

**BONITA LANDING
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

OCTOBER 12, 2023

The meeting will be held at:
Anchor Christian Church, 11651 E. Terry Street, Bonita Springs, FL



210 N. UNIVERSITY DRIVE, SUITE 702
CORAL SPRINGS, FLORIDA 33071

Bonita Landing Community Development District

Board of Supervisors

Christopher Applegate, Chairman
Andrew Brignoni, Assistant Secretary
David Negip, Assistant Secretary
Alessandro Rizzotti,, Assistant Secretary
Rod Still, Supervisor

Justin Faircloth, District Manager
Greg Urbancic, District Counsel
Joseph DeBono, District Engineer

Regular Meeting Agenda

Thursday, October 12, 2023 – 4:30 p.m.

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

Call in: Number: 1-646-838-1601 Meeting ID: 951092195#

ATTENDEES:

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

- 1. Roll Call**
- 2. Approval of Agenda**
- 3. Audience Comments on Agenda Items**
- 4. Old Business**
- 5. New Business**
- 6. Staff Reports**
 - A. Engineer’s Report**
 - i. Update on Lake Status Report
 - B. Attorney’s Report**
 - C. Manager’s Report**
 - i. Approval of Minutes of September 12, 2023 Meeting
 - ii. Financials
 - iii. Follow Up Items
- 7. Supervisor Requests**
- 8. Audience Comments**
- 9. Adjournment**

THE NEXT REGULAR MEETING IS SCHEDULED FOR NOVEMBER 9, 2023 AT 4:30 P.M.

Sixth Order of Business

6A.

6A.i.

**BONITA LANDING COMMUNITY DEVELOPMENT DISTRICT
LAKE BANK ASSESSMENT
AND
RECOMMENDATIONS REPORT**

Prepared for

BONITA LANDING COMMUNITY DEVELOPMENT DISTRICT
c/o Inframark
210 N. University Drive, Suite 702
Coral Springs, FL 33071

Prepared by:



**2122 Johnson Street
Fort Myers, Florida 33902
(239) 334-0046
EB 642**

OCTOBER 5, 2023


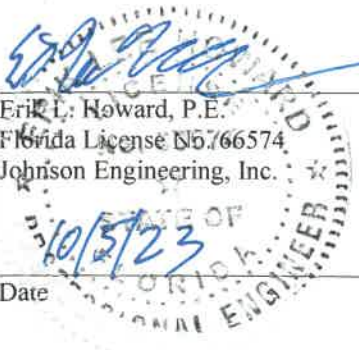

Eric L. Howard, P.E.
Florida License No. 766574
Johnson Engineering, Inc.

10/5/23
Date

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ATTACHMENTS

Attachment 1	Bonita Landing SFWMD Master Drainage Plan
Attachment 2	Lake Bank and Drainage Observations
Attachment 3	Lake Bank Restoration Options and Opinion of Probable Costs

1.0 PURPOSE OF STUDY

The following summary has been developed to assist Bonita Landing Community Development District (CDD) in providing an assessment of the stormwater lake bank erosion for the one (1) stormwater lake. This document is intended to assist the community's stakeholders understanding of current conditions based on a visual observation and recommendations by Johnson Engineering, Inc. (JEI).



The scope of the report is to provide basic information necessary for determining applicable lake bank rehabilitation/restoration efforts and recommendations for implementation of a maintenance program to the lake.

It is suggested the CDD and/or their representative(s) utilize the information presented within and conduct such evaluations on a regular basis to monitor Storm Water Management System (SWMS) performance throughout the life of the system.

2.0 BACKGROUND

The CDD was permitted through South Florida Water Management District (SFWMD) and the City of Bonita Springs. Through review of aerial imagery, it appears that construction began on the lake in 2006. The lake appears to have been completed in 2017 and homesites completed in 2021. This makes the lake approximately 17 years old.

2.1 South Florida Water Management District Environmental Resource Permit

The CDD SWMS is permitted through the SFWMD Environmental Resource Permit (ERP) 36-04234-P-05 which was issued in April 2016. The ERP requires that all stormwater run-off be collected, attenuated, and treated before being discharged offsite.

Stormwater run-off associated with the site sheet flows directly or through catch basins and culverts into one (1) lake prior to discharging offsite, through a control structure (CS-229) located in Lake 1, into Floway A through existing conveyances. Attachment 1, the Bonita Landing Master

Drainage Plan from the ERP, shows the lake and drainage system including the outfall control structure.

2.1.2 Lakes and Lake Banks

The lake system provides storage for stormwater run-off, so that the required water quality treatment and attenuation can be achieved. This provides assurances that the CDD SWMS will not contribute to impairments of the quality to downstream receiving waters.

The lake banks are designed with a maximum allowable slope of 4:1 (horizontal:vertical) to a depth of 9 feet below the control elevation of 15.80 feet NGVD 29. The lake bank slope then increases to a maximum slope of 2:1 to the lake bottom which was designed to be no deeper than -4.2 feet NGVD 29 or to the confining layer.

2.2 The City of Bonita Springs Development Order

The CDD was issued Development Order (DO) DOS15-20282-BOS 3/28/2022 during March 2016 by the City of Bonita Springs. The DO was reviewed concurrently with the ERP and was reviewed for some of the same components. Additional components that are covered in the DO, as it relates to the SWMS, are the requirements for littoral and upland plantings. These planting areas are shown on the ERP plans as well.

3.0 OBSERVATIONS

JEI personnel conducted a visual observation of the SWMS lake banks during September 2023. During the visual observation, lake banks in need of restoration or repair were identified and located, using a Global Positioning System (GPS). These locations are shown on an aerial map and included as Attachment 2.

