



***Bonita Village***  
***Community Development District***

[www.bonitavillagecdd.com](http://www.bonitavillagecdd.com)

**Tom Runyon, Chairman**  
**Omer Dror, Assistant Secretary**  
**Lisa Farrell**

**April 21, 2026**



# **Bonita Village**

## **Community Development District**

### Agenda

Seat 3: Tom Runyon – (C.)	
Seat 5: Lisa Farrell	
Seat 1: Omer Dror – (A.S.)	
Seat 2: Open Seat	
Seat 4: Open Seat	

**Tuesday**  
**April 21, 2026**  
**1:00 p.m.**

**27901 Bonita Village Blvd. Social Room**  
**Bonita Springs, Florida 34134**

[Join the meeting now](#)

**Meeting ID: 243 520 431 430 6 and Passcode: KQ3pg7X7**  
**1 872-240-4685 and Phone conference ID: 529 368 199#**

1. Oath of office for Mr. Tom Runyon, Ms. Lisa Farrell and Mr. Omer Dror – **Page 4**
2. Roll Call
3. Organizational Matters
  - A. Consideration of **Resolution #2026-01** Canvassing and Certifying Results of Landowners Election – **Page 5**
  - B. Consideration of Appointment of Supervisor(s) to Unexpired Term(s) of Office – Seat #2 and Seat #4 (11/2027)
  - C. Oath of Office for Newly Appointed Supervisor(s) – **Page 7**
  - D. Consideration of **Resolution #2026-02** Election of Officer(s) – **Page 8**
4. Approval of the Minutes of the June 17, 2025 Meeting – **Page 10**
5. Consideration of **Resolution #2026-03** Approving the Proposed Fiscal Year 2027 Budget and Setting the Public Hearing – **Page 14**
6. Ratification of Engagement Letter with Grau & Associates to perform the Audit for Fiscal Year Ending September 30, 2025 – **Page 21**
7. Acceptance of Audit for Fiscal Year Ending in September 30, 2025 – **Page 26**
8. **Appointment of Audit Selection Committee – Page 56**  
**Audit Selection Committee Meeting:**
  - A. Opening Audit Selection Committee Meeting**
  - B. Roll Call**
  - C. Selection of Criteria for Evaluation**
  - D. Authorizing of RFP**
  - E. Adjournment**
9. Staff Reports
  - A. Attorney

B. Engineer

C. Manager – Final Approval of the FY2024 – FY2025 Report Performance Measures and Standards – **Page 60**

10. Financial Reports

A. Approval of Check Run Summary – **Page 65**

B. Approval of Unaudited Financials – **Page 70**

11. Supervisors Requests and Audience Comments

12. Adjournment

***Meetings are open to the public and may be continued to a time, date and place certain. For more information regarding this CDD please visit the website: <http://www.bonitavillagecdd.com>***

# Oath of Office

I, \_\_\_\_\_ a resident of the State of Florida and citizen of the United States of America, and being a Supervisor of the **Bonita Village Community Development District** and a recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly and impartially discharge the duties devolving upon me in the office of Supervisor of the **Bonita Village Community Development District**, \_\_\_\_\_ County, Florida.

**Signature** \_\_\_\_\_

**Mailing Address** \_\_\_\_\_

**County of Residence:** \_\_\_\_\_

**Telephone #:** \_\_\_\_\_

**E-mail:** \_\_\_\_\_

**Date:** \_\_\_\_\_

Sworn to (or affirmed) before me this \_\_\_\_\_ day of \_\_\_\_\_, by \_\_\_\_\_ whose signature appears hereinabove.

\_\_\_\_\_  
Notary Public State of Florida

\_\_\_\_\_  
Print Name

My Commission expires \_\_\_\_\_

Personally known \_\_\_\_\_ or produced identification \_\_\_\_\_

Type of identification \_\_\_\_\_

**RESOLUTION 2026-01**

**A RESOLUTION CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES**

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

WHEREAS, following proper publication of notice thereof, such landowners meeting was held on *November 18, 2025*, at which the below recited persons were duly elected by virtue of the votes cast in their respective favor; and

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

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BONITA VILLAGE COMMUNITY DEVELOPMENT DISTRICT;**

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

<u>Omer Dror</u>	<u>Seat #1 - 21 Votes</u>
<u>Tom Runyon</u>	<u>Seat #3 - 21 Votes</u>
<u>Lisa Farrell</u>	<u>Seat #5 - 20 Votes</u>

2. In accordance with said statute, and by virtue of the number of votes cast for the respective Supervisors, they are declared to have been elected for the following terms of office:

\_\_\_\_\_ Omer Dror \_\_\_\_\_

four (4) year term

\_\_\_\_\_ Tom Runyon \_\_\_\_\_

four (4) year term

\_\_\_\_\_ Lisa Farrell \_\_\_\_\_

two (2) year term

3. Said terms of office shall commence immediately upon the adoption of this Resolution.

**PASSED AND ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_.**

\_\_\_\_\_  
Chairman / Vice Chairman

\_\_\_\_\_  
Secretary / Assistant Secretary

# Oath of Office

I, \_\_\_\_\_ a resident of the State of Florida and citizen of the United States of America, and being a Supervisor of the **Bonita Village Community Development District** and a recipient of public funds on behalf of the District, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly and impartially discharge the duties devolving upon me in the office of Supervisor of the **Bonita Village Community Development District**, \_\_\_\_\_ County, Florida.

**Signature** \_\_\_\_\_

**Mailing Address** \_\_\_\_\_

\_\_\_\_\_  
**County of Residence:** \_\_\_\_\_

**Telephone #:** \_\_\_\_\_

**E-mail:** \_\_\_\_\_

**Date:** \_\_\_\_\_

Sworn to (or affirmed) before me this \_\_\_\_\_ day of \_\_\_\_\_, by \_\_\_\_\_ whose signature appears hereinabove.

\_\_\_\_\_  
Notary Public State of Florida

\_\_\_\_\_  
Print Name

My Commission expires \_\_\_\_\_

Personally known \_\_\_\_\_ or produced identification \_\_\_\_\_

Type of identification \_\_\_\_\_

**RESOLUTION 2026-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BONITA VILLAGE COMMUNITY DEVELOPMENT DISTRICT ELECTING OFFICERS OF THE BONITA VILLAGE COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO SECTION 190.006(6), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, pursuant to the requirements of Section 190.006(6), Florida Statutes, the Board of Supervisors of the **Bonita Village Community Development District** desires to elect the below recited persons to the offices specified.

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

**Section 1.** The following persons are elected to the Bonita Village Community Development District offices below, to wit:

- |       |                     |
|-------|---------------------|
| _____ | Chairman            |
| _____ | Vice Chairman       |
| _____ | Treasurer           |
| _____ | Assistant Treasurer |
| _____ | Secretary           |
| _____ | Assistant Secretary |
| _____ | Assistant Secretary |
| _____ | Assistant Secretary |
| _____ | Assistant Secretary |

**Section 2.** All sections, or parts thereof, which conflict herewith, are, to the extent of such conflict, superseded and repealed. In the event that any portion of this Resolution is found to be unconstitutional or improper, it shall be severed herein and shall not affect the validity of the remaining portions of this Resolution.

