



Bonita Landing Community Development District

**October 8, 2026
Meeting Agenda Package**

2005 PAN AM CIRCLE SUITE 300
TAMPA, FLORIDA 33607

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
 Michael Perez, 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, October 8, 2026 – 4:30 p.m.

The Regular Meeting of the **Bonita Landing Community Development District** will be held on **Thursday, October 8, 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.....Page 2

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 September 10, 2026 Regular Meeting &

September 30, 2026 Attorney-Client Session.....Page 3

B. Consideration of Financial Report as of August 31, 2026.....Page 8

6. STAFF REPORTS

A. District Accountant

B. District Counsel

C. District Engineer

D. District Manager

i. 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

**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 10, 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:

Michael Perez	District Manager
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

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 Ms. Strange, seconded by Mr. Forster, with all in favor, the Agenda for the meeting was approved, as presented. (5-0)
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THIRD ORDER OF BUSINESS

Public Comments

Hearing no comments from the public, the next order of business followed.

FOURTH ORDER OF BUSINESS **Business Items**

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

FIFTH ORDER OF BUSINESS **Consent Agenda**

A. Consideration of Minutes of the August 13, 2026 Meeting

There being no additions, corrections or deletions,

On MOTION by Mr. Brignoni, seconded by Mr. Rizzotti, with all in favor, the Minutes of the August 13, 2026 Meeting were approved, as presented. (5-0)

B. Consideration of Financial Report as of July 31, 2026

Ms. Strange asked about Beach Road aged invoices. Discussion ensued.

The Board requested that invoices not be included in future agenda packages that are mailed out.

On MOTION by Ms. Strange, seconded by Mr. Brignoni, with all in favor, the Financial Report as of July 31, 2026 was approved, as discussed. (5-0)

C. Consideration of Engagement Letter for Fiscal Year 2026 Auditing Services

On MOTION by Mr. Forster, seconded by Mr. Brignoni, with all in favor, the Engagement Letter from Grau & Associates to provide Fiscal Year 2026 Auditing Services, was approved. (5-0)

SIXTH ORDER OF BUSINESS **Staff Reports**

A. District Accountant

There being none present or any matters to be discussed, the next item followed.

B. District Counsel

There was discussion of scheduling a shade meeting regarding the most recent litigation update.

C. District Engineer

There being no report, the next item followed.

Bonita Landing CDD
September 10, 2026 Meeting

- D. District Manager**
- i. Follow-Up Items**
- Mr. Perez discussed the next meeting date.

SEVENTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments

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

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

EIGHTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Forster, seconded by Mr. Brignoni, with all in favor, the meeting was adjourned at 4:40 p.m. (5-0)
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Chairperson/Vice Chairperson

**MINUTES OF ATTORNEY-CLIENT SESSION
BONITA LANDING
COMMUNITY DEVELOPMENT DISTRICT**

A meeting and closed Attorney-Client Session of the Bonita Landing Community Development District was held Wednesday, September 30, 2026, and called to order at 5:13 p.m. at the Anchor Christian Church, located at 11651 East Terry Street, Bonita Springs, Florida 34135.

Present were:

Dr. Christopher Applegate	Chairperson
Andrew Brignoni	Vice Chairperson
Louis Forster	Assistant Secretary
Alessandro Rizzotti	Assistant Secretary
Michael Perez	District Manager
Guy Shir	District Counsel (Via Zoom)
Ileana Brignoni	Paralegal to District Counsel
Anna Martinez	Court Reporter

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

The meeting was called to order.

SECOND ORDER OF BUSINESS

Roll Call

Mr. Perez called the roll.

THIRD ORDER OF BUSINESS

Attorney-Client Session

Mr. Perez closed the meeting to the public and opened the Attorney-Client Session at 5:00 p.m.

The entire Attorney-Client Session was recorded by a Certified Court Reporter whose notes will be fully transcribed and made available after the close of this litigation and/or in the event proceedings are not instituted and this matter is closed.

