

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

July 27, 2022

**BOARD OF SUPERVISORS
JOINT REGULAR MEETING
AGENDA**

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

July 20, 2022

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 July 27, 2022 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, 2021, Prepared by Grau & Associates
4. Consideration of Resolution 2022-03, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2021

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, 2021, Prepared by Grau & Associates
6. Consideration of Resolution 2022-03, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2021

JOINT BUSINESS ITEMS

7. Update: Copperleaf Lake Modification for Project 2024 (*Ken Kadel & David Dore-Smith*)

8. Discussion/Consideration: Village of Estero Proposed Imperial Parkway Signage Request
 - CDD Monument Update
9. Landscape Report: GulfScapes
10. Consideration of GulfScapes Landscape Management Services Proposals for Landscape Renovations
 - A. Clock 1 – Railroad Tracks East on Coconut Road to Spring Run Entrance [\$48,625.00]
 - B. Clock 2 – Spring Run Entrance East on Coconut Road to Enrichment Center [\$51,902.00]
 - C. Clock 3 – Enrichment Center Entrance East on Coconut Road to Lighthouse Bay Entrance [68,891.00]
 - D. Clock 4 – Three Oaks and Coconut Light South on Imperial to End of Brooks [\$36,795.00]
 - E. Clock 5 – Three Oaks and Coconut Light North on Three Oaks to Copperleaf Entrance [\$106,940.00]
 - F. Clock 6 – Copperleaf Entrance North to Bridge [\$113,128.00]
 - G. Clock 7 – Three Oaks Parkway Bridge, North to Williams Road [\$56,906.75]
 - H. Clock 8 – 41 East on Coconut Road to Railroad Tracks [\$44,337.50]
11. Continued Discussion: Results of Coconut Point Developers, LLC, Court Filing
12. Continued Discussion: The Commons Club Contract
13. Discussion/Consideration: Integra Realty Resources Appraisal
14. Presentation/Discussion: Brooks Lake Audit
15. Consideration of Architectural Fountains, Inc., Interactive Fountain Proposal for Feberglass Equipment Enclosure
16. Pickleball Discussion Items
 - A. Concept Plans - #1, #2 and #3
 - B. Pickleball Facility Project Schedule

17. Consideration of Award of Contract for Lake and Wetland Management

- Bid Analysis

18. Continued Discussion: Proposed Budgets for Fiscal Year 2022/2023

19. Acceptance of Unaudited Financial Statements as of June 30, 2022

20. Approval of April 27, 2022 Joint Regular Meeting Minutes

21. Staff Reports

A. District Counsel: *Dan Cox, Esquire*

- Update: RFQ for Pickleball Facility Management

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

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

- Monthly Status Report - Field Operations

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

- NEXT MEETING DATE: August 24, 2022 at 1:00 P.M. {Public Hearing on Adoption of Fiscal Year 2023 Budget}

○ QUORUM CHECK – BROOKS OF BONITA SPRINGS

William Stoehr	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
James Merritt	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Sandra Varnum	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Rollin Crawford	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Bill Docherty, Jr.	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

○ QUORUM CHECK – BROOKS OF BONITA SPRINGS II

Ray Pierce	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Ken D. Gould	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Thomas Brown	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Thomas Bertucci	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Joseph Bartoletti	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

22. Supervisors' Requests

23. Public Comments (*non-agenda items only; four (4)-minute time limit*)
24. 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, 2021**

**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 Financial Statements

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, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes 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.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with 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. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements 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 entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

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, 2021, 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.

Other Matters

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, 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

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The information for compliance with FL Statute 218.39 (3) (c) is not a required part of the basic financial statements. The information for compliance with FL Statute 218.39 (3) (c) has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 27, 2022, 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.

B... & Associates

June 27, 2022

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, 2021. 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, 2021 resulting in a net position balance of \$13,638,141.
- The change in the District's total net position in comparison with the prior fiscal year was \$(182,380), 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, 2021, the District's governmental funds reported combined ending fund balances of \$440,570, a decrease of \$(66,386) 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.

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,	
	2021	2020
Current and other assets	\$ 633,479	\$ 579,197
Capital assets, net of depreciation	13,883,193	14,166,374
Total assets	<u>14,516,672</u>	<u>14,745,571</u>
Current liabilities	108,531	75,050
Long-term liabilities	<u>770,000</u>	<u>850,000</u>
Total liabilities	<u>878,531</u>	<u>925,050</u>
Net position		
Net investment in capital assets	13,113,193	13,316,374
Restricted	93,895	90,796
Unrestricted	<u>431,053</u>	<u>413,351</u>
Total net position	<u>\$ 13,638,141</u>	<u>\$ 13,820,521</u>

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:

	2021	2020
Revenues:		
Program revenues		
Charges for services	\$ 1,552,949	\$ 1,476,471
Operating grants and contributions	7,240	202,247
General revenues		
Unrestricted investment earnings	125	410
Total revenues	<u>1,560,314</u>	<u>1,679,128</u>
Expenses:		
General government	224,919	210,946
Maintenance and operations	1,466,566	1,488,038
Interest	42,959	55,942
Cost of issuance	8,250	-
Total expenses	<u>1,742,694</u>	<u>1,754,926</u>
Change in net position	<u>(182,380)</u>	<u>(75,798)</u>
Net position - beginning	<u>13,820,521</u>	<u>13,896,319</u>
Net position - ending	<u>\$ 13,638,141</u>	<u>\$ 13,820,521</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2021 was \$1,742,694. Program revenues are comprised primarily of assessments. The remainder of the current fiscal year revenue includes interest revenue and miscellaneous income. The decrease in expenses was due to lower interest.

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, 2021.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2021, the District had \$22,115,924 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$8,232,731 has been taken, which resulted in a net book value of \$13,883,193. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2021, the District had \$740,000 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, 2021**

	Governmental Activities
ASSETS	
Cash	\$ 435,453
Accounts receivable	95,941
Assessments receivable	1,214
Prepays and deposits	100,871
Capital assets:	
Nondepreciable	10,843,102
Depreciable, net	3,040,091
Total assets	14,516,672
 LIABILITIES	
Accounts payable	96,431
Accrued interest payable	11,563
Due to other governments	537
Non-current liabilities:	
Due within one year	85,000
Due in more than one year	685,000
Total liabilities	878,531
 NET POSITION	
Net investment in capital assets	13,113,193
Restricted for debt service	93,895
Unrestricted	431,053
Total net position	\$ 13,638,141

See notes to the financial statements

**BROOKS OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

<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	\$ 224,919	\$ 224,919	\$ -	\$ -
Maintenance and operations	1,466,566	1,223,730	7,232	(235,604)
Interest on long-term debt	42,959	104,300	8	61,349
Cost of issuance	8,250	-	-	(8,250)
Total governmental activities	1,742,694	1,552,949	7,240	(182,505)
General revenues:				
Unrestricted investment earnings				125
Total general revenues				125
Change in net position				(182,380)
Net position - beginning				13,820,521
Net position - ending				\$ 13,638,141

See notes to the financial statements

**BROOKS OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2021**

	Major Funds		Total
	General	Debt Service	Governmental Funds
ASSETS			
Cash	\$ 435,453	\$ -	\$ 435,453
Assessments receivable	1,214	-	1,214
Accounts receivable	95,941	-	95,941
Prepays and deposits	525	100,346	100,871
Due from other funds	-	5,112	5,112
Total assets	\$ 533,133	\$ 105,458	\$ 638,591
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES			
Liabilities:			
Accounts payable	\$ 96,431	\$ -	\$ 96,431
Due to other government	537	-	537
Due to other funds	5,112	-	5,112
Total liabilities	102,080	-	102,080
Deferred inflows of resources:			
Unavailable revenue	95,941	-	95,941
Total deferred inflows of resources	95,941	-	95,941
Fund balances:			
Nonspendable:			
Prepaid items	525	-	525
Restricted for:			
Debt service	-	105,458	105,458
Assigned to:			
Capital reserves	315,788	-	315,788
Unassigned	18,799	-	18,799
Total fund balances	335,112	105,458	440,570
Total liabilities, deferred inflows of resources, and fund balances	\$ 533,133	\$ 105,458	\$ 638,591

See notes to the financial statements

**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, 2021**

Fund balance - governmental funds \$ 440,570

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	22,115,924	
Accumulated depreciation	(8,232,731)	13,883,193

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.

95,941

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.

Judgements and claims	(30,000)	
Accrued interest payable	(11,563)	
Notes payable	(740,000)	(781,563)

Net position of governmental activities	\$ 13,638,141
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See notes to the financial statements

**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, 2021**

	Major Funds		Total Governmental Funds
	General	Debt Service	
REVENUES			
Assessments	\$ 1,372,447	\$ 104,300	\$ 1,476,747
Interest income	125	8	133
Miscellaneous	7,232	-	7,232
Total revenues	<u>1,379,804</u>	<u>104,308</u>	<u>1,484,112</u>
EXPENDITURES			
Current:			
General government	254,919	-	254,919
Maintenance and operations	1,141,488	-	1,141,488
Debt service:			
Principal	-	790,000	790,000
Interest	-	53,944	53,944
Cost of Issuance	-	8,250	8,250
Capital outlay	41,897	-	41,897
Total expenditures	<u>1,438,304</u>	<u>852,194</u>	<u>2,290,498</u>
Excess (deficiency) of revenues over (under) expenditures	(58,500)	(747,886)	(806,386)
OTHER FINANCING SOURCES			
Note proceeds	-	740,000	740,000
Total other financing sources	<u>-</u>	<u>740,000</u>	<u>740,000</u>
Net change in fund balances	(58,500)	(7,886)	(66,386)
Fund balances - beginning	<u>393,612</u>	<u>113,344</u>	<u>506,956</u>
Fund balances - ending	<u>\$ 335,112</u>	<u>\$ 105,458</u>	<u>\$ 440,570</u>

See notes to the financial statements

**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, 2021**

Net change in fund balances - total governmental funds	\$	(66,386)
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.		41,897
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the governmental fund financial statements.		76,202
Governmental funds report the face amount of Notes issued as financial resources when debt is first issued, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position.		(740,000)
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.		790,000
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.		<u>10,985</u>
Change in net position of governmental activities	\$	<u>(182,380)</u>

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*.

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 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2021 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land and land improvements	\$ 10,843,102	\$ -	\$ -	\$ 10,843,102
Total capital assets, not being depreciated	10,843,102	-	-	10,843,102
Capital assets, being depreciated				
Equipment	361,965	-	-	361,965
Buildings and improvements	1,416,582	-	-	1,416,582
Infrastructure	9,452,378	41,897	-	9,494,275
Total capital assets, being depreciated	11,230,925	41,897	-	11,272,822
Less accumulated depreciation for:				
Equipment	262,297	10,053	-	272,350
Buildings and improvements	1,416,582	-	-	1,416,582
Infrastructure	6,228,774	315,025	-	6,543,799
Total accumulated depreciation	7,907,653	325,078	-	8,232,731
Total capital assets, being depreciated, net	3,323,272	(283,181)	-	3,040,091
Governmental activities capital assets	\$ 14,166,374	\$ (283,181)	\$ -	\$ 13,883,193

Depreciation expense was charged to maintenance and operations function.

NOTE 6 – LONG TERM LIABILITIES

Series 2001

On July 1, 2001, the District issued \$1,555,000 of Capital Improvement Revenue Bonds, Series 2001 due on May 1, 2031 with a fixed interest rate of 6.85%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially from May 1, 2002 through May 1, 2031. The Series 2001 Bonds were refunded by the issuance of Capital Improvement Revenue Refunding Bonds Series 2021.

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. In addition, the District has a prepaid prepayments of \$100,345 in which principal prepayment was made and later reversed. Also, subsequent to year end the District made an additional prepayment of \$85,359 which was also reversed. Subsequent to year end the District prepaid both amounts on May 1, 2022.

NOTE 6 – 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, 2021.

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. See Note 8 for more details.

Long-term debt activity

Changes in long-term liability activity for the fiscal year ended September 30, 2021 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2001	\$ 790,000	\$ -	\$ 790,000	\$ -	\$ -
Series 2021	-	740,000	-	740,000	55,000
Judgements and claims	60,000	-	30,000	30,000	30,000
Total	<u>\$ 850,000</u>	<u>\$ 740,000</u>	<u>\$ 820,000</u>	<u>\$ 770,000</u>	<u>\$ 85,000</u>

At September 30, 2021, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2022	\$ 55,000	\$ 27,750	\$ 82,750
2023	55,000	25,688	80,688
2024	60,000	23,625	83,625
2025	65,000	21,375	86,375
2026	70,000	18,938	88,938
2027-2031	435,000	51,375	486,375
Total	<u>\$ 740,000</u>	<u>\$ 168,751</u>	<u>\$ 908,751</u>

NOTE 7 – 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 8 – 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, 2021**

	Budgeted Amounts	Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original & Final		
REVENUES			
Assessments	\$ 1,366,564	\$ 1,372,447	\$ 5,883
Interest	2,300	125	(2,175)
Miscellaneous	116,124	7,232	(108,892)
Total revenues	1,484,988	1,379,804	(105,184)
EXPENDITURES			
Current:			
General government	247,800	254,919	(7,119)
Maintenance and operations	1,241,239	1,141,488	99,751
Capital outlay	42,705	41,897	808
Total expenditures	1,531,744	1,438,304	93,440
Excess (deficiency) of revenues over (under) expenditures	(46,756)	(58,500)	(11,744)
OTHER FINANCING SOURCES			
Use of funds	46,756	-	(46,756)
	46,756	-	(46,756)
Net change in fund balances	\$ -	(58,500)	\$ (58,500)
Fund balance - beginning		393,612	
Fund balance - ending		\$ 335,112	

See notes to required supplementary information

**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, 2021.

**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 9/30/2021	0
Number of independent contractors compensated in September 2021	3
Employee compensation for FYE 9/30/2021 (paid/accrued)	N/A
Independent contractor compensation for FYE 9/30/2021	\$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 9/30/2021	Not applicable
Ad valorem taxes collected FYE 9/30/2021	Not applicable
Outstanding Bonds:	Not applicable
Non ad valorem special assessments;	
Special assessment rate FYE 9/30/2021	Operations and maintenance - \$599.36-\$11,987.12
	Debt service - \$700.61-\$13,514.31
Special assessments collected FYE 9/30/2021	\$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, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated June 27, 2022.

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.

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 June 27, 2022.

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.

Bhav & Associates

June 27, 2022



Grau & Associates
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**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, 2021. 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, 2021.

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.

Grau & Associates

June 27, 2022



**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, 2021, and have issued our report thereon dated June 27, 2022.

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 June 27, 2022, 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.

Grau & Associates

June 27, 2022

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

2021-01 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, 2021.

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

2020-01 Budget: Finding has been resolved.

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, 2020, 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, 2021, 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, 2021, 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, 2021. 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**

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RESOLUTION 2022-03

**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, 2021**

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 2021;

**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 2021, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2021, for the period ending September 30, 2021; and
2. A verified copy of said Audited Financial Report for Fiscal Year 2021 shall be attached hereto as an exhibit to this Resolution, in the District's "Official Record of Proceedings".

PASSED AND ADOPTED this 27th day of July, 2022.

**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**

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**BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2021**

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

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Grau & Associates
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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 Financial Statements

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, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes 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.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with 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. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements 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 entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

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, 2021, 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.

Other Matters

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, 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

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The information for compliance with FL Statute 218.39 (3) (c) is not a required part of the basic financial statements. The information for compliance with FL Statute 218.39 (3) (c) has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 27, 2022, 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.

B
Law & Associates

June 27, 2022

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, 2021. 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, 2021 resulting in a net position balance of \$15,463,526.
- The change in the District's total net position in comparison with the prior fiscal year was \$387,495, 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, 2021, the District's governmental funds reported combined ending fund balances of \$942,937, a decrease of (\$30,453) 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.