**Section 3.** This Resolution shall take effect immediately upon its adoption.

**PASSED AND ADOPTED BY THE BOARD OF SUPERVISORS OF THE BONITA VILLAGE COMMUNITY DEVELOPMENT DISTRICT, THIS \_\_\_\_ DAY OF**

\_\_\_\_\_

**BONITA VILLAGE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Chairman / Vice Chairman  
Print name: \_\_\_\_\_

\_\_\_\_\_  
Secretary / Assistant Secretary  
Print name: \_\_\_\_\_

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

The regular meeting of the Board of Supervisors of the Bonita Village Community Development District was held on Tuesday, June 17, 2025, at 1:00 p.m. at 27901 Bonita Village Blvd., Social Room, Bonita Springs, Florida.

Present and constituting a quorum were:

Thomas Runyon	Chairman
Alyssa Averill	Vice Chairman
Omer Dror	Assistant Secretary

Also present were:

Paul Winkeljohn	District Manager
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**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Quesada called the roll and stated we have a quorum.

**SECOND ORDER OF BUSINESS**

**Organizational Matters**

- A. Consideration of Appointment of Supervisors(s) to Unexpired Term(s) of Office - Seat #1 and Seat #3 (11/2025)**
- B. Oath of Office for Newly Appointed Supervisor(s)**
- C. Election of Officer(s)**

Mr. Winkeljohn: Item No. 2, you normally have an opening but, you haven't filled it, so I'm assuming you're not going to fill those vacancies today?

Mr. Runyon: Correct.

Mr. Winkeljohn: Ok, so we can move passed that item.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the  
February 18, 2025 Meeting**

Mr. Winkeljohn: Your minutes from the February 18th meeting were circulated, and a motion would be welcomed.

On MOTION by Mr. Runyon seconded by Mr. Dror with all in favor, the Minutes of the February 18, 2025 Meeting were approved.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution #2025-03 Appointing Sharyn Henning as Assistant Treasurer**

Mr. Winkeljohn: Item No. 4 is an appointment of an assistant treasurer, my company has added a little depth to this role just in case somebody is out of town or whatever we can still process checks and everything. Sharyn Henning is the person we're asking you to appoint by motion for resolution #2025-03.

On MOTION by Mr. Dror seconded by Ms. Averill with all in favor, Resolution #2025-03 appointing Sharyn Henning as Assistant Treasurer was approved.

**FIFTH ORDER OF BUSINESS**

**Public Hearing to Adopt the Fiscal Year 2026 Budget**

**A. Motion to Open the Public Hearing**

Mr. Winkeljohn: Obviously, our big event is the budget hearing, can I have a motion to open today's budget hearing?

On MOTION by Mr. Runyon seconded by Ms. Averill with all in favor, opening the Public Hearing was approved.

**B. Public Comment and Discussion**

**C. Consideration of Resolution #2025-04 Annual Appropriation Resolution**

Mr. Winkeljohn: At this point we would take public comment, and I've received no public comments and there's no one in attendance from the public in today's meeting, so we can move to the budget and the assessment level. Resolution #2025-04 repeats the previous year's assessment, there's no recommendation to change unless you have something I'd ask for a motion to approve resolution #2025-04 as presented.

On MOTION by Mr. Dror seconded by Mr. Runyon with all in favor, Resolution #2025-04 the Annual Appropriation Resolution was approved.

**D. Consideration of Resolution #2025-05 Levy of Non Ad Valorem Assessments**

Mr. Winkeljohn: Resolution #2025-05 is the assessment collection method on the Non Ad Valorem tax roll, and resolution #2025-05 accomplished that by motion.

On MOTION by Ms. Averill seconded by Mr. Runyon with all in favor, Resolution #2025-05 Levy of Non Ad Valorem Assessments was approved.

**E. Motion to Close the Public Hearing**

Mr. Winkeljohn: That closes the public hearing portion for today, is there a motion to close?

On MOTION by Mr. Runyon seconded by Mr. Dror with all in favor, closing the Public Hearing was approved.

**SIXTH ORDER OF BUSINESS**

**Discussion of Procedures for Landowners Election – November 18, 2025**

Mr. Winkeljohn: One piece of information I need to pass on, and Tom, and you’ve done this many times of course which is the landowners election, and that’s a meeting like this where you just cast votes for your units, it will be held on November 18th, so if you could put that on your calendar.

Mr. Runyon: Yes.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

There not being any, the next item followed.

**B. Engineer**

There not being any, the next item followed.

**C. Manager**

- 1) **Number of Registered Voters in the District – 20**
- 2) **Consideration of Proposed Fiscal Year 2026 Meeting Schedule**
- 3) **Form 1 Financial Disclosure Due July 1, 2025**
- 4) **Reminder to Complete Annual Ethics Training by December 1, 2025**

Mr. Winkeljohn: Item No. 7C, just a reminder your financial disclosures would have been in your inbox as an email from the state, it's pretty simple, just click through it and fill it out like last year, and it's much easier online, so a reminder there. I also just miss one item, we need to accept the meeting schedule, is there a motion for that?

On MOTION by Mr. Runyon seconded by Mr. Dror with all in favor, accepting the proposed Fiscal Year 2026 Meeting Schedule was approved.

**EIGHTH ORDER OF BUSINESS**

**Financial Reports**

- A. Approval of Check Run Summary**
- B. Acceptance of Unaudited Financials**

Mr. Winkeljohn: Moving on to the financial register and the financial statement. Nothing of interest to point out to you and staff recommends approval by motion.

On MOTION by Mr. Dror seconded by Mr. Runyon with all in favor, the Check Run Summary and Unaudited Financials were approved.

**NINTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

Mr. Winkeljohn: That's all I have for you today.

**TENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Winkeljohn: Unless you have anything for me, a motion to adjourn.

On MOTION by Mr. Runyon seconded by Mr. Dror with all in favor, the Meeting was adjourned.

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Secretary / Assistant Secretary

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Chairman / Vice Chairman

**RESOLUTION 2026-03**

**A RESOLUTION OF THE BONITA VILLAGE COMMUNITY DEVELOPMENT DISTRICT APPROVING THE DISTRICT’S PROPOSED BUDGET FOR FISCAL YEAR 2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW**

**WHEREAS**, the District Manager has prepared the proposed budget for the Fiscal Year 2027; and

**WHEREAS**, the Board of Supervisors approves the proposed budget for purpose of submitting said budget to the local governing authorities not less than 60 days prior to the public hearing date in accordance with Chapter 190.008(b), Florida Statutes: and

**WHEREAS**, the Board of Supervisors desires to set the public hearing date;

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

1. The proposed budget for Fiscal Year 2027 is hereby approved for the purpose of conducting a public hearing to adopt said budget.
2. A public hearing on said approved budget is hereby declared and set for the following date, hour and place:

Date: \_\_\_\_\_

Hour: \_\_\_\_\_

Place: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Notice of public hearing shall be published in accordance with Florida Law.