39 Mr. Perez ended the Attorney-Client Session at 5:27 p.m.

40 **FOURTH ORDER OF BUSINESS** **Adjournment**

41 There being no further business, the meeting was adjourned at 5:35 p.m.

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Chairperson/Vice Chairperson

***Bonita Landing
Community
Development
District***

Financial Report

August 31, 2026

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

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**Bonita Landing
Community Development District**

Financial Statements

(Unaudited)

August 31, 2026

Balance Sheet
August 31, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2016 DEBT SERVICE FUND	SERIES 2016 CAPITAL PROJECTS FUND	TOTAL
<u>ASSETS</u>				
Cash - Checking Account	\$ 171,652	\$ -	\$ -	\$ 171,652
Investments:				
Acquisition & Construction Account	-	-	1,278	1,278
Reserve Fund	-	70,740	-	70,740
Revenue Fund	-	156,042	-	156,042
Sinking fund	-	15	-	15
TOTAL ASSETS	\$ 171,652	\$ 226,797	\$ 1,278	\$ 399,727
<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	-	226,797	-	226,797
Capital Projects	-	-	1,278	1,278
Unassigned:	169,252	-	-	169,252
TOTAL FUND BALANCES	\$ 169,252	\$ 226,797	\$ 1,278	\$ 397,327
TOTAL LIABILITIES & FUND BALANCES	\$ 171,652	\$ 226,797	\$ 1,278	\$ 399,727

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	AUG-26 ACTUAL
REVENUES						
Interest - Investments	\$ -	\$ -	\$ 7,316	\$ 7,316	0.00%	\$ 544
Interest - Tax Collector	-	-	287	287	0.00%	-
Special Assmnts- Tax Collector	187,630	187,630	187,630	-	100.00%	-
Special Assmnts- Discounts	(7,505)	(7,505)	(7,083)	422	94.38%	-
TOTAL REVENUES	180,125	180,125	188,150	8,025	104.46%	544
EXPENDITURES						
Administration						
P/R-Board of Supervisors	12,000	11,000	12,800	(1,800)	106.67%	1,000
FICA Taxes	900	825	275	550	30.56%	-
ProfServ-Dissemination Agent	1,000	-	-	-	0.00%	-
ProfServ-Engineering	5,200	4,767	3,666	1,101	70.50%	-
ProfServ-Legal Services	8,500	7,792	75,627	(67,835)	889.73%	6,150
ProfServ-Mgmt Consulting	44,558	40,845	40,845	-	91.67%	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	458	23	435	4.60%	5
Insurance	7,590	7,590	7,702	(112)	101.48%	-
Shared Maintenance Costs	9,500	7,125	7,456	(331)	78.48%	-
Printing and Binding	1,000	917	24	893	2.40%	-
Legal Advertising	1,500	1,500	1,001	499	66.73%	602
Other Current Charges	700	642	1,225	(583)	175.00%	520
Misc-Web Hosting	1,552	1,164	1,993	(829)	128.41%	29
Annual District Filing Fee	175	175	175	-	100.00%	-
Total Administration	106,423	89,548	160,957	(71,409)	151.24%	12,019
Field						
Misc-Contingency	73,702	-	-	-	0.00%	-
Total Field	73,702	-	-	-	0.00%	-
TOTAL EXPENDITURES	180,125	89,548	160,957	(71,409)	89.36%	12,019
Excess (deficiency) of revenues						
Over (under) expenditures	-	90,577	27,193	(63,384)	0.00%	(11,475)
Net change in fund balance	\$ -	\$ 90,577	\$ 27,193	\$ (63,384)	0.00%	\$ (11,475)
FUND BALANCE, BEGINNING (OCT 1, 2025)	142,059	142,059	142,059			
FUND BALANCE, ENDING	\$ 142,059	\$ 232,636	\$ 169,252			