3.1 Lake Banks

The lake is approximately 17 years old. The overall condition of the lake appeared good, except for erosion and maintenance concerns typical with a lake of this age.

When evaluating lake banks observing the location, potential causes, erosion type and severity is important in prioritizing which erosion repairs should be addressed first. The location is the first factor considered when assigning priorities to lake bank repairs.

Typically needed erosion repairs adjacent to residential lots and areas where the lake is easily accessible to residents or guests, receive greater attention to similar types of repairs that are not easily accessed. However, safety of maintenance personnel should also be considered. For instance, if there was erosion with a greater severity ranking in an area not easily accessible, it may be given higher priority than an erosion area of lesser severity located adjacent to residential areas.

Potential causes and erosion types are considered as they dictate what type of repair would be appropriate for each location.

Severity is usually based on the SFWMD compliance criteria that a greater than nine (9) inch vertical displacement or drop-off in the bank creates a safety hazard to residents, guests, and maintenance personnel.

During the visual observation, areas of lake bank erosion were identified, and each evaluated for the cause of the erosion, type of erosion and level of severity, as follows:

Location rankings:

- Adjacent to residential units and recreational areas
- Adjacent to preserves or perimeter walls
- Other

Potential causes:

- Wind and wave action
- Surface run-off concentrated to a point in the bank
- Improperly installed pipe or grate
- Lake bank greater than 4:1
- Other

Erosion categories:

- Vertical displacement/Bank drop-off (parallel to shoreline)

- Vertical displacement/Bank washout/Gully (perpendicular to shoreline)
- Bank washout from pipe, inlet, or sprinkler
- Eroded Swale in bank
- Other

Severity rankings:

- Immediate attention
- SFWMD compliance
- Hazardous to foot and landscape maintenance
- Probable future problem

3.1.1 **Wind and Wave Action**

Typically, the most common type of lake bank erosion observed is caused by wind and wave action. This type of erosion causes a vertical displacement, or drop-off condition that runs parallel with the shoreline at the location of the bank where the lake water level stays for the longest period of time, usually near or below the control elevation of the SWMS.

During the “rainy season”, typically June thru August, the lakes will spend a significant amount of time above the control elevation. The typical sod placed on the lake banks will not survive submerged under water for more than a week or two and will only slowly re-grow back down the bank after the water level drops for a significant period of time. When the prolonged high-water leaves after the rainy season, a bare portion of lake bank is exposed where waves, caused by wind, can erode the bare lake bank creating the vertical displacement of drop-off condition discussed above.

3.1.2 **Concentrated Flows**

The second most common type of lake bank erosion is an area in the lake bank that has become lower than the rest of the bank due to stormwater run-off concentrating into a narrow path. This concentrated flow eventually forms a vertical displacement, similar to wind and wave action but perpendicular to the shoreline and typically concentrated in one location, creating gully or washout type of erosion. This gully, or washout frequently aligns

between residential buildings where roof and lot run-off is concentrated before draining to the lake.

The sod on the lake bank can disguise the severity of the erosion, as the sod can survive, with adequate irrigation, even though the soil underneath has traveled further down the bank and into the lake. This can often pose a greater risk, for residents, guests and maintenance personnel, than a visible gully or washout.

There were eleven (11) areas of erosion identified, due to concentrated flows, and assigned severity rankings as follows:

- Immediate attention required at 8 locations.
- Probable future problem at 3 locations.

3.1.3 Improperly Installed Pipe or Grate

- Yard drain inlets that were found were in good condition. Many were covered with vegetation growth rendering them inoperable.
- Outlet pipes from the yard drains were observed to be above control elevation and not protruding the designed 8 feet into the lake.

3.1.4 Lake Bank Slope Steeper Than 4:1

Two thousand five hundred and two linear feet (2,502 LF) of lake bank was observed as having drop offs greater than nine inches and beyond the allowable maximum slope of 4:1 without the benefit of field survey data. The severity ranking applied was:

- Immediate attention
- 9"-12" drop-off 728LF
- 12"-18" drop-off 406LF
- 18"-24" drop-off 84LF
- >24" drop-off 1,284FL

4.0 RESTORATION AND ESTIMATE OF PROBABLE COSTS

As stated earlier, Attachment 2 shows the locations of lake banks requiring restoration or repairs. Each location was photographed for documenting and further review.

4.1 **Lake Banks**

The visual observation noted locations of lake bank erosion that need restoration. The type and cause of the erosion determine the type of restoration required. There are typically different restoration options available, and they vary in appearance and cost, but will achieve the same goal. Options and estimate of probable costs are provided in Attachment 3.

4.1.1 **Wind and Wave Action**

Restoration of lake banks due to wind and wave action is required at this time as there was evidence of erosion that would meet the severity rankings of hazardous to foot traffic and landscape maintenance due to vertical displacement/bank washout/gully (parallel to shoreline).

4.1.2 **Concentrated Flow**

When addressing erosion due to concentrated flow the restoration effort should extend up the bank to the source of the problem.

Riprap is often used to restore these isolated washout or gullies, but it does not provide a natural appearance. There is an option to provide plants in the void spaces, however this also increases the cost, and it still does not address the cause of the erosion.

Other options include biodegradable erosion mats or open cell systems that allow grass to grow through and over. They provide protection to the underlying soils and provide a natural appearance since sod should be placed over them.

4.1.3 **Improperly Installed Pipe or Grate**

When correcting erosion problems due to improperly installed pipes and there are two items that need to be addressed.

