

**BROOKS OF BONITA  
SPRINGS & BROOKS OF  
BONITA SPRINGS II  
COMMUNITY DEVELOPMENT  
DISTRICTS**

**April 26, 2023**

**BOARD OF SUPERVISORS  
JOINT REGULAR  
MEETING AGENDA**

**BROOKS OF BONITA SPRINGS  
&  
BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICTS**

**AGENDA  
LETTER**

# Brooks of Bonita Springs & Brooks of Bonita Springs II Community Development Districts

OFFICE OF THE DISTRICT MANAGER

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

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

April 19, 2023

**ATTENDEES:**

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

Boards of Supervisors

Brooks of Bonita Springs & Brooks of Bonita Springs II Community Development Districts

Dear Board Members:

The Boards of Supervisors of the Brooks of Bonita Springs & Brooks of Bonita Springs II Community Development Districts will hold a Joint Regular Meeting on April 26, 2023 at 1:00 p.m., at The Commons Club at The Brooks Enrichment Center, 9930 Coconut Road, Bonita Springs, Florida 34135. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments (*agenda items only*)

## **BROOKS OF BONITA SPRINGS ITEMS**

3. Presentation of Brooks of Bonita Springs Community Development District's Audited Financial Report for Fiscal Year Ended September 30, 2022, Prepared by Grau & Associates
4. Consideration of Resolution 2023-03, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2022

## **BROOKS OF BONITA SPRINGS II ITEMS**

5. Presentation of Brooks of Bonita Springs II Community Development District's Audited Financial Report for Fiscal Year Ended September 30, 2022, Prepared by Grau & Associates
6. Consideration of Resolution 2023-03, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2022

## **JOINT BUSINESS ITEMS**

7. Landscape Report: *GulfScapes Landscape Management Services*
  - Irrigation Reports

- A. Meter Usage by Clock
  - B. Year-Over-Year Water Usage
8. Update: CIP Budget and Cost per Unit Estimator
9. Continued Discussion: Children’s Playground
  - A. Consideration of FineMark National Bank & Trust Term Sheet
  - B. Consideration of Sport Court South Florida Estimate #0003308
10. Discussion: Legal Opinion Regarding Noise Requirements for Pickleball Courts
11. Consideration of Proposals for Restroom Roof Replacement
12. Consideration of Resolutions Approving the Districts’ Proposed Budgets for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
  - A. Resolution 2023-04, *Brooks of Bonita Springs Community Development District*
  - B. Resolution 2023-04, *Brooks of Bonita Springs II Community Development District*
13. Acceptance of Unaudited Financial Statements as of March 31, 2023
14. Approval of March 22, 2023 Joint Regular Meeting Minutes
15. Staff Reports
  - A. District Counsel: *Dan Cox, Esquire*
    - Update: Delinquent Payments from Coconut Point Mall
  - B. District Engineer: *Johnson Engineering, Inc.*
  - C. Field Operations: *Wrathell, Hunt and Associates, LLC*
    - Monthly Status Report – Field Operations
  - D. District Manager: *Wrathell, Hunt and Associates, LLC*
    - I. Registered Voters in Districts as of April 15, 2022
      - Brooks of Bonita Springs: 2,240
      - Brooks of Bonita Springs II: 1,516

II. NEXT MEETING DATE: July 26, 2023 at 1:00 PM

○ QUORUM CHECK: BROOKS OF BONITA SPRINGS

SEAT 1	WILLIAM STOEHR	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	JAMES MERRITT	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	SANDRA VARNUM	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	JOHN (ROD) WOOLSEY	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	DAVID GARNER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

○ QUORUM CHECK: BROOKS OF BONITA SPRINGS II

SEAT 1	LYNN BUNTING	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	KEN D. GOULD	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	MARY O'CONNOR	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	THOMAS BERTUCCI	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	JOSEPH BARTOLETTI	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

16. Supervisors' Requests

17. Public Comments (*non-agenda items only; four (4)-minute time limit*)

18. Adjournment

Should you have any questions, please contact me directly at 239-464-7114.

Sincerely,



Chesley E. Adams, Jr.  
 District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**  
**CALL IN NUMBER: 1-888-354-0094**  
**PARTICIPANT PASSCODE: 709 724 7992**

**BROOKS OF BONITA SPRINGS  
&  
BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICTS**

**3**

**BROOKS OF BONITA SPRINGS  
COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2022**

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**BROOKS OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA**

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## INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors  
Brooks of Bonita Springs Community Development District  
Lee County, Florida

### **Report on the Audit of the Financial Statements**

#### ***Opinions***

We have audited the accompanying financial statements of the governmental activities and each major fund of Brooks of Bonita Springs Community Development District, Lee County, Florida (the "District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2022, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

#### ***Basis for Opinions***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### ***Responsibilities of Management for the Financial Statements***

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

#### ***Auditor's Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

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In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### ***Other Information Included in the Financial Report***

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

### ***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated **Xxxx, 2023**, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

**Xxxx, 2023**

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## MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Brooks of Bonita Springs Community Development District, Lee County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2022. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the fiscal year ended September 30, 2022 resulting in a net position balance of \$13,615,539
- The change in the District's total net position in comparison with the prior fiscal year was \$(22,602), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2022, the District's governmental funds reported combined ending fund balances of \$473,168 an increase of \$32,598 in comparison with the prior fiscal year. A portion of the fund balance is restricted for debt service, non-spendable for prepaid items, assigned for capital reserves and the remainder is unassigned fund balance which is available for spending at the District's discretion.

### OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

#### Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

#### Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

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## OVERVIEW OF FINANCIAL STATEMENTS (Continued)

### Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two individual governmental funds. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund and debt service fund, which are considered to be major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

### Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

### GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2022	2021
Current and other assets	\$ 677,625	\$ 633,479
Capital assets, net of depreciation	13,580,483	13,883,193
Total assets	14,258,108	14,516,672
Current liabilities	108,274	108,531
Long-term liabilities	534,295	770,000
Total liabilities	642,569	878,531
Net position		
Net investment in capital assets	13,046,188	13,113,193
Restricted	27,232	93,895
Unrestricted	542,119	431,053
Total net position	\$ 13,615,539	\$ 13,638,141

## GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position decreased during the most recent fiscal year. The majority of the decrease represents the extent to which the cost of operations and exceeded ongoing program revenues.

Key elements of the change in net position are reflected in the following table:

	CHANGES IN NET POSITION	
	FOR THE FISCAL YEAR ENDED SEPTEMBER 30,	
	2022	2021
Revenues:		
Program revenues		
Charges for services	\$ 1,673,665	\$ 1,552,949
Operating grants and contributions	110,949	7,240
General revenues		
Unrestricted investment earnings	129	125
Total revenues	<u>1,784,743</u>	<u>1,560,314</u>
Expenses:		
General government	229,582	224,919
Maintenance and operations	1,548,560	1,466,566
Interest	29,203	42,959
Cost of issuance	-	8,250
Total expenses	<u>1,807,345</u>	<u>1,742,694</u>
Change in net position	<u>(22,602)</u>	<u>(182,380)</u>
Net position - beginning	<u>13,638,141</u>	<u>13,820,521</u>
Net position - ending	<u>\$ 13,615,539</u>	<u>\$ 13,638,141</u>

,As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2022 was \$1,807,345. Program revenues are comprised primarily of assessments. The remainder of the current fiscal year revenue includes interest revenue and miscellaneous income. Revenues increased due to additional prepayment revenue used to pay down the bonds. The increase in expenses was due to higher maintenance expenses.

## GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2022.

## CAPITAL ASSETS AND DEBT ADMINISTRATION

### Capital Assets

At September 30, 2022, the District had \$22,138,292 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$8,557,809 has been taken, which resulted in a net book value of \$13,580,483. More detailed information about the District's capital assets is presented in the notes of the financial statements.

### Capital Debt

At September 30, 2022, the District had \$534,295 in Notes outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

## ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

## CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Brooks of Bonita Springs Community Development District's Finance Department at 2300 Glades Road, Suite 410W, Boca Raton, Florida, 33431.

**BROOKS OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2022**

	Governmental Activities
<b>ASSETS</b>	
Cash	\$ 569,200
Accounts receivable	106,886
Assessments receivable	1,014
Prepays and deposits	525
Capital assets:	
Nondepreciable	10,865,470
Depreciable, net	<u>2,715,013</u>
Total assets	<u>14,258,108</u>
 <b>LIABILITIES</b>	
Accounts payable	97,490
Accrued interest payable	10,703
Due to other governments	81
Non-current liabilities:	
Due within one year	50,000
Due in more than one year	<u>484,295</u>
Total liabilities	<u>642,569</u>
 <b>NET POSITION</b>	
Net investment in capital assets	13,046,188
Restricted for debt service	27,232
Unrestricted	<u>542,119</u>
Total net position	<u><u>\$ 13,615,539</u></u>

See notes to the financial statements

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**BROOKS OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

<u>Functions/Programs</u>	Program Revenues			Net (Expense) Revenue Changes in and Net Position
Expenses	Charges for Services	Operating Grants and Contributions	Governmental Activities	
Primary government:				
Governmental activities:				
General government	\$ 229,582	\$ 229,582	\$ -	\$ -
Maintenance and operations	1,548,560	1,275,838	110,949	(161,773)
Interest on long-term debt	29,203	168,245	-	139,042
Total governmental activities	1,807,345	1,673,665	110,949	(22,731)
General revenues:				
Unrestricted investment earnings				129
Total general revenues				129
Change in net position				(22,602)
Net position - beginning				13,638,141
Net position - ending				\$ 13,615,539

See notes to the financial statements

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**BROOKS OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2022**

	Major Funds		Total Governmental Funds
	General	Debt Service	
<b>ASSETS</b>			
Cash	\$ 569,200	\$ -	\$ 569,200
Due from other funds	-	37,928	37,928
Assessments receivable	1,007	7	1,014
Accounts receivable	106,886	-	106,886
Prepays and deposits	525	-	525
Total assets	<u>\$ 677,618</u>	<u>\$ 37,935</u>	<u>\$ 715,553</u>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</b>			
Liabilities:			
Accounts payable	\$ 97,490	\$ -	\$ 97,490
Due to other government	81	-	81
Due to other funds	37,928	-	37,928
Total liabilities	<u>135,499</u>	<u>-</u>	<u>135,499</u>
Deferred inflows of resources:			
Unavailable revenue	106,886	-	106,886
Total deferred inflows of resources	<u>106,886</u>	<u>-</u>	<u>106,886</u>
Fund balances:			
Nonspendable:			
Prepaid items	525	-	525
Restricted for:			
Debt service	-	37,935	37,935
Assigned to:			
Capital reserves	315,788	-	315,788
Unassigned	118,920	-	118,920
Total fund balances	<u>435,233</u>	<u>37,935</u>	<u>473,168</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 677,618</u>	<u>\$ 37,935</u>	<u>\$ 715,553</u>

See notes to the financial statements

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**BROOKS OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
RECONCILIATION OF THE BALANCE SHEET- GOVERNMENTAL FUNDS  
TO THE STATEMENT OF NET POSITION  
SEPTEMBER 30, 2022**

Fund balance - governmental funds	\$	473,168
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Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	22,138,292	
Accumulated depreciation	<u>(8,557,809)</u>	13,580,483

Assets recorded in the governmental fund financial statements that are not available to pay for current-period expenditures are unavailable revenue in the governmental funds.	106,886
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Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(10,703)	
Notes payable	<u>(534,295)</u>	(544,998)

Net position of governmental activities	<u>\$ 13,615,539</u>
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See notes to the financial statements

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**BROOKS OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Major Funds		Total Governmental Funds
	General	Debt Service	
<b>REVENUES</b>			
Assessments	\$ 1,494,475	\$ 168,245	\$ 1,662,720
Interest income	129	-	129
Miscellaneous	110,949	-	110,949
Total revenues	1,605,553	168,245	1,773,798
<b>EXPENDITURES</b>			
Current:			
General government	259,582	-	259,582
Maintenance and operations	1,223,482	-	1,223,482
Debt service:			
Principal	-	205,705	205,705
Interest	-	30,063	30,063
Capital outlay	22,368	-	22,368
Total expenditures	1,505,432	235,768	1,741,200
Excess (deficiency) of revenues over (under) expenditures	100,121	(67,523)	32,598
Fund balances - beginning	335,112	105,458	440,570
Fund balances - ending	\$ 435,233	\$ 37,935	\$ 473,168

See notes to the financial statements

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**BROOKS OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

Net change in fund balances - total governmental funds	\$	32,598
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds report capital outlays as expenditures; however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.		22,368
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the governmental fund financial statements.		10,945
Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		(325,078)
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		205,705
Payment of Judgment and Claims are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		30,000
The change in accrued interest on long-term liabilities between the current and prior fiscal years is recorded in the statement of activities, but not in the governmental fund financial statements.		860
Change in net position of governmental activities	\$	(22,602)

See notes to the financial statements

**BROOKS OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
NOTES TO FINANCIAL STATEMENTS**

**NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY**

**Reporting Entity**

Brooks of Bonita Springs Community Development District ("District") was created on March 25, 1998 by Rule 42Y-1.001 of the Florida Land and Water Adjudicatory Commission, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by qualified electors (residents) living within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The District and Brooks of Bonita Springs II ("Brooks II") share the majority of their costs based on a common budget whereby all appropriations are shared based on the total projected equivalent residential units for each District.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Government-Wide and Fund Financial Statements**

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment (Operating-type special assessments for maintenance and debt service are treated as charges for services.) and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

**DRAFT**

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### **Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

### **Assessments**

Assessments are non-ad valorem assessments on all platted lots within the District. Assessments are levied each November 1 on property as of the previous January. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

### **General Fund**

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

### **Debt Service Fund**

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first, then unrestricted resources as they are needed.

### **Assets, Liabilities, Net Position and Fund Balance**

#### **Restricted Assets**

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

#### **Deposits and Investments**

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Assets, Liabilities, Net Position and Fund Balance (Continued)

#### Deposits and Investments (Continued)

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Inter-local Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

#### Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

#### Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Equipment	5 - 10
Infrastructure	20 - 40
Buildings and improvements	7 - 39

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

#### Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received but not yet earned.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Assets, Liabilities, Net Position and Fund Balance (Continued)

#### Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

#### Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

#### Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.



## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities, Net Position and Fund Balance (Continued)**

#### Fund Equity/Net Position (Continued)

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

### **Other Disclosures**

#### Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

## **NOTE 3 – BUDGETARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal yearend.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

## **NOTE 4 – DEPOSITS**

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

## NOTE 5 – INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS

Interfund receivables and payables at September 30, 2022 were as follows:

<u>Fund</u>	<u>Receivable</u>	<u>Payable</u>
General	\$ -	\$ 37,928
Debt service	37,928	-
Total	<u>\$ 37,928</u>	<u>\$ 37,928</u>

The outstanding balances between funds result primarily from the time lag between the dates that transactions are recorded in the accounting system and payments between funds are made. In the case of the District, the balances between the general fund and the debt service fund relate to assessments collected in the general fund that have not yet been transferred to the debt service fund.

## NOTE 6 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2022 was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land and land improvements	\$ 10,843,102	\$ -	\$ -	\$ 10,843,102
Infrastructure under construction	-	22,368	-	22,368
Total capital assets, not being depreciated	<u>10,843,102</u>	<u>22,368</u>	<u>-</u>	<u>10,865,470</u>
Capital assets, being depreciated				
Equipment	361,965	-	-	361,965
Buildings and improvements	1,416,582	-	-	1,416,582
Infrastructure	9,494,275	-	-	9,494,275
Total capital assets, being depreciated	<u>11,272,822</u>	<u>-</u>	<u>-</u>	<u>11,272,822</u>
Less accumulated depreciation for:				
Equipment	272,350	10,053	-	282,403
Buildings and improvements	1,416,582	-	-	1,416,582
Infrastructure	6,543,799	315,025	-	6,858,824
Total accumulated depreciation	<u>8,232,731</u>	<u>325,078</u>	<u>-</u>	<u>8,557,809</u>
Total capital assets, being depreciated, net	<u>3,040,091</u>	<u>(325,078)</u>	<u>-</u>	<u>2,715,013</u>
Governmental activities capital assets	<u>\$ 13,883,193</u>	<u>\$ (302,710)</u>	<u>\$ -</u>	<u>\$ 13,580,483</u>

Depreciation expense was charged to maintenance and operations function.

## NOTE 7 – LONG TERM LIABILITIES

### Series 2021

On March 31, 2021, the District issued \$740,000 of Capital Improvement Revenue Refunding Bond Series 2021 due May 1, 2031, with a fixed interest rate of 3.750%. The Bonds were issued to refund a portion of the District's outstanding Capital Improvements Revenue Bonds, Series 2001 (the "Refunded Bonds"). Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2022 through May 1, 2031.

The Series 2021 Bonds are subject to redemption at the option of the District prior to maturity. The Series 2021 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. This occurred during the current fiscal year as the District prepaid \$150,705 of the Bonds.

## NOTE 7 – LONG TERM LIABILITIES (Continued)

### Series 2021 (Continued)

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was not in compliance with the reserve requirements at September 30, 2022.

### Claims and Judgements

During a prior fiscal year the District settled a claim which arose during the prior fiscal year whereby the District will pay \$30,000 per year for the fiscal years 2020 through 2022.

### Long-term debt activity

Changes in long-term liability activity for the fiscal year ended September 30, 2022 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2021	\$ 740,000		\$ 205,705	\$ 534,295	\$ 50,000
Judgements and claims	30,000	-	30,000	-	-
Total	<u>\$ 770,000</u>	<u>\$ -</u>	<u>\$ 235,705</u>	<u>\$ 534,295</u>	<u>\$ 50,000</u>

At September 30, 2022, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2023	\$ 50,000	\$ 20,036	\$ 70,036
2024	50,000	18,160	68,160
2025	55,000	16,286	71,286
2026	55,000	14,222	69,222
2027	55,000	12,160	67,160
2028-2031	269,295	26,704	295,999
Total	<u>\$ 534,295</u>	<u>\$ 107,568</u>	<u>\$ 641,863</u>

## NOTE 8 – MANAGEMENT COMPANY

The District has contracted with Wrathell, Hunt and Associates, LLC to perform management advisory services, which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

## NOTE 9 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations.

**BROOKS OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Budgeted Amounts	Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original & Final		
<b>REVENUES</b>			
Assessments	\$ 1,488,722	\$ 1,494,475	\$ 5,753
Interest	2,300	129	(2,171)
Miscellaneous	116,124	110,949	(5,175)
Total revenues	1,607,146	1,605,553	(1,593)
<b>EXPENDITURES</b>			
Current:			
General government	253,902	259,582	(5,680)
Maintenance and operations	1,248,561	1,223,482	25,079
Capital outlay	65,700	22,368	43,332
Total expenditures	1,568,163	1,505,432	62,731
Excess (deficiency) of revenues over (under) expenditures	\$ 38,983	100,121	\$ 61,138
Fund balance - beginning		335,112	
Fund balance - ending		\$ 435,233	

See notes to required supplementary information

**DRAFT**

**BROOKS OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2022.

**BROOKS OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
OTHER INFORMATION – DATA ELEMENTS  
REQUIRED BY FL STATUTE 218.39(3)(C)  
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of district employees compensated at 9/30/2022	0
Number of independent contractors compensated in September 2022	3
Employee compensation for FYE 9/30/2022 (paid/accrued)	N/A
Independent contractor compensation for FYE 9/30/2022	\$166,520
Construction projects to begin on or after October 1; (>\$65K)	None
Budget variance report	See page 20 of annual financial report
Ad Valorem taxes;	Not applicable
Millage rate FYE 9/30/2022	Not applicable
Ad valorem taxes collected FYE 9/30/2022	Not applicable
Outstanding Bonds:	Not applicable
Non ad valorem special assessments;	
Special assessment rate FYE 9/30/2022	Operations and maintenance - \$599.36-\$11,987.12 Debt service - \$700.61-\$13,514.31
Special assessments collected FYE 9/30/2022	\$1,476,747
Outstanding Bonds:	
Series 2021, due May 1, 2031,	see Note 6 for details

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING  
AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT  
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH  
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
Brooks of Bonita Springs Community Development District  
Lee County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Brooks of Bonita Springs Community Development District, Lee County, Florida ("District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated **Xxxx, 2023**.

**Report on Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

**Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

We noted certain matters that we reported to management of the District in a separate letter dated **Xxxx, 2023**.

The District's response to the findings identified in our audit is described in the accompanying Management Letter. We did not audit the District's response and, accordingly, we express no opinion on it.