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	AUG-26 ACTUAL
REVENUES						
Interest - Investments	\$ -	\$ -	\$ 7,880	\$ 7,880	0.00%	\$ 673
Special Assmnts- Tax Collector	147,637	147,637	147,637	-	100.00%	-
Special Assmnts- Discounts	(5,905)	(5,905)	(5,573)	332	94.38%	-
TOTAL REVENUES	141,732	141,732	149,944	8,212	105.79%	673
EXPENDITURES						
Administration						
ProfServ-Tax Collector	-	-	177	(177)	0.00%	-
Total Administration	-	-	177	(177)	0.00%	-
Debt Service						
Principal Debt Retirement	55,000	50,000	50,000	-	90.91%	-
Interest Expense	87,081	87,081	87,081	-	100.00%	-
Total Debt Service	142,081	137,081	137,081	-	96.48%	-
TOTAL EXPENDITURES	142,081	137,081	137,258	(177)	96.61%	-
Excess (deficiency) of revenues Over (under) expenditures	(349)	4,651	12,686	8,035	-3634.96%	673
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	(349)	-	-	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	(349)	-	-	-	0.00%	-
Net change in fund balance	\$ (349)	\$ 4,651	\$ 12,686	\$ 8,035	-3634.96%	\$ 673
FUND BALANCE, BEGINNING (OCT 1, 2025)	214,111	214,111	214,111			
FUND BALANCE, ENDING	\$ 213,762	\$ 218,762	\$ 226,797			

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	AUG-26 ACTUAL
REVENUES						
Interest - Investments	\$ -	\$ -	\$ 43	\$ 43	0.00%	\$ 4
TOTAL REVENUES	-	-	43	43	0.00%	4
EXPENDITURES						
TOTAL EXPENDITURES	-	-	-	-	0.00%	-
Excess (deficiency) of revenues	-	-	43	43	0.00%	4
Over (under) expenditures	-	-	43	43	0.00%	4
Net change in fund balance	\$ -	\$ -	\$ 43	\$ 43	0.00%	\$ 4
FUND BALANCE, BEGINNING (OCT 1, 2025)	-	-	1,235			
FUND BALANCE, ENDING	\$ -	\$ -	\$ 1,278			

**Bonita Landing
Community Development District**

Supporting Schedules

August 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

					Allocation		
Date Received	Net Amt Rcvd	Discount / (Penalties) Amount	Collection Cost	Gross Amount Received	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	
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	\$ 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	
07/14/26	\$ 3,635	-	-	\$ 3,635	\$ 2,034	\$ 1,601	
TOTAL	\$ 322,208	\$ 12,656	\$ 403	\$ 335,267	\$ 187,630	\$ 147,637	
% COLLECTED					100%	100%	100%
TOTAL OUTSTANDING				\$ -	\$ -	\$ -	

Cash and Investment Report

August 31, 2026

<u>ACCOUNT NAME</u>	<u>MATURITY</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
GENERAL FUND				
Checking Account - Operating		Valley	3.56%	171,652
			Subtotal	<u>\$ 171,652</u>
DEBT SERVICE AND CAPITAL PROJECT FUNDS				
Series 2016 Acquisition & Const Fund		Regions Bank	3.60%	\$ 1,278
Series 2016 Reserve		Regions Bank	3.60%	\$ 70,740
Series 2016 Revenue		Regions Bank	3.60%	\$ 156,042
Series 2016 Sinking		Regions Bank	3.60%	\$ 15
			Subtotal	<u>\$ 228,075</u>
			Total	<u><u>\$ 399,727</u></u>

Bank Account Statement

Bonita Landing CDD

Bank Account No. 7801
Statement No. 08-26

Statement Date 08/31/2026

G/L Account No. 101002 Balance	171,651.90	Statement Balance	172,361.65
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	171,651.90	Subtotal	172,361.65
Negative Adjustments	0.00	Outstanding Checks	-709.75
Ending G/L Balance	171,651.90	Ending Balance	171,651.90

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
06/19/2026	Payment	2131	ACCURATE SERVE PLANTATION	Check for Vendor V00036			-89.00
06/19/2026	Payment	2132	GANNETT FLORIDA LOCALIQ	Check for Vendor V00027			-620.75
Total Outstanding Checks							-709.75
Outstanding Deposits							
Total Outstanding Deposits							