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,	
	2021	2020
Current and other assets	\$ 1,048,489	\$ 986,093
Capital assets, net of depreciation	24,374,754	24,797,634
Total assets	25,423,243	25,783,727
Deferred outflows of resources	664,466	730,913
Total assets and deferred outflows of resources	26,087,709	26,514,640
Current liabilities	188,183	161,609
Long-term liabilities	10,436,000	11,277,000
Total liabilities	10,624,183	11,438,609
Net position		
Net investment in capital assets	14,603,220	14,251,547
Restricted	525,187	520,180
Unrestricted	335,119	304,304
Total net position	\$ 15,463,526	\$ 15,076,031

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,	
	2021	2020
Revenues:		
Program revenues		
Charges for services	\$ 1,976,489	\$ 1,931,614
Operating grants and contributions	3,821	110,791
General revenues		
Unrestricted investment earnings	209	393
Total revenues	<u>1,980,519</u>	<u>2,042,798</u>
Expenses:		
General government	116,364	110,253
Maintenance and operations	1,041,798	1,046,349
Interest	426,612	464,057
Bond issue costs	8,250	-
Total expenses	<u>1,593,024</u>	<u>1,620,659</u>
Change in net position	<u>387,495</u>	<u>422,139</u>
Net position - beginning	<u>15,076,031</u>	<u>14,653,892</u>
Net position - ending	<u>\$ 15,463,526</u>	<u>\$ 15,076,031</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2021 was \$1,593,024. 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, 2021 did not exceed appropriations.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2021, the District had \$34,302,504 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$9,927,750 has been taken, which resulted in a net book value of \$24,374,754. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2021, the District had \$10,436,000 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, 2021**

	Governmental Activities
ASSETS	
Cash	\$ 335,338
Accounts receivable	54,943
Assessments receivable	737
Due from other government	30
Prepays	124,921
Restricted assets:	
Investments	532,520
Capital assets:	
Nondepreciable	20,166,074
Depreciable, net	4,208,680
Total assets	25,423,243
 DEFERRED OUTFLOWS OF RESOURCES	
Deferred charge on refunding	664,466
Total deferred outflows of resources	664,466
 LIABILITIES	
Accounts payable	50,609
Accrued interest payable	137,574
Non-current liabilities:	
Due within one year	871,000
Due in more than one year	9,565,000
Total liabilities	10,624,183
 NET POSITION	
Net investment in capital assets	14,603,220
Restricted for debt service	525,187
Unrestricted	335,119
Total net position	\$ 15,463,526

See notes to the financial statements

**BROOKS OF BONITA SPRINGS II COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

<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	\$ 116,364	\$ 116,364	\$ -	\$ -
Maintenance and operations	1,041,798	645,749	3,775	(392,274)
Interest on long-term debt	426,612	1,214,376	46	787,810
Bond issue costs	8,250	-	-	(8,250)
Total governmental activities	1,593,024	1,976,489	3,821	387,286
General revenues:				
Unrestricted investment earnings				209
Total general revenues				209
Change in net position				387,495
Net position - beginning				15,076,031
Net position - ending				\$ 15,463,526

See notes to the financial statements

**BROOKS OF BONITA SPRINGS II COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2021**

	Major Funds			Total Governmental Funds
	General	Debt Service 2021	Debt Service 2017	
ASSETS				
Cash	\$ 335,338	\$ -	\$ -	\$ 335,338
Investments	-		532,520	532,520
Due from other funds	-	5,238	-	5,238
Due from other government	30	-	-	30
Assessments receivable	655	-	82	737
Accounts receivable	54,943	-	-	54,943
Prepays	-	124,921	-	124,921
Total assets	<u>\$ 390,966</u>	<u>\$ 130,159</u>	<u>\$ 532,602</u>	<u>\$ 1,053,727</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 50,609	\$ -	\$ -	\$ 50,609
Due to other funds	5,238	-	-	5,238
Total liabilities	<u>55,847</u>	<u>-</u>	<u>-</u>	<u>55,847</u>
Deferred inflows of resources:				
Unavailable revenue	54,943	-	-	54,943
Total deferred inflows of resources	<u>54,943</u>	<u>-</u>	<u>-</u>	<u>54,943</u>
Fund balances:				
Restricted for:				
Debt service	-	130,159	532,602	662,761
Assigned to:				
Capital reserves	164,864	-	-	164,864
Unassigned	115,312	-	-	115,312
Total fund balances	<u>280,176</u>	<u>130,159</u>	<u>532,602</u>	<u>942,937</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 390,966</u>	<u>\$ 130,159</u>	<u>\$ 532,602</u>	<u>\$ 1,053,727</u>

See notes to the financial statements

**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, 2021**

Fund balance - governmental funds \$ 942,937

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	34,302,504	
Accumulated depreciation	<u>(9,927,750)</u>	24,374,754

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. 664,466

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. 54,943

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	(137,574)	
Bonds and note payable	<u>(10,436,000)</u>	<u>(10,573,574)</u>

Net position of governmental activities		<u><u>\$ 15,463,526</u></u>
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See notes to the financial statements

**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, 2021**

	Major Funds			Total Governmental Funds
	General	Debt Service 2021	Debt Service 2017	
REVENUES				
Assessments	\$ 717,475	\$ 116,180	\$ 1,098,196	\$ 1,931,851
Interest income	209	12	34	255
Miscellaneous	3,775	-	-	3,775
Total revenues	<u>721,459</u>	<u>116,192</u>	<u>1,098,230</u>	<u>1,935,881</u>
EXPENDITURES				
Current:				
General government	116,364	-	-	116,364
Maintenance and operations	597,045	-	-	597,045
Debt service:				
Principal	-	1,075,000	791,000	1,866,000
Interest	-	65,540	316,262	381,802
Bond issuance costs	-	8,250	-	8,250
Capital outlay	21,873	-	-	21,873
Total expenditures	<u>735,282</u>	<u>1,148,790</u>	<u>1,107,262</u>	<u>2,991,334</u>
Excess (deficiency) of revenues over (under) expenditures	(13,823)	(1,032,598)	(9,032)	(1,055,453)
OTHER FINANCING SOURCES				
Bond issuance	-	1,025,000	-	1,025,000
Total other financing sources	<u>-</u>	<u>1,025,000</u>	<u>-</u>	<u>1,025,000</u>
Net change in fund balances	(13,823)	(7,598)	(9,032)	(30,453)
Fund balances - beginning	<u>293,999</u>	<u>137,757</u>	<u>541,634</u>	<u>973,390</u>
Fund balances - ending	<u>\$ 280,176</u>	<u>\$ 130,159</u>	<u>\$ 532,602</u>	<u>\$ 942,937</u>

See notes to the financial statements

**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, 2021**

Net change in fund balances - total governmental funds \$ (30,453)

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. 21,873

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. 44,638

Governmental funds report the face amount of Notes issued as financial
resources when debt is first issued, whereas these amounts are
eliminated in the statement of activities and recognized as long-term
liabilities in the statement of net position. (1,025,000)

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. 1,866,000

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. 21,637

Change in net position of governmental activities \$ 387,495

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*.

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.

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.

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, 2021:

	Amortized Cost	Credit Risk	Maturities
First American Government Obligations Class Y	\$ 532,520	S&P AAAM	Weighted average of the fund portfolio: 44 days
Total Investments	<u>\$ 532,520</u>		

Credit 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.

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, 2021 were as follows:

Fund	Receivable	Payable
General	\$ -	\$ 5,238
Debt service 2021	5,238	-
Total	<u>\$ 5,238</u>	<u>\$ 5,238</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, 2021 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
Total capital assets, not being depreciated	20,166,074	-	-	20,166,074
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	12,292,449	21,873	-	12,314,322
Total capital assets, being depreciated	14,114,557	21,873	-	14,136,430
Less accumulated depreciation for:				
Building and improvements	1,697,195	15,876	-	1,713,071
Furniture, fixtures and equipment	55,884	5,239	-	61,123
Infrastructure - water control and other	7,729,918	423,638	-	8,153,556
Total accumulated depreciation	9,482,997	444,753	-	9,927,750
Total capital assets, being depreciated, net	4,631,560	(422,880)	-	4,208,680
Governmental activities capital assets	\$ 24,797,634	\$ (422,880)	\$ -	\$ 24,374,754

Depreciation expense was charged to maintenance and operations function.

NOTE 7 – LONG TERM LIABILITIES

Series 2003

On December 18, 2003, the District issued \$1,645,000 of Capital Improvement Revenue Bonds, Series 2003A due on May 1, 2034 with a fixed interest rate of 6.125%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially from May 1, 2005 through May 1, 2034. The Series 2003 Bonds were refunded by the issuance of Capital Improvement Revenue Refunding Bonds Series 2021.

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, 2021.

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. In addition, the District had made a prepayment in the amount of \$124,921 in which principal prepayment was made and later reversed. Amount was resubmitted on the May 1, 2022 call date.

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, 2021.

Long-term debt activity

Changes in long-term liability activity for the fiscal year ended September 30, 2021 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2003	\$ 1,075,000	\$ -	\$ 1,075,000	\$ -	\$ -
Series 2017	10,202,000	-	791,000	9,411,000	816,000
Series 2021	-	1,025,000		1,025,000	55,000
Total	<u>\$ 11,277,000</u>	<u>\$ 1,025,000</u>	<u>\$ 1,866,000</u>	<u>\$ 10,436,000</u>	<u>\$ 871,000</u>

At September 30, 2021, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2022	\$ 871,000	\$ 330,179	\$ 1,201,179
2023	897,000	302,820	\$ 1,199,820
2024	928,000	274,656	\$ 1,202,656
2025	956,000	245,498	\$ 1,201,498
2026	994,000	215,439	\$ 1,209,439
2027-2031	5,475,000	587,091	\$ 6,062,091
2032-2034	315,000	24,000	\$ 339,000
Total	<u>\$ 10,436,000</u>	<u>\$ 1,979,683</u>	<u>\$ 12,415,683</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, 2021**

	<u>Budgeted Amounts Original & Final</u>	<u>Actual Amounts</u>	<u>Variance with Final Budget - Positive (Negative)</u>
REVENUES			
Assessments	\$ 713,442	\$ 717,475	\$ 4,033
Interest	1,201	209	(992)
Miscellaneous	60,625	3,775	(56,850)
Total revenues	<u>775,268</u>	<u>721,459</u>	<u>(53,809)</u>
EXPENDITURES			
Current:			
General government	113,666	116,364	(2,698)
Maintenance and operations	648,057	597,045	51,012
Capital outlay	22,295	21,873	422
Total expenditures	<u>784,018</u>	<u>735,282</u>	<u>48,736</u>
Excess (deficiency) of revenues over (under) expenditures	(8,750)	(13,823)	(5,073)
OTHER FINANCING SOURCES			
Use of Funds	8,750	-	(8,750)
Total other financing sources	<u>8,750</u>	<u>-</u>	<u>(8,750)</u>
Net change in fund balances	<u>\$ -</u>	<u>(13,823)</u>	<u>\$ (13,823)</u>
Fund balance - beginning		<u>293,999</u>	
Fund balance - ending		<u>\$ 280,176</u>	

See notes to required supplementary information

**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, 2021 did not exceed 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 9/30/2021	N/A
Number of independent contractors compensated in September 2021	3
Employee compensation for FYE 9/30/2021 (paid/accrued)	N/A
Independent contractor compensation for FYE 9/30/2021	\$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 9/30/2021	Operations and maintenance - \$599.36-\$11,987.7
	Debt service - \$552.22 - \$13,514.61
Special assessments collected FYE 9/30/2021	\$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, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated June 27, 2022.

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.

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 June 27, 2022.

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.

B. Law & Associates

June 27, 2022



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**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, 2021. 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, 2021.

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.

Grau & Associates

June 27, 2022



**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, 2021, and have issued our report thereon dated June 27, 2022.

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 June 27, 2022, 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.

Grau & Associates

June 27, 2022

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

2021-01 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, 2021.

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

2020-01 Budget: Recommendation has been implemented.

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, 2020.

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, 2021, 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, 2021, 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, 2021. 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
&
BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICTS**

6

RESOLUTION 2022-03

**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, 2021**

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 2021;

**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 2021, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2021, for the period ending September 30, 2021; and
2. A verified copy of said Audited Financial Report for Fiscal Year 2021 shall be attached hereto as an exhibit to this Resolution, in the District's "Official Record of Proceedings".

PASSED AND ADOPTED this 27th day of July, 2022.

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

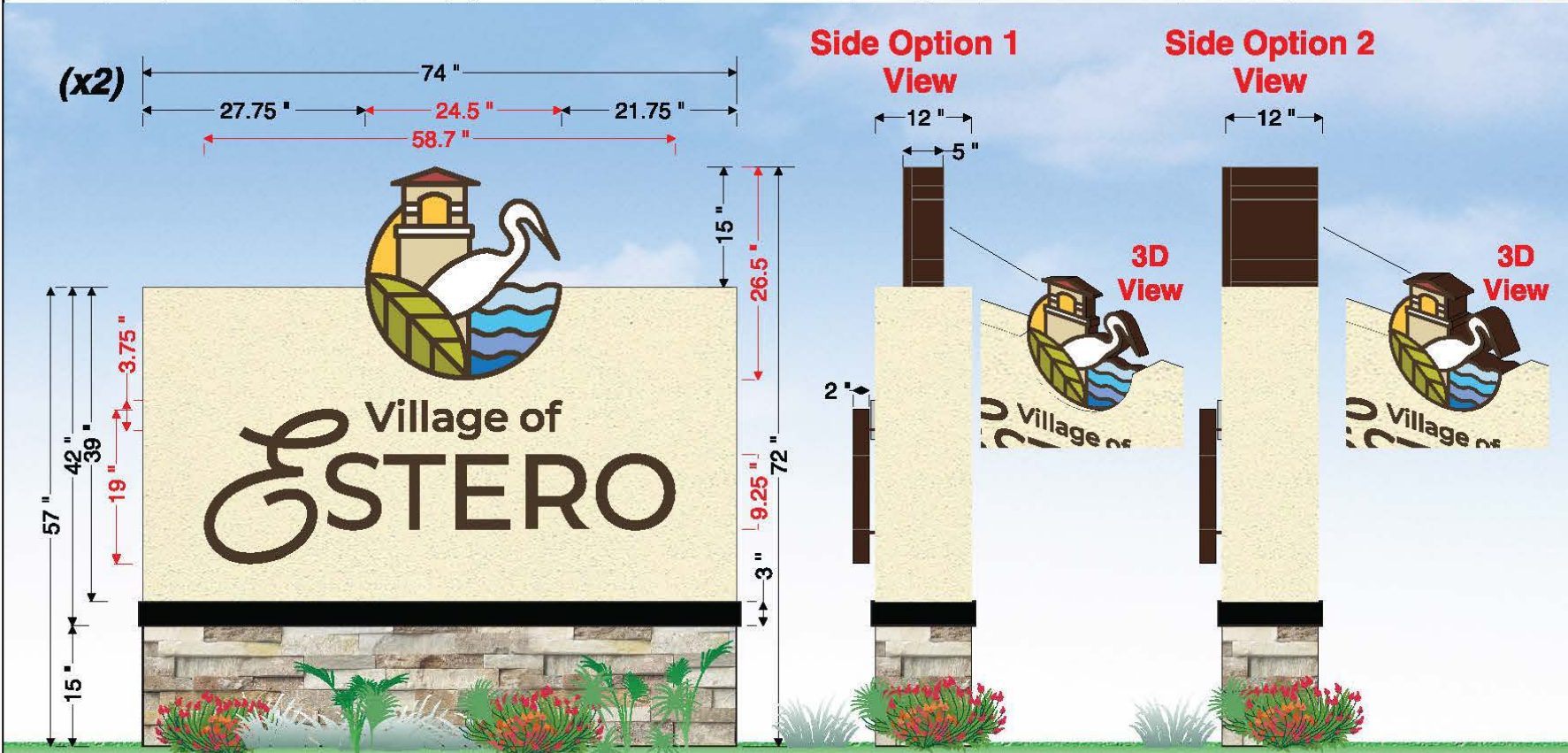
Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

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

8

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Revisions	
1	04/14/21
2	04/19/21
3	XX/XX/XX

- (x2) Custom Single Sided Ground Sign**
 .090 Aluminum construction Top: Painted light Tan Stucco (TBD).
 Bottom: covered w/ Stacked Stone or Stone Veneer (TBD)
- **Reverse Lit Channel Letters** "Estero" .090" aluminum construction w/ 2" returns, painted Brown 3/16" clear Polycarbonate backers & white LEDs.
 - **Push-Trough Letters** "Village of" 1/2" Acrylic . w/ 010 Brown translucent vinyl Internally illuminated w/ White LED's
 - **Top Lit Logo** - 3/16" Milk white acrylic faces, covered with Translucent graphic print, Brown trim caps, Brown (5") returns, back painted Brown & White LEDs.



