

**BONITA LANDING  
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA PACKAGE**

**SEPTEMBER 11, 2025**

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



11555 HERON BAY BOULEVARD, SUITE 201  
CORAL SPRINGS, FLORIDA 33076

## **Bonita Landing Community Development District**

### **Board of Supervisors**

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

Justin Faircloth, District Manager  
Guy Shir, District Counsel  
Erik Howard, District Engineer

### **Regular Meeting Agenda**

**Thursday, September 11, 2025 – 4:30 p.m.**

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

#### **ATTENDEES:**

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

- 1. Call to Order and Roll Call**
- 2. Approval of Agenda**
- 3. Audience Comments – (3) Minute Time Limit**
- 4. Staff Reports**
  - A. District Engineer
  - B. District Counsel
  - C. District Manager
    - i. Follow-Up Items
- 5. Business Items**
- 6. Business Administration**
  - A. Consideration of Minutes of Meeting Held August 14, 2025
  - B. Consideration of July 2025 Financial Statements and Check Register
  - C. Consideration of Fiscal Year 2025 Audit Engagement Letter from Grau & Associates
- 7. Supervisor Requests**
  - A. Supervisor Brignoni
  - B. Supervisor Forster
  - C. Supervisor Rizzotti
  - D. Supervisor Applegate
  - E. Supervisor Strange
- 8. Audience Comments – (3) Minute Time Limit**
- 9. Adjournment**

**The Next Regular Meeting is scheduled to be held Thursday, October 9, 2025 at 4:30 p.m.**

# **Sixth Order of Business**

**6A**

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

The regular meeting of the Board of Supervisors of the Bonita Landing Community Development District was held Thursday, August 14, 2025 at 4:30 p.m. at the Anchor Christian Church, located at 11651 East Terry Street, Bonita Springs, Florida 34135.

Present and constituting a quorum were:

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

Also present was:

Justin Faircloth	District Manager
------------------	------------------

*Following is a summary of discussions and actions taken.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Approval of Agenda**

- *Litigation Retainer Discussion* was added as Item 7Bi.

There being no further amendments,

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

**THIRD ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

There being no audience members present, the next order of business followed.

**FOURTH ORDER OF BUSINESS**

**Public Hearing to Adopt the Fiscal Year  
2025/2026 Budget**

**A. Fiscal Year 2026 Budget Discussion**

- Mr. Faircloth opened the public hearings and inquired whether there were any comments.
- There being no comments, the public hearings were closed.

**B. Consideration of Resolution 2025-06, Adopting Fiscal Year 2026 Budget**

There being no comments or questions,

On MOTION by Mr. Brignoni, seconded by Mr. Rizzotti, with all in favor, Resolution 2025-06, The Annual Appropriation Resolution of the District Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted. (5-0)

**C. Consideration of Resolution 2025-07, Levying Assessments for Fiscal Year 2026**

There being no comments or questions,

On MOTION by Mr. Forster, seconded by Dr. Applegate, with all in favor, Resolution 2025-07, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted. (5-0)

**FIFTH ORDER OF BUSINESS**

**Old Business**

**A. Audit Selection Committee**

**i. Presentation of Audit Proposals**

- Mr. Faircloth opened the Audit Selection Committee Meeting as continued from the last meeting. There were no questions regarding the proposals.

**ii. Audit Ranking Recommendations**

On MOTION by Ms. Strange, seconded by Mr. Brignoni, with all in favor, Grau & Associates was ranked #1 with 582 points, and Berger, Toombs, Elam, Gaines & Frank were ranked #2 at 465 points. (5-0)

The Audit Selection Committee Meeting was closed.

**iii. Authorization to Enter Into a Contract With the Selected Audit Firm**

On MOTION by Dr. Applegate, seconded by Mr. Brignone, with all in favor, staff was authorized to proceed with contract negotiations with Grau & Associates for the Fiscal Year 2025 Audit, with four optional one-year renewals. (5-0)

**SIXTH ORDER OF BUSINESS**

**New Business**

**A. Presentation of 2<sup>nd</sup> Quarter Website Audit Compliance Report**

- Mr. Faircloth presented the report for review by the Board and noted the link to the District's map on the website had been repaired.

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Engineer's Report**

- Mr. Faircloth noted that Johnson Engineering had been purchased by Apex, but there were no other changes, and the firm would continue to operate as Johnson Engineering per their recent communications.