BONITA LANDING CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Miscellaneous						
ANCHOR CHRISTIAN CHURCH	6/11/2026	ACC062226	\$75.00			JUNE 2026 MEETING SPACE RENTAL
ANCHOR CHRISTIAN CHURCH	5/14/2026	ACC051426	\$75.00			MAY 2026 MEETING SPACE RENTAL
ANCHOR CHRISTIAN CHURCH	1/8/2026	ACC010826	\$75.00			JUNUARY 2026 MEETING SPACE RENTAL
ANCHOR CHRISTIAN CHURCH	2/12/2026	ACC021226	\$75.00			FEBRUARY 2026 MEETING SPACE RENTAL
ANCHOR CHRISTIAN CHURCH	3/19/2026	ACC031926	\$75.00			MARCH 2026 MEETING SPACE RENTAL
ANCHOR CHRISTIAN CHURCH	4/8/2026	ACC042026	\$75.00		\$450.00	APRIL 2026 MEETING SPACE RENTAL
GANNETT FLORIDA LOCALIQ	7/31/2026	0007823127	\$602.00			7/31/2026 Legal advertising
INFRAMARK LLC	7/21/2026	184652	\$3.90			POSTAGE
INFRAMARK LLC	7/21/2026	184652	\$28.97	\$32.87		Go Daddy.Com Domain Renewal
INFRAMARK LLC	8/1/2026	186125	\$3,713.17			AUG 26 MGMT FEES
INFRAMARK LLC	8/19/2026	187257	\$1.56			July 2026 Postage
SHIR LAW GROUP	8/18/2026	452410	\$6,150.00			LEGAL SERVICE JULY 26
Miscellaneous Subtotal			\$10,949.60			
TOTAL			\$10,949.60			

Check request Form

Date:	08/03/26
Invoice Number:	ACC061126
District / Municipality Name:	BONITA LANDING
Please cut check from Acct. #:	
Please issue a check to:	ANCHOR CHRISTIAN CHURCH
Vendor Name:	ANCHOR CHRISTIAN CHURCH
Vendor No.:	
Check amount:	\$75.00
Please code to:	
Check Description/Reason:	ROOM RENTAL OF JUNE 2026
Mailing instructions:	
Requester:	IDALIA GRIFFITH
Manager's Approval:	
Date:	8/3/2026

**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)
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THIRD ORDER OF BUSINESS

**Audience Comments – (3) Three-Minute
Time Limit**

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

FOURTH ORDER OF BUSINESS

Business Items

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

FIFTH ORDER OF BUSINESS

Consent Agenda

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

There being no additions, corrections or deletions,

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

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

There being no comments or questions,

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

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Accountant

B. District Counsel

There being no reports, the next item followed.

C. District Engineer

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

D. District Manager

i. Form 1 Filing Deadline Reminder

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

ii. Follow-Up Items

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

SEVENTH ORDER OF BUSINESS

**Board of Supervisors' Requests and
Comments**

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

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

- E. Supervisor Strange**

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

EIGHTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Dr. Applegate, seconded by Mr. Forster, with all in favor, the meeting was adjourned at 4:48 p.m. (5-0)

Dr. Christopher Applegate
Chairperson

Check request Form

Date:	08/03/26
Invoice Number:	ACC051426
District / Municipality Name:	BONITA LANDING
Please cut check from Acct. #:	
Please issue a check to:	ANCHOR CHRISTIAN CHURCH
Vendor Name:	ANCHOR CHRISTIAN CHURCH
Vendor No.:	
Check amount:	\$75.00
Please code to:	
Check Description/Reason:	ROOM RENTAL OF MAY 2026
Mailing instructions:	
Requester:	IDALIA GRIFFITH
Manager's Approval:	
Date:	8/3/2026

Check request Form

Date:	08/03/26
Invoice Number:	ACC010826
District / Municipality Name:	BONITA LANDING
Please cut check from Acct. #:	
Please issue a check to:	ANCHOR CHRISTIAN CHURCH
Vendor Name:	ANCHOR CHRISTIAN CHURCH
Vendor No.:	
Check amount:	\$75.00
Please code to:	
Check Description/Reason:	ROOM RENTAL OF JANUARY 2026
Mailing instructions:	
Requester:	IDALIA GRIFFITH
Manager's Approval:	
Date:	8/3/2026

**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

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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)

THIRD ORDER OF BUSINESS**Audience Comments – (3) Three Minute Time Limit**

There were no audience comments.

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

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.

B. District Engineer

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

C. District Counsel

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.

D. District Manager**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.

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

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.

SIXTH ORDER OF BUSINESS**Business Administration****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)

84 **B. Consideration of November 2025 Financial Statements and Check Register**

On MOTION by Mr. Forster, seconded by Mr. Brignoni with all in favor, the November 2025 Financial Statements and Check register were approved.