First the pipes need to extend far enough into the lake, so that discharge does not undermine the lake bank and are not exposed which interferes with the aesthetics of the lake. The

invert of the pipe should be set, at a minimum, 2 feet below the control elevation of the lake and anchored in place. This will place the end of the pipe approximately 8 feet from the shoreline.

Finally, the eroded lake bank needs to be restored using an erosion mat or open cell system and resodded.

5.0 CONCLUSIONS AND RECOMMENDATIONS

It was determined by the visual observations conducted by JEI, that overall, the Bonita Landing SWMS is functioning. As stated previously in the report, there is restoration and repairs to be completed.

5.1 Lake Banks

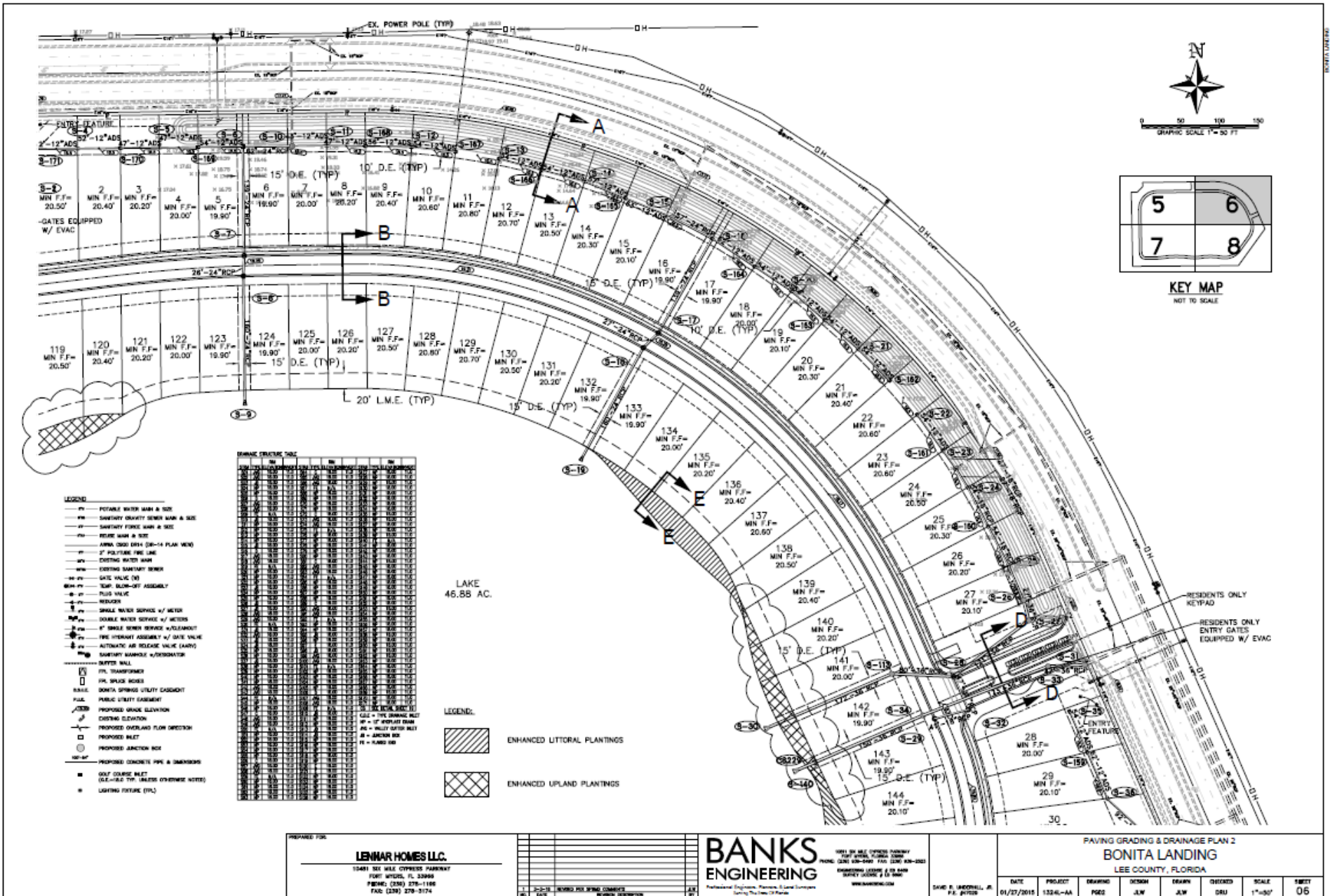
Based on the visual observation the lake banks are in good condition. There are some areas needing attention and with the proper restoration efforts should provide stable lake banks.