**B. Attorney's Report**

**i. Litigation Retainer Discussion**

On MOTION by Mr. Brignoni, seconded by Mr. Forster, with all in favor, the amount of \$2,500 was authorized to be paid to Mr. Shir's office as a litigation retainer to handle costs related to the ongoing litigation with Lennar. (5-0)

**C. Manager's Report**

**i. Approval of Minutes of July 10, 2025 Meeting**

Mr. Faircloth requested any additions, corrections or deletions to the Minutes of the July 10, 2025 Meeting.

There being none,

On MOTION by Dr. Applegate, seconded by Mr. Brignoni, with all in favor the Minutes of the July 10, 2025 Meeting were approved, as presented (5-0)

**ii. Financial Report as of June 30, 2025**

Mr. Faircloth reviewed the financials with the Board.

There being no comments or questions,

On MOTION by Dr. Applegate, seconded by Ms. Strange, with all in favor, the Financial Report as of June 30, 2025 was approved. (5-0)

**iii. Discussion on Future Distribution of Financial Reports**

- Mr. Faircloth inquired whether the Board would like to receive financials electronically by the 20th of the month going forward, or continue to have financials in the agenda packet.
- The Board requested there be no changes in the presentation of the financials.

**iv. Follow-Up Items**

Mr. Faircloth reviewed Action Items from the last meeting with the Board.

**EIGHTH ORDER OF BUSINESS**

**Supervisor Requests**

**A. Supervisor Brignoni**

There being no requests, the next item followed.

**B. Supervisor Forster**

- Mr. Forster discussed the ethics training requirement, and noted he had completed the filing of his Form 1.

**C. Supervisor Rizzotti**

- Mr. Rizzotti noted some cutting around the lake had recently taken place and was possibly completed by BrightView Landscaping. It was noted the work was not completed by the District.

**D. Supervisor Applegate**

**E. Supervisor Strange**

There being no requests, the next order of business followed.

**NINTH ORDER OF BUSINESS**

**Audience Comments**

There being no audience members present, the next order of business followed.



**TENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Mr. Forster, seconded by Mr. Rizzotti, with all in favor, the meeting was adjourned at 4:56 p.m. (5-0)

