

# **EAST BONITA BEACH ROAD**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**May 19, 2025**

**BOARD OF SUPERVISORS  
REGULAR MEETING  
AGENDA**

**EAST BONITA BEACH ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA  
LETTER**

# East Bonita Beach Road Community Development District

## OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

May 12, 2025

### ATTENDEES:

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

Board of Supervisors

East Bonita Beach Road Community Development District

Dear Board Members:

The Board of Supervisors of the East Bonita Beach Road Community Development District will hold a Regular Meeting on May 19, 2025 at 10:30 a.m., at the offices of D.R. Horton, 10541 Ben C. Pratt Six Mile Cypress Parkway, Fort Myers, Florida 33966. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Resolution 2025-01, Declaring a Vacancy in Seats 1 and 2 of the Board of Supervisors Pursuant to Section 190.006(3)(b), *Florida Statutes*; and Providing an Effective Date
4. Consider Appointment of Qualified Elector to Fill Vacant Seat 1; *Term Expires November 2028*
  - Administration of Oath of Office to Appointed Supervisor (*the following to be provided in a separate package*)
    - A. Required Ethics Training and Disclosure Filing
      - Sample Form 1 2023/Instructions
    - B. Membership, Obligations and Responsibilities
    - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
    - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers
5. Consider Appointment of Qualified Elector to Fill Vacant Seat 2; *Term Expires November 2028*
  - Administration of Oath of Office to Appointed Supervisor

6. Consider Appointment of Qualified Elector to Fill Vacant Seat 3; *Term Expires November 2026*
  - Administration of Oath of Office to Appointed Supervisor
7. Consider Appointment of Qualified Elector to Fill Vacant Seat 5; *Term Expires November 2026*
  - Administration of Oath of Office to Appointed Supervisor
8. Consideration of Resolution 2025-02, Electing and Removing Officers of the District and Providing for an Effective Date
9. Consideration of Resolution 2025-03, Approving the Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing for an Effective Date
10. Consideration of Resolution 2025-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date
11. Acceptance of Unaudited Financial Statements as of March 31, 2025
12. Approval of August 19, 2024 Public Hearing and Regular Meeting Minutes
13. Other Business
14. Staff Reports
  - A. District Counsel: *Kutak Rock LLP*
  - B. District Engineer: *Banks Engineering, Inc.*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*
    - NEXT MEETING DATE: August 18, 2025 at 10:30 AM [Adoption of FY2026 Budget]

○ QUORUM CHECK

SEAT 1		<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	J WAYNE EVERETT	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	LANDON THOMAS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	CHRISTIAN COTTER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	MARY MOULTON	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

15. Audience Comments/Supervisors' Requests

16. Adjournment

Should you have any questions, please do not hesitate to contact me directly at 239-464-7114.

Sincerely,



Chesley "Chuck" Adams  
District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE:**

**CALL IN NUMBER: 1-888-354-0094**

**PARTICIPANT PASSCODE: 229 774 8903**

**EAST BONITA BEACH ROAD**  
**COMMUNITY DEVELOPMENT DISTRICT**

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**RESOLUTION 2025-01**

**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAST  
BONITA BEACH ROAD COMMUNITY DEVELOPMENT DISTRICT  
DECLARING A VACANCY IN SEATS 1 AND 2 OF THE BOARD OF  
SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), FLORIDA  
STATUTES; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, the East Bonita Beach Road Community Development District ("**District**") is a local unit of special-purpose government created by, and existing pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, on November 5, 2024, two (2) members of the Board of Supervisors ("**Board**") are to be elected by "**Qualified Electors**," as that term is defined in Section 190.003, *Florida Statutes*; and

**WHEREAS**, the District published a notice of qualifying period set by the Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period; and

**WHEREAS**, at the close of the qualifying period, zero (0) Qualified Electors qualified to run for the two (2) seats available for election by the Qualified Electors of the District; and

**WHEREAS**, pursuant to Section 190.006(3)(b), *Florida Statutes*, the Board shall declare Seats 1 and 2 vacant, effective the second Tuesday following the general election; and

**WHEREAS**, pursuant to Section 190.006(3)(b), *Florida Statutes*, two (2) Qualified Electors shall be appointed to the vacant seats within 90 days thereafter; and

**WHEREAS**, the Board finds that it is in the best interests of the District to adopt this Resolution declaring the seats available for election as vacant.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF  
SUPERVISORS OF THE EAST BONITA BEACH ROAD COMMUNITY  
DEVELOPMENT DISTRICT:**

**SECTION 1.** The following seats are declared vacant effective as of November 19, 2024:

Seat #1 (currently vacant)

Seat #2 (currently held by J. Wayne Everett)

**SECTION 2.** Until such time as the District Board appoints Qualified Electors to fill the vacancies declared in Section 1 above, the incumbent Board Supervisors of the respective seats shall remain in office.