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Xxxx, 2023



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE  
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY  
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors  
Brooks of Bonita Springs Community Development District  
Lee County, Florida

We have examined Brooks of Bonita Springs Community Development District, Lee County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2022. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2022.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Brooks of Bonita Springs Community Development District, Lee County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

Xxxx, 2023

**MANAGEMENT LETTER PURSUANT TO THE RULES OF  
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors  
Brooks of Bonita Springs Community Development District  
Lee County, Florida

**Report on the Financial Statements**

We have audited the accompanying basic financial statements of Brooks of Bonita Springs Community Development District ("District") as of and for the fiscal year ended September 30, 2022, and have issued our report thereon dated **Xxxx, 2023**.

**Auditor's Responsibility**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

**Other Reporting Requirements**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated **Xxxx, 2023**, should be considered in conjunction with this management letter.

**Purpose of this Letter**

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Brooks of Bonita Springs Community Development District, Lee County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Brooks of Bonita Springs Community Development District, Lee County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

**Xxxx, 2023**

## REPORT TO MANAGEMENT

### I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

#### **2022-01 Series 2021 Reserve Account:**

Observation: The Bond Indenture established a debt service reserve requirement. The District was not in compliance with the requirements at September 30, 2022.

Recommendation: The District should open a reserve account with the bank.

Management Response: The District brought this to the bank's attention after the bonds were issued and requested them to open the account which should be effectuated prior to the end of the current fiscal year.

### II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

**2021-01 Series 2021 Reserve Account:** See Finding 2022-01 Reserve Account

### III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2021, except as noted above.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2022, except as noted above.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2022, except as noted above.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2022. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 22.

**BROOKS OF BONITA SPRINGS  
&  
BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICTS**

**4**

**RESOLUTION 2023-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BROOKS OF  
BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT HEREBY  
ACCEPTING THE AUDITED FINANCIAL REPORT FOR THE FISCAL YEAR  
ENDED SEPTEMBER 30, 2022**

**WHEREAS**, the District’s Auditor, Grau & Associates, has heretofore prepared and submitted to the Board, for accepting, the District’s Audited Financial Report for Fiscal Year 2022;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS  
OF THE BROOKS OF BONITA SPRINGS COMMUNITY DEVELOPMENT  
DISTRICT;**

1. The Audited Financial Report for Fiscal Year 2022, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2022, for the period ending September 30, 2022; and
2. A verified copy of said Audited Financial Report for Fiscal Year 2022 shall be attached hereto as an exhibit to this Resolution, in the District’s “Official Record of Proceedings”.

**PASSED AND ADOPTED** this 26th day of April, 2023.

ATTEST:

**BROOKS OF BONITA SPRINGS COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

**BROOKS OF BONITA SPRINGS  
&  
BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICTS**

**5**

**BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2022**

**DRAFT**

**BROOKS OF BONITA SPRINGS II COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA**

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## INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors  
Brooks of Bonita Springs II Community Development District  
Lee County, Florida

### Report on the Audit of the Financial Statements

#### **Opinions**

We have audited the accompanying financial statements of the governmental activities and each major fund of Brooks of Bonita Springs II Community Development District, Lee County, Florida (the "District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2022, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

#### **Basis for Opinions**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### **Responsibilities of Management for the Financial Statements**

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

#### **Auditor's Responsibilities for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

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In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### ***Other Information Included in the Financial Report***

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

### ***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated **Xxxx, 2023**, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

**Xxxx, 2023**

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## MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Brooks of Bonita Springs II Community Development District, Lee County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2022. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### FINANCIAL HIGHLIGHTS

- The assets plus deferred outflows of resources of the District exceeded its liabilities at the close of the fiscal year ended September 30, 2022 resulting in a net position balance of \$15,905,448.
- The change in the District's total net position in comparison with the prior fiscal year was \$441,922 an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2022, the District's governmental funds reported combined ending fund balances of \$906,123, a decrease of (\$36,814) in comparison with the prior fiscal year. A portion of the fund balance is restricted for debt service, assigned for capital reserves and the remainder is unassigned fund balance which is available for spending at the District's discretion.

### OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

#### Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

#### Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

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## OVERVIEW OF FINANCIAL STATEMENTS (Continued)

### Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental funds. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service Series 2021 and 2017 funds, all of which are considered to be major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

### Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

### GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets plus deferred outflows of resources exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2022	2021
Current and other assets	\$ 1,012,864	\$ 1,048,489
Capital assets, net of depreciation	23,941,679	24,374,754
Total assets	24,954,543	25,423,243
Deferred outflows of resources	598,019	664,466
Total assets and deferred outflows of resources	25,552,562	26,087,709
Current liabilities	177,114	188,183
Long-term liabilities	9,470,000	10,436,000
Total liabilities	9,647,114	10,624,183
Net position		
Net investment in capital assets	15,069,698	14,603,220
Restricted	430,494	525,187
Unrestricted	405,256	335,119
Total net position	\$ 15,905,448	\$ 15,463,526

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## GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION		
FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2022	2021
Revenues:		
Program revenues		
Charges for services	\$ 1,974,022	\$ 1,976,489
Operating grants and contributions	59,523	3,821
General revenues		
Unrestricted investment earnings	193	209
Total revenues	<u>2,033,738</u>	<u>1,980,519</u>
Expenses:		
General government	119,962	116,364
Maintenance and operations	1,083,424	1,041,798
Interest	388,430	426,612
Bond issue costs	-	8,250
Total expenses	<u>1,591,816</u>	<u>1,593,024</u>
Change in net position	<u>441,922</u>	<u>387,495</u>
Net position - beginning	<u>15,463,526</u>	<u>15,076,031</u>
Net position - ending	<u>\$ 15,905,448</u>	<u>\$ 15,463,526</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2022 was \$1,591,816. Program revenues are comprised primarily of assessments. The remainder of the current fiscal year revenue includes interest revenue and miscellaneous income. In total, expenses decreased from the prior fiscal year. The majority of the change in expenses results from a decrease in interest expense.

## GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures for the fiscal year ended September 30, 2022 did not exceed appropriations.

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## CAPITAL ASSETS AND DEBT ADMINISTRATION

### Capital Assets

At September 30, 2022, the District had \$34,314,182 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$10,372,503 has been taken, which resulted in a net book value of \$23,941,679. More detailed information about the District's capital assets is presented in the notes of the financial statements.

### Capital Debt

At September 30, 2022, the District had \$9,470,000 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

## ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

## CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Brooks of Bonita Springs II Community Development District's Finance Department at 2300 Glades Road, Suite 410W, Boca Raton, Florida, 33431.

**BROOKS OF BONITA SPRINGS II COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2022**

	Governmental Activities
<b>ASSETS</b>	
Cash	\$ 448,111
Accounts receivable	55,802
Assessments receivable	641
Restricted assets:	
Investments	508,310
Capital assets:	
Nondepreciable	20,177,752
Depreciable, net	<u>3,763,927</u>
Total assets	<u>24,954,543</u>
 <b>DEFERRED OUTFLOWS OF RESOURCES</b>	
Deferred charge on refunding	<u>598,019</u>
Total deferred outflows of resources	<u>598,019</u>
 <b>LIABILITIES</b>	
Accounts payable	50,939
Accrued interest payable	126,175
Non-current liabilities:	
Due within one year	897,000
Due in more than one year	<u>8,573,000</u>
Total liabilities	<u>9,647,114</u>
 <b>NET POSITION</b>	
Net investment in capital assets	15,069,698
Restricted for debt service	430,494
Unrestricted	<u>405,256</u>
Total net position	<u>\$ 15,905,448</u>

See notes to the financial statements

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**BROOKS OF BONITA SPRINGS II COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

<u>Functions/Programs</u>	Program Revenues			Net (Expense) Revenue and Changes in Net Position
Expenses	Charges for Service	Operating Grants and Contributions	Governmental Activities	
Primary government:				
Governmental activities:				
General government	\$ 119,962	\$ 119,962	\$ -	\$ -
Maintenance and operations	1,083,424	662,370	57,923	(363,131)
Interest on long-term debt	388,430	1,191,690	1,600	804,860
Total governmental activities	1,591,816	1,974,022	59,523	441,729
General revenues:				
Unrestricted investment earnings				193
Total general revenues				193
Change in net position				441,922
Net position - beginning				15,463,526
Net position - ending				\$ 15,905,448

See notes to the financial statements

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**BROOKS OF BONITA SPRINGS II COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2022**

	Major Funds			Total Governmental Funds
	General	Debt Service 2021	Debt Service 2017	
<b>ASSETS</b>				
Cash	\$ 448,111	\$ -	\$ -	\$ 448,111
Investments	-		508,310	508,310
Due from other funds	-	33,150	15,107	48,257
Assessments receivable	539	8	94	641
Accounts receivable	55,802	-	-	55,802
Total assets	<u>\$ 504,452</u>	<u>\$ 33,158</u>	<u>\$ 523,511</u>	<u>\$ 1,061,121</u>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</b>				
<b>Liabilities:</b>				
Accounts payable	\$ 50,939	\$ -	\$ -	\$ 50,939
Due to other funds	48,257	-	-	48,257
Total liabilities	<u>99,196</u>	<u>-</u>	<u>-</u>	<u>99,196</u>
<b>Deferred inflows of resources:</b>				
Unavailable revenue	55,802	-	-	55,802
Total deferred inflows of resources	<u>55,802</u>	<u>-</u>	<u>-</u>	<u>55,802</u>
<b>Fund balances:</b>				
<b>Restricted for:</b>				
Debt service	-	33,158	523,511	556,669
<b>Assigned to:</b>				
Capital reserves	164,864	-	-	164,864
Unassigned	184,590	-	-	184,590
Total fund balances	<u>349,454</u>	<u>33,158</u>	<u>523,511</u>	<u>906,123</u>
<b>Total liabilities, deferred inflows of resources, and fund balances</b>	<u>\$ 504,452</u>	<u>\$ 33,158</u>	<u>\$ 523,511</u>	<u>\$ 1,061,121</u>

See notes to the financial statements

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**BROOKS OF BONITA SPRINGS II COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
RECONCILIATION OF THE BALANCE SHEET- GOVERNMENTAL FUNDS  
TO THE STATEMENT OF NET POSITION  
SEPTEMBER 30, 2022**

Fund balance - governmental funds	\$	906,123
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Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	34,314,182	
Accumulated depreciation	<u>(10,372,503)</u>	23,941,679

Deferred charges on refunding of long-term debt are shown as deferred outflows/inflows of resources in the government-wide financial statements; however, this amount is expensed in the governmental fund financial statements.	598,019
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Assets recorded in the governmental fund financial statements that are not available to pay for current-period expenditures are unavailable revenue in the governmental funds.	55,802
--	--------

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.	
Accrued interest payable	(126,175)
Bonds and note payable	<u>(9,470,000)</u> <u>(9,596,175)</u>

Net position of governmental activities	<u>\$ 15,905,448</u>
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See notes to the financial statements

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**BROOKS OF BONITA SPRINGS II COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Major Funds			Total Governmental Funds
	General	Debt Service 2021	Debt Service 2017	
<b>REVENUES</b>				
Assessments	\$ 781,473	\$ 93,640	\$ 1,098,050	\$ 1,973,163
Interest income	193	-	1,600	1,793
Miscellaneous	57,923	-	-	57,923
Total revenues	<u>839,589</u>	<u>93,640</u>	<u>1,099,650</u>	<u>2,032,879</u>
<b>EXPENDITURES</b>				
Current:				
General government	119,962	-	-	119,962
Maintenance and operations	638,671	-	-	638,671
Debt service:				
Principal	-	149,000	817,000	966,000
Interest	-	41,641	291,741	333,382
Capital outlay	11,678	-	-	11,678
Total expenditures	<u>770,311</u>	<u>190,641</u>	<u>1,108,741</u>	<u>2,069,693</u>
Excess (deficiency) of revenues over (under) expenditures	69,278	(97,001)	(9,091)	(36,814)
Fund balances - beginning	<u>280,176</u>	<u>130,159</u>	<u>532,602</u>	<u>942,937</u>
Fund balances - ending	<u>\$ 349,454</u>	<u>\$ 33,158</u>	<u>\$ 523,511</u>	<u>\$ 906,123</u>

See notes to the financial statements

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**BROOKS OF BONITA SPRINGS II COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

Net change in fund balances - total governmental funds	\$	(36,814)
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds report capital outlays as expenditures; however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.		11,678
Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		(444,753)
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the governmental fund financial statements.		859
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		966,000
Amortization of the deferred charge on refunding is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		(66,447)
The change in accrued interest on long-term liabilities between the current and prior fiscal years is recorded in the statement of activities, but not in the governmental fund financial statements.		11,399
Change in net position of governmental activities	\$	441,922

See notes to the financial statements

**BROOKS OF BONITA SPRINGS II COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
NOTES TO FINANCIAL STATEMENTS**

**NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY**

**Reporting Entity**

Brooks of Bonita Springs II Community Development District ("District") was created on December 1, 1999 by Rule 42Z of the Florida Land and Water Adjudicatory Commission, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by qualified electors (residents) living within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The District and Brooks of Bonita Springs ("Brooks") share the majority of their costs based on a common budget whereby all appropriations are shared based on the total projected equivalent residential units for each District.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Government-Wide and Fund Financial Statements**

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment (Operating-type special assessments for maintenance and debt service are treated as charges for services.) and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

**DRAFT**

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### **Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

### **Assessments**

Assessments are non-ad valorem assessments on all platted lots within the District. Assessments are levied each November 1 on property as of the previous January. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

### **General Fund**

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

### **Debt Service Funds Series 2003, and Series 2017**

These debt service funds are used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt Series 2003 and Series 2017.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first, then unrestricted resources as they are needed.

### **Assets, Liabilities, Net Position and Fund Balance**

#### **Restricted Assets**

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

#### **Deposits and Investments**

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Assets, Liabilities, Net Position and Fund Balance (Continued)

#### Deposits and Investments (Continued)

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Inter-local Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

#### Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

#### Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital asset are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Equipment	5 - 10
Infrastructure	20 - 40
Buildings and improvements	7 - 39

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

#### Refunding of Debt

For current refunding and advance refunding resulting in the defeasance of debt, the difference between the reacquisition price and the net carrying amount of the old debt is reported as a deferred outflow of resources/deferred inflow of resources and recognized ratably as a component of interest expense over the remaining life of the old debt or the life of the new debt, whichever is shorter. In connection with the refunding, \$66,447 was recognized as a component of interest expense in the current fiscal year.

#### Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received but not yet earned.

**DRAFT**

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities, Net Position and Fund Balance (Continued)**

#### Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

#### Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

#### Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

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## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Other Disclosures

#### Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

## NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

## NOTE 4 – DEPOSITS AND INVESTMENTS

### Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

### Investments

The District's investments were held as follows at September 30, 2022:

	Amortized Cost	Credit Risk	Maturities
First American Government Obligations Class Y	\$ 508,310	S&P AAAm	Weighted average of the fund portfolio: 18 days
Total Investments	<u>\$ 508,310</u>		

*Credit risk* – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

*Concentration risk* – The District places no limit on the amount the District may invest in any one issuer.

*Interest rate risk* – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

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**NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)**

**Investments (Continued)**

*Fair Value Measurement* – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

**NOTE 5 – INTERFUND RECEIVABLES AND PAYABLES**

Interfund receivables and payables at September 30, 2022 were as follows:

<u>Fund</u>	<u>Receivable</u>	<u>Payable</u>
General	\$ -	\$ 48,257
Debt service 2021	33,150	-
Debt service 2017	15,107	-
Total	<u>\$ 48,257</u>	<u>\$ 48,257</u>

The outstanding balances between funds result primarily from the time lag between the dates that transactions are recorded in the accounting system and payments between funds are made. In the case of the District, the balances between the general fund and the debt service funds relate to assessments collected in the general fund that have not yet been transferred to the debt service funds.

## NOTE 6 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2022 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land and improvement	\$ 20,166,074	\$ -	\$ -	\$ 20,166,074
Infrastructure under construction	-	11,678	-	11,678
Total capital assets, not being depreciated	20,166,074	11,678	-	20,177,752
Capital assets, being depreciated				
Building and improvements	1,713,801	-	-	1,713,801
Furniture, fixtures and equipment	108,307	-	-	108,307
Infrastructure - water control and other	12,314,322	-	-	12,314,322
Total capital assets, being depreciated	14,136,430	-	-	14,136,430
Less accumulated depreciation for:				
Building and improvements	1,713,071	15,876	-	1,728,947
Furniture, fixtures and equipment	61,123	5,239	-	66,362
Infrastructure - water control and other	8,153,556	423,638	-	8,577,194
Total accumulated depreciation	9,927,750	444,753	-	10,372,503
Total capital assets, being depreciated, net	4,208,680	(444,753)	-	3,763,927
Governmental activities capital assets	\$ 24,374,754	\$ (433,075)	\$ -	\$ 23,941,679

Depreciation expense was charged to maintenance and operations function.

## NOTE 7 – LONG TERM LIABILITIES

### Series 2017

On March 31, 2017, the District issued \$12,444,000 of Capital Improvement Revenue Refunding Bonds, Series 2017 due May 1, 2031, with a fixed interest rate of 3.10%. The Bonds were issued to refund the District's outstanding Capital Improvements Revenue Refunding Bonds, Series 2006 (the "Refunded Bonds"), and pay certain costs associated with the issuance of the Bonds. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2019 through May 1, 2031.

The Series 2017 Bonds are subject to redemption at the option of the District prior to maturity. The Series 2017 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2022.

**NOTE 7 – LONG TERM LIABILITIES (Continued)**

**Series 2021**

On March 31, 2021, the District issued \$1,025,000 of Capital Improvement Revenue Refunding Bonds, Series 20121 due May 1, 2034, with a fixed interest rate of 3.75%. The Bonds were issued to refund the District's outstanding Capital Improvements Revenue Refunding Bonds, Series 2003 (the "Refunded Bonds"), and pay certain costs associated with the issuance of the Bonds. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2021 through May 1, 2034.

The Series 2021 Bonds are subject to redemption at the option of the District prior to maturity. The Series 2017 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. This occurred during the current fiscal year as the District prepaid \$94,000 of the Bonds.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was not in compliance with the reserve requirements at September 30, 2022.

**Long-term debt activity**

Changes in long-term liability activity for the fiscal year ended September 30, 2022 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2017	\$ 9,411,000	\$ -	\$ 817,000	\$ 8,594,000	\$ 842,000
Series 2021	1,025,000		149,000	876,000	55,000
Total	<u>\$ 10,436,000</u>	<u>\$ -</u>	<u>\$ 966,000</u>	<u>\$ 9,470,000</u>	<u>\$ 897,000</u>

At September 30, 2022, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2023	\$ 897,000	\$ 299,264	\$ 1,196,264
2024	928,000	271,098	1,199,098
2025	956,000	241,940	1,197,940
2026	989,000	211,883	1,200,883
2027	1,018,000	180,801	1,198,801
2028-2032	4,491,000	402,794	4,893,794
2033-2034	191,000	11,136	202,136
Total	<u>\$ 9,470,000</u>	<u>\$ 1,618,916</u>	<u>\$ 11,088,916</u>

**NOTE 8 – MANAGEMENT COMPANY**

The District has contracted with Wrathell, Hunt and Associates, LLC to perform management advisory services, which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

**NOTE 9 – RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations.

**BROOKS OF BONITA SPRINGS II COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
<b>REVENUES</b>			
Assessments	\$ 777,217	\$ 781,473	\$ 4,256
Interest	1,201	193	(1,008)
Miscellaneous	60,625	57,923	(2,702)
Total revenues	839,043	839,589	546
<b>EXPENDITURES</b>			
Current:			
General government	116,893	119,962	(3,069)
Maintenance and operations	651,838	638,671	13,167
Capital outlay	34,300	11,678	22,622
Total expenditures	803,031	770,311	32,720
Excess (deficiency) of revenues over (under) expenditures	\$ 36,012	69,278	\$ 33,266
Fund balance - beginning		280,176	
Fund balance - ending		\$ 349,454	

See notes to required supplementary information

**DRAFT**

**BROOKS OF BONITA SPRINGS II COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures for the fiscal year ended September 30, 2022 did not exceeded appropriations for the current year.

**BROOKS OF BONITA SPRINGS II COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
OTHER INFORMATION – DATA ELEMENTS  
REQUIRED BY FL STATUTE 218.39(3)(C)  
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of district employees compensated at 9/30/2022	N/A
Number of independent contractors compensated in September 2022	3
Employee compensation for FYE 9/30/2022 (paid/accrued)	N/A
Independent contractor compensation for FYE 9/30/2022	\$88,607
Construction projects to begin on or after October 1; (>\$65K)	None
Budget variance report	See page 22 of annual financial report
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate FYE 9/30/2022	Operations and maintenance - \$599.36-\$11,987.12
	Debt service - \$552.22 - \$13,514.61
Special assessments collected FYE 9/30/2022	\$1,931,851.00
Outstanding Bonds:	
Series 2017, due May 1, 2031,	see Note 7 for details
Series 2021, due November 1, 2034,	see Note 7 for details



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING  
AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT  
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH  
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
Brooks of Bonita Springs II Community Development District  
Lee County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Brooks of Bonita Springs II Community Development District, Lee County, Florida ("District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated **Xxxx, 2023**.

