



Bonita Landing Community Development District

February 12, 2026

Agenda Package

11555 HERON BAY SUITE 201
CORAL SPRINGS, FLORIDA 33076

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Bonita Landing Community Development District

Board of Supervisors

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

Jennifer Goldyn, Regional Director
Guy Shir, District Counsel
Erik Howard, District Engineer
Howard Neal, Field Services Director
Sandra MacGregor, District Accountant
Janice Swade, Administrative Assistant

Regular Meeting Agenda

Thursday, February 12, 2026 – 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 Accountant
 - B. District Engineer
 - C. District Counsel
 - D. District Manager
 - i. Follow-Up Items
5. **Business Items**
6. **Business Administration**
 - A. Consideration of Minutes of Meeting Held January 8, 2026.....Page 3
 - B. Consideration of December 2025 Financial Statements and Check Register.....Page 6
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, March 12, 2026 at 4:30 p.m.

District Office:

Inframark, Infrastructure Management Services
11555 Heron Bay Boulevard, Suite 201
Coral Springs, Florida 33076

Meeting Location:

Anchor Christian Church
11651 East Terry Street
Bonita Springs, Florida 34135

www.bonitalandingcdd.net

**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, January 8, 2026 at 4:32 p.m. at the Anchor Christian Church, located at 11651 East Terry Street, Bonita Springs, Florida 34135.

Present and constituting a quorum were:

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

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

Michael Perez	District Manager
Guy Shir	District Counsel (<i>via conference call</i>)
Sandra MacGrego	District Accountant (<i>via conference call</i>)
Ileana Brignoni	Paralegal for District Counsel

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Approval of Agenda

There being no amendments,

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

42 **THIRD ORDER OF BUSINESS****Audience Comments – (3) *Three Minute Time Limit***43
44 There were no audience comments.45
46 **FOURTH ORDER OF BUSINESS****Staff Reports**47 **A. District Accountant**

48 Ms. MacGregor provided an update on the financial status of the District including assessments collected and the fiscal year spending rate. The Board had no questions.

49 **B. District Engineer**

50 The District Engineer was not present. There was no report, and the Board had no questions.

51 **C. District Counsel**

52 Mr. Shir introduced himself to Mr. Perez.

On MOTION by Mr. Brignoni, seconded by Dr. Applegate with all in favor a shade meeting to be advertised and scheduled at the same time as the February 12th meeting was approved.

53
54 **D. District Manager**55 **i. Follow-Up Items**

Mr. Perez did not have any items to discuss at this time. Discussion ensued regarding the pond, and residents with questions were directed to contact the District Manager for assistance.

72
73 **FIFTH ORDER OF BUSINESS****Business Items**74 **A. Consideration of Resolution 2026-02, Designation of Officers**

75 Mr. Perez presented and explained the addition of Ms. Goldyn and Mr. Bloom.

On MOTION by Dr. Applegate, seconded by Mr. Forster with all in the Resolution 2026-02, Designation of Officers was approved.

76
76 **SIXTH ORDER OF BUSINESS****Business Administration**77 **A. Consideration of Minutes of Meeting Held December 11, 2025**

On MOTION by Ms. Strange, seconded by Dr. Applegate, with all in favor, the Minutes of the December 11, 2025 Meeting were approved, as presented. (5-0)



Bonita Landing Community Development District

Financial Report

December 31, 2025

CLEAR PARTNERSHIPS



Bonita Landing
Community Development District

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**Bonita Landing
Community Development District**

Financial Statements

(Unaudited)