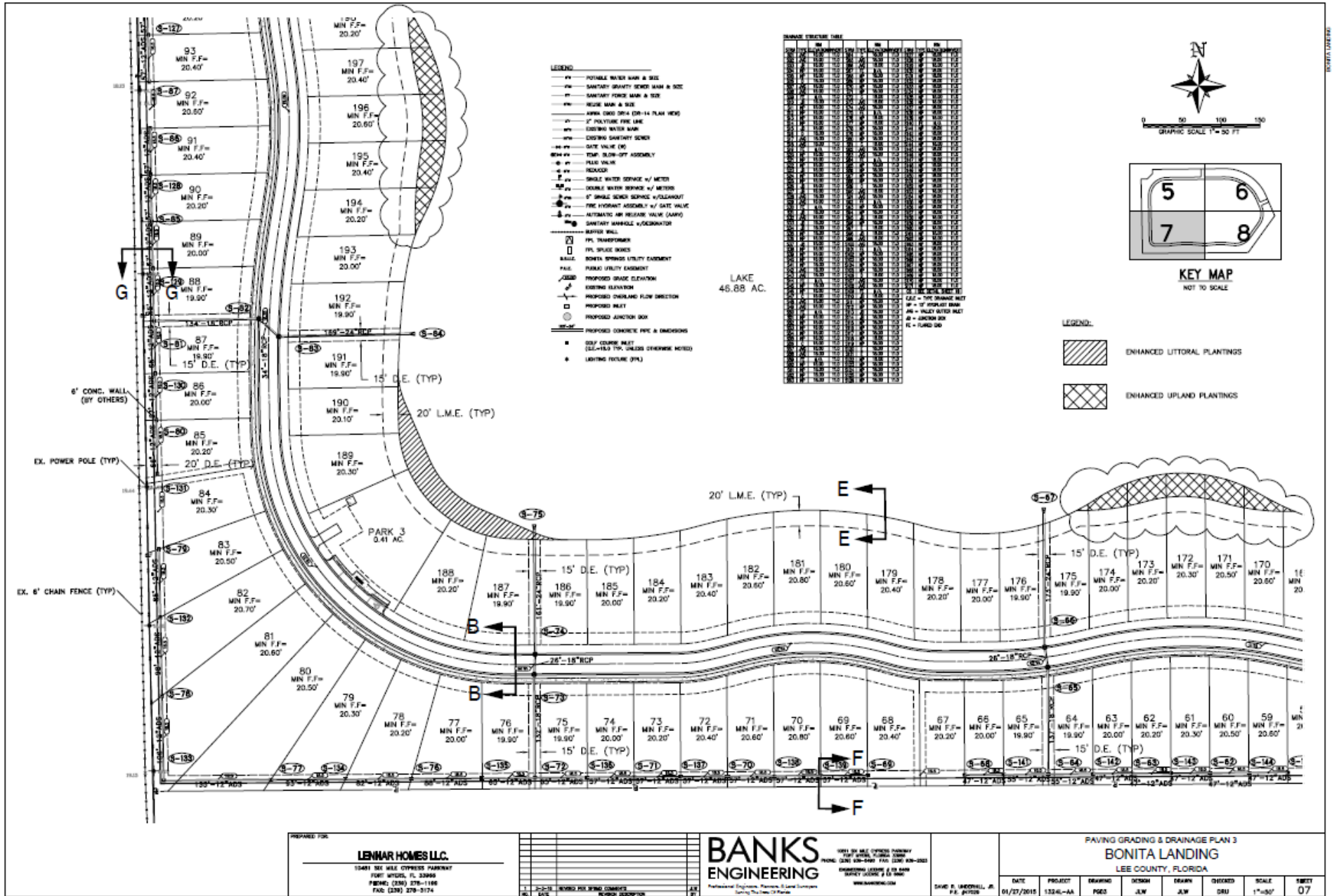
Once restoration of the lake banks is complete, one recommendation is to create a good littoral maintenance and replacement plan. This will decrease future erosion due to wind and wave action, assist with nutrient uptake, and provide habitat and aesthetics.

ATTACHMENT 1

BONITA LANDING

SFWMD MASTER DRAINAGE PLAN

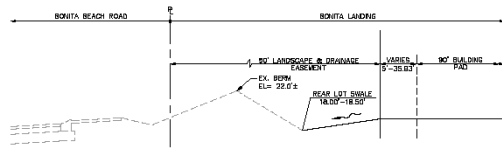




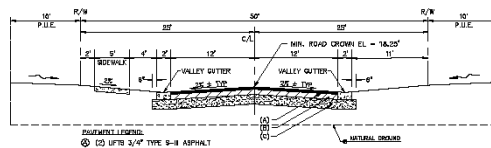
PREPARED FOR:
LENHAR HOMES LLC.
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 FAX: (239) 378-5174

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 PROFESSIONAL ENGINEERS, PLANNERS, & LAND SURVEYORS
 SERVING THE TRUSTED OF FLORIDA
 1001 W. WYOMING AVENUE
 FORT MYERS, FLORIDA 33906
 PHONE: (239) 438-0900 FAX: (239) 438-0000
 WWW.BANKSENG.COM

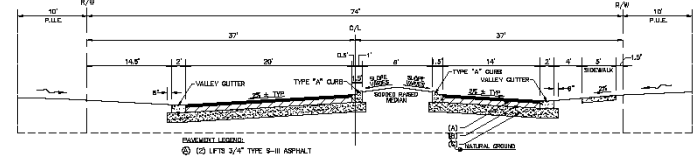
PAVING GRADING & DRAINAGE PLAN 3						
BONITA LANDING						
LEE COUNTY, FLORIDA						
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SHEET
01/27/2015	13246-AA	PAGE	JLW	JLW	DBU	07