Engineering

FINAL

APPROVED DRAWING
BY:
ON:



JOB DESCRIPTION: Ground Sign			
File Path: L:\U-Z\Vitalink\87925 - Vitalink - Village of Estero - Ground Signs.fs			
SALES REP:	Matt	ORDERED:	03/16/21
DESIGNER:	ERNEST M	RELEASED:	XX/XX/XX
Initial design plus up to 2 revisions are included in our estimates; additional design work will be billed at \$75/hr.			

Deliver Pick-Up Stock **Price:**
 Shipping Installation \$

Color disclaimer: colors viewed on a screen or printed document will vary. Finished product colors may also vary slightly from specification due to materials and production processes

INTERNATIONAL SIGN ASSOCIATION

E161649 ES12001882

Electrical signs are designed to be installed in compliance with NEC Article 600 and use UL registered components.

P:\Projects\2020\20-0344\001_Monument_Signs_Northbound.ctb Southern_Village_Line\06-CAD\Plans\LCDOT\02-CN.dwg Plotted: Feb 04, 2022 8:44am by sfieldler

1. LOCATION, ELEVATION, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES ARE SHOWN IN ACCORDANCE WITH THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE PLANS BUT DO NOT PURPORT TO BE ABSOLUTELY CORRECT. THERE MAY BE OTHER IMPROVEMENTS, UTILITIES, ETC. WITHIN THE PROJECT AREA WHICH MAY HAVE BEEN INSTALLED OR CONSTRUCTED SINCE THE PREPARATION OF THESE PLANS.
2. THE INFORMATION PROVIDED IN THESE PLANS IS SOLELY TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF THE CONDITIONS WHICH MAY BE ENCOUNTERED DURING THE COURSE OF THIS WORK. ALL CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT WHATEVER INVESTIGATIONS THEY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSIONS REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED, AND UPON WHICH THEIR BIDS WILL BE BASED.
3. THE CONTRACTOR SHALL VERIFY THE LOCATION, ELEVATION, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES AFFECTING THEIR WORK AND SHALL COMPLY WITH ALL STATE, COUNTY, AND LOCAL ORDINANCES AND OBTAIN ANY NECESSARY WORK PERMITS THAT MAY BE REQUIRED PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE VARIOUS UTILITIES COMPANIES, AS ESTABLISHED BY THE UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, AS ESTABLISHED BY THE "UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT."
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OF THE COORDINATION OF CONSTRUCTION SCHEDULING BETWEEN THE CONTRACTOR AND ALL UTILITY AGENCIES.

NOTE: THIS INCLUDES MEETING WITH UTILITY AGENCIES PRIOR TO THE PRE-CONSTRUCTION CONFERENCE TO ADJUST THEIR SCHEDULES TO COINCIDE WITH THE CONTRACTORS CONSTRUCTION SCHEDULE. (REFERENCE CONTRACT DOCUMENTS.)
6. THE COUNTY RESERVES THE RIGHT TO PERFORM QUALITY ASSURANCE TESTING ON ALL MATERIALS DELIVERED TO THE PROJECT AND TO REJECT ALL MATERIALS NOT MEETING ACCEPTABLE STANDARDS.
7. ALL PROPOSED STORM SEWER PIPES SHALL BE RCP CLASS III UNLESS OTHERWISE NOTED ON THE PLANS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE STAKE-OUT OF THE PROJECT, I.E., LINE, GRADE, SLOPE STAKE, UTILITY RELOCATIONS OR ANY OTHER STAKE-OUT THAT MAY BE REQUIRED TO COMPLETE THE PROJECT ACCORDANCE WITH THE PLANS AND SPECIFICATIONS, ANY AND ALL EXPENSES INCURRED FOR THIS WORK SHALL BE INCLUDED IN THE UNIT PRICE BID FOR OTHER ITEMS. NO ADDITIONAL PAYMENT SHALL BE MADE FOR THIS WORK.
9. OVERALL CLEAN-UP SHALL BE ACCOMPLISHED BY THE CONTRACTOR IN ACCORDANCE WITH COUNTY STANDARDS OR AS DIRECTED BY THE ENGINEER. ANY AND ALL EXPENSES INCURRED FOR THIS WORK SHALL BE INCLUDED IN THE UNIT PRICE BID FOR OTHER ITEMS.
10. THE CONTRACTOR SHALL ENDEAVOR TO PROTECT PRIVATE PROPERTY, ANY DAMAGE CAUSED BY THE CONTRACTOR IN THE PERFORMANCE OF HIS WORK SHALL BE CORRECTED TO THE SATISFACTION OF THE ENGINEER. PAYMENT SHALL NOT BE MADE FOR THIS WORK.
11. ANY DAMAGE TO STATE, COUNTY, OR LOCAL ROADS CAUSED BY THE CONTRACTOR'S HAULING OR EXCAVATION EQUIPMENT SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE ENGINEER.
12. ALL EROSION CONTROL FENCES AND BARRIERS SHALL BE ERECTED PRIOR TO ANY LAND ALTERATIONS, MAINTAINED DURING CONSTRUCTION, AND REMOVED FOLLOWING SOIL STABILIZATION AND FINAL DRESSING. EROSION CONTROL MEASURES SHALL BE MONITORED AND ADJUSTED AS NECESSARY TO PREVENT SEDIMENT FROM LEAVING THE PROJECT SITE.

R E V I S I O N S	
NO.	DESCRIPTION

DESIGNED BY	DATE	SF
DRAWN BY	DATE	SF
CHECKED BY	DATE	PB
APPROVED BY	DATE	PB

GENERAL NOTES

LIMITED DEVELOPMENT ORDER
PLANS FOR MONUMENT SIGNS IN
VILLAGE OF ESTERO
9401 CORKSCREW PALMS CIR
ESTERO, FL 33928
LEE COUNTY, FLORIDA

DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE



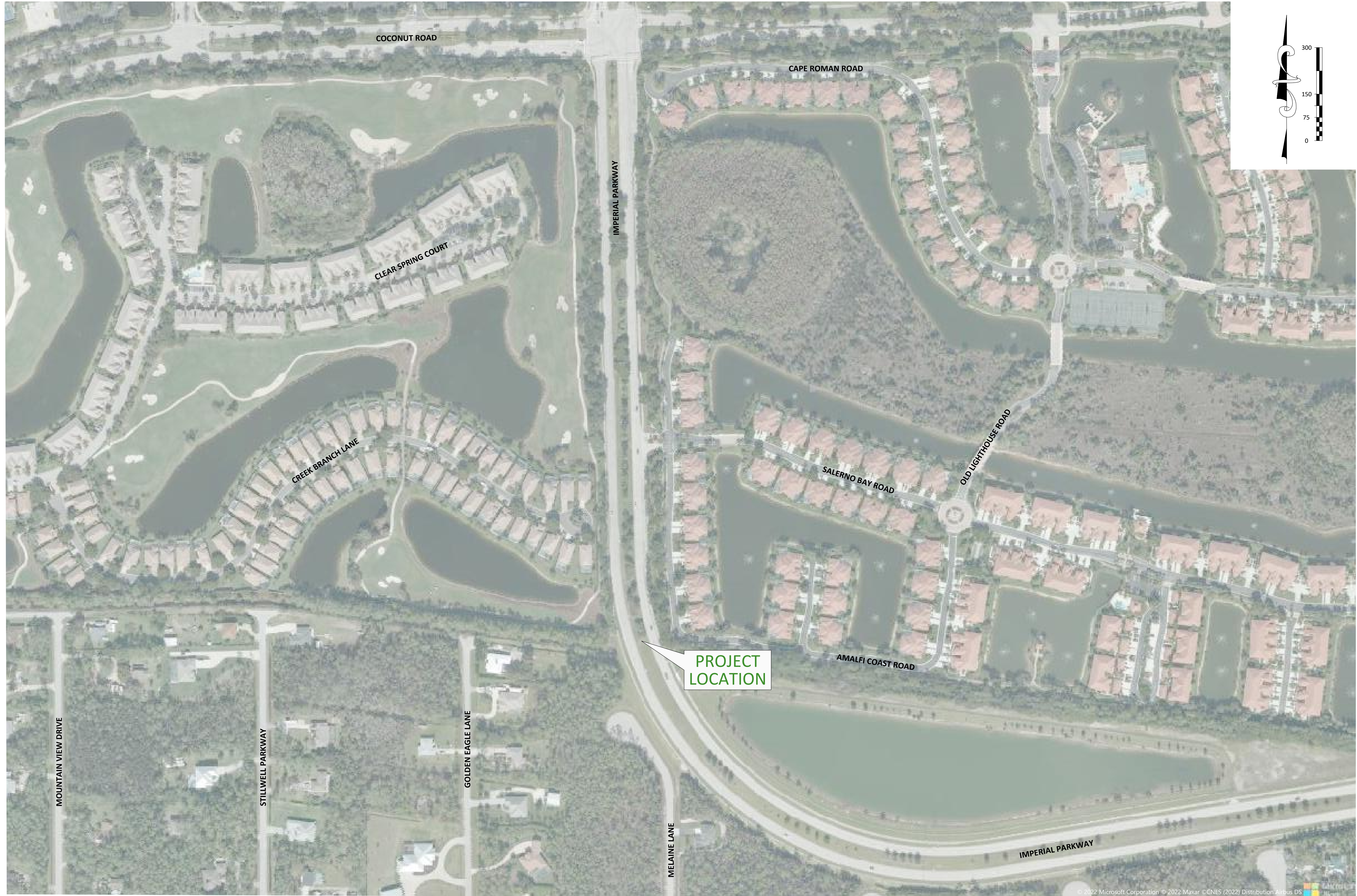
ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS

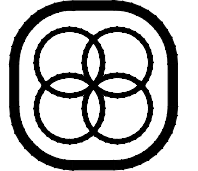
1404 Dean Street Suite 101 - Fort. Myers, Florida 33901
Phone: 239.206.5093 WWW.DRMP.COM

DRMP, Inc.

Paul Bervie, PE Florida P. E. No.: 72261
PROJECT NO.: 20-0344.001
SCALE: NO SCALE
DATE: February 2022
DRAWING: C02

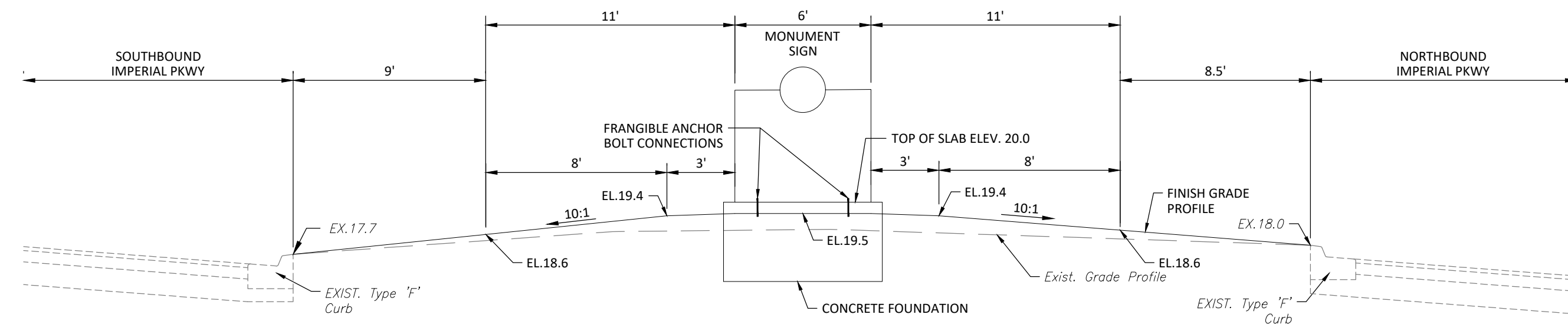
P:\Projects\2020-0344_001_Monument_Signs_Northbound_at_Southern_Village_Line\06-CAD\Plans\LCD01\03-Aerial.dwg Plotted: Feb 04, 2022 - 8:48am by sfeidler



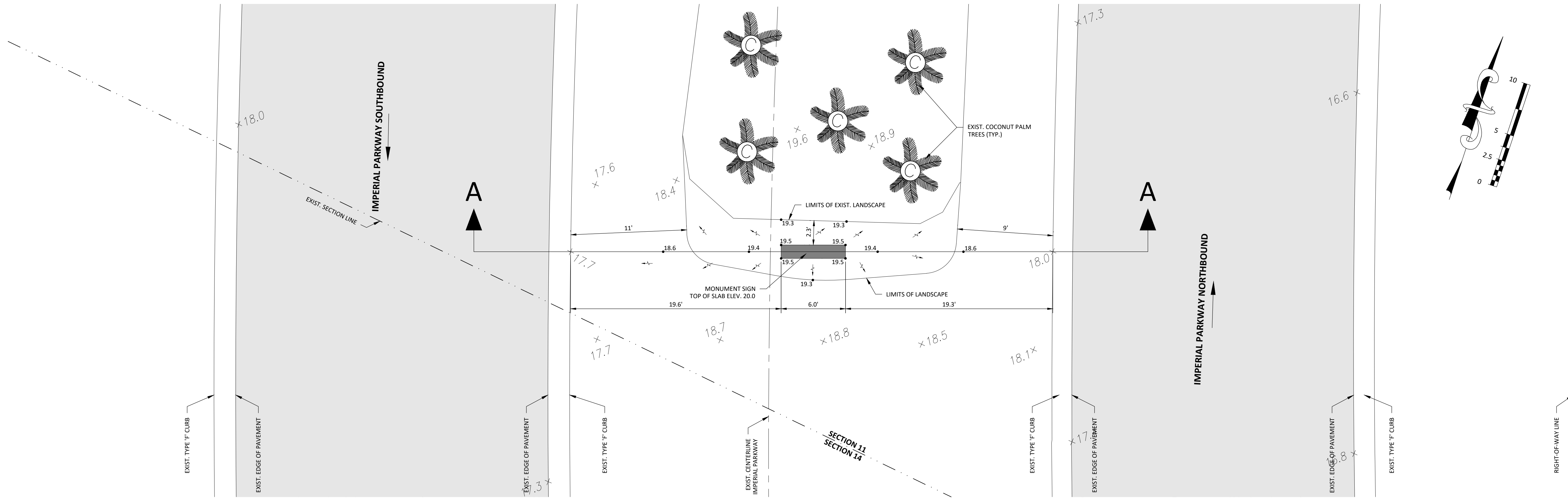
DESIGNED BY		SF	REVISIONS	
DRAWN BY		SF	NO.	DATE
CHECKED BY		PB	DESCRIPTION	
APPROVED BY		PB	BY	
LIMITED DEVELOPMENT ORDER VILLAGE OF ESTERO 9401 CORKSCREW PALMS CIR ESTERO, FL 33928 LEE COUNTY, FLORIDA			AERIAL PLAN	
 DRMP, Inc. ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS		1404 Dean Street Suite 101 - Fort Myers, Florida 33901 Phone: 239.206.5093 WWW.DRMP.COM		
Paul Bervie, PE Florida P.E. No.: 72261		PROJECT NO.:		
PROJECT NO.:		20-0344.001		
SCALE:		1" = 150'		
DATE:		February 2022		
DRAWING:		C03		

P:\Projects\2020\0344\001_Monument_Signs_Northbound_at_Southern_Village_Line\CAD\Plans\LCDOT\04-Site.dwg Plotted: Feb 04, 2022 9:55am by sfeidler

LEGEND	
\times 18.8	EXISTING GRADE
	EXISTING COCONUT PALM
• 19.4	PROPOSED GRADE
	FLOW ARROW



SECTION A-A
Scale: 1" = 5'



SITE PLAN
Scale: 1" = 5'

