

**BONITA LANDING
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

OCTOBER 9, 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, October 9, 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
 - i. Consideration of Closed Attorney/Client Meeting
 - C. District Manager
 - i. Follow-Up Items
- 5. Business Items**
- 6. Business Administration**
 - A. Consideration of Minutes of Meeting Held September 11, 2025
 - B. Consideration of August 2025 Financial Statements and Check Register
 - C. Consideration of Resolution 2026-01, Fiscal Year 2026 Budget Amendment
- 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, November 13, 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, September 11, 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
Alessandro Rizzotti	Assistant Secretary
Christine Strange	Assistant Secretary

Also present were:

Justin Faircloth	District Manager
One Resident	

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.

- Mr. Faircloth noted that Mr. Forster notified him earlier in the week he was unable to attend the meeting, and would like to attend remotely, and noted he provided a remote call-in number in case the Board was in agreement.

Mr. Rizzotti MOVED to authorize Mr. Forster to attend the meeting and vote remotely, and Ms. Strange seconded the motion.

On VOICE vote with Mr. Rizzotti and Ms. Strange voting aye, and Dr. Applegate and Mr. Brignoni opposed, the prior motion failed due to a tie in the vote, with no majority. (2-2)

- Further discussion ensued.
- The Board discussed the desire to allow Mr. Forster to attend, as he was a Board member, but at the same time there was a desire not to set a precedent as the Board previously decided not to allow remote participation.

SECOND ORDER OF BUSINESS**Approval of Agenda**

- *Fiscal Year 2026 Insurance Renewal* was added as Item 6D.
- Mr. Faircloth noted the renewal proposal was emailed to the Board the day of the meeting, and it was intended to be included in the agenda package for review. Mr. Faircloth apologized for the proposal being omitted from the agenda package.

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. (4-0)

THIRD ORDER OF BUSINESS**Audience Comments on Agenda Items**

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

FOURTH ORDER OF BUSINESS**Staff Reports****A. District Engineer**

There being no report, the next item followed.

B. District Counsel

There being no report, the next item followed.

C. District Manager**i. Follow-Up Items**

Mr. Faircloth reviewed action items with the Board and provided updates.

FIFTH ORDER OF BUSINESS**Business Items**

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

SIXTH ORDER OF BUSINESS**Business Administration****A. Consideration of Minutes of Meeting Held August 14, 2025**

There being no additions, corrections or deletions,

On MOTION by Dr. Applegate, seconded by Mr. Brignoni, with all in favor, the Minutes of the August 14, 2025 Meeting were approved, as presented. (4-0)

B. Consideration of July 2025 Financial Statements and Check Register

There being no comments or questions,

On MOTION by Mr. Brignoni, seconded by Mr. Rizzotti, with all in favor, the July 2025 Financial Statements and Check Register were approved. (4-0)

C. Consideration of Fiscal Year 2025 Audit Engagement Letter from Grau & Associates

There being no comments or questions,

On MOTION by Ms. Strange, seconded by Mr. Brignoni, with all in favor, the Engagement Letter from Grau & Associates to perform Auditing Services for Fiscal Year 2025, was approved. (4-0)

D. Fiscal Year 2026 Insurance Renewal

There being no comments or questions,

On MOTION by Dr. Applegate, seconded by Mr. Brignoni, with all in favor, the Fiscal Year 2026 Insurance Renewal was approved. (4-0)

SEVENTH ORDER OF BUSINESS

Supervisor Requests

- A. Supervisor Brignoni**
- B. Supervisor Forster**
- C. Supervisor Rizzotti**
- D. Supervisor Applegate**
- E. Supervisor Strange**

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

EIGHTH ORDER OF BUSINESS

Audience Comments

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

116 **NINTH ORDER OF BUSINESS**

Adjournment

117 There being no further business,

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On MOTION by Mr. Brignoni, seconded by Dr. Applegate, with all
120 in favor, the meeting was adjourned at 4:47 p.m. (4-0)