**SECTION 3.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 19th day of May, 2025.

ATTEST:

**EAST BONITA BEACH ROAD COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors



**EAST BONITA BEACH ROAD**  
**COMMUNITY DEVELOPMENT DISTRICT**

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**EAST BONITA BEACH ROAD COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
OATH OF OFFICE**

I, \_\_\_\_\_, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF EAST BONITA BEACH ROAD COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

\_\_\_\_\_  
Board Supervisor

**ACKNOWLEDGMENT OF OATH BEING TAKEN**

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

The foregoing oath was administered before me by means of ☐ physical presence or ☐ online notarization on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by \_\_\_\_\_, who is personally known to me or has produced \_\_\_\_\_ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of East Bonita Beach Road Community Development District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

\_\_\_\_\_  
Notary Public, State of Florida

Print Name: \_\_\_\_\_

Commission No.: \_\_\_\_\_ Expires: \_\_\_\_\_

-----  
MAILING ADDRESS: ☐ Home

☐ Office

County of Residence \_\_\_\_\_

\_\_\_\_\_  
Street

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Fax

\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
Email Address

**EAST BONITA BEACH ROAD**  
**COMMUNITY DEVELOPMENT DISTRICT**

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**RESOLUTION 2025-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAST  
BONITA BEACH ROAD COMMUNITY DEVELOPMENT DISTRICT  
ELECTING AND REMOVING OFFICERS OF THE DISTRICT AND  
PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the East Bonita Beach Road Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, the District’s Board of Supervisors desires to elect and remove Officers of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF  
SUPERVISORS OF EAST BONITA BEACH ROAD COMMUNITY  
DEVELOPMENT DISTRICT THAT:**

**SECTION 1.** The following is/are elected as Officer(s) of the District effective May 19, 2025:

\_\_\_\_\_ is elected Chair  
\_\_\_\_\_ is elected Vice Chair  
\_\_\_\_\_ is elected Assistant Secretary  
\_\_\_\_\_ is elected Assistant Secretary  
\_\_\_\_\_ is elected Assistant Secretary

**SECTION 2.** The following Officer(s) shall be removed as Officer(s) as of May 19, 2025:

Michael Bone	Vice Chair
_____	_____

**SECTION 3.** The following prior appointments by the Board remain unaffected by this Resolution:

Chesley Adams is Secretary

Craig Wrathell is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

**PASSED AND ADOPTED** this 19th day of May, 2025.

ATTEST:

# EAST BONITA BEACH ROAD COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**EAST BONITA BEACH ROAD**  
**COMMUNITY DEVELOPMENT DISTRICT**

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## RESOLUTION 2025-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAST BONITA BEACH ROAD COMMUNITY DEVELOPMENT DISTRICT APPROVING THE PROPOSED BUDGET FOR FISCAL YEAR 2025/2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has prepared and submitted to the Board of Supervisors ("**District**") of the East Bonita Beach Road Community Development District ("**Board**"), prior to June 15, 2025, the proposed budget ("**Proposed Budget**") for the Fiscal Year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2025/2026**"); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EAST BONITA BEACH ROAD COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1. PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2025/2026, attached hereto as **Exhibit A**, is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

**SECTION 2. SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour, and location:

<b>DATE:</b>	August 18, 2025
<b>HOUR:</b>	10:30 a.m.
<b>LOCATION:</b>	Office of D.R. Horton 10541 Ben C. Pratt Six Mile Cypress Parkway Fort Myers, Florida 33966

**SECTION 3. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Lee County at least sixty (60) days prior to the hearing set above.

**SECTION 4. POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two (2) days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least forty-five (45) days.

**SECTION 5. PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

**SECTION 6. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this 19th day of May, 2025.

ATTEST:

**EAST BONITA BEACH ROAD COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Fiscal Year 2025/2026 Proposed Budget



**Exhibit A:** Fiscal Year 2025/2026 Proposed Budget

**EAST BONITA BEACH ROAD  
COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2026  
PROPOSED BUDGET**

**EAST BONITA BEACH ROAD  
COMMUNITY DEVELOPMENT DISTRICT  
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**EAST BONITA BEACH ROAD  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
<b>REVENUES</b>					
Assessment Levy: on-roll	\$ 135,871				\$ 118,395
Allowable discount (4%)	(5,435)				(4,736)
Assessment levy - net	130,436	\$ 123,226	\$ 7,210	\$ 130,436	113,659
Interest & miscellaneous	-	10	-	10	-
Total revenues	130,436	123,236	7,210	130,446	113,659
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative fees</b>					
Management advisory services	48,000	24,000	24,000	48,000	48,000
Supervisor fees	600	-	1,200	1,200	2,700
Audit	5,000	5,000	-	5,000	5,000
Dissemination Agent Fees	1,000	500	500	1,000	1,000
Trustee	5,000	4,246	754	5,000	5,000
Arbitrage rebate calculation	1,200	-	1,200	1,200	1,200
Legal	12,000	80	3,000	3,080	5,000
Engineering	5,000	-	2,000	2,000	2,000
Postage	200	25	175	200	200
Insurance	6,851	6,477	374	6,851	7,790
Legal advertising	1,000	-	1,000	1,000	1,000
Other current charges	685	504	181	685	685
Annual district filing fee	175	175	-	175	175
Website	705	705	-	705	705
ADA website compliance	210	210	-	210	210
Intergovernmental: shared maintenance costs	20,440	3,863	16,577	20,440	20,440
Preserve maint., monitoring & reporting	11,000	5,501	5,499	11,000	11,000
	119,066	51,286	56,460	107,746	112,105
<b>Other Fees and Charges</b>					
Tax Collector	822	1,008	-	1,008	1,008
Property Appraiser	548	548	-	548	548
	1,370	1,556	-	1,556	1,556
	120,436	52,842	56,460	109,302	113,661
<b>Total Other Fees &amp; Charges</b>					
Total expenditures					
Net increase/(decrease) of fund balance	10,000	70,394	(49,250)	21,144	(2)
Fund balance - beginning (unaudited)	116,446	91,143	161,537	91,143	112,287
Ending fund balance (projected)	\$ 126,446	\$ 161,537	\$ 112,287	\$ 112,287	\$ 112,285