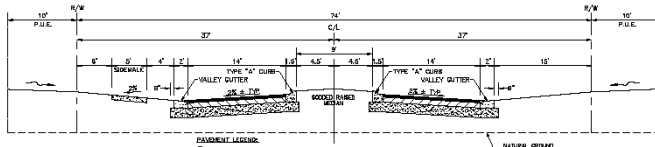
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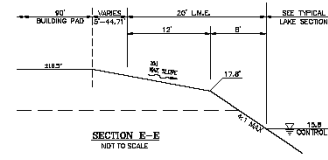
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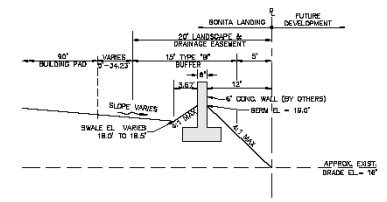
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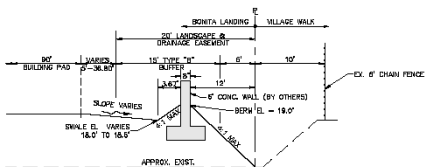
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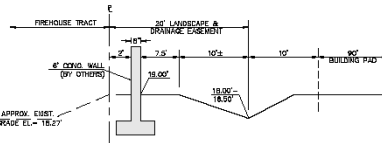
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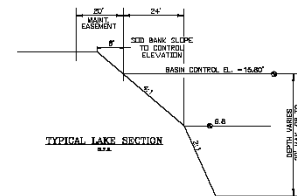
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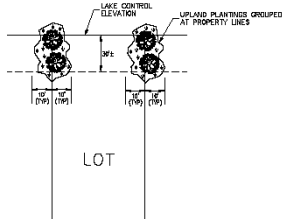
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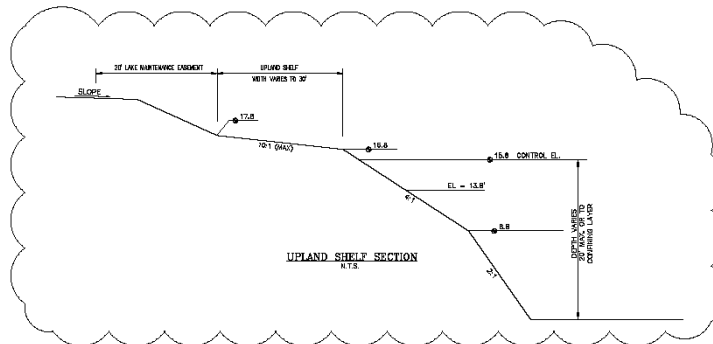
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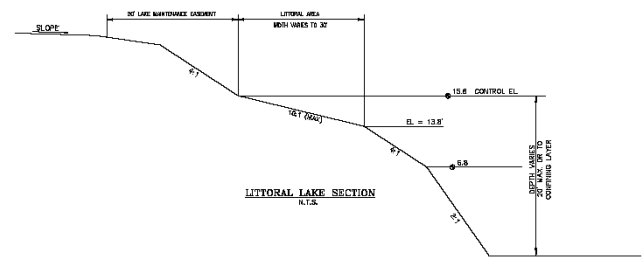
TYPICAL LAKE SECTION
N.T.S.



UPLAND PLANTING DETAIL
N.T.S.



UPLAND SHELF SECTION
N.T.S.



LITTORAL LAKE SECTION
N.T.S.

PREPARED FOR:

LENNAR HOMES LLC.
19481 SIX MILE CYPRESS PARKWAY
FORT MYERS, FL 33988
PHONE: (238) 278-1199
FAX: (238) 278-2174

NO.	DATE	REVISIONS	BY
1	3-2-18	ISSUED PER STAMP COMMENTS	JLB
2	8-25-18	REVISED PER STAMP COMMENTS	JLB
3	NOV	REVISED PER STAMP COMMENTS	JLB

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SURVEY LICENSE # 05 9660
WWW.BANKSEN.COM

DAVID P. WOODRUFF, JR.
P.E., P.S., P.L.C.

TYPICAL CROSS SECTIONS
BONITA LANDING
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
01/27/2015	1324L-AA	XSEC	JLW	JLW	DRU	NTS	18

\P:\PROJECTS\1324L-AA\CONTRACT\CONTRACT\1324L-AA\1324L-AA-18.DWG 1324L-AA-18.DWG 1324L-AA-18.DWG

BONITA LANDING

ATTACHMENT 2

BONITA LANDING

LAKE BANK AND DRAINAGE OBSERVATIONS



JOHNSON
ENGINEERING
JOHNSON ENGINEERING, INC.
2752 JOHNSON STREET
FORT MYERS, FLORIDA 33901-1590
PHONE: (239) 334-8848
FAX: (239) 334-8942

Bonita Landing CDD

Bonita Landing
Lake Bank Assessment
Lee County, Florida

NO.	DATE	DESCRIPTION

DATE: September 2023
PROJECT NO: 20230674-001
FILE NO:
SCALE: As Shown

Lake Bank Assessment

SHEET NUMBER
2

ATTACHMENT 3

LAKE BANK RESTORATION OPTIONS

AND

OPINION OF PROBABLE COST

Lake Bank Restoration Options and Opinion of Probable Costs

Restoration Method	Description	Erosion Resistance See Note 3	Special Considerations See Note 1,2 and3	Opinion of Probable Cost \$/square foot
Rip Rap	Rock or concrete pieces 3" to 6" in diameter with filter fabric	Good	Not a natural appearance and limited by SFWMD	\$25.00
Stone/Block Retaining Wall	Stone blocks, multilayer, with filter fabric	Good	Not a natural appearance and limited acceptance by SFWMD	\$30.00
Grassy Paver and GeoBlock	Open at top and bottom HDPE cells	Fair, possible undercutting by wave action	Natural yard appearance or alternate plantings	\$30.00
GeoWeb	Flexible web which can extend into lake bottom	Good	Natural yard appearance or alternate plantings	\$30.00
GeoTube	Polyester fabric tube filled with sand or organic matter	Good	Natural yard appearance or alternate plantings	\$45.00
Turf Stone Paver	Open center pavers	Fair, possible undercutting by wave action	Partial sod/turf or alternate plantings	\$35.00
Erosion Control Blankets	Coir mats or polypropylene	Fair, possible undercutting by wave action	Natural yard appearance	\$30.00

Note 1 SFWMD Permit Design Criteria limits the amount of bulkhead, rip rap/rock, and steeper than 3.5 to 1 bank slopes. Altering existing 4:1 grassy banks to bulkhead or rip rap/rock requires a Modification to the existing Permit. The City of Bonita Springs may also have criteria that limits amount of shoreline that can receive bulkhead or rip rap/ rock.

