



Bonita Landing Community Development District

**September 10, 2026
Meeting
Agenda Package**

2005 PAN AM CIRCLE SUITE 300
TAMPA, FLORIDA 33607

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



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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, September 10, 2026 – 4:30 p.m.

The Regular Meeting of the **Bonita Landing Community Development District** will be held on **Thursday, September 10, 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.....Page 2

3. PUBLIC COMMENTS

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

4. BUSINESS ITEMS

5. CONSENT AGENDA

A. Consideration of Minutes of the August 13, 2026 Meeting.....Page 3

B. Consideration of Financial Report as of July 31, 2026.....Page 7

C. Consideration of Engagement Letter for Fiscal Year 2026 Auditing Services.....Page 81

6. STAFF REPORTS

A. District Accountant

B. District Counsel

C. District Engineer

D. District Manager

i. Follow-Up Items

7. BOARD OF SUPERVISORS' REQUESTS AND COMMENTS

A. Supervisor Brignoni

B. Supervisor Forster

C. Supervisor Rizzotti

D. Supervisor Applegate

E. Supervisor Strange

8. ADJOURNMENT

**MINUTES OF MEETING & BUDGET PUBLIC HEARING
BONITA LANDING
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting and Budget Public Hearing of the Board of Supervisors of the Bonita Landing Community Development District was held Thursday, August 13, 2026, and called to order at 4:32 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

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

Michael Perez	District Manager
Ileana Brignoni	District Counsel
Angel Petti Rossenberg	District Counsel
Audience Members	

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 /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. (4-0)

THIRD ORDER OF BUSINESS

Public Comments

Hearing no comments from the public, the next order of business followed.

FOURTH ORDER OF BUSINESS

**Public Hearing for Adoption of the Fiscal
Year 2027 Budget**

A. Open Public Hearing

On MOTION by Mr. Forster, seconded by Mr. Rizzotti, with all in favor, the Public Hearing for adoption of the Fiscal Year 2027 Budget was opened. (4-0)

B. Discussion of Fiscal Year 2027 Budget

There being no comments, the next item followed.

C. Close Public Hearing

On MOTION by Mr. Brignoni, seconded by Mr. Rizzotti, with all in favor, the Public Hearing for adoption of the Fiscal Year 2027 Budget was closed. (4-0)

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

Dr. Applegate recommended a flat budget, and the Board agreed.

On MOTION by Mr. Brignoni, seconded by Dr. Applegate, with all in favor, Resolution 2026-07, the Annual Appropriation Resolution of the 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, was adopted. (4-0)

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

On MOTION by Mr. Brignoni, seconded by Dr. Applegate, with all in favor, Resolution 2026-08, 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 for a Severability Clause; and Providing an Effective Date, was adopted. (4-0)

FIFTH ORDER OF BUSINESS

Business Items

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

On MOTION by Dr. Applegate, seconded by Mr. Brignoni, with all in favor, Resolution 2026-09, Designating Dates, Time and Location for Regular Meetings of the Board of Supervisors of the District, and Providing for an Effective Date, was adopted. (4-0)

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

On MOTION by Mr. Forster, seconded by Mr. Brignoni, with all in favor, Resolution 2026-10, Adopting Goals, Objectives, and Performance Measures and Standards; Providing a Severability Clause; and Providing an Effective Date, was adopted. (4-0)

SIXTH ORDER OF BUSINESS

Consent Agenda

A. Consideration of Minutes of the July 9, 2026 Meeting

The meeting start time should be changed to 5:10 p.m.

There being no further additions, corrections or deletions,

On MOTION by Mr. Brignoni, seconded by Mr. Forster, with all in favor, the Minutes of the July 9, 2026 Meeting were approved, as amended. (4-0)

B. Consideration of Financial Report as of June 30, 2026

On MOTION by Mr. Brignoni, seconded by Mr. Rizzotti, with all in favor, the Financial Report as of June 30, 2026 was approved. (4-0)

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Accountant

Mr. Perez presented the financial status of the District.

B. District Counsel

Ms. Brignoni informed the Board they will need a survey of the pond completed.

Bonita Landing CDD
August 13, 2026 Meeting & Budget Public Hearing

There being no further discussion,

On MOTION by Mr. Brignoni, seconded by Mr. Rizzotti, with all in favor, staff was authorized to prepare a pond survey. (4-0)

C. District Engineer

There being no report, the next item followed.

D. District Manager

i. Follow-Up Items

Mr. Perez reminded the Board of the next meeting to be held Thursday, September 10, 2026 at 4:30 p.m.

EIGHTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments

A. Supervisor Brignoni

B. Supervisor Forster

C. Supervisor Rizzotti

D. Supervisor Applegate

There being no requests or comments, the next item followed.

E. Supervisor Strange

Ms. Strange was not present.

NINTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Brignoni, seconded by Mr. Rizzotti, with all in favor, the meeting was adjourned at 4:52 p.m. (4-0)

Chairperson/Vice Chairperson

***Bonita Landing
Community
Development
District***

Financial Report

July 31, 2026

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

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**Bonita Landing
Community Development District**

Financial Statements

(Unaudited)

July 31, 2026

Balance Sheet
July 31, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2016 DEBT SERVICE FUND	SERIES 2016 CAPITAL PROJECTS FUND	TOTAL
<u>ASSETS</u>				
Cash - Checking Account	\$ 183,127	\$ -	\$ -	\$ 183,127
Cash in Transit	-	1,601	-	1,601
Investments:				
Acquisition & Construction Account	-	-	1,274	1,274
Reserve Fund	-	70,529	-	70,529
Revenue Fund	-	153,980	-	153,980
Sinking fund	-	15	-	15
TOTAL ASSETS	\$ 183,127	\$ 226,125	\$ 1,274	\$ 410,526
<u>LIABILITIES</u>				
Accounts Payable	\$ -	\$ -	\$ -	\$ -
Due To Developer	2,400	-	-	2,400
TOTAL LIABILITIES	2,400	-	-	2,400
<u>FUND BALANCES</u>				
Restricted for:				
Debt Service	-	226,125	-	226,125
Capital Projects	-	-	1,274	1,274
Unassigned:	180,727	-	-	180,727
TOTAL FUND BALANCES	\$ 180,727	\$ 226,125	\$ 1,274	\$ 408,126
TOTAL LIABILITIES & FUND BALANCES	\$ 183,127	\$ 226,125	\$ 1,274	\$ 410,526

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-26 ACTUAL
REVENUES						
Interest - Investments	\$ -	\$ -	\$ 6,771	\$ 6,771	0.00%	\$ 577
Interest - Tax Collector	-	-	287	287	0.00%	109
Special Assmnts- Tax Collector	187,630	187,630	187,630	-	100.00%	2,034
Special Assmnts- Discounts	(7,505)	(7,505)	(7,083)	422	94.38%	-
TOTAL REVENUES	180,125	180,125	187,605	7,480	104.15%	2,720
EXPENDITURES						
Administration						
P/R-Board of Supervisors	12,000	10,000	11,800	(1,800)	98.33%	3,000
FICA Taxes	900	750	275	475	30.56%	-
ProfServ-Dissemination Agent	1,000	-	-	-	0.00%	-
ProfServ-Engineering	5,200	4,333	3,666	667	70.50%	548
ProfServ-Legal Services	8,500	7,083	69,477	(62,394)	817.38%	2,877
ProfServ-Mgmt Consulting	44,558	37,132	37,132	-	83.33%	3,713
ProfServ-Property Appraiser	219	219	219	-	100.00%	-
ProfServ-Tax Collector	329	329	226	103	68.69%	-
ProfServ-Trustee Fees	7,000	-	3,500	(3,500)	50.00%	-
Auditing Services	4,200	4,200	4,200	-	100.00%	-
Postage and Freight	500	417	17	400	3.40%	-
Insurance	7,590	7,590	7,702	(112)	101.48%	-
Shared Maintenance Costs	9,500	7,125	7,456	(331)	78.48%	4,236
Printing and Binding	1,000	833	24	809	2.40%	-
Legal Advertising	1,500	1,500	399	1,101	26.60%	-
Other Current Charges	700	583	705	(122)	100.71%	-
Misc-Web Hosting	1,552	1,164	1,964	(800)	126.55%	400
Annual District Filing Fee	175	175	175	-	100.00%	-
Total Administration	106,423	83,433	148,937	(65,504)	139.95%	14,774
Field						
Misc-Contingency	73,702	-	-	-	0.00%	-
Total Field	73,702	-	-	-	0.00%	-
TOTAL EXPENDITURES	180,125	83,433	148,937	(65,504)	82.69%	14,774
Excess (deficiency) of revenues Over (under) expenditures	-	96,692	38,668	(58,024)	0.00%	(12,054)
Net change in fund balance	\$ -	\$ 96,692	\$ 38,668	\$ (58,024)	0.00%	\$ (12,054)
FUND BALANCE, BEGINNING (OCT 1, 2025)	142,059	142,059	142,059			
FUND BALANCE, ENDING	\$ 142,059	\$ 238,751	\$ 180,727			

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-26 ACTUAL
REVENUES						
Interest - Investments	\$ -	\$ -	\$ 7,208	\$ 7,208	0.00%	\$ 706
Special Assmnts- Tax Collector	147,637	147,637	147,637	-	100.00%	1,601
Special Assmnts- Discounts	(5,905)	(5,905)	(5,573)	332	94.38%	-
TOTAL REVENUES	141,732	141,732	149,272	7,540	105.32%	2,307
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%	-
Total Debt Service	142,081	137,081	137,081	-	96.48%	-
TOTAL EXPENDITURES	142,081	137,081	137,258	(177)	96.61%	-
Excess (deficiency) of revenues Over (under) expenditures	(349)	4,651	12,014	7,363	-3442.41%	2,307
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	(349)	-	-	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	(349)	-	-	-	0.00%	-
Net change in fund balance	\$ (349)	\$ 4,651	\$ 12,014	\$ 7,363	-3442.41%	\$ 2,307
FUND BALANCE, BEGINNING (OCT 1, 2025)	214,111	214,111	214,111			
FUND BALANCE, ENDING	\$ 213,762	\$ 218,762	\$ 226,125			

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-26 ACTUAL
REVENUES						
Interest - Investments	\$ -	\$ -	\$ 39	\$ 39	0.00%	\$ 4
TOTAL REVENUES	-	-	39	39	0.00%	4
EXPENDITURES						
TOTAL EXPENDITURES	-	-	-	-	0.00%	-
Excess (deficiency) of revenues Over (under) expenditures	-	-	39	39	0.00%	4
Net change in fund balance	\$ -	\$ -	\$ 39	\$ 39	0.00%	\$ 4
FUND BALANCE, BEGINNING (OCT 1, 2025)	-	-	1,235			
FUND BALANCE, ENDING	\$ -	\$ -	\$ 1,274			

**Bonita Landing
Community Development District**

Supporting Schedules

July 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

						Allocation		
Date Received	Net Amt Rcvd	Discount / (Penalties) Amount	Collection Cost	Gross Amount Received	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		
03/11/26	\$ 3,049	\$ 31	-	\$ 3,079	\$ 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		
07/14/26	\$ 3,635	\$ -	-	\$ 3,635	\$ 2,034	\$ 1,601		
TOTAL	\$ 322,208	\$ 12,656	\$ 403	\$ 335,267	\$ 187,630	\$ 147,637		
% COLLECTED						100%	100%	100%
TOTAL OUTSTANDING				\$ -	\$ -	\$ -		