December 31, 2025

Balance Sheet
December 31, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2016 DEBT SERVICE FUND	SERIES 2016 CAPITAL PROJECTS FUND	TOTAL
ASSETS				
Cash - Checking Account	\$ 267,589	\$ -	\$ -	\$ 267,589
Cash in Transit	-	26,861	-	26,861
Investments:				
Acquisition & Construction Account	-	-	1,248	1,248
Reserve Fund	-	69,087	-	69,087
Revenue Fund	-	154,592	-	154,592
TOTAL ASSETS	\$ 267,589	\$ 250,540	\$ 1,248	\$ 519,377
LIABILITIES				
Accounts Payable	\$ 4,125	\$ -	\$ -	\$ 4,125
Due To Developer	2,400	-	-	2,400
TOTAL LIABILITIES	6,525	-	-	6,525
FUND BALANCES				
Restricted for:				
Debt Service	-	250,540	-	250,540
Capital Projects	-	-	1,248	1,248
Unassigned:	261,064	-	-	261,064
TOTAL FUND BALANCES	\$ 261,064	\$ 250,540	\$ 1,248	\$ 512,852
TOTAL LIABILITIES & FUND BALANCES	\$ 267,589	\$ 250,540	\$ 1,248	\$ 519,377

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending December 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	DEC-25 ACTUAL
REVENUES						
Interest - Investments	\$ -	\$ -	\$ 1,840	\$ 1,840	0.00%	\$ 899
Interest - Tax Collector	-	-	86	86	0.00%	-
Special Assmnts- Tax Collector	187,630	109,936	170,143	60,207	90.68%	137,901
Special Assmnts- Discounts	(7,505)	(4,420)	(6,833)	(2,413)	91.05%	(5,497)
TOTAL REVENUES	180,125	105,516	165,236	59,720	91.73%	133,303
EXPENDITURES						
<u>Administration</u>						
P/R-Board of Supervisors	12,000	3,000	3,600	(600)	30.00%	1,000
FICA Taxes	900	225	275	(50)	30.56%	77
ProfServ-Dissemination Agent	1,000	-	-	-	0.00%	-
ProfServ-Engineering	5,200	1,300	-	1,300	0.00%	-
ProfServ-Legal Services	8,500	2,125	18,238	(16,113)	214.56%	4,200
ProfServ-Mgmt Consulting	44,558	11,140	11,140	-	25.00%	3,713
ProfServ-Property Appraiser	219	219	219	-	100.00%	-
ProfServ-Tax Collector	329	329	226	103	68.69%	-
ProfServ-Trustee Fees	7,000	-	-	-	0.00%	-
Auditing Services	4,200	4,200	4,200	-	100.00%	-
Postage and Freight	500	125	7	118	1.40%	3
Insurance	7,590	7,590	7,702	(112)	101.48%	-
Shared Maintenance Costs	9,500	2,375	-	2,375	0.00%	-
Printing and Binding	1,000	250	24	226	2.40%	-
Legal Advertising	1,500	1,500	-	1,500	0.00%	-
Other Current Charges	700	175	425	(250)	60.71%	137
Misc-Web Hosting	1,552	388	-	388	0.00%	-
Annual District Filing Fee	175	175	175	-	100.00%	-
Total Administration	106,423	35,116	46,231	(11,115)	43.44%	9,130
<u>Field</u>						
Misc-Contingency	73,702	-	-	-	0.00%	-
Total Field	73,702	-	-	-	0.00%	-
TOTAL EXPENDITURES	180,125	35,116	46,231	(11,115)	25.67%	9,130
Excess (deficiency) of revenues						
Over (under) expenditures	-	70,400	119,005	48,605	0.00%	124,173
Net change in fund balance	\$ -	\$ 70,400	\$ 119,005	\$ 48,605	0.00%	\$ 124,173
FUND BALANCE, BEGINNING (OCT 1, 2025)	142,059	142,059	142,059			
FUND BALANCE, ENDING	\$ 142,059	\$ 212,459	\$ 261,064			