Note 2 SFWMD requires a permit modification if lake bank maintenance leaves a steeper than 9" step/rise at the normal water line.

Note 3 Adding GeoWeb 4' to 6' into lake bottom will change the rating from Fair to Good while increasing the cost 50-80%.

Note 4 Stone/Block Retaining Wall and GeoTube prices are actually \$/linear foot.

Alternate Plantings - Seasonally slightly submerged:

- Spartina/Cord Grass
- Swamp Fern
- Leather Fern
- Rhexia (Marsh Pink)
- Pipewort

6C.

6C.i.

**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 14, 2023 at 1:00 p.m. at the Anchor Christian Church, 11651 E. Terry Street, Bonita Springs, Florida.

Present and constituting a quorum were:

Christopher Applegate	Chairman
Andrew Brignoni	Vice Chairman
Alessandro Rizzotti	Assistant Secretary
Rod Still	Assistant Secretary

Also present were:

Jacob Whitlock	Assistant District Manager
Residents	

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Whitlock called the meeting to order and took the roll.

SECOND ORDER OF BUSINESS

Approval of Agenda

- Items 5A Egis Insurance discussion was added to the agenda under New Business.

On MOTION by Mr. Applegate seconded by Mr. Brignoni, with all in favor, the agenda was approved as amended.

THIRD ORDER OF BUSINESS

Audience Comments on Agenda Items

- None.

FOURTH ORDER OF BUSINESS

Old Business

- None.

FIFTH ORDER OF BUSINESS

New Business

A. Egis Insurance Discussion

- Mr. Whitlock reviewed the insurance proposal.

On MOTION by Mr. Applegate seconded by Mr. Brignoni, with all in favor, the Egis Insurance proposal for renewal on October 1, 2023 was approved.
--

SIXTH ORDER OF BUSINESS

Staff Reports

A. Engineer’s Report

i. Update on Lake Status Report

ii. Update on Document Recovery from Banks Engineering

- Mr. Whitlock reported Mr. Erik Howard, Johnson Engineering, has stated that they should complete the Engineering Report next week.

B. Attorney’s Report

- None

C. Manager’s Report

i. Approval of Minutes of August 24, 2023 Meeting

On MOTION by Mr. Applegate seconded Mr. Brignoni, with all in favor, the August 24, 2023 minutes were approved as presented.

ii. Financials

- Mr. Applegate had a question about the legal counsel billing amounts.
- Discussion ensued on banks for the operating fund.

On MOTION by Mr. Applegate seconded Mr. Brignoni, with all in favor, the process of switching operating funds account from Truist Bank to Valley National Bank was approved.

On MOTION by Mr. Applegate seconded by Mr. Brignoni, with all in favor, the agenda was amended to include Resolution 2023-15 – Designation of Officers.

**** Resolution 2023-15 Designation of Officers**

On MOTION by Mr. Applegate seconded by Mr. Still, with all in favor, Resolution 2023-15 designating officers as Chris Applegate – Chairman, Andrew Brignoni – Vice Chairman, Jacob Whitlock – Secretary, Stephen Bloom – Assistant Treasurer, Andre McAden – Assistant Secretary, Alessandro Rizzotti, Rod Still and David Negip – Assistant Secretaries was adopted.

iii. Follow Up Items

- Completed setting up Mr. Still’s email.
- The FY 2024 meeting schedule was requested.

SEVENTH ORDER OF BUSINESS

Supervisor Requests

- None.

EIGHTH ORDER OF BUSINESS

Audience Comments

- Mr. Lou Forester addressed the status of Mr. Negip's current Board standing.
- Discussion ensued with it being noted Mr. Whitlock will confirm the term for Mr. Negip.

NINTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Applegate seconded by Mr. Still, with all in favor, the meeting was adjourned at 1:43 p.m.

Chairman / Vice Chairman

6C.ii.

**Bonita Landing
Community Development District**

Financial Report

August 31, 2023

Prepared by



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FINANCIAL STATEMENTS

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Cash & InvestmentsPage 6

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**Bonita Landing
Community Development District**

Financial Statements

(Unaudited)

August 31, 2023

Balance Sheet
August 31, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2016 DEBT SERVICE FUND	SERIES 2016 CAPITAL PROJECTS FUND	TOTAL
ASSETS				
Cash - Checking Account	\$ 84,315	\$ -	\$ -	\$ 84,315
Due From Other Funds	-	3,705	-	3,705
Investments:				
Acquisition & Construction Account	-	-	1,117	1,117
Interest Account	-	51	-	51
Reserve Fund	-	61,874	-	61,874
Revenue Fund	-	120,441	-	120,441
Sinking fund	-	46	-	46
TOTAL ASSETS	\$ 84,315	\$ 186,117	\$ 1,117	\$ 271,549
LIABILITIES				
Accounts Payable	\$ 906	\$ -	\$ -	\$ 906
Accrued Expenses	14,000	-	-	14,000
Due To Developer	2,400	-	-	2,400
Due To Other Funds	3,705	-	-	3,705
TOTAL LIABILITIES	21,011	-	-	21,011
FUND BALANCES				
Restricted for:				
Debt Service	-	186,117	-	186,117
Capital Projects	-	-	1,117	1,117
Unassigned:	63,304	-	-	63,304
TOTAL FUND BALANCES	\$ 63,304	\$ 186,117	\$ 1,117	\$ 250,538
TOTAL LIABILITIES & FUND BALANCES	\$ 84,315	\$ 186,117	\$ 1,117	\$ 271,549

