

**BONITA LANDING
COMMUNITY DEVELOPMENT DISTRICT**

AGENDA PACKAGE

NOVEMBER 9, 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, Assistant Secretary

Justin Faircloth, District Manager
Greg Urbancic, District Counsel
Eric Howard, District Engineer

Regular Meeting Agenda

Thursday, November 9, 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 October 12, 2023 Meeting
 - ii. Financials
 - iii. Follow Up Items
- 7. Supervisor Requests**
- 8. Audience Comments**
- 9. Adjournment**

THE NEXT REGULAR MEETING IS SCHEDULED FOR DECEMBER 14, 2023 AT 4:30 P.M.

Sixth Order of Business

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**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, October 12, 2023 at 4:30 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 (via phone)
Rod Still	Assistant Secretary

Also present were:

Jacob Whitlock	District Manager
Jordan Varble	District Engineering
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.

On MOTION by Mr. Applegate seconded by Mr. Brignoni, with all in favor, Mr. Rizzotti attending and vote via phone was approved. 3/0

SECOND ORDER OF BUSINESS

Approval of Agenda

On MOTION by Mr. Applegate seconded by Mr. Brignoni, with all in favor, the agenda was approved. 4/0

THIRD ORDER OF BUSINESS

Audience Comments on Agenda Items

- None.

FOURTH ORDER OF BUSINESS

Old Business

- Mr. Applegate addressed the attorney’s fees of \$6,500.
 - Mr. Whitlock noted in researching, the majority of the invoices are from the transfer of the District from the previous management company.

FIFTH ORDER OF BUSINESS

New Business

- Discussion ensued regarding Lennar stating they had turned the lake over to the CDD, but there are still open permits. It was noted the Board was not made aware that it was turned over to them.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Engineer’s Report

i. Update on Lake Status Report

- Mr. Whitlock noted he had sent a copy of the Engineer’s Report to the Board.
- Mr. Jordan Varble, Johnson Engineering, introduced himself to the Board. He noted the District Engineer will be Eric Howard.
- Mr. Applegate inquired if SWFWMD would look at the report and can they revoke the turnover of the lake.
 - Mr. Varble noted he is not certain, but it is in the jurisdiction of the water management district and they would not be happy with the current conditions.
- Discussion continued on the lake and lake banks, and a cost analysis of repairs was requested. Ownership needs to be determined.

B. Attorney’s Report

- None

C. Manager’s Report

i. Approval of Minutes of September 14, 2023 Meeting

On MOTION by Mr. Applegate seconded Mr. Brignoni, with all in favor, the September 14, 2023 minutes were approved.
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ii. Financials

On MOTION by Mr. Applegate seconded by Mr. Still, with all in favor, the financials were approved.
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iii. Follow Up Items

- Follow-up with Attorney on fees and standing.

SEVENTH ORDER OF BUSINESS

Supervisor Requests

- None.

EIGHTH ORDER OF BUSINESS

Audience Comments

- A resident [Ron] noted he sent the business card for the person who was onsite from SWFWMD. He noted he also has the business card of the people who did the shoreline work for Lennar.
- A resident [Michelle Ambler] addressed paperwork from Lennar stating the lake was turned over to the CDD and inquired what has changed.
 - Mr. Applegate noted the only signature on the document is somebody that they do not know who it is and it was not dated.
- The resident noted the website photo has a golf course and the CDD does not have a golf course and requested that it be changed.
- Discussion ensued on the Interlocal Agreement.
- A resident addressed the lake water quality. It was noted Lee County has a free program - Pond Watch.
- A resident inquired if there is an update for the lights on Bonita Beach Road. It was noted they will be taken down October 31st.

NINTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Applegate seconded by Mr. Brignoni, with all in favor, the meeting was adjourned at 5:11 p.m.