---

Dr. Christopher Applegate  
Chairperson

**6B**

**Bonita Landing  
Community Development District**

*Financial Report*

*July 31, 2025*

**Prepared by**



**Bonita Landing**  
Community Development District

---

**Table of Contents**

**FINANCIAL STATEMENTS**

Balance Sheet - All Funds ..... Page 1

Statement of Revenues, Expenditures and Changes in Fund Balance

    General Fund ..... Page 2

    Debt Service Funds ..... Page 3 - 4

**SUPPORTING SCHEDULES**

Non Ad Valorem Special Assessments .....Page 5

Cash & Investments .....Page 6

Bank Reconciliation ..... Page 7

Check Register ..... Page 8

**Bonita Landing  
Community Development District**

**Financial Statements**

**(Unaudited)**

**July 31, 2025**

**Balance Sheet**  
July 31, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2016 DEBT SERVICE FUND	SERIES 2016 CAPITAL PROJECTS FUND	TOTAL
<b><u>ASSETS</u></b>				
Cash - Checking Account	\$ 173,330	\$ -	\$ -	\$ 173,330
Due From Other Funds	-	510	-	510
Investments:				
Acquisition & Construction Account	-	-	1,227	1,227
Interest Account	-	20	-	20
Reserve Fund	-	67,916	-	67,916
Revenue Fund	-	144,156	-	144,156
Sinking fund	-	1	-	1
<b>TOTAL ASSETS</b>	<b>\$ 173,330</b>	<b>\$ 212,603</b>	<b>\$ 1,227</b>	<b>\$ 387,160</b>
<b><u>LIABILITIES</u></b>				
Accounts Payable	\$ 9,520	\$ -	\$ -	\$ 9,520
Due To Developer	2,400	-	-	2,400
Due To Other Funds	510	-	-	510
<b>TOTAL LIABILITIES</b>	<b>12,430</b>	<b>-</b>	<b>-</b>	<b>12,430</b>
<b><u>FUND BALANCES</u></b>				
<b>Restricted for:</b>				
Debt Service	-	212,603	-	212,603
Capital Projects	-	-	1,227	1,227
<b>Unassigned:</b>	160,900	-	-	160,900
<b>TOTAL FUND BALANCES</b>	<b>\$ 160,900</b>	<b>\$ 212,603</b>	<b>\$ 1,227</b>	<b>\$ 374,730</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 173,330</b>	<b>\$ 212,603</b>	<b>\$ 1,227</b>	<b>\$ 387,160</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-25 ACTUAL
<b>REVENUES</b>						
Interest - Investments	\$ -	\$ -	\$ 7,489	\$ 7,489	0.00%	\$ 642
Interest - Tax Collector	-	-	181	181	0.00%	92
Special Assmnts- Tax Collector	187,630	187,630	187,630	-	100.00%	1,723
Special Assmnts- Discounts	(7,505)	(7,505)	(7,019)	486	93.52%	-
<b>TOTAL REVENUES</b>	<b>180,125</b>	<b>180,125</b>	<b>188,281</b>	<b>8,156</b>	<b>104.53%</b>	<b>2,457</b>
<b>EXPENDITURES</b>						
<b>Administration</b>						
P/R-Board of Supervisors	12,000	10,000	7,400	2,600	61.67%	1,000
FICA Taxes	900	750	566	184	62.89%	77
ProfServ-Dissemination Agent	1,000	1,000	-	1,000	0.00%	-
ProfServ-Engineering	5,200	4,333	551	3,782	10.60%	-
ProfServ-Legal Services	8,500	7,334	18,845	(11,511)	221.71%	5,465
ProfServ-Mgmt Consulting	43,260	36,050	36,050	-	83.33%	3,605
ProfServ-Property Appraiser	219	219	219	-	100.00%	-
ProfServ-Tax Collector	329	329	226	103	68.69%	-
ProfServ-Trustee Fees	7,000	7,000	3,500	3,500	50.00%	-
Auditing Services	4,200	4,200	4,300	(100)	102.38%	-
Postage and Freight	500	417	12	405	2.40%	3
Insurance	7,590	7,590	7,266	324	95.73%	-
Shared Maintenance Costs	9,500	9,500	5,974	3,526	62.88%	-
Printing and Binding	1,000	833	169	664	16.90%	-
Legal Advertising	1,500	1,250	652	598	43.47%	-
Other Current Charges	700	583	863	(280)	123.29%	55
Website Administration	1,552	1,552	1,164	388	75.00%	-
Annual District Filing Fee	175	175	175	-	100.00%	-
<b>Total Administration</b>	<b>105,125</b>	<b>93,115</b>	<b>87,932</b>	<b>5,183</b>	<b>83.65%</b>	<b>10,205</b>
<b>Field</b>						
Misc-Contingency	75,000	62,500	-	62,500	0.00%	-
<b>Total Field</b>	<b>75,000</b>	<b>62,500</b>	<b>-</b>	<b>62,500</b>	<b>0.00%</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>180,125</b>	<b>155,615</b>	<b>87,932</b>	<b>67,683</b>	<b>48.82%</b>	<b>10,205</b>
Excess (deficiency) of revenues Over (under) expenditures	-	24,510	100,349	75,839	0.00%	(7,748)
Net change in fund balance	\$ -	\$ 24,510	\$ 100,349	\$ 75,839	0.00%	\$ (7,748)
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>	<b>60,551</b>	<b>60,551</b>	<b>60,551</b>			
<b>FUND BALANCE, ENDING</b>	<b>\$ 60,551</b>	<b>\$ 85,061</b>	<b>\$ 160,900</b>			