**Report on Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control

*A deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

**Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

We noted certain matters that we reported to management of the District in a separate letter dated **Xxxx, 2023**.

The District's response to the findings identified in our audit is described in the accompanying Management Letter. We did not audit the District's response and, accordingly, we express no opinion on it.

**DRAFT**

## **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Xxxx, 2023

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE  
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY  
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors  
Brooks of Bonita Springs II Community Development District  
Lee County, Florida

We have examined Brooks of Bonita Springs II Community Development District, Lee County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2022. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2022.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Brooks of Bonita Springs II Community Development District, Lee County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

Xxxx, 2023

**MANAGEMENT LETTER PURSUANT TO THE RULES OF  
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors  
Brooks of Bonita Springs II Community Development District  
Lee County, Florida

**Report on the Financial Statements**

We have audited the accompanying basic financial statements of Brooks of Bonita Springs II Community Development District ("District") as of and for the fiscal year ended September 30, 2022, and have issued our report thereon dated **Xxxx, 2023**.

**Auditor's Responsibility**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

**Other Reporting Requirements**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated **Xxxx, 2023**, should be considered in conjunction with this management letter.

**Purpose of this Letter**

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Brooks of Bonita Springs II Community Development District, Lee County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Brooks of Bonita Springs II Community Development District, Lee County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

**Xxxx, 2023**

## REPORT TO MANAGEMENT

### I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

#### **2022-01 Reserve Requirement Series 2021:**

Observation: The Bond Indenture established a debt service reserve requirement. The District was not in compliance with the requirements at September 30, 2022.

Recommendation: The District should open a reserve account with the bank.

Management Response: The District brought this to the bank's attention after the bonds were issued and requested them to open the account which should be effectuated prior to the end of the current fiscal year.

### II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

**2021-01 Series 2021 Reserve Account:** See Finding 2022-01 Reserve Account.

### III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2021, except as noted above.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2022, except as noted above.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2022, except as noted above.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2022. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 24.

**BROOKS OF BONITA SPRINGS  
&  
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COMMUNITY DEVELOPMENT DISTRICTS**

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**RESOLUTION 2023-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BROOKS OF BONITA SPRINGS II COMMUNITY DEVELOPMENT DISTRICT HEREBY ACCEPTING THE AUDITED FINANCIAL REPORT FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

**WHEREAS**, the District’s Auditor, Grau & Associates, has heretofore prepared and submitted to the Board, for accepting, the District’s Audited Financial Report for Fiscal Year 2022;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BROOKS OF BONITA SPRINGS II COMMUNITY DEVELOPMENT DISTRICT;**

1. The Audited Financial Report for Fiscal Year 2022, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2022, for the period ending September 30, 2022; and
2. A verified copy of said Audited Financial Report for Fiscal Year 2022 shall be attached hereto as an exhibit to this Resolution, in the District’s “Official Record of Proceedings”.

**PASSED AND ADOPTED** this 26th day of April, 2023.

ATTEST:

**BROOKS OF BONITA SPRINGS II COMMUNITY DEVELOPMENT DISTRICT**

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

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

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COMMUNITY DEVELOPMENT DISTRICTS**

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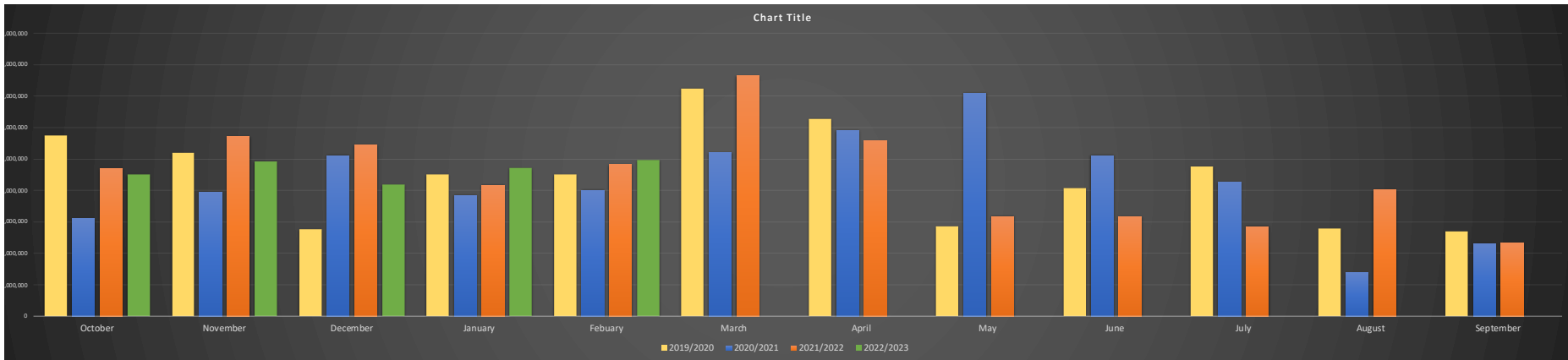
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## Brooks YOY Water Usage

Brooks	October	November	December	January	February	March	April	May	June	July	August	September	Average Monthly Use	YOY Usage
<b>2019/2020</b>	5,742,000	5,197,000	2,755,000	4,508,000	4,518,000	7,242,000	6,282,000	2,853,000	4,070,000	4,753,000	2,795,000	2,690,000	4,450,417	53,405,000
<b>2020/2021</b>	3,109,000	3,948,000	5,114,000	3,845,000	4,017,000	5,211,000	5,907,000	7,097,000	5,117,000	4,273,000	1,389,000	2,328,000	4,279,583	51,355,000
<b>2021/2022</b>	4,698,000	5,709,000	5,441,000	4,169,000	4,830,000	7,654,000	5,591,000	3,188,000	3,172,000	2,867,000	4,043,000	2,335,000	4,474,750	53,697,000
<b>2022/2023</b>	4,509,000	4,929,000	4,182,000	4,725,000	4,979,000								5,831,000	23,324,000
% YOY	-4%	-14%	-23%	13%	3%	-100%	-100%	-100%	-100%	-100%	-100%	-100%	30%	-57%

<b>2020/2021</b>	\$5,558.88	\$7,203.32	\$9,488.68	\$7,001.44	\$7,520.16	\$9,932.04	\$11,337.96	\$13,741.76	\$9,742.16	\$8,037.28	\$3,271.47	\$4,539.12	\$8,114.52	\$97,374.23
<b>2021/2022</b>	\$8,673.32	\$10,654.88	\$10,129.60	\$7,636.48	\$9,204.02	\$14,908.50	\$10,741.24	\$5,887.18	\$5,854.86	\$5,308.37	\$7,614.28	\$4,590.17	\$8,433.57	\$101,202.88
<b>2021/2022</b>	\$8,555.60	\$9,404.00	\$7,895.06	\$8,991.92	\$9,475.30								\$11,080.47	\$44,321.88
Per Gallon	\$0.00190	\$0.00191	\$0.00189	\$0.00190									\$0.00190	



Brooks	October	November	December	January	February	March	April	May	June	July	August	September	Average Monthly	YOY Total
<b>2019/2020</b>	2.37	1.04	4.76	1.26	1.56	0.03	1.15	3.49	5.78	3.54	6.24	10.19	3.45	41.41
<b>2020/2021</b>	3.57	3.64	1.41	0.38	0.74	0.52	3.56	0.00	8.41	9.83	7.75	4.73	3.71	44.54
<b>2021/2022</b>	3.20	2.87	0.70	1.28	0.66	0.16	2.17	4.94	12.37	9.96	5.36	7.00	4.22	50.67
<b>2022/2023</b>	2.57	1.46	0.93	0.99	0.09	0.28							1.58	6.32
Inch Diff	-0.63	-1.41	0.23	-0.29	-0.57	0.12	-2.17	-4.94	-12.37	-9.96	-5.36	-7.00	-2.64	-44.35



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## Brooks

2023 CIP Budget and Per Unit Costs Estimator  
as of 4/11/23

Project	Current Estimated Cost	Annual Financing Cost	Annual Costs per Unit	Cost Per Unit Over Loan Term
South Boundary Monument Wall	77,880.00	18,285.74	5.06	25.29
Landscape Understory Replacement (3-Oaks/Coconut)	624,763.70	146,690.63	40.58	202.89
Landscape Replacement (Enrichment Center Entrance)	14,097.60	3,310.03	0.92	4.58
Sidewalk Root Barrier Installation	175,725.00	41,259.14	11.41	57.07
Sidewalk Replacement	1,034,407.00	242,872.33	67.18	335.92
Littoral Plantings	26,268.00	6,167.56	1.71	8.53
Lake Bank Erosion Repairs	864,600.00	203,002.70	56.16	280.78
Coconut Park Playground and restroom renovations	275,000.00	64,568.29	17.86	89.31
Pickleball Courts (full project)	<u>900,000.00</u>	<u>211,314.40</u>	<u>58.45</u>	<u>292.27</u>
Totals	3,992,741.30	937,470.82	259.33	1,296.64

Total Costs of Loan over Term    4,687,354.08

Notes/Assumptions:

Interest Rate	6.50%
Term	5
Number of Units	3615
Contingency Factor (applied to each project)	10.00%

**BROOKS OF BONITA SPRINGS  
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COMMUNITY DEVELOPMENT DISTRICTS**

**9A**





April 11, 2023

Brooks of Bonita Springs Community Development District  
Brooks of Bonita Springs II Community Development District  
C/O Chesley 'Chuck' Adams Jr.  
6131 Lyons Road Suite 100  
Coconut Creek, FL 33073

Re: Commercial Loan

Dear Chuck,

FineMark National Bank & Trust is pleased offer the following terms for financing to the Brooks of Bonita Springs Community Development District and Brooks of Bonita Springs II Community Development District.

Borrowers:	Brooks of Bonita Springs Community Development District and Brooks of Bonita Springs II Community Development District
Loan Amount:	\$4,000,000.00
Loan Term:	60 months
Repayment:	Interest to be paid semiannually on each May 1 and November 1. Principal to be paid serially from May 1, 2024 May 1, 2028
Interest Rate:	6.5 % Fixed rate can be locked for 30 days prior to closing.
Loan Fee:	\$2,500
Guarantors:	None
Pre-Payment:	The loan may be pre-paid in whole or part at any time
Collateral:	An assignment of non-ad valorem assessments to finance the improvements and renovations associated with the new assessment
Loan Covenants:	<ul style="list-style-type: none"><li>• The Borrower shall incur no new debt without the prior written consent of FineMark National Bank &amp; Trust</li><li>• The borrower shall maintain a minimum debt service coverage ratio of not less than 1:1. The debt service coverage shall be tested annually at fiscal year-end beginning 9/30/2024 and at each year end for the term of the loan. Debt service coverage shall be defined as follows (excess of revenues over expenses</li></ul>

plus depreciation, amortization and interest expense by annual sum of current maturities of long term debt plus interest expense)

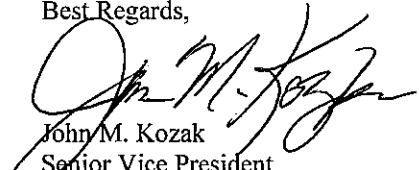
- Borrower shall covenant to budget and appropriate within its general annual budget such funds as are necessary to fund Borrower's annual operating costs including the debt service payments on this loan.
- Brooks of Bonita Springs Community Development District and Brooks of Bonita Springs II Community Development District to provide audited financial statements on an annual basis and internally prepared balance sheet and income statements.
- Brooks of Bonita Springs Community Development District and Brooks of Bonita Springs II Community Development District to provide an attorney opinion letter from their counsel.
- Brooks of Bonita Springs Community Development District and Brooks of Bonita Springs II Community Development District to pay lenders attorney fees associated with the preparation of loan closing documents

Final loan approval will be subject to the following:

- Review CDD documents by bank counsel
- Review of projected budget to service debt
- Operating and or reserve accounts to be held at FineMark National Bank and Trust

This term sheet should not be considered a commitment for financing but has been prepared for the purposes of discussion purposes only. The final terms and conditions will be subject to bank approval. Thank you for the opportunity to discuss the financing for Brooks of Bonita Springs Community Development District and Brooks of Bonita Springs II Community Development District. Please call me should you have any questions.

Best Regards,



John M. Kozak  
Senior Vice President  
FineMark National Bank & Trust

**BROOKS OF BONITA SPRINGS  
&  
BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICTS**

**9B**



Estimate

#0003308

**From: Sport Court South Florida**

**Amount:**

530 South Dixie Highway East, Pompano Beach, FL, 33060, US

\$107,998.80

**Bill To: Brooks of Bonita Springs  
II Community Development  
District**

**Expiration Date:**

5/6/2023

9220 Bonita Beach Road,  
Bonita Springs, FL 34135  
Company/Entity: 0

Item	Rate (excl. tax)	Quantity	Tax	Total
<b>Misc</b> Furnish labor and materials to complete the following: 1. Removal of 3,021 sq ft of existing PIP and aggregate subbase @ 7"-10" depth 2. Installation of 94 tons of aggregate subbase @ 4" depth. 3. Installation of 3,021 sq ft of poured in place safety surfacing at 3" SBR thickness (8' fall height compliance) with 1/2" TPV thickness with 50/50 color and black granule mix.	\$107,998.80	1		\$107,998.80
<b>Subtotal</b>				\$107,998.80
<b>Total</b>				<b>\$107,998.80</b>

**Notes:**

Please note that a site visit is required to finalize the estimate.

**Terms & Conditions:**

Salesman:

\*\*Test terms and conditions\*\*

**BROOKS OF BONITA SPRINGS  
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COMMUNITY DEVELOPMENT DISTRICTS**

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**Sent:** Thursday, March 30, 2023 1:24:43 PM  
**To:** [dhcox@gtcom.net](mailto:dhcox@gtcom.net) <[dhcox@gtcom.net](mailto:dhcox@gtcom.net)>  
**Cc:** Chuck Adams <[adamsc@whhassociates.com](mailto:adamsc@whhassociates.com)>  
**Subject:** Request for Your Legal Opinion

Dan

I would like your legal opinion regarding the noise requirements that will need to be met by the first phase of new pickle ball courts the CDD is proposing to build on its property on Coconut Road? I have looked at the Estero Noise Ordinance which I believe is the law applicable to this project. My take on that law is as follows.

- The Ordinance limits sound levels that may be emitted from a source, expressed in the form of dBA limits, onto “Receiving land” which is defined as “land area neighboring or in the vicinity of a sound source and on or at which the sound emanating from the sound source is audible to the normal ear.
- Receiving land is broken down in the Ordinance into categories based on land use. The categories listed in the Ordinance are:
  - “Residential”
  - “Public Space”
  - “Agriculture”
  - “Commercial or Business”
  - “Manufacturing or Industrial”
- The two land use categories that appear to apply, with respect to the CDD property and the proposed pickle ball courts are residential” and public space.
- Residential use is defined in the Ordinance as a land use that is primarily for living and sleeping, parks, hospitals, schools, institutional, nursing homes or individual plots within a mobile home park or any land use that is not commercial or industrial.
- Public Space is defined as any real property or structure thereon normally accessible to the public which is owned or controlled by a governmental entity.
- Table 1 in the Ordinance states that for the Receiving Land use categories Residential and Public Space the sound level limit is **66 dBA** between 7 AM and 10 PM.
  - The noise limit when the receiving property is a multifamily dwelling, such as the condos in Spring Run and Shadow Wood, is limited to **50 dBA** between 7 AM and 10 PM and 45 dBAs between 10 PM and 7 AM.
- The Ordinance further provides for “Corrections” to the acceptable sound level limit based on the character of the sound being emitted.
  - For any source of sound which emits a “pure tone”, the maximum sound level is reduced by 5 dBA, which would make the limit for Residential and Public Spaces **61 dBA**.
    - The Ordinance defines pure tone as any sound which can be distinctly heard as a single pitch or a set of single pitches. The ordinance then provides a means for measuring the sound to

determine if it is a pure tone.

- For any source of “impulsive sound” which is of short duration with an abrupt onset, the maximum sound level limits are increased by 10 dBA from 7 AM to 10 PM, which would make the limit for Residential and Public Spaces **76 dBA**.
  - The ordinance defines an “Impulsive sound” as a sound that is of short duration, usually less than one second with an abrupt onset and rapid decay.
- Arguably either one of these modifiers could apply to the sound emitted from a pickle ball court.
- Alternatively, the ordinance provides that when a sound level measurement method is unavailable, inappropriate for a given set of circumstances, or unable to be taken by a sound level meter that the Village may still determine that a prohibited “noise disturbance” exist. The Ordinance then list what will be considered by Estero in making that determination. Listed criteria that might be relevant to the pickle ball courts are.
  - volume
  - intensity
  - nature of the noise
  - nature and use of the receiving land
  - time of day or night at which the noise occurs, and
  - duration of the noise

**WHAT DO WE KNOW ABOUT THE SOUND LEVELS COMING FROM THE THREE EXISTING PICKLE BALL COURTS**

Joe measured the sounds coming from the existing courts and presented the results of that survey at the CDD meeting. I do not know whether his methodology complied with the prescribed methods set out in the Ordinance. It would seem reasonable to assume that when the first phase of additional courts are built the total measured noise levels will be higher.

Joe’s Findings

<b>Location were sample was taken</b>	<b>Maximum Reading</b>	<b>Low Reading</b>	<b>Average of Readings</b>
Immediately south of existing courts	84.5 dBA	56.9 dBA	68.9 dBA
Walking path south of existing courts near Coconut	76.1 dBA	60.7 dBA	65.9 dBA
South of existing courts and across Coconut just inside Spring Run	66.7 dBA	48.3 dBA	60 dBA

South of existing courts across Coconut in Spring Run near closest condo to existing courts	70 dBA	49.7 dBA	54.1 dBA
Immediately outside of Restrooms on CDD property which will be very close to the proposed first phase new pickle ball courts	70.2 dBA	53.4 dBA	56.4 dBA
Area on parkland north of the existing playground and near the Commons Club Enrichment Center	65.6 dBA	48.5 dBA	51.8 dBA

**MY CONCERN**

I am concerned that given the noise readings we currently have, while recognizing that I do not know whether Joe’s measurements were taken in a manner consistent with the methodology specified in the Noise Ordinance, that we are currently or will be in violation of the Estero Noise Ordinance if we build the proposed first phase of additional pickle ball courts. Jim and Joe have argued that we should go ahead and build the next phase of courts and then determine whether we are complying. If not, we will then modify the courts as needed to obtain compliance. Given the noise readings that we have from the current three courts and what I have read regarding the effectiveness of existing sound deadening technologies for pickle ball, I am concerned that we would be hard pressed to get noise levels below the thresholds spelled out in the Ordinance. Additionally, the Commons Club has expressed its opposition to the location of the proposed first phase build and specifically stated that they will pursue their opposition with the Village.

**WHAT I NEED FROM YOU**

I would like your opinion as to what are the applicable noise limitations that apply to the existing/proposed pickle ball courts. I would be happy to meet/talk with you about this matter and to provide any other assistance that you might require.

Chuck, I have copied you on this e mail to be sure you are aware of this request for



budget purposes. Please let me know if I am out of line in requesting Dan's input on this matter.

Thanks for your help.