LIMITED DEVELOPMENT ORDER
VILLAGE OF ESTERO
 9401 CORKSCREW PALMS CIR
 ESTERO, FL 33928
 LEE COUNTY, FLORIDA

SITE PLAN

DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PREFERENCE

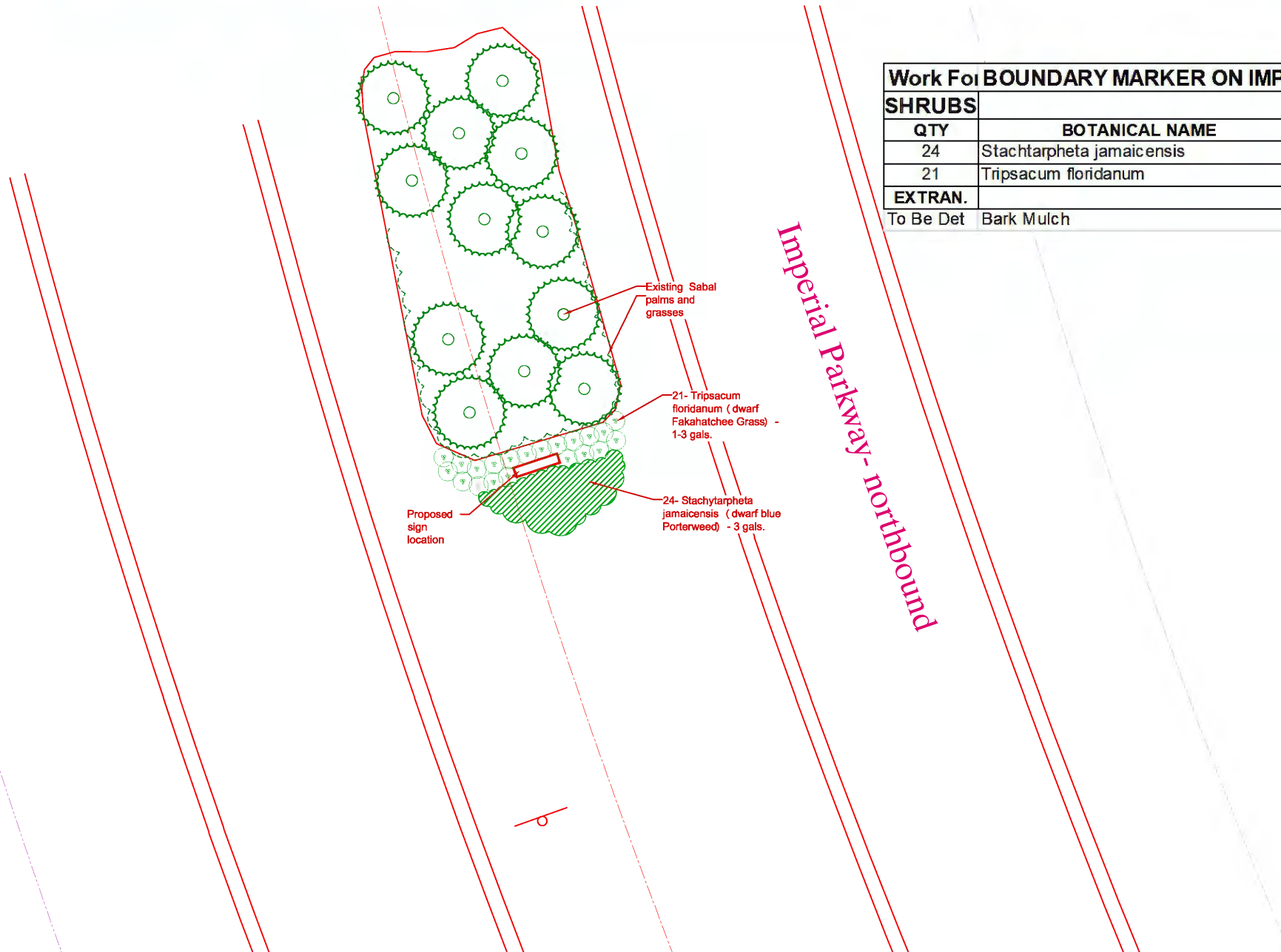
DRMP
 ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS
 1404 Dean Street Suite 101 - Fort Myers, Florida 33901
 Phone: 239.206.5053 WWW.DRMP.COM

DRMP, Inc.

DESIGNED BY	SF
DRAWN BY	SF
CHECKED BY	PB
APPROVED BY	PB

REVISIONS	
NO.	DATE

Paul Bervie, PE
 Florida P.E. No.: 72261
 PROJECT NO.:
 20-0344.001
 SCALE:
 AS NOTED
 DATE:
 February 2022
 DRAWING:
C04



Work For BOUNDARY MARKER ON IMPERIAL PARKWAY			
SHRUBS			
QTY	BOTANICAL NAME	DESCRIPTION	SIZE
24	Stachytarpheta jamaicensis	DWARF PORTERWEED	3 gals., plant 30"o.c.
21	Tripsacum floridanum	DWARF FAKAHATCHEE	1-3 gal.
EXTRAN.			
To Be Det	Bark Mulch		3" deep

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

9



Brooks CDD I and II **Landscape Renovation Recommendations**

As requested, we have reviewed the existing landscaping at Brooks CDD I and II to make recommendations for landscape renovations and improvements. It is our recommendation that these findings be used as a general outline to complete a master renovation plan which could be budgeted and implemented over a pre-determined time frame. Creating and following a master landscape renovation plan would provide a more consistent look through-out the property and avoid the hodgepodge effect when renovation decisions are made separately over time and often by different people with different approaches. This master plan could be completed by a Landscape Architect or GulfScapes in conjunction with the CDD.

Property Overview:

Overall the property is in good condition. The property has a mature and healthy tree canopy. The Floratam turf is generally in good condition, although there are some areas that have some intrusion from Bermuda grass and Crabgrass that should be killed and re-sodded. The main area of concern and need for improvement are the shrub beds.

The shrub beds have many bare areas where plants have been removed. There are also many beds with declining plant material due to age or poor plant selection. Some plant beds have healthy plants, but they are the wrong plant for the area and cause encroachment on sidewalks streets or sight line issues at intersections.

This past January we completed a survey of the existing landscape beds in order to provide an estimate to the CDD of what it would cost to replace the dead and missing plant material. This estimate came to approximately \$250,000.00 and that is only to replace the dead or missing plant material with like in kind plant material. It is our rough estimate that a complete renovation of the shrub beds could cost in the range of \$250,000.00 to \$500,000.00 depending on the scope. The landscaping at The Brooks is close to twenty years old and the first area to show decline as a property ages are the shrubs. Most shrubs in Southwest Florida have a 10-15-year lifespan, they may live longer than that, but they will show decline.

I would like to emphasize again that if you move forward with this project that a master landscape renovation plan be put in place. Part of this master plan should include using plants with a proven track record in our area for longevity and ease of maintenance. Also, plants that require minimal fertilization, disease control and pest control should be used as much as possible. Fertilizer and pesticide use are becoming a bigger issue with our clients and the population in general and should be taken into consideration.

Landscape Renovation Recommendations:

- **Eliminate Small Planter Beds**

There are many very small planter beds that could be eliminated and changed to sod. The landscaping along the CDD is a streetscape that is viewed primarily by people in cars traveling 45 mph, or in most cases faster. These small beds serve no real aesthetic value as they go by and if anything, they just break-up the landscape adding to the hodgepodge feel. A streetscape should consist of larger flowing areas of landscaping. Sodding of these small beds would be cheaper than replanting, improve visual flow and increase landscape maintenance efficiency.



- Reshape Existing Planter Beds:

There are many planter beds that have cut up and irregular shapes. Some of these beds create small planter areas with only a few plants that should be filled in with sod. Other areas leave small turf areas that are not seen and difficult to maintain. These areas should either be expanded to include more turf or the small turf areas should be eliminated and converted to plants.



- Replace Juniper

The Juniper should be replaced in all areas. Juniper is not well suited to our climate and is susceptible to fungus and spider mite infestations. In addition, Juniper is typically more associated with northern climates and does not fit in Southwest Florida landscapes. Options for replacing the Juniper would be 'Green Island' Ficus, 'Emerald Carpet' Carissa, or 'Variegated' Arbutus depending on the area. In some areas where there are small patches of Juniper the other existing plant material could be extended to fill the area or sod could be installed.



- Blue Plumbago:

The Blue Plumbago should be replaced in all areas. Blue Plumbago is a nice flowering shrub when it looks good; the problem is it rarely looks good in South Florida. Blue Plumbago prefers dry conditions and declines rapidly in wet areas. In addition, it is highly susceptible to the Chili Thrip insect requiring constant application of pesticides. Options for replacing the Blue Plumbago are Dwarf Firebush, 'Variegated' Arbutus, Copper Plant, Thryallis.



- Indian Hawthorne:

The Indian Hawthorne should be replaced in all areas. Indian Hawthorne is a marginal plant in our area that does well for the first few years but tends to decline over time due to the wet conditions and pest pressure. It is susceptible to leaf spot disease and Sri Lanka Weevil infestations requiring constant spraying of fungicides and pesticides. Options for replacing the Indian Hawthorne are 'Green Island' Ficus and 'Emerald Carpet' Carissa.



- Ornamental Grasses:

Ornamental grasses are great plants when they are used in the proper locations. They provide visual interest, require minimal trimming and fertilization and except for Fakahatchee grass they do not experience heavy insect pressure. They are best used in large open spaces where they can fill in the area. We have several areas where ornamental grass have been installed and they hang over the sidewalks and roadways impacting pedestrians and cyclist. Trimming these grasses off the walkways and roadways is possible but is time consuming due to their fast growth rate and the resulting look of the trimmed grasses is not good. The ornamental grasses should be replaced in these select areas. Options for replacement are sod, 'Green Island' Ficus, or 'Emerald Carpet' Carissa.



- Jasmine:

There are two varieties of Jasmine planted in The Brooks, Star Jasmine and Downy Jasmine. The Star Jasmine is a very fast-growing shrub with little insect or disease issues. The only draw back to the Star Jasmine is its growth rate requiring constant trimming. The areas where the Star Jasmine has died out could be filled in with Star Jasmine again. The Downy Jasmine is highly susceptible to disease in the winter months requiring the use of fungicides. There are large areas where the Downy Jasmine has died out probably due to disease. These large areas should be replaced with another shrub. The areas where small patches of Downy Jasmine are missing should be filled in with additional Downy Jasmine. Options for replacement are Firebush, 'Variegated' Arbutus, or Thyrallis.



Star Jasmine



Downy Jasmine

- Medjool Palms:

The Medjool Palms should all be replaced. The palms are old and showing signs of serious decline. Medjools are not considered a tropical palm and are highly susceptible to false smut due to the humidity which causes black discoloration on the foliage. In addition, they are susceptible to bud weevils which kill the palms and require yearly pesticide applications. Options for replacement would be Coconut Palms, Montgomery Palms or Royal Palms.



- Existing Marginal Plants:

The following list of plants are plants we currently have on-site that do well, but we would not recommend expanding their use due to the reasons listed.

Dwarf Bougainvillea: Provides great color when blooming but requires high fertilization and the constant application of pesticides to control leaf eating caterpillars. In addition, it is susceptible to defoliation from winds during cold fronts and tends to not look its best in January and February.

Gold Mound Duranta: Provides great color and contrast with the bright yellow, but requires constant pesticide applications to control Whitefly infestations which will defoliate and eventually kill the plant if left untreated.

Fakahatchee Grass: Very low maintenance from a trimming and fertilization point of view. Requires constant pesticide applications to control Spider Mite infestations which cause browning of leaves.

Awabuki Viburnum: Nice large shrub for screening purposes. It's highly susceptible to fungus in the winter months and requires regular use of fungicides to prevent.

- Existing Good Plants:

The following list of plants are plants we currently have on-site that do well, have manageable growth rates and do not require excessive fertilization or pesticide applications. These plants should be considered for future use in other areas. There are other good shrubs out there we can use also but this a list of what we currently have.

Dwarf Firebush: Good mid-height shrub with orange flowers.

Thryallis: Good mid-height shrub with yellow flowers.

'Variegated' Arbicola: Good mid-height shrub with yellow variegated foliage.

'Green Island' Ficus: Good low shrub with glossy green foliage.

White Fountain Grass: Good ornamental grass with white flowers to be used in large areas.

Copper Leaf: Good medium to large shrub to be used for hedge or accent plant.

Cocoplum: Good medium to large shrub for hedge or screening purposes.

Clusia: Good large shrub for screening purposes.

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

10A

GulfScapes

Landscape Management Services

Proposal

PO Box 8122
 Naples, FL
 Phone 239-455-4911 Fax 239-791-1264
 www.gulfscapeslandscape.com

DATE: April 14, 2020

RE: Clock 1
 Landscape Install.
 Railroad Tracks
 East on Coconut
 Rd to Spring Run
 Entrance.

Proposed to:

The Brooks
 C/o Wrathell, Hart, Hunt and Associations, LLC
 9220 Bonita Beach Road, Suite #214
 Bonita Springs, FL 34135

DESCRIPTION	AMOUNT
Provide labor and materials to complete the following:	
<u>North Roadside:</u>	
<u>Area 1:</u>	
- Remove the following plant material: Pittosporum, Vibernum and grade.	\$ 221.00
- Install 151 - 3 gallon Variegated Arboricola @ \$12.00 ea.	1,812.00
- Install 86 - 3 gallon Muhly Grass @ \$12.00 ea.	1,032.00
- Install 500 sqft of Floratam Sod to limit bed size.	825.00
<u>Area 2:</u>	
- Remove the following plant material: Plumbego, Dwarf Bougainvillea and grade.	\$ 590.00
- Install 18 - 3 gallon Pink Oliander @ \$13.50 ea.	243.00
- Install 58 - 3 gallon Variegated Arboricola @ \$12.00 ea.	696.00
- Install 75 - 3 gallon Firebush @ \$12.00 ea.	900.00
- Install 125 - 3 gallon Downy Jasmine @ \$12.00 ea.	1,500.00
<u>Area 3:</u>	
- Install 42 - 3 gallon White Oliander @ \$13.50 ea.	567.00
- Install 110 - 3 gallon Dwarf Bougainvillea @ \$13.50 ea.	1,485.00
- Install 51 - 3 gallon Variegated Arboricola @ \$12.00 ea.	612.00
- Install 80 - 3 gallon Downy Jasmine @ \$12.00 ea.	960.00
<u>Area 4:</u>	
- Remove the following plant material: Dwarf Bougainvillea, Pittosporum, Thryallis and grade.	\$ 590.00
- Install 60 - 3 gallon Dwarf Bougainvillea @ \$13.50 ea.	810.00
- Install 18 - 3 gallon White Fountain Grass @ \$12.00 ea.	216.00
- Install 2000 sqft of Floratam Sod to limit bed size.	3,300.00
<u>Area 5:</u>	
- Remove the following plant material: Fakahatchee Grass, Dwarf Bougainvillea and grade.	\$ 886.00
- Install 51 - 3 gallon Dwarf Bougainvillea @ \$13.50 ea.	689.00
- Install 1800 sqft of Floratam Sod to limit bed size.	2,970.00
<u>Area 6:</u>	
- Remove the following plant material: Pittosporum, Plumbego and grade.	\$ 295.00
- Install 135 - 3 gallon Firebush @ \$12.00 ea.	1,620.00
- Install 1100 sqft of Floratam Sod to limit bed size.	1,815.00