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Chairman/Vice Chairman

\_\_\_\_\_  
Secretary/Assistant Secretary

***Bonita Village***  
***Community Development District***

***Proposed Budget***  
***FY 2027***



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1 General Fund

2-3 Narratives

4 Assessments

**Bonita Village**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
<b>REVENUES:</b>					
Maintenance Assessments	\$61,363	\$22,954	\$38,410	\$61,363	\$61,363
State Board - Interest	2,000	733	733	1,466	2,000
Carry Forward Balance	37,109	37,109	-	37,109	12,227
<b>TOTAL REVENUES</b>	<b>\$100,472</b>	<b>\$60,795</b>	<b>\$39,143</b>	<b>\$99,938</b>	<b>\$75,590</b>
<b>EXPENDITURES:</b>					
<b>Administrative:</b>					
Engineering	\$4,500	\$1,500	\$1,500	\$3,000	\$4,500
Attorney	5,350	1,917	1,917	3,834	5,350
Annual Audit	3,400	3,500	-	3,500	3,600
Management Fees	31,887	15,944	15,944	31,887	33,887
Website Maintenance	1,200	600	600	1,200	1,200
Telephone	30	-	15	15	30
Postage & Delivery	275	14	138	152	275
Insurance General Liability	8,918	7,932	-	7,932	8,918
Printing & Binding	350	7	175	182	350
Legal Advertising	1,500	767	767	1,534	1,500
Other Current Charges	725	492	492	984	725
Office Supplies	80	0	25	25	80
Dues, Licenses & Subscriptions	175	175	-	175	175
<b>TOTAL ADMINISTRATIVE</b>	<b>\$58,390</b>	<b>\$32,848</b>	<b>\$21,572</b>	<b>\$54,420</b>	<b>\$60,590</b>
<i>Operations &amp; Maintenance</i>					
<b>Field Expenditures</b>					
Field Management	\$15,000	\$15,000	\$-	\$15,000	\$5,000
Storm Drain Maintenance	18,000	13,800	-	13,800	5,000
Contingency	9,082	-	4,491	4,491	5,000
<b>TOTAL FIELD EXPENDITURES</b>	<b>\$42,082</b>	<b>\$28,800</b>	<b>\$4,491</b>	<b>\$33,291</b>	<b>\$15,000</b>
<b>TOTAL EXPENDITURES</b>	<b>\$100,472</b>	<b>\$61,648</b>	<b>\$26,063</b>	<b>\$87,711</b>	<b>\$75,590</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$(0)</b>	<b>\$(853)</b>	<b>\$13,079</b>	<b>\$12,227</b>	<b>\$0</b>

Gross Assessments	\$ 65,280
Less: Discounts & Collections 5%	(3,917)
<b>Net Assessments</b>	<b>\$ 61,363</b>

Product	Assessable Units	Total Gross Assessment	FY26 Gross Per Unit	FY27 Gross Per Unit	Increase/ (Decrease)
Single Family	80	\$ 27,200.00	\$ 340.00	\$ 340.00	\$ -
Undeveloped Land	10.7965	\$ 38,080.02	\$ 3,527.07	\$ 3,527.07	\$ -
<b>Total</b>	<b>90.7965</b>	<b>\$ 65,280.02</b>			

**Bonita Village**  
**Community Development District**  
**Budget Narrative**

**REVENUES**

**Maintenance Assessments**

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

**State Board Interest**

The District earns interest on the monthly average collected balance for each of their State Board accounts.

**Expenditures - Administrative**

**Engineering**

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

**Attorney**

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

**Annual Audit**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

**Management Fees**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-South Florida, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

**Website Maintenance**

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS-SF, LLC and updated monthly.

**Communication - Telephone**

New internet and Wi-Fi service for Office.

**Postage and Delivery**

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

**Insurance General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

**Printing and Binding**

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

**Legal Advertising**

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

**Other Current Charges**

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

**Office Supplies**

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

**Due, Licenses & Subscriptions**

The District is required to pay an annual fee to the Florida Department of Commerce for \$175.

**Bonita Village**  
**Community Development District**  
**Budget Narrative**

**Expenditures - Field**

**Field Management**

For the supervision and on-site management of Bonita Village CDD. The responsibilities include reviewing contracts and other maintenance related items.

**Storm Drain Maintenance**

District will hire an on-site person to handle weekly inspections, logging and maintenance of the storm drain system.

**Contingency**

Represents any future un-budgeted expenditures the District may need to make during the Fiscal Year.

**Bonita Village**  
**Community Development District**  
**Non-Ad Valorem Assessments Comparison**  
**2026-2027**

Neighborhood	O&M Units	Annual Maintenance Assessments			Total Assessed Per Unit		
		FY 2027	FY2026	Variance	FY 2027	FY2026	Variance
Single Family	80	\$ 340.00	\$ 340.00	\$ -	\$ 340.00	\$ 340.00	\$ -
Undeveloped Land	10.7965	\$ 3,527.07	\$ 3,527.07	\$ -	\$ 3,527.07	\$ 3,527.07	\$ -
<b>Total</b>	<b>90.7965</b>	<b>\$ 65,280.02</b>	<b>\$ 65,280.02</b>	<b>\$ -</b>	<b>\$ 65,280.02</b>	<b>\$ 65,280.02</b>	<b>\$ -</b>



# 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

October 28, 2025

Board of Supervisors  
Bonita Village Community Development District  
5385 N. Nob Hill Road  
Sunrise, FL 33351

We are pleased to confirm our understanding of the services we are to provide Bonita Village Community Development District, City of Bonita Springs, Florida ("the District") for the fiscal year ended September 30, 2025. 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 Village Community Development District as of and for the fiscal year ended September 30, 2025. 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 2025 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.

**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 relating to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

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

**Audit Procedures—General**

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

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

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

**Audit Procedures—Internal Control**

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

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

**Audit Procedures—Compliance**

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

**Engagement Administration, Fees, and Other**

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

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

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

**IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: GMS-SF LLC - 5385 N NOB HILL ROAD SUNRISE, FL 33351 - TELEPHONE: 954-721-8681 - RECORDREQUEST@GMSFL.COM**

Our fee for these services will not exceed \$3,500 for the September 30, 2025 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

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

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

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

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 2022 peer review report accompanies this letter.

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

Very truly yours,

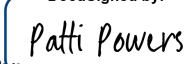
Grau & Associates



\_\_\_\_\_  
Antonio J. Grau

RESPONSE:

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

DocuSigned by:  
  
BY: \_\_\_\_\_  
-D119518D136443D

Title: \_\_\_\_\_  
Treasurer

Date: \_\_\_\_\_  
2025-10-28



Florida Institute of Certified Public Accountants

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



Peer Review  
Program

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

**March 17, 2023**

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

**Dear Antonio Grau:**

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

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

Thank you for your cooperation.

Sincerely,

*FICPA Peer Review Committee*

Peer Review Team  
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

**BONITA VILLAGE  
COMMUNITY DEVELOPMENT DISTRICT  
CITY OF BONITA SPRINGS, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2025**

**BONITA VILLAGE COMMUNITY DEVELOPMENT DISTRICT  
CITY OF BONITA SPRINGS, FLORIDA**

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## INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors  
Bonita Village Community Development District  
City of Bonita Springs, Florida

### **Report on the Audit of the Financial Statements**

#### ***Opinions***

We have audited the accompanying financial statements of the governmental activities and the major fund of Bonita Village Community Development District, City of Bonita Springs, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the major fund of the District as of September 30, 2025, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

#### ***Basis for Opinions***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### ***Responsibilities of Management for the Financial Statements***

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

#### ***Auditor's Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

#### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about 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 do 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.

#### ***Other Information Included in the Financial Report***

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

#### ***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated November 26, 2025, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

November 26, 2025

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Bonita Village Community Development District, City of Bonita Springs, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$402,855.
- The change in the District's total net position in comparison with the prior fiscal year was (\$36,418), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District's governmental fund reported combined ending fund balance of \$60,453, a decrease of (\$16,909) in comparison with the prior fiscal year. The fund balance is assigned to subsequent year's expenditures and the remainder is unassigned fund balance which is available for spending at the District's discretion.

### OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

#### Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

#### Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

## OVERVIEW OF FINANCIAL STATEMENTS (Continued)

### Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains one individual governmental fund. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, which is a major fund.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

### Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

### GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2025	2024
Current and other assets	\$ 61,425	\$ 83,909
Capital assets, net of depreciation	342,402	361,911
Total assets	<u>403,827</u>	<u>445,820</u>
Current liabilities	972	6,547
Total liabilities	<u>972</u>	<u>6,547</u>
Net position		
Investment in capital assets	342,402	361,911
Unrestricted	60,453	77,362
Total net position	<u>\$ 402,855</u>	<u>\$ 439,273</u>

## GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending.

The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position decreased during the most recent fiscal year. The majority of the decrease represents the extent to which the cost of operations and depreciation expense exceeded ongoing program revenues.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2025	2024
Revenues:		
Program revenues		
Charges for services	\$ 65,648	\$ 65,620
General revenues	2,313	2,865
Total revenues	<u>67,961</u>	<u>68,485</u>
Expenses:		
General government	50,207	52,306
Maintenance and operations	54,172	48,309
Total expenses	<u>104,379</u>	<u>100,615</u>
Change in net position	(36,418)	(32,130)
Net position - beginning	439,273	471,403
Net position - ending	<u>\$ 402,855</u>	<u>\$ 439,273</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025, was \$104,379. The costs of the District's activities were funded by program revenues and general revenues. The increase in current fiscal year expenses is primarily the result of increase in maintenance and operations cost.

## GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

## CAPITAL ASSETS

At September 30, 2025, the District had \$674,055 invested in land improvements and infrastructure. In the government-wide financial statements, depreciation of \$331,653 has been taken, which resulted in a net book value of \$342,402. More detailed information about the District's capital assets is presented in the notes of the financial statements.

## ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

## CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Bonita Village Community Development District Finance Department at 5385 N. Nob Hill Road Sunrise, Florida 33351.

**BONITA VILLAGE COMMUNITY DEVELOPMENT DISTRICT  
CITY OF BONITA SPRINGS, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2025**

	Governmental Activities
<b>ASSETS</b>	
Cash	\$ 362
Investments	60,768
Assessments receivable	295
Capital assets:	
Nondepreciable	104,900
Depreciable, net	237,502
Total assets	403,827
 <b>LIABILITIES</b>	
Accounts payable	972
Total liabilities	972
 <b>NET POSITION</b>	
Investment in capital assets	342,402
Unrestricted	60,453
Total net position	\$ 402,855

See notes to the financial statements

**BONITA VILLAGE COMMUNITY DEVELOPMENT DISTRICT  
CITY OF BONITA SPRINGS, FLORIDA  
STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>	<u>Net (Expense) Revenue and Changes in Net Position</u>
		Charges for Services	Governmental Activities
Primary government:			
Governmental activities:			
General government	\$ 50,207	\$ 50,207	\$ -
Maintenance and operations	54,172	15,441	(38,731)
Total governmental activities	<u>104,379</u>	<u>65,648</u>	<u>(38,731)</u>
General revenues:			
Unrestricted investment earnings			<u>2,313</u>
Total general revenues			<u>2,313</u>
Change in net position			(36,418)
Net position - beginning			<u>439,273</u>
Net position - ending			<u><u>\$ 402,855</u></u>

See notes to the financial statements

**BONITA VILLAGE COMMUNITY DEVELOPMENT DISTRICT  
CITY OF BONITA SPRINGS, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2025**

	Major Fund General	Total Governmental Funds
<b>ASSETS</b>		
Cash	\$ 362	\$ 362
Investments	60,768	60,768
Assessments receivable	295	295
Total assets	\$ 61,425	\$ 61,425
 <b>LIABILITIES AND FUND BALANCES</b>		
Liabilities:		
Accounts payable	\$ 972	\$ 972
Total liabilities	972	972
 Fund balances:		
Assigned to:		
Subsequent year's budget	37,109	37,109
Unassigned	23,344	23,344
Total fund balances	60,453	60,453
Total liabilities and fund balances	\$ 61,425	\$ 61,425

See notes to the financial statements

**BONITA VILLAGE COMMUNITY DEVELOPMENT DISTRICT  
CITY OF BONITA SPRINGS, FLORIDA  
RECONCILIATION OF THE BALANCE SHEET GOVERNMENTAL FUNDS  
TO THE STATEMENT OF NET POSITION  
SEPTEMBER 30, 2025**

Fund balance - governmental funds		\$	60,453
<p>Amounts reported for governmental activities in the statement of net position are different because:</p> <p>Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets in the net position of the government as a whole.</p>			
Cost of capital assets			674,055
Accumulated depreciation			(331,653)
			342,402
Net position of governmental activities		\$	402,855

See notes to the financial statements

**BONITA VILLAGE COMMUNITY DEVELOPMENT DISTRICT  
CITY OF BONITA SPRINGS, FLORIDA  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Major Fund General	Total Governmental Funds
<b>REVENUES</b>		
Assessments	\$ 65,648	\$ 65,648
Interest	2,313	2,313
Total revenues	67,961	67,961
<b>EXPENDITURES</b>		
Current:		
General government	50,207	50,207
Maintenance and operations	34,663	34,663
Total expenditures	84,870	84,870
Excess (deficiency) of revenues over (under) expenditures	(16,909)	(16,909)
Fund balances - beginning	77,362	77,362
Fund balances - ending	\$ 60,453	\$ 60,453

See notes to the financial statements

**BONITA VILLAGE COMMUNITY DEVELOPMENT DISTRICT  
CITY OF BONITA SPRINGS, FLORIDA  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN  
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Net change in fund balances - total governmental funds	\$	(16,909)
Amounts reported for governmental activities in the statement of activities are different because:		
Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		(19,509)
Change in net position of governmental activities	\$	(36,418)

See notes to the financial statements

**BONITA VILLAGE COMMUNITY DEVELOPMENT DISTRICT  
CITY OF BONITA SPRINGS, FLORIDA  
NOTES TO FINANCIAL STATEMENTS**

**NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY**

Bonita Village Community Development District ("District") was created on July 6, 2005 by Ordinance 05-11 of the City of Bonita Springs, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The boundaries of the District were contracted by approximately 3.35 acres by Ordinance 10-03 of the City of Bonita Springs, Florida enacted on May 19, 2011. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue Bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2025, certain Board members are affiliated with Bonita Village, LLC ("Developer").

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Government-Wide and Fund Financial Statements**

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services; and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### **Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

### **Assessments**

Assessments are non-ad valorem assessments on benefitted property within the District. Operating and Maintenance Assessments are based upon adopted budget and levied annually at a public hearing of the District. Debt Service Assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection. Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the Debt Service Assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental fund:

### **General Fund**

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

### **Assets, Liabilities and Net Position or Equity**

#### **Restricted Assets**

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

#### **Deposits and Investments**

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Assets, Liabilities and Net Position or Equity (Continued)

#### Deposits and Investments (Continued)

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

The State Board of Administration's ("SBA") Local Government Surplus Funds Trust Fund ("Florida PRIME") is a "2a-7 like" pool. A "2a-7 like" pool is an external investment pool that is not registered with the Securities and Exchange Commission ("SEC") as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a-7 of the Investment Company Act of 1940, which comprises the rules governing money market funds. Thus, the pool operates essentially as a money market fund. The District has reported its investment in Florida PRIME at amortized cost for financial reporting purposes.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

#### Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

#### Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Stormwater management	30
Other	25

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity (Continued)**

#### Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

#### Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

As of September 30, 2025, there are no long-term obligations.

#### Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

#### Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity (Continued)**

#### Fund Equity/Net Position (Continued)

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

### **Other Disclosures**

#### Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

## **NOTE 3 – BUDGETARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

## **NOTE 4 – DEPOSITS AND INVESTMENTS**

### **Deposits**

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate Bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

## NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

### Investments

The District's investments were held as follows at September 30, 2025:

	<u>Amortized Cost</u>	<u>Credit Risk</u>	<u>Maturities</u>
Investment in Local Government Surplus Funds Trust Fund (Florida PRIME)	\$ 60,768	S&P AAAm	Weighted average of the fund portfolio: 47 days
	<u>\$ 60,768</u>		

*Credit risk* – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

*Concentration risk* – The District places no limit on the amount the District may invest in any one issuer.

*Interest rate risk* – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

*Fair Value Measurement* – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

## NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

### Investments (Continued)

*External Investment Pool* – With regard to redemption gates, Chapter 218.409(8)(a), Florida Statutes, states that “The principal, and any part thereof, of each account constituting the trust fund is subject to payment at any time from the moneys in the trust fund. However, the Executive Director may, in good faith, on the occurrence of an event that has a material impact on liquidity or operations of the trust fund, for 48 hours limit contributions to or withdrawals from the trust fund to ensure that the Board can invest moneys entrusted to it in exercising its fiduciary responsibility. Such action must be immediately disclosed to all participants, the Trustees, the Joint Legislative Auditing Committee, the Investment Advisory Council, and the Participant Local Government Advisory Council. The Trustees shall convene an emergency meeting as soon as practicable from the time the Executive Director has instituted such measures and review the necessity of those measures. If the Trustees are unable to convene an emergency meeting before the expiration of the 48-hour moratorium on contributions and withdrawals, the moratorium may be extended by the Executive Director until the Trustees are able to meet to review the necessity for the moratorium. If the Trustees agree with such measures, the Trustees shall vote to continue the measures for up to an additional 15 days. The Trustees must convene and vote to continue any such measures before the expiration of the time limit set, but in no case may the time limit set by the Trustees exceed 15 days.”

With regard to liquidity fees, Florida Statute 218.409(4) provides authority for the SBA to impose penalties for early withdrawal, subject to disclosure in the enrollment materials of the amount and purpose of such fees. At present, no such disclosure has been made.

As of September 30, 2025, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit a participant’s daily access to 100% of their account value.

## NOTE 5 – CAPITAL ASSETS

Capitals asset activity for the fiscal year ended September 30, 2025, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land improvements	\$ 104,900	\$ -	\$ -	\$ 104,900
Total capital assets, not being depreciated	104,900	-	-	104,900
Capital assets, being depreciated				
Infrastructure - stormwater management	488,580	-	-	488,580
Infrastructure - other	80,575	-	-	80,575
Total capital assets, being depreciated	569,155	-	-	569,155
Less accumulated depreciation for:				
Infrastructure - stormwater management	260,576	16,286	-	276,862
Infrastructure - other	51,568	3,223	-	54,791
Total accumulated depreciation	312,144	19,509	-	331,653
Total capital assets, being depreciated, net	257,011	(19,509)	-	237,502
Governmental activities capital assets, net	\$ 361,911	\$ (19,509)	\$ -	\$ 342,402

Depreciation expense was charged to the maintenance and operations function.

**NOTE 6 – DEVELOPER TRANSACTIONS**

The Developer owns a significant portion of the land within the District; therefore, assessment revenues in the general fund include the assessments levied on those lots owned by the Developer.

**NOTE 7 – CONCENTRATION**

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

**NOTE 8 – MANAGEMENT COMPANY**

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

**NOTE 9 – RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

**BONITA VILLAGE COMMUNITY DEVELOPMENT DISTRICT  
CITY OF BONITA SPRINGS, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Budgeted Amounts <u>Original &amp; Final</u>	Actual Amounts	Variance with Final Budget - Positive (Negative)
<b>REVENUES</b>			
Assessments	\$ 61,363	\$ 65,648	\$ 4,285
Interest income	1,000	2,313	1,313
Total revenues	<u>62,363</u>	<u>67,961</u>	<u>5,598</u>
<b>EXPENDITURES</b>			
Current:			
General government	55,382	50,207	5,175
Maintenance and operations	43,356	34,663	8,693
Total expenditures	<u>98,738</u>	<u>84,870</u>	<u>13,868</u>
Excess (deficiency) of revenues over (under) expenditures	(36,375)	(16,909)	19,466
<b>OTHER FINANCING SOURCES (USES)</b>			
Carry forward	36,375	-	(36,375)
Total other financing sources	<u>36,375</u>	<u>-</u>	<u>(36,375)</u>
Net change in fund balances	<u>\$ -</u>	(16,909)	<u>\$ (16,909)</u>
Fund balance - beginning		<u>77,362</u>	
Fund balance - ending		<u>\$ 60,453</u>	

See notes to required supplementary information

**BONITA VILLAGE COMMUNITY DEVELOPMENT DISTRICT  
CITY OF BONITA SPRINGS, FLORIDA  
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

**BONITA VILLAGE COMMUNITY DEVELOPMENT DISTRICT  
CITY OF BONITA SPRINGS, FLORIDA  
OTHER INFORMATION – DATA ELEMENTS  
REQUIRED BY FL STATUTE 218.39(3)(C)  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025  
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	2
Employee compensation	\$0
Independent contractor compensation	\$119,772
Construction projects to begin on or after October 1; (>\$65K)	None
Budget variance report	Refer to the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund report
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$340.00 - \$3,527.07
Special assessments collected	\$65,648
Outstanding Bonds:	Not applicable



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
Bonita Village Community Development District  
City of Bonita Springs, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and the major fund of Bonita Village Community Development District, City of Bonita Springs, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated November 26, 2025.

**Report on Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

**Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

November 26, 2025



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE  
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY  
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors  
Bonita Village Community Development District  
City of Bonita Springs, Florida

We have examined Bonita Village Community Development District, City of Bonita Springs, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Bonita Village Community Development District, City of Bonita Springs, Florida and is not intended to be and should not be used by anyone other than these specified parties.

November 26, 2025



**MANAGEMENT LETTER PURSUANT TO THE RULES OF  
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors  
Bonita Village Community Development District  
City of Bonita Springs, Florida

**Report on the Financial Statements**

We have audited the accompanying basic financial statements of Bonita Village Community Development District, City of Bonita Springs, Florida ("District") as of and for the fiscal year ended September 30, 2025 and have issued our report thereon dated November 26, 2025.

**Auditor's Responsibility**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

**Other Reporting Requirements**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters based on an audit of the financial statements performed in accordance with *Government Auditing Standards*; and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated November 26, 2025, should be considered in conjunction with this management letter.

**Purpose of this Letter**

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Bonita Village Community Development District, City of Bonita Springs, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Bonita Village Community Development District, City of Bonita Springs, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements and the courtesies extended to us.

November 26, 2025

## REPORT TO MANAGEMENT

### I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

### II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

### III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2025. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.

**Bonita Village Community Development District  
Request for Proposals for Annual Audit Services**

Bonita Village Community Development District hereby requests proposals for annual financial auditing services. The proposals must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2026, with an option for nine (9) additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is in Lee County and is approximately 19.22 acres in area. The District currently has an operating budget of approximately \$100,472.

The auditing entity submitting a proposal must be duly licensed under Chapter 473, Florida Statutes and be qualified to conduct audits in accordance with "Governmental Auditing Standards", as adopted by the Florida Board of Accountancy. The Audit shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include additional qualification requirements, evaluation criteria and instructions to proposers are available from the District's Manager at the address and telephone number listed below.