Ken Gould

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&  
BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICTS**

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**BROOKS OF BONITA SPRINGS & BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICTS  
PROPOSED BUDGET  
FISCAL YEAR 2024**

**BROOKS OF BONITA SPRINGS & BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICTS  
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**BROOKS OF BONITA SPRINGS & BROOKS OF BONITA SPRINGS II**  
**COMMUNITY DEVELOPMENT DISTRICTS**  
**COMBINED GENERAL FUND BUDGETS**  
**FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy - gross	\$ 2,360,154				\$ 3,721,112
Allowable discounts (4%)	(94,406)				(148,844)
Assessment levy - net	2,265,748	\$ 2,170,060	\$ 95,688	\$ 2,265,748	3,572,268
Commons Club- share maint cost*	163,749	-	163,749	163,749	163,749
Coconut Road- cost sharing: mall contribution	13,000	6,977	25,000	31,977	13,000
Interest & miscellaneous	3,500	335	3,166	3,501	3,500
Total revenues	2,445,997	2,177,372	287,603	2,464,975	3,752,517
<b>EXPENDITURES</b>					
<b>Professional &amp; admin</b>					
Supervisors	14,000	4,521	9,479	14,000	14,000
Management	91,526	45,762	45,764	91,526	91,526
Accounting	38,077	19,039	19,038	38,077	38,077
Audit	19,000	19,000	-	19,000	19,000
Legal	10,000	3,553	6,447	10,000	10,000
Field management	43,576	21,788	21,788	43,576	43,576
Engineering	30,000	47,566	20,000	67,566	30,000
Trustee	12,900	-	12,900	12,900	12,900
Dissemination agent	2,000	999	1,001	2,000	2,000
Arbitrage	6,000	-	6,000	6,000	6,000
Assessment roll preparation	27,000	27,000	-	27,000	27,000
Telephone	1,035	518	517	1,035	1,035
Postage	1,200	510	690	1,200	1,200
Insurance	24,500	24,989	-	24,989	27,000
Printing & binding	2,277	1,138	1,139	2,277	2,277
Legal advertising	1,500	869	631	1,500	1,500
Contingencies	4,000	1,236	2,764	4,000	4,000
Capital outlay- 2023 note repayment	-	-	-	-	942,000
Annual District filing fee	350	350	-	350	350
ADA website compliance	351	210	141	351	351
Communication	1,000	-	1,000	1,000	1,000
Total professional & admin	330,292	219,048	149,299	368,347	1,274,792
<b>Water management</b>					
Contractual services	387,312	155,200	232,112	387,312	376,488
NPDES	18,500	3,260	-	3,260	18,500
Aquascaping	30,000	-	30,000	30,000	30,000
Aeration	65,000	-	65,000	65,000	65,000
Aeration - operating supplies	35,000	19,379	15,621	35,000	35,000
Culvert cleaning	85,000	2,781	82,219	85,000	85,000
Miscellaneous	5,000	44,421	2,500	46,921	5,000
Capital outlay - lake bank erosion repairs	100,000	20,000	80,000	100,000	100,000
Boundary exotic removal-Shared Ditch	48,000	3,477	44,523	48,000	48,000
Total water management	773,812	248,518	551,975	800,493	762,988
<b>Lighting</b>					
Contractual services	13,000	4,182	8,818	13,000	13,000
Electricity	38,000	20,554	21,000	41,554	42,000
Miscellaneous	2,500	1,147	1,353	2,500	2,500
Hurricane repair	-	6,981	-	6,981	-
Total lighting	53,500	32,864	31,171	64,035	57,500

**BROOKS OF BONITA SPRINGS & BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICTS  
COMBINED GENERAL FUND BUDGETS  
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
<b>Landscape maintenance</b>					
<b>Coconut Rd. &amp; Three Oaks Parkway</b>					
Pine-straw/soil/sand	45,000	40,456	4,544	45,000	55,000
Plant replacement supplies	80,000	-	80,000	80,000	80,000
Maintenance supplies	30,000	4,200	10,000	14,200	30,000
Electricity	500	314	325	639	650
Irrigation water	110,000	49,741	60,259	110,000	110,000
Electric - 41 entry feature/irrigation	10,000	4,333	5,667	10,000	10,000
Contract services	8,000	-	4,000	4,000	4,500
Irrigation repair	25,000	2,399	7,500	9,899	25,000
Landscape maintenance contract	714,000	368,428	345,572	714,000	717,000
Irrigation management	12,600	6,300	6,300	12,600	12,600
Hurricane clean-up	-	173,517	-	173,517	-
Total Coconut Rd. & Three Oaks Parkway	<u>1,035,100</u>	<u>649,688</u>	<u>524,167</u>	<u>1,173,855</u>	<u>1,044,750</u>
<b>Parks and recreation</b>					
<b>Coconut Road Park</b>					
Capital outlay	10,000	51,545	10,000	61,545	10,000
License fees	1,050	-	1,050	1,050	1,050
Plant replacements	10,000	-	5,000	5,000	10,000
Other maintenance supplies	4,000	-	4,000	4,000	4,000
Electric	9,000	3,793	5,207	9,000	9,000
Irrigation water	6,000	3,425	2,575	6,000	6,000
Sewer/water	3,000	473	1,000	1,473	1,500
Contract services	55,000	61,169	20,000	81,169	55,000
Building R&M	5,000	-	5,000	5,000	5,000
Landscape maint contract	92,285	44,921	47,364	92,285	101,000
Hardscape repairs	10,000	2,116	7,500	9,616	10,000
Lighting repairs	6,000	13,390	2,500	15,890	6,000
Hardscape maintenance	4,000	6,469	3,500	9,969	4,000
CC building landscaping	11,500	-	11,500	11,500	11,500
Hurricane clean-up	-	104,269	-	104,269	-
Total parks and recreation	<u>226,835</u>	<u>291,570</u>	<u>126,196</u>	<u>417,766</u>	<u>234,050</u>
<b>Other fees and charges</b>					
Property appraiser	4,127	3,555	572	4,127	4,127
Tax collector	5,331	5,175	156	5,331	5,331
Total other fees and charges	<u>9,458</u>	<u>8,730</u>	<u>728</u>	<u>9,458</u>	<u>9,458</u>

**BROOKS OF BONITA SPRINGS & BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICTS  
COMBINED GENERAL FUND BUDGETS  
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
Total expenditures	2,428,997	1,450,418	1,383,536	2,833,954	3,383,538
Excess/(deficiency) of revenues over/(under) expenditures	17,000	726,954	(1,095,933)	(368,979)	368,979
<b>OTHER FINANCING SOURCES/(USES)</b>					
Note proceeds	-	-	4,000,000	4,000,000	-
Costs of issuance	-	-	(25,000)	(25,000)	-
Capital outlay - series 2023	-	-	(1,500,000)	(1,500,000)	(2,475,000)
Total other financing sources/(uses)	-	-	2,475,000	2,475,000	(2,475,000)
Net change in fund balances	17,000	726,954	1,379,067	2,106,021	(2,106,021)
Fund balance: beginning (unaudited)	688,734	784,685	1,511,639	784,685	2,890,706
Fund balance: ending (projected)					
Assigned: capital outlay projects	480,652	480,652	480,652	480,652	480,652
Unassigned	225,082	1,030,987	2,410,054	2,410,054	304,033
Fund balance: ending (projected)	<u>\$ 705,734</u>	<u>\$ 1,511,639</u>	<u>\$ 2,890,706</u>	<u>\$ 2,890,706</u>	<u>\$ 784,685</u>

	Cost Sharing Analysis		Assessments Per Unit		Total
	# of Units	Cost Allocation	FY '23 Per Unit	FY '24 Per Unit	
Brooks I	2,375	65.70%	\$ 652.88	\$ 1,029.35	\$2,444,714
Brooks II	1,240	34.30%	\$ 652.88	\$ 1,029.35	1,276,398
	<u>3,615</u>	<u>100%</u>			<u>\$3,721,112</u>

\*A portion of "operation and maintenance" expenditures are offset by the Commons Club (see "Commons Club- share maint cost" in the revenue section [above]).

**BROOKS OF BONITA SPRINGS & BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICTS  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

Supervisors	\$ 14,000
The amount paid to each Supervisor for time devoted to District business and monthly meetings. The amount paid is \$200 per meeting for each member of the board. The Districts anticipate five meetings, in addition to applicable taxes.	
Management	91,526
<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 districts, develop financing programs, oversee the issuance of tax exempt bonds, and operate and maintain the assets of the communities.	
Accounting	38,077
Fees related to all aspects of accounting for the Districts' funds, including budget and financial statement preparation, cash management and accounts payable. These functions are performed by <b>Wrathell, Hunt and Associates, LLC</b> , on behalf of the districts.	
Audit	19,000
The Districts are required to complete annual, independent examinations of their accounting records and procedures. These audits are conducted pursuant to Florida Law and the Rules of the Florida Auditor General. The Districts currently have a contract with Grau and Associates to provide this service.	
Legal	10,000
Daniel H. Cox, PA., provides on-going general counsel and legal representation. Attorneys attend the noticed Board meetings in order to anticipate and deal with possible legal issues as they may arise and to respond to questions. In this capacity, as local government lawyers, realize that this type of local government is very limited in its scope - providing infrastructure and service to development.	
Field management	43,576
The Field Manager is responsible for day-to-day field operations. These responsibilities include preparing and bidding of services and commodities, contract administration, preparation and implementation of operating schedules and policies, ensuring compliance with operating permits, preparing field budgets, being a resource for the Districts' programs and attending board meetings. .	
Engineering	30,000
Johnson Engineering provides an array of engineering and consulting services to the Districts, assists in developing infrastructure and improvement-related solutions, in addition to advising on facility maintenance.	
Trustee	12,900
Annual fees paid to U.S. Bank for acting as trustee, paying agent and registrar.	
Dissemination agent	2,000
The Districts must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities & Exchange Act of 1934.	
Arbitrage	6,000
To ensure the Districts' compliance with all tax regulations, annual computations are necessary to calculate arbitrage rebate liability.	
Assessment roll preparation	27,000
The Districts have contracts with AJC Associates, Inc., to prepare and maintain the annual assessment rolls.	
Telephone	1,035
Telephone and fax machine services.	
Postage	1,200
Mailing of agenda packages, overnight deliveries, correspondence, etc.	



**BROOKS OF BONITA SPRINGS & BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICTS  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES (continued)**

Insurance	27,000
The Districts carry public officials liability, general liability and fire damage insurance. Each District has a general liability insurance limit of \$1,000,000 (\$2,000,000 general aggregate limit), a public officials liability limit of \$1,000,000 (\$2,000,000 general aggregate limit) and a fire damage liability limit of \$50,000.	
Printing & binding	2,277
Checks, letterhead, envelopes, copies, etc.	
Legal advertising	1,500
Required advertisements for monthly meetings, special meetings, public hearings, bidding, etc.	
Contingencies	4,000
Bank charges and miscellaneous expenses incurred throughout the year.	
Capital outlay- 2023 note repayment	942,000
Annual District filing fees	350
Annual fees paid to the Department of Economic Opportunity.	
ADA website compliance	351
Communication	1,000
Periodic written communications to residents in addition to website design and maintenance.	
Contractual services	376,488
Contracts entered into by the Districts for water management related professional services and Cane Toad Management.	
NPDES	18,500
Fees associated with maintaining water quality and compliance with the National Pollutant Discharge Elimination System's (NPDES) program standards.	
Aquascaping	30,000
Expenses incurred relating to supplemental planting of lakes and wetlands.	
Aeration	65,000
Expenses incurred in installing new aeration systems within the community. The Districts anticipate installing several new systems during the fiscal year.	
Aeration - operating supplies	35,000
Electricity, service and maintenance of the Districts' existing aeration systems.	
Culvert cleaning	85,000
Expenses for hiring a contractor to inspect and clean the Districts' drainage culvert system. This program intends to inspect and clean all pipes on a three year rotation.	
Miscellaneous	5,000
Miscellaneous expenses incurred relating to water management of the Districts.	
Capital outlay - lake bank erosion repairs	100,000
The District's has which began implemented a multi-year lake bank erosion repair program in Fiscal Year 2015. The program is geared towards insuring compliance with the District's surface water management permits and will continue to be implemented on a priority basis.	
Boundary exotic removal-Shared Ditch	48,000
Fees associated with, in accordance with regulatory permits, the removal of exotic material from the boundaries of the water management system on a periodic basis including the shared cost agreement with San Carlos Estates. Includes a quarterly bush-hogging program .	
Contractual services	13,000
Expenses for hiring a sub-contractor for electrical maintenance and repair.	
Electricity	42,000
Monthly street lighting fees paid to Florida Power & Light.	

**BROOKS OF BONITA SPRINGS & BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICTS  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES (continued)**

Miscellaneous	2,500
Unforeseen miscellaneous costs relating to lighting.	
Pine-straw/soil/sand	55,000
This expense is based on the actual cost for one application of pine straw and soil as needed.	
Plant replacement supplies	80,000
For fiscal year 2023, it is anticipated that the District will need to continue to replace dead, deteriorated plant materials that are determined not to be the result of negligence on the part of the maintenance contractor.	
Maintenance supplies	30,000
This cost is based on the actual out-of-pocket expenses to continue the holiday decorations program as well as costs associated with annual sidewalk repairs.	
Electricity	650
This cost is based on the metered expenses for various fountains, irrigation, lighting and entry features.	
Irrigation water	110,000
The annual budget assumes normal weather patterns. Cost is based on actual metered volume.	
Electric - 41 entry feature/irrigation	10,000
Contract Services	4,500
This is for the cost of pressure washing/painting the entry monuments.	
Irrigation repair	25,000
Costs associated with the repair of irrigation facilities that are not covered under the maintenance contract.	
Landscape maintenance contract	717,000
Covers the routine landscape maintenance cost associated with the District's current contract with Gulfscapes Landscape Services Inc., for all areas.	
Irrigation Management	12,600
Intended to cover the costs associated with the irrigation management contract with Irrigation Design Group.	
<b>Parks and recreation</b>	
<b>Coconut Road Park</b>	
Capital outlay	10,000
Intended to address annual capital needs	
License Fees	1,050
Covers the annual cost of renewing the health department permit for the interactive fountain as well as \$900 for annual Chelsea reservation system.	
Plant Replacements	10,000
Intended to cover the costs of replacing dead or deteriorated plants.	
Other Maintenance Supplies	4,000
Intended to cover the miscellaneous costs of supplies for the restrooms and playground.	
Electric	9,000
Intended to cover the electrical costs associated with the lighting and fountains.	
Irrigation Water	6,000
Intended to cover the cost of irrigation water received from RCS.	
Sewer/Water	1,500
Intended to cover the costs of water and sewer service to the restrooms and interactive fountain.	

**BROOKS OF BONITA SPRINGS & BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICTS  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES (continued)**

Contract Services	55,000
Intended to cover the costs of contractor providing routine services to the restrooms, fountains, periodic security patrol and holiday decorations.	
Building R&M	5,000
Intended to cover restroom repairs and maintenance.	
Landscape Maint Contract	101,000
Intended to cover the costs associated with maintaining the landscaping.	
Hardscape Repairs	10,000
Intended to cover the periodic costs of repairing signs/monuments, court surfaces, paver walkways etc.	
Lighting Repairs	6,000
Intended to cover the cost of periodic repairs to parking lot and walkway lighting as well as landscape lighting.	
Hardscape Maintenance	4,000
Intended to cover the periodic cost of pressure washing monument signs, walkways etc.	
CC Building Landscaping	11,500
Intended to cover the costs associated maintaining the landscaping immediately adjacent to the Commons Club buildings.	
Property appraiser	4,127
The property appraiser's fee is \$1.00 per parcel in the Districts' boundaries.	
Tax collector	5,331
The tax collector's fee is 1.5% of the total assessments levied.	
Total expenditures	<u><u>\$ 3,383,538</u></u>

**BROOKS OF BONITA SPRINGS  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy - gross	\$ 1,550,621				\$ 2,444,771
Allowable discounts (4%)	(62,025)				(97,791)
Assessment levy - net	1,488,596	\$ 1,424,500	\$ 64,096	\$ 1,488,596	2,346,980
Commons Club- share maint cost	107,583	-	107,583	107,583	107,583
Coconut Road- cost sharing: mall contribution	8,541	4,584	15,000	19,584	8,541
Interest & miscellaneous	2,300	112	2,188	2,300	2,300
Total revenues	1,607,020	1,429,196	188,867	1,618,063	2,465,404
<b>EXPENDITURES</b>					
<b>Professional &amp; admin</b>					
Supervisors	9,198	2,970	6,228	9,198	9,198
Management	60,133	30,066	30,067	60,133	60,133
Accounting	25,017	12,509	12,508	25,017	25,017
Audit	12,483	12,483	-	12,483	12,483
Legal	6,570	2,334	4,236	6,570	6,570
Field management	28,629	14,314	14,315	28,629	28,629
Engineering	19,710	31,251	13,140	44,391	19,710
Trustee	8,475	-	8,475	8,475	8,475
Dissemination Agent	1,314	657	658	1,315	1,314
Arbitrage	3,942	-	3,942	3,942	3,942
Assessment roll preparation	17,739	17,739	-	17,739	17,739
Telephone	680	340	340	680	680
Postage	788	335	453	788	788
Insurance	16,097	16,418	-	16,418	17,739
Printing & binding	1,496	748	748	1,496	1,496
Legal advertising	986	571	415	986	986
Contingencies	2,628	803	1,816	2,619	2,628
Capital outlay- 2023 note repayment	-	-	-	-	618,894
Annual District filing fee	230	230	-	230	230
ADA website compliance	231	138	93	231	231
Communication	657	-	657	657	657
Total professional & admin	217,003	143,906	98,089	241,995	837,539
<b>Water management</b>					
Contractual services	254,464	101,966	152,498	254,464	247,353
NPDES	12,155	2,142	-	2,142	12,155
Aquascaping	19,710	-	19,710	19,710	19,710
Aeration	42,705	-	42,705	42,705	42,705
Aeration - operating supplies	22,995	12,732	10,263	22,995	22,995
Culvert cleaning	55,845	1,827	54,018	55,845	55,845
Miscellaneous	3,285	29,185	1,643	30,828	3,285
Capital outlay - lake bank erosion repairs	65,700	13,140	52,560	65,700	65,700
Boundary exotic removal-Shared Ditch	31,536	2,284	29,252	31,536	31,536
Total water management	508,395	163,276	362,648	525,924	501,284
<b>Lighting</b>					
Contractual services	8,541	2,748	5,793	8,541	8,541
Electricity	24,966	13,504	13,797	27,301	27,594
Miscellaneous	1,643	754	889	1,643	1,643
Hurricane repair	-	4,586	-	4,586	-
Total lighting	35,150	21,592	20,479	42,071	37,778

**BROOKS OF BONITA SPRINGS  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
<b>Landscape maintenance</b>					
<b>Coconut Rd. &amp; Three Oaks Parkway</b>					
Pine-straw/soil/sand	29,565	26,580	2,985	29,565	36,135
Plant replacement supplies	52,560	-	52,560	52,560	52,560
Maintenance supplies	19,710	2,759	6,570	9,329	19,710
Electricity	329	206	214	420	427
Irrigation water	72,270	32,680	39,590	72,270	72,270
Electric - 41 entry feature/irrigation	6,570	2,847	3,723	6,570	6,570
Contract services	5,256	-	2,628	2,628	2,957
Irrigation repair	16,425	1,576	4,928	6,504	16,425
Landscape maintenance contract	469,098	242,057	227,041	469,098	471,069
Irrigation management	8,278	4,139	4,139	8,278	8,278
Hurricane clean-up	-	114,001	-	114,001	-
Total Coconut Rd. & Three Oaks Parkway	<u>680,061</u>	<u>426,845</u>	<u>344,378</u>	<u>771,223</u>	<u>686,401</u>
<b>Parks and recreation</b>					
<b>Coconut Road Park</b>					
Capital outlay	6,570	33,865	6,570	40,435	6,570
License Fees	690	-	690	690	690
Plant Replacements	6,570	-	3,285	3,285	6,570
Other Maintenance Supplies	2,628	-	2,628	2,628	2,628
Electric	5,913	2,492	3,421	5,913	5,913
Irrigation Water	3,942	2,250	1,692	3,942	3,942
Sewer/Water	1,971	311	657	968	986
Contract Services	36,135	40,188	13,140	53,328	36,135
Building R&M	3,285	-	3,285	3,285	3,285
Landscape Maint Contract	60,631	29,513	31,118	60,631	66,357
Hardscape Repairs	6,570	1,390	4,928	6,318	6,570
Lighting Repairs	3,942	8,797	1,643	10,440	3,942
Hardscape Maintenance	2,628	4,250	2,300	6,550	2,628
CC Building Landscaping	7,556	-	7,556	7,556	7,556
Hurricane clean-up	-	68,505	-	68,505	-
Total parks and recreation	<u>149,031</u>	<u>191,561</u>	<u>82,910</u>	<u>274,471</u>	<u>153,772</u>
<b>Other fees and charges</b>					
Property appraiser	2,711	2,336	376	2,712	2,711
Tax collector	3,502	3,370	102	3,472	3,502
Total other fees and charges	<u>6,213</u>	<u>5,706</u>	<u>478</u>	<u>6,184</u>	<u>6,213</u>
Total expenditures	<u>1,595,853</u>	<u>952,886</u>	<u>908,983</u>	<u>1,861,869</u>	<u>2,222,987</u>
Excess/(deficiency) of revenues over/(under) expenditures	11,167	476,310	(720,116)	(243,806)	242,417
<b>OTHER FINANCING SOURCES/(USES)</b>					
Note proceeds - series 2023	-	-	2,628,000	2,628,000	-
Costs of issuance - series 2023	-	-	(16,425)	(16,425)	-
Capital outlay - series 2023	-	-	(985,500)	(985,500)	(1,626,075)
Total other financing sources/(uses)	<u>-</u>	<u>-</u>	<u>1,626,075</u>	<u>1,626,075</u>	<u>(1,626,075)</u>
Net change in fund balances	<u>11,167</u>	<u>476,310</u>	<u>905,959</u>	<u>1,382,269</u>	<u>(1,383,658)</u>
Fund balance: beginning (unaudited)	373,106	435,232	911,542	435,232	1,817,501
Fund balance: ending (projected)					
Assigned: capital outlay projects	315,788	315,788	315,788	315,788	315,788
Unreserved, undesignated	68,485	595,754	1,501,713	1,501,713	118,055
Fund balance: ending (projected)	<u>\$ 384,273</u>	<u>\$ 911,542</u>	<u>\$ 1,817,501</u>	<u>\$ 1,817,501</u>	<u>\$ 433,843</u>

**BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy - gross	\$ 809,533				\$ 1,276,341
Allowable discounts (4%)	(32,381)				(51,053)
Assessment levy - net	777,152	\$ 745,560	\$ 31,592	\$ 777,152	1,225,288
Commons Club- share maint cost	56,166	-	56,166	56,166	56,166
Coconut Road- cost sharing: mall contribution	4,459	2,393	10,000	12,393	4,459
Interest & miscellaneous	1,201	223	978	1,201	1,201
Total revenues	838,978	748,176	98,736	846,912	1,287,114
<b>EXPENDITURES</b>					
<b>Professional &amp; admin</b>					
Supervisors	4,802	1,551	3,251	4,802	4,802
Management	31,393	15,696	15,697	31,393	31,393
Accounting	13,060	6,530	6,530	13,060	13,060
Audit	6,517	6,517	-	6,517	6,517
Legal	3,430	1,219	2,211	3,430	3,430
Field management	14,947	7,474	7,473	14,947	14,947
Engineering	10,290	16,315	6,860	23,175	10,290
Trustee	4,425	-	4,425	4,425	4,425
Dissemination Agent	686	342	343	685	686
Arbitrage	2,058	-	2,058	2,058	2,058
Assessment roll preparation	9,261	9,261	-	9,261	9,261
Telephone	355	178	177	355	355
Postage	412	175	237	412	412
Insurance	8,404	8,571	-	8,571	9,261
Printing & binding	781	390	391	781	781
Legal advertising	515	298	216	514	515
Contingencies	1,372	433	948	1,381	1,372
Capital outlay- 2023 note repayment	-	-	-	-	323,106
Annual District filing fee	120	120	-	120	120
ADA website compliance	120	72	48	120	120
Communication	343	-	343	343	343
Total professional & admin	113,291	75,142	51,210	126,352	437,254
<b>Water management</b>					
Contractual services	132,848	53,234	79,615	132,849	129,135
NPDES	6,346	1,118	-	1,118	6,346
Aquascaping	10,290	-	10,290	10,290	10,290
Aeration	22,295	-	22,295	22,295	22,295
Aeration - operating supplies	12,005	6,647	5,358	12,005	12,005
Culvert cleaning	29,155	954	28,201	29,155	29,155
Miscellaneous	1,715	15,236	858	16,094	1,715
Capital outlay - lake bank erosion repairs	34,300	6,860	27,440	34,300	34,300
Boundary exotic removal-Shared Ditch	16,464	1,193	15,271	16,464	16,464
Total water management	265,418	85,242	189,328	274,570	261,705
<b>Lighting</b>					
Contractual services	4,459	1,434	3,025	4,459	4,459
Electricity	13,034	7,050	7,203	14,253	14,406
Miscellaneous	858	393	464	857	858
Hurricane repair	-	2,395	-	2,395	-
Total lighting	18,351	11,272	10,692	21,964	19,723

**BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2024**

	Fiscal Year 2023			Total Actual & Projected	Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023		
<b>Landscape maintenance</b>					
<b>Coconut Rd. &amp; Three Oaks Parkway</b>					
Pine-straw/soil/sand	15,435	13,876	1,559	15,435	18,865
Plant replacement supplies	27,440	-	27,440	27,440	27,440
Maintenance supplies	10,290	1,441	3,430	4,871	10,290
Electricity	172	108	111	219	223
Irrigation water	37,730	17,061	20,669	37,730	37,730
Electric - 41 entry feature/irrigation	3,430	1,486	1,944	3,430	3,430
Contract services	2,744	-	1,372	1,372	1,544
Irrigation repair	8,575	823	2,573	3,396	8,575
Landscape maintenance contract	244,902	126,371	118,531	244,902	245,931
Irrigation management	4,322	2,161	2,161	4,322	4,322
Hurricane clean-up	-	59,516	-	59,516	-
Total Coconut Rd. & Three Oaks Parkway	<u>355,040</u>	<u>222,843</u>	<u>179,789</u>	<u>402,632</u>	<u>358,350</u>
<b>Parks and recreation</b>					
<b>Coconut Road Park</b>					
Capital outlay	3,430	17,680	3,430	21,110	3,430
License Fees	360	-	360	360	360
Plant Replacements	3,430	-	1,715	1,715	3,430
Other Maintenance Supplies	1,372	-	1,372	1,372	1,372
Electric	3,087	1,301	1,786	3,087	3,087
Irrigation Water	2,058	1,175	883	2,058	2,058
Sewer/Water	1,029	162	343	505	515
Contract Services	18,865	20,981	6,860	27,841	18,865
Building R&M	1,715	-	1,715	1,715	1,715
Landscape Maint Contract	31,654	15,408	16,246	31,654	34,643
Hardscape Repairs	3,430	726	2,573	3,299	3,430
Lighting Repairs	2,058	4,593	858	5,451	2,058
Hardscape Maintenance	1,372	2,219	1,201	3,420	1,372
CC Building Landscaping	3,945	-	3,945	3,945	3,945
Hurricane clean-up	-	35,764	-	35,764	-
Total parks and recreation	<u>77,805</u>	<u>100,009</u>	<u>43,285</u>	<u>143,294</u>	<u>80,280</u>
<b>Other fees and charges</b>					
Property appraiser	1,416	1,219	196	1,415	1,416
Tax collector	1,829	1,805	54	1,859	1,829
Total other fees and charges	<u>3,245</u>	<u>3,024</u>	<u>250</u>	<u>3,274</u>	<u>3,245</u>
Total expenditures	<u>833,150</u>	<u>497,532</u>	<u>474,553</u>	<u>972,085</u>	<u>1,160,557</u>
Excess/(deficiency) of revenues over/(under) expenditures	5,828	250,644	(375,817)	(125,173)	126,557
<b>OTHER FINANCING SOURCES/(USES)</b>					
Note proceeds - series 2023	-	-	1,372,000	1,372,000	-
Costs of issuance	-	-	(8,575)	(8,575)	-
Capital outlay - series 2023	-	-	(514,500)	(514,500)	(848,925)
Total other financing sources/(uses)	<u>-</u>	<u>-</u>	<u>848,925</u>	<u>848,925</u>	<u>(848,925)</u>
Net change in fund balances	5,828	250,644	473,108	723,752	(722,368)
Fund balance: beginning (unaudited)	315,627	349,453	600,097	349,453	1,073,205
Fund balance: ending (projected)					
Assigned: capital outlay projects	164,864	164,864	164,864	164,864	164,864
Unreserved, undesignated	156,591	435,233	908,341	908,341	185,973
Fund balance: ending (projected)	<u>\$ 321,455</u>	<u>\$ 600,097</u>	<u>\$ 1,073,205</u>	<u>\$ 1,073,205</u>	<u>\$ 350,837</u>

**BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2017 BONDS (REFUNDED SERIES 2006)  
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 1,140,414				\$ 1,138,500
Allowable discounts (4%)	(45,617)				(45,540)
Assessment levy: on-roll - net	1,094,797	\$ 1,048,798	\$ 45,999	\$ 1,094,797	1,092,960
Assessment prepayments	-	13,013	-	13,013	-
Interest & miscellaneous	-	6,752	-	6,752	-
Total Revenues	<u>1,094,797</u>	<u>1,068,563</u>	<u>45,999</u>	<u>1,114,562</u>	<u>1,092,960</u>
<b>EXPENDITURES</b>					
<b>Debt Service</b>					
Principal	842,000	-	842,000	842,000	868,000
Principal prepayment	-	1,000	13,000	14,000	-
Interest	266,414	133,207	133,192	266,399	239,878
Total expenditures	<u>1,108,414</u>	<u>134,207</u>	<u>988,192</u>	<u>1,122,399</u>	<u>1,107,878</u>
Excess/(deficiency) of revenues over/(under) expenditures	(13,617)	934,356	(942,193)	(7,837)	(14,918)
Beginning fund balance (unaudited)	518,679	523,511	-	523,511	515,674
Ending fund balance (projected)	<u>\$ 505,062</u>	<u>\$ 1,457,867</u>	<u>\$ (942,193)</u>	<u>\$ 515,674</u>	<u>500,756</u>
Use of fund balance					
Debt service reserve account balance (required)					(273,970)
Interest expense - November 1, 2024					(106,485)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 120,301</u>



## Brooks II

Community Development District  
Series 2017 (Refunded Series 2006)  
\$12,444,000

### Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2023	-	-	119,939.00	119,939.00
05/01/2024	868,000.00	3.100%	119,939.00	987,939.00
11/01/2024	-	-	106,485.00	106,485.00
05/01/2025	891,000.00	3.100%	106,485.00	997,485.00
11/01/2025	-	-	92,674.50	92,674.50
05/01/2026	922,000.00	3.100%	92,674.50	1,014,674.50
11/01/2026	-	-	78,383.50	78,383.50
05/01/2027	951,000.00	3.100%	78,383.50	1,029,383.50
11/01/2027	-	-	63,643.00	63,643.00
05/01/2028	980,000.00	3.100%	63,643.00	1,043,643.00
11/01/2028	-	-	48,453.00	48,453.00
05/01/2029	1,010,000.00	3.100%	48,453.00	1,058,453.00
11/01/2029	-	-	32,798.00	32,798.00
05/01/2030	1,042,000.00	3.100%	32,798.00	1,074,798.00
11/01/2030	-	-	16,647.00	16,647.00
05/01/2031	1,074,000.00	3.100%	16,647.00	1,090,647.00
<b>Total</b>	<b>\$7,738,000.00</b>	<b>-</b>	<b>\$1,118,046.00</b>	<b>\$8,856,046.00</b>

**BROOKS OF BONITA SPRINGS I  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2021 LOAN (REFUNDED SERIES 2001)  
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 75,457				\$ 75,457
Allowable discounts (4%)	(3,018)				(3,018)
Assessment levy: on-roll - net	<u>72,439</u>	\$ 69,157	\$ 3,282	\$ 72,439	<u>72,439</u>
Total revenues	<u>72,439</u>	<u>69,157</u>	<u>3,282</u>	<u>72,439</u>	<u>72,439</u>
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	50,000	-	55,000	55,000	50,000
Interest	20,036	9,932	14,554	24,486	18,161
Total expenditures	<u>70,036</u>	<u>9,932</u>	<u>69,554</u>	<u>79,486</u>	<u>68,161</u>
Excess/(deficiency) of revenues over/(under) expenditures	2,403	59,225	(66,272)	(7,047)	4,278
Net change in fund balances	2,403	59,225	(66,272)	(7,047)	4,278
Beginning fund balance (unaudited)	27,801	37,935	97,160	37,935	30,888
Ending fund balance (projected)	<u>\$ 30,204</u>	<u>\$ 97,160</u>	<u>\$ 30,888</u>	<u>\$ 30,888</u>	<u>35,166</u>
Use of Fund Balance					
Debt Service Reserve Account Balance (Required)					(19,000)
Interest Expense - November 1, 2024					(8,143)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 8,023</u>

**Brooks I**

Community Development District

Series 2021

\$740,000

**Debt Service Schedule**

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>
11/01/2023		-	9,080.53	9,080.53
05/01/2024	50,000.00	3.750%	9,080.53	59,080.53
11/01/2024		-	8,143.03	8,143.03
05/01/2025	55,000.00	3.750%	8,143.03	63,143.03
11/01/2025		-	7,111.78	7,111.78
05/01/2026	55,000.00	3.750%	7,111.78	62,111.78
11/01/2026		-	6,080.53	6,080.53
05/01/2027	55,000.00	3.750%	6,080.53	61,080.53
11/01/2027		-	5,049.28	5,049.28
05/01/2028	60,000.00	3.750%	5,049.28	65,049.28
11/01/2028		-	3,924.28	3,924.28
05/01/2029	60,000.00	3.750%	3,924.28	63,924.28
11/01/2029		-	2,799.28	2,799.28
05/01/2030	65,000.00	3.750%	2,799.28	67,799.28
11/01/2030		-	1,580.53	1,580.53
05/01/2031	84,294.76	3.750%	1,580.53	85,875.29
<b>Total</b>	<b>\$484,294.76</b>		<b>\$87,538.43</b>	<b>\$641,869.24</b>

**BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2021 LOAN (REFUNDED SERIES 2003)  
FISCAL YEAR 2024**

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 97,331				\$ 97,331
Allowable discounts (4%)	(3,893)				(3,893)
Assessment levy: on-roll - net	93,438	\$ 90,381	\$ 3,057	\$ 93,438	93,438
Total revenues	93,438	90,381	3,057	93,438	93,438
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	55,000	-	55,000	55,000	60,000
Interest	32,850	16,363	20,065	36,428	30,788
Total expenditures	87,850	16,363	75,065	91,428	90,788
Excess/(deficiency) of revenues over/(under) expenditures	5,588	74,018	(72,008)	2,010	2,650
Net change in fund balances	5,588	74,018	(72,008)	2,010	2,650
Beginning fund balance (unaudited)	32,956	33,158	107,176	33,158	35,168
Ending fund balance (projected)	<u>\$ 38,544</u>	<u>\$ 107,176</u>	<u>\$ 35,168</u>	<u>\$ 35,168</u>	<u>37,818</u>
Use of Fund Balance					
Debt Service Reserve Account Balance (Required)					(22,000)
Interest Expense - November 1, 2024					(14,269)
Projected fund balance surplus/(deficit) as of September 30, 2024					<u>\$ 1,549</u>

## Brooks II

Community Development District

Series 2021

\$1,025,000

### Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2023		-	15,393.75	15,393.75
05/01/2024	60,000.00	3.750%	15,393.75	75,393.75
11/01/2024		-	14,268.75	14,268.75
05/01/2025	65,000.00	3.750%	14,268.75	79,268.75
11/01/2025		-	13,050.00	13,050.00
05/01/2026	65,000.00	3.750%	13,050.00	78,050.00
11/01/2026		-	11,831.25	11,831.25
05/01/2027	65,000.00	3.750%	11,831.25	76,831.25
11/01/2027		-	10,612.50	10,612.50
05/01/2028	70,000.00	3.750%	10,612.50	80,612.50
11/01/2028		-	9,300.00	9,300.00
05/01/2029	70,000.00	3.750%	9,300.00	79,300.00
11/01/2029		-	7,987.50	7,987.50
05/01/2030	75,000.00	3.750%	7,987.50	82,987.50
11/01/2030		-	6,581.25	6,581.25
05/01/2031	80,000.00	3.750%	6,581.25	86,581.25
11/01/2031		-	5,081.25	5,081.25
05/01/2032	80,000.00	3.750%	5,081.25	85,081.25
11/01/2032		-	3,581.25	3,581.25
05/01/2033	85,000.00	3.750%	3,581.25	88,581.25
11/01/2033		-	1,987.50	1,987.50
05/01/2034	106,000.00	3.750%	1,987.50	107,987.50
<b>Total</b>	<b>\$821,000.00</b>	<b>-</b>	<b>\$199,350.00</b>	<b>\$1,020,350.00</b>

**Brooks of Bonita Springs  
Community Development District  
2023 - 2024 Preliminary Assessments**

**2006 Series Bond Issue (REFINANCED Series 1998)**

<b>Lee County PAID IN FULL</b>
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<b>Neighborhood</b>	<b>Bond Designation</b>	<b>Debt Service Assessment</b>	<b>O &amp; M Assessment</b>	<b>Total Assessment</b>	<b>Outstanding Principal after 2023-2024 tax payment</b>
Orchid Ridge	Est SF	\$ -	\$ 1,029.35	\$ 1,029.35	\$ -
Magnolia Bend	Est SF 2	\$ -	\$ 1,029.35	\$ 1,029.35	\$ -
Summerfield	Stand SF	\$ -	\$ 1,029.35	\$ 1,029.35	\$ -
Cedar Glen	Stand SF	\$ -	\$ 1,029.35	\$ 1,029.35	\$ -
Sycamore Grove	Stand SF	\$ -	\$ 1,029.35	\$ 1,029.35	\$ -
Idlewilde	Stand SF 2	\$ -	\$ 1,029.35	\$ 1,029.35	\$ -
Tamarind Trace	Patio 1 (a)	\$ -	\$ 1,029.35	\$ 1,029.35	\$ -
Ginger Pointe	Patio 1 (b)	\$ -	\$ 1,029.35	\$ 1,029.35	\$ -
Sweet Bay	Patio 1 ( c )	\$ -	\$ 1,029.35	\$ 1,029.35	\$ -
Laurel Meadow	Patio 2	\$ -	\$ 1,029.35	\$ 1,029.35	\$ -
Oak Strand	Patio 2 (a)	\$ -	\$ 1,029.35	\$ 1,029.35	\$ -
Morningside	Coach 1	\$ -	\$ 1,029.35	\$ 1,029.35	\$ -
Cypress Hammock	Coach 2	\$ -	\$ 1,029.35	\$ 1,029.35	\$ -
Silver/Shady/Whisper/Willow Creek	D-Villa	\$ -	\$ 1,029.35	\$ 1,029.35	\$ -
Sabal Cove/Coral Cove	A-Villa	\$ -	\$ 1,029.35	\$ 1,029.35	\$ -
Autumn Lake/Hidden Lakes	Carriage H	\$ -	\$ 1,029.35	\$ 1,029.35	\$ -
Streamside/Sunset/Winding Stream	Garden C	\$ -	\$ 1,029.35	\$ 1,029.35	\$ -
Copperleaf - Wisteria Point Bldg 11	Carriage H	\$ -	\$ 1,029.35	\$ 1,029.35	\$ -
Lighthouse Bay	PAID IN FULL	\$ -	\$ 1,029.35	\$ 1,029.35	\$ -

**Brooks of Bonita Springs  
Community Development District  
2023 - 2024 Preliminary Assessments**

**2021 Series Loan (REFINANCED Series 2001)**

<b>Lee County 7 years remaining</b>
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<b>Neighborhood</b>	<b>Bond Designation</b>	<b>Debt Service Assessment</b>	<b>O &amp; M Assessment</b>	<b>Total Assessment</b>	<b>Outstanding Principal after 2023-2024 tax payment</b>
Foxtail Creek (lots 26-51)	D-Villa	\$ 853.83	\$ 1,029.35	\$1,883.18	\$ 4,967.20
Jasmine Lake (lots 7-30)	D-Villa	\$ 853.83	\$ 1,029.35	\$1,883.18	\$ 4,967.20
Winding Stream (Bldgs 30, 31, 32)	Garden C	\$ 556.84	\$ 1,029.35	\$1,586.19	\$ 3,239.48
Lighthouse Bay	PAID IN FULL	\$	\$ 1,029.35	\$1,029.35	\$ -
Town Ctr Bldg #1	PAID IN FULL	\$	\$ 20,587.07	\$20,587.07	\$ -
Fitness Center	PAID IN FULL	\$	\$ 5,146.77	\$5,146.77	\$ -
Restaurant	PAID IN FULL	\$	\$ 5,146.77	\$5,146.77	\$ -
Community Bldg	PAID IN FULL	\$	\$ 3,088.06	\$3,088.06	\$ -
Balance of Town Ctr	Comm	\$ 16,059.83	\$ 30,880.60	\$ 46,940.43	\$ 93,429.17