Area 7:	
- Remove the following plant material: Fakahatchee Grass, Dwarf Bougainvillea and grade.	\$ 221.00
- Install 30 - 3 gallon Thryallis @ \$12.00 ea.	360.00
- Install 1500 sqft of Floratam Sod to limit bed size.	2,475.00
South Roadside:	
Area 8:	
- Remove the following plant material: Juniper, Dwarf Bougainvillea and grade.	\$ 221.00
- Install 15 - 3 gallon Star Jasmine @ \$12.00 ea.	180.00
- Install 38 - 3 gallon Dwarf Bougainvillea @ \$13.50 ea.	513.00
- Install 36 - 3 gallon Muhly Grass @ \$12.00 ea.	432.00
- Install 250 sqft of Floratam Sod to limit bed size.	412.50
Area 9:	
- Remove the following plant material: Juniper and grade.	\$ 148.00
- Install 57 - 3 gallon Dwarf Bougainvillea @ \$13.50 ea.	769.50
- Install 9 - 3 gallon Star Jasmine @ \$12.00 ea.	108.00
- Install 21 - 3 gallon Variegated Arboricola @ \$12.00 ea.	252.00
Area 10:	
- Remove the following plant material: Juniper, Star Jasmine, Pittosporum and grade.	\$ 1,328.00
- Install 20 - 3 gallon Copperleaf @ \$12.00 ea.	240.00
- Install 56 - 3 gallon Variegated Arboricola @ \$12.00 ea.	672.00
- Install 50 - 3 gallon Dwarf Bougainvillea @ \$13.50 ea.	675.00
- Install 40 - 3 gallon Muhly Grass @ \$12.00 ea.	480.00
- Install 150 - 3 gallon Downy Jasmine @ \$12.00 ea.	1,800.00
- Install 118 - 3 gallon Firebush @ \$12.00 ea.	1,416.00
- Install 2000 sqft of Floratam Sod to limit bed size.	3,300.00
Area 11:	
- Remove the following plant material: Jatropha, Star Jasmine, Pittosporum and grade.	\$ 443.00
- Install 137 - 3 gallon Downy Jasmine @ \$12.00 ea.	1,644.00
- Install 24 - 3 gallon Dwarf Bougainvillea @ \$13.50 ea.	324.00
- Install 28 - 3 gallon Muhly Grass @ \$12.00 ea.	336.00
- Install 500 sqft of Floratam Sod to limit bed size.	825.00
Area 12:	
- Remove the following plant material: Thryallis, Star Jasmine, Pittosporum, Fakahatchee Grass and grade.	\$ 444.00
- Install 6 - 7 gallon Jatropha @ \$45.00 ea.	270.00
- Install 12 - 3 gallon Star Jasmine @ \$12.00 ea.	144.00
- Install 131 - 3 gallon Variegated Arboricola @ \$12.00 ea.	1,572.00
- Install 28 - 3 gallon Muhly Grass @ \$12.00 ea.	336.00
- Install 1000 sqft of Floratam Sod to limit bed size.	1,650.00
TOTAL	\$ 48,625.00

Submitted By: Blake Grimes

Approved By: _____

If you have any questions or need additional information concerning this proposal, please contact Mr. Blake Grimes at 239-455-4911 or mgrimes@gulfscapeslandscape.com. Please fax approved proposal to 239-791-4911.

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

10B

GulfScapes

Landscape Management Services

Proposal

PO Box 8122
 Naples, FL
 Phone 239-455-4911 Fax 239-791-1264
 www.gulfscapeslandscape.com

DATE: April 14, 2020

RE: Clock 2
 Landscape Install.
 Spring run
 Entrance East on
 Coconut Rd to
 Enrichment
 Center.

Proposed to:

The Brooks
 C/o Wrathell, Hart, Hunt and Associations, LLC
 9220 Bonita Beach Road, Suite #214
 Bonita Springs, FL 34135

DESCRIPTION	AMOUNT
Provide labor and materials to complete the following:	
<u>North Roadside:</u>	
<u>Area 1:</u>	
- Remove the following plant material: Pittosporum, Thryallis, Dwarf Bougainvillea and grade.	\$ 1,107.00
- Install 30 - 3 gallon Cocoplum @ \$12.00 ea.	360.00
- Install 100 - 3 gallon Variegated Arboricola @ \$12.00 ea.	1,200.00
- Install 120 - 3 gallon Dwarf Bougainvillea @ \$13.50 ea.	1,620.00
- Install 123 - 3 gallon Muhly Grass @ \$12.00 ea.	1,476.00
- Install 3100 sqft of Floratam Sod to limit bed size.	5,115.00
<u>Area 2:</u>	
- Remove the following plant material: Fakahatchee Grass and grade.	\$ 886.00
- Install 95 - 3 gallon Muhly Grass @ \$12.00 ea.	1,140.00
- Install 72 - 3 gallon Variegated Arboricola @ \$12.00 ea.	864.00
- Install 75 - 3 gallon White Fountain Grass @ \$12.00 ea.	900.00
- Install 1800 sqft of Floratam Sod to limit bed size.	2,970.00
<u>Area 3:</u>	
- Remove the following plant material: Pittosporum and grade.	\$ 295.00
- Install 35 - 3 gallon White Fountain Grass @ \$12.00 ea.	420.00
- Install 16 - 3 gallon Pink Oliander @ \$13.50 ea.	216.00
- Install 30 - 3 gallon Dwarf Bougainvillea @ \$13.50 ea.	405.00
- Install 117 - 3 gallon Variegated Arboricola @ \$12.00 ea.	1,404.00
- Install 23 - 3 gallon Fakahatchee Grass @ \$12.00 ea.	276.00

<u>South Roadside:</u>	
<u>Area 4:</u>	
- Remove the following plant material: Thryallis, Pittosporum, Fakahatchee Grass and grade.	\$ 443.00
- Install 27 - 3 gallon Plumbago @ \$12.00 ea.	324.00
- Install 128 - 3 gallon Variegated Arboricola @ \$12.00 ea.	1,536.00
- Install 113 - 3 gallon Muhly Grass @ \$12.00 ea.	1,356.00
- Install 15 - 3 gallon Dwarf Bougainvillea @ \$13.50 ea.	202.50
- Install 3300 sqft of Floratam Sod to limit bed size.	5,445.00
<u>Area 5:</u>	
- Remove the following plant material: Fakahatchee Grass and grade.	\$ 1,107.00
- Install 32 - 3 gallon Muhly Grass @ \$12.00 ea.	384.00
- Install 96 - 3 gallon Variegated Arboricola @ \$12.00 ea.	1,152.00
- Install 170 - 3 gallon White Fountain Grass @ \$12.00 ea.	2,040.00
- Install 3800 sqft of Floratam Sod to limit bed size.	6,270.00
<u>Area 6:</u>	
- Remove the following plant material: Star Jasmine, Green Island Ficus, Fakahatchee Grass and grade.	\$ 664.00
- Install 14 - 3 gallon Green Island Ficus @ \$12.00 ea.	168.00
- Install 101 - 3 gallon Muhly Grass @ \$12.00 ea.	1,212.00
- Install 241 - 3 gallon Downy Jasmine @ \$12.00 ea.	2,892.00
- Install 57 - 3 gallon Variegated Arboricola @ \$12.00 ea.	684.00
- Install 55 - 3 gallon Dwarf Bougainvillea @ \$13.50 ea.	742.50
- Install 48 - 3 gallon Plumbago @ \$12.00 ea.	576.00
- Install 42 - 3 gallon Firebush @ \$12.00 ea.	504
- Install 140 - 3 gallon Star Jasmine @ \$12.00 ea.	1680
- Install 16 - 3 gallon Alamanda @ \$13.50 ea.	216
- Install 1000 sqft of Floratam Sod to limit bed size.	1,650.00
TOTAL	\$ 51,902.00

Submitted By: Blake Grimes

Approved By: _____

If you have any questions or need additional information concerning this proposal, please contact M: at 239-455-4911 or mgrimes@gulfscapeslandscape.com. Please fax approved proposal to 239-791-

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

10C

GulfScapes

Landscape Management Services

Proposal

PO Box 8122
 Naples, FL
 Phone 239-455-4911 Fax 239-791-1264
 www.gulfscapeslandscape.com

DATE: April 14, 2020

RE: Clock 3
 Landscape Install.
 Enrichment
 Center Entrance
 East on Coconut
 Road to
 Lighthouse Bay
 Entrance.

Proposed to:

The Brooks
 C/o Wrathell, Hart, Hunt and Associations, LLC
 9220 Bonita Beach Road, Suite #214
 Bonita Springs, FL 34135

DESCRIPTION	AMOUNT
Provide labor and materials to complete the following:	
<u>South Roadside:</u>	
<u>Area 1:</u>	
- Remove the following plant material: Dwarf Bougainvillea and grade.	74.00
- Install 10 - 3 gallon Star Jasmine @ \$12.00 ea.	120.00
- Install 25 - 3 gallon Variegated Arboricola @ \$12.00 ea.	300.00
- Install 36 - 3 gallon Muhly Grass @ \$12.00 ea.	432.00
<u>Area 2:</u>	
- Remove the following plant material: Fakahatchee Grass and grade.	517.00
- Install 150 - 3 gallon Downy Jasmine @ \$12.00 ea.	1,800.00
- Install 3 - 3 gallon Copperleaf @ \$12.00 ea.	36.00
- Install 68 - 3 gallon Firebush @ \$12.00 ea.	816.00
- Install 24 - 3 gallon Muhly Grass @ \$12.00 ea.	288.00
- Install 1500 sqft of Floratam Sod to limit bed size.	2,475.00
<u>Area 3:</u>	
- Remove the following plant material: Sod and grade.	148.00
- Install 130 - 3 gallon Dazzle Arboricola @ \$13.50 ea.	1,755.00
- Install 57 - 3 gallon Star Jasmine @ \$12.00 ea.	684.00
- Install 22 - 3 gallon Variegated Arboricola @ \$12.00 ea.	264.00
<u>Area 4:</u>	
- Remove the following plant material: Plumbago and grade.	148.00
- Install 175 - 3 gallon Star Jasmine @ \$12.00 ea.	2,100.00
<u>Area 5:</u>	
- Remove the following plant material: Dwarf Bougainvillea, Star Jasmine and grade.	221.00
- Install 40 - 3 gallon Variegated Arboricola @ \$12.00 ea.	480.00
- Install 43 - 3 gallon Thryallis @ \$12.00 ea.	516.00
- Install 41 - 3 gallon Downy Jasmine @ \$12.00 ea.	492.00
- Install 50 sqft of Floratam Sod to limit bed size.	82.50

Area 6:	
- Remove the following plant material: Dwarf Bougainvillea, Oliander, Juniper and grade.	295.00
- Install 25 - 3 gallon Dwarf Bougainvillea @ \$13.50 ea.	337.50
- Install 40 - 3 gallon Thryallis @ \$12.00 ea.	480.00
- Install 52 - 3 gallon Downy Jasmine @ \$12.00 ea.	624.00
- Install 900 sqft of Floratam Sod to limit bed size.	1,485.00
Area 7:	
- Remove the following plant material: Thryallis, Vibernum, Plumbago, Firebush, Juniper and grade.	886.00
- Install 50 - 3 gallon Dwarf Bougainvillea @ \$13.50 ea.	675.00
- Install 65 - 3 gallon Copperleaf @ \$12.00 ea.	780.00
- Install 40 - 3 gallon Variegated Arboricola @ \$12.00 ea.	480.00
Area 8:	
- Remove the following plant material: Pittosporum, Oliander, Juniper and grade.	664.00
- Install 90 - 3 gallon Variegated Arboricola @ \$12.00 ea.	1,080.00
- Install 52 - 3 gallon Muhly Grass @ \$12.00 ea.	624.00
- Install 12 - 3 gallon Dwarf Bougainvillea @ \$13.50 ea.	162.00
- Install 400 sqft of Floratam Sod to limit bed size.	660.00
Area 9:	
- Remove the following plant material: Fakahatchee Grass, Fern, Wax Myrtle, Thryallis and grade.	1,181.00
- Install 30 - 3 gallon Dwarf Bougainvillea @ \$13.50 ea.	405.00
- Install 70 - 3 gallon Firebush @ \$12.00 ea.	840.00
- Install 135 - 3 gallon Muhly Grass @ \$12.00 ea.	1,620.00
- Install 4200 sqft of Floratam Sod to limit bed size.	6,930.00
Middle Island:	
Area 10:	
- Remove the following plant material: Plumbago, Juniper, Flax and grade.	148.00
- Install 83 - 3 gallon Dazzle Arboricola @ \$13.50 ea.	1,120.50
- Install 400 sqft of Floratam Sod to limit bed size.	660.00
Area 11:	
- Remove the following plant material: Mexican Petunia and grade.	74.00
- Install 15 - 3 gallon Variegated Arboricola @ \$12.00 ea.	180.00
- Install 200 sqft of Floratam Sod to limit bed size.	330.00
Area 12:	
- Remove the following plant material: Mexican Petunia, Star Jasmine and grade.	443.00
- Install 95 - 3 gallon Firebush @ \$12.00 ea.	1,140.00
- Install 200 sqft of Floratam Sod to limit bed size.	330.00
Area 13:	
- Remove the following plant material: Indian Hawthorn and grade.	74.00
- Install 22 - 3 gallon Firebush @ \$12.00 ea.	264.00
- Install 350 sqft of Floratam Sod to limit bed size.	577.50
Area 14:	
- Remove the following plant material: Thryallis and grade.	74.00
- Install 30 - 3 gallon White Oliander @ \$13.50 ea.	405.00
- Install 25 - 3 gallon Vibernum @ \$12.00 ea.	300.00
- Install 100 - 3 gallon Variegated Arboricola @ \$12.00 ea.	1,200.00
- Install 1100 sqft of Floratam Sod to limit bed size.	1,815.00

<u>North Roadside:</u>	
<u>Area 15:</u>	
- Remove the following plant material: Juniper, Fern, Firebush, Fakahatchee Grass and grade.	369.00
- Install 10 - 3 gallon Light Pink Oliander @ \$13.50 ea.	225
- Install 20 - 3 gallon Dazzle Arboricola @ \$13.50 ea.	135.00
- Install 600 sqft of Floratam Sod to limit bed size.	990.00
<u>Area 16:</u>	
- Remove the following plant material: Star Jasmine, Fakahatchee Grass and grade.	148.00
- Install 90 - 3 gallon Dwarf Bougainvillea @ \$13.50 ea.	1,215.00
- Install 30 - 3 gallon Star Jasmine @ \$12.00 ea.	360.00
- Install 2500 sqft of Floratam Sod to limit bed size.	4,125.00
<u>Area 17:</u>	
- Remove the following plant material: Star Jasmine, Thryallis, Fakahatchee Grass and grade.	590.00
- Install 62 - 3 gallon Muhly Grass @ \$12.00 ea.	744.00
- Install 72 - 3 gallon Thryallis @ \$12.00 ea.	864.00
- Install 23 - 3 gallon Dwarf Bougainvillea @ \$13.50 ea.	310.50
- Install 1700 sqft of Floratam Sod to limit bed size.	2,805.00
<u>Area 18:</u>	
- Remove the following plant material: Fakahatchee Grass and grade.	74.00
- Install 75 - 3 gallon Star Jasmine @ \$12.00 ea.	900.00
- Install 29 - 3 gallon Dwarf Bougainvillea @ \$13.50 ea.	391.50
- Install 700 sqft of Floratam Sod to limit bed size.	1,155.00
<u>Area 19:</u>	
- Remove the following plant material: Viburnum, Juniper, Oliander, Thryallis, Fakahatchee Grass and grade.	535.00
- Install 16 - 3 gallon Green Duranta @ \$13.50 ea.	216.00
- Install 40 - 3 gallon Thryallis @ \$12.00 ea.	480.00
- Install 44 - 3 gallon Muhly Grass @ \$12.00 ea.	528.00
- Install 28 - 3 gallon Dwarf Bougainvillea @ \$13.50 ea.	378.00
- Install 1600 sqft of Floratam Sod to limit bed size.	2,640.00
<u>Area 20:</u>	
- Remove the following plant material: Star Jasmine, Fakahatchee Grass and grade.	703.00
- Install 78 - 3 gallon Downy Jasmine @ \$12.00 ea.	936.00
- Install 28 - 3 gallon Thryallis @ \$12.00 ea.	336.00
- Install 1800 sqft of Floratam Sod to limit bed size.	2,970.00
<u>Area 21:</u>	
- Remove the following plant material: Dwarf Bougainvillea and grade.	148.00
- Install 44 - 3 gallon Muhly Grass @ \$12.00 ea.	528.00
TOTAL	\$ 68,891.00

Submitted By: Blake Grimes

Approved By: _____

If you have any questions or need additional information concerning this proposal, please contact Mr. Blake Grimes at 239-455-4911 or mgrimes@gulfscapeslandscape.com. Please fax approved proposal to 239-791-4911.