Proposers must provide (1) electronic copy emailed to [RFP@GMSSF.COM](mailto:RFP@GMSSF.COM) and one (1) hardcopy of their proposal to Bonita Village Community Development District, Attn: District Manager, 5385 N Nob Hill Road, Sunrise, FL 33351, Telephone (954) 721-8681, in an envelope marked on the outside "Auditing Services, Bonita Village Community Development District." Proposals must be received by 11:00 am. on **(ENTER DATE)**, at the offices listed above. Please direct all questions regarding this notice to the Treasurer, Patti Powers at (954)-721-8681.

Patti Powers  
Treasurer

**BONITA VILLAGE COMMUNITY DEVELOPMENT DISTRICT  
REQUEST FOR PROPOSALS**

**District Auditing Services for Fiscal Year 2026  
Lee County, Florida**

**INSTRUCTIONS TO PROPOSERS**

**SECTION 1. DUE DATE.** Sealed proposals must be received no later than 11:00 am, **DATE**, at the offices of District Manager, located at 5385 N Nob Hill Road, Sunrise, FL 33351. Proposals will be publicly opened at that time.

**SECTION 2. FAMILIARITY WITH THE LAW.** By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances, and regulations.

**SECTION 3. QUALIFICATIONS OF PROPOSER.** The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

**SECTION 4. SUBMISSION OF ONLY ONE PROPOSAL.** Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

**SECTION 5. SUBMISSION OF PROPOSAL.** Submit (1) hardcopy and (1) electronic copy of the Proposal Documents, and other requested attachments at the time and place indicated herein. Hardcopy shall be enclosed in an opaque sealed envelope, marked with the title “Auditing Services – Bonita Village Community Development District” on the face of it. Electronic copy shall be emailed to [RFP@gmssf.com](mailto:RFP@gmssf.com)

**SECTION 6. MODIFICATION AND WITHDRAWAL.** Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

**SECTION 7. PROPOSAL DOCUMENTS.** The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the “Proposal Documents”).

**SECTION 8. PROPOSAL.** In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

**SECTION 9. BASIS OF AWARD/RIGHT TO REJECT.** The District, Bonita Village CDD, has the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

**SECTION 10. CONTRACT AWARD.** Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

**SECTION 11. LIMITATION OF LIABILITY.** Nothing herein shall be construed as or constitute a waiver of District's limited waiver of liability contained in section 768.28, Florida Statutes, or any other statute or law.

**SECTION 12. MISCELLANEOUS.** All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List position or title of all personnel to perform work on the District audit. Include resumes for each person listed; list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including resumes with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- D. The lump sum cost of the provision of the services under the proposal, plus the lump sum cost of four (4) annual renewals.

**SECTION 13. PROTESTS.** Any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) hours after the receipt of the proposed contract documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid contract award.

**SECTION 14. EVALUATION OF PROPOSALS.** The criteria to be used in the evaluation of proposals are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.





## Memorandum

**To:** Bonita Village Board of Supervisors

**From:** District Management

**Date:** October 1, 2025

**RE:** HB7013 – Special Districts Performance Measures and Standards-FINAL Report

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To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

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

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

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

**Exhibit A:**  
Goals, Objectives and Annual Reporting Form

# Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2024 – September 30, 2025

## **1. Community Communication and Engagement**

### **Goal 1.1: Public Meetings Compliance**

**Objective:** Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

**Measurement:** Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

**Standard:** A minimum of three board meetings were held during the Fiscal Year.

**Achieved:** Yes  No

### **Goal 1.2: Notice of Meetings Compliance**

**Objective:** Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

**Measurement:** Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

**Standard:** 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

**Achieved:** Yes  No

### **Goal 1.3: Access to Records Compliance**

**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

**Measurement:** Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

**Standard:** 100% of monthly website checks were completed by District Management.

**Achieved:** Yes  No

## **2. Infrastructure and Facilities Maintenance**

### **Goal 2.1: Field Management and/or District Management Site Inspections**

**Objective:** Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

**Measurement:** Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

**Standard:** 100% of site visits were successfully completed as described within district management services agreement

**Achieved:** Yes  No

### **Goal 2.2: District Infrastructure and Facilities Inspections**

**Objective:** District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

**Measurement:** A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

**Standard:** Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

**Achieved:** Yes  No

## **3. Financial Transparency and Accountability**

### **Goal 3.1: Annual Budget Preparation**

**Objective:** Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

**Measurement:** Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

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

**Achieved:** Yes  No

### **Goal 3.2: Financial Reports**

**Objective:** Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

**Measurement:** Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

**Standard:** CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

**Achieved:** Yes  No

**Goal 3.3: Annual Financial Audit**

**Objective:** Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

**Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

**Achieved:** Yes  No

Chair/Vice Chair: \_\_\_\_\_

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

Bonita Village Community Development District

District Manager: \_\_\_\_\_

Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

Bonita Village Community Development District

**Bonita Village**  
COMMUNITY DEVELOPMENT DISTRICT

**Check Register**  
Fiscal Year 2026  
10/01/25 - 03/31/26

<i>Date</i>	<i>check #'s</i>		<i>Amount</i>
	<b><u>FY2025</u></b>		
06/01/25 - 06/30/25	664	\$	5,180.32
07/01/25 - 07/31/25	665-669	\$	34,597.91
08/01/25 - 08/31/25	670-672	\$	2,816.47
09/01/25 - 09/30/25	673-674	\$	2,960.64
	<b><u>FY2026</u></b>		
10/01/25 - 10/31/25	675-679	\$	11,836.69
11/01/25 - 11/30/25	680-682	\$	4,049.47
12/01/25 - 12/31/25	683-686	\$	7,155.72
01/01/26 - 01/31/26	687-689	\$	3,697.40
02/02/26 - 02/28/26	690-691	\$	2,952.25
03/1/26 - 03/31/26	692-694	\$	31,755.95
	<b>TOTAL</b>	<b>\$</b>	<b>107,002.82</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/05/25	00001	5/01/25	240	MAY 25		202505	310-51300-34000		MGMT FEES	*	2,506.83		
		5/01/25	240	MAY 25		202505	310-51300-35101		WEBSITE ADMIN	*	83.33		
		6/01/25	241	JUN 25		202506	310-51300-34000		MGMT FEES	*	2,506.83		
		6/01/25	241	JUN 25		202506	310-51300-35101		WEBSITE ADMIN	*	83.33		
GOVERNMENTAL MANAGEMENT SERVICES -												5,180.32	000664
7/15/25	00022	7/15/25	07152025			202507	300-15100-10000		TXFER FUNDS SBA ACCOUNT	*	30,000.00		
BONITA VILLAGE CDD												30,000.00	000665
7/15/25	00024	5/31/25	7144610			202505	310-51300-48000		NOTICE OF BUDGET FY26	*	458.25		
GANNETT FLORIDA LOCALIQ												458.25	000666
7/15/25	00001	7/01/25	242	JUL 25		202507	310-51300-34000		MGMT FEES	*	2,506.83		
		7/01/25	242	JUL 25		202507	310-51300-35101		WEBSITE ADMIN	*	83.33		
GOVERNMENTAL MANAGEMENT SERVICES -												2,590.16	000667
7/15/25	00017	6/30/25	3125-01-			202506	310-51300-31100		2ND QTR ENGINEERING FEES	*	750.00		
JR EVANS ENGINEERING												750.00	000668
7/15/25	00005	7/03/25	WGC-1640			202506	310-51300-31500		JUN 25 - ATTORNEY FEES	*	799.50		
LEWIS, LONGMAN & WALKER, P.A.												799.50	000669
8/07/25	00004	7/29/25	8-938-34			202507	310-51300-42000		DELIVERIES THRU 7/18/25	*	39.29		
FEDEX												39.29	000670
8/07/25	00001	8/01/25	243	AUG 25		202508	310-51300-34000		MGMT FEES	*	2,506.83		
		8/01/25	243	AUG 25		202508	310-51300-35101		WEBSITE ADMIN	*	83.33		
		8/01/25	243	AUG 25		202508	310-51300-42000		POSTAGE	*	2.22		
		8/01/25	243	AUG 25		202508	310-51300-42500		COPIES	*	.30		
GOVERNMENTAL MANAGEMENT SERVICES -												2,592.68	000671