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Dr. Christopher Applegate
Chairperson

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**Bonita Landing
Community Development District**

Financial Report

August 31, 2025

Prepared by



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**Bonita Landing
Community Development District**

Financial Statements

(Unaudited)

August 31, 2025

Balance Sheet
August 31, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2016 DEBT SERVICE FUND	SERIES 2016 CAPITAL PROJECTS FUND	TOTAL
<u>ASSETS</u>				
Cash - Checking Account	\$ 157,464	\$ -	\$ -	\$ 157,464
Cash in Transit	-	510	-	510
Investments:				
Acquisition & Construction Account	-	-	1,231	1,231
Interest Account	-	20	-	20
Reserve Fund	-	68,158	-	68,158
Revenue Fund	-	144,662	-	144,662
Sinking fund	-	1	-	1
TOTAL ASSETS	\$ 157,464	\$ 213,351	\$ 1,231	\$ 372,046
<u>LIABILITIES</u>				
Accounts Payable	\$ -	\$ -	\$ -	\$ -
Due To Developer	2,400	-	-	2,400
TOTAL LIABILITIES	2,400	-	-	2,400
<u>FUND BALANCES</u>				
Restricted for:				
Debt Service	-	213,351	-	213,351
Capital Projects	-	-	1,231	1,231
Unassigned:	155,064	-	-	155,064
TOTAL FUND BALANCES	\$ 155,064	\$ 213,351	\$ 1,231	\$ 369,646
TOTAL LIABILITIES & FUND BALANCES	\$ 157,464	\$ 213,351	\$ 1,231	\$ 372,046

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	AUG-25 ACTUAL
REVENUES						
Interest - Investments	\$ -	\$ -	\$ 8,091	\$ 8,091	0.00%	\$ 601
Interest - Tax Collector	-	-	181	181	0.00%	-
Special Assmnts- Tax Collector	187,630	187,630	187,630	-	100.00%	-
Special Assmnts- Discounts	(7,505)	(7,505)	(7,019)	486	93.52%	-
TOTAL REVENUES	180,125	180,125	188,883	8,758	104.86%	601
EXPENDITURES						
Administration						
P/R-Board of Supervisors	12,000	11,000	8,400	2,600	70.00%	1,000
FICA Taxes	900	825	643	182	71.44%	77
ProfServ-Dissemination Agent	1,000	1,000	-	1,000	0.00%	-
ProfServ-Engineering	5,200	4,767	551	4,216	10.60%	-
ProfServ-Legal Services	8,500	7,917	18,845	(10,928)	221.71%	-
ProfServ-Mgmt Consulting	43,260	39,655	39,655	-	91.67%	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	458	12	446	2.40%	-
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	917	169	748	16.90%	-
Legal Advertising	1,500	1,375	2,347	(972)	156.47%	-
Other Current Charges	700	642	924	(282)	132.00%	61
Website Administration	1,552	1,552	1,164	388	75.00%	-
Annual District Filing Fee	175	175	175	-	100.00%	-
Total Administration	105,125	99,121	94,370	4,751	89.77%	4,743
Field						
Misc-Contingency	75,000	68,750	-	68,750	0.00%	-
Total Field	75,000	68,750	-	68,750	0.00%	-
TOTAL EXPENDITURES	180,125	167,871	94,370	73,501	52.39%	4,743
Excess (deficiency) of revenues Over (under) expenditures	-	12,254	94,513	82,259	0.00%	(4,142)
Net change in fund balance	\$ -	\$ 12,254	\$ 94,513	\$ 82,259	0.00%	\$ (4,142)
FUND BALANCE, BEGINNING (OCT 1, 2024)	60,551	60,551	60,551			
FUND BALANCE, ENDING	\$ 60,551	\$ 72,805	\$ 155,064			