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

10D

GulfScapes

Landscape Management Services

Proposal

PO Box 8122
 Naples, FL
 Phone 239-455-4911 Fax 239-791-1264
 www.gulfscapeslandscape.com

DATE: April 14, 2020

RE: Clock 4
 Landscape Install.
 Three Oaks &
 Coconut Light
 South on Imperial
 to end of Brooks.

Proposed to:

The Brooks
 C/o Wrathell, Hart, Hunt and Associations, LLC
 9220 Bonita Beach Road, Suite #214
 Bonita Springs, FL 34135

DESCRIPTION	AMOUNT
Provide labor and materials to complete the following:	
<u>East Roadside:</u>	
<u>Area 1:</u>	
- Remove the following plant material: Jatropha and grade.	74.00
- Install 40 - 3 gallon Firebush @ \$12.00 ea.	480.00
<u>Area 2:</u>	
- Remove the following plant material: Awabuki, Jatropha and grade.	886.00
- Install 180 - 3 gallon Capela Arboricola @ \$12.00 ea.	2,160.00
- Install 134 - 3 gallon Downy Jasmine @ \$12.00 ea.	1,608.00
- Install 67 - 3 gallon Variegated Arboricola @ \$12.00 ea.	804.00
<u>Area 3:</u>	
- Remove the following plant material: Plumbago and grade.	148.00
- Install 134 - 3 gallon Downy Jasmine @ \$12.00 ea.	1,608.00
<u>Area 4:</u>	
- Remove the following plant material: Jatropha, Fakahatchee Grass and grade.	1,107.00
- Install 88 - 3 gallon Variegated Arboricola @ \$12.00 ea.	1,056.00
- Install 16 - 3 gallon Downy Jasmine @ \$12.00 ea.	192.00
- Install 2900 sqft of Floratam Sod to limit bed size.	4,785.00
<u>Area 5:</u>	
- Install 250 - 3 gallon Downy Jasmine @ \$12.00 ea.	3,000.00
- Install 175 - 3 gallon Variegated Arboricola @ \$12.00 ea.	2,100.00

Area 6:	
- Install 26 - 3 gallon Downy Jasmine @ \$12.00 ea.	312.00
- Install 179 - 3 gallon Variegated Arboricola @ \$12.00 ea.	2,148.00
Area 7:	
- Remove the following plant material: Plumbago, Fern, Fakahatchee Grass and grade.	443.00
- Install 80 - 3 gallon Variegated Arboricola @ \$12.00 ea.	960.00
- Install 300 sqft of Floratam Sod to limit bed size.	495.00
Area 8:	
- Remove the following plant material: Star Jasmine, Juniper and grade.	74.00
- Install 800 sqft of Floratam Sod to limit bed size.	1,320.00
Area 9:	
- Install 50 - 3 gallon Variegated Arboricola @ \$12.00 ea.	600.00
Area 10:	
- Remove the following plant material: Fakahatchee Grass and grade.	148.00
- Install 1300 sqft of Floratam Sod to limit bed size.	2,145.00
Area 11:	
- Remove the following plant material: Plumbago, Fakahatchee Grass and grade.	148.00
- Install 87 - 3 gallon Variegated Arboricola @ \$12.00 ea.	1,044.00
- Install 800 sqft of Floratam Sod to limit bed size.	1,320.00
Area 12:	
- Remove the following plant material: Juniper and grade.	148.00
- Install 40 - 3 gallon Star Jasmine @ \$12.00 ea.	480.00
- Install 1100 sqft of Floratam Sod to limit bed size.	1,815.00
Area 13:	
- Remove the following plant material: Fakahatchee Grass and grade.	74.00
- Install 32 - 3 gallon Variegated Arboricola @ \$12.00 ea.	384.00
- Install 15 - 3 gallon Star Jasmine @ \$12.00 ea.	180.00
- Install 1100 sqft of Floratam Sod to limit bed size.	1,815.00
Area 14:	
- Remove the following plant material: Fakahatchee Grass and grade.	74.00
- Install 400 sqft of Floratam Sod to limit bed size.	660.00
TOTAL	\$ 36,795.00

Submitted By: Blake Grimes

Approved By: _____

If you have any questions or need additional information concerning this proposal, please contact Mr. Grimes at 239-455-4911 or mgrimes@gulfscapeslandscape.com. Please fax approved proposal to 239-791-

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

10E

GulfScapes

Landscape Management Services

Proposal

PO Box 8122
 Naples, FL
 Phone 239-455-4911 Fax 239-791-1264
 www.gulfscapeslandscape.com

DATE: April 14, 2020

RE: Clock 5
 Landscape Install.
 Three Oaks &
 Coconut Light
 North on Three
 Oaks to
 Copperleaf
 Entrance.

Proposed to:

The Brooks
 C/o Wrathell, Hart, Hunt and Associations, LLC
 9220 Bonita Beach Road, Suite #214
 Bonita Springs, FL 34135

DESCRIPTION	AMOUNT
Provide labor and materials to complete the following:	
<u>East Roadside:</u>	
<u>Area 1:</u>	
- Install 60 - 3 gallon Variegated Arboricola @ \$12.00 ea.	\$ 720.00
<u>Area 2:</u>	
- Install 61 - 3 gallon Downy Jasmine @ \$12.00 ea.	\$ 732.00
<u>Area 3:</u>	
- Install 57 - 3 gallon Thryallis @ \$12.00 ea.	\$ 684.00
<u>Area 4:</u>	
- Remove the following plant material: Pittosporum and grade.	\$ 148.00
- Install 60 - 3 gallon Variegated Arboricola @ \$12.00 ea.	720.00
<u>Area 5:</u>	
- Remove the following plant material: Fakahatchee Grass, Star Jasmine and grade.	\$ 443.00
- Install 52 - 3 gallon Downy Jasmine @ \$12.00 ea.	624.00
- Install 1800 sqft of Floratam Sod to limit bed size.	2,970.00
<u>Area 6:</u>	
- Remove the following plant material: Plumbago, Fakahatchee Grass, Jatropha and grade.	\$ 1,328.00
- Install 82 - 3 gallon Muhly Grass @ \$12.00 ea.	984.00
- Install 108 - 3 gallon Thryallis @ \$12.00 ea.	1,296.00
- Install 800 sqft of Floratam Sod to limit bed size.	1,320.00
<u>Area 7:</u>	
- Remove the following plant material: Pittosporum and grade.	\$ 295.00
- Install 25 - 3 gallon Thryallis @ \$12.00 ea.	300.00
- Install 3 - 3 gallon Firebush @ \$12.00 ea.	36.00

Area 8:	
- Remove the following plant material: Juniper and grade.	\$ 148.00
- Install 1000 sqft of Floratam Sod to limit bed size.	1,650.00
Area 9:	
- Remove the following plant material: Pittosporum, Bougainvillea and grade.	\$ 664.00
- Install 161 - 3 gallon Variegated Arboricola @ \$12.00 ea.	1,932.00
- Install 66 - 3 gallon Firebush @ \$12.00 ea.	792.00
- Install 800 sqft of Floratam Sod to limit bed size.	1,320.00
Area 10:	
- Remove the following plant material: Fakahatchee Grass, Star Jasmine and grade.	\$ 221.00
- Install 18 - 3 gallon Variegated Arboricola @ \$12.00 ea.	216.00
- Install 15 - 3 gallon Star Jasmine @ \$12.00 ea.	180.00
- Install 500 sqft of Floratam Sod to limit bed size.	825.00
Area 11:	
- Remove the following plant material: Fakahatchee Grass, Juniper and grade.	\$ 664.00
- Install 74 - 3 gallon Firebush @ \$12.00 ea.	888.00
- Install 89 - 3 gallon Thryallis @ \$12.00 ea.	1,068.00
- Install 2200 sqft of Floratam Sod to limit bed size.	3,630.00
Area 12:	
- Remove the following plant material: Pittosporum, Juniper and grade.	\$ 664.00
- Install 120 - 3 gallon Variegated Arboricola @ \$12.00 ea.	1,440.00
Area 13:	
- Remove the following plant material: Plumbago, Fakahatchee Grass, Jatropha, Awabuki and grade.	\$ 664.00
- Install 25 - 3 gallon Muhly Grass @ \$12.00 ea.	300.00
- Install 40 - 3 gallon Firebush @ \$12.00 ea.	480.00
- Install 1300 sqft of Floratam Sod to limit bed size.	2,145.00
Area 14:	
- Remove the following plant material: Star Jasmine and grade.	\$ 1,107.00
- Install 110 - 3 gallon Muhly Grass @ \$12.00 ea.	1,320.00
- Install 30 - 3 gallon Firebush @ \$12.00 ea.	360.00
- Install 1500 sqft of Floratam Sod to limit bed size.	2,475.00

Area 15:	
- Install 80 - 3 gallon Dwarf Bougainvillea @ \$13.50 ea.	1,080.00
- Install 30 - 3 gallon Thryallis @ \$12.00 ea.	360.00
West Roadside:	
Area 16:	
- Remove the following plant material: Pittosporum, Juniper and grade.	\$ 886.00
- Install 154 - 3 gallon Variegated Arboricola @ \$12.00 ea.	648.00
- Install 3000 sqft of Floratam Sod to limit bed size.	4,950.00
Area 17:	
- Remove the following plant material: Oliander and grade.	\$ 74.00
- Install 43 - 3 gallon Thryallis @ \$12.00 ea.	516.00
Area 18:	
- Remove the following plant material: Pittosporum, Legustrum, Vibernum, 2 Tree Stumps with tractor and grade.	\$ 369.00
- Install 240 - 3 gallon Downy Jasmine @ \$12.00 ea.	2,880.00
- Install 280 - 3 gallon Firebush @ \$12.00 ea.	3,360.00
- Install 40 - 3 gallon Variegated Arboricola @ \$12.00 ea.	480.00
- Install 4500 sqft of Floratam Sod to limit bed size.	7,425.00
Area 19:	
- Remove the following plant material: Downy Jasmine, Fakahatchee Grass and grade.	\$ 148.00
- Install 60 - 3 gallon Downy Jasmine @ \$12.00 ea.	720.00
- Install 1200 sqft of Floratam Sod to limit bed size.	1,980.00
Area 20:	
- Remove the following plant material: Star Jasmine, Crown of Thorn, 1 Tree Stumps with tractor and grade.	\$ 1,107.00
- Install 110 - 3 gallon Capella Arboricola @ \$12.00 ea.	1,320.00
- Install 48 - 3 gallon Dwarf Bougainvillea @ \$13.50 ea.	576.00
- Install 2100 sqft of Floratam Sod to limit bed size.	3,465.00
Area 21:	
- Remove the following plant material: Oliander, Dwarf Bougainvillea, 1 Tree Stumps with tractor and grade.	\$ 719.00
- Install 160 - 3 gallon Capella Arboricola @ \$12.00 ea.	1,920.00
- Install 42 - 3 gallon Dwarf Bougainvillea @ \$13.50 ea.	567.00
- Install 58 - 3 gallon Downy Jasmine @ \$12.00 ea.	696.00
- Install 2000 sqft of Floratam Sod to limit bed size.	3,300.00

Area 22:	
- Remove the following plant material: Fakahatchee Grass and grade.	\$ 572.00
- Install 48 - 3 gallon Dwarf Bougainvillea @ \$13.50 ea.	648.00
- Install 42 - 3 gallon Star Jasmine @ \$12.00 ea.	504.00
- Install 400 sqft of Floratam Sod to limit bed size.	660.00
Area 23:	
- Remove the following plant material: Juniper, Downy Jasmine, Thryallis and grade.	\$ 886.00
- Install 10 - 7 gallon Jatropha @ \$45.00 ea.	450.00
- Install 96 - 3 gallon Firebush @ \$12.00 ea.	1,152.00
- Install 4500 sqft of Floratam Sod to limit bed size.	7,425.00
Area 24:	
- Remove the following plant material: Star Jasmine, Pittosporum, Oliander and grade.	\$ 148.00
- Install 12 - 15 gallon Green Arboricola @ \$130.00 ea.	1,560.00
- Install 8 - 3 gallon Dwarf Bougainvillea @ \$13.50 ea.	108.00
- Install 88 - 3 gallon Firebush @ \$12.00 ea.	1,056.00
- Install 1300 sqft of Floratam Sod to limit bed size.	2,145.00
Area 25:	
- Remove the following plant material: Vibernum, Pittosporum, Juniper and grade.	\$ 941.00
- Install 160 - 3 gallon Firebush @ \$12.00 ea.	1,920.00
- Install 200 - 3 gallon Star Jasmine @ \$12.00 ea.	2,400.00
- Install 135 - 3 gallon Thryallis @ \$12.00 ea.	1,620.00
- Install 40 - 3 gallon Downy Jasmine @ \$12.00 ea.	480.00
Area 26:	
- Remove the following plant material: Fakahatchee Grass, Star Jasmine and grade.	\$ 221.00
- Install 20 - 15 gallon Capella Arboricola @ \$130.00 ea.	2,600.00
- Install 1300 sqft of Floratam Sod to limit bed size.	2,145.00
TOTAL	\$ 106,940.00

Submitted By: Blake Grimes

Approved By: _____

If you have any questions or need additional information concerning this proposal, please contact Mr. [Name] at 239-455-4911 or mgrimes@gulfscapeslandscape.com. Please fax approved proposal to 239-791-

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

10F

GulfScapes

Landscape Management Services

Proposal

PO Box 8122
 Naples, FL
 Phone 239-455-4911 Fax 239-791-1264
 www.gulfscapeslandscape.com

DATE: April 14, 2020

RE: Clock 6
 Landscape Install.
 Copperleaf
 Entrance North to
 Bridge

Proposed to:

The Brooks
 C/o Wrathell, Hart, Hunt and Associates, LLC
 9220 Bonita Beach Road, Suite #214
 Bonita Springs, FL 34135

DESCRIPTION	AMOUNT
Provide labor and materials to complete the following:	
<u>West Roadside:</u>	
<u>Area 1:</u>	
- Remove the following plant material: Pittosporum, and grade.	\$ 74.00
- Install 32 - 3 gallon Thryallis @ \$12.00 ea.	384.00
<u>Area 2:</u>	
- Remove the following plant material: Dwarf Bougainvillea, Pittosporum and grade.	\$ 222.00
- Install 46 - 3 gallon Firebush @ \$12.00 ea.	552.00
- Install 1100 sqft of Floratam Sod to limit bed size.	1,815.00
<u>Area 3:</u>	
- Remove the following plant material: Juniper, Vibernum and grade.	\$ 369.00
- Install 42 - 3 gallon Thryallis @ \$12.00 ea.	630.00
- Install 1000 sqft of Floratam Sod to limit bed size.	1,650.00
<u>Area 4:</u>	
- Remove the following plant material: Fakahatchee Grass and grade.	\$ 74.00
- Install 250 sqft of Floratam Sod to limit bed size.	412.50
<u>Area 5:</u>	
- Remove the following plant material: Juniper and grade.	\$ 886.00
- Install 96 - 3 gallon Variegated Arboricola @ \$12.00 ea.	1,152.00
- Install 1300 sqft of Floratam Sod to limit bed size.	2,145.00
<u>Area 6:</u>	
- Remove the following plant material: Oliander and grade.	\$ 74.00
- Install 65 - 3 gallon Firebush @ \$12.00 ea.	780.00
- Install 1000 sqft of Floratam Sod to limit bed size.	1,650.00
<u>Area 7:</u>	
- Remove the following plant material: Pittosporum and grade.	\$ 222.00
- Install 18 - 15 gallon Capella Arboricola @ \$130.00 ea.	2,340.00
<u>Area 8:</u>	
- Remove the following plant material: Dwarf Bougainvillea, Star Jasmine and grade.	\$ 295.00
- Install 28 - 3 gallon Thryallis @ \$12.00 ea.	336.00
- Install 1000 sqft of Floratam Sod to limit bed size.	1,650.00
<u>Area 9:</u>	
- Remove the following plant material: Star Jasmine and grade.	\$ 74.00
- Install 20 - 3 gallon Thryallis @ \$12.00 ea.	240.00
- Install 150 sqft of Floratam Sod to limit bed size.	247.50
<u>Area 10:</u>	
- Remove the following plant material: Fern, Fakahatchee Grass and grade.	\$ 369.00
- Install 65 - 3 gallon Muhly Grass @ \$12.00 ea.	780.00
- Install 300 sqft of Floratam Sod to limit bed size.	495.00
<u>Area 11:</u>	
- Install 18 - 7 gallon Jatropha @ \$45.00 ea.	810.00

