



# *Bonita Landing Community Development District*

**July 9, 2026  
Agenda Package**

2005 PAN AM CIRCLE SUITE 300  
TAMPA, FLORIDA 33607

## CLEAR PARTNERSHIPS



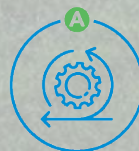
COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

# AGENDA

**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  
Lisania Brito, District Manager  
Guy Shir, District Counsel  
Eric Howard, District Engineer  
Jason Liggett, Field Services Director  
Sandra MacGregor, District Accountant  
Janice Swade, Administrative Assistant

**MEETING AGENDA**

Thursday, July 9, 2026 – 4:30 p.m.

The Regular Meeting of the **Bonita Landing Community Development District** will be held on **Thursday, July 9, 2026 at 4:30 p.m. at Anchor Christian Church, located at 11651 East Terry Street, Bonita Springs, Florida 34135.** Following is the Agenda for the Meeting

- 1. **CALL TO ORDER/ROLL CALL**
- 2. **APPROVAL OF AGENDA**
- 3. **PUBLIC COMMENTS**

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

- 4. **BUSINESS ITEMS**
- 5. **CONSENT AGENDA**
  - A. Consideration of Minutes of the June 11, 2026 Meeting.....Page 6
  - B. Consideration of Financial Report as of May 31, 2026.....Page 10
- 6. **STAFF REPORTS**
  - A. District Accountant
  - B. District Counsel
  - C. District Engineer
  - D. District Manager
    - i. Discussion of Upcoming General Election.....Page 24
    - ii. Discussion of Access to Strongroom for Viewing of Invoices
    - iii. Follow-Up Items
- 7. **BOARD OF SUPERVISORS' REQUESTS AND COMMENTS**
  - A. Supervisor Brignoni
  - B. Supervisor Forster
  - C. Supervisor Rizzotti
  - D. Supervisor Applegate
  - E. Supervisor Strange
- 8. **ADJOURNMENT**

# **Fifth Order of Business**

**5A**

**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, June 11, 2026, 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, either in person or via electronic communications, were:

Liz Brito	District Manager
Ileana Brignoni	District Counsel
Audience Members	

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

**FIRST ORDER OF BUSINESS**

**Call to Order /Roll Call**

Ms. Brito 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**  
43 **Time Limit**

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

45  
46 **FOURTH ORDER OF BUSINESS** **Business Items**

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

48  
49 **FIFTH ORDER OF BUSINESS** **Consent Agenda**

50 **A. Consideration of Minutes of the May 14, 2026 Meeting**

51 There being no additions, corrections or deletions,

52

53 On MOTION by Dr. Applegate, seconded by Mr. Brignoni, with all  
54 in favor, the Minutes of the May 14, 2026 Meeting were approved,  
55 as presented. (5-0)

56

57 **B. Consideration of Financial Report as of April 30, 2026**

58 There being no comments or questions,

59

60 On MOTION by Mr. Brignoni, seconded by Mr. Rizzotti, with all in  
61 favor, the Financial Report as of April 30, 2026 was approved. (5-0)

62

63

64 **SIXTH ORDER OF BUSINESS** **Staff Reports**

65 **A. District Accountant**

66 **B. District Counsel**

67 There being no reports, the next item followed.

68 **C. District Engineer**

69 The District Manager reported on the engineering services rate adjustment and noted that  
70 Johnson Engineering is now operating as Apex (a DBA under the same umbrella). No further  
71 action was taken.

72 **D. District Manager**

73 **i. Form 1 Filing Deadline Reminder**

74 Ms. Brito reminded the Board of the Form 1 filing deadline of July 1, 2026.

75 **ii. Follow-Up Items**

76 Ms. Brito acknowledged the processing delay in last month’s Supervisor payments,  
77 which has been corrected and expedited. Apologies were extended, and assurance was given that  
78 it would not recur.

79

80 **SEVENTH ORDER OF BUSINESS**

**Board of Supervisors' Requests and  
Comments**

- 81
- 82 **A. Supervisor Brignoni**
- 83 **B. Supervisor Forster**
- 84 **C. Supervisor Rizzotti**
- 85 **D. Supervisor Applegate**

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

87 **E. Supervisor Strange**

88 Supervisor Strange requested improved pagination and placeholders in future meeting  
89 packages for easier reference (especially for paper copies). The District Manager agreed to have  
90 the administrative team implement page numbers and section placeholders moving forward.