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%
Interest - Tax Collector	-	-	43	43	0.00%
Special Assmnts- Tax Collector	91,908	91,908	91,906	(2)	100.00%
Special Assmnts- Discounts	(3,676)	(3,676)	(3,551)	125	96.60%
TOTAL REVENUES	88,232	88,232	88,398	166	100.19%
EXPENDITURES					
Administration					
P/R-Board of Supervisors	-	-	3,800	(3,800)	0.00%
FICA Taxes	-	-	260	(260)	0.00%
ProfServ-Dissemination Agent	1,000	-	583	(583)	58.30%
ProfServ-Engineering	-	-	1,255	(1,255)	0.00%
ProfServ-Legal Services	-	-	7,194	(7,194)	0.00%
ProfServ-Mgmt Consulting	-	-	14,000	(14,000)	0.00%
ProfServ-Property Appraiser	219	219	-	219	0.00%
ProfServ-Tax Collector	329	329	537	(208)	163.22%
ProfServ-Trustee Fees	7,000	7,000	-	7,000	0.00%
Management Services	48,000	44,000	28,000	16,000	58.33%
District Counsel	5,000	4,583	2,100	2,483	42.00%
District Engineer	1,820	1,668	-	1,668	0.00%
Auditing Services	4,000	4,000	4,000	-	100.00%
Website Compliance	210	193	1,722	(1,529)	820.00%
Postage	500	458	99	359	19.80%
Insurance	6,600	6,600	6,717	(117)	101.77%
Shared Maintenance Costs	9,500	8,708	3,191	5,517	33.59%
Printing and Binding	1,000	917	583	334	58.30%
Legal Advertising	1,500	1,375	2,595	(1,220)	173.00%
Misc-Assessment Collection Cost	-	-	122	(122)	0.00%
Other Current Charges	700	642	227	415	32.43%
Website Hosting	-	-	388	(388)	0.00%
Website Administration	705	646	388	258	55.04%
Annual District Filing Fee	175	175	175	-	100.00%
Total Administration	88,258	81,513	77,936	3,577	88.30%
TOTAL EXPENDITURES	88,258	81,513	77,936	3,577	88.30%
Excess (deficiency) of revenues Over (under) expenditures	(26)	6,719	10,462	3,743	-40238.46%
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	(26)	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	(26)	-	-	-	0.00%
Net change in fund balance	\$ (26)	\$ 6,719	\$ 10,462	\$ 3,743	-40238.46%
FUND BALANCE, BEGINNING (OCT 1, 2022)	50,446	50,446	50,446		
FUND BALANCE, ENDING	\$ 50,420	\$ 57,165	\$ 60,908		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2023

<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>
REVENUES					
Interest - Investments	\$ -	\$ -	\$ 7,006	\$ 7,006	0.00%
Interest - Tax Collector	-	-	19	19	0.00%
Special Assmnts- Tax Collector	147,637	147,637	147,636	(1)	100.00%
Special Assmnts- Discounts	(5,905)	(5,905)	(5,705)	200	96.61%
TOTAL REVENUES	141,732	141,732	148,956	7,224	105.10%
EXPENDITURES					
Administration					
Misc-Assessment Collection Cost	-	-	196	(196)	0.00%
Total Administration	-	-	196	(196)	0.00%
Debt Service					
Principal Debt Retirement	45,000	45,000	45,000	-	100.00%
Interest Expense	92,781	92,781	92,781	-	100.00%
Total Debt Service	137,781	137,781	137,781	-	100.00%
TOTAL EXPENDITURES	137,781	137,781	137,977	(196)	100.14%
Excess (deficiency) of revenues Over (under) expenditures	3,951	3,951	10,979	7,028	277.88%
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	3,951	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	3,951	-	-	-	0.00%
Net change in fund balance	\$ 3,951	\$ 3,951	\$ 10,979	\$ 7,028	277.88%
FUND BALANCE, BEGINNING (OCT 1, 2022)	175,138	175,138	175,138		
FUND BALANCE, ENDING	\$ 179,089	\$ 179,089	\$ 186,117		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2023

<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>
REVENUES					
Interest - Investments	\$ -	\$ -	\$ 41	\$ 41	0.00%
TOTAL REVENUES	-	-	41	41	0.00%
EXPENDITURES					
TOTAL EXPENDITURES	-	-	-	-	0.00%
Excess (deficiency) of revenues					
Over (under) expenditures	-	-	41	41	0.00%
Net change in fund balance	\$ -	\$ -	\$ 41	\$ 41	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	-	-	1,076		
FUND BALANCE, ENDING	\$ -	\$ -	\$ 1,117		

**Bonita Landing
Community Development District**

Supporting Schedules

August 31, 2023

**Non-Ad Valorem Special Assessments
Lee County Tax Collector - Monthly Collection Report
For the Fiscal Year Ending September 30, 2023**