BONV BONITA VILLAGE ACOOPER

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/07/25	00005	8/05/25	WGC-1644	202507 310-51300-31500	JUL 25 - ATTORNEY FEES	*	184.50		
					LEWIS, LONGMAN & WALKER, P.A.			184.50	000672
9/10/25	00001	9/01/25	244	202509 310-51300-34000	SEP 25 - MGMT FEES	*	2,506.83		
		9/01/25	244	202509 310-51300-35101	SEP 25 - WEBSITE ADMIN	*	83.33		
		9/01/25	244	202509 310-51300-42000	SEP 25 - POSTAGE	*	1.48		
					GOVERNMENTAL MANAGEMENT SERVICES -			2,591.64	000673
9/10/25	00005	9/03/25	WGC-1649	202508 310-51300-31500	AUG 25 - ATTORNEY FEES	*	369.00		
					LEWIS, LONGMAN & WALKER, P.A.			369.00	000674
10/07/25	00015	9/12/25	29186	202510 310-51300-45000	FY2026 INSURANCE	*	7,932.00		
					EGIS INSURANCE ADVISORS, LLC			7,932.00	000675
10/07/25	00001	10/01/25	245	202510 310-51300-34000	OCT 25 - MGMT FEES	*	2,657.25		
		10/01/25	245	202510 310-51300-35101	OCT 25 - WEBSITE ADMIN	*	100.00		
		10/01/25	245	202510 310-51300-42000	OCT 25 - POSTAGE	*	.74		
					GOVERNMENTAL MANAGEMENT SERVICES -			2,757.99	000676
10/10/25	00003	10/01/25	92961	202510 310-51300-54000	SPECIAL DISTRICT FEE FY26	*	175.00		
					FLORIDACOMMERCE			175.00	000677
10/10/25	00017	10/07/25	312-01-0	202509 310-51300-31100	3RD QTR ENGINEERING FEES	*	750.00		
					JR EVANS ENGINEERING			750.00	000678
10/28/25	00024	9/30/25	7353217	202509 310-51300-48000	NOTICE OF MEETINGS	*	221.70		
					GANNETT FLORIDA LOCALIQ			221.70	000679
11/05/25	00024	10/31/25	7405286	202510 310-51300-48000	NOTICE OF MEETING	*	552.00		
					GANNETT FLORIDA LOCALIQ			552.00	000680
11/05/25	00001	11/01/25	247	202511 310-51300-34000	NOV 25 - MGMT FEES	*	2,657.25		

BONV BONITA VILLAGE ACOOPER

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/01/25		247	202511 310-51300-35101		*	100.00	
		NOV 25 - WEBSITE ADMIN					
11/01/25		247	202511 310-51300-42000		*	2.22	
		NOV 25 - POSTAGE					
GOVERNMENTAL MANAGEMENT SERVICES -							2,759.47 000681
11/05/25	00005	11/04/25 WGC-1657	202510 310-51300-31500		*	738.00	
		OCT 25 - ATTORNEY FEES					
LEWIS, LONGMAN & WALKER, P.A.							738.00 000682
12/09/25	00001	12/01/25 248	202512 310-51300-34000		*	2,657.25	
		DEC 25 - MGMT FEES					
		12/01/25 248	202512 310-51300-35101		*	100.00	
		DEC 25 - WEBSITE ADMIN					
		12/01/25 248	202512 310-51300-42000		*	2.22	
		DEC 25 - POSTAGE					
		12/01/25 248	202512 310-51300-42500		*	6.75	
		DEC 25 - COPIES					
GOVERNMENTAL MANAGEMENT SERVICES -							2,766.22 000683
12/09/25	00011	12/01/25 28287	202512 310-51300-32200		*	3,500.00	
		AUDIT FYE 9/30/2025					
GRAU AND ASSOCIATES							3,500.00 000684
12/09/25	00010	11/04/25 013276	202511 310-51300-49000		*	90.00	
		2025 NON AD VALOREM ROLL					
LEE COUNTY PROPERTY APPRAISER OFF							90.00 000685
12/09/25	00005	12/02/25 WGC-1662	202511 310-51300-31500		*	799.50	
		NOV 25 - ATTORNEY FEES					
LEWIS, LONGMAN & WALKER, P.A.							799.50 000686
1/23/26	00001	1/01/26 249	202601 310-51300-34000		*	2,657.25	
		JAN 26 - MGMT FEES					
		1/01/26 249	202601 310-51300-35101		*	100.00	
		JAN 26 - WEBSITE ADMIN					
		1/01/26 249	202601 310-51300-51000		*	.15	
		JAN 26 - OFFICE SUPPLIES					
		1/01/26 249	202601 310-51300-42000		*	5.50	
		JAN 26 - POSTAGE					
GOVERNMENTAL MANAGEMENT SERVICES -							2,762.90 000687
1/23/26	00017	1/09/26 3125-01-	202512 310-51300-31100		*	750.00	
		4TH QTR ENGINEERING FEES					
JR EVANS ENGINEERING							750.00 000688

BONV BONITA VILLAGE ACOOPER

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/23/26	00005	1/07/26 WGC-1666	202512 310-51300-31500		*	184.50	
		DEC 25 - ATTORNEY FEES		LEWIS, LONGMAN & WALKER, P.A.			184.50 000689
2/25/26	00001	2/01/26 250	202602 310-51300-34000		*	2,657.25	
		FEB 26 - MGMT FEES					
		2/01/26 250	202602 310-51300-35101		*	100.00	
		FEB 26 - WEBSITE ADMIN		GOVERNMENTAL MANAGEMENT SERVICES -			2,757.25 000690
2/25/26	00005	2/03/26 WGC-1671	202601 310-51300-31500		*	195.00	
		JAN 26 - ATTORNEY FEES		LEWIS, LONGMAN & WALKER, P.A.			195.00 000691
3/26/26	00001	3/01/26 251	202603 310-51300-34000		*	2,657.25	
		MAR 26 - MGMT FEES					
		3/01/26 251	202603 310-51300-35101		*	100.00	
		MAR 26 - WEBSITE ADMIN					
		3/01/26 251	202603 310-51300-42000		*	3.70	
		MAR 26 - POSTAGE		GOVERNMENTAL MANAGEMENT SERVICES -			2,760.95 000692
3/26/26	00005	3/04/26 WGC-1675	202602 310-51300-31500		*	195.00	
		FEB 26 - ATTORNEY FEES		LEWIS, LONGMAN & WALKER, P.A.			195.00 000693
3/26/26	00020	3/01/26 030126	202603 320-53800-46100		*	1,200.00	
		STORM DRAIN INSPECTION					
		3/01/26 030126	202603 320-53800-46100		*	12,600.00	
		STORM DRAIN BIN CLEANINGS					
		3/01/26 030126	202603 320-53800-34000		*	15,000.00	
		STORM WATER SYSTEM MGMT		SUN VILLAGE MANAGEMENT			28,800.00 000694
TOTAL FOR BANK A						107,002.82	
TOTAL FOR REGISTER						107,002.82	