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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	DEC-25 ACTUAL
REVENUES						
Interest - Investments	\$ -	\$ -	\$ 2,147	\$ 2,147	0.00%	\$ 685
Special Assmnts- Tax Collector	147,637	86,503	133,876	47,373	90.68%	108,507
Special Assmnts- Discounts	(5,905)	(3,478)	(5,376)	(1,898)	91.04%	(4,325)
TOTAL REVENUES	141,732	83,025	130,647	47,622	92.18%	104,867
EXPENDITURES						
Administration						
ProfServ-Tax Collector	-	-	177	(177)	0.00%	-
Total Administration	-	-	177	(177)	0.00%	-
Debt Service						
Principal Debt Retirement	55,000	55,000	50,000	5,000	90.91%	50,000
Interest Expense	87,081	44,041	44,041	-	50.57%	44,041
Total Debt Service	142,081	99,041	94,041	5,000	66.19%	94,041
TOTAL EXPENDITURES	142,081	99,041	94,218	4,823	66.31%	94,041
Excess (deficiency) of revenues						
Over (under) expenditures	(349)	(16,016)	36,429	52,445	-10438.11%	10,826
Net change in fund balance	\$ (349)	\$ (16,016)	\$ 36,429	\$ 52,445	-10438.11%	\$ 10,826
FUND BALANCE, BEGINNING (OCT 1, 2025)	214,111	214,111	214,111			
FUND BALANCE, ENDING	\$ 213,762	\$ 198,095	\$ 250,540			

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending December 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	DEC-25 ACTUAL
REVENUES						
Interest - Investments	\$ -	\$ -	\$ 13	\$ 13	0.00%	\$ 4
TOTAL REVENUES	-	-	13	13	0.00%	4
EXPENDITURES						
TOTAL EXPENDITURES	-	-	-	-	0.00%	-
Excess (deficiency) of revenues						
Over (under) expenditures						
Net change in fund balance	\$ -	\$ -	\$ 13	\$ 13	0.00%	\$ 4
FUND BALANCE, BEGINNING (OCT 1, 2025)	-	-	1,235			
FUND BALANCE, ENDING	\$ -	\$ -	\$ 1,248			

**Bonita Landing
Community Development District**

Supporting Schedules

December 31, 2025

Bonita Landing CDD
Non-Ad Valorem Special Assessments
Lee County Tax Collector - Monthly Collection Report
For the Fiscal Year Ending September 30, 2026

Date Received	Net Amt Rcvd	Discount / (Penalties) Amount	Collection Cost	Gross Amount Received	Allocation				
					General Fund Assessments	Debt Service Fund Assessments			
ASSESSMENTS LEVIED FY 2026				\$ 335,267	\$ 187,630	\$ 147,637			
Allocation %				100%	56%	44%			
11/10/25	\$ 5,866	\$ 347	\$ 403	\$ 6,617	\$ 3,703	\$ 2,914			
11/21/25	\$ 48,954	\$ 2,040	\$ -	\$ 50,994	\$ 28,539	\$ 22,456			
12/11/25	\$ 224,541	\$ 9,356	\$ -	\$ 233,897	\$ 130,899	\$ 102,998			
12/24/25	\$ 12,045	\$ 466	\$ -	\$ 12,511	\$ 7,002	\$ 5,509			
TOTAL	\$ 291,407	\$ 12,209	\$ 403	\$ 304,019	\$ 170,143	\$ 133,876			
% COLLECTED				91%	91%	91%			
TOTAL OUTSTANDING				\$ 31,248	\$ 17,488	\$ 13,760			

Cash and Investment Report

December 31, 2025

<u>ACCOUNT NAME</u>	<u>MATURITY</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
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GENERAL FUND

Checking Account - Operating		Valley	4.33%	267,589
			Subtotal	\$ 267,589

DEBT SERVICE AND CAPITAL PROJECT FUNDS

Series 2016 Acquisition & Const Fund	Regions Bank	3.80%	\$ 1,248
Series 2016 Reserve	Regions Bank	3.80%	\$ 69,087
Series 2016 Revenue	Regions Bank	3.80%	\$ 154,592
		Subtotal	\$ 224,927
		Total	\$ 492,516