91  
92 **EIGHTH ORDER OF BUSINESS**

**Adjournment**

93 There being no further business,

94  
95 

On MOTION by Dr. Applegate, seconded by Mr. Forster, with all 96 in favor, the meeting was adjourned at 4:48 p.m. (5-0)
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97  
98  
99  
100  
101  
102  
103 \_\_\_\_\_  
104 Dr. Christopher Applegate  
Chairperson

**5B**



***Bonita Landing  
Community  
Development  
District***

***Financial Report***

***May 31, 2026***

**CLEAR PARTNERSHIPS**



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**Bonita Landing  
Community Development District**

**Financial Statements**

**(Unaudited)**

**May 31, 2026**

**Balance Sheet**  
May 31, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2016 DEBT SERVICE FUND	SERIES 2016 CAPITAL PROJECTS FUND	TOTAL
<b><u>ASSETS</u></b>				
Cash - Checking Account	\$ 213,955	\$ -	\$ -	\$ 213,955
Investments:				
Acquisition & Construction Account	-	-	1,266	1,266
Interest Account	-	14	-	14
Reserve Fund	-	70,117	-	70,117
Revenue Fund	-	195,928	-	195,928
Sinking fund	-	15	-	15
<b>TOTAL ASSETS</b>	<b>\$ 213,955</b>	<b>\$ 266,074</b>	<b>\$ 1,266</b>	<b>\$ 481,295</b>
<b><u>LIABILITIES</u></b>				
Accounts Payable	\$ 1,810	\$ -	\$ -	\$ 1,810
Due To Developer	2,400	-	-	2,400
<b>TOTAL LIABILITIES</b>	<b>4,210</b>	<b>-</b>	<b>-</b>	<b>4,210</b>
<b><u>FUND BALANCES</u></b>				
<b>Restricted for:</b>				
Debt Service	-	266,074	-	266,074
Capital Projects	-	-	1,266	1,266
<b>Unassigned:</b>	209,745	-	-	209,745
<b>TOTAL FUND BALANCES</b>	<b>\$ 209,745</b>	<b>\$ 266,074</b>	<b>\$ 1,266</b>	<b>\$ 477,085</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 213,955</b>	<b>\$ 266,074</b>	<b>\$ 1,266</b>	<b>\$ 481,295</b>

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

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>	<u>MAY-26 ACTUAL</u>
<b>REVENUES</b>						
Interest - Investments	\$ -	\$ -	\$ 5,596	\$ 5,596	0.00%	\$ 668
Interest - Tax Collector	-	-	178	178	0.00%	92
Special Assmnts- Tax Collector	187,630	187,630	185,596	(2,034)	98.92%	1,723
Special Assmnts- Discounts	(7,505)	(7,505)	(7,083)	422	94.38%	-
<b>TOTAL REVENUES</b>	<b>180,125</b>	<b>180,125</b>	<b>184,287</b>	<b>4,162</b>	<b>102.31%</b>	<b>2,483</b>
<b>EXPENDITURES</b>						
<u>Administration</u>						
P/R-Board of Supervisors	12,000	8,000	7,600	400	63.33%	-
FICA Taxes	900	600	275	325	30.56%	-
ProfServ-Dissemination Agent	1,000	-	-	-	0.00%	-
ProfServ-Engineering	5,200	3,467	3,119	348	59.98%	848
ProfServ-Legal Services	8,500	5,667	53,951	(48,284)	634.72%	4,538
ProfServ-Mgmt Consulting	44,558	29,705	29,705	-	66.67%	3,713
ProfServ-Property Appraiser	219	219	219	-	100.00%	-
ProfServ-Tax Collector	329	329	226	103	68.69%	-
ProfServ-Trustee Fees	7,000	-	3,500	(3,500)	50.00%	-
Auditing Services	4,200	4,200	4,200	-	100.00%	-
Postage and Freight	500	333	17	316	3.40%	-
Insurance	7,590	7,590	7,702	(112)	101.48%	-
Shared Maintenance Costs	9,500	4,750	3,220	1,530	33.89%	-
Printing and Binding	1,000	667	24	643	2.40%	-
Legal Advertising	1,500	1,500	399	1,101	26.60%	342
Other Current Charges	700	467	705	(238)	100.71%	36
Misc-Web Hosting	1,552	776	1,564	(788)	100.77%	-
Annual District Filing Fee	175	175	175	-	100.00%	-
<b>Total Administration</b>	<b>106,423</b>	<b>68,445</b>	<b>116,601</b>	<b>(48,156)</b>	<b>109.56%</b>	<b>9,477</b>
<u>Field</u>						
Misc-Contingency	73,702	-	-	-	0.00%	-
<b>Total Field</b>	<b>73,702</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>180,125</b>	<b>68,445</b>	<b>116,601</b>	<b>(48,156)</b>	<b>64.73%</b>	<b>9,477</b>
Excess (deficiency) of revenues Over (under) expenditures	-	111,680	67,686	(43,994)	0.00%	(6,994)
Net change in fund balance	\$ -	\$ 111,680	\$ 67,686	\$ (43,994)	0.00%	\$ (6,994)
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>142,059</b>	<b>142,059</b>	<b>142,059</b>			
<b>FUND BALANCE, ENDING</b>	<b>\$ 142,059</b>	<b>\$ 253,739</b>	<b>\$ 209,745</b>			