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	AUG-25 ACTUAL
REVENUES						
Interest - Investments	\$ -	\$ -	\$ 7,529	\$ 7,529	0.00%	\$ 749
Special Assmnts- Tax Collector	147,637	147,637	147,637	-	100.00%	-
Special Assmnts- Discounts	(5,905)	(5,905)	(5,523)	382	93.53%	-
TOTAL REVENUES	141,732	141,732	149,643	7,911	105.58%	749
EXPENDITURES						
Administration						
ProfServ-Tax Collector	240	240	177	63	73.75%	-
Total Administration	240	240	177	63	73.75%	-
Debt Service						
Principal Debt Retirement	50,000	50,000	50,000	-	100.00%	-
Interest Expense	89,081	89,081	89,081	-	100.00%	-
Total Debt Service	139,081	139,081	139,081	-	100.00%	-
TOTAL EXPENDITURES	139,321	139,321	139,258	63	99.95%	-
Excess (deficiency) of revenues Over (under) expenditures	2,411	2,411	10,385	7,974	430.73%	749
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	2,411	-	-	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	2,411	-	-	-	0.00%	-
Net change in fund balance	\$ 2,411	\$ 2,411	\$ 10,385	\$ 7,974	430.73%	\$ 749
FUND BALANCE, BEGINNING (OCT 1, 2024)	202,966	202,966	202,966			
FUND BALANCE, ENDING	\$ 205,377	\$ 205,377	\$ 213,351			

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	AUG-25 ACTUAL
REVENUES						
Interest - Investments	\$ -	\$ -	\$ 48	\$ 48	0.00%	\$ 4
TOTAL REVENUES	-	-	48	48	0.00%	4
EXPENDITURES						
TOTAL EXPENDITURES	-	-	-	-	0.00%	-
Excess (deficiency) of revenues Over (under) expenditures	-	-	48	48	0.00%	4
Net change in fund balance	\$ -	\$ -	\$ 48	\$ 48	0.00%	\$ 4
FUND BALANCE, BEGINNING (OCT 1, 2024)	-	-	1,183			
FUND BALANCE, ENDING	\$ -	\$ -	\$ 1,231			

**Bonita Landing
Community Development District**

Supporting Schedules

August 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
ASSESSMENTS LEVIED FY 2025				\$ 335,267	\$ 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
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 322,322	\$ 12,542	\$ 403	\$ 335,267	\$ 187,630	\$ 147,637
% COLLECTED					100%	100%
TOTAL OUTSTANDING					\$ -	\$ -

Cash and Investment Report

August 31, 2025

<u>ACCOUNT NAME</u>	<u>MATURITY</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
GENERAL FUND				
Checking Account - Operating		Valley	4.33%	157,464
			Subtotal	<u>\$ 157,464</u>
DEBT SERVICE AND CAPITAL PROJECT FUNDS				
Series 2016 Acquisition & Const Fund		Regions Bank	4.28%	\$ 1,231
Series 2016 Interest		Regions Bank	4.26%	\$ 20
Series 2016 Reserve		Regions Bank	4.28%	\$ 68,158
Series 2016 Revenue		Regions Bank	4.28%	\$ 144,662
Series 2016 Sinking		Regions Bank	4.40%	\$ 1
			Subtotal	<u>\$ 214,072</u>
			Total	<u><u>\$ 371,536</u></u>

Bank Account Statement

Bonita Landing CDD

Bank Account No. 7801
Statement No. 08-25

Statement Date 08/31/2025

G/L Account No. 101002 Balance	157,464.21	Statement Balance	158,594.76
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	157,464.21	Subtotal	158,594.76
Negative Adjustments	0.00	Outstanding Checks	-1,130.55
Ending G/L Balance	157,464.21	Ending Balance	157,464.21

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
08/25/2025	Payment	2104	REGIONS BANK	Check for Vendor V00020			-509.80
08/29/2025	Payment	2105	GANNETT FLORIDA LOCALIQ	Check for Vendor V00027			-620.75
Total Outstanding Checks							-1,130.55
Outstanding Deposits							
Total Outstanding Deposits							

BONITA LANDING COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 08/01/2025 to 08/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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GENERAL FUND - 001