**EAST BONITA BEACH ROAD  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

Supervisor fees	\$ 2,700
Statutorily set at \$200 (plus applicable taxes) for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	
Management advisory services	48,000
<b>Wrathell, Hunt and Associates, LLC</b> specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, oversee the issuance of tax exempt bonds, and operate and maintain the assets of the community. The annual fee is inclusive of district management and recording services.	
Audit	5,000
The District is required to complete annual, independent examinations of its accounting records and procedures. This audit is conducted pursuant to Florida Law and the Rules of the Auditor General.	
Dissemination agent fees***	1,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934.	
Trustee	5,000
Annual fees paid for services provided as trustee, paying agent and registrar.	
Arbitrage rebate calculation	1,200
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate arbitrage rebate liability.	
Legal	5,000
The District's general counsel provides legal representation on issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	2,000
The District's engineer provides consulting and construction services to assist in crafting sustainable solutions for the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Postage	200
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Insurance	7,790
The District carries public officials insurance.	
Legal advertising	1,000
The District will advertise in The Fort Myers News Press for monthly meetings, special meetings, public hearings, bidding, etc.	
Other current charges	685
Bank charges and other miscellaneous expenses incurred throughout the year.	
Annual district filing fee	175
Annual fee paid to the Department of Economic Opportunity.	
Website	705
ADA website compliance	210

**EAST BONITA BEACH ROAD  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES (continued)**

Intergovernmental: shared maintenance costs 20,440

Starting in fiscal year 2017, the District began participating in the responsibility for the maintenance and monitoring of the panther mitigation property in Labelle. The establishment and perpetual responsibility to maintain the property and provide a five year monitoring and reporting program (which ended in 2020) is a development order requirement for not only this District but also for 3 other neighboring communities. Additionally, the District participates in the costs of maintaining the common infrastructure along Bonita Beach Road serving the same communities, including landscaping, roadway , storm water maintenance and streetlighting began in 2021. e costs will be shared with the other communities by interlocal agreement and based upon previously agreed upon percentages.

Panther Mit and Monitoring	25,000
Streetlighting	26,000
Common Infrastructure Maint.	<u>95,000</u>
Total	146,000
CDD Share	14% 20,440

Preserve maint., monitoring & reporting 11,000

The CDD has assigned it's onsite operational and maintenance responsibilities to the master association with the only exception being the maintenance, monitoring and reporting responsibilities associated with the 4.57 acre preserve. The CDD is under contract with licensed and qualified contractor for semi annual maintenance (which is required in perpetuity) and for 3 years of monitoring and reporting which will end during Fiscal Year 2021.

Maintenance	6,000
Monitoring and Reporting	<u>5,000</u>
	11,000

Tax collector 1,008  
The tax collector's fee is \$1.50 per parcel.

Property appraiser 548  
The property appraiser's fee is \$1.00 per parcel.

Total expenditures \$ 113,661

**EAST BONITA BEACH ROAD  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2018  
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 352,954				\$ 352,954
Allowable discounts (4%)	(14,118)				(14,118)
Net assessment levy - on-roll	338,836	\$ 316,417	\$ 22,419	\$ 338,836	338,836
Interest	-	9,260	-	9,260	-
Total revenues	338,836	325,677	22,419	348,096	338,836
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	105,000	105,000	-	105,000	110,000
Interest	230,422	116,359	114,063	230,422	225,719
Total expenditures	335,422	221,359	114,063	335,422	335,719
Excess/(deficiency) of revenues over/(under) expenditures	3,414	104,318	(91,644)	12,674	3,117
<b>OTHER FINANCING SOURCES/(USES)</b>					
Transfers out	-	(26)	-	-	-
Transfers in	-	3,194	-	3,194	-
Total other financing sources/(uses)	-	3,168	-	3,194	-
Fund balance:					
Net increase/(decrease) in fund balance	3,414	107,486	(91,644)	15,868	3,117
Beginning fund balance (unaudited)	441,360	470,162	577,648	470,162	486,030
Ending fund balance (projected)	<u>\$444,774</u>	<u>\$ 577,648</u>	<u>\$ 486,004</u>	<u>\$ 486,030</u>	<u>\$ 489,147</u>
Use of fund balance:					
Debt service reserve account balance (required)					(169,063)
Principal expense - November 1, 2026					(110,000)
Interest expense - November 1, 2026					(111,656)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 98,428</u>