85 **C. Discussion of Audit Letter**

86 Mr. Perez discussed the audit letter and confirmed the district is in compliance.

87 **D. Acceptance of Fiscal Year 2024 Audit**

On MOTION by Dr. Applegate, seconded by Mr. Rizzotti with all in favor, the Fiscal Year 2024 Audit was accepted.

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89 **SEVENTH ORDER OF BUSINESS**

Supervisor Requests

90 None.

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96 **EIGHTH ORDER OF BUSINESS**

Audience Comments – (3) Minute Time Limit

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

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100 **NINTH ORDER OF BUSINESS**

Adjournment

101 There being no further business,

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103 On MOTION by Dr. Applegate, seconded by Mr. Brignoni, with all
104 in favor, the meeting was adjourned at 4:45 p.m. (5-0)

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Dr. Christopher Applegate
Chairperson

Check request Form

Date:	08/03/26
Invoice Number:	ACC021226
District / Municipality Name:	BONITA LANDING
Please cut check from Acct. #:	
Please issue a check to:	ANCHOR CHRISTIAN CHURCH
Vendor Name:	ANCHOR CHRISTIAN CHURCH
Vendor No.:	
Check amount:	\$75.00
Please code to:	
Check Description/Reason:	ROOM RENTAL OF FEBRUARY2026
Mailing instructions:	
Requester:	IDALIA GRIFFITH
Manager's Approval:	
Date:	8/3/2026

**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, February 12, 2026, and called to order at 4:36 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
Ileana Brignoni	District Counsel
Sandra MacGregor	District Accountant

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)

THIRD ORDER OF BUSINESS**Audience Comments – (3) Three Minute Time Limit**

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

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

Ms. MacGregor gave an overview of the District's financial status. Ms. Strange asked about the FICA Tax on the budget with the change to the 1099 Form. Mr. Perez informed the Board this will be adjusted for next year's budget.

B. District Engineer

The District Engineer was not present, and there were no questions from the Board.

C. District Counsel

There being no report or questions from the Board, the next item followed.

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

Mr. Perez gave information regarding the next meeting date.

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 January 8, 2026**

There being no additions, corrections or deletions,

On MOTION by Mr. Forster, seconded by Ms. Strange, with all in favor, the Minutes of the Meeting held January 8, 2026, were approved. (5-0)

B. Consideration of December 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 December 2025 Financial Statements and Check Register were approved. (5-0)

SEVENTH ORDER OF BUSINESS**Supervisor Requests****A. Supervisor Brignoni**

Mr. Brignoni asked whether a new District Manager has been assigned. Mr. Perez confirmed there will be a new District Manager with previous experience.

- 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 – (3) Minute Time
Limit**

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

NINTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Brignoni, seconded by Mr. Rizzotti, with all in
favor, the meeting was adjourned at 4:43 p.m. (5-0)

Chairperson/Vice Chairperson

Check request Form

Date:	08/03/26
Invoice Number:	ACC031926
District / Municipality Name:	BONITA LANDING
Please cut check from Acct. #:	
Please issue a check to:	ANCHOR CHRISTIAN CHURCH
Vendor Name:	ANCHOR CHRISTIAN CHURCH
Vendor No.:	
Check amount:	\$75.00
Please code to:	
Check Description/Reason:	ROOM RENTAL OF MARCH 2026
Mailing instructions:	
Requester:	IDALIA GRIFFITH
Manager's Approval:	
Date:	8/3/2026

**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, March 19, 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
Michael Perez	Senior District Manager
Guy Shir	District Counsel
Sandra MacGregor	District Accountant
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 and 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)
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THIRD ORDER OF BUSINESS**Audience Comments – (3) Three Minute Time Limit**

Ms. Nancy McCormick (16164 Bonita Landing Circle) asked why the Board was paid \$1,800 instead of \$1,000 in February financials. It was explained as two meetings that day (\$200 per meeting). She also asked about the 2027 budget, and was directed to wait for Board discussion.