**Brooks of Bonita Springs II  
Community Development District  
2023 - 2024 Preliminary Assessments**

**2017 Series Bond Issue (REFINANCED Series 2006)**

<b>Lee County 7 years remaining</b>
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<b>Neighborhood</b>	<b>Original Assessment</b>	<b>Bond Designation</b>	<b>Debt Service Assessment</b>	<b>O &amp; M Assessment</b>	<b>Total Assessment</b>	<b>Outstanding Principal after 2023-2024 tax payment</b>
Lake Forest	\$ 36,213.77	Estate SF	\$ 2,208.89	\$1,029.35	\$3,238.24	\$ 13,519.45
Oak Brook	\$ 36,213.77	Estate SF	\$ 2,208.89	\$1,029.35	\$3,238.24	\$ 13,519.45
The Reserve	\$ 36,213.77	Estate SF	\$ 2,208.89	\$1,029.35	\$3,238.24	\$ 13,519.45
Glen Lakes - C (lots 10-12)	\$ 30,178.14	Standard SF-IV	\$ 1,840.74	\$1,029.35	\$2,870.09	\$ 11,266.21
Glen Lakes - B (lots 7-9,13-22)	\$ 24,142.51	Standard SF-III	\$ 1,472.59	\$1,029.35	\$2,501.94	\$ 9,012.97
Glen Lakes - A (lots 1-6, 23-35)	\$ 19,314.01	Standard SF	\$ 1,178.08	\$1,029.35	\$2,207.43	\$ 7,210.38
Willow Walk	\$ 19,314.01	Standard SF	\$ 1,178.08	\$1,029.35	\$2,207.43	\$ 7,210.38
Banyan Cove	\$ 19,314.01	Standard SF	\$ 1,178.08	\$1,029.35	\$2,207.43	\$ 7,210.38
Chartwell	\$ 19,314.01	Standard SF	\$ 1,178.08	\$1,029.35	\$2,207.43	\$ 7,210.38
Fairview	\$ 19,314.01	Standard SF	\$ 1,178.08	\$1,029.35	\$2,207.43	\$ 7,210.38
Northridge	\$ 16,296.20	Villa 55	\$ 994.00	\$1,029.35	\$2,023.35	\$ 6,083.76
Glenview	\$ 13,881.94	SF I	\$ 846.74	\$1,029.35	\$1,876.09	\$ 5,182.45
Woodmont	\$ 13,881.94	SF I	\$ 846.74	\$1,029.35	\$1,876.09	\$ 5,182.45
Kenwood	\$ 14,485.51	SF II	\$ 883.56	\$1,029.35	\$1,912.91	\$ 5,407.79
Mahogany Cove	\$ 10,260.57	Patio	\$ 625.85	\$1,029.35	\$1,655.20	\$ 3,830.52
Hawthorne	\$ 12,071.26	Patio II	\$ 736.30	\$1,029.35	\$1,765.65	\$ 4,506.49
Longleaf	\$ 11,467.69	Patio I	\$ 699.48	\$1,029.35	\$1,728.83	\$ 4,281.16
Indigo Isle	\$ 9,053.44	Coach	\$ 552.22	\$1,029.35	\$1,581.57	\$ 3,379.86
Palmetto Ridge	\$ 9,053.44	Coach	\$ 552.22	\$1,029.35	\$1,581.57	\$ 3,379.86
Oak Hammock	\$ 9,053.44	Coach	\$ 552.22	\$1,029.35	\$1,581.57	\$ 3,379.86
Whispering Ridge	\$ 19,314.01	75" SF	\$ 1,178.07	\$1,029.35	\$2,207.42	\$ 7,210.38
Copper Lakes	\$ 19,314.01	75" SF	\$ 1,178.07	\$1,029.35	\$2,207.42	\$ 7,210.38
Stillwater Cay	\$ 18,106.88	65" SF	\$ 1,104.45	\$1,029.35	\$2,133.80	\$ 6,759.72
Juniper Walk	\$ 18,106.88	65" SF	\$ 1,104.45	\$1,029.35	\$2,133.80	\$ 6,759.72
Caraway Lakes	\$ 18,106.88	65" SF	\$ 1,104.45	\$1,029.35	\$2,133.80	\$ 6,759.72
Sage Meadow	\$ 16,899.76	D-Villas	\$ 1,030.82	\$1,029.35	\$2,060.17	\$ 6,309.08
Cinnamon Ridge	\$ 16,899.76	D-Villas	\$ 1,030.82	\$1,029.35	\$2,060.17	\$ 6,309.08
Foxtail Creek (lots 1-25, 52-68)	\$ 16,899.76	D-Villas	\$ 1,030.82	\$1,029.35	\$2,060.17	\$ 6,309.08
Jasmine Lakes (lots 1-6)	\$ 16,899.76	D-Villas	\$ 1,030.82	\$1,029.35	\$2,060.17	\$ 6,309.08
Wisteria Pointe (except bldg 11)	\$ 12,071.26	Carriage	\$ 736.30	\$1,029.35	\$1,765.65	\$ 4,506.49
Sago Pointe	\$ 12,071.26	Carriage	\$ 736.30	\$1,029.35	\$1,765.65	\$ 4,506.49



**Brooks of Bonita Springs II  
Community Development District  
2023 - 2024 Preliminary Assessments**

**2021 Series Loan**

<b>Lee County 10 years remaining</b>
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<b>Neighborhood</b>	<b>Original Assessment</b>	<b>Bond Designation</b>	<b>Debt Service Assessment</b>	<b>O &amp; M Assessment</b>	<b>Total Assessment</b>	<b>Outstanding Principal after 2023-2024 tax payment</b>
Woodsedge (lots 1-5,11-17,24-26)	\$38,285.49	Estate SF A	\$ 2,284.75	\$1,029.35	\$3,314.10	\$ 18,062.28
Woodsedge (lots 7,10,18,19,20,21)	\$44,666.41	Estate SF B	\$ 2,665.55	\$1,029.35	\$3,694.90	\$ 21,072.67
Woodsedge (lots 6,8,9,22,23)	\$51,047.32	Estate SF C	\$ 3,046.34	\$1,029.35	\$4,075.69	\$ 24,083.05
Plumbago Pointe	\$14,038.01	SF - 65	\$ 837.74	\$1,029.35	\$1,867.09	\$ 6,622.84
Bay Crest	\$14,038.01	SF - 65	\$ 837.74	\$1,029.35	\$1,867.09	\$ 6,622.84

**BROOKS OF BONITA SPRINGS  
&  
BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICTS**

**12A**

**RESOLUTION 2023-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF BROOKS OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Brooks of Bonita Springs Community Development District (“**District**”) prior to June 15, 2023, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”); 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 BROOKS OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT:**

1.     **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2.     **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set as follows:

DATE: \_\_\_\_\_

HOUR: \_\_\_\_\_

LOCATION:   The Commons Club at The Brooks Enrichment Center  
              9930 Coconut Road  
              Bonita Springs, Florida 34135

3.     **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Lee County, Florida at least 60 days prior to the hearing set above.

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 days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

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

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.

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

**PASSED AND ADOPTED THIS 26TH DAY OF APRIL, 2023.**

ATTEST:

**BROOKS OF BONITA SPRINGS COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

**Exhibit A:** Fiscal Year 2023/2024 Proposed Budget

**Exhibit A: Fiscal Year 2023/2024 Proposed Budget**

**BROOKS OF BONITA SPRINGS  
&  
BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICTS**

**12B**

**RESOLUTION 2023-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF BROOKS OF BONITA SPRINGS II COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Brooks of Bonita Springs II Community Development District (“**District**”) prior to June 15, 2023, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”); 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 BROOKS OF BONITA SPRINGS II COMMUNITY DEVELOPMENT DISTRICT:**

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set as follows:

DATE: \_\_\_\_\_

HOUR: \_\_\_\_\_

LOCATION: The Commons Club at The Brooks Enrichment Center  
9930 Coconut Road  
Bonita Springs, Florida 34135

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Lee County, Florida at least 60 days prior to the hearing set above.

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 days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

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

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.

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

**PASSED AND ADOPTED THIS 26TH DAY OF APRIL, 2023.**

ATTEST:

**BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICT**

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

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

**Exhibit A:** Fiscal Year 2023/2024 Proposed Budget



**Exhibit A: Fiscal Year 2023/2024 Proposed Budget**

**BROOKS OF BONITA SPRINGS  
&  
BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICTS**

**UNAUDITED  
FINANCIAL  
STATEMENTS**

**BROOKS OF BONITA SPRINGS & BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICTS  
FINANCIAL STATEMENTS  
UNAUDITED  
MARCH 31, 2023**

**BROOKS OF BONITA SPRINGS & BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICTS  
COMBINED BALANCE SHEET  
MARCH 31, 2023**

	General Funds	Debt Service Funds	Total Governmental Funds
	<u>          </u>	<u>          </u>	<u>          </u>
<b>ASSETS</b>			
Cash & investments	\$1,732,973	\$1,457,867	\$ 3,190,840
Deposits	525	-	525
Accounts receivable	155,709	-	155,709
Due from other funds			
Brooks I			
General fund	-	97,160	97,160
Brooks II			
General fund	2,394	107,176	109,570
Total assets	<u>\$ 1,891,601</u>	<u>\$ 1,662,203</u>	<u>\$ 3,553,804</u>
<b>LIABILITIES &amp; FUND BALANCES</b>			
<b>Liabilities:</b>			
Accounts payable	\$ 17,500	\$ -	\$ 17,500
Due to other funds			
Brooks I			
Debt service - series 2021	97,160	-	97,160
Brooks II			
Debt service - series 2021	107,176	-	107,176
Due to other governments			
Brooks II			
General fund	2,394	-	2,394
Due to clearing fund	23	-	23
Total liabilities	<u>224,253</u>	<u>-</u>	<u>224,253</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Deferred receipts	155,709	-	155,709
Total deferred inflows of resources	<u>155,709</u>	<u>-</u>	<u>155,709</u>
<b>Fund balances:</b>			
Restricted for:			
Debt service	-	1,662,203	1,662,203
Capital outlay projects	480,652	-	480,652
Unassigned	1,030,987	-	1,030,987
Total fund balances	<u>1,511,639</u>	<u>1,662,203</u>	<u>3,173,842</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 1,891,601</u>	<u>\$ 1,662,203</u>	<u>\$ 3,553,804</u>

**BROOKS OF BONITA SPRINGS & BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICTS  
COMBINED STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUNDS  
FOR THE PERIOD ENDED MARCH 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy	\$ 31,344	\$ 2,170,060	\$ 2,265,748	96%
Commons Club - share maint cost	-	-	163,749	0%
Coconut Road - cost sharing (mall contribution)	-	6,977	13,000	54%
Interest & miscellaneous	67	335	3,500	10%
Total revenues	<u>31,411</u>	<u>2,177,372</u>	<u>2,445,997</u>	89%
<b>EXPENDITURES</b>				
<b>Administrative</b>				
Supervisors	1,076	4,521	14,000	32%
Management	7,627	45,762	91,526	50%
Accounting	3,173	19,039	38,077	50%
Audit	17,499	19,000	19,000	100%
Legal	1,213	3,553	10,000	36%
Field management	3,632	21,788	43,576	50%
Engineering	3,957	47,566	30,000	159%
Trustee	-	-	12,900	0%
Dissemination agent	166	999	2,000	50%
Arbitrage rebate calculation	-	-	6,000	0%
Assessment roll preparation	-	27,000	26,999	100%
Telephone	87	518	1,035	50%
Postage	149	510	1,200	43%
Insurance	-	24,989	24,501	102%
Printing and binding	190	1,138	2,277	50%
Legal advertising	-	869	1,500	58%
Contingencies	72	1,236	3,999	31%
Annual district filing fee	-	350	350	100%
ADA website compliance	-	210	351	60%
Communication	-	-	1,000	0%
Total administrative	<u>38,841</u>	<u>219,048</u>	<u>330,291</u>	66%
<b>Water management</b>				
Contractual services	38,264	155,200	387,312	40%
NPDES permit	500	3,260	18,501	18%
Aquascaping	-	-	30,000	0%
Aeration	-	-	65,000	0%
Aeration operating supplies	3,441	19,379	35,000	55%
Culvert cleaning	-	2,781	85,000	3%
Capital outlay-lake bank erosion	44,421	44,421	100,000	44%
Boundary exotic removal	-	20,000	48,000	42%
Miscellaneous	-	3,477	5,000	70%
Total water management	<u>86,626</u>	<u>248,518</u>	<u>773,813</u>	32%

**BROOKS OF BONITA SPRINGS & BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICTS  
COMBINED STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUNDS  
FOR THE PERIOD ENDED MARCH 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
<b>Lighting services</b>				
Contractual services	-	4,182	13,000	32%
Electricity	3,595	20,554	38,000	54%
Miscellaneous	458	1,147	2,500	46%
Hurricane repair	-	6,981	-	N/A
Total lighting services	<u>4,053</u>	<u>32,864</u>	<u>53,500</u>	61%
<b>Coconut Rd. &amp; Three Oaks Parkway</b>				
Pine straw/soil/sand	-	40,456	45,000	90%
Plant replacement supplies	-	-	80,000	0%
Maintenance supplies	-	4,200	29,999	14%
Electricity	60	314	500	63%
Irrigation water	10,294	49,741	110,000	45%
Electric - 41 entry feature/irrigation	1,137	4,333	10,000	43%
Contract services	-	-	8,000	0%
Irrigation repairs	-	2,399	24,999	10%
Landscape maintenance contract	55,752	368,428	714,000	52%
Irrigation management	1,050	6,300	12,600	50%
Hurricane clean up	-	173,517	-	N/A
Total Coconut Rd. & Three Oaks Parkway	<u>68,293</u>	<u>649,688</u>	<u>1,035,098</u>	63%
<b>Coconut Road Park</b>				
Capital outlay - lighting	21,300	51,545	10,000	515%
License fees	-	-	1,050	0%
Plant replacements	-	-	10,000	0%
Other maintenance supplies	-	-	4,000	0%
Electric	802	3,793	9,000	42%
Irrigation water	563	3,425	6,000	57%
Sewer/water	82	473	3,000	16%
Contract services	3,926	61,169	55,000	111%
Building R&M	-	-	5,000	0%
Landscape maint contract	7,233	44,921	92,285	49%
Hardscape repairs	82	2,116	10,000	21%
Lighting repairs	1,446	13,390	6,000	223%
Hardscape maintenance	-	6,469	3,999	162%
CC building landscaping	-	-	11,500	0%
Hurricane clean up	-	104,269	-	N/A
Total parks and recreation	<u>35,434</u>	<u>291,570</u>	<u>226,834</u>	129%

**BROOKS OF BONITA SPRINGS & BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICTS  
COMBINED STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUNDS  
FOR THE PERIOD ENDED MARCH 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
<b>Other fees and charges</b>				
Property appraiser	3,555	3,555	4,127	86%
Tax collector	-	5,175	5,331	97%
Total other fees and charges	<u>3,555</u>	<u>8,730</u>	<u>9,458</u>	92%
Total expenditures	<u>236,802</u>	<u>1,450,418</u>	<u>2,428,994</u>	60%
Excess/(deficiency) of revenues over/(under) expenditures	(205,391)	726,954	17,003	
Fund balances - beginning	1,717,030	784,685	688,734	
Assigned: capital outlay projects	480,652	480,652	480,652	
Unassigned	<u>1,030,987</u>	<u>1,030,987</u>	<u>225,077</u>	
Fund balances - ending	<u>\$ 1,511,639</u>	<u>\$ 1,511,639</u>	<u>\$ 705,737</u>	

**BROOKS OF BONITA SPRINGS  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GENERAL FUND  
MARCH 31, 2023**

	Balance
<b>ASSETS</b>	
SunTrust	\$ 966,303
Centennial Bank	26,728
Finemark: MMF	29,053
Deposits	525
Accounts receivable	102,301
Total assets	\$ 1,124,910
 <b>LIABILITIES &amp; FUND BALANCES</b>	
<b>Liabilities:</b>	
Accounts payable	\$ 11,498
Due to other funds	
Brooks I	
Debt service - series 2021	97,160
Brooks II	
General fund	2,394
Due to clearing fund	15
Total liabilities	111,067
 <b>DEFERRED INFLOWS OF RESOURCES</b>	
Deferred receipts	102,301
Total deferred inflows of resources	102,301
 <b>Fund balances:</b>	
Reserved for:	
Capital outlay projects	315,788
Unassigned	595,754
Total fund balances	911,542
Total liabilities, deferred inflows of resources and fund balances	\$ 1,124,910



**BROOKS OF BONITA SPRINGS  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED MARCH 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy	\$ 21,108	\$ 1,424,500	\$ 1,488,596	96%
Commons Club - share maint cost	-	-	107,583	0%
Coconut Road - cost sharing (mall contribution)	-	4,584	8,541	54%
Interest & miscellaneous	22	112	2,300	5%
Total revenues	<u>21,130</u>	<u>1,429,196</u>	<u>1,607,020</u>	89%
<b>EXPENDITURES</b>				
<b>Administrative</b>				
Supervisors	707	2,970	9,198	32%
Management	5,011	30,066	60,133	50%
Accounting	2,085	12,509	25,017	50%
Audit	11,497	12,483	12,483	100%
Legal	797	2,334	6,570	36%
Field management	2,386	14,314	28,629	50%
Engineering	2,600	31,251	19,710	159%
Trustee	-	-	8,475	0%
Dissemination agent	109	657	1,314	50%
Arbitrage rebate calculation	-	-	3,942	0%
Assessment roll preparation	-	17,739	17,739	100%
Telephone	57	340	680	50%
Postage	98	335	788	43%
Insurance	-	16,418	16,097	102%
Printing and binding	125	748	1,496	50%
Legal advertising	-	571	986	58%
Contingencies	46	803	2,628	31%
Annual district filing fee	-	230	230	100%
ADA website compliance	-	138	231	60%
Communication	-	-	657	0%
Total administrative	<u>25,518</u>	<u>143,906</u>	<u>217,003</u>	66%
<b>Water management</b>				
Contractual services	25,139	101,966	254,464	40%
NPDES permit	328	2,142	12,155	18%
Aquascaping	-	-	19,710	0%
Aeration	-	-	42,705	0%
Aeration operating supplies	2,261	12,732	22,995	55%
Culvert cleaning	-	1,827	55,845	3%
Capital outlay-lake bank erosion	29,185	29,185	65,700	44%
Boundary exotic removal	-	13,140	31,536	42%
Miscellaneous	-	2,284	3,285	70%
Total water management	<u>56,913</u>	<u>163,276</u>	<u>508,395</u>	32%

**BROOKS OF BONITA SPRINGS  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED MARCH 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
<b>Lighting services</b>				
Contractual services	-	2,748	8,541	32%
Electricity	2,362	13,504	24,966	54%
Miscellaneous	301	754	1,643	46%
Hurricane repair	-	4,586	-	N/A
Total lighting services	<u>2,663</u>	<u>21,592</u>	<u>35,150</u>	61%
<b>Coconut Rd. &amp; Three Oaks Parkway</b>				
Pine straw/soil/sand	-	26,580	29,565	90%
Plant replacement supplies	-	-	52,560	0%
Maintenance supplies	-	2,759	19,710	14%
Electricity	39	206	329	63%
Irrigation water	6,763	32,680	72,270	45%
Electric - 41 entry feature/irrigation	747	2,847	6,570	43%
Contract services	-	-	5,256	0%
Irrigation repairs	-	1,576	16,425	10%
Landscape maintenance contract	36,629	242,057	469,098	52%
Irrigation management	690	4,139	8,278	50%
Hurricane clean up	-	114,001	-	N/A
Total Coconut Rd. & Three Oaks Parkway	<u>44,868</u>	<u>426,845</u>	<u>680,061</u>	63%
<b>Coconut Road Park</b>				
Capital outlay	13,994	33,865	6,570	515%
License fees	-	-	690	0%
Plant replacements	-	-	6,570	0%
Other maintenance supplies	-	-	2,628	0%
Electric	527	2,492	5,913	42%
Irrigation water	370	2,250	3,942	57%
Sewer/water	54	311	1,971	16%
Contract services	2,579	40,188	36,135	111%
Building R&M	-	-	3,285	0%
Landscape maint contract	4,752	29,513	60,631	49%
Hardscape repairs	54	1,390	6,570	21%
Lighting repairs	950	8,797	3,942	223%
Hardscape maintenance	-	4,250	2,628	162%
CC building landscaping	-	-	7,556	0%
Hurricane clean up	-	68,505	-	N/A
Total parks and recreation	<u>23,280</u>	<u>191,561</u>	<u>149,031</u>	129%

**BROOKS OF BONITA SPRINGS  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED MARCH 31, 2023**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>Other fees &amp; charges</b>				
Property appraiser	2,336	2,336	2,711	86%
Tax collector	-	3,370	3,502	96%
Total other fees & charges	<u>2,336</u>	<u>5,706</u>	<u>6,213</u>	92%
Total expenditures	<u>155,578</u>	<u>952,886</u>	<u>1,595,853</u>	60%
Excess/(deficiency) of revenues over/(under) expenditures	(134,448)	476,310	11,167	
Fund balances - beginning	1,045,990	435,232	373,106	
Assigned: capital outlay projects	315,788	315,788	315,788	
Unassigned	595,754	595,754	68,485	
Fund balances - ending	<u>\$ 911,542</u>	<u>\$ 911,542</u>	<u>\$ 384,273</u>	

**BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GENERAL FUND  
MARCH 31, 2023**

	Balance
<b>ASSETS</b>	
BankUnited	\$ 101,252
SunTrust	557,729
Centennial Bank	51,908
Accounts receivable	53,408
Due from other funds	
Brooks II	
General Fund	2,394
Total assets	\$ 766,691
 <b>LIABILITES &amp; FUND BALANCES</b>	
<b>Liabilities:</b>	
Accounts payable	\$ 6,002
Due to other funds	
Brooks II	
Debt service - series 2021	107,176
Due to clearing fund	8
Total liabilities	113,186
 <b>DEFERRED INFLOWS OF RESOURCES</b>	
Deferred receipts	53,408
Total deferred inflows of resources	53,408
 <b>Fund balances:</b>	
Reserved for:	
Capital outlay projects	164,864
Unassigned	435,233
Total fund balances	600,097
 Total liabilities, deferred inflows of resources and fund balances	 \$ 766,691

**BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED MARCH 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy	\$ 10,236	\$ 745,560	\$ 777,152	96%
Commons Club - share maint cost	-	-	56,166	0%
Coconut Road - cost sharing (mall contribution)	-	2,393	4,459	54%
Interest & miscellaneous	45	223	1,201	19%
Total revenues	<u>10,281</u>	<u>748,176</u>	<u>838,978</u>	89%
<b>EXPENDITURES</b>				
<b>Administrative</b>				
Supervisors	369	1,551	4,802	32%
Management	2,616	15,696	31,393	50%
Accounting	1,088	6,530	13,060	50%
Audit	6,002	6,517	6,517	100%
Legal	416	1,219	3,430	36%
Field management	1,246	7,474	14,947	50%
Engineering	1,357	16,315	10,290	159%
Trustee	-	-	4,425	0%
Dissemination agent	57	342	686	50%
Arbitrage rebate calculation	-	-	2,058	0%
Assessment roll preparation	-	9,261	9,261	100%
Telephone	30	178	355	50%
Postage	51	175	412	42%
Insurance	-	8,571	8,404	102%
Printing and binding	65	390	781	50%
Legal advertising	-	298	515	58%
Contingencies	26	433	1,372	32%
Annual district filing fee	-	120	120	100%
ADA website compliance	-	72	120	60%
Communication	-	-	343	0%
Total administrative	<u>13,323</u>	<u>75,142</u>	<u>113,291</u>	66%
<b>Water management</b>				
Contractual services	13,125	53,234	132,848	40%
NPDES permit	172	1,118	6,346	18%
Aquascaping	-	-	10,290	0%
Aeration	-	-	22,295	0%
Aeration operating supplies	1,180	6,647	12,005	55%
Culvert cleaning	-	954	29,155	3%
Capital outlay-lake bank erosion	15,236	15,236	34,300	44%
Boundary exotic removal	-	6,860	16,464	42%
Miscellaneous	-	1,193	1,715	70%
Total water management	<u>29,713</u>	<u>85,242</u>	<u>265,418</u>	32%

**BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED MARCH 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
<b>Lighting services</b>				
Contractual services	-	1,434	4,459	32%
Electricity	1,233	7,050	13,034	54%
Miscellaneous	157	393	858	46%
Hurricane repair	-	2,395	-	N/A
Total lighting services	<u>1,390</u>	<u>11,272</u>	<u>18,351</u>	61%
<b>Coconut Rd. &amp; Three Oaks Parkway</b>				
Pine straw/soil/sand	-	13,876	15,435	90%
Plant replacement supplies	-	-	27,440	0%
Maintenance supplies	-	1,441	10,290	14%
Electricity	21	108	172	63%
Irrigation water	3,531	17,061	37,730	45%
Electric - 41 entry feature/irrigation	390	1,486	3,430	43%
Contract services	-	-	2,744	0%
Irrigation repairs	-	823	8,575	10%
Landscape maintenance contract	19,123	126,371	244,902	52%
Irrigation management	360	2,161	4,322	50%
Hurricane clean up	-	59,516	-	N/A
Total Coconut Rd. & Three Oaks Parkway	<u>23,425</u>	<u>222,843</u>	<u>355,040</u>	63%
<b>Coconut Road Park</b>				
Capital outlay	7,306	17,680	3,430	515%
License fees	-	-	360	0%
Plant replacements	-	-	3,430	0%
Other maintenance supplies	-	-	1,372	0%
Electric	275	1,301	3,087	42%
Irrigation water	193	1,175	2,058	57%
Sewer/water	28	162	1,029	16%
Contract services	1,347	20,981	18,865	111%
Building R&M	-	-	1,715	0%
Landscape maint contract	2,481	15,408	31,654	49%
Hardscape repairs	28	726	3,430	21%
Lighting repairs	496	4,593	2,058	223%
Hardscape maintenance	-	2,219	1,372	162%
CC building landscaping	-	-	3,945	0%
Hurricane clean up	-	35,764	-	N/A
Total parks and recreation	<u>12,154</u>	<u>100,009</u>	<u>77,805</u>	129%

**BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED MARCH 31, 2023**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>Other fees &amp; charges</b>				
Property appraiser	1,219	1,219	1,416	86%
Tax collector	-	1,805	1,829	99%
Total other fees & charges	<u>1,219</u>	<u>3,024</u>	<u>3,245</u>	93%
Total expenditures	<u>81,224</u>	<u>497,532</u>	<u>833,150</u>	60%
Excess/(deficiency) of revenues over/(under) expenditures	(70,943)	250,644	5,828	
Fund balances - beginning	<u>671,040</u>	<u>349,453</u>	<u>315,628</u>	
Assigned: capital outlay projects	<u>164,864</u>	<u>164,864</u>	<u>164,864</u>	
Unassigned	<u>435,233</u>	<u>435,233</u>	<u>156,592</u>	
Fund balances - ending	<u>\$ 600,097</u>	<u>\$ 600,097</u>	<u>\$ 321,456</u>	

**BROOKS OF BONITA SPRINGS  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
DEBT SERVICE FUND SERIES 2021 (REFUNDED SERIES 2001)  
MARCH 31, 2023**

	Balance
<b>ASSETS</b>	
Due from other funds	
Brooks I	
General fund	\$ 97,160
Total assets	\$ 97,160
 <b>LIABILITIES &amp; FUND BALANCES</b>	
<b>Liabilities:</b>	\$ -
Total liabilities	-
 <b>Fund balances:</b>	
Restricted for:	
Debt service	97,160
Total fund balances	97,160
 Total liabilities & fund balances	\$ 97,160



**BROOKS OF BONITA SPRINGS  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2021 (REFUNDED SERIES 2001)  
FOR THE PERIOD ENDED MARCH 31, 2023**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Special assessment: on-roll	\$ 1,027	\$ 69,157	\$ 72,439	95%
Total revenues	<u>1,027</u>	<u>69,157</u>	<u>72,439</u>	95%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	-	50,000	0%
Interest	-	9,932	20,036	50%
Total debt service	<u>-</u>	<u>9,932</u>	<u>70,036</u>	14%
Excess/(deficiency) of revenues over/(under) expenditures	1,027	59,225	2,403	
Fund balances - beginning	96,133	37,935	27,801	
Fund balances - ending	<u>\$ 97,160</u>	<u>\$ 97,160</u>	<u>\$ 30,204</u>	

**BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
DEBT SERVICE FUND SERIES 2017 (REFUNDED SERIES 2006)  
MARCH 31, 2023**

	Balance
<b>ASSETS</b>	
Investments:	
Revenue	\$ 1,170,790
Prepayment	13,097
Reserve	273,970
Interest	10
Total assets	\$ 1,457,867
 <b>LIABILITIES &amp; FUND BALANCES</b>	
<b>Liabilities:</b>	\$ -
Total liabilities	-
 <b>Fund balances:</b>	
Restricted for:	
Debt service	1,457,867
Total fund balances	1,457,867
Total liabilities & fund balances	\$ 1,457,867

**BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2017 (REFUNDED SERIES 2006)  
FOR THE PERIOD ENDED MARCH 31, 2023**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Special assessment: on-roll	\$ 14,434	\$ 1,048,798	\$ 1,094,797	96%
Interest	1,262	6,752	-	N/A
Assessment prepayments	-	13,013	-	N/A
Total revenues	<u>15,696</u>	<u>1,068,563</u>	<u>1,094,797</u>	98%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	-	842,000	0%
Interest	-	133,207	266,414	50%
Principal prepayment	-	1,000	-	N/A
Total debt service	<u>-</u>	<u>134,207</u>	<u>1,108,414</u>	12%
Excess/(deficiency) of revenues over/(under) expenditures	15,696	934,356	(13,617)	
Fund balances - beginning	1,442,171	523,511	518,679	
Fund balances - ending	<u>\$ 1,457,867</u>	<u>\$ 1,457,867</u>	<u>\$ 505,062</u>	

**BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
DEBT SERVICE FUND SERIES 2021 (REFUNDED SERIES 2003)  
MARCH 31, 2023**

	Balance
<b>ASSETS</b>	
Due from other funds	
Brooks II	
General fund	\$ 107,176
Total assets	\$ 107,176
 <b>LIABILITIES &amp; FUND BALANCES</b>	
<b>Liabilities:</b>	\$ -
Total liabilities	-
 <b>Fund balances:</b>	
Restricted for:	
Debt service	107,176
Total fund balances	107,176
 Total liabilities & fund balances	\$ 107,176

**BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2021 (REFUNDED SERIES 2003)  
FOR THE PERIOD ENDED MARCH 31, 2023**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Special assessment: on-roll	\$ 1,244	\$ 90,381	\$ 93,438	97%
Total revenues	<u>1,244</u>	<u>90,381</u>	<u>93,438</u>	97%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	-	55,000	0%
Interest	-	16,363	32,850	50%
Total debt service	<u>-</u>	<u>16,363</u>	<u>87,850</u>	19%
Excess/(deficiency) of revenues over/(under) expenditures	1,244	74,018	5,588	
Fund balances - beginning	105,932	33,158	32,956	
Fund balances - ending	<u>\$ 107,176</u>	<u>\$ 107,176</u>	<u>\$ 38,544</u>	

# The Brooks CDD I & II

## Financial Highlights Report

March 31, 2023

### General Fund

#### Revenues

Assessment Levy: At 96% Year to Date (YTD). Historically typical percentage expected to date as property tax bills are sent out the first week of November, most of which are paid by end of November (with property owners taking full 4% discount) and the majority received from the County by early to mid-December. 2023 Property taxes due date was extended to April 30<sup>th</sup> (normally by March 31) due to Hurricane Ian.

Commons Club/Share Main. Cost: At 0% YTD. As approved by the Board's, quarterly invoices are to be billed the 15<sup>th</sup> of January, April and July, with November invoiced November 1<sup>st</sup>.

Coconut Road/Cost Sharing (Mall Contribution): At 54% YTD. This is an on-going agenda item for Board's discussion and update from District Council.

**Expenditures** (through end of March at 60% and is 10% over straight proration of 50%).

Supervisors: At 32% - (budget is based on the Board's holding five meetings per year, which includes FICA). Additional meetings may be held due to on-going discussions regarding pickleball, or other time sensitive items.

Audit: At 100% and is presented to the Board for approval at your July meeting.

Legal: At 36% - depending on legal needs, it is not uncommon for this number to fluctuate year over year based on activities.

Engineering: At 159% - Engineering fees will fluctuate year of year based on activities. Note that there is a required reclass of \$12, 878.00 from Coconut Road Park/Capital Outlay to Engineering Pickleball Court Expenses.

There is also a required reclass of approximately \$22K to Water Management/NPDES Permit for water quality and compliance.

Trustee: At 0% - This is the annual fees paid to U.S. Bank for acting as trustee, paying agent and registrar.

Dissemination agent: At 50% which services are a requirement of the Securities & Exchange Act of 1934, pursuant to Rules 15c2-12. Contains disclosure and continuing disclosure requirements applicable to municipal securities.

Arbitrage Rebate calculation: At 0% is an annual report required on a yearly basis and submitted every five years for invoicing. This fee is to ensure the district's compliance with all tax regulations, annual computations are necessary to calculate arbitrage rebate liability.

Assessment Roll Preparation: At 100% and is a once per year expense typically paid in December. The districts have contracts with AJC Associates, Inc., to prepare and maintain the annual assessment roll.

Insurance: At 102% and is a one-time annual expense typically billed in October.

Annual District filing fee: At 100% is typical as it is a one-time annual expense.

Contingencies: At 31% includes bank charges and miscellaneous expenses incurred throughout the year.

## **Water Management**

Contractual Services: At 40% YTD includes Lake & Wetland Contract as well as Pesky Varmint's Cane Toad Removal Projects.

NPDES Permit: At 18% YTD is for the water monitoring and report filing.

Culvert Cleaning: At 3% and includes grate replacement at Weir in Lake 56 as well as pressure cleaning of the outfall structure located at Three Oaks Parkway/Williams Road.

**Note:** Interconnecting Pipe Inspection is on a three-year rotation: Spring Run & LHB is due under the 2022/23 budget. Shadow Wood and Copperleaf were inspected and cleaned in 2022. Inspections are scheduled to commence the week of April 24<sup>th</sup>.

Capital outlay: lake bank erosion: At 44% YTD and is specific to the bank restoration projects.

Boundary Exotic Removal: At 42% is specific to the reimbursement to San Carlos Estates Water Central District surrounding the shared cost agreement. This line item of the budget also includes in the quarterly I-75 Berm Maintenance Program – quarterly mowing conducted in September, December, March & June. Current Contract \$17,208.00.

Miscellaneous: At 70% and specific to required motor replacement at the South Entrance Waterfall Feature adjacent to 41.

## **Lighting Services:**

Miscellaneous At 46% is specific to the monthly PODS Enterprises Storage rental.

## **Coconut Road & Three Oaks Parkway:**

Miscellaneous Supplies: At 14% and is for the annual holiday lighting/decorating at Coconut Road/41 Monuments as well as Williams Road.

## **Coconut Road Park:**

Capital Outlay – lighting: At 515% and has a required reclass of \$12,878.00 specific to RWA, Inc and \$100.00 for the LDO application specific to Water Management - lake bank erosion. This line item also includes cost for the appraisal services.

License Fees: At 0% YTD covers the annual cost of renewing the health department permit for the interactive fountain as well as \$900.00 for the annual Chelsea reservation system.

Plant Replacements: At 0% YTD – Note that Board approved landscape renovations at the January meeting for a cost not to exceed \$12,815.50 for replacement of dead or deteriorated plants.

Contract Services: At 111% YTD and is 61% over straight proration of 50%. And includes Janitorial Services, holiday decorations, Interactive Fountain maintenance and cost associated to repairs of \$28K approved by the Board July 27, 2022. Repairs completed in November. All information has been provided to Egis Insurance for reimbursement.

Lighting Repairs: At 223% YTD and includes the installation of Bird Spikes at the Pickleball Courts.

Hardscape Maintenance: At 162% and includes repairs and maintenance at the pickleball courts, pressure cleaning and painting of the Playground structure and Naples Awning purchase.

**BROOKS OF BONITA SPRINGS  
&  
BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICTS**

**MINUTES**



**DRAFT**

**MINUTES OF MEETING  
BROOKS OF BONITA SPRINGS & BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICTS**

The Boards of Supervisors of the Brooks of Bonita Springs & Brooks of Bonita Springs II Community Development Districts held a Joint Regular Meeting on March 22, 2023 at 1:00 p.m., at The Commons Club at The Brooks Enrichment Center, 9930 Coconut Road, Bonita Springs, Florida 34135.

**Present for Brooks CDD:**

James Merritt	Chair
Sandra Varnum	Vice Chair
William Stoehr	Assistant Secretary

**Present for Brooks II CDD:**

Joseph Bartoletti	Chair
Ken D. Gould	Vice Chair
Thomas Bertucci	Assistant Secretary
Mary O'Connor	Assistant Secretary
Lynn Bunting (via telephone)	Assistant Secretary

**Also present:**

Chuck Adams	District Manager
Cleo Adams	District Manager
Shane Willis	Operations Manager
Dan H. Cox (via telephone)	District Counsel
Joseph De Bono	District Engineer
Blake Grimes	GulfScapes Landscape Management
Theresa Weinberg	The Commons Club
Joseph Archazki	General Manager Commons Club
David Dore-Smith	Copperleaf General Manager
David Garner	Supervisor-Appointee
John Woolsey	Supervisor-Appointee

**Residents present were:**

Michael Lepchitz	Tom Eaton	Bob Lanish
Bill Hollister	Ray Conway	Dean Cohagen

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

44 Mr. Adams called the meeting to order at 1:03 p.m. For Brooks of Bonita Springs,  
45 Supervisors Merritt, Varnum and Stoehr were present. Two seats were vacant. For Brooks of  
46 Bonita Springs II, Supervisors Bartoletti, Gould, Bertucci and O'Connor were present. Supervisor  
47 Bunting attended via telephone.

48

49 **SECOND ORDER OF BUSINESS**

**Public Comments (*agenda items only*)**

50

51 Referencing an area map, resident Bob Lanish stated he and resident Tom Eaton, want  
52 to discuss the flow way creek, Doleview and Shadow Wood, which are designated public fishing  
53 areas that the CDD previously agreed to keep clear. The areas are currently filled with turtles  
54 and dead littorals, which are a detriment to fishing. He asked the Boards to have most of the  
55 areas cleared or dredged to allow for better fishing.

56 Mr. Eaton stated when he moved into the neighborhood in 2002, Bonita Bay Inc.  
57 designated specific fishing areas, as an amenity for Shadow Wood, and there was no spikerush  
58 in those areas. Once conveyed to the CDDs, spikerush was planted and reduced the fishing  
59 areas. He asked the Boards to clear some littorals to allow better fishing access.

60 Discussion ensued regarding spikerush, water quality, scheduling the clearing and the  
61 lake maintenance contractor.

62 Mr. Bartoletti stated it only costs about \$100,000 per year to repair lake banks in The  
63 Brooks compared to \$1 million that neighboring communities expend because they do not have  
64 littorals. Mrs. Adams will coordinate with SOLitude to clear the fishing areas.

65 Resident Ray Conway, a member of The Brooks Fishing Club, asked if there are  
66 designated fishing areas in Copperleaf and other neighborhoods. Mr. Bartoletti replied  
67 affirmatively and stated the map is on the CDD website.

68 Resident and Commons Club President Theresa Weinberg referenced a previously  
69 distributed pickleball handout and stated The Commons Club is a long-time supporter of  
70 pickleball and its Board is not trying to slow the expansion project. However, since the CDDs are  
71 proceeding with the project, she and Mr. Archazki forwarded their concerns to the Chair  
72 regarding the proximity of the pickleball courts to the Enrichment Center, noise levels, parking,  
73 preserving the basketball court and changing the order of the phases.

74 Resident Dean Cohagen voiced his opinion that CDD-owned property on Coconut Road  
75 is in poor condition and unsightly, including the landscaping, walkway, directional signage on  
76 the roadway and shrubbery. Mr. Bartoletti stated the Boards understand and recently approved  
77 a \$640,000 contract to renovate landscaping on both Coconut Road and Three Oaks Parkway.

78

79 **BROOKS OF BONITA SPRINGS ITEMS**

80 **THIRD ORDER OF BUSINESS**

**Consider Appointment of Qualified Elector  
Candidates to Fill Seat 4 and Seat 5  
Vacancies (*Terms Expire November 2026*)**

81

82

83

84 **A. David L. Garner**

85 **B. Michael Lepchitz**

86 **C. John R. Woolsey**

87 Mr. Merritt stated he and Mr. Bartoletti reviewed the resumes and interviewed all three  
88 candidates. All three are well-qualified, from a professional and community-participation  
89 standpoint. He thanked all the candidates for their interest.

90 Mr. Merritt nominated Mr. Woolsey to fill Seat 4, based on his strengths in civil  
91 engineering and communications.