Cash and Investment Report

July 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%	183,127
			Subtotal	<u>\$ 183,127</u>
DEBT SERVICE AND CAPITAL PROJECT FUNDS				
Series 2016 Acquisition & Const Fund		Regions Bank	3.48%	\$ 1,274
Series 2016 Reserve		Regions Bank	3.48%	\$ 70,529
Series 2016 Revenue		Regions Bank	3.48%	\$ 153,980
Series 2016 Sinking		Regions Bank	3.48%	\$ 15
			Subtotal	<u>\$ 225,798</u>
			Total	<u><u>\$ 408,925</u></u>

Bank Account Statement

Bonita Landing CDD

Bank Account No. 7801
Statement No. 07-26

Statement Date 07/31/2026

G/L Account No. 101002 Balance	183,127.19	Statement Balance	193,097.77
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	183,127.19	Subtotal	193,097.77
Negative Adjustments	0.00	Outstanding Checks	-9,970.58
Ending G/L Balance	183,127.19	Ending Balance	183,127.19

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
07/15/2026	Payment	2135	REGIONS BANK	Check for Vendor V00020			-1,600.57
07/29/2026	Payment	100089	BEACH ROAD GOLF ESTATES CDD	Inv: 573			-928.35
07/29/2026	Payment	100090	ACCURATE SERVE PLANTATION	Inv: MIA29930, Inv: MIA31297, Inv: MIA30025			-227.00
07/29/2026	Payment	100091	JOHNSON ENGINEERING, INC	Inv: 9845			-547.50
07/29/2026	Payment	100092	SHIR LAW GROUP	Inv: 451903			-2,650.00
07/30/2026	Payment	2136	BEACH ROAD GOLF ESTATES CDD	Payment of Invoice 000346			-3,307.41
Total Outstanding Checks							-9,970.58
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	3/13/2026	MIA29930	\$89.00			Legal Services Mar 26
ACCURATE SERVE PLANTATION	4/27/2026	MIA31297	\$89.00			LEGAL SERVICES
ACCURATE SERVE PLANTATION	3/16/2026	MIA30025	\$49.00		\$227.00	SOUTH FLORIDA WATER MANAGEMENT DISTRICT
BEACH ROAD GOLF ESTATES CDD	9/30/2024	573	\$928.35			Common Expenses July 24- - Sept 24
BEACH ROAD GOLF ESTATES CDD	9/30/2025	585	\$3,307.41		\$4,235.76	July '25 thru september '25
INFRAMARK LLC	7/6/2026	183774	\$3,713.17			JULY 26 MGMT FEES
INNERSYNC	7/1/2026	INV-SN-1518	\$399.77			7/1/26 Website ADA Compliance
JOHNSON ENGINEERING, INC	7/10/2026	9845	\$547.50			June 2026 District engineering services
REGIONS BANK	7/14/2026	JUL 14.26-8185	\$1,600.57			Transfer of FY26 Tax Receipts (Series 2016)
SHIR LAW GROUP	7/21/2026	451903	\$2,650.00			LEGAL SERVICES JUNE 26
Miscellaneous Subtotal			\$13,373.77			
TOTAL			\$13,373.77			

Accurate Serve of Plantation

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 Plantation, FL 33324
 Phone: 954-228-4029

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Invoice # MIA29930

Client Info:	Invoice Info:
Bonita Landing Community Development District 2005 Pan Am Circle, Suite 300 Tampa, Florida 33607	Client Ref # Bonita Landing CDD v. Lennar Job # MIA29930 Invoice Date: 3/13/2026 Client ID: 4734

Case Info:
Court Name: CIRCUIT COURT Court Division: Case # 2024-CA-007567 Plaintiff: BONITA LANDING COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government organized and existing under the laws of the State of Florida, -versus- Defendant: LENNAR HOMES, LLC,

Service Info:
Serve To: DEREK SPOERL, C/O CITY OF FORT MYERS Service: GOVERNMENT AGENCY Date: 03/11/2026 Time: 12:41 PM Location: 2200 2ND STREET Fort Myers, FL 33901

Qty:	Description	Unit Price:	Line Amount:
1	Local Attorney - Routine Service - Statewide	\$89.00	\$89.00
1	LATE FEE 1 (30 DAYS)	\$5.00	\$5.00
1	LATE FEE 2 (60 DAYS)	\$5.00	\$5.00
1	LATE FEE 3 (90 DAYS)	\$5.00	\$5.00
1	LATE FEE 4 (120 DAYS)	\$5.00	\$5.00
Sub Total			\$109.00
Amount Paid to Date			\$0.00
TOTAL			\$109.00

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Payment is due upon receipt of invoice and/or within 30 days. Payment may be sent in the form of check and/or money order to our accounting department located at - 4600 Summerlin Road, Suite C2-411, Fort Myers FL, 33919 or Credit card payments are accepted online at www.ACCURATESERVEPLANTATION.com/payment.

For questions and concerns, you may reach our office at 954-228-4029, Monday thru Friday 9am – 5pm.

Thank you for your cooperation and supporting local small businesses.

****A subsequent \$5 fee will be added once the invoice is 60 days overdue. A fee will be added each additional 30 days the invoice ages past due until the invoice is paid in full.****



Accurate Serve of Plantation

151 North Nob Hill Road #254
 Plantation, FL 33324
 Phone: 954-228-4029

**Invoice # MIA31297**

Client Info:	Invoice Info:
Bonita Landing Community Development District 2005 Pan Am Circle, Suite 300 Tampa, Florida 33607	Client Ref # Bonita Landing CDD v Lennar Job # MIA31297 Invoice Date: 4/27/2026 Client ID: 4734

Case Info:
Court Name: CIRCUIT COURT Court Division: Case # 2024-CA-007567 Plaintiff: BONITA LANDING COMMUNITY DEVELOPMENT DISTRICT -versus- Defendant: LENNAR HOMES, LLC,

Service Info:
Serve To: STUART SMITH, CITY OF BONITA SPRINGS C/O DEREK P. ROONEY, ESQ. GRAY ROBINSON Service: CORPORATE Date: 04/27/2026 Time: 11:55 AM Location: 12800 UNIVERSITY DRIVE SUITE 260 Fort Myers, FL 33907

Qty:	Description	Unit Price:	Line Amount:
1	Local Attorney - Routine Service - Statewide	\$89.00	\$89.00
1	LATE FEE 1 (30 DAYS)	\$5.00	\$5.00
1	LATE FEE 2 (60 DAYS)	\$5.00	\$5.00
Sub Total			\$99.00
Amount Paid to Date			\$0.00
TOTAL			\$99.00

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Invoice # MIA30025

Client Info:	Invoice Info:
Bonita Landing Community Development District 2005 Pan Am Circle, Suite 300 Tampa, Florida 33607	Client Ref # Bonita Landing CDD v Lennar Job # MIA30025 Invoice Date: 3/16/2026 Client ID: 4734

Case Info:
Court Name: CIRCUIT COURT Court Division: Case # 2024-CA-007567 Plaintiff: BONITA LANDING COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government organized and existing under the laws of the State of Florida, -versus- Defendant: LENNAR HOMES, LLC,

Service Info:
Serve To: SOUTH FLORIDA WATER MANAGEMENT DISTRICT ATT: OFFICE OF THE DISTRICT CLERK RECORDS CUSTODIAN Service: GOVERNMENT AGENCY Date: 03/16/2026 Time: 03:16 PM Location: 3301 GUN CLUB RD WEST PALM BEACH, FL 33406

Qty:	Description	Unit Price:	Line Amount:
1	Local Attorney - Routine Service - Miami-Dade, Palm Beach, Broward	\$49.00	\$49.00
1	LATE FEE 1 (30 DAYS)	\$5.00	\$5.00
1	LATE FEE 2 (60 DAYS)	\$5.00	\$5.00
1	LATE FEE 3 (90 DAYS)	\$5.00	\$5.00
1	LATE FEE 4 (120 DAYS)	\$5.00	\$5.00
Sub Total			\$69.00
Amount Paid to Date			\$0.00
TOTAL			\$69.00

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For questions and concerns, you may reach our office at 954-228-4029, Monday thru Friday 9am – 5pm.

Thank you for your cooperation and supporting local small businesses.

****A subsequent \$5 fee will be added once the invoice is 60 days overdue. A fee will be added each additional 30 days the invoice ages past due until the invoice is paid in full.****



Beach Road Golf Estates CDD

INVOICE

P.O. Box 810036
Boca Raton, FL 33481
Phone 561.571.0010 Fax 561.571.0013

DATE: 30-Sep-2024
INVOICE # 573
FOR: Common Expenses
July '24 thru
September '24

Bill To:
Bonita Landing CDD
c/o Inframark
Sandra Demarco - sandra.demarco@inframark.com
Mona Slaughter - mona.slaughter@inframark.com

DESCRIPTION	AMOUNT
Common Expenses FY 2024 - 07/01/24-09/30/24	\$ 928.35
TOTAL	\$ 928.35

12:36 PM

11/01/24

Accrual Basis

**Beach Road Golf Estates CDD
Transaction Detail By Account
July through September 2024**

Type	Date	Num	Name	Memo	Debit	Credit	Balance
518.000 · Operations							
518.100 · Shared Costs Maint. and Monitor							
Bill	07/08/2024	52650-22177 070324	FPL	52650-22177 07/03/24	31.78		31.78
Bill	07/08/2024	762805	LANDCARE USA, LLC	BONITA BEACH ROAD SHRUB REPLACEMENT	9,317.50		9,349.28
Bill	08/12/2024	52650-22177 080224	FPL	52650-22177 08/02/24	29.54		9,378.82
Bill	08/12/2024	770683	LANDCARE USA, LLC	SOD INSTALL IN FRONT OF SEASONS	670.00		10,048.82
Bill	09/06/2024	52650-22177 090424	FPL	52650-22177 09/04/24	30.34		10,079.16
Bill	09/20/2024	784565	LANDCARE USA, LLC	09/24 LANDSCAPE MAINTENANCE	3,147.00		13,226.16
Bill	09/30/2024	52650-22177 100224	FPL	52650-22177 10/02/24	36.03		13,262.19
Total 518.100 · Shared Costs Maint. and Monitor					13,262.19	0.00	13,262.19
Total 518.000 · Operations					13,262.19	0.00	13,262.19
TOTAL					13,262.19	0.00	13,262.19

13,262.19 Total Amount to Cost Share

Entity

Percentage

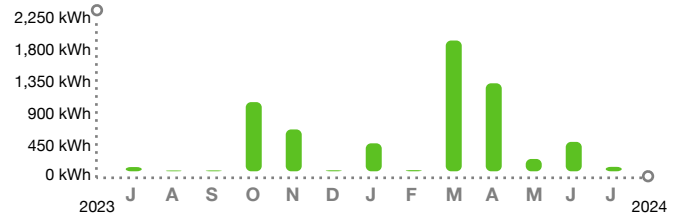
Beach Road Golf Estates CDD	6,100.61	0.46
Bonita Landing CDD	928.35	0.07
East Bonita Beach Road CDD	1,856.71	0.14
Valencia Bonita	4,376.52	0.33
	<u>13,262.19</u>	

**Electric Bill Statement****For:** Jun 4, 2024 to Jul 3, 2024 (29 days)**Statement Date:** Jul 3, 2024**Account Number:** 52650-22177**Service Address:**0 BONITA BEACH RD # VINC PUMP
BONITA SPRINGS, FL 34135**BEACH ROAD GOLF ESTATE COMM UNITY DEVELOPMENT DISTRICT,**
Here's what you owe for this billing period.**CURRENT BILL****\$31.78**

TOTAL AMOUNT YOU OWE

Jul 24, 2024

NEW CHARGES DUE BY

**Scan to
Pay**
or visit
[FPL.com/
WaystoPay](https://FPL.com/WaystoPay)**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	64.02
Payments received	-64.02
Balance before new charges	0.00
Total new charges	31.78
Total amount you owe	\$31.78

(See page 2 for bill details.)