**East Bonita Beach Road**  
Community Development District  
Special Assessment Revenue Bonds, Series 2018  
\$5,200,000

## **Debt Service Schedule**

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>
11/01/2025	110,000.00	4.375%	114,062.50	224,062.50
05/01/2026	-	-	111,656.25	111,656.25
11/01/2026	110,000.00	4.375%	111,656.25	221,656.25
05/01/2027	-	-	109,250.00	109,250.00
11/01/2027	115,000.00	4.375%	109,250.00	224,250.00
05/01/2028	-	-	106,734.38	106,734.38
11/01/2028	120,000.00	4.375%	106,734.38	226,734.38
05/01/2029	-	-	104,109.38	104,109.38
11/01/2029	125,000.00	4.375%	104,109.38	229,109.38
05/01/2030	-	-	101,375.00	101,375.00
11/01/2030	135,000.00	5.000%	101,375.00	236,375.00
05/01/2031	-	-	98,000.00	98,000.00
11/01/2031	140,000.00	5.000%	98,000.00	238,000.00
05/01/2032	-	-	94,500.00	94,500.00
11/01/2032	145,000.00	5.000%	94,500.00	239,500.00
05/01/2033	-	-	90,875.00	90,875.00
11/01/2033	155,000.00	5.000%	90,875.00	245,875.00
05/01/2034	-	-	87,000.00	87,000.00
11/01/2034	160,000.00	5.000%	87,000.00	247,000.00
05/01/2035	-	-	83,000.00	83,000.00
11/01/2035	170,000.00	5.000%	83,000.00	253,000.00
05/01/2036	-	-	78,750.00	78,750.00
11/01/2036	180,000.00	5.000%	78,750.00	258,750.00
05/01/2037	-	-	74,250.00	74,250.00
11/01/2037	185,000.00	5.000%	74,250.00	259,250.00
05/01/2038	-	-	69,625.00	69,625.00
11/01/2038	195,000.00	5.000%	69,625.00	264,625.00
05/01/2039	-	-	64,750.00	64,750.00
11/01/2039	205,000.00	5.000%	64,750.00	269,750.00
05/01/2040	-	-	59,625.00	59,625.00
11/01/2040	215,000.00	5.000%	59,625.00	274,625.00
05/01/2041	-	-	54,250.00	54,250.00
11/01/2041	225,000.00	5.000%	54,250.00	279,250.00
05/01/2042	-	-	48,625.00	48,625.00
11/01/2042	240,000.00	5.000%	48,625.00	288,625.00
05/01/2043	-	-	42,625.00	42,625.00
11/01/2043	250,000.00	5.000%	42,625.00	292,625.00
05/01/2044	-	-	36,375.00	36,375.00
11/01/2044	265,000.00	5.000%	36,375.00	301,375.00
05/01/2045	-	-	29,750.00	29,750.00
11/01/2045	275,000.00	5.000%	29,750.00	304,750.00
05/01/2046	-	-	22,875.00	22,875.00
11/01/2046	290,000.00	5.000%	22,875.00	312,875.00
05/01/2047	-	-	15,625.00	15,625.00
11/01/2047	305,000.00	5.000%	15,625.00	320,625.00
05/01/2048	-	-	8,000.00	8,000.00
11/01/2048	320,000.00	5.000%	8,000.00	328,000.00
<b>Total</b>	<b>\$4,740,000.00</b>		<b>\$3,527,734.40</b>	<b>\$8,267,734.40</b>



**EAST BONITA BEACH ROAD  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2021  
FISCAL YEAR 2026**

	Fiscal Year 2025.				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 347,042				\$ 347,042
Allowable discounts (4%)	(13,882)				(13,882)
Net assessment levy - on-roll	333,160	\$ 311,168	\$ 21,992	\$ 333,160	333,160
Interest	-	5,194	-	5,194	-
Total revenues	333,160	316,362	21,992	338,354	333,160
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	135,000	-	135,000	135,000	135,000
Interest	198,550	99,275	99,275	198,550	195,513
Total expenditures	333,550	99,275	234,275	333,550	330,513
Excess/(deficiency) of revenues over/(under) expenditures	(390)	217,087	(212,283)	4,804	2,647
<b>OTHER FINANCING SOURCES/(USES)</b>					
Transfers out	-	(531)	-	(531)	-
Transfers in	-	43,371	-	43,371	-
Total other financing sources/(uses)	-	42,840	-	42,840	-
Fund balance:					
Net increase/(decrease) in fund balance	(390)	259,927	(212,283)	47,644	2,647
Beginning fund balance (unaudited)	163,471	174,132	434,059	174,132	221,776
Ending fund balance (projected)	\$163,081	\$ 434,059	\$ 221,776	\$ 221,776	\$ 224,423
Use of fund balance:					
Debt service reserve account balance (required)					(33,250)
Interest expense - November 1, 2026					(96,238)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 94,935

**East Bonita Beach Road**  
Community Development District  
Special Assessment Revenue Bonds, Series 2021  
\$6,015,000

## Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2025			97,756.25	97,756.25
05/01/2026	135,000.00	2.250%	97,756.25	232,756.25
11/01/2026			96,237.50	96,237.50
05/01/2027	140,000.00	3.000%	96,237.50	236,237.50
11/01/2027			94,137.50	94,137.50
05/01/2028	145,000.00	3.000%	94,137.50	239,137.50
11/01/2028			91,962.50	91,962.50
05/01/2029	150,000.00	3.000%	91,962.50	241,962.50
11/01/2029			89,712.50	89,712.50
05/01/2030	155,000.00	3.000%	89,712.50	244,712.50
11/01/2030			87,387.50	87,387.50
05/01/2031	160,000.00	3.000%	87,387.50	247,387.50
11/01/2031			84,987.50	84,987.50
05/01/2032	165,000.00	3.000%	84,987.50	249,987.50
11/01/2032			82,512.50	82,512.50
05/01/2033	170,000.00	3.250%	82,512.50	252,512.50
11/01/2033			79,750.00	79,750.00
05/01/2034	175,000.00	3.250%	79,750.00	254,750.00
11/01/2034			76,906.25	76,906.25
05/01/2035	180,000.00	3.250%	76,906.25	256,906.25
11/01/2035			73,981.25	73,981.25
05/01/2036	185,000.00	3.250%	73,981.25	258,981.25
11/01/2036			70,975.00	70,975.00
05/01/2037	190,000.00	3.250%	70,975.00	260,975.00
11/01/2037			67,887.50	67,887.50
05/01/2038	195,000.00	3.250%	67,887.50	262,887.50
11/01/2038			64,718.75	64,718.75
05/01/2039	205,000.00	3.250%	64,718.75	269,718.75
11/01/2039			61,387.50	61,387.50
05/01/2040	210,000.00	3.250%	61,387.50	271,387.50
11/01/2040			57,975.00	57,975.00
05/01/2041	220,000.00	3.250%	57,975.00	277,975.00
11/01/2041			54,400.00	54,400.00
05/01/2042	225,000.00	4.000%	54,400.00	279,400.00
11/01/2042			49,900.00	49,900.00
05/01/2043	235,000.00	4.000%	49,900.00	284,900.00
11/01/2043			45,200.00	45,200.00
05/01/2044	245,000.00	4.000%	45,200.00	290,200.00
11/01/2044			40,300.00	40,300.00
05/01/2045	255,000.00	4.000%	40,300.00	295,300.00
11/01/2045			35,200.00	35,200.00
05/01/2046	265,000.00	4.000%	35,200.00	300,200.00
11/01/2046			29,900.00	29,900.00
05/01/2047	275,000.00	4.000%	29,900.00	304,900.00
11/01/2047			24,400.00	24,400.00
05/01/2048	285,000.00	4.000%	24,400.00	309,400.00
11/01/2048			18,700.00	18,700.00
05/01/2049	300,000.00	4.000%	18,700.00	318,700.00
11/01/2049			12,700.00	12,700.00
05/01/2050	310,000.00	4.000%	12,700.00	322,700.00
11/01/2050			6,500.00	6,500.00
05/01/2051	325,000.00	4.000%	6,500.00	331,500.00
<b>Total</b>	<b>\$5,635,000.00</b>		<b>\$3,389,500.00</b>	<b>\$9,024,500.00</b>

**EAST BONITA BEACH ROAD  
COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COMPARISON  
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

**On-Roll Assessments/Series 2018 Bonds**

	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
SF 40'	98	\$ 216.05	\$ 1,064.29	\$ 1,280.34	\$ 1,312.23
SF 50'	181	216.05	1,329.71	1,545.76	1,577.65
SF 60'	5	216.05	1,595.13	1,811.18	1,843.07
Total	284				

**On-Roll Assessments/Series 2021 Bonds**

	Units	FY 2026 O&M Assessment per Unit	FY 2026 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
SF 40'	99	\$ 216.05	\$ 1,065.04	\$ 1,281.09	\$ 1,312.98
SF 50'	82	216.05	1,330.65	1,546.70	1,578.59
SF 60'	83	216.05	1,596.26	1,812.31	1,844.20
Total	264				

**EAST BONITA BEACH ROAD**  
**COMMUNITY DEVELOPMENT DISTRICT**

**10**

**RESOLUTION 2025-04**

**A RESOLUTION OF THE EAST BONITA BEACH ROAD COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2025/2026 AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the East Bonita Beach Road Community Development District (“District”) is a local unit of special-purpose government created by, and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Lee County, Florida; and

**WHEREAS**, the Board of Supervisors of the District (“Board”) is statutorily authorized to exercise the powers granted to the District; and

**WHEREAS**, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

**WHEREAS**, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EAST BONITA BEACH ROAD COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1. ADOPTING REGULAR MEETING SCHEDULE.** Regular meetings of the District’s Board shall be held during Fiscal Year 2025/2026 as provided on the schedule attached hereto as **Exhibit A**.

