223,818**	**$ 1,270**	**$ 417,868**
TOTAL LIABILITIES & FUND BALANCES	**$ 195,180**	**$ 223,818**	**$ 1,270**	**$ 420,268**

BONITA LANDING
Community Development District

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUN-26 ACTUAL
REVENUES						
Interest - Investments	$ -	$ -	$ 6,194	$ 6,194	0.00%	$ 597
Interest - Tax Collector	-	-	178	178	0.00%	-
Special Assmnts- Tax Collector	187,630	187,630	185,596	(2,034)	98.92%	-
Special Assmnts- Discounts	(7,505)	(7,505)	(7,083)	422	94.38%	-
TOTAL REVENUES	**180,125**	**180,125**	**184,885**	**4,760**	**102.64%**	**597**
EXPENDITURES						
Administration						
P/R-Board of Supervisors	12,000	9,000	8,800	200	73.33%	1,200
FICA Taxes	900	675	275	400	30.56%	-
ProfServ-Dissemination Agent	1,000	-	-	-	0.00%	-
ProfServ-Engineering	5,200	3,900	3,119	781	59.98%	-
ProfServ-Legal Services	8,500	6,375	66,600	(60,225)	783.53%	12,649
ProfServ-Mgmt Consulting	44,558	33,419	33,419	-	75.00%	3,713
ProfServ-Property Appraiser	219	219	219	-	100.00%	-
ProfServ-Tax Collector	329	329	226	103	68.69%	-
ProfServ-Trustee Fees	7,000	-	3,500	(3,500)	50.00%	-
Auditing Services	4,200	4,200	4,200	-	100.00%	-
Postage and Freight	500	375	17	358	3.40%	-
Insurance	7,590	7,590	7,702	(112)	101.48%	-
Shared Maintenance Costs	9,500	7,125	3,220	3,905	33.89%	-
Printing and Binding	1,000	750	24	726	2.40%	-
Legal Advertising	1,500	1,500	399	1,101	26.60%	-
Other Current Charges	700	525	705	(180)	100.71%	-
Misc-Web Hosting	1,552	1,164	1,564	(400)	100.77%	-
Annual District Filing Fee	175	175	175	-	100.00%	-
Total Administration	106,423	77,321	134,164	(56,843)	126.07%	17,562
Field						
Misc-Contingency	73,702	-	-	-	0.00%	-
Total Field	73,702	-	-	-	0.00%	-
TOTAL EXPENDITURES	**180,125**	**77,321**	**134,164**	**(56,843)**	**74.48%**	**17,562**
Excess (deficiency) of revenues Over (under) expenditures	-	102,804	50,721	(52,083)	0.00%	(16,965)
Net change in fund balance	$ -	$ 102,804	$ 50,721	$ (52,083)	0.00%	$ (16,965)
FUND BALANCE, BEGINNING (OCT 1, 2025)	**142,059**	**142,059**	**142,059**			
FUND BALANCE, ENDING	**$ 142,059**	**$ 244,863**	**$ 192,780**			

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUN-26 ACTUAL
REVENUES						
Interest - Investments	$ -	$ -	$ 6,502	$ 6,502	0.00%	$ 784
Special Assmnts- Tax Collector	147,637	147,637	146,036	(1,601)	98.92%	-
Special Assmnts- Discounts	(5,905)	(5,905)	(5,573)	332	94.38%	-
TOTAL REVENUES	**141,732**	**141,732**	**146,965**	**5,233**	**103.69%**	**784**
EXPENDITURES						
Administration						
ProfServ-Tax Collector	-	-	177	(177)	0.00%	-
Total Administration	-	-	177	(177)	0.00%	-
Debt Service						
Principal Debt Retirement	55,000	50,000	50,000	-	90.91%	-
Interest Expense	87,081	87,081	87,081	-	100.00%	43,041
Total Debt Service	142,081	137,081	137,081	-	96.48%	43,041
TOTAL EXPENDITURES	**142,081**	**137,081**	**137,258**	**(177)**	**96.61%**	**43,041**
Excess (deficiency) of revenues Over (under) expenditures	(349)	4,651	9,707	5,056	-2781.38%	(42,257)
Net change in fund balance	$ (349)	$ 4,651	$ 9,707	$ 5,056	-2781.38%	$ (42,257)
FUND BALANCE, BEGINNING (OCT 1, 2025)	**214,111**	**214,111**	**214,111**			
FUND BALANCE, ENDING	**$ 213,762**	**$ 218,762**	**$ 223,818**			