KEEP IN MIND

- Payments received after July 24, 2024 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.

518.100

001

With Florida Public Service Commission approval, FPL will issue a bill credit next month to reflect the final accounting of past hurricane restoration costs. Details at FPL.com/Rates.

Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545Report Power Outages:
Hearing/Speech Impaired:1-800-4OUTAGE (468-8243)
711 (Relay Service)**Ways to Pay**

/ 27

54025265022177 8713000000

BEACH ROAD GOLF ESTATE COMM
UNITY DEVELOPMENT DISTRICT
PO BOX 810036
BOCA RATON FL 33481-0036

The amount enclosed includes
the following donation:
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Make check payable to FPL
in U.S. funds and mail along with
this coupon to:

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001Visit FPL.com/PayBill
for ways to pay.

52650-22177

ACCOUNT NUMBER

\$31.78

TOTAL AMOUNT YOU OWE

Jul 24, 2024

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name: BEACH ROAD GOLF
ESTATE COMM UNITY
DEVELOPMENT DISTRICT

Account Number: 52650-22177

FPL.com Page 2

Agenda Page 25

E001

BILL DETAILS

Amount of your last bill	64.02
Payment received - Thank you	-64.02
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.78

Minimum base bill charge: \$7.30

Non-fuel: (\$0.082130 per kWh) \$5.60

Fuel: (\$0.029780 per kWh) \$2.03

Electric service amount 27.71

Gross receipts tax (State tax) 0.71

Franchise fee (Reqd local fee) 1.13

Florida sales tax (State tax) 2.06

County sales tax (Local tax) 0.14

Taxes and charges 4.04

Regulatory fee (State fee) 0.03

Total new charges \$31.78

Total amount you owe \$31.78

METER SUMMARY

Meter reading - Meter ACD7493. Next meter reading Aug 2, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	41036		40968		68

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 3, 2024	Jun 4, 2024	Jul 5, 2023
kWh Used	68	451	65
Service days	29	33	33
kWh/day	2	14	2
Amount	\$31.78	\$72.55	\$32.72

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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INVOICE

3800 Prospect Ave
Naples, FL 34104
Phone: 239.455.0000 Fax:
www.LandCare.com

Date	Invoice No.
07/02/24	762805
Terms	Due Date
Net 30	08/01/24

Customer
Beach Road Golf Estates CDD Accounts Payable Beach Road Golf Estates CDD 9220 Bonita Beach Rd Suite 214 Bonita Springs, FL 34135

Property
Bonita Beach Road Golf Estates CDD 9220 Bonita Beach Rd Suite 214 Bonita Springs, FL 34135

Project Name	Customer PO	Amount Due
Bonita beach Rd shrub replacement		\$9,317.50

Please detach top portion and return with your payment.

Description	Qty	Unit Price	Ext Price	Sales Tax	Line Total
#3511442 - Bonita beach Rd shrub replacement			\$9,317.50	\$0.00	\$9,317.50

replace the crown of thorn w/
Bougainvillea's along Bonita
beach rd

518.100

001

- 86- 7 gal Bougainvilleas
- 3 15 gal Dwf Bird of paradise
- Add pine straw
- remove 2 hedges in front of seasons -

Landscape Renovation

\$9,317.50 \$0.00 \$9,317.50

*Operations
Shared Costs*

Total Due

\$9,317.50

**** UPDATED ****

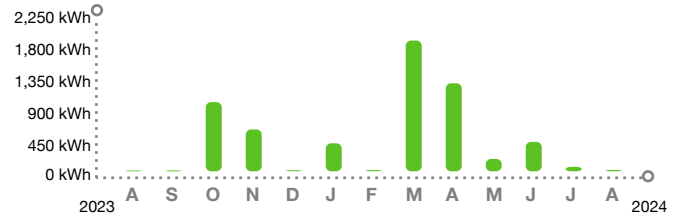
To ensure proper credit, please include the invoice number on the remittance and mail to:
LandCare USA LLC PO Box 669261 Dallas, TX 75266-9261
If you have questions regarding this invoice, please contact the Branch Administrator at 239.455.0000.

**Electric Bill Statement****For:** Jul 3, 2024 to Aug 2, 2024 (30 days)**Statement Date:** Aug 2, 2024**Account Number:** 52650-22177**Service Address:**0 BONITA BEACH RD # VINC PUMP
BONITA SPRINGS, FL 34135**BEACH ROAD GOLF ESTATE COMM UNITY DEVELOPMENT DISTRICT,**
Here's what you owe for this billing period.**CURRENT BILL****\$29.54**

TOTAL AMOUNT YOU OWE

Aug 23, 2024

NEW CHARGES DUE BY

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Pay**
or visit
[FPL.com/
WaystoPay](https://www.fpl.com/WaystoPay)**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	31.78
Payments received	-31.78
Balance before new charges	0.00
Total new charges	29.54
Total amount you owe	\$29.54

(See page 2 for bill details.)

KEEP IN MIND

- Payments received after August 23, 2024 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.

518.100

001

A one-time bill credit to reflect final accounting for past hurricane restoration costs is in effect this month. Details at [FPL.com/Rates](https://www.fpl.com/Rates).Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545Report Power Outages:
Hearing/Speech Impaired:1-800-4OUTAGE (468-8243)
711 (Relay Service)**Ways to Pay**

/ 27

54025265022177 4592000000

BEACH ROAD GOLF ESTATE COMM
UNITY DEVELOPMENT DISTRICT
PO BOX 810036
BOCA RATON FL 33481-0036The amount enclosed includes
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in U.S. funds and mail along with
this coupon to:FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)
for ways to pay.

52650-22177

ACCOUNT NUMBER

\$29.54

TOTAL AMOUNT YOU OWE

Aug 23, 2024

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name: BEACH ROAD GOLF
ESTATE COMM UNITY
DEVELOPMENT DISTRICT

Account Number: 52650-22177

FPL.com Page 2

Agenda Page 28

E001

BILL DETAILS

Amount of your last bill	31.78
Payment received - Thank you	-31.78
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.78

Minimum base bill charge: \$10.77

Non-fuel: (\$0.080520 per kWh) \$1.61

Fuel: (\$0.029780 per kWh) \$0.60

Electric service amount 25.76

Gross receipts tax (State tax) 0.66

Franchise fee (Reqd local fee) 1.05

Florida sales tax (State tax) 1.91

County sales tax (Local tax) 0.14

Taxes and charges 3.76

Regulatory fee (State fee) 0.02

Total new charges \$29.54

Total amount you owe \$29.54

METER SUMMARY

Meter reading - Meter ACD7493. Next meter reading Sep 4, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	41056		41036		20

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Aug 2, 2024	Jul 3, 2024	Aug 3, 2023
kWh Used	20	68	13
Service days	30	29	29
kWh/day	1	2	0
Amount	\$29.54	\$31.78	\$29.47

KEEP IN MIND

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INVOICE

3800 Prospect Ave
Naples, FL 34104
Phone: 239.455.0000 Fax:
www.LandCare.com

Date	Invoice No.
07/31/24	770683
Terms	Due Date
Net 30	08/30/24

Customer
Beach Road Golf Estates CDD Accounts Payable Beach Road Golf Estates CDD 9220 Bonita Beach Rd Suite 214 Bonita Springs, FL 34135

Property
Bonita Beach Road Golf Estates CDD 9220 Bonita Beach Rd Suite 214 Bonita Springs, FL 34135

Project Name	Customer PO	Amount Due
Sod install Infront of seasons		\$670.00

Please detach top portion and return with your payment.

Description	Qty	Unit Price	Ext Price	Sales Tax	Line Total
#3526497 - Sod install Infront of seasons			\$670.00	\$0.00	\$670.00

install 1 pallet of sod Infront of seasons center median

Landscape Renovation \$670.00 \$0.00 \$670.00

518.100

001

Operations
Shared Costs

Total Due \$670.00

**** UPDATED ****

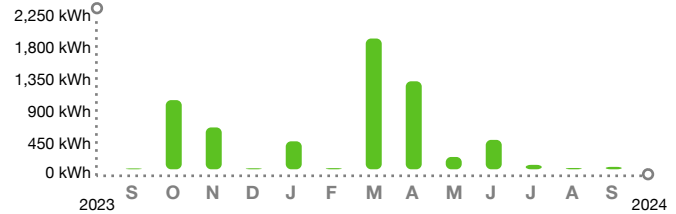
To ensure proper credit, please include the invoice number on the remittance and mail to:
LandCare USA LLC PO Box 669261 Dallas, TX 75266-9261
If you have questions regarding this invoice, please contact the Branch Administrator at 239.455.0000.

**Electric Bill Statement****For:** Aug 2, 2024 to Sep 4, 2024 (33 days)**Statement Date:** Sep 4, 2024**Account Number:** 52650-22177**Service Address:**0 BONITA BEACH RD # VINC PUMP
BONITA SPRINGS, FL 34135**BEACH ROAD GOLF ESTATE COMM UNITY DEVELOPMENT DISTRICT,**
Here's what you owe for this billing period.**CURRENT BILL****\$30.34**

TOTAL AMOUNT YOU OWE

Sep 25, 2024

NEW CHARGES DUE BY

**Scan to
Pay**
or visit
[FPL.com/
WaystoPay](https://FPL.com/WaystoPay)**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	29.54
Payments received	-29.54
Balance before new charges	0.00
Total new charges	30.34
Total amount you owe	\$30.34

(See page 2 for bill details.)

KEEP IN MIND

- Payments received after September 25, 2024 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.

518.100

001

Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545Report Power Outages:
Hearing/Speech Impaired:1-800-4OUTAGE (468-8243)
711 (Relay Service)**Ways to Pay**

/ 27

5402526502217724303000000

BEACH ROAD GOLF ESTATE COMM
UNITY DEVELOPMENT DISTRICT
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in U.S. funds and mail along with
this coupon to:FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001Visit FPL.com/PayBill
for ways to pay.