Area 12:	
- Remove the following plant material: Dwarf Bougainvillea, Plumbago, Fountain Grass and grade.	\$ 664.00
- Install 129 - 3 gallon Firebush @ \$12.00 ea.	1,548.00
- Install 25 - 3 gallon Dwarf Bougainvillea @ \$13.50 ea.	337.50
- Install 3500 sqft of Floratam Sod to limit bed size.	5,775.00
Area 13:	
- Install 18 - 15 gallon Capella Arboricola @ \$130.00 ea.	2,340.00
- Install 248 - 3 gallon Variegated Arboricola @ \$12.00 ea.	2,976.00
Area 14:	
- Install 86 - 3 gallon Dwarf Bougainvillea @ \$13.50 ea.	1,161.00
- Install 31 - 3 gallon Downy Jasmine @ \$12.00 ea.	372.00
- Install 200 sqft of Floratam Sod to limit bed size.	330.00
Area 15:	
- Remove the following plant material: Capella Arboricola, Downy Jasmine and grade.	\$ 222.00
- Install 45 - 7 gallon Jatropha @ \$45.00 ea.	315.00
- Install 40 - 3 gallon Dwarf Bougainvillea @ \$13.50 ea.	540.00
Area 16:	
- Remove the following plant material: Downy Jasmine, Sod and grade.	\$ 1,107.00
- Install 80 - 3 gallon Thryallis @ \$12.00 ea.	960.00
- Install 26 - 3 gallon Copperleaf @ \$12.00 ea.	312.00
- Install 2200 sqft of Floratam Sod to limit bed size.	3,630.00
Area 17:	
- Remove the following plant material: Pittosporum, Juniper and grade.	\$ 74.00
- Install 18 - 3 gallon Thryallis @ \$12.00 ea.	216.00
- Install 120 - 3 gallon Firebush @ \$12.00 ea.	1,440.00
- Install 8 - 3 gallon Dwarf Bougainvillea @ \$13.50 ea.	108.00
- Install 2900 sqft of Floratam Sod to limit bed size.	4,785.00
Area 18:	
- Remove the following plant material: Fakahatchee Grass and grade.	\$ 148.00
- Install 45 - 3 gallon Variegated Arboricola @ \$12.00 ea.	540.00
- Install 1100 sqft of Floratam Sod to limit bed size.	1,815.00
Area 19:	
- Remove the following plant material: Fakahatchee Grass and grade.	\$ 148.00
- Install 400 sqft of Floratam Sod to limit bed size.	660.00
Area 20:	
- Remove the following plant material: Dwarf Bougainvillea and grade.	\$ 148.00
- Install 49 - 3 gallon Dwarf Bougainvillea @ \$13.50 ea.	661.50
- Install 300 sqft of Floratam Sod to limit bed size.	495.00
Area 21:	
- Remove the following plant material: Plumbago and grade.	\$ 295.00
- Install 110 - 3 gallon Firebush @ \$12.00 ea.	1,320.00
- Install 550 sqft of Floratam Sod to limit bed size.	907.50
Area 22:	
- Remove the following plant material: Downy Jasmine and grade.	\$ 148.00
- Install 108 - 3 gallon Variegated Arboricola @ \$12.00 ea.	1,296.00
- Install 550 sqft of Floratam Sod to limit bed size.	907.50
Area 23:	
- Remove the following plant material: Dwarf Bougainvillea and grade.	\$ 148.00
- Install 500 sqft of Floratam Sod to limit bed size.	825.00

Area 24:	
- Remove the following plant material: Dwarf Bougainvillea, Pittosporum and grade.	\$ 664.00
- Install 40 - 3 gallon Thryallis @ \$12.00 ea.	480.00
- Install 850 sqft of Floratam Sod to limit bed size.	1,402.50
Area 25:	
- Remove the following plant material: Star Jasmine, Pittosporum and grade.	\$ 812.00
- Install 30 - 3 gallon Thryallis @ \$12.00 ea.	360.00
- Install 1400 sqft of Floratam Sod to limit bed size.	2,310.00
Area 26:	
- Remove the following plant material: Juniper, Pittosporum, Thryallis and grade.	\$ 590.00
- Install 14 - 3 gallon Thryallis @ \$12.00 ea.	168.00
- Install 110 - 3 gallon Variegated Arboricola @ \$12.00 ea.	1320
- Install 850 sqft of Floratam Sod to limit bed size.	1,402.50
Area 27:	
- Remove the following plant material: Dwarf Bougainvillea and grade.	\$ 443.00
- Install 72 - 3 gallon Dazzle Arboricola @ \$13.50 ea.	972.00
- Install 600 sqft of Floratam Sod to limit bed size.	990.00
East Roadside:	
Area 28:	
- Remove the following plant material: Dwarf Bougainvillea, Firebush, Plumbago, Pittosporum and grade.	\$ 886.00
- Install 113- 3 gallon Firebush @ \$12.00 ea.	1,356.00
- Install 30 - 3 gallon Variegated Arboricola @ \$12.00 ea.	360
- Install 2100 sqft of Floratam Sod to limit bed size.	3,465.00
Area 29:	
- Remove the following plant material: Star Jasmine, Pittosporum and grade.	\$ 443.00
- Install 78 - 3 gallon Thryallis @ \$12.00 ea.	936.00
- Install 16 - 3 gallon Purple Bougainvillea @ \$13.50 ea.	216.00
- Install 150 sqft of Floratam Sod to limit bed size.	247.50
Area 30:	
- Remove the following plant material: Plumbago, Downy Jasmine and grade.	\$ 590.00
- Install 52 - 3 gallon Thryallis @ \$12.00 ea.	624.00
- Install 50 - 3 gallon Variegated Arboricola @ \$12.00 ea.	600
- Install 2000 sqft of Floratam Sod to limit bed size.	3,300.00
Area 31:	
- Remove the following plant material: Fakahatchee Grass and grade.	\$ 222.00
- Install 72- 3 gallon Firebush @ \$12.00 ea.	864.00
- Install 100 - 3 gallon Muhly Grass @ \$12.00 ea.	1,200.00
Area 32:	
- Remove the following plant material: Pittosporum and grade.	\$ 74.00
- Install 30 - 3 gallon Dwarf Bougainvillea @ \$13.50 ea.	405.00
Area 33:	
- Remove the following plant material: Pittosporum and grade.	\$ 222.00
- Install 16 - 7 gallon Jatropha @ \$45.00 ea.	720.00
- Install 20 - 3 gallon Firebush @ \$12.00 ea.	240.00
- Install 350 sqft of Floratam Sod to limit bed size.	577.50
Area 34:	
- Remove the following plant material: Downy Jasmine, Fakahatchee Grass and grade.	\$ 369.00
- Install 56 - 3 gallon Muhly Grass @ \$12.00 ea.	672.00
- Install 1400 sqft of Floratam Sod to limit bed size.	2,310.00
Area 35:	
- Remove the following plant material: Fakahatchee Grass and grade.	\$ 148.00
- Install 150 sqft of Floratam Sod to limit bed size.	247.50
Area 36:	
- Install 20 - 3 gallon Dwarf Bougainvillea @ \$13.50 ea.	270.00
- Install 46 - 3 gallon Downy Jasmine @ \$12.00 ea.	552.00

Area 37:	
- Remove the following plant material: Pittosporum, Awabuki, Juniper, Dwarf Bougainvillea and grade.	\$ 1,402.00
- Install 23 - 3 gallon Dwarf Bougainvillea @ \$13.50 ea.	310.50
- Install 40 - 3 gallon Thryallis @ \$12.00 ea.	480.00
- Install 1400 sqft of Floratam Sod to limit bed size.	2,310.00
Area 38:	
- Remove the following plant material: Fakahatchee Grass and grade.	\$ 74.00
- Install 8 - 7 gallon Jatropha @ \$45.00 ea.	360.00
- Install 55 - 3 gallon Dazzle Arboricola @ \$13.50 ea.	742.50
- Install 70 - 3 gallon Downy Jasmine @ \$12.00 ea.	840.00
Area 39:	
- Remove the following plant material: Thryallis and grade.	\$ 74.00
- Install 6 - 3 gallon Green Island Ficus @ \$12.00 ea.	72.00
- Install 150 sqft of Floratam Sod to limit bed size.	247.50
Area 40:	
- Remove the following plant material: Thryallis and grade.	\$ 148.00
- Install 14 - 3 gallon Dwarf Bougainvillea @ \$13.50 ea.	189.00
- Install 8 - 3 gallon Thryallis @ \$12.00 ea.	96.00
Area 41:	
- Remove the following plant material: Dwarf Bougainvillea and grade.	\$ 74.00
- Install 200 sqft of Floratam Sod to limit bed size.	330.00
Area 42:	
- Remove the following plant material: Jatropha and grade.	\$ 747.00
- Install 30 - 3 gallon Thryallis @ \$12.00 ea.	360.00
- Install 70 - 3 gallon Muhly @ \$12.00 ea.	840.00
Area 43:	
- Remove the following plant material: Fakahatchee Grass and grade.	\$ 74.00
- Install 150 sqft of Floratam Sod to limit bed size.	247.50
Area 44:	
- Remove the following plant material: Pittosporum, Downy Jasmine and grade.	\$ 1,189.00
- Install 110 - 3 gallon Downy Jasmine @ \$12.00 ea.	1,320.00
- Install 70 - 3 gallon Variegated Arboricola @ \$12.00 ea.	841.00
- Install 20 - 3 gallon Dwarf Bougainvillea @ \$13.50 ea.	270.00
- Install 850 sqft of Floratam Sod to limit bed size.	1,402.50
Area 45:	
- Remove the following plant material: Dwarf Bougainvillea and grade.	\$ 74.00
- Install 100 sqft of Floratam Sod to limit bed size.	165.00
Area 46:	
- Remove the following plant material: Dwarf Bougainvillea and grade.	\$ 74.00
- Install 100 sqft of Floratam Sod to limit bed size.	165.00
Area 47:	
- Remove the following plant material: Plumbago and grade.	\$ 968.00
- Install 34 - 3 gallon Thryallis @ \$12.00 ea.	408.00
- Install 60 - 3 gallon Dwarf Bougainvillea @ \$13.50 ea.	810.00
- Install 600 sqft of Floratam Sod to limit bed size.	990.00
TOTAL	\$ 113,128.00

Submitted By: Blake Grimes

Approved By: _____

If you have any questions or need additional information concerning this proposal, please contact Mr. Blake Grimes at 239-455-4911 or mgrimes@gulfscapeslandscape.com. Please fax approved proposal to 239-791-

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

10G

GulfScapes

Landscape Management Services

Proposal

PO Box 8122
 Naples, FL
 Phone 239-455-4911 Fax 239-791-1264
 www.gulfscapeslandscape.com

DATE: April 14, 2020

RE: Clock 7
 Landscape Install.
 Three Oaks
 Parkway bridge,
 North to Williams
 Rd.

Proposed to:

The Brooks
 C/o Wrathell, Hart, Hunt and Associations, LLC
 9220 Bonita Beach Road, Suite #214
 Bonita Springs, FL 34135

DESCRIPTION	AMOUNT
Provide labor and materials to complete the following:	
Area 1:	
- Remove the following plant material: Pittosporum, Jatropha, Dwarf Bougainvillea and grade.	\$ 886.00
- Install 8 - 3 gallon Thryallis @ \$12.00 ea.	96.00
- Install 55 - 3 gallon Dwarf Bougainvillea @ \$13.50 ea.	742.50
- Install 34 - 3 gallon Firebush @ \$12.00 ea.	408.00
- Install 1300 sqft of Floratam Sod to limit bed size.	2,145.00
Area 2:	
- Remove the following plant material: White Fountain Grass and grade.	\$ 74.00
- Install 20 - 3 gallon Muhly Grass @ \$12.00 ea.	240.00
Area 3:	
- Remove the following plant material: White Fountain Grass and grade.	\$ 74.00
- Install 68 - 3 gallon Variegated Arboricola @ \$12.00 ea.	816.00
Area 4:	
- Install 28 - 3 gallon Dwarf Bougainvillea @ \$13.50 ea.	\$ 378.00
Area 5:	
- Remove the following plant material: Juniper and grade.	\$ 74.00
- Install 55 - 3 gallon Thryallis @ \$12.00 ea.	660.00
- Install 700 sqft of Floratam Sod to limit bed size.	1,155.00
Area 6:	
- Remove the following plant material: Juniper and grade.	\$ 74.00
- Install 20 - 3 gallon Muhly Grass @ \$12.00 ea.	240.00
Area 7:	
- Install 59 - 3 gallon Green Island Ficus @ \$12.00 ea.	\$ 708.00
Area 8:	
- Install 17 - 3 gallon Dwarf Bougainvillea @ \$13.50 ea.	\$ 229.50
- Install 400 sqft of Floratam Sod to limit bed size.	660.00
Area 9:	
- Remove the following plant material: Plumbago and grade.	\$ 74.00
- Install 75 - 3 gallon Firebush @ \$12.00 ea.	900.00
- Install 600 sqft of Floratam Sod to limit bed size.	990.00

Area 10:	
- Remove the following plant material: Juniper, Vibernum and grade.	\$ 1,550.00
- Install 56 - 3 gallon Muhly Grass @ \$12.00 ea.	672.00
- Install 23 - 3 gallon Cord Grass @ \$12.00 ea.	276.00
- Install 48 - 3 gallon Dwarf Bougainvillea @ \$13.50 ea.	648.00
- Install 300 sqft of Floratam Sod to limit bed size.	495.00
Area 12:	
- Install 200 - 3 gallon Downy Jasmine @ \$12.00 ea.	2,400.00
- Install 55 - 3 gallon Thryallis @ \$12.00 ea.	660.00
- Install 75 - 3 gallon Wax Jasmine @ \$12.00 ea.	900.00
- Install 52 - 3 gallon Muhly Grass @ \$12.00 ea.	624.00
- Install 750 sqft of Floratam Sod to limit bed size.	1,237.50
Area 13:	
- Remove the following plant material: Bougainvillea, Pittosporum and grade.	\$ 222.00
- Install 55 - 3 gallon Firebush @ \$12.00 ea.	660.00
- Install 550 sqft of Floratam Sod to limit bed size.	907.50
Area 14:	
- Remove the following plant material: White Fountain Grass and grade.	\$ 222.00
- Install 20 - 3 gallon Downy Jasmine @ \$12.00 ea.	240.00
- Install 31 - 3 gallon Firebush @ \$12.00 ea.	372.00
- Install 45 - 3 gallon Variegated Arboricola @ \$12.00 ea.	540.00
Area 15:	
- Remove the following plant material: Pittosporum and grade.	\$ 222.00
- Install 60 - 3 gallon Firebush @ \$12.00 ea.	720.00
- Install 500 sqft of Floratam Sod to limit bed size.	825.00
Area 16:	
- Remove the following plant material: Large Leaf Bougainvillea, Pittosporum and grade.	\$ 443.00
- Install 45 - 3 gallon Thryallis @ \$12.00 ea.	540.00
- Install 28 - 3 gallon Variegated Arboricola @ \$12.00 ea.	336.00
- Install 550 sqft of Floratam Sod to limit bed size.	907.50
Area 17:	
- Remove the following plant material: Pittosporum and grade.	\$ 222.00
- Install 31- 3 gallon Firebush @ \$12.00 ea.	372.00
Area 18:	
- Remove the following plant material: Large Leaf Bougainvillea, Plumbago and grade.	\$ 664.00
- Install 60 - 3 gallon Firebush @ \$12.00 ea.	720.00
- Install 1650 sqft of Floratam Sod to limit bed size.	2,722.50
Area 19:	
- Remove the following plant material: Pittosporum, Juniper, Plumbago and grade.	\$ 443.00
- Install 70 - 3 gallon Firebush @ \$12.00 ea.	840.00
- Install 1100 sqft of Floratam Sod to limit bed size.	1,815.00
Area 20:	
- Remove the following plant material: White Fountain Grass and grade.	\$ 148.00
- Install 30 - 3 gallon Firebush @ \$12.00 ea.	360.00
- Install 80 - 3 gallon Variegated Arboricola @ \$12.00 ea.	960.00