92

93 **On MOTION by Mr. Merritt and seconded by Ms. Varnum, with all in favor, the**  
94 **appointment of Mr. John Woolsey to fill Seat 4, was approved.**

95

96

97 Mr. Merritt nominated Mr. David Garner to fill Seat 5.

98

99 **On MOTION by Mr. Merritt and seconded by Ms. Stoehr, with all in favor, the**  
100 **appointment of Mr. David Garner to fill Seat 5, was approved.**

101

102

103 **FOURTH ORDER OF BUSINESS**

**Administration of Oath of Office to Newly  
Appointed Supervisors (*the following to be  
provided in a separate package*)**

104

105

106

107 Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath  
108 of Office to Mr. David Garner and Mr. John Woolsey. He provided and explained the following:

- 109 **A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- 110 **B. Membership, Obligations and Responsibilities**
- 111 **C. Financial Disclosure Forms**
  - 112 **I. Form 1: Statement of Financial Interests**
  - 113 **II. Form 1X: Amendment to Form 1, Statement of Financial Interests**
  - 114 **III. Form 1F: Final Statement of Financial Interests**
- 115 **D. Form 8B – Memorandum of Voting Conflict**

116

117 **FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-02,  
Designating Certain Officers of the District,  
and Providing for an Effective Date**

118

119

120

121 Mr. Adams presented Resolution 2023-02. Mr. Merritt nominated the following slate:

122

James Merritt

Chair

123

Sandra Varnum

Vice Chair

124

William Stoehr

Assistant Secretary

125

John Woolsey

Assistant Secretary

126

David Garner

Assistant Secretary

127

Craig Wrathell

Assistant Secretary

128 No other nominations were made. Prior appointments by the Board for Secretary,  
129 Treasurer and Assistant Treasurer remain unaffected by this Resolution.

130

131 **On MOTION by Mr. Stoehr and seconded by Ms. Varnum, with all in favor,  
132 Resolution 2023-02, Designating Certain Officers of the District, as nominated,  
133 and Providing for an Effective Date, was adopted.**

134

135

136 **JOINT BUSINESS ITEMS**

137 **SIXTH ORDER OF BUSINESS**

**Update: Lake Project [David Dore-Smith]**

138

139 Mr. Dore-Smith recalled the Boards previously approved filling in Lake #5, at the  
140 entrance of Copperleaf, with dirt but plans changed due to high soil costs. Instead of filling in  
141 that portion of the lake with soil, a 6' wooden retaining wall will be constructed, which will  
142 reduce the amount of fill required to push into the water. Littorals will be planted in front of

143 the wall, which was already approved by the South Florida Water Management District  
144 (SFWMD) and the Village of Estero. Mr. Dore-Smith responded to questions about the wall and  
145 asked for a hyper-link to be sent to the Copperleaf website to advertise the fishing hole.

146

147 **SEVENTH ORDER OF BUSINESS**

**Landscape Report: *GulfScapes Landscape  
Management Services***

148

149

150 Mr. Grimes reported the following:

151 ➤ The flowers were planted.

152 Mr. Bartoletti asked for a special fertilizer to be used during the next planting.

153 ➤ The root barrier sites were installed. Staff is resolving irrigation issues associated with  
154 the project.

155 Mr. Grimes responded to questions regarding the root barrier project.

156 ➤ All sidewalks are being repaired. The walkway enhancement is complete.

157 ➤ There are several hot spots due to irrigation repairs; a contractor is installing cable.

158 ➤ There are issues with Clock 7, from the bridge to Williams.

159 Discussion ensued regarding clock issues, Verizon and T-Mobile.

160 ➤ Cutbacks are scheduled after Easter.

161 ➤ The landscaping project will commence on June 1, 2023.

162

163 **EIGHTH ORDER OF BUSINESS**

**Discussion: Condition of Children's  
Playground**

164

165

166 Referencing photographs of the children's playground, Mr. Bartoletti noted that the  
167 mats are worn and need to be replaced.

168 Discussion ensued regarding the deteriorating conditions, repair costs, remodeling the  
169 restrooms, roof replacement and resurfacing the splashpad.

170 Mr. Adams will obtain financing proposals from FineMark and Synovus and present  
171 them at the next meeting.

172

173 **NINTH ORDER OF BUSINESS**

**Consideration of Easy Ice Quote #Q-40003  
for Ice Machine**

174

175

176 • **Customer Utility and Environmental Responsibilities**

177 Mr. Willis presented the Easy Ice quote to rent an ice machine, which is more  
178 economical than buying it. There is a one-time fee of \$588 and an ongoing monthly fee of \$294.

179 Discussion ensued regarding maintenance, advantages of renting versus purchasing,  
180 current ice machine, installation standards, equipment warranty and janitorial service contract.

181 The Boards approved the ice machine rental proposal.

182 ▪ **Update/Consideration of Proposals for Sidewalk Project**

183 **This item, previously the Thirteenth Order of Business, was presented out of order.**

184 Mr. De Bono stated some portions of the pathway are in disrepair. He presented a  
185 \$172,885 proposal for sidewalk services, including items for Americans with Disabilities Act  
186 (ADA) compliance requirements. He responded to questions about the scope of work, sub-  
187 consultant responsibilities, bidding out the sub-base, asphalt overlay, lime rock replacement,  
188 borings, permitting and the lifespan of the concrete.

189

190 **On MOTION for Brooks of Bonita Springs by Mr. Merritt and seconded by Ms.**  
191 **Varnum, with all in favor, the Johnson Engineering Sidewalk Services proposal,**  
192 **in the amount of \$172,885, was approved.**

193

194 **On MOTION for Brooks of Bonita Springs II by Mr. Bartoletti and seconded by**  
195 **Ms. O'Connor, with all favor, the Johnson Engineering Sidewalk Services**  
196 **proposal, in the amount of \$172,885, was approved.**

197

198

199 **TENTH ORDER OF BUSINESS**

**Discussion: Restroom Roof Replacement**

200

201 Mr. Bartoletti referenced a \$19,746 Greenling Roofing Inc. proposal for roof  
202 replacement and recommended obtaining additional bids.

203 Discussion ensued regarding metal roofs, other roofers and The Commons Club.

204 Staff will obtain additional roofing proposals and present them at the next meeting.

205

206 **ELEVENTH ORDER OF BUSINESS**

**Update: Pickleball Expansion Permitting  
Process**

207

208

209 Mr. Bartoletti reviewed slides of the pickleball expansion site plan and stated anything  
210 beyond Phase 1 is demand-based. The expansion was approved by the Pickleball Club and the  
211 Boards are committed to mitigating sound concerns. He asked for permission to proceed with  
212 Courts 1 through 4, as designated on the site plan, and stated that a sound study will be  
213 conducted before requesting approval for Phases 2 and 3, with all 16 courts being modeled.

214 Discussion ensued regarding landscaping, residential noise levels, noise abatement, The  
215 Commons Club's concerns raised at the Village of Estero Public Information meeting, a six-  
216 month delay in the project, location issues, acoustic fencing, preserving the esthetic appeal of  
217 The Commons Club and parking access.

218 Mr. Bartoletti suggested a slight adjournment so meeting attendees can go outside and  
219 view the site.

220 **The meeting recessed briefly and reconvened.**

221 Mr. Bartoletti reiterated that the Boards are willing to provide whatever sound  
222 mitigation is necessary to meet the sound objections of The Commons Club. He responded to  
223 questions about changing the site plans, different phases of the project, plan resubmittal to the  
224 Village of Estero and changing the sequence of construction.

225

226 **On MOTION for Brooks of Bonita Springs by Mr. Merritt and seconded by Mr.**  
227 **Garner, with Mr. Merritt, Mr. Garner and Mr. Stoehr in favor and Ms. Varnum**  
228 **and Mr. Woolsey dissenting, proceeding with the pickleball expansion plan, as**  
229 **presented, was approved. (Motion passed 3-2)**

230

231 **On MOTION for Brooks of Bonita Springs II by Mr. Bartoletti and seconded by**  
232 **Mr. Bertucci, with Mr. Bartoletti, Mr. Bertucci and Ms. O'Connor in favor and**  
233 **Ms. Bunting and Mr. Gould dissenting, proceeding with the pickleball**  
234 **expansion plan, as presented, was approved. (Motion passed 3-2)**

235

236

237 **TWELFTH ORDER OF BUSINESS**

**Update: Delinquent Payments from  
Coconut Point Mall**

238

239

240 Mr. Cox stated he received no feedback on whether any checks were received or if  
241 checks were mailed. Asked about the amount collected, Mr. Cox stated that, in the past six  
242 months, he was able to collect 25% of the \$45,000, which amounts to \$15,000, not including

243 interest. Asked about the next course of action, Mr. Cox stated he will file a lawsuit against  
244 Simon Properties in the coming week.

245

246 **THIRTEENTH ORDER OF BUSINESS** **Update/Consideration of Proposals for**  
247 **Sidewalk Project**

248

249 This item was addressed following the Ninth Order of Business.

250

251 **FOURTEENTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**  
252 **Statements as of February 28, 2022**

253

254 This item was not addressed.

255

256 **FIFTEENTH ORDER OF BUSINESS** **Approval of January 25, 2023 Joint Regular**  
257 **Meeting Minutes**

258

259 Mr. Bartoletti presented the January 25, 2023 Joint Regular Meeting Minutes.

260 The following changes were made:

261 Line 22 and throughout: Change "Buntin" to "Bunting"

262 Line 33 and throughout: Change "Gallagher" to "Gallanger"

263 Line 38 and throughout: Change ""Mostart" to "Bustard"

264 Line 186: Change "Thomas Bertucci" to "Ken D. Gould"

265 Line 189: Change "Ken D. Gould" to "Thomas Bertucci"

266 Lines 345 and 349: Change "March 25" to "March 22"

267

268 **On MOTION for Brooks of Bonita Springs by Mr. Merritt and seconded by Mr.**  
269 **Stoehr, with all in favor, the January 25, 2023 Joint Regular Meeting Minutes,**  
270 **as amended, were approved.**

271

272 **On MOTION for Brooks of Bonita Springs II by Mr. Gould and seconded by Mr.**  
273 **Bertucci, with all favor, the January 25, 2023 Joint Regular Meeting Minutes, as**  
274 **amended, were approved.**

275

276

277 **SIXTEENTH ORDER OF BUSINESS** **Staff Reports**

278



279 **A. District Counsel: *Dan Cox, Esquire***

280 There was no report.

281 **B. District Engineer: *Johnson Engineering, Inc.***

282 There was no report.

283 **C. Field Operations: *Wrathell, Hunt and Associates, LLC***

284 • **Monthly Status Report – Field Operations**

285 The Field Operations Report was included for informational purposes.

286 Mr. Willis stated pavers will be installed around the pickleball court drop-off area. Staff  
287 publicized a Request for Proposals (RFP) to lift the pavers, remove roots and install root barriers  
288 only around areas with trees. Asked about project expectations and responses, Mr. Willis stated  
289 GulfScapes will install the root barriers and Collier Paving will install the pavers.

290 Mr. Willis responded to questions about berm work, the sunshade and ice machine.

291 **D. District Manager: *Wrathell, Hunt and Associates, LLC***

292 • **NEXT MEETING DATE: April 26, 2023 at 1:00 p.m.**

293 ○ **QUORUM CHECK – BROOKS OF BONITA SPRINGS**

294 ○ **QUORUM CHECK – BROOKS OF BONITA SPRINGS II**

295

296 **SEVENTEENTH ORDER OF BUSINESS**

**Supervisors' Requests**

297

298 There were no Supervisors' requests.

299

300 **EIGHTEENTH ORDER OF BUSINESS**

**Public Comments (*non-agenda items, only;*  
*four (4)-minute time limit*)**

301

302

303 There were no public comments

304

305 **NINETEENTH ORDER OF BUSINESS**

**Adjournment**

306

307

308 **On MOTION for Brooks of Bonita Springs by Ms. Varnum and seconded by Mr.**  
309 **Merritt, with all in favor, the meeting adjourned at 4:27 p.m.**

310

311 **On MOTION for Brooks of Bonita Springs II by Mr. Bartoletti and seconded by**  
312 **Mr. Gould, with all in favor, the meeting adjourned at 4:27p.m.**

313 **FOR BROOKS OF BONITA SPRINGS:**

314

315

316

317

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

\_\_\_\_\_   
Chair/Vice Chair

319

320

321 **FOR BROOKS OF BONITA SPRINGS II:**

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323

324

325

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

\_\_\_\_\_   
Chair/Vice Chair

**BROOKS OF BONITA SPRINGS  
&  
BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICTS**

**STAFF  
REPORTS  
C**



**Wrathell, Hunt and Associates, LLC**

TO: Brooks of Bonita Springs I & II CDD Board of Supervisors  
FROM: Shane Willis – Operations Manager  
DATE: April 26, 2023  
SUBJECT: Status Report – Field Operations

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**Enrichment Center Projects:**

- Sun Shades: Material ordered February 20, 2023, delivery and production could take approximately 15 weeks. Tentative installation date 5/12/2023.
- Playground: Vendor could begin work within 90 (not including permit approval), total price from removal & installation of new foundation and “soft surface” price point \$107,998.00.
- Restroom Roof: Waiting for proposals on multiple options (tile/metal) per the Board’s guidance.
- Ice Machine: Currently sourcing vendors to upgrade electrical and plumbing per code.
- Paver: Waiting for proposals for replace vs repair, root barriers & lighting

**Aquatics & Wetlands:**

- Lake Bank Restoration Projects: Phase 1 (Lakes 9, 11, 63, 129, & 142) of this 4 Phase project began 2/7/2023. Phase 1 will take about 8 weeks; entire project will take approximately 10 months to complete, HOAs have been notified.
- Littoral Planting Projects: Littorals will be installed during the rainy season of each lake bank restoration. Once littorals are planted the District Engineer will schedule a city inspection.
- I-75 Berm Maintenance Program: June is the remaining maintenance dates for current year. Pebble Point to be completed four times per year with the entire berm being completed two times per year. This includes treatment of invasive/exotics and line trimming. Current annual cost \$17,208.00

**Misc. Activities:**

- Annual cutbacks commenced Monday, April 10<sup>th</sup>; immediately following Easter Sunday.
- Fishing Areas maintenance addressed with Solitude; Copperleaf fishing areas reassessed per HOA request.

**Cane Toad Report for February:**

- Copperleaf – Removed approximately 530 adult cane toads, next visit April 13 & 14 2023.
- Shadow Wood – Removed approximately 1110 adult cane toads, next visit April 10 – 12 2023.
- Lighthouse Bay – Removed approximately 110 adult cane toads, next visit April 10 & 11 2023.
- Spring Run – Removed approximately 380 adult cane toads, next visit April 12 & 13 2023.



**Wrathell, Hunt and Associates, LLC**

TO: Brooks I & II Board of Supervisors

FROM: Cleo Adams – District Manager

DATE: April 26, 2023

SUBJECT: Status Report – Field Operations

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**Lake Maintenance:**

Lake & Wetland Maintenance Contract: The current contract with Solitude Lake Management is set to expire August 31, 2024. For budget purposes the current contract is \$316,488.00.

Lake 88/Flow-way: As discussed at last month's meeting, Staff submitted a work-order to Solitude for the required removal of Spike Rush in the approved fishing areas, as well as any debris/trash removal (off of Knollview Blvd). Updates not received at the time this report was written.

Additionally, Staff instructed Solitude to review all fishing areas and ensure those areas are intact.

Fixed Structure Inspection Reporting: Due June annually.

I-75 Boundary Exotic Removals (Berm Maintenance): The current contract with Solitude is set to expire June 2023. Current contract \$17,208.00. Staff is current out to RFP for the 2023/24 services.

**Note:** Quarterly maintenance events continue, with the entire berm maintained twice per year, and Pebble Point maintained four times per year. (June/September/December/March).

**Note:** San Carlos Estates Water Control District: The District continues to participate in the annual canal cleaning, exotic removals, etc. This is the drainage ditch located on the South side of Spring Run and LHB and adjacent to Bonita Bill Street. Annual cost \$20K.

Pesky Varmints (Cane Toad removal): The current contract \$59,900.00 which expires November 30, 2023. For budget purposes, there will be no increases for the 2024 renewal.

Johnson Engineering (NPDES) Water Level Monitoring/Reporting The current contract - \$14,500.00.

Aeration New Installs: Staff is currently obtaining cost for this year's installs – budget for these services \$65K.

Culvert Inspections/Cleaning: Contract for inspections in Spring Run and Lighthouse Bay has been executed for a cost of \$4,500.00. Inspections have been scheduled to commence on Monday, April 24<sup>th</sup>.

**Note:** As a reminder, this exercise is on a three-year rotation with Shadow Wood and Copperleaf being completed in 2022.

Bi-Annual Aeration Inspections/Reporting: The bi-annual maintenance event was completed in October. Repairs identified for a cost of \$15,939.00. against a budget of \$35K.

**Note:** April maintenance report has not yet been received.

**Landscape Maintenance:** Updates to be provided by GulfScapes.

Landscape Contract Agreement: Is set to expire November 30, 2024. Current contract breakdown for Budget Purposes:

Three Oaks/Coconut Road: \$716,611.00  
Enrichment Center: \$100,167.00

Landscape Capitol Improvement Renovation Projects/Coconut Road-Three Oaks/Imperial: As approved by the Board at the January 25<sup>th</sup> meeting: This project is set to commence June 1<sup>st</sup>. Total Cost \$567,967.00. Is in anticipated that this project will be completed by the end of August, weather permitting.

Landscape Capitol Improvement Renovation Enrichment Center: As approved at the January 25<sup>th</sup> meeting: This project has been completed. Total Cost \$12,815.00.

**Sidewalk Capitol Improvement Project:**

Asphalt Pathway Milling and Resurfacing, as approved at the March 22<sup>nd</sup> meeting Johnson Engineering Services Agreement \$172,885.00.

Root Barrier- Sidewalk Project: As approved at the January 25<sup>th</sup> meeting, this project has been completed and paid through the O&M budget as directed by the Board. Total Cost \$159,700.00. And was completed during the month of March.

**Holiday Lighting Program: 2023/24 Budget Purposes:**

Enrichment Center: Current Contract Agreement with Brimmers is \$6,500.00. For budget purposes the 2023/34 contract has increased to: \$7K.

Coconut Road US 41 Entry & Williams Road/Three Oaks Monument: The current contract with Trimmers is \$4,200.00 (no increases although set to expire January 2024).

**Fountain Maintenance Program: 2023/24 Budget Purposes:**

Enrichment Center: The current contract with Sweetwater is set to expire September 30, 2023. Sweetwater has indicated that they will continue to hold their current pricing: \$21,300.00 – Interactive Fountain & \$9,060.00 for the decorative fountain.

**Janitorial Services:** Current contract with Jan-Pro expired February 28, 2023. Current Cost \$7,500.00 and includes three days per week of service with one day on the weekend. Staff is currently in the process of renewing the contract.

**Note:** Ice Machine Lease/Rental: As previously approved, one time set up fee of \$588.00 with an annual rental cost of \$3,528.00 (for budget purposes).

**Commons Club at the Brooks:** Staff inadvertently paid an invoice for \$4,787.00 for Court Reserve, Pickleball Reservations System. Reimbursement has been requested.



**BROOKS OF BONITA SPRINGS  
&  
BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICTS**

**STAFF  
REPORTS  
DI**

# WRATHELL, HUNT & ASSOCIATES LLC.

2300 GLADES RD, #410W  
BOCA RATON FL 33431

Lee County FL – Community Development Districts

04/15/2023

<b>NAME OF COMMUNITY DEVELOPMENT DISTRICT</b>	<b>NUMBER OF REGISTERED VOTERS AS OF 04/15/2023</b>
Babcock Ranch	0
Bay Creek	790
Bayside Improvement	3,043
Beach Road Golf Estates	1,302
Brooks I of Bonita Springs	2,240
Brooks II of Bonita Springs	1,516
Coral Bay	0
East Bonita Beach	485
Mediterra	451
Parklands Lee	565
Parklands West	599
River Hall	2,433
River Ridge	1,482
Savanna Lakes	0
Stonewater	76
Stoneybrook	1,776
University Square	0
University Village	0
Verandah East	917
Verandah West	977
Waterford Landing	1,529
WildBlue	721

Send to: Daphne Gillyard [gillyardd@whhassociates.com](mailto:gillyardd@whhassociates.com) Phone: 561-571-0010

Tammy Lipa – Voice: 239-533-6329  
Email: [tlipa@lee.vote](mailto:tlipa@lee.vote)

**BROOKS OF BONITA SPRINGS  
&  
BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICTS**

**STAFF  
REPORTS  
DII**

**BROOKS OF BONITA SPRINGS AND BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICTS**

**BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 JOINT MEETING SCHEDULE**

**LOCATION**

*The Commons Club at The Brooks Enrichment Center, 9930 Coconut Road, Bonita Springs, Florida 34135*

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 26, 2022</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>January 25, 2023*</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>March 22, 2023</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>April 26, 2023</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>July 26, 2023</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>August 23, 2023</b>	<b>Public Hearing &amp; Regular Meeting</b> <i>adoption of Fiscal Year 2024 budget</i>	<b>1:00 PM</b>

*\*January 25, 2023 Meeting must end by 3PM*