52650-22177

ACCOUNT NUMBER

\$30.34

TOTAL AMOUNT YOU OWE

Sep 25, 2024

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name: BEACH ROAD GOLF
ESTATE COMM UNITY
DEVELOPMENT DISTRICT

Account Number: 52650-22177

FPL.com Page 2

Agenda Page 31

E001

BILL DETAILS

Amount of your last bill	29.54
Payment received - Thank you	-29.54
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.78

Minimum base bill charge: \$9.54

Non-fuel: (\$0.082130 per kWh) \$3.04

Fuel: (\$0.029780 per kWh) \$1.10

Electric service amount 26.46

Gross receipts tax (State tax) 0.68

Franchise fee (Reqd local fee) 1.08

Florida sales tax (State tax) 1.96

County sales tax (Local tax) 0.14

Taxes and charges 3.86

Regulatory fee (State fee) 0.02

Total new charges \$30.34

Total amount you owe \$30.34

METER SUMMARY

Meter reading - Meter ACD7493. Next meter reading Oct 2, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	41093		41056		37

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 4, 2024	Aug 2, 2024	Sep 5, 2023
kWh Used	37	20	14
Service days	33	30	33
kWh/day	1	1	0
Amount	\$30.34	\$29.54	\$29.55

KEEP IN MIND

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INVOICE

3800 Prospect Ave
Naples, FL 34104
Phone: 239.455.0000 Fax:
www.LandCare.com

Date	Invoice No.
09/03/24	784565
Terms	Due Date
Net 30	10/03/24

Customer
Beach Road Golf Estates CDD Accounts Payable Beach Road Golf Estates CDD 9220 Bonita Beach Rd Suite 214 Bonita Springs, FL 34135

Property
Bonita Beach Road Golf Estates CDD 9220 Bonita Beach Rd Suite 214 Bonita Springs, FL 34135

Project Name	Customer PO	Amount Due
Landscape Management Agreement		\$3,147.00

Please detach top portion and return with your payment.

Description	Qty	Unit Price	Ext Price	Sales Tax	Line Total
#3504807 - Landscape Management Agreement September 2024			\$3,147.00	\$0.00	\$3,147.00

518.100

001

*Operations
Shared Costs*

Total Due \$3,147.00

**** UPDATED ****

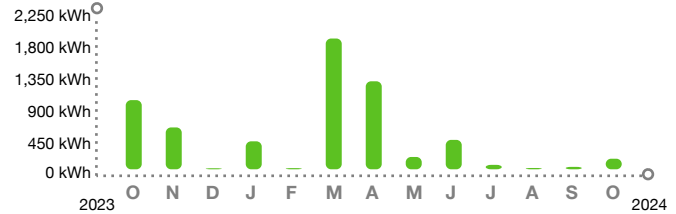
To ensure proper credit, please include the invoice number on the remittance and mail to:
LandCare USA LLC PO Box 669261 Dallas, TX 75266-9261
If you have questions regarding this invoice, please contact the Branch Administrator at 239.455.0000.

**Electric Bill Statement****For:** Sep 4, 2024 to Oct 2, 2024 (28 days)**Statement Date:** Oct 2, 2024**Account Number:** 52650-22177**Service Address:**0 BONITA BEACH RD # VINC PUMP
BONITA SPRINGS, FL 34135**BEACH ROAD GOLF ESTATE COMM UNITY DEVELOPMENT DISTRICT,**
Here's what you owe for this billing period.**CURRENT BILL****\$36.03**

TOTAL AMOUNT YOU OWE

Oct 23, 2024

NEW CHARGES DUE BY

**Scan to
Pay**
or visit
[FPL.com/
WaystoPay](https://FPL.com/WaystoPay)**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	30.34
Payments received	-30.34
Balance before new charges	0.00
Total new charges	36.03
Total amount you owe	\$36.03

(See page 2 for bill details.)

KEEP IN MIND

- Payments received after October 23, 2024 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.

518.100

001

Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545Report Power Outages:
Hearing/Speech Impaired:1-800-4OUTAGE (468-8243)
711 (Relay Service)**Ways to Pay**

/ 27

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BEACH ROAD GOLF ESTATE COMM
UNITY DEVELOPMENT DISTRICT
PO BOX 810036
BOCA RATON FL 33481-0036The amount enclosed includes
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MIAMI FL 33188-0001Visit FPL.com/PayBill
for ways to pay.

52650-22177

ACCOUNT NUMBER

\$36.03

TOTAL AMOUNT YOU OWE

Oct 23, 2024

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name: BEACH ROAD GOLF
ESTATE COMM UNITY
DEVELOPMENT DISTRICT

Account Number: 52650-22177

FPL.com Page 2

Agenda Page 34

E001

BILL DETAILS

Amount of your last bill	30.34
Payment received - Thank you	-30.34
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.78

Minimum base bill charge: \$0.50

Non-fuel: (\$0.082130 per kWh) \$13.31

Fuel: (\$0.029780 per kWh) \$4.82

Electric service amount 31.41

Gross receipts tax (State tax) 0.81

Franchise fee (Reqd local fee) 1.28

Florida sales tax (State tax) 2.33

County sales tax (Local tax) 0.17

Taxes and charges 4.59

Regulatory fee (State fee) 0.03

Total new charges \$36.03

Total amount you owe \$36.03

METER SUMMARY

Meter reading - Meter ACD7493. Next meter reading Nov 2, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	41255		41093		162

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 2, 2024	Sep 4, 2024	Oct 3, 2023
kWh Used	162	37	1061
Service days	28	33	28
kWh/day	6	1	38
Amount	\$36.03	\$30.34	\$168.21

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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[Start saving ›](#)

Easy way to save lives

As you set clocks back on Nov. 3 to end daylight saving time, change smoke alarm batteries to save lives.

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.

Beach Road Golf Estates CDD

INVOICE

P.O. Box 810036
Boca Raton, FL 33481
Phone 561.571.0010 Fax 561.571.0013

DATE: 30-Sep-2025
INVOICE # 585
FOR: Common Expenses
July 25 thru
September 25

Bill To:
Bonita Landing CDD
c/o Inframark
Sandra Demarco - sandra.demarco@inframark.com
Mona Slaughter - mona.slaughter@inframark.com

DESCRIPTION	AMOUNT
Common Expenses FY 2025 - 07/01/25-09/30/25	\$ 3,307.41
TOTAL	\$ 3,307.41

	47,248.75	Total Amount to Cost Share
Entity		Percentage
Beach Road Golf Estates CDD	21,734.43	0.46
Bonita Landing CDD	3,307.41	0.07
East Bonita Beach Road CDD	6,614.83	0.14
Valencia Bonita	15,592.09	0.33
	<u>47,248.75</u>	

My AV-Tech LLC

9828 Venezia Cir Unit 1114

Naples, FL 34113 US

+18446928832

office@myav-tech.com

www.myav-tech.com

**BILL TO**

Shane Willis

Beach Road Golf Estates CDD

9220 Bonita Beach Rd, Suite 214

Bonita Springs, FL 34135

SHIP TO

Shane Willis

Beach Road Golf Estates CDD

9220 Bonita Beach Rd, Suite 214

Bonita Springs, FL 34135

INVOICE 25112**DATE** 05/20/2025 **TERMS** Due on receipt**SCOPE**

Deposit

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Deposit			
	Deposit for Estimate #25067	0.55	41,980.00	23,089.00
	Crosswalk for Pedestrians & Golf Carts			
	Total Project:			
	\$41,980.00			
	Deposit DUE:			
	\$23,089.00			
	Remaining (due on completion):			
	\$18,891.00			

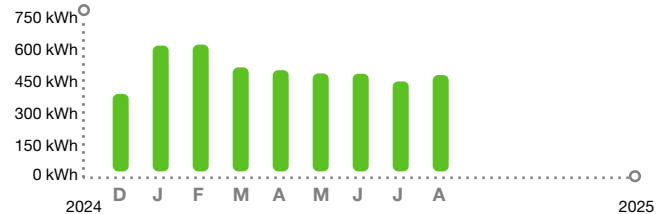
TOTAL DUE**\$23,089.00**

**Electric Bill Statement****For:** Jul 10, 2025 to Aug 11, 2025 (32 days)**Statement Date:** Aug 11, 2025**Account Number:** 96138-12479**Service Address:**15760 BONITA BEACH RD SE # MEDIAN LTS
BONITA SPRINGS, FL 34135**BEACH ROAD GOLF ESTATE COMM UNITY DEVELOPMENT DISTRICT,**
Here's what you owe for this billing period.**CURRENT BILL****\$78.61**

TOTAL AMOUNT YOU OWE

Sep 2, 2025

NEW CHARGES DUE BY

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[FPL.com/
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Amount of your last bill	74.40
Payments received	-74.40
Balance before new charges	0.00
Total new charges	78.61
Total amount you owe	\$78.61

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after October 31, 2025 is considered LATE; a late payment charge of 1% will apply.

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Outside Florida: 1-800-226-3545Report Power Outages:
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711 (Relay Service)**Ways to Pay**

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96138-12479

ACCOUNT NUMBER

\$78.61

TOTAL AMOUNT YOU OWE

Sep 2, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name: BEACH ROAD GOLF
ESTATE COMM UNITY
DEVELOPMENT DISTRICT

Account Number: 96138-12479

BILL DETAILS

Amount of your last bill	74.40
Payment received - Thank you	-74.40
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.87

Non-fuel: (\$0.096100 per kWh) \$47.27

Fuel: (\$0.027180 per kWh) \$13.37

Electric service amount 73.51

Gross receipts tax (State tax) 1.89

Franchise fee (Reqd local fee) 3.14

Taxes and charges 5.03

Regulatory fee (State fee) 0.07

Total new charges \$78.61

Total amount you owe \$78.61**METER SUMMARY**

Meter reading - Meter ACD1137. Next meter reading Sep 10, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	04684		04192		492

ENERGY USAGE COMPARISON

	This Month	Last Month
Service to	Aug 11, 2025	Jul 10, 2025
kWh Used	492	460
Service days	32	30
kWh/day	15	15
Amount	\$78.61	\$74.40

KEEP IN MIND

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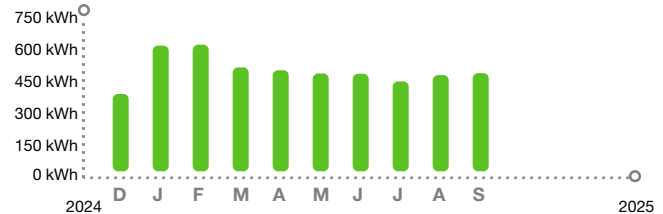
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**Electric Bill Statement****For:** Aug 11, 2025 to Sep 10, 2025 (30 days)**Statement Date:** Sep 10, 2025**Account Number:** 96138-12479**Service Address:**15760 BONITA BEACH RD SE # MEDIAN LTS
BONITA SPRINGS, FL 34135**BEACH ROAD GOLF ESTATE COMM UNITY DEVELOPMENT DISTRICT,**
Here's what you owe for this billing period.**CURRENT BILL****\$80.09**

TOTAL AMOUNT YOU OWE

Oct 2, 2025

NEW CHARGES DUE BY

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[FPL.com/
WaystoPay](https://www.fpl.com/WaystoPay)**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	78.61
Payments received	-78.61
Balance before new charges	0.00
Total new charges	80.09
Total amount you owe	\$80.09

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after December 01, 2025 is considered LATE; a late payment charge of 1% will apply.