FOURTH ORDER OF BUSINESS**Special Business Item****A. Consideration of Resolution 2026-03, Designation of Officers**

On MOTION by Mr. Forster, seconded by Ms. Strange, with all in favor, Resolution 2026-03, Designating Officers of the District, with Dr. Applegate as Chairperson, Mr. Brignoni as Vice Chairperson, Ms. Goldyn as Secretary, Mr. Bloom as Treasurer, Ms. Montagna as Assistant Treasurer, and Ms. Brito, Mr. Rizzotti, Ms. Strange and Mr. Forster as Assistant Secretaries, was adopted. (5-0)

FIFTH ORDER OF BUSINESS**Staff Reports****A. District Accountant**

Assessments are 97.96% collected as of February. Expenditures at 39% of budget. Legal services are high and should be monitored.

B. District Engineer**C. District Counsel**

There being no reports, the next item followed.

D. District Manager**i. Discussion of Preliminary Fiscal year 2027 Budget**

The next meeting of April 9, 2026 at 4:30 p.m. the Board will formally set proposed Fiscal Year 27 Budget (presented as “high mark” – can be lowered in July/August, cannot be increased). It was recommended to separate legal litigation line item to track current litigation costs apart from standard legal services. Current legal spent through Feb $\approx$ \$30,000–37,000 versus. \$8,500 budget. The amount of \$75,000 for Miscellaneous/Field Contingency line not being used (previously covered litigation). There will be a \$33 per resident annual increase for the entire year ($\approx$ \$3/month per household). O&M portion increase = 3.85%. Management fee up $\approx$ 5% (\$44,600 $\rightarrow$ \$46,600). Insurance increased to \$8,500. Printing & Binding budget reduced from \$1,000 to \$500. No charge for laptops if Board uses electronic iPads. Black & white printing is sufficient.

ii. Follow-Up Items

Cost-sharing agreement with Bonita National is pending (7% share for items like FPL lights – information is expected April or May).

Agendas were posted on CDD website.

SIXTH ORDER OF BUSINESS

Business Items

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

SEVENTH ORDER OF BUSINESS

Business Administration

A. Consideration of February 12, 2026 Minutes of Meeting & Attorney-Client Session

The Attorney should be noted as present at the meeting.

There being no further additions, corrections or deletions,

On MOTION by Mr. Forster, seconded by Mr. Rizzotti, with all in favor, the Minutes of the February 12, 2026 Meeting & Attorney-Client Session were approved, as amended. (5-0)

B. Consideration of January & February Financial Statements and Check Register

The amount of \$2,400 is due to developer on Page 26; \$4,137 is due to other funds under Debt Service – possible trustee fee. Interlocking agreement budget is open-ended.

There being no further questions or comments,

On MOTION by Mr. Forster, seconded by Dr. Applegate, with all in favor the January & February Financial Statements and Check Register were approved. (5-0)

C. Consideration of Resolution 2026-04, Designation of Banking Signatories

This Resolution allows the Secretary/Treasurer to approve transactions and sign checks (two signatures required).

There being no further discussion,

On MOTION by Mr. Forster, seconded by Mr. Rizzotti, with all in favor, Resolution 2026-04, Designating the Authorized Signatories for the District's Operating Bank Account(s); and Providing for an Effective Date, was adopted. (5-0)

D. Consideration of Resolution 2026-05, for the FY 2026 General Election

Three seats are expiring, Seat 2 – Dr. Applegate, Seat 3 – Ms. Strange and Seat 4 – Mr. Brignoni).

There being no further discussion,

On MOTION by Mr. Brignoni, seconded by Ms. Strange, with all in favor, Resolution 2026-05, Implementing Section 19.006(3), Florida Statutes, and Requesting that the Lee County Supervisor of Elections Conduct the District’s General Elections; Providing for Compensation; Setting Forth the terms of Office; Authorizing Notes of the Qualifying Period; and Providing for Severability and an Effective Date, was adopted (5-0)

EIGHTH ORDER OF BUSINESS

Supervisor Requests

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

There being no requests, the next item followed.

E. Supervisor Strange

Ms. Strange commented on removal of barbed wire on Bonita Beach Road (previously discussed). Barbed wire is frowned upon due to liability, and may be replaced with different fencing.