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-25 ACTUAL
<b>REVENUES</b>						
Interest - Investments	\$ -	\$ -	\$ 6,781	\$ 6,781	0.00%	\$ 782
Special Assmnts- Tax Collector	147,637	147,637	147,637	-	100.00%	1,356
Special Assmnts- Discounts	(5,905)	(5,905)	(5,523)	382	93.53%	-
<b>TOTAL REVENUES</b>	<b>141,732</b>	<b>141,732</b>	<b>148,895</b>	<b>7,163</b>	<b>105.05%</b>	<b>2,138</b>
<b>EXPENDITURES</b>						
<b>Administration</b>						
ProfServ-Tax Collector	240	240	177	63	73.75%	-
<b>Total Administration</b>	<b>240</b>	<b>240</b>	<b>177</b>	<b>63</b>	<b>73.75%</b>	<b>-</b>
<b>Debt Service</b>						
Principal Debt Retirement	50,000	50,000	50,000	-	100.00%	-
Interest Expense	89,081	89,081	89,081	-	100.00%	-
<b>Total Debt Service</b>	<b>139,081</b>	<b>139,081</b>	<b>139,081</b>	<b>-</b>	<b>100.00%</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>139,321</b>	<b>139,321</b>	<b>139,258</b>	<b>63</b>	<b>99.95%</b>	<b>-</b>
Excess (deficiency) of revenues Over (under) expenditures	2,411	2,411	9,637	7,226	399.71%	2,138
<b>OTHER FINANCING SOURCES (USES)</b>						
Contribution to (Use of) Fund Balance	2,411	-	-	-	0.00%	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>2,411</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
Net change in fund balance	\$ 2,411	\$ 2,411	\$ 9,637	\$ 7,226	399.71%	\$ 2,138
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>	<b>202,966</b>	<b>202,966</b>	<b>202,966</b>			
<b>FUND BALANCE, ENDING</b>	<b>\$ 205,377</b>	<b>\$ 205,377</b>	<b>\$ 212,603</b>			



**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-25 ACTUAL
<b>REVENUES</b>						
Interest - Investments	\$ -	\$ -	\$ 44	\$ 44	0.00%	\$ 4
<b>TOTAL REVENUES</b>	<b>-</b>	<b>-</b>	<b>44</b>	<b>44</b>	<b>0.00%</b>	<b>4</b>
<b>EXPENDITURES</b>						
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
Excess (deficiency) of revenues Over (under) expenditures	-	-	44	44	0.00%	4
Net change in fund balance	\$ -	\$ -	\$ 44	\$ 44	0.00%	\$ 4
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>	<b>-</b>	<b>-</b>	<b>1,183</b>			
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,227</b>			

**Bonita Landing  
Community Development District**

**Supporting Schedules**

**July 31, 2025**

**Non-Ad Valorem Special Assessments  
Lee County Tax Collector - Monthly Collection Report  
For the Fiscal Year Ending September 30, 2025**

					Allocation	
Date Received	Net Amt Rcvd	Discount / (Penalties) Amount	Collection Cost	Gross Amount Received	General Fund Assessments	Debt Service Fund Assessments
<b>ASSESSMENTS LEVIED FY 2025</b>				\$ 335,266.94	\$ 187,630	\$ 147,637
Allocation %				100%	56%	44%
11/14/24	\$ 2,441	\$ 160	\$ 403	\$ 3,004	\$ 1,681	\$ 1,323
11/26/24	\$ 42,923	\$ 1,788	\$ -	\$ 44,712	\$ 25,023	\$ 19,689
12/11/24	\$ 230,335	\$ 9,597	\$ -	\$ 239,932	\$ 134,277	\$ 105,655
12/26/24	\$ 11,164	\$ 430	\$ -	\$ 11,593	\$ 6,488	\$ 5,105
01/15/25	\$ 10,689	\$ 318	\$ -	\$ 11,007	\$ 6,160	\$ 4,847
02/12/25	\$ 7,675	\$ 187	\$ -	\$ 7,863	\$ 4,400	\$ 3,462
03/12/25	\$ 6,003	\$ 62	\$ -	\$ 6,065	\$ 3,394	\$ 2,671
04/11/25	\$ 4,613	\$ -	\$ -	\$ 4,613	\$ 2,582	\$ 2,031
05/15/25	\$ 1,922	\$ -	\$ -	\$ 1,922	\$ 1,075	\$ 846
06/11/25	\$ 1,478	\$ -	\$ -	\$ 1,478	\$ 827	\$ 651
07/11/25	\$ 3,079	\$ -	\$ -	\$ 3,079	\$ 1,723	\$ 1,356
<b>TOTAL</b>	<b>\$ 322,321.90</b>	<b>\$ 12,542.08</b>	<b>402.96</b>	<b>\$ 335,266.94</b>	<b>\$ 187,630</b>	<b>\$ 147,637</b>
% COLLECTED				100%	100%	100%
<b>TOTAL OUTSTANDING</b>				<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