FPL filed a proposed base rate agreement to continue making long-term investments in reliability while keeping bills as low as possible. The PSC has set dates for the technical review. Visit [FPL.com/Answers](https://www.fpl.com/Answers).

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96138-12479

ACCOUNT NUMBER

\$80.09

TOTAL AMOUNT YOU OWE

Oct 2, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name: BEACH ROAD GOLF
ESTATE COMM UNITY
DEVELOPMENT DISTRICT

Account Number: 96138-12479

FPL.com Page 2

Agenda Page 41

E001

BILL DETAILS

Amount of your last bill	78.61
Payment received - Thank you	-78.61
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.87

Non-fuel: (\$0.096100 per kWh) \$48.24

Fuel: (\$0.027180 per kWh) \$13.64

Electric service amount 74.75

Gross receipts tax (State tax) 1.92

Franchise fee (Reqd local fee) 3.35

Taxes and charges 5.27

Regulatory fee (State fee) 0.07

Total new charges \$80.09

Total amount you owe \$80.09

METER SUMMARY

Meter reading - Meter ACD1137. Next meter reading Oct 10, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	05186		04684		502

ENERGY USAGE COMPARISON

	This Month	Last Month
Service to	Sep 10, 2025	Aug 11, 2025
kWh Used	502	492
Service days	30	32
kWh/day	17	15
Amount	\$80.09	\$78.61

KEEP IN MIND

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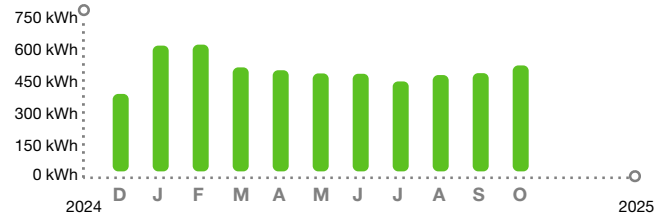
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**Electric Bill Statement****For:** Sep 10, 2025 to Oct 10, 2025 (30 days)**Statement Date:** Oct 10, 2025**Account Number:** 96138-12479**Service Address:**15760 BONITA BEACH RD SE # MEDIAN LTS
BONITA SPRINGS, FL 34135**BEACH ROAD GOLF ESTATE COMM UNITY DEVELOPMENT DISTRICT,**
Here's what you owe for this billing period.**CURRENT BILL****\$85.25**

TOTAL AMOUNT YOU OWE

Oct 31, 2025

NEW CHARGES DUE BY

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[FPL.com/
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Amount of your last bill	80.09
Payments received	-80.09
Balance before new charges	0.00
Total new charges	85.25
Total amount you owe	\$85.25

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after December 29, 2025 is considered LATE; a late payment charge of 1% will apply.

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for ways to pay.

96138-12479

ACCOUNT NUMBER

\$85.25

TOTAL AMOUNT YOU OWE

Oct 31, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name: BEACH ROAD GOLF
ESTATE COMM UNITY
DEVELOPMENT DISTRICT

Account Number: 96138-12479

FPL.com Page 2

Agenda Page 43

E001

BILL DETAILS

Amount of your last bill	80.09
Payment received - Thank you	-80.09
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.87

Non-fuel: (\$0.096100 per kWh) \$52.00

Fuel: (\$0.027180 per kWh) \$14.70

Electric service amount 79.57

Gross receipts tax (State tax) 2.04

Franchise fee (Reqd local fee) 3.57

Taxes and charges 5.61

Regulatory fee (State fee) 0.07

Total new charges \$85.25

Total amount you owe \$85.25

METER SUMMARY

Meter reading - Meter ACD1137. Next meter reading Nov 10, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	05727		05186		541

ENERGY USAGE COMPARISON

	This Month	Last Month
Service to	Oct 10, 2025	Sep 10, 2025
kWh Used	541	502
Service days	30	30
kWh/day	18	17
Amount	\$85.25	\$80.09

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
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**Electric Bill Statement****For:** Jun 10, 2025 to Jul 10, 2025 (30 days)**Statement Date:** Jul 10, 2025**Account Number:** 96138-12479**Service Address:**15760 BONITA BEACH RD SE # MEDIAN LTS
BONITA SPRINGS, FL 34135**BEACH ROAD GOLF ESTATE COMM UNITY DEVELOPMENT DISTRICT,**
Here's what you owe for this billing period.**CURRENT BILL****\$74.40**

TOTAL AMOUNT YOU OWE

Aug 1, 2025

NEW CHARGES DUE BY

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[FPL.com/
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Amount of your last bill	37.18
Payments received	-37.18
Balance before new charges	0.00
Total new charges	74.40
Total amount you owe	\$74.40

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after October 02, 2025 is considered LATE; a late payment charge of 1% will apply.

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for ways to pay.

96138-12479

ACCOUNT NUMBER

\$74.40

TOTAL AMOUNT YOU OWE

Aug 1, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name: BEACH ROAD GOLF
ESTATE COMM UNITY
DEVELOPMENT DISTRICT

Account Number: 96138-12479

FPL.com Page 2

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E001

BILL DETAILS

Amount of your last bill	37.18
Payment received - Thank you	-37.18
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.87

Non-fuel: (\$0.096100 per kWh) \$44.20

Fuel: (\$0.027180 per kWh) \$12.50

Electric service amount 69.57

Gross receipts tax (State tax) 1.79

Franchise fee (Reqd local fee) 2.98

Taxes and charges 4.77

Regulatory fee (State fee) 0.06

Total new charges \$74.40

Total amount you owe \$74.40

METER SUMMARY

Meter reading - Meter ACD1137. Next meter reading Aug 11, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	04192		03732		460

ENERGY USAGE COMPARISON

	This Month	Last Month
Service to	Jul 10, 2025	Jun 10, 2025
kWh Used	460	499
Service days	30	32
kWh/day	15	16
Amount	\$74.40	\$79.55

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
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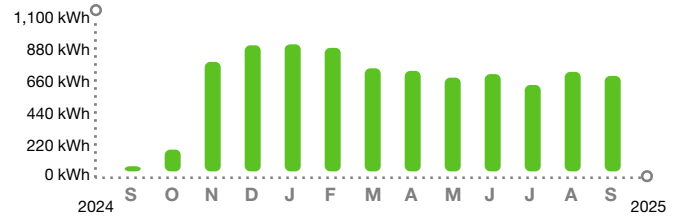
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**Electric Bill Statement****For:** Aug 4, 2025 to Sep 3, 2025 (30 days)**Statement Date:** Sep 3, 2025**Account Number:** 52650-22177**Service Address:**0 BONITA BEACH RD # VINC PUMP
BONITA SPRINGS, FL 34135**BEACH ROAD GOLF ESTATE COMM UNITY DEVELOPMENT DISTRICT,**
Here's what you owe for this billing period.**CURRENT BILL****\$108.23**

TOTAL AMOUNT YOU OWE

Sep 24, 2025

NEW CHARGES DUE BY

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[FPL.com/
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Amount of your last bill	46.63
Payments received	-46.63
Balance before new charges	0.00
Total new charges	108.23
Total amount you owe	\$108.23

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after November 24, 2025 is considered LATE; a late payment charge of 1% will apply.

FPL filed a proposed base rate agreement to continue making long-term investments in reliability while keeping bills as low as possible. The PSC has set dates for the technical review. Visit FPL.com/Answers.

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52650-22177

ACCOUNT NUMBER

\$108.23

TOTAL AMOUNT YOU OWE

Sep 24, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name: BEACH ROAD GOLF
ESTATE COMM UNITY
DEVELOPMENT DISTRICT

Account Number: 52650-22177

FPL.com Page 2

Agenda Page 47

E001

BILL DETAILS

Amount of your last bill	46.63
Payment received - Thank you	-46.63
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.87

Non-fuel: (\$0.096100 per kWh) \$68.72

Fuel: (\$0.027180 per kWh) \$19.43

Electric service amount 101.02

Gross receipts tax (State tax) 2.59

Franchise fee (Reqd local fee) 4.53

Taxes and charges 7.12

Regulatory fee (State fee) 0.09

Total new charges \$108.23

Total amount you owe \$108.23

METER SUMMARY

Meter reading - Meter ACD7493. Next meter reading Oct 3, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	49959		49244		715

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 3, 2025	Aug 4, 2025	Sep 4, 2024
kWh Used	715	745	37
Service days	30	33	33
kWh/day	24	23	1
Amount	\$108.23	\$111.98	\$28.24

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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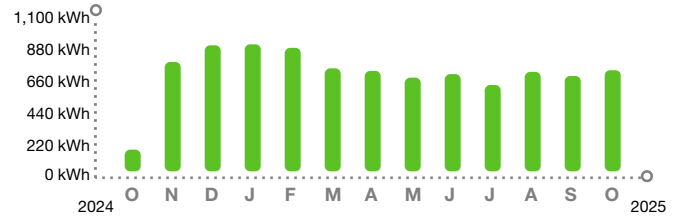
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**Electric Bill Statement****For:** Sep 3, 2025 to Oct 3, 2025 (30 days)**Statement Date:** Oct 3, 2025**Account Number:** 52650-22177**Service Address:**0 BONITA BEACH RD # VINC PUMP
BONITA SPRINGS, FL 34135**BEACH ROAD GOLF ESTATE COMM UNITY DEVELOPMENT DISTRICT,**
Here's what you owe for this billing period.**CURRENT BILL****\$114.04**

TOTAL AMOUNT YOU OWE

Oct 24, 2025

NEW CHARGES DUE BY

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[FPL.com/
WaystoPay](https://FPL.com/WaystoPay)**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	108.23
Payments received	-108.23
Balance before new charges	0.00
Total new charges	114.04
Total amount you owe	\$114.04

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after December 23, 2025 is considered LATE; a late payment charge of 1% will apply.

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52650-22177

ACCOUNT NUMBER

\$114.04

TOTAL AMOUNT YOU OWE

Oct 24, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name: BEACH ROAD GOLF
ESTATE COMM UNITY
DEVELOPMENT DISTRICT

Account Number: 52650-22177

FPL.com Page 2

Agenda Page 49

E001

BILL DETAILS

Amount of your last bill	108.23
Payment received - Thank you	-108.23
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.87

Non-fuel: (\$0.096100 per kWh) \$72.94

Fuel: (\$0.027180 per kWh) \$20.63

Electric service amount 106.44

Gross receipts tax (State tax) 2.73

Franchise fee (Reqd local fee) 4.77

Taxes and charges 7.50

Regulatory fee (State fee) 0.10

Total new charges \$114.04

Total amount you owe \$114.04

METER SUMMARY

Meter reading - Meter ACD7493. Next meter reading Nov 3, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	50718		49959		759

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 3, 2025	Sep 3, 2025	Oct 2, 2024
kWh Used	759	715	162
Service days	30	30	28
kWh/day	25	24	6
Amount	\$114.04	\$108.23	\$33.53

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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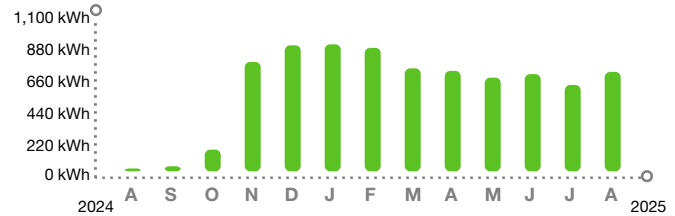
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**Electric Bill Statement****For:** Jul 2, 2025 to Aug 4, 2025 (33 days)**Statement Date:** Aug 4, 2025**Account Number:** 52650-22177**Service Address:**0 BONITA BEACH RD # VINC PUMP
BONITA SPRINGS, FL 34135**BEACH ROAD GOLF ESTATE COMM UNITY DEVELOPMENT DISTRICT,**
Here's what you owe for this billing period.**CURRENT BILL****\$46.63**

TOTAL AMOUNT YOU OWE

Aug 25, 2025

NEW CHARGES DUE BY

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[FPL.com/
WaystoPay](https://www.fpl.com/WaystoPay)**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	-65.35
Balance before new charges	-65.35
Total new charges	111.98
Total amount you owe	\$46.63

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after October 24, 2025 is considered LATE; a late payment charge of 1% will apply.
- The number of days included in your bill can vary month to month. So even if you use the same amount of energy per day, your bill may be higher this month due to greater number of service days. Visit www.fpl.com for more information.