**SECTION 2. FILING REQUIREMENT.** In accordance with Section 189.015(1), *Florida Statutes*, the District’s Secretary is hereby directed to file a schedule of the District’s regular meetings annually with Lee County and the Florida Department of Economic Opportunity.

**SECTION 3. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this 19th day of May, 2025.

Attest:

**EAST BONITA BEACH ROAD COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

**Exhibit A**

EAST BONITA BEACH ROAD COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>Office of D.R. Horton, 10541 Ben C. Pratt Six Mile Cypress Parkway, Fort Myers, Florida 33966</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
May 18, 2026	Regular Meeting	10:30 AM
August 17, 2026	Public Hearing & Regular Meeting	10:30 AM

**EAST BONITA BEACH ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED  
FINANCIAL  
STATEMENTS**

**EAST BONITA BEACH ROAD  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
MARCH 31, 2025**



**EAST BONITA BEACH ROAD  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
MARCH 31, 2025**

	General Fund	Debt Service Series 2018	Debt Service Series 2021	Capital Projects Series 2018	Capital Projects Series 2021	Total Governmental Funds
<b>ASSETS</b>						
Cash	\$ 195,680	\$ -	\$ -	\$ -	\$ -	\$ 195,680
Reserve	-	169,064	33,250	-	-	202,314
Revenue	-	385,028	350,905	-	-	735,933
Sinking	-	3,249	44,179	-	-	47,428
Prepayment	-	14,485	-	-	-	14,485
Due from general fund	-	5,822	5,725	-	-	11,547
Due from CPF 2021	2,945	-	-	-	-	2,945
Total assets	<u>198,625</u>	<u>577,648</u>	<u>434,059</u>	<u>-</u>	<u>-</u>	<u>1,210,332</u>
<b>LIABILITIES &amp; FUND BALANCES</b>						
<b>Liabilities:</b>						
Accounts payable	\$ 4,083	\$ -	\$ -	\$ -	\$ -	\$ 4,083
Due to other funds						
General fund	-	-	-	-	2,945	2,945
Debt service 2018	5,822	-	-	-	-	5,822
Debt service 2021	5,725	-	-	-	-	5,725
Total liabilities	<u>15,630</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>2,945</u>	<u>18,575</u>
<b>Fund balances:</b>						
Restricted for:						
Debt service	-	577,648	434,059	-	-	1,011,707
Capital projects	-	-	-	-	(2,945)	(2,945)
Unassigned	182,995	-	-	-	-	182,995
Total fund balances	<u>182,995</u>	<u>577,648</u>	<u>434,059</u>	<u>-</u>	<u>(2,945)</u>	<u>1,191,757</u>
Total liabilities and fund balances	<u>\$ 198,625</u>	<u>\$ 577,648</u>	<u>\$ 434,059</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,210,332</u>

**EAST BONITA BEACH ROAD  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED MARCH 31, 2025**

x

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll	\$ 2,248	\$ 123,226	\$ 130,436	94%
Interest	2	10	-	N/A
Total revenues	<u>2,250</u>	<u>123,236</u>	<u>130,436</u>	94%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative fees</b>				
Supervisor fees	-	-	600	0%
Management fees	4,000	24,000	48,000	50%
Audit	-	5,000	5,000	100%
Dissemination agent fees	83	500	1,000	50%
Trustee	-	4,246	5,000	85%
Arbitrage rebate calculation	-	-	1,200	0%
Legal fees	-	80	12,000	1%
Engineering	-	-	5,000	0%
Postage	-	25	200	13%
Insurance	-	6,477	6,851	95%
Legal advertising	-	-	1,000	0%
Other current charges	97	504	685	74%
Annual district filing fee	-	175	175	100%
Website	-	705	705	100%
ADA website compliance	-	210	210	100%
Preserve maint., monitoring & reporting	-	5,501	20,440	27%
Intergovernmental: shared maintenance costs	-	3,863	11,000	35%
Total professional & administrative fees	<u>4,180</u>	<u>51,286</u>	<u>119,066</u>	43%
<b>Other fees and charges</b>				
Tax collector	-	1,008	822	123%
Property appraiser	-	548	548	100%
Total other fees and charges	-	1,556	1,370	114%
Total expenditures	<u>4,180</u>	<u>52,842</u>	<u>120,436</u>	44%
Excess/(deficiency) of revenues over/(under) expenditures	(1,930)	70,394	10,000	
Fund balance - beginning	<u>184,925</u>	<u>112,601</u>	<u>114,805</u>	
Fund balance - ending	<u>\$ 182,995</u>	<u>\$ 182,995</u>	<u>\$ 124,805</u>	

**EAST BONITA BEACH ROAD  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2018  
FOR THE PERIOD ENDED MARCH 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll	\$ 5,823	\$ 316,417	338,836	93%
Interest	1,699	9,260	-	N/A
Total revenues	<u>7,522</u>	<u>325,677</u>	<u>338,836</u>	96%
<b>EXPENDITURES</b>				
Principal	-	105,000	105,000	100%
Interest	-	116,359	230,422	50%
Total expenditures	<u>-</u>	<u>221,359</u>	<u>335,422</u>	66%
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfers in	-	3,194	-	N/A
Transfers out	(26)	(26)	-	N/A
Total other financing sources/(uses)	<u>(26)</u>	<u>3,168</u>	<u>-</u>	N/A
Excess/(deficiency) of revenues over/(under) expenditures	7,496	107,486	3,414	
Fund balance - beginning	570,152	470,162	442,126	
Fund balance - ending	<u>\$ 577,648</u>	<u>\$ 577,648</u>	<u>\$ 445,540</u>	