Chairman / Vice Chairman

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**Bonita Landing
Community Development District**

Financial Report

September 30, 2023

Prepared by



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**Bonita Landing
Community Development District**

Financial Statements

(Unaudited)

September 30, 2023

Balance Sheet
September 30, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>GENERAL FUND</u>	<u>SERIES 2016 DEBT SERVICE FUND</u>	<u>SERIES 2016 CAPITAL PROJECTS FUND</u>	<u>TOTAL</u>
<u>ASSETS</u>				
Cash - Checking Account	\$ 146,266	\$ -	\$ -	\$ 146,266
Due From Other Gov'tl Units	67	-	-	67
Due From Other Funds	-	3,705	-	3,705
Investments:				
Acquisition & Construction Account	-	-	1,122	1,122
Interest Account	-	51	-	51
Reserve Fund	-	62,148	-	62,148
Revenue Fund	-	120,974	-	120,974
Sinking fund	-	46	-	46
TOTAL ASSETS	\$ 146,333	\$ 186,924	\$ 1,122	\$ 334,379
<u>LIABILITIES</u>				
Accounts Payable	\$ 65,178	\$ -	\$ -	\$ 65,178
Accrued Expenses	14,000	-	-	14,000
Due To Developer	2,400	-	-	2,400
Due To Other Funds	3,705	-	-	3,705
TOTAL LIABILITIES	85,283	-	-	85,283
<u>FUND BALANCES</u>				
Restricted for:				
Debt Service	-	186,924	-	186,924
Capital Projects	-	-	1,122	1,122
Unassigned:	61,050	-	-	61,050
TOTAL FUND BALANCES	\$ 61,050	\$ 186,924	\$ 1,122	\$ 249,096
TOTAL LIABILITIES & FUND BALANCES	\$ 146,333	\$ 186,924	\$ 1,122	\$ 334,379

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 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>
<u>REVENUES</u>					
Interest - Investments	\$ -	\$ -	\$ -	\$ -	0.00%
Interest - Tax Collector	-	-	43	43	0.00%
Special Assmnts- Tax Collector	91,908	91,908	92,804	896	100.97%
Special Assmnts- Discounts	(3,676)	(3,676)	(3,485)	191	94.80%
TOTAL REVENUES	88,232	88,232	89,362	1,130	101.28%
<u>EXPENDITURES</u>					
<u>Administration</u>					
P/R-Board of Supervisors	-	-	4,800	(4,800)	0.00%
FICA Taxes	-	-	337	(337)	0.00%
ProfServ-Dissemination Agent	1,000	1,000	500	500	50.00%
ProfServ-Engineering	-	-	2,150	(2,150)	0.00%
ProfServ-Legal Services	-	-	6,879	(6,879)	0.00%
ProfServ-Mgmt Consulting	-	-	17,500	(17,500)	0.00%
ProfServ-Property Appraiser	219	219	-	219	0.00%
ProfServ-Tax Collector	329	329	219	110	66.57%
ProfServ-Trustee Fees	7,000	7,000	-	7,000	0.00%
Management Services	48,000	48,000	24,000	24,000	50.00%
District Counsel	5,000	5,000	2,100	2,900	42.00%
District Engineer	1,820	1,820	-	1,820	0.00%
Auditing Services	4,000	4,000	4,000	-	100.00%
Website Compliance	210	210	1,722	(1,512)	820.00%
Postage	500	500	347	153	69.40%
Insurance	6,600	6,600	6,717	(117)	101.77%
Shared Maintenance Costs	9,500	9,500	3,191	6,309	33.59%
Printing and Binding	1,000	1,000	558	442	55.80%
Legal Advertising	1,500	1,500	2,418	(918)	161.20%
Misc-Assessment Collection Cost	-	-	122	(122)	0.00%
Other Current Charges	700	700	248	452	35.43%
Website Administration	705	705	776	(71)	110.07%
Annual District Filing Fee	175	175	175	-	100.00%
Total Administration	88,258	88,258	78,759	9,499	89.24%
TOTAL EXPENDITURES	88,258	88,258	78,759	9,499	89.24%
Excess (deficiency) of revenues Over (under) expenditures	(26)	(26)	10,603	10,629	-40780.77%
<u>OTHER FINANCING SOURCES (USES)</u>					
Contribution to (Use of) Fund Balance	(26)	-	-	-	0.00%
TOTAL FINANCING SOURCES (USES)	(26)	-	-	-	0.00%
Net change in fund balance	\$ (26)	\$ (26)	\$ 10,603	\$ 10,629	-40780.77%
FUND BALANCE, BEGINNING (OCT 1, 2022)	50,447	50,446	50,447		
FUND BALANCE, ENDING	\$ 50,421	\$ 50,420	\$ 61,050		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 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>
<u>REVENUES</u>					
Interest - Investments	\$ -	\$ -	\$ 7,813	\$ 7,813	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	149,763	8,031	105.67%
<u>EXPENDITURES</u>					
<u>Administration</u>					
Misc-Assessment Collection Cost	-	-	196	(196)	0.00%
Total Administration	-	-	196	(196)	0.00%
<u>Debt Service</u>					
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	11,786	7,835	298.30%
<u>OTHER FINANCING SOURCES (USES)</u>					
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	\$ 11,786	\$ 7,835	298.30%
FUND BALANCE, BEGINNING (OCT 1, 2022)	175,138	175,138	175,138		
FUND BALANCE, ENDING	\$ 179,089	\$ 179,089	\$ 186,924		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 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	\$ -	\$ -	\$ 46	\$ 46	0.00%
TOTAL REVENUES	-	-	46	46	0.00%
EXPENDITURES					
TOTAL EXPENDITURES	-	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	46	46	0.00%
Net change in fund balance	\$ -	\$ -	\$ 46	\$ 46	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)	-	-	1,076		
FUND BALANCE, ENDING	\$ -	\$ -	\$ 1,122		