**Cash and Investment Report**

July 31, 2025

<u>ACCOUNT NAME</u>	<u>MATURITY</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
<b>GENERAL FUND</b>				
Checking Account - Operating		Valley	4.33%	173,330
			<b>Subtotal</b>	<u>\$ 173,330</u>
<b>DEBT SERVICE AND CAPITAL PROJECT FUNDS</b>				
Series 2016 Acquisition & Const Fund		Regions Bank	4.27%	\$ 1,227
Series 2016 Interest		Regions Bank	4.27%	\$ 20
Series 2016 Reserve		Regions Bank	4.27%	\$ 67,916
Series 2016 Revenue		Regions Bank	4.27%	\$ 144,156
Series 2016 Sinking		Regions Bank	4.27%	\$ 1
			<b>Subtotal</b>	<u>\$ 213,320</u>
			<b>Total</b>	<u><u>\$ 386,650</u></u>

Bank Account Statement

Bonita Landing CDD

Bank Account No. 7801  
Statement No. 07-25

Statement Date 07/31/2025

G/L Account No. 101002 Balance	173,330.15	Statement Balance	177,073.38
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	173,330.15	Subtotal	177,073.38
Negative Adjustments	0.00	Outstanding Checks	-3,743.23
Ending G/L Balance	173,330.15	Ending Balance	173,330.15

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
07/29/2025	Payment	100042	SHIR LAW GROUP	Inv: 430589			-2,475.00
07/31/2025	Payment	100043	BEACH ROAD GOLF ESTATES CDD	Inv: 582			-1,268.23
Total Outstanding Checks							-3,743.23
Outstanding Deposits							
Total Outstanding Deposits							

**BONITA LANDING COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 07/01/2025 to 07/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
----------	------	-------	-------------	---------------------	--------------------------	---------------	-------------

**GENERAL FUND - 001**

**CHECK # 100042**

001	07/29/25	SHIR LAW GROUP	430589	LEGAL SERVICES THRU 05/30/2025	ProfServ-Legal Services	531023-51301	\$2,475.00
<b>Check Total</b>							<u>\$2,475.00</u>

**CHECK # 100043**

001	07/31/25	BEACH ROAD GOLF ESTATES CDD	582	Common Expenses FY 2025 - 04/01/25-06/30/25	Shared Maintenance Costs	546726-51301	\$1,268.23
<b>Check Total</b>							<u>\$1,268.23</u>

**CHECK # 2103**

001	07/18/25	REGIONS BANK	MAR.12.25-8185	Transfer of Tax Receipts (Series 2016)	ProfServ-Trustee Fees	531045-51301	\$2,643.44
<b>Check Total</b>							<u>\$2,643.44</u>

<b>Fund Total</b>	<u><b>\$6,386.67</b></u>
-------------------	--------------------------

<b>Total Checks Paid</b>	<b>\$6,386.67</b>
--------------------------	-------------------

**6C**



# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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

August 18, 2025

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

We are pleased to confirm our understanding of the services we are to provide Bonita Landing Community Development District, City of Bonita Springs, Florida ("the District") for the fiscal year ended September 30, 2025, with the option of four (4) additional one-year renewals. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Bonita Landing Community Development District as of and for the fiscal year ended September 30, 2025, with the option of four (4) additional one-year renewals. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes.

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

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

**Audit Procedures—General**

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

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

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

**Audit Procedures—Internal Control**

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

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

**Audit Procedures—Compliance**

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

**Engagement Administration, Fees, and Other**

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

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

This agreement provides for a contract period of one (1) year with the option of four (4) additional, one-year renewals upon the written consent of both parties. Our fee for these services will not exceed \$4,200 for the September 30, 2025 audit. The fees for the fiscal years 2026, 2027, 2028 and 2029 will not exceed \$4,300, \$4,400, \$4,500 and \$4,600, respectively, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

Grau & Associates and its subcontractors warrant compliance with all federal immigration laws and regulations that relate to their employees. Grau agrees and acknowledges that the District is a public employer subject to the E-Verify requirements as set forth in Section 448.095, Florida Statutes, and that the provisions of Section 448.095, Florida Statutes apply to this Agreement. If the District has a good faith belief that the Grau has knowingly hired, recruited or referred an alien who is not authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement.

If the District has a good faith belief that a subcontractor performing work under this Agreement knowingly hired, recruited or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify Grau and order Grau to immediately terminate the contract with the subcontractor. Grau shall be liable for any additional costs incurred by the District as a result of the termination of a contract based on Grau's failure to comply with E-Verify requirements evidenced herein.

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

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

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

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

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

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

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

Very truly yours,

Grau & Associates



---

Antonio J. Grau

RESPONSE:

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

By: \_\_\_\_\_

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

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



**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**