**EAST BONITA BEACH ROAD  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2021  
FOR THE PERIOD ENDED MARCH 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll	\$ 5,725	\$ 311,168	333,160	93%
Interest	1,263	5,194	-	N/A
Total revenues	<u>6,988</u>	<u>316,362</u>	<u>333,160</u>	95%
<b>EXPENDITURES</b>				
Principal	-	-	135,000	0%
Interest	-	99,275	198,550	50%
Total expenditures	<u>-</u>	<u>99,275</u>	<u>333,550</u>	30%
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfers in	-	43,371	-	N/A
Transfers out	(531)	(531)	-	N/A
Total other financing sources/(uses)	<u>(531)</u>	<u>42,840</u>	<u>-</u>	N/A
Excess/(deficiency) of revenues over/(under) expenditures	6,457	259,927	(390)	
Fund balance - beginning	427,602	174,132	165,546	
Fund balance - ending	<u>\$ 434,059</u>	<u>\$ 434,059</u>	<u>\$ 165,156</u>	

**EAST BONITA BEACH ROAD  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2018  
FOR THE PERIOD ENDED MARCH 31, 2025**

	Current Month	Year to Date
<b>REVENUES</b>		
Interest	\$ -	\$ 12
Total revenues	<u>-</u>	<u>12</u>
<b>EXPENDITURES</b>	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfers in	26	26
Transfers out	-	(3,193)
Total other financing sources/(uses)	<u>26</u>	<u>(3,167)</u>
Excess/(deficiency) of revenues over/(under) expenditures	26	(3,155)
Fund balance - beginning	(26)	3,155
Fund balance - ending	<u>\$ -</u>	<u>\$ -</u>

**EAST BONITA BEACH ROAD  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2021  
FOR THE PERIOD ENDED MARCH 31, 2025**

	Current Month	Year to Date
<b>REVENUES</b>		
Interest	\$ -	\$ 168
Total revenues	<u>-</u>	<u>168</u>
<b>EXPENDITURES</b>		
Capital outlay	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfers in	531	531
Transfers out	<u>-</u>	<u>(43,371)</u>
Total other financing sources/(uses)	<u>531</u>	<u>(42,840)</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 531	 (42,672)
 Fund balance - beginning	 (3,476)	 39,727
Fund balance - ending	<u><u>\$ (2,945)</u></u>	<u><u>\$ (2,945)</u></u>

**EAST BONITA BEACH ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES**

**DRAFT**

**MINUTES OF MEETING  
EAST BONITA BEACH ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the East Bonita Beach Road Community Development District held a Public Hearing and Regular Meeting on August 19, 2024 at 10:30 a.m., at the offices of D.R. Horton, 10541 Ben C. Pratt Six Mile Cypress Parkway, Fort Myers, Florida 33966.

**Present were:**

J. Wayne Everett	Chair
Michael Bone	Vice Chair
Landon Thomas (via telephone)	Assistant Secretary
Christian Cotter	Assistant Secretary

**Also present:**

Chuck Adams	District Manager
Ashley Ligas (via telephone)	District Counsel
Ben Steets	Grau & Associates

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 10:41 a.m.

Supervisors Everett, Bone and Cotter were present. Supervisor Thomas attended via telephone. Supervisor Moulton was not present.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Consider Appointment of Qualified Electors  
to Fill Vacancies in Seat 3 and Seat 5; Terms  
Expire November 2026**

Mr. Adams stated no one qualified in June to run for Seats 3 and 5 in the November 2024 General Election. So, appointments to those seats will occur after the General Election in November.



- **Administration of Oath of Office to Newly Appointed Supervisors (the following will also be provided in a separate package)**
  - A. Required Ethics Training and Disclosure Filing**
    - **Sample Form 1 2023/Instructions**
  - B. Membership, Obligation and Responsibilities**
  - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
  - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers**

This item was deferred.

#### **FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-04,  
Electing and Removing Officers of the  
District and Providing for an Effective Date**

This item was deferred.

#### **FIFTH ORDER OF BUSINESS**

**Presentation of Audited Financial Report  
for the Fiscal Year Ended September 30,  
2023, Prepared by Grau & Associates**

Mr. Steets presented the Audited Financial Report for the Fiscal Year Ended September 30, 2023 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit and everything appeared in order.