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUN-26 ACTUAL
REVENUES						
Interest - Investments	$ -	$ -	$ 35	$ 35	0.00%	$ 4
TOTAL REVENUES	**-**	**-**	**35**	**35**	**0.00%**	**4**
EXPENDITURES						
TOTAL EXPENDITURES	**-**	**-**	**-**	**-**	**0.00%**	**-**
Excess (deficiency) of revenues Over (under) expenditures	-	-	35	35	0.00%	4
Net change in fund balance	$ -	$ -	$ 35	$ 35	0.00%	$ 4
FUND BALANCE, BEGINNING (OCT 1, 2025)	**-**	**-**	**1,235**			
FUND BALANCE, ENDING	**$ -**	**$ -**	**$ 1,270**			

Bonita Landing
Community Development District

Supporting Schedules

June 30, 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	Allocation: 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
03/11/26	$ 3,049	$ 31	$ -	$ 3,079.31	$ 1,723	$ 1,356
04/15/26	$ 4,604	$ -	$ -	$ 4,604	$ 2,576	$ 2,027
05/12/26	$ 3,079	$ -	$ -	$ 3,079	$ 1,723	$ 1,356
TOTAL	**$ 318,573**	**$ 12,656**	**$ 403**	**$ 331,632**	**$ 185,596**	**$ 146,036**
% COLLECTED				99%	99%	99%
TOTAL OUTSTANDING				**$ 3,635**	**$ 2,034**	**$ 1,601**

Cash and Investment Report
June 30, 2026

ACCOUNT NAME	MATURITY	BANK NAME	YIELD	BALANCE
GENERAL FUND				
Checking Account - Operating		Valley	3.56%	195,180
			Subtotal	$ 195,180
DEBT SERVICE AND CAPITAL PROJECT FUNDS				
Series 2016 Acquisition & Const Fund		Regions Bank	3.48%	$ 1,270
Series 2016 Reserve		Regions Bank	3.48%	$ 70,325
Series 2016 Revenue		Regions Bank	3.48%	$ 153,478
Series 2016 Sinking		Regions Bank	3.50%	$ 15
			Subtotal	$ 225,088
			Total	**$ 420,268**

Bank Account Statement

Bonita Landing CDD

Bank Account No.	7801		
Statement No.	06-26	**Statement Date**	06/30/2026

G/L Account No. 101002 Balance	195,180.35	**Statement Balance**	195,890.10
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	195,890.10
Subtotal	195,180.35	**Outstanding Checks**	-709.75
Negative Adjustments	0.00	**Ending Balance**	195,180.35
Ending G/L Balance	195,180.35		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
06/19/2026	Payment	2131	ACCURATE SERVE PLANTATION	Check for Vendor V00036			-89.00
06/19/2026	Payment	2132	GANNETT FLORIDA LOCALIQ	Check for Vendor V00027			-620.75
Total Outstanding Checks							-709.75
Outstanding Deposits							
Total Outstanding Deposits							

BONITA LANDING CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Miscellaneous						
ACCURATE SERVE PLANTATION	6/15/2026	MIA32377	$89.00			LEGAL SERVICES
GANNETT FLORIDA LOCALIQ	5/31/2026	0007735185	$342.00			Legal Notice & Attorney Client Meeting
INFRAMARK LLC	6/3/2026	181014	$3,713.17			JUNE 26 MGMT FEES
JOHNSON ENGINEERING, INC	5/11/2026	9277	$847.50			April 2026 District Engineering Services
SHIR LAW GROUP	6/10/2026	451470	$9,225.00			LEGAL SERVICES JUNE 2026
UNIVERSAL COURT REPORTING, INC	5/21/2026	20774052	$565.00			LEGAL SERVICES
UNIVERSAL COURT REPORTING, INC	2/24/2026	20751239	$415.00			LEGAL SERVICES
UNIVERSAL COURT REPORTING, INC	2/25/2026	20751549	$615.05			LEGAL SERVICES
UNIVERSAL COURT REPORTING, INC	3/26/2026	20760304	$565.00			LEGAL SERVICES
UNIVERSAL COURT REPORTING, INC	2/19/2026	20765432	$1,174.70		$3,334.75	Court Reporter
Miscellaneous Subtotal			**$17,551.42**			
TOTAL			**$17,551.42**			