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

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>	<u>MAY-26 ACTUAL</u>
<b>REVENUES</b>						
Interest - Investments	\$ -	\$ -	\$ 5,718	\$ 5,718	0.00%	\$ 757
Special Assmnts- Tax Collector	147,637	147,637	146,036	(1,601)	98.92%	1,356
Special Assmnts- Discounts	(5,905)	(5,905)	(5,573)	332	94.38%	-
<b>TOTAL REVENUES</b>	<b>141,732</b>	<b>141,732</b>	<b>146,181</b>	<b>4,449</b>	<b>103.14%</b>	<b>2,113</b>
<b>EXPENDITURES</b>						
<b>Administration</b>						
ProfServ-Tax Collector	-	-	177	(177)	0.00%	-
<b>Total Administration</b>	<b>-</b>	<b>-</b>	<b>177</b>	<b>(177)</b>	<b>0.00%</b>	<b>-</b>
<b>Debt Service</b>						
Principal Debt Retirement	55,000	50,000	50,000	-	90.91%	-
Interest Expense	87,081	44,041	44,041	-	50.57%	-
<b>Total Debt Service</b>	<b>142,081</b>	<b>94,041</b>	<b>94,041</b>	<b>-</b>	<b>66.19%</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>142,081</b>	<b>94,041</b>	<b>94,218</b>	<b>(177)</b>	<b>66.31%</b>	<b>-</b>
Excess (deficiency) of revenues Over (under) expenditures	(349)	47,691	51,963	4,272	-14889.11%	2,113
Net change in fund balance	\$ (349)	\$ 47,691	\$ 51,963	\$ 4,272	-14889.11%	\$ 2,113
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>214,111</b>	<b>214,111</b>	<b>214,111</b>			
<b>FUND BALANCE, ENDING</b>	<b>\$ 213,762</b>	<b>\$ 261,802</b>	<b>\$ 266,074</b>			

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

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>	<u>MAY-26 ACTUAL</u>
<b><u>REVENUES</u></b>						
Interest - Investments	\$ -	\$ -	\$ 31	\$ 31	0.00%	\$ 4
<b>TOTAL REVENUES</b>	<b>-</b>	<b>-</b>	<b>31</b>	<b>31</b>	<b>0.00%</b>	<b>4</b>
<b><u>EXPENDITURES</u></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	-	-	31	31	0.00%	4
Net change in fund balance	\$ -	\$ -	\$ 31	\$ 31	0.00%	\$ 4
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>-</b>	<b>-</b>	<b>1,235</b>			
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,266</b>			

**Bonita Landing  
Community Development District**

**Supporting Schedules**

**May 31, 2026**

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

Date Received	Net Amt Rcvd	Discount / (Penalties) Amount	Collection Cost	Gross Amount Received	Allocation	
					General Fund Assessments	Debt Service Fund Assessments
<b>ASSESSMENTS LEVIED FY 2026</b>				\$ 335,267	\$ 187,630	\$ 147,637
Allocation %				100%	56%	44%
11/10/25	\$ 5,866	\$ 347	\$ 403	\$ 6,617	\$ 3,703	\$ 2,914
11/21/25	\$ 48,954	\$ 2,040	\$ -	\$ 50,994	\$ 28,539	\$ 22,456
12/11/25	\$ 224,541	\$ 9,356	\$ -	\$ 233,897	\$ 130,899	\$ 102,998
12/24/25	\$ 12,045	\$ 466	\$ -	\$ 12,511	\$ 7,002	\$ 5,509
01/16/26	\$ 9,394	\$ 291	\$ -	\$ 9,685	\$ 5,420	\$ 4,265
02/10/26	\$ 7,040	\$ 126	\$ -	\$ 7,166	\$ 4,010	\$ 3,156
03/11/26	\$ 3,049	\$ 31	\$ -	\$ 3,079.31	\$ 1,723	\$ 1,356
04/15/26	\$ 4,604	\$ -	\$ -	\$ 4,604	\$ 2,576	\$ 2,027
05/12/26	\$ 3,079	\$ -	\$ -	\$ 3,079	\$ 1,723	\$ 1,356
<b>TOTAL</b>	<b>\$ 318,573</b>	<b>\$ 12,656</b>	<b>\$ 403</b>	<b>\$ 331,632</b>	<b>\$ 185,596</b>	<b>\$ 146,036</b>
% COLLECTED				99%	99%	99%
<b>TOTAL OUTSTANDING</b>				<b>\$ 3,635</b>	<b>\$ 2,034</b>	<b>\$ 1,601</b>