BONV BONITA VILLAGE ACOOPER

***Bonita Village***  
***Community Development District***

***Unaudited Financial Reporting***  
***March 31, 2026***



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**Bonita Village**  
**Community Development District**  
**Combined Balance Sheet**  
**March 31, 2026**

		<i>General Fund</i>
<b>Assets:</b>		
<u>Cash:</u>		
Operating Account	\$	1,097
 <u>Investments:</u>		
State Board		22,628
<b>Total Assets</b>	<b>\$</b>	<b>23,725</b>
 <b>Liabilities:</b>		
Accounts Payable	\$	1,810
<b>Total Liabilites</b>	<b>\$</b>	<b>1,810</b>
 <b>Fund Balance:</b>		
Unassigned	\$	21,915
<b>Total Fund Balances</b>	<b>\$</b>	<b>21,915</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$</b>	<b>23,725</b>

**Bonita Village**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2026**

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
<b><u>Revenues:</u></b>				
Special Assessments - On Roll	\$ 61,363	\$ 23,290	\$ 23,290	\$ -
State Board - Interest Income	2,000	1,000	861	(139)
<b>Total Revenues</b>	<b>\$ 63,363</b>	<b>\$ 24,290</b>	<b>\$ 24,151</b>	<b>\$ (139)</b>
<b><u>Expenditures:</u></b>				
<b><u>General &amp; Administrative:</u></b>				
Engineering	\$ 4,500	\$ 2,250	\$ 1,500	\$ 750
Attorney	5,350	2,675	2,957	(282)
Annual Audit	3,400	3,400	3,500	(100)
Management Fees	31,887	15,944	15,944	-
Website Maintenance	1,200	600	600	-
Telephone	30	15	-	15
Postage & Delivery	275	138	14	123
Insurance General Liability	8,918	8,918	7,932	986
Printing & Binding	350	175	7	168
Legal Advertising	1,500	750	767	(17)
Other Current Charges	725	363	492	(130)
Office Supplies	80	40	0	40
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total General &amp; Administrative</b>	<b>\$ 58,390</b>	<b>\$ 35,442</b>	<b>\$ 33,888</b>	<b>\$ 1,554</b>
<b><u>Operations &amp; Maintenance</u></b>				
<b>Field Expenditures</b>				
Field Management	\$ 15,000	\$ 15,000	\$ 15,000	\$ -
Storm Drain Maintenance	18,000	13,800	13,800	-
Contingency	9,082	4,541	-	4,541
<b>Subtotal Field Expenditures</b>	<b>\$ 42,082</b>	<b>\$ 33,341</b>	<b>\$ 28,800</b>	<b>\$ 4,541</b>
<b>Total Expenditures</b>	<b>\$ 100,472</b>	<b>\$ 68,783</b>	<b>\$ 62,688</b>	<b>\$ 6,095</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (37,109)</b>	<b>\$ (44,492)</b>	<b>\$ (38,537)</b>	<b>\$ 5,955</b>
<b>Net Change in Fund Balance</b>	<b>\$ (37,109)</b>	<b>\$ (44,492)</b>	<b>\$ (38,537)</b>	<b>\$ 5,955</b>
<b>Fund Balance - Beginning</b>	<b>\$ 37,109</b>		<b>\$ 60,452</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 21,915</b>	

**Bonita Village**  
**Community Development District**  
**Month to Month**

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Special Assessments - On Roll	\$ -	\$ 3,248	\$ 17,303	\$ 2,070	\$ 333	\$ 337	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,290
State Board - Interest Income	181	145	142	139	125	128	-	-	-	-	-	-	861
<b>Total Revenues</b>	<b>\$ 181</b>	<b>\$ 3,393</b>	<b>\$ 17,445</b>	<b>\$ 2,209</b>	<b>\$ 458</b>	<b>\$ 464</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 24,151</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Engineering	\$ -	\$ -	\$ 750	\$ -	\$ -	\$ 750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500
Attorney	738	800	185	195	195	-	-	-	-	-	-	-	2,112
Annual Audit	-	-	3,500	-	-	-	-	-	-	-	-	-	3,500
Management Fees	2,657	2,657	2,657	2,657	2,657	2,657	-	-	-	-	-	-	15,944
Website Maintenance	100	100	100	100	100	100	-	-	-	-	-	-	600
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	1	2	2	6	4	-	-	-	-	-	-	-	14
Insurance General Liability	7,932	-	-	-	-	-	-	-	-	-	-	-	7,932
Printing & Binding	-	-	7	-	-	-	-	-	-	-	-	-	7
Legal Advertising	552	-	-	-	-	215	-	-	-	-	-	-	767
Other Current Charges	61	182	76	59	57	57	-	-	-	-	-	-	492
Office Supplies	-	-	-	0	-	-	-	-	-	-	-	-	0
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
<b>Total General &amp; Administrative</b>	<b>\$ 12,216</b>	<b>\$ 3,741</b>	<b>\$ 7,277</b>	<b>\$ 3,017</b>	<b>\$ 3,013</b>	<b>\$ 3,779</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 33,043</b>
<b>Operations &amp; Maintenance</b>													
<b>Field Expenditures</b>													
Field Management	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Storm Drain Maintenance	-	-	-	-	13,800	-	-	-	-	-	-	-	13,800
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Subtotal Field Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 28,800</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 28,800</b>
<b>Total Expenditures</b>	<b>\$ 12,216</b>	<b>\$ 3,741</b>	<b>\$ 7,277</b>	<b>\$ 3,017</b>	<b>\$ 31,813</b>	<b>\$ 3,779</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 61,843</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (12,035)</b>	<b>\$ (348)</b>	<b>\$ 10,168</b>	<b>\$ (807)</b>	<b>\$ (31,355)</b>	<b>\$ (3,315)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (37,692)</b>
<b>Net Change in Fund Balance</b>	<b>\$ (12,035)</b>	<b>\$ (348)</b>	<b>\$ 10,168</b>	<b>\$ (807)</b>	<b>\$ (31,355)</b>	<b>\$ (3,315)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (37,692)</b>

**Bonita Village**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts - Lee County**  
**Fiscal Year 2026**

Gross Assessments \$ 65,280.00  
 Net Assessments \$ 61,363.20

**ON ROLL ASSESSMENTS**

allocation in % 100.00%

<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Discount/ Penalty</i>	<i>Commission</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>General</i>	<i>Fund</i>
11/07/25	10/01/25 - 10/31/25	\$ 157.42	\$ 8.26	\$ -	\$ -	149.16	\$	149.16
11/20/25	11/01/25 - 11/15/25	3,400.00	136.00	16.44	-	3,247.56		3,247.56
12/10/25	11/16/25 - 11/30/25	12,920.00	516.80	-	-	12,403.20		12,403.20
12/22/25	12/01/25 - 12/15/25	5,100.00	200.60	-	-	4,899.40		4,899.40
01/14/26	12/15/25 - 12/31/25	2,131.29	67.34	-	6.21	2,070.16		2,070.16
02/11/26	01/01/26 - 01/31/26	340.00	6.80	-	-	333.20		333.20
03/10/26	02/01/26 - 02/28/26	340.00	3.40	-	-	336.60		336.60
<b>TOTAL</b>		<b>\$ 24,388.71</b>	<b>\$ 939.20</b>	<b>\$ 16.44</b>	<b>\$ 6.21</b>	<b>\$ 23,439.28</b>	<b>\$</b>	<b>23,439.28</b>

<b>37.36%</b>	<b>Percent Collected</b>
<b>\$ 40,891.29</b>	<b>Balance Remaining to Collect</b>