Area 21:	
- Remove the following plant material: Pittosporum, Plumbago and grade.	\$ 222.00
- Install 44 - 3 gallon Firebush @ \$12.00 ea.	528.00
- Install 30 - 3 gallon Dwarf Bougainvillea @ \$13.50 ea.	405.00
- Install 600 sqft of Floratam Sod to limit bed size.	990.00
Area 22:	
- Remove the following plant material: Plumbago and grade.	\$ 295.00
- Install 44 - 3 gallon Dwarf Bougainvillea @ \$13.50 ea.	594.00
- Install 80 - 3 gallon Copperleaf @ \$12.00 ea.	960.00
- Install 120 sqft of Floratam Sod to limit bed size.	198.00
Area 23:	
- Remove the following plant material: Oliander and Coffee Plant and grade.	\$ 222.00
- Install 55 - 3 gallon Copperleaf @ \$12.00 ea.	660.00
Area 24:	
- Remove the following plant material: Coffee Plant and grade.	\$ 443.00
- Install 90 - 3 gallon Fakahatchee Grass @ \$12.00 ea.	1,080.00
- Install 300 sqft of Floratam Sod to limit bed size.	495.00
Area 25:	
- Remove the following plant material: Wax Myrtle, Nora Grant Ixora and grade.	\$ 222.00
- Install 60 - 3 gallon Firebush @ \$12.00 ea.	720.00
- Install 450 sqft of Floratam Sod to limit bed size.	742.50
Area 26:	
- Remove the following plant material: Plumbago and grade.	\$ 222.00
- Install 12 - 3 gallon Firebush @ \$12.00 ea.	144.00
- Install 300 sqft of Floratam Sod to limit bed size.	495.00
Area 27:	
- Install 28 - 3 gallon Fakahatchee Grass @ \$12.00 ea.	\$ 336.00
- Install 115 sqft of Floratam Sod to limit bed size.	189.75
Area 28:	
- Remove the following plant material: Juniper and grade.	\$ 886.00
- Install 6 - 3 gallon Dwarf Bougainvillea @ \$13.50 ea.	81.00
- Install 159 - 3 gallon Downy Jasmine @ \$12.00 ea.	1,908.00
Area 29:	
- Remove the following plant material: Indian Hawthorn and grade.	\$ 443.00
- Install 22 - 7 gallon Podocarpus @ \$45.00 ea.	990.00
- Install 6 - 7 gallon Auntie Lue @ \$60.00 ea.	360.00
- Install 105 - 3 gallon Dazzle Arboricola @ \$13.50 ea.	1,417.50
- Install 65 - 3 gallon Carissa @ \$12.00 ea.	780.00
Area 30:	
- Remove the following plant material: Juniper, Star Jasmine and grade.	\$ 222.00
- Install 68 - 3 gallon Carissa @ \$12.00 ea.	816.00
- Install 200 sqft of Floratam Sod to limit bed size.	330.00
- Install 1000 sqft of Bahia to limit bed size.	1,000.00
TOTAL	\$ 56,906.75

Submitted By: Blake Grimes

Approved By: _____

If you have any questions or need additional information concerning this proposal, please contact Mr. Blake Grimes at 239-455-4911 or mgrimes@gulfscapeslandscape.com. Please fax approved proposal to 239-791-4911.

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

10H

GulfScapes

Landscape Management Services

Proposal

PO Box 8122
 Naples, FL
 Phone 239-455-4911 Fax 239-791-1264
 www.gulfscapeslandscape.com

DATE: April 14, 2020

RE: Clock 8
 Landscape Install.
 41 East on
 Coconut Rd to
 Railroad Tracks

Proposed to:

The Brooks
 C/o Wrathell, Hart, Hunt and Associations, LLC
 9220 Bonita Beach Road, Suite #214
 Bonita Springs, FL 34135

DESCRIPTION	AMOUNT
Provide labor and materials to complete the following:	
<u>South Roadside:</u>	
<u>Area 1:</u>	
- Remove the following plant material: Juniper, Dwarf Bougainvillea and grade.	\$ 369.00
- Install 42 - 3 gallon Muhly Grass @ \$12.00 ea.	504.00
- Install 70 - 3 gallon Wart Fern @ \$12.00 ea.	840.00
- Install 60 - 3 gallon Firebush @ \$12.00 ea.	720.00
- Install 200 sqft of Floratam Sod to limit bed size.	330.00
<u>Area 2:</u>	
- Remove the following plant material: Oliander, Fern, Juniper, Pittosporum and grade.	\$ 369.00
- Install 42 - 3 gallon Variegated Arboricola @ \$12.00 ea.	504.00
- Install 19 - 3 gallon Star Jasmine @ \$12.00 ea.	228.00
- Install 350 - 3 gallon Downy Jasmine @ \$12.00 ea.	4,200.00
- Install 36 - 3 gallon Firebush @ \$12.00 ea.	432.00
- Install 200 sqft of Floratam Sod to limit bed size.	330.00
<u>Area 3:</u>	
- Remove the following plant material: Fern, Tree Stump, Juniper, Fakahatchee Grass, Star Jasmine, Viburnum, Alamanda and grade.	\$ 2,502.00
- Install 21 - 3 gallon Muhly Grass @ \$12.00 ea.	252.00
- Install 40 - 3 gallon Star Jasmine @ \$12.00 ea.	480.00
- Install 88 - 3 gallon Variegated Arboricola @ \$12.00 ea.	1,056.00
- Install 28 - 3 gallon Firebush @ \$12.00 ea.	336.00
- Install 6500 sqft of Floratam Sod to limit bed size.	10,725.00
<u>Area 4:</u>	
- Install 75 - 3 gallon Firebush @ \$12.00 ea.	\$ 1,476.00

North Roadside:	
Area 5:	
- Install 70 - 3 gallon Firebush @ \$12.00 ea.	\$ 1,378.00
Area 6:	
- Remove the following plant material: Jatropha, Dwarf Bougainvillea and grade.	\$ 148.00
- Install 65 - 3 gallon Pink Hibiscus @ \$13.50 ea.	877.50
- Install 18 - 3 gallon Muhly Grass @ \$12.00 ea.	216.00
Area 7:	
- Remove the following plant material: Juniper, Dwarf Bougainvillea, Pittosporum and grade.	\$ 443.00
- Install 180 - 3 gallon Firebush @ \$12.00 ea.	2,160.00
- Install 30 - 3 gallon Variegated Arboricola @ \$12.00 ea.	360.00
Area 8:	
- Remove the following plant material: Jatropha, Juniper and grade.	\$ 1,033.00
- Install 42 - 3 gallon Star Jasmine @ \$12.00 ea.	504.00
- Install 32 - 3 gallon Variegated Arboricola @ \$12.00 ea.	384.00
- Install 3600 sqft of Floratam Sod to limit bed size.	5,940.00
Area 9:	
- Remove the following plant material: Juniper, Thryallis, Indian Hawthorn and grade.	\$ 221.00
- Install 10 - 15 gallon Clusia @ \$130.00 ea.	1,300.00
- Install 90 - 3 gallon Wart Fern @ \$12.00 ea.	1,080.00
- Install 1600 sqft of Floratam Sod to limit bed size.	2,640.00
TOTAL	\$ 44,337.50

Submitted By: Blake Grimes

Approved By: _____

If you have any questions or need additional information concerning this proposal, please contact Mark Grime at 239-455-4911 or mgrimes@gulfscapeslandscape.com. Please fax approved proposal to 239-791-1264.

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

13

Integra Realty Resources
Southwest Florida

Appraisal of Real Property

Brooks Coconut Road Park
Industrial Property
9920/9938 Coconut Rd.
Estero, Lee County, Florida 34135

Prepared For:
Brooks Of Bonita Springs CDD

Date of the Report:
June 16, 2022

Report Format:
Appraisal Report

IRR - Southwest Florida
File Number: 152-2022-0199



Subject Photographs



Brooks Coconut Road Park
9920/9938 Coconut Rd.
Estero, Florida

Aerial Photograph



Integra Realty Resources
Miami/Caribbean
Orlando
Southwest Florida

www.irr.com

In Miami/Caribbean
Dadeland Centre
9155 South Dadeland Blvd.
Suite 1208
Miami, FL 33156
(305) 670-0001

In Orlando
The Magnolia Building
326 N. Magnolia Ave.

Orlando, FL 32801
(407) 843-3377

In Naples/Sarasota
Horseshoe Professional Park
2770 Horseshoe Drive S.
Suite 3
Naples, FL 34104
(239)-643-6888



June 16, 2022

Brooks Of Bonita Springs CDD
District Manager
Brooks Of Bonita Springs CDD
9220 Bonita Beach Road
Bonita Springs, FL 34135

SUBJECT: Market Value Appraisal
 Brooks Coconut Road Park
 9920/9938 Coconut Rd.
 Estero, Lee County, Florida 34135
 IRR - Southwest Florida File No. 152-2022-0199

Dear Mr. Adams:

Integra Realty Resources – Southwest Florida is pleased to submit the accompanying appraisal of the referenced property. The purpose of the appraisal is to develop an opinion of the market value as is, pertaining to the fee simple interest in the property.

The client for the assignment is Brooks Of Bonita Springs CDD. The intended user of this report is the client. The intended use of the report is for property acquisition purposes. No other party or parties may use or rely on the information, opinions, and conclusions contained in this report.

The subject is a parcel of vacant land containing an area of 3.73 acres or 162,479 square feet. There are multiple improvements on the property which include a fountain area, paver walkways, picnic tables, benches, barbecue areas, boat dock, landscaping, restroom building, playground with canopy, pickleball courts, and a basketball court. Additionally, there is a parking lot on the south end of the property. The property is zoned MPD, Mixed Use Planned Development, which permits mixed uses. It is our understanding that the property has been deed restricted for use as open space as an amenity to the Brooks of Bonita Community.

The appraisal conforms to the Uniform Standards of Professional Appraisal Practice (USPAP), the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute, applicable state appraisal regulations.

Standards Rule 2-2 (Content of a Real Property Appraisal Report) contained in the Uniform Standards of Professional Appraisal Practice (USPAP) requires each written real property appraisal report to be prepared as either an Appraisal Report or a Restricted Appraisal Report. This report is prepared as an Appraisal Report as defined by USPAP under Standards Rule 2-2(a), and incorporates practical explanation of the data, reasoning, and analysis that were used to develop the opinion of value.

Based on the valuation analysis in the accompanying report, and subject to the definitions, assumptions, and limiting conditions expressed in the report, the concluded opinions of value are as follows:

Value Conclusion			
Value Type & Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
Market Value As Is	Fee Simple	May 25, 2022	\$970,000

All upland areas are interchangeable with the same highest and best use, and accordingly are valued the same, even if the end use is as open space, park, roadway, lake, buffer area, etc. This valuation method, as applied herein, is an industry standard method that is often used in valuing properties like the appraised lands.

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions. An extraordinary assumption is an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

1. None

The value conclusions are based on the following hypothetical conditions. A hypothetical condition is a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

1. None

The use of any extraordinary assumption or hypothetical condition may have affected the assignment results.

The value conclusion(s) in this report consider the impact of COVID-19 on the subject property.



Brooks Of Bonita Springs CDD
Brooks Of Bonita Springs CDD
June 16, 2022
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If you have any questions or comments, please contact the undersigned. Thank you for the opportunity to be of service.

Respectfully submitted,

Integra Realty Resources - Southwest Florida



Carlton J. Lloyd, MAI
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Quality Assurance

IRR Quality Assurance Program

At IRR, delivering a quality report is a top priority. Integra has an internal Quality Assurance Program in which managers review material and pass an exam in order to attain IRR Certified Reviewer status. By policy, every Integra valuation assignment is assessed by an IRR Certified Reviewer who holds the MAI designation, or is, at a minimum, a named Director with at least ten years of valuation experience.

This quality assurance assessment consists of reading the report and providing feedback on its quality and consistency. All feedback from the IRR Certified Reviewer is then addressed internally prior to delivery. The intent of this internal assessment process is to maintain report quality.

Designated IRR Certified Reviewer

An internal quality assurance assessment was conducted by an IRR Certified Reviewer prior to delivery of this appraisal report. This assessment should not be construed as an appraisal review as defined by USPAP.

Executive Summary

Property Name	Brooks Coconut Road Park
Address	9920/9938 Coconut Rd. Estero, Lee County, Florida 34135
Property Type	Industrial - Other
Owner of Record	Brooks of Bonita Springs Community Development District
Tax ID	10-47-25-E3-U2120.1982
Land Area	3.73 acres; 162,479 SF
Year Built	1999-2017
Zoning Designation	MPD, Mixed Use Planned Development
Highest and Best Use - As if Vacant	Residential and accessory uses
Highest and Best Use - As Improved	Continued industrial use
Exposure Time; Marketing Period	12-18 months; 12-18 months
Effective Date of the Appraisal	May 25, 2022
Date of the Report	June 16, 2022
Property Interest Appraised	Fee Simple
Market Value Indications	
Cost Approach	\$970,000
Sales Comparison Approach	Not Used
Income Capitalization Approach	Not Used
Market Value Conclusion	\$970,000

The values reported above are subject to the definitions, assumptions, and limiting conditions set forth in the accompanying report of which this summary is a part. No party other than Brooks Of Bonita Springs CDD may use or rely on the information, opinions, and conclusions contained in the report. It is assumed that the users of the report have read the entire report, including all of the definitions, assumptions, and limiting conditions.

All upland areas are interchangeable with the same highest and best use, and accordingly are valued the same, even if the end use is as open space, park, roadway, lake, buffer area, etc. This valuation method, as applied herein, is an industry standard method that is often used in valuing properties like the appraised lands.

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions. An extraordinary assumption is an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

1. None

The value conclusions are based on the following hypothetical conditions. A hypothetical condition is a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

1. None

The use of any extraordinary assumption or hypothetical condition may have affected the assignment results.

Identification of the Appraisal Problem

Subject Description

The subject is a parcel of vacant land containing an area of 3.73 acres or 162,479 square feet. There are multiple improvements on the property which include a fountain area, paver walkways, picnic tables, benches, barbecue areas, boat dock, landscaping, restroom building, playground with canopy, pickleball courts, and a basketball court. Additionally, there is a parking lot on the south end of the property. The property is zoned MPD, Mixed Use Planned Development, which permits mixed uses. It is our understanding that the property has been deed restricted for use as open space as an amenity to the Brooks of Bonita Community. A legal description of the property is provided below.

Property Identification	
Property Name	Brooks Coconut Road Park
Address	9920/9938 Coconut Rd. Estero, Florida 34135
Tax ID	10-47-25-E3-U2120.1982
Owner of Record	Brooks of Bonita Springs Community Development District and Brooks of Bonita Springs II Community Development District

Sale History

The most recent closed sale of the subject is summarized as follows:

Sale Date	September 24, 2010
Seller	Commons Club at the Brooks, Inc
Buyer	Brooks of Bonita Springs Community Development District and Brooks of Bonita Springs II Community Development District
Sale Price	\$850,000
Recording Instrument Number	2010000254652

No known sales or transfers of ownership have taken place within a three-year period prior to the effective appraisal date.

Pending Transactions

Based on discussions with the appropriate contacts, the property is not subject to an agreement of sale or an option to buy, nor is it listed for sale, as of the effective appraisal date. However, the purpose of this appraisal is to assist with a transfer of the subject lands between the Brooks Of Bonita Springs CDD and the Commons Club at the Brooks.

Appraisal Purpose

The purpose of the appraisal is to develop the following opinion(s) of value:

- The market value as is of the fee simple interest in the subject property as of the effective date of the appraisal, May 25, 2022



The date of the report is June 16, 2022. The appraisal is valid only as of the stated