**Cash and Investment Report**  
May 31, 2026

<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	3.56%	213,955
			<b>Subtotal</b>	<u>\$ 213,955</u>
<b>DEBT SERVICE AND CAPITAL PROJECT FUNDS</b>				
Series 2016 Acquisition & Const Fund		Regions Bank	3.48%	\$ 1,266
Series 2016 Interest		Regions Bank	3.48%	\$ 14
Series 2016 Reserve		Regions Bank	3.48%	\$ 70,117
Series 2016 Revenue		Regions Bank	3.48%	\$ 195,928
Series 2016 Sinking		Regions Bank	3.50%	\$ 15
			<b>Subtotal</b>	<u>\$ 267,340</u>
			<b>Total</b>	<u><u>\$ 481,295</u></u>

# Bank Account Statement

Bonita Landing CDD

**Bank Account No.** 7801  
**Statement No.** 05-26

**Statement Date** 05/31/2026

<b>G/L Account No. 101002 Balance</b>	213,955.39	<b>Statement Balance</b>	213,955.39
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
<b>Subtotal</b>	213,955.39	<b>Subtotal</b>	213,955.39
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	0.00
<b>Ending G/L Balance</b>	213,955.39	<b>Ending Balance</b>	213,955.39

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Outstanding Deposits</b>							
<b>Total Outstanding Deposits</b>							

<b>BONITA LANDING CDD</b> <b>Summary of Operations and Maintenance Invoices</b>
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Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
<b>Miscellaneous</b>						
INFRAMARK LLC	5/1/2026	178508	\$3,713.17			MAY 26 MGMT FEES
REGIONS BANK	5/12/2026	MAY 12.26-8185	\$1,355.99			Transfer of FY26 Tax Receipts (Series 2016)
SHIR LAW GROUP	3/13/2026	MIA29930	\$89.00			District Counsel 03/13/26 Lennar Homes
SHIR LAW GROUP	3/16/2026	MIA30025	\$49.00			District Counsel 06/16/26 Lennar Homes
SHIR LAW GROUP	5/7/2026	449912	\$4,537.50		\$4,675.50	LEGAL SERVICES APR 2026
UNIVERSAL COURT REPORTING, INC	4/25/2026	20766251	\$1,258.95			4/25/2026 Court Reporter
UNIVERSAL COURT REPORTING, INC	4/25/2026	20766249	\$1,308.00			4/25/2026 Court Reporter
UNIVERSAL COURT REPORTING, INC	4/25/2026	20766247	\$1,176.95		\$3,743.90	4/25/2026 Court Reporter
<b>Miscellaneous Subtotal</b>			<b>\$13,488.56</b>			
<b>TOTAL</b>			<b>\$13,488.56</b>			

# **Sixth Order of Business**

**6Di**

Bonita Landing CDD General Election Seats

Seat 1	Alessandro Rizzotti	Expires: 11/2028
Seat 2	Dr. Christopher Applegate	Expires: 11/2026
Seat 3	Christine Strange	Expires: 11/2026
Seat 4	Andrew Brignoni	Expires: 11/2026
Seat 5	Louis Forster	Expires: 11/2028

Notice is hereby given that the qualifying period for candidates for the Office of Supervisor of the Bonita Landing Community Development District will commence at **noon on Monday, June 8, 2026, and close at noon on Friday, June 12, 2026**. Candidates must qualify for the Office of Supervisor with the Lee County Supervisor of Elections located at Melvin Morgan Constitutional Complex, 2480 Thompson Street, 3<sup>rd</sup> Floor, Fort Myers, Florida 33901; Ph: (239) 533-8683, <https://www.lee.vote>. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Lee County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.