Bank Account Statement

Bonita Landing CDD

Bank Account No. 7801

Statement No. 12-25

Statement Date 12/31/2025

G/L Account No. 101002 Balance	267,588.71	Statement Balance	312,248.99
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	267,588.71	Subtotal	312,248.99
Negative Adjustments	0.00	Outstanding Checks	-44,660.28
Ending G/L Balance	267,588.71	Ending Balance	267,588.71

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
12/23/2025	Payment	2115	SHIR LAW GROUP	Check for Vendor V00029			-12,900.00
12/31/2025	Payment	2118	REGIONS BANK	Check for Vendor V00020			-21,557.34
12/31/2025	Payment	2119	SHIR LAW GROUP	Check for Vendor V00029			-4,200.00
12/31/2025	Payment	2120	REGIONS BANK	Check for Vendor V00020			-5,303.95
			ANCHOR				
12/16/2025	Payment	100059	CHRISTIAN CHURCH	Inv: ACC121125			-75.00
12/31/2025	Payment	100060	INFRAMARK LLC	Inv: 166656			-3.24
12/31/2025	Payment	DD102	GANNETT FLORIDA LOCALIQ	Payment of Invoice 000287			-620.75
Total Outstanding Checks							-44,660.28

Outstanding Deposits

Total Outstanding Deposits

BONITA LANDING COMMUNITY DEVELOPMENT DISTRICT**Payment Register by Fund**

For the Period from 12/01/2025 to 12/31/2025

(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 # 100058**

001 12/04/25 INFRAMARK LLC 165705 DEC 25 MGMT FEES ProfServ-Mgmt Consulting 531027-51301 \$3,713.17

Check Total \$3,713.17**CHECK # 100060**

001 12/31/25 INFRAMARK LLC 166656 12/22/25 Inframark - Postage November 2025 Postage and Freight 541006-51301 \$3.24

Check Total \$3.24**CHECK # 2112**

001 12/15/25 ANCHOR CHRISTIAN CHURCH ACC121125 12/12/25 BLCDD - DEC 2025 ROOM MEETING Other Current Charges 549901-51301 \$75.00

Check Total \$75.00**CHECK # 2113**

001 12/15/25 INFRAMARK LLC 164518 11/25/25 Inframark - Postage Postage and Freight 541006-51301 \$2.22

Check Total \$2.22**CHECK # 2115**

001 12/23/25 SHIR LAW GROUP 445305 11/26/25 Shir Law Group - Services through 10/28/25 ProfServ-Legal Services 531023-51301 \$12,900.00

Check Total \$12,900.00**CHECK # 2119**

001 12/31/25 SHIR LAW GROUP 445746 12/18/25 Shir Law Group - Services through 11/19/25 ProfServ-Legal Services 531023-51301 \$4,200.00

Check Total \$4,200.00**CHECK # DD102**

001 12/31/25 GANNETT FLORIDA LOCALIQ 007251160 LEGAL NOTICE Legal Advertising 548002-51301 \$620.75

Check Total \$620.75**Fund Total** **\$21,514.38**

BONITA LANDING COMMUNITY DEVELOPMENT DISTRICT**Payment Register by Fund**

For the Period from 12/01/2025 to 12/31/2025

(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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SERIES 2016 DEBT SERVICE FUND - 201**CHECK # 2114**

201	12/15/25	REGIONS BANK	DEC 1125-8185	Transfer of FY26 Tax Assessments	Due From Other Funds	131000	\$98,877.97
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Check Total \$98,877.97**CHECK # 2118**

201	12/31/25	REGIONS BANK	NOV 21.25-8185	Transfer of FY26 Tax Receipts	Due From Other Funds	131000	\$21,557.34
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Check Total \$21,557.34**CHECK # 2120**

201	12/31/25	REGIONS BANK	DEC 29.25-8185	Transfer of FY26 Tax Receipts	Due From Other Funds	131000	\$5,303.95
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Check Total \$5,303.95**Fund Total** \$125,739.26

Total Checks Paid	\$147,253.64
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