NINTH ORDER OF BUSINESS

Audience Comments – (3) Minute Time Limit

An audience member expressed concern over legal/litigation costs (lawsuit vs. Lennar) and asked the Board not to increase the CDD fee, and suggested using contingency funds. The Board clarified only one increase last year, \$33 per year increase is mainly management/insurance (not legal), and budget must be maintained because the District will eventually be responsible for all lake maintenance. Further discussion ensued regarding projected 2027 legal cost ≈ \$13,000; current litigation spent is *way under* the budgeted amount. The speaker noted transition from W-2 to 1099 for Board members.

TENTH ORDER OF BUSINESS

Adjournment

There being no further business,

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On MOTION by Dr. Applegate, seconded by Mr. Forster, with all in
favor, the meeting was adjourned at 5:14 p.m. (5-0)

Dr. Christopher Applegate
Chairperson

Check request Form

Date:	08/03/26
Invoice Number:	ACC042026
District / Municipality Name:	BONITA LANDING
Please cut check from Acct. #:	
Please issue a check to:	ANCHOR CHRISTIAN CHURCH
Vendor Name:	ANCHOR CHRISTIAN CHURCH
Vendor No.:	
Check amount:	\$75.00
Please code to:	
Check Description/Reason:	ROOM RENTAL OF APRIL 2026
Mailing instructions:	
Requester:	IDALIA GRIFFITH
Manager's Approval:	
Date:	8/3/2026



ACCOUNT NAME		ACCOUNT # Agenda Page 40	INV DATE
Bonita Landing Comm Devel Dist		1124913	07/31/26
INVOICE #	INVOICE PERIOD	CURRENT INVOICE TOTAL	
0007823127	Jul 1- Jul 31, 2026	\$602.00	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$602.00	

BILLING ACCOUNT NAME AND ADDRESS	PAYMENT DUE DATE: AUGUST 31, 2026
Bonita Landing Comm Devel Dist Suite 201 11555 Heron Bay BLVD Coral Springs, FL 33076	Legal Entity: USA TODAY Media Corp. Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@usatodayco.com	FEDERAL ID 47-2390983
Immediate Action Required: Enroll in E-Invoicing. USA TODAY Co. has discontinued mailed invoices as we move to paperless billing. If you received this by mail, enroll today to avoid invoice delivery interruption: https://gcil.my.site.com/financialservicesportal/s/e-invoicing .	

Date	Description	Amount
7/1/26	Balance Forward	\$0.00

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
7/20/26-7/27/26	12486744	FNP Fort Myers News-Press	12486744		\$602.00

As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!	Total Cash Amount Due Service Fee 3.99% *Cash/Check/ACH Discount *Payment Amount by Cash/Check/ACH Payment Amount by Credit Card	\$602.00 \$24.02 -\$24.02 \$602.00 \$626.02
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PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT						
ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Bonita Landing Comm Devel Dist		1124913		0007823127		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$602.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$602.00
REMITTANCE ADDRESS (Include Account# & Invoice# on check)			TO PAY BY PHONE PLEASE CALL:			TOTAL CREDIT CARD AMT DUE
USA TODAY Media Corp. PO Box 631244 Cincinnati, OH 45263-1244			1-877-736-7612			\$626.02
			To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/			



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

184652

DATE

7/21/2026

CUSTOMER ID

C4807

NET TERMS

Due On Receipt

PO#
DUE DATE

7/21/2026

BILL TO

Bonita Landing Community
Development District
11555 Heron Bay Blvd Ste 201
Coral Springs FL 33076-3361
United States

Services provided for the Month of: June 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Jasmin Nunez Lopez- 3-11-26 DNH*GODADDY : Bonita Landing CDD Domain Renewal: 28.97	1	Ea	28.97		28.97
Postage	5	Ea	0.78		3.90
Subtotal					32.87

Subtotal

\$32.87

Tax

\$0.00

Total Due

\$32.87

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO
Bonita Landing Community
Development District
11555 Heron Bay Blvd Ste 201
Coral Springs FL 33076-3361
United States

INVOICE#
186125
CUSTOMER ID
C4807
PO#

DATE
8/1/2026
NET TERMS
Due On Receipt
DUE DATE
8/1/2026

Services provided for the Month of: August 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Administrative Fees	1	Ea	3,713.17		3,713.17
Subtotal					3,713.17