Customer Service: 1-800-375-2434
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Hearing/Speech Impaired:1-800-4OUTAGE (468-8243)
711 (Relay Service)**Ways to Pay**

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6535 5402526502217783664000000

BEACH ROAD GOLF ESTATE COMM
UNITY DEVELOPMENT DISTRICT
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for ways to pay.

52650-22177

ACCOUNT NUMBER

\$46.63

TOTAL AMOUNT YOU OWE

Aug 25, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name: BEACH ROAD GOLF
ESTATE COMM UNITY
DEVELOPMENT DISTRICT

Account Number: 52650-22177

FPL.com Page 2

Agenda Page 51

E001

BILL DETAILS

Amount of your last bill -65.35
Balance before new charges -65.35

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.87

Non-fuel: (\$0.096100 per kWh) \$71.60

Fuel: (\$0.027180 per kWh) \$20.25

Electric service amount 104.72

Gross receipts tax (State tax) 2.69

Franchise fee (Reqd local fee) 4.48

Taxes and charges 7.17

Regulatory fee (State fee) 0.09

Total new charges \$111.98

Total amount you owe \$46.63

METER SUMMARY

Meter reading - Meter ACD7493. Next meter reading Sep 3, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	49244		48499		745

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Aug 4, 2025	Jul 2, 2025	Aug 2, 2024
kWh Used	745	647	20
Service days	33	29	30
kWh/day	23	22	1
Amount	\$111.98	\$99.05	\$27.49

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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**Electric Bill Statement****For:** Jul 10, 2025 to Aug 11, 2025 (32 days)**Statement Date:** Aug 11, 2025**Account Number:** 71472-96201**Service Address:**17001 BONITA NATIONAL BLVD # SIDEWALK
BONITA SPRINGS, FL 34135**BEACH ROAD GOLF ESTATE COMM UNITY DEVELOPMENT DISTRICT,**
Here's what you owe for this billing period.**CURRENT BILL****\$2,666.56**

TOTAL AMOUNT YOU OWE

Sep 2, 2025

NEW CHARGES DUE BY

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[FPL.com/
WaystoPay](https://FPL.com/WaystoPay)**KEEP IN MIND**

- Payment received after October 31, 2025 is considered LATE; a late payment charge of 1% will apply.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

BILL SUMMARY

Amount of your last bill	2,666.56
Payments received	-2,666.56
Balance before new charges	0.00
Total new charges	2,666.56
Total amount you owe	\$2,666.56

(See page 2 for bill details.)

Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545Report Power Outages:
Hearing/Speech Impaired:1-800-4OUTAGE (468-8243)
711 (Relay Service)**Ways to Pay**

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BEACH ROAD GOLF ESTATE COMM
UNITY DEVELOPMENT DISTRICT
2300 GLADES RD STE 410W
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71472-96201

ACCOUNT NUMBER

\$2,666.56

TOTAL AMOUNT YOU OWE

Sep 2, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name: BEACH ROAD GOLF
ESTATE COMM UNITY
DEVELOPMENT DISTRICT

Account Number: 71472-96201

FPL.com Page 2

Agenda Page 53

E001

BILL DETAILS

Amount of your last bill	2,666.56
Payment received - Thank you	-2,666.56
Balance before new charges	\$0.00

New Charges

Rate: SL-1 STREET LIGHTING SERVICE

Electric service amount **	2,555.09
Gross receipts tax (State tax)	2.56
Franchise fee (Reqd local fee)	106.65
Taxes and charges	109.21
Regulatory fee (State fee)	2.26
Total new charges	\$2,666.56
Total amount you owe	\$2,666.56

**** Your electric service amount includes the following charges:**

Non-fuel energy charge:	\$0.059770 per kWh
Fuel charge:	\$0.026470 per kWh

METER SUMMARY

Next bill date Sep 10, 2025.

Usage Type

Total kWh used

Usage

1120

ENERGY USAGE COMPARISON

	This Month	Last Month
Service to	Aug 11, 2025	Jul 10, 2025
kWh Used	1120	1120
Service days	32	30
kWh/day	35	37
Amount	\$2,666.56	\$2,666.56

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Customer Name: Account Number:
BEACH ROAD GOLF 71472-96201
ESTATE COMM UNITY
DEVELOPMENT DISTRICT

For: 07-10-2025 to 08-11-2025 (32 days)
kWh/Day: 35
Service Address:
17001 BONITA NATIONAL BLVD # SIDEWALK
BONITA SPRINGS, FL 34135

Detail of Rate Schedule Charges for Street Lights

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
F863280	48	4000	F	70		1,120	
Energy					0.600000		42.00
Non-energy							
Fixtures					16.500000		1,155.00
Maintenance					1.470000		102.90
PMF0001				70			
Non-energy							
Fixtures					9.740000		681.80
Additional lighting facility charge							
Non-energy							515.53

* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER



BEACH ROAD GOLF ESTATE COMM
UNITY DEVELOPMENT DISTRICT
2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556



Customer Name: BEACH ROAD GOLF
ESTATE COMM UNITY
DEVELOPMENT DISTRICT

Account Number: 71472-96201

For: 07-10-2025 to 08-11-2025 (32 days)
kWh/Day: 35
Service Address:
17001 BONITA NATIONAL BLVD # SIDEWALK
BONITA SPRINGS, FL 34135

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
Energy sub total							42.00
Non-energy sub total							2,455.23
Sub total						1,120	2,497.23
Energy conservation cost recovery							0.44
Capacity payment recovery charge							0.08
Environmental cost recovery charge							0.55
Storm restoration recovery charge							23.21
Transition rider credit							-2.32
Storm protection recovery charge							6.25
Fuel charge							29.65
Electric service amount							2,555.09
Gross receipts tax (State tax)							2.56
Regulatory fee (State fee)							2.26
Franchise fee (Reqd local fee)							106.65
Total						1,120	2,666.56

* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER

**Electric Bill Statement****For:** Aug 11, 2025 to Sep 10, 2025 (30 days)**Statement Date:** Sep 10, 2025**Account Number:** 71472-96201**Service Address:**17001 BONITA NATIONAL BLVD # SIDEWALK
BONITA SPRINGS, FL 34135**BEACH ROAD GOLF ESTATE COMM UNITY DEVELOPMENT DISTRICT,**
Here's what you owe for this billing period.**CURRENT BILL****\$2,671.69**

TOTAL AMOUNT YOU OWE

Oct 2, 2025

NEW CHARGES DUE BY

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[FPL.com/
WaystoPay](https://www.fpl.com/WaystoPay)**KEEP IN MIND**

- Payment received after December 01, 2025 is considered LATE; a late payment charge of 1% will apply.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

BILL SUMMARY

Amount of your last bill	2,666.56
Payments received	-2,666.56
Balance before new charges	0.00
Total new charges	2,671.69
Total amount you owe	\$2,671.69

(See page 2 for bill details.)

FPL filed a proposed base rate agreement to continue making long-term investments in reliability while keeping bills as low as possible. The PSC has set dates for the technical review. Visit [FPL.com/Answers](https://www.fpl.com/Answers).

Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545Report Power Outages:
Hearing/Speech Impaired:1-800-4OUTAGE (468-8243)
711 (Relay Service)**Ways to Pay**

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BEACH ROAD GOLF ESTATE COMM
UNITY DEVELOPMENT DISTRICT
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for ways to pay.

71472-96201

ACCOUNT NUMBER

\$2,671.69

TOTAL AMOUNT YOU OWE

Oct 2, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name: BEACH ROAD GOLF
ESTATE COMM UNITY
DEVELOPMENT DISTRICT

Account Number: 71472-96201

FPL.com Page 2

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E001

BILL DETAILS

Amount of your last bill	2,666.56
Payment received - Thank you	-2,666.56
Balance before new charges	\$0.00

New Charges

Rate: SL-1 STREET LIGHTING SERVICE

Electric service amount **	2,555.09
Gross receipts tax (State tax)	2.56
Franchise fee (Reqd local fee)	111.77
Taxes and charges	114.33
Regulatory fee (State fee)	2.27
Total new charges	\$2,671.69
Total amount you owe	\$2,671.69

**** Your electric service amount includes the following charges:**

Non-fuel energy charge:	\$0.059770 per kWh
Fuel charge:	\$0.026470 per kWh

METER SUMMARY

Next bill date Oct 10, 2025.

Usage Type

Total kWh used

Usage

1120

ENERGY USAGE COMPARISON

	This Month	Last Month
Service to	Sep 10, 2025	Aug 11, 2025
kWh Used	1120	1120
Service days	30	32
kWh/day	37	35
Amount	\$2,671.69	\$2,666.56

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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Customer Name: BEACH ROAD GOLF ESTATE COMM UNITY DEVELOPMENT DISTRICT
Account Number: 71472-96201

For: 08-11-2025 to 09-10-2025 (30 days)
kWh/Day: 37
Service Address:
17001 BONITA NATIONAL BLVD # SIDEWALK
BONITA SPRINGS, FL 34135

Detail of Rate Schedule Charges for Street Lights

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
F863280	48	4000	F	70		1,120	
Energy					0.600000		42.00
Non-energy							
Fixtures					16.500000		1,155.00
Maintenance					1.470000		102.90
PMF0001				70			
Non-energy							
Fixtures					9.740000		681.80
Additional lighting facility charge							
Non-energy							515.53

* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER



BEACH ROAD GOLF ESTATE COMM
UNITY DEVELOPMENT DISTRICT
2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556



Customer Name: BEACH ROAD GOLF
ESTATE COMM UNITY
DEVELOPMENT DISTRICT

Account Number: 71472-96201

For: 08-11-2025 to 09-10-2025 (30 days)
kWh/Day: 37
Service Address:
17001 BONITA NATIONAL BLVD # SIDEWALK
BONITA SPRINGS, FL 34135

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
Energy sub total							42.00
Non-energy sub total							2,455.23
Sub total						1,120	2,497.23
Energy conservation cost recovery							0.44
Capacity payment recovery charge							0.08
Environmental cost recovery charge							0.55
Storm restoration recovery charge							23.21
Transition rider credit							-2.32
Storm protection recovery charge							6.25
Fuel charge							29.65
Electric service amount							2,555.09
Gross receipts tax (State tax)							2.56
Regulatory fee (State fee)							2.27
Franchise fee (Reqd local fee)							111.77
Total						1,120	2,671.69

* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER

**Electric Bill Statement****For:** Sep 10, 2025 to Oct 10, 2025 (30 days)**Statement Date:** Oct 10, 2025**Account Number:** 71472-96201**Service Address:**17001 BONITA NATIONAL BLVD # SIDEWALK
BONITA SPRINGS, FL 34135**BEACH ROAD GOLF ESTATE COMM UNITY DEVELOPMENT DISTRICT,**
Here's what you owe for this billing period.**CURRENT BILL****\$2,671.69**

TOTAL AMOUNT YOU OWE

Oct 31, 2025

NEW CHARGES DUE BY

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[FPL.com/
WaystoPay](https://FPL.com/WaystoPay)**KEEP IN MIND**

- Payment received after December 29, 2025 is considered LATE; a late payment charge of 1% will apply.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

BILL SUMMARY

Amount of your last bill	2,671.69
Payments received	-2,671.69
Balance before new charges	0.00
Total new charges	2,671.69
Total amount you owe	\$2,671.69

(See page 2 for bill details.)

Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545Report Power Outages:
Hearing/Speech Impaired:1-800-4OUTAGE (468-8243)
711 (Relay Service)**Ways to Pay**

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71472-96201

ACCOUNT NUMBER

\$2,671.69

TOTAL AMOUNT YOU OWE

Oct 31, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name: BEACH ROAD GOLF
ESTATE COMM UNITY
DEVELOPMENT DISTRICT

Account Number: 71472-96201

FPL.com Page 2

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E001

BILL DETAILS

Amount of your last bill	2,671.69
Payment received - Thank you	-2,671.69
Balance before new charges	\$0.00

New Charges

Rate: SL-1 STREET LIGHTING SERVICE

Electric service amount **	2,555.09
Gross receipts tax (State tax)	2.56
Franchise fee (Reqd local fee)	111.77
Taxes and charges	114.33
Regulatory fee (State fee)	2.27
Total new charges	\$2,671.69
Total amount you owe	\$2,671.69

**** Your electric service amount includes the following charges:**

Non-fuel energy charge:	\$0.059770 per kWh
Fuel charge:	\$0.026470 per kWh

METER SUMMARY

Next bill date Nov 10, 2025.

Usage Type

Total kWh used

Usage

1120

ENERGY USAGE COMPARISON

	This Month	Last Month
Service to	Oct 10, 2025	Sep 10, 2025
kWh Used	1120	1120
Service days	30	30
kWh/day	37	37
Amount	\$2,671.69	\$2,671.69

KEEP IN MIND

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- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

Easy way to save lives

As you set clocks back on Nov. 2 to end daylight saving time, change smoke alarm batteries to save lives.

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Customer Name: BEACH ROAD GOLF
ESTATE COMM UNITY
DEVELOPMENT DISTRICT

Account Number: 71472-96201

For: 09-10-2025 to 10-10-2025 (30 days)
kWh/Day: 37
Service Address:
17001 BONITA NATIONAL BLVD # SIDEWALK
BONITA SPRINGS, FL 34135

Detail of Rate Schedule Charges for Street Lights

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
F863280	48	4000	F	70		1,120	
Energy					0.600000		42.00
Non-energy							
Fixtures					16.500000		1,155.00
Maintenance					1.470000		102.90
PMF0001				70			
Non-energy							
Fixtures					9.740000		681.80
Additional lighting facility charge							
Non-energy							515.53

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BEACH ROAD GOLF ESTATE COMM
UNITY DEVELOPMENT DISTRICT
2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556



Customer Name: BEACH ROAD GOLF
ESTATE COMM UNITY
DEVELOPMENT DISTRICT

Account Number: 71472-96201

For: 09-10-2025 to 10-10-2025 (30 days)
kWh/Day: 37
Service Address:
17001 BONITA NATIONAL BLVD # SIDEWALK
BONITA SPRINGS, FL 34135

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
Energy sub total							42.00
Non-energy sub total							2,455.23
Sub total						1,120	2,497.23
Energy conservation cost recovery							0.44
Capacity payment recovery charge							0.08
Environmental cost recovery charge							0.55
Storm restoration recovery charge							23.21
Transition rider credit							-2.32
Storm protection recovery charge							6.25
Fuel charge							29.65
Electric service amount							2,555.09
Gross receipts tax (State tax)							2.56
Regulatory fee (State fee)							2.27
Franchise fee (Reqd local fee)							111.77
Total						1,120	2,671.69

* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER

**Electric Bill Statement****For:** Jun 10, 2025 to Jul 10, 2025 (30 days)**Statement Date:** Jul 10, 2025**Account Number:** 71472-96201**Service Address:**17001 BONITA NATIONAL BLVD # SIDEWALK
BONITA SPRINGS, FL 34135**BEACH ROAD GOLF ESTATE COMM UNITY DEVELOPMENT DISTRICT,**
Here's what you owe for this billing period.**CURRENT BILL****\$2,666.56**

TOTAL AMOUNT YOU OWE

Aug 1, 2025

NEW CHARGES DUE BY

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[FPL.com/
WaystoPay](https://FPL.com/WaystoPay)**KEEP IN MIND**

- Payment received after October 02, 2025 is considered LATE; a late payment charge of 1% will apply.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

BILL SUMMARY

Amount of your last bill	2,317.86
Payments received	-2,317.86
Balance before new charges	0.00
Total new charges	2,666.56
Total amount you owe	\$2,666.56

(See page 2 for bill details.)

Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545Report Power Outages:
Hearing/Speech Impaired:1-800-4OUTAGE (468-8243)
711 (Relay Service)**Ways to Pay**

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BEACH ROAD GOLF ESTATE COMM
UNITY DEVELOPMENT DISTRICT
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71472-96201

ACCOUNT NUMBER

\$2,666.56

TOTAL AMOUNT YOU OWE

Aug 1, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name: BEACH ROAD GOLF
ESTATE COMM UNITY
DEVELOPMENT DISTRICT

Account Number: 71472-96201

FPL.com Page 2

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E001

BILL DETAILS

Amount of your last bill	2,317.86
Payment received - Thank you	-2,317.86
Balance before new charges	\$0.00

New Charges

Rate: SL-1 STREET LIGHTING SERVICE

Electric service amount **	2,555.09
Gross receipts tax (State tax)	2.56
Franchise fee (Reqd local fee)	106.65
Taxes and charges	109.21
Regulatory fee (State fee)	2.26
Total new charges	\$2,666.56
Total amount you owe	\$2,666.56

**** Your electric service amount includes the following charges:**

Non-fuel energy charge:	\$0.059770 per kWh
Fuel charge:	\$0.026470 per kWh

METER SUMMARY

Next bill date Aug 11, 2025.

Usage Type

Total kWh used

Usage

1120

ENERGY USAGE COMPARISON

	This Month	Last Month
Service to	Jul 10, 2025	Jun 10, 2025
kWh Used	1120	1120
Service days	30	32
kWh/day	37	35
Amount	\$2,666.56	\$2,666.56

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

Easy way to reduce costs

Earn bill credits by allowing Business On Call® to cycle off your A/C, only when necessary.

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Customer Name: Account Number:
BEACH ROAD GOLF 71472-96201
ESTATE COMM UNITY
DEVELOPMENT DISTRICT

For: 06-10-2025 to 07-10-2025 (30 days)
kWh/Day: 37
Service Address:
17001 BONITA NATIONAL BLVD # SIDEWALK
BONITA SPRINGS, FL 34135

Detail of Rate Schedule Charges for Street Lights

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
F863280	48	4000	F	70		1,120	
Energy					0.600000		42.00
Non-energy							
Fixtures					16.500000		1,155.00
Maintenance					1.470000		102.90
PMF0001				70			
Non-energy							
Fixtures					9.740000		681.80
Additional lighting facility charge							
Non-energy							515.53

* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER



BEACH ROAD GOLF ESTATE COMM
UNITY DEVELOPMENT DISTRICT
2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556



Customer Name: BEACH ROAD GOLF
ESTATE COMM UNITY
DEVELOPMENT DISTRICT

Account Number: 71472-96201

For: 06-10-2025 to 07-10-2025 (30 days)
kWh/Day: 37
Service Address:
17001 BONITA NATIONAL BLVD # SIDEWALK
BONITA SPRINGS, FL 34135

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
Energy sub total							42.00
Non-energy sub total							2,455.23
Sub total						1,120	2,497.23
Energy conservation cost recovery							0.44
Capacity payment recovery charge							0.08
Environmental cost recovery charge							0.55
Storm restoration recovery charge							23.21
Transition rider credit							-2.32
Storm protection recovery charge							6.25
Fuel charge							29.65
Electric service amount							2,555.09
Gross receipts tax (State tax)							2.56
Regulatory fee (State fee)							2.26
Franchise fee (Reqd local fee)							106.65
Total						1,120	2,666.56

* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER



INVOICE

LandCare - Bonita National
 3800 Prospect Ave
 Naples, FL 34104
 Phone: 239.455.0000 Fax:
 www.LandCare.com

Date	Invoice No.
07/07/25	887723
Terms	Due Date
Net 30	08/06/25

Customer
Beach Road Golf Estates CDD Accounts Payable Beach Road Golf Estates CDD 9220 Bonita Beach Rd Suite 214 Bonita Springs, FL 34135

Property
Bonita Beach Road Golf Estates CDD 9220 Bonita Beach Rd Suite 214 Bonita Springs, FL 34135

Project Name	Customer PO	Amount Due
Bougainvillea replacement		\$3,455.00

Please detach top portion and return with your payment.

Description	Qty	Unit Price	Ext Price	Sales Tax	Line Total
#3583258 - Bougainvillea replacement			\$3,455.00	\$0.00	\$3,455.00

1. Removal of Dead Bougainvillea

- Carefully remove and dispose of the existing dead bougainvillea plant from the landscape area.

2. 3. Installation of New Fire Bush Shrubs

- Furnish and install 40 7 gal firebush
- Supply and install one healthy Fire Bush plant of similar variety and size to match the

existing
landscape.

- Ensure proper planting technique and initial watering.

4.

5. Mulch Installation

- Install a fresh layer of mulch around the newly planted Fire bush and surrounding area.
- Furnish and install 10 bags of mulch

Landscape Renovation

\$3,455.00

\$0.00

\$3,455.00

*GF
operations
shared costs*

7/9/25

Total Due

\$3,455.00

**** UPDATED ****

To ensure proper credit, please include the invoice number on the remittance and mail to:

LandCare USA LLC PO Box 669261 Dallas, TX 75266-9261

If you have questions regarding this invoice, please contact the Branch Administrator at 239.455.0000.



INVOICE Aranda Page 70

LandCare - Bonita National
3800 Prospect Ave
Naples, FL 34104
Phone: 239.455.0000 Fax:
www.LandCare.com

Date	Invoice No.
09/01/25	906099
Terms	Due Date
Net 30	10/01/25

Customer
Beach Road Golf Estates CDD Accounts Payable Beach Road Golf Estates CDD 9220 Bonita Beach Rd Suite 214 Bonita Springs, FL 34135

Property
Bonita Beach Road Golf Estates CDD 9220 Bonita Beach Rd Suite 214 Bonita Springs, FL 34135

Project Name	Customer PO	Amount Due
Landscape Management Agreement		\$3,147.00

Please detach top portion and return with your payment.