CHECK # 100044

001	08/04/25	INFRAMARK LLC	153021	JUL 25 MGMT FEES	ProfServ-Mgmt Consulting	531027-51301	\$3,605.00
001	08/04/25	INFRAMARK LLC	154274	June 2025 Postage	Postage and Freight	541006-51301	\$2.76
Check Total							\$3,607.76

CHECK # 100045

001	08/04/25	SHIR LAW GROUP	431016	7/18/25 Shir Law Group - Services through 6/23/25	ProfServ-Legal Services	531023-51301	\$5,465.00
Check Total							\$5,465.00

CHECK # 100046

001	08/13/25	INFRAMARK LLC	155311	AUG 25 MGMT FEES	ProfServ-Mgmt Consulting	531027-51301	\$3,605.00
Check Total							\$3,605.00

CHECK # 100047

001	08/21/25	GANNETT FLORIDA LOCALIQ	0007144517	05/09/25 Meeting Notice & Annual Audit Service	Legal Advertising	548002-51301	\$446.78
Check Total							\$446.78

CHECK # 2105

001	08/29/25	GANNETT FLORIDA LOCALIQ	0007251160	7/31/25 Gannett - FY 2026 budget public hearing advertisement	Legal Advertising	548002-51301	\$620.75
Check Total							\$620.75

CHECK # DD101

001	08/22/25	GANNETT FLORIDA LOCALIQ	07251160	LEGAL NOTICE	Legal Advertising	548002-51301	\$1,074.23
Check Total							\$1,074.23

Fund Total **\$14,819.52**

SERIES 2016 DEBT SERVICE FUND - 201

CHECK # 2104

201	08/25/25	REGIONS BANK	AUG.05.25-8185	Transfer of Tax Receipts (Series 2016)	Due From Other Funds	131000	\$509.80
Check Total							\$509.80

Fund Total **\$509.80**

Total Checks Paid **\$15,329.32**

6C

RESOLUTION 2026-01

A RESOLUTION AMENDING THE BONITA LANDING COMMUNITY DEVELOPMENT DISTRICT DEBT SERVICE FUND BUDGET FOR FISCAL YEAR 2026

WHEREAS, the Board of Supervisors, hereinafter referred to as the “Board”, of Bonita Landing Community Development District, hereinafter referred to as “District”, adopted a Debt Service Fund Budget for Fiscal Year 2026 and

WHEREAS, the Board desires to *reallocate* funds budgeted to reappropriate Debt Service Funds approved during the Fiscal Year.

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

1. The Debt Service Fund Budget is hereby amended in accordance with Exhibit “A” attached.
2. This resolution shall become effective on this 1st day of October 2025 and be reflected in the monthly and Fiscal Year End 9/30/2026 Financial Statements and Audit Report of the District.

Bonita Landing Community Development District

By: _____

Chairperson

Attest:

By: _____
Justin Faircloth, Secretary

Proposed Budget Amendment
For the Period Ending September 30, 2026

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES					
Interest - Investments	\$ -	\$ -	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	147,637	-	147,637	-	(147,637)
Special Assmnts- Discounts	(5,905)	-	(5,905)	-	5,905
TOTAL REVENUES	141,732	-	141,732	-	(141,732)
EXPENDITURES					
Debt Service					
Principal Debt Retirement	55,000	(5,000)	50,000	-	50,000
Interest Expense	87,081	-	87,081	-	87,081
Total Debt Service	142,081	(5,000)	137,081	-	137,081
TOTAL EXPENDITURES	142,081	(5,000)	137,081	-	137,081
Excess (deficiency) of revenues Over (under) expenditures	(349)	5,000	4,651	-	(4,651)
Net change in fund balance	(349)	5,000	4,651	-	(4,651)
FUND BALANCE, BEGINNING (OCT 1, 2025)	202,966	-	202,966	214,110	11,144
FUND BALANCE, ENDING	\$ 202,617	\$ 5,000	\$ 207,617	\$ 214,110	\$ 6,493