Subtotal	\$3,713.17
Tax	\$0.00
Total Due	\$3,713.17

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO

Bonita Landing Community
Development District
11555 Heron Bay Blvd Ste 201
Coral Springs FL 33076-3361
United States

INVOICE#

187257

CUSTOMER ID

C4807

PO#

DATE

8/19/2026

NET TERMS

Due On Receipt

DUE DATE

8/19/2026

Services provided for the Month of: July 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	2	Ea	0.78		1.56
Subtotal					1.56

Subtotal	\$1.56
Tax	\$0.00
Total Due	\$1.56

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

Shir Law Group, P.A.
2295 NW Corporate Blvd.
Suite 140
Boca Raton, FL 33431-7336
561-999-5999

Bonita Landing Community Development District
inframarkcms@payableslockbox.com

Page: 1
August 18, 2026
Account No: 1804M

Payments received after 08/18/2026 are not included on this statement.

***Please return this page with your payment.
Thank you.***

Previous Balance	Fees	Expenses	Advances	Payments	Balance
1804-000 General Rep 2,650.00	6,150.00	0.00	0.00	-2,650.00	<u>\$6,150.00</u>

Payment due upon receipt.

Shir Law Group, P.A.
2295 NW Corporate Blvd.
Suite 140
Boca Raton, FL 33431-7336
561-999-5999

Bonita Landing Community Development District
inframarkcms@payableslockbox.com

Page: 1
August 18, 2026
Account No: 1804-000M
Invoice No: 452410

General Rep

Payments received after 08/18/2026 are not included on this statement.

Fees

			Hours	
07/01/2026	PAR	Review Lennar Depo Notice for Chairman, Request fir Admission to BLCDD, RFP to BLCDD and Interrogatories, Request for Production from Bonita HOA, format and finalize Motion to Strike Deposition Topics	2.50	312.50
	GMS	Receipt, Review + Compliance - Mj Land Request For Copies	0.40	200.00
	GMS	Review, receipt + Analysis - Notice Of Production From Non-Party - Records Custodian Bonita Landing	0.20	100.00
	GMS	Initial Review, Receipt + Analysis + Update case file re - Request for production	0.70	350.00
	GMS	Draft initial responses to RFP	1.40	700.00
	GMS	Initial Review, Receipt + Analysis + Update case file - Request For Admissions	0.70	350.00
	GMS	Draft proposed response to Request for Admissions	1.80	900.00
07/02/2026	GMS	Review, Analysis + Update case file - First Rogs to Plaintiff	0.30	150.00
07/07/2026	PAR	Draft and file NTC taking Deposition of Alex Hinebaugh, draft and file Subpoena for Deposition Alex Hinebaugh	0.70	87.50
07/09/2026	PAR	attend and moderate district supervisors meeting	0.50	62.50
07/13/2026	PAR	Review notice for public hearing for budget	0.30	37.50
07/26/2026	PAR	Review discovery request form Lennar begin drafting responses	0.80	100.00
07/29/2026	PAR	Begin drafting questions for Chuck Adams deposition; discuss with APR	1.50	187.50
	GMS	Telephone conference (extended) with Ileana Brignoni re: de on d nd documents to review of Chuck Adams and various issues in case to research and documents to review	0.50	250.00
	GMS	Prepare Memorandum summarizing various potential causes of action and liability of District Manager and procurement issues	1.50	750.00
	GMS	Review in detail and revise/add to proposed Deposition questions for Chuck Adams	1.50	750.00

August 18, 2026

Account No: 1804-000M

Invoice No: 452410

Bonita Landing Community Development District

General Rep

			Hours	
	GMS	Research liability of District Manager and various potential causes of action re: actions and circumstances presented involving Chuck Adams and procurement issues	1.00	500.00
07/30/2026	PAR	Prepare for Deposition of Kershaw with DGA	1.00	125.00
	GMS	Review - Notice of compliance with Request for copies	0.10	50.00
07/31/2026	PAR	Attend deposition of Kershaw	1.50	187.50
		For Current Services Rendered	18.90	6,150.00
		Previous Balance		\$2,650.00
		Total Current Work		6,150.00
<u>Payments</u>				
08/04/2026		Payment for Fees and/or Costs : Client Check #100092		-2,650.00
		Balance Due		<u>\$6,150.00</u>

Payment due upon receipt.