Description	Qty	Unit Price	Ext Price	Sales Tax	Line Total
#3535867 - Landscape Management Agreement September 2025			\$3,147.00	\$0.00	\$3,147.00

Total Due \$3,147.00

**** UPDATED ****

To ensure proper credit, please include the invoice number on the remittance and mail to:
LandCare USA LLC PO Box 669261 Dallas, TX 75266-9261
If you have questions regarding this invoice, please contact the Branch Administrator at 239.455.0000.

INVOICE

LandCare - Bonita National
3800 Prospect Ave
Naples, FL 34104
Phone: 239.455.0000 Fax:
www.LandCare.com

Date	Invoice No.
07/01/25	887832
Terms	Due Date
Net 30	07/31/25

Customer
Beach Road Golf Estates CDD Accounts Payable Beach Road Golf Estates CDD 9220 Bonita Beach Rd Suite 214 Bonita Springs, FL 34135

Property
Bonita Beach Road Golf Estates CDD 9220 Bonita Beach Rd Suite 214 Bonita Springs, FL 34135

Project Name	Customer PO	Amount Due
Landscape Management Agreement		\$3,147.00

Please detach top portion and return with your payment.

Description	Qty	Unit Price	Ext Price	Sales Tax	Line Total
#3535867 - Landscape Management Agreement July 2025			\$3,147.00	\$0.00	\$3,147.00

GF
operations
shared cost

7/9/25

Total Due

\$3,147.00

**** UPDATED ****

To ensure proper credit, please include the invoice number on the remittance and mail to:
LandCare USA LLC PO Box 669261 Dallas, TX 75266-9261
If you have questions regarding this invoice, please contact the Branch Administrator at 239.455.0000.



LandCare - Bonita National
 3800 Prospect Ave
 Naples, FL 34104
 Phone: 239.455.0000 Fax:
 www.LandCare.com

INVOICE

Date	Invoice No.
08/01/25	895000
Terms	Due Date
Net 30	08/31/25

Customer
Beach Road Golf Estates CDD Accounts Payable Beach Road Golf Estates CDD 9220 Bonita Beach Rd Suite 214 Bonita Springs, FL 34135

Property
Bonita Beach Road Golf Estates CDD 9220 Bonita Beach Rd Suite 214 Bonita Springs, FL 34135

Project Name	Customer PO	Amount Due
Landscape Management Agreement		\$3,147.00

Please detach top portion and return with your payment.

Description	Qty	Unit Price	Ext Price	Sales Tax	Line Total
#3535867 - Landscape Management Agreement August 2025			\$3,147.00	\$0.00	\$3,147.00

GF
 operations
 shared cost

Total Due \$3,147.00

**** UPDATED ****

To ensure proper credit, please include the invoice number on the remittance and mail to:
LandCare USA LLC PO Box 669261 Dallas, TX 75266-9261
 If you have questions regarding this invoice, please contact the Branch Administrator at 239.455.0000.


2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO
Bonita Landing Community
Development District
11555 Heron Bay Blvd Ste 201
Coral Springs FL 33076-3361
United States

INVOICE#
183774
CUSTOMER ID
C4807
PO#

DATE
7/6/2026
NET TERMS
Due On Receipt
DUE DATE
7/6/2026

Services provided for the Month of: July 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Administrative Fees	1	Ea	3,713.17		3,713.17
Subtotal					3,713.17

Subtotal	\$3,713.17
Tax	\$0.00
Total Due	\$3,713.17

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



Bonita Landing CDD
210 N. University Drive, Suite 702
Coral Spring FL 33071
United States

Invoice # INV-SN-1518
Invoice Date: 7/1/2026
Due Date: 7/31/2026
PO#: Quarterly Invoice

Item	Description	AMOUNT
SchoolNow CDD ADA-PDF		\$241.41
SchoolNow CDD	Community Development District (CDD) governmental unit management company ADA-compliant website	\$158.36

Subscription start: 5/1/2026
Subscription end: 4/30/2027

Subtotal: \$399.77
Tax Total:
Total: \$399.77
Amount Paid: \$0.00

Direct Deposit Instruction:

Amount Due: \$399.77

Bank Name: Stifel Bank
Bank Address: 8000 Maryland Avenue Ste 100, Clayton, Missouri 63105
Routing #: 081018998
Account #: 16782211

[Click Here to pay with Credit Card](#)

Check Remittance:

Innersync Studios Ltd
P.O. Box 771470
St. Louis, MO 63177-9816
United States

Invoice

**Apex Companies, LLC, by and through its wholly
owned subsidiary "Johnson Engineering, LLC."
PO Box 69142; Baltimore, MD 21264-9142
Payment by EFT: M&T Bank, Buffalo, NY
ABA/Routing #022000046, Account #259000073**



Michael Perez
Bonita Landing Community Development District
c/o Inframark LLC
210 North University Pkwy. Suite 702
Coral Springs, FL 33071

Invoice Date: July 10, 2026
Project No: 20236074-000
Invoice No: 9845

Additional Information:

Contract No:	Facility:
Proposal No:	GSA Sin No:
Project Manager: Erik L. Howard	Store/Unit No:

Project	20236074-000	General Engineering Services
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Professional Services from June 1, 2026 to June 30, 2026**Professional Personnel**

		Hours	Rate	Amount
Expert Witness				
Howard, Erik	6/10/2026	1.00	400.00	400.00
gather docs				
Howard, Erik	6/11/2026	.25	400.00	100.00
discuss docs with attorney				
Administrative 1				
Leonard, Carrie	5/11/2026	.50	95.00	47.50
Project assistance.				
Totals		1.75		547.50
Total Labor				547.50
			Total this Invoice	\$547.50

Outstanding Invoices

Number	Date	Balance
7448	11/7/2025	367.50
7678	12/5/2025	245.00
Total		612.50

Payment Due: Within 30 days of invoice date, or per your contract terms. Overdue balances outside of
agreed contract terms are subject to a 1.5% monthly finance charge, or per your contract terms.

Payment Due: Within 30 days of invoice date, or per your contract terms. Overdue balances outside of agreed contract terms are subject to a 1.5% monthly finance charge, or per your contract terms.

CHECK REQUEST FORM

District Name: Bonita Landing CDD

Date: 14-Jul-26

Invoice: JUL 14.26-8185

Please issue a check to:

Vendor Name: Bonita Landing CDD C/O Regions Bank

Vendor No.: V00020 - Regions Bank Corporation

Check amount: \$1,600.57

Please cut check from Acct. #: #7801 Valley National Bank

Please code to: 201.131000.1000

Check Description/Reason: Transfer of FY26 Tax Receipts (Series 2016)

Mailing instructions: FedEx to trustee with letter

Due Date for Check: ASAP

Requestor: Sandra MacGregor

Manager's Approval:	<u></u>
Date:	<u></u>

BONITA LANDING
Community Development District
11555 Heron Bay Blvd, Suite 201
Coral Springs, Florida 33076
(954) 753-5841

July 14, 2026

Regions Bank
Attn: Janet Ricardo
51 Bay Street, 2nd Floor
Jacksonville, FL 32202

Re: Fiscal Year 26 Assessment Collections

Dear Sir or Madam:

Enclosed please find the following check(s) representing assessments collected for Bonita Landing CDD.

Series 2016	
CK #	\$ 1,600.57

Please deposit these funds into **Series 2016 Revenue Account #3380008185**

Should you have any questions, please do not hesitate to contact Sandra MacGregor, District Accountant, directly at (954)753-4452.

Sincerely,

BONITA LANDING COMMUNITY DEVELOPMENT DISTRICT

Sandra MacGregor
Accountant II

Shir Law Group, P.A.
 2295 NW Corporate Blvd.
 Suite 140
 Boca Raton, FL 33431-7336
 561-999-5999

Bonita Landing Community Development District
 inframarkcms@payableslockbox.com

Page: 1
 July 21, 2026
 Account No: 1804M

Payments received after 07/21/2026 are not included on this statement.

***Please return this page with your payment.
 Thank you.***

Previous Balance	Fees	Expenses	Advances	Payments	Balance
1804-000 General Rep 9,225.00	2,650.00	0.00	0.00	-9,225.00	<u>\$2,650.00</u>

Payment due upon receipt.

Shir Law Group, P.A.
2295 NW Corporate Blvd.
Suite 140
Boca Raton, FL 33431-7336
561-999-5999

Bonita Landing Community Development District
inframarkcms@payableslockbox.com

Page: 1
July 21, 2026
Account No: 1804-000M
Invoice No: 451903

General Rep

Payments received after 07/21/2026 are not included on this statement.

Fees

			Hours	
06/03/2026	GMS	Review, Cal + Update case file - MJ Land Notice Of Taking Deposition of Brian Denham	0.30	150.00
06/30/2026	GMS	Initial Review, Analysis of - Notice Of Taking Deposition of Defendants Corp Rep	0.80	400.00
	GMS	Review and Analysis of Lennars Notice of Areas of Inquiry	1.40	700.00
	GMS	Review case law and rules and draft a motion to strike and limit the scope of inquiry	2.80	1,400.00
		For Current Services Rendered	5.30	2,650.00
		Previous Balance		\$9,225.00
		Total Current Work		2,650.00

Payments

06/18/2026		Payment for Fees and/or Costs : Client Check #2130		-9,225.00
		Balance Due		<u>\$2,650.00</u>

Payment due upon receipt.



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301
 Boca Raton, Florida 33431
 (561) 994-9299 • (800) 299-4728
 Fax (561) 994-5823
www.graucpa.com

August 12, 2026

To Board of Supervisors
 Bonita Landing Community Development District
 2005 Pan Am Circle, Suite 300
 Tampa, FL 33607

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

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

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

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

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

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

Audit Objectives

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

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

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

Examination Objective

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

Other Services

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

Management Responsibilities

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

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

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

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

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

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

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

Audit Procedures—General

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

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

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

Audit Procedures—Internal Control

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

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

Audit Procedures—Compliance

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

Engagement Administration, Fees, and Other

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

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

Our fee for these services will not exceed \$4,300 for the September 30, 2026 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

Grau & Associates and its subcontractors warrant compliance with all federal immigration laws and regulations that relate to their employees. Grau agrees and acknowledges that the District is a public employer subject to the E-Verify requirements as set forth in Section 448.095, Florida Statutes, and that the provisions of Section 448.095, Florida Statutes apply to this Agreement. If the District has a good faith belief that the Grau has knowingly hired, recruited or referred an alien who is not authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. If the District has a good faith belief that a subcontractor performing work under this Agreement knowingly hired, recruited or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify Grau and order Grau to immediately terminate the contract with the subcontractor. Grau shall be liable for any additional costs incurred by the District as a result of the termination of a contract based on Grau's failure to comply with E-Verify requirements evidenced herein.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

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

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

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

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

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

We appreciate the opportunity to be of service to Bonita Landing Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Bonita Landing Community Development District.

By: _____

Title: _____

Date: _____



Peer Review
Program

November 18, 2025

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

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

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

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114

Review Number: 616829