Date Received	Net Amt Rcvd	Discount / (Penalties) Amount	Collection Cost	Gross Amount Received	Allocation	
					General Fund Assessments	Debt Service Fund Assessments
ASSESSMENTS LEVIED FY 2023				\$ 239,542	\$ 91,906	\$ 147,637
Allocation %				100%	38%	62%
11/30/22	\$ 12,768	\$ 549	\$ 318	\$ 13,635	\$ 5,231	\$ 8,404
12/15/22	\$ 139,289	\$ 5,804	\$ -	\$ 145,093	\$ 55,668	\$ 89,425
12/29/22	\$ 18,067	\$ 750	\$ -	\$ 18,817	\$ 7,220	\$ 11,597
01/20/23	\$ 46,550	\$ 1,934	\$ -	\$ 48,484	\$ 18,602	\$ 29,882
02/16/23	\$ 6,294	\$ 197	\$ -	\$ 6,492	\$ 2,491	\$ 4,001
03/15/23	\$ 1,030	\$ 10	\$ -	\$ 1,041	\$ 399	\$ 641
04/10/23	\$ 3,888	\$ 10	\$ -	\$ 3,899	\$ 1,496	\$ 2,403
05/10/23	\$ 1,041	\$ -	\$ -	\$ 1,041	\$ 399	\$ 641
07/18/23	\$ 1,041	\$ -	\$ -	\$ 1,041	\$ 399	\$ 641
TOTAL	\$ 229,969	\$ 9,256	\$ 318	\$ 239,542	\$ 91,906	\$ 147,637
% COLLECTED				100%	100%	100%
TOTAL OUTSTANDING				\$ -	\$ -	\$ -

Cash and Investment Report

August 31, 2023

<u>ACCOUNT NAME</u>	<u>MATURITY</u>	<u>BANK NAME</u>	<u>YIELD</u>	<u>BALANCE</u>
GENERAL FUND				
Checking Account - Operating		Truist	0.00%	\$ 84,315
			Subtotal	<u>\$ 84,315</u>
DEBT SERVICE AND CAPITAL PROJECT FUNDS				
Series 2016 Acquisition & Const Fund		Regions Bank	5.12%	\$ 1,117
Series 2016 Interest		Regions Bank	5.12%	\$ 51
Series 2016 Reserve		Regions Bank	5.12%	\$ 61,874
Series 2016 Revenue		Regions Bank	5.12%	\$ 120,441
Series 2016 Sinking		Regions Bank	5.13%	\$ 46
			Subtotal	<u>\$ 183,529</u>
			Total	<u><u>\$ 267,844</u></u>

BONITA LANDING COMMUNITY DEVELOPMENT DISTRICT

**Payment Register by Fund
For the Period from 08/01/23 to 08/31/23
(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
GENERAL FUND - 001								
CHECK # 1520								
001	08/24/23	BEACH ROAD GOLF ESTATES CDD	558	COMMON EXPENSES FY 2023 4/1-6/30/2023	COMMON EXPENSES FY 4/1-6/30/2023	546726-51301	\$587.37	
							Check Total	<u>\$587.37</u>
CHECK # 1521								
001	08/24/23	COLEMAN, YOVANOVICH & KOESTER, P.A.	50	LEGAL FEES - JUNE 2023	ProfServ-Legal Services	531023-51301	\$682.50	
							Check Total	<u>\$682.50</u>
CHECK # 1522								
001	08/24/23	INNERSYNC	21542	2nd Quarterly Service - Aug 23 - Oct 23	Website Hosting	549913-51301	\$388.13	
							Check Total	<u>\$388.13</u>
CHECK # 1513								
001	08/09/23	CHRISTOPHER C. APPEGATE		PAYROLL August 09, 2023 Payroll Posting			\$369.40	
							Check Total	<u>\$369.40</u>
CHECK # 1514								
001	08/09/23	ALESSANDRO RIZZOTTI		PAYROLL August 09, 2023 Payroll Posting			\$369.40	
							Check Total	<u>\$369.40</u>
CHECK # 1515								
001	08/09/23	CAROLYN A. HEIM		PAYROLL August 09, 2023 Payroll Posting			\$369.40	
							Check Total	<u>\$369.40</u>
CHECK # 1517								
001	08/16/23	CAROLYN A. HEIM		PAYROLL August 16, 2023 Payroll Posting			\$369.40	
							Check Total	<u>\$369.40</u>
CHECK # 1518								
001	08/16/23	ANDREW W. BRIGNONI		PAYROLL August 16, 2023 Payroll Posting			\$738.80	
							Check Total	<u>\$738.80</u>
CHECK # 1519								
001	08/16/23	CHRISTOPHER C. APPEGATE		PAYROLL August 16, 2023 Payroll Posting			\$369.40	
							Check Total	<u>\$369.40</u>
CHECK # 1523								
001	08/29/23	CHRISTOPHER C. APPEGATE		PAYROLL August 29, 2023 Payroll Posting			\$184.70	
							Check Total	<u>\$184.70</u>

BONITA LANDING COMMUNITY DEVELOPMENT DISTRICT

**Payment Register by Fund
For the Period from 08/01/23 to 08/31/23
(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
CHECK # 1524								
001	08/29/23	ALESSANDRO RIZZOTTI	PAYROLL	August 29, 2023 Payroll Posting			\$184.70	
							Check Total	\$184.70
CHECK # 1525								
001	08/29/23	ANDREW W. BRIGNONI	PAYROLL	August 29, 2023 Payroll Posting			\$184.70	
							Check Total	\$184.70
							Fund Total	\$4,797.90

Total Checks Paid	\$4,797.90
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