**Bonita Landing
Community Development District**

Supporting Schedules

September 30, 2023

Cash and Investment Report
September 30, 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%	\$ 86,266 ⁽¹⁾
Checking Account - Operating		Valley	5.25%	60,000
		Subtotal		\$ 146,266
DEBT SERVICE AND CAPITAL PROJECT FUNDS				
Series 2016 Acquisition & Const Fund		Regions Bank	5.31%	\$ 1,122
Series 2016 Interest		Regions Bank	5.32%	\$ 51
Series 2016 Reserve		Regions Bank	5.31%	\$ 62,148
Series 2016 Revenue		Regions Bank	5.31%	\$ 120,974
Series 2016 Sinking		Regions Bank	5.30%	\$ 46
		Subtotal		\$ 184,341
		Total		\$ 330,607

(1) The Truist Account is in transition to the new account at Valley Bank.

BONITA LANDING CDD

Bank Reconciliation

Bank Account No. 2437 TRUIST (SunTrust) - GF Operating (OLD)
Statement No. 09-23
Statement Date 9/30/2023

G/L Balance (LCY)	86,266.40	Statement Balance	86,266.40
G/L Balance	86,266.40	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>		
Subtotal	86,266.40	Subtotal	86,266.40
Negative Adjustments	0.00	Outstanding Checks	0.00
	<hr/>	Differences	0.00
Ending G/L Balance	86,266.40	Ending Balance	86,266.40
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
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BONITA LANDING COMMUNITY DEVELOPMENT DISTRICT

**Payment Register by Fund
For the Period from 09/01/23 to 09/30/23
(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
<u>GENERAL FUND - 001</u>								
CHECK # 1527								
001	09/12/23	NEWS-PRESS MEDIA GROUP	0005793264	LEGAL AD 7/27/2023	Legal Advertising	548002-51301	\$906.00	
							Check Total	<u>\$906.00</u>
CHECK # 1526								
001	09/08/23	RODNEY L. STILL	PAYROLL	September 08, 2023 Payroll Posting			\$184.70	
							Check Total	<u>\$184.70</u>
CHECK # 1528								
001	09/20/23	CHRISTOPHER C. APPLGATE	PAYROLL	September 20, 2023 Payroll Posting			\$184.70	
							Check Total	<u>\$184.70</u>
CHECK # 1529								
001	09/20/23	ALESSANDRO RIZZOTTI	PAYROLL	September 20, 2023 Payroll Posting			\$184.70	
							Check Total	<u>\$184.70</u>
CHECK # 1530								
001	09/20/23	ANDREW W. BRIGNONI	PAYROLL	September 20, 2023 Payroll Posting			\$184.70	
							Check Total	<u>\$184.70</u>
CHECK # 1531								
001	09/20/23	RODNEY L. STILL	PAYROLL	September 20, 2023 Payroll Posting			\$184.70	
							Check Total	<u>\$184.70</u>
							Fund Total	<u>\$1,829.50</u>

Total Checks Paid	\$1,829.50
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