- A. Consideration of Resolution 2024-07, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2023**

<p><b>On MOTION by Mr. Cotter and seconded by Mr. Bone, with all in favor, Resolution 2024-07, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2023, was adopted.</b></p>
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#### **SIXTH ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year  
2024/2025 Budget**

75  
76 **A. Proof/Affidavit of Publication**

77 The affidavit of publication was included for informational purposes.

78 **B. Consideration of Resolution 2024-08, Relating to the Annual Appropriations and**  
79 **Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2024 and Ending**  
80 **September 30, 2025; Authorizing Budget Amendments; and Providing an**  
81 **Effective Date**

82 Mr. Adams presented Resolution 2024-08. He reviewed the proposed Fiscal Year 2025  
83 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2024  
84 budget, and explained the reasons for any changes.

85 **Mr. Adams opened the Public Hearing.**

86 No affected property owners or members of the public spoke.

87 **Mr. Adams closed the Public Hearing.**

88  
89 **On MOTION by Mr. Cotter and seconded by Mr. Bone, with all in favor, the**  
90 **Resolution 2024-08, Relating to the Annual Appropriations and Adopting the**  
91 **Budget(s) for the Fiscal Year Beginning October 1, 2024 and Ending September**  
92 **30, 2025; Authorizing Budget Amendments; and Providing an Effective Date, was**  
93 **adopted.**

94  
95  
96 **SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-09,**  
**Providing for Funding for the District's Fiscal**  
**Year 2024/2025 Adopted Budget; Providing**  
**for the Collection and Enforcement of**  
**Special Assessments, Including but not**  
**Limited to Penalties and Interest Thereon;**  
**Certifying an Assessment Roll; Providing for**  
**Amendments to the Assessment Roll;**  
**Providing a Severability Clause; and**  
**Providing an Effective Date**

107 Mr. Adams presented Resolution 2024-09, also known as the Assessment Levying  
108 Resolution, which takes into consideration the budget that was just adopted, directs the District  
109 Manager to finalize a lien roll and transmit it to the Tax Collector for placement of the  
110 assessments on the property tax bill.

On MOTION by Mr. Cotter and seconded by Mr. Bone, with all in favor, the Resolution 2024-09, Providing for Funding for the District's Fiscal Year 2024/2025 Adopted Budget; Providing for the Collection and Enforcement of Special Assessments, Including but not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

#### **EIGHTH ORDER OF BUSINESS**

#### **Consideration of Goals and Objectives Reporting [HB7013 - Special Districts Performance Measures and Standards Reporting]**

Mr. Adams presented the Memorandum explaining the new requirement for special districts to develop goals and objectives annually and develop performance measures and standards to assess the achievement of the goals and objectives. Community Communication and Engagement, Infrastructure and Facilities Maintenance, and Financial Transparency and Accountability will be the key categories to focus on for Fiscal Year 2025. He presented the Performance Measures/Standards & Annual Reporting Form developed for the CDD, which explains how the CDD will meet the goals.

On MOTION by Mr. Everett and seconded by Mr. Cotter, with all in favor, the Goals and Objectives and the Performance Measures/Standards & Annual Reporting Form, were approved.

#### **NINTH ORDER OF BUSINESS**

#### **Discussion: Board Transition**

Mr. Adams stated that two seats have transitioned to the General Election and a third will be up for election at a future Landowners' election meeting. At some point, interest in serving on the Board must be garnered from residents of the CDD. He urged the Board Members to think of potential individuals who might be interested. The two primary requirements are that they must be a qualified elector residing within the CDD and must be registered to vote in Lee County.

**TENTH ORDER OF BUSINESS****Acceptance of Unaudited Financial  
Statements as of June 30, 2024**

Mr. Adams presented the Unaudited Financial Statements as of June 30, 2024.

The financials were accepted.

**ELEVENTH ORDER OF BUSINESS****Approval of May 20, 2024 Regular Meeting  
Minutes**

On MOTION by Mr. Bone and seconded by Mr. Cotter, with all in favor, the May 20, 2024 Regular Meeting Minutes, as presented, were approved.

**TWELFTH ORDER OF BUSINESS****Other Business**

There was no other business.

**THIRTEENTH ORDER OF BUSINESS****Staff Reports****A. District Counsel: Kutak Rock LLP****B. District Engineer: Banks Engineering, Inc.**

There were no reports from District Counsel or the District Engineer.

**C. District Manager: Wrathell, Hunt and Associates, LLC**

- **NEXT MEETING DATE: May 19, 2025 at 10:30 AM (address to be determined)**

- **QUORUM CHECK**

**FOURTEENTH ORDER OF BUSINESS****Audience Comments/Supervisors' Requests**

There were no audience comments or Supervisors' requests.

**FIFTEENTH ORDER OF BUSINESS****Adjournment**

On MOTION by Mr. Bone and seconded by Mr. Cotter, with all in favor, the meeting adjourned at 10:53 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair

**EAST BONITA BEACH ROAD  
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS**

EAST BONITA BEACH ROAD COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>D.R. Horton, 10541 Ben C. Pratt Six Mile Cypress Parkway, Fort Myers, Florida 33966</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
<b>May 19, 2025</b>	<b>Regular Meeting</b> <i>Presentation of FY2026 Proposed Budget</i>	<b>10:30 AM</b>
<b>August 18, 2025</b>	<b>Public Hearing &amp; Regular Meeting</b> <i>Adoption of FY2026 Proposed Budget</i>	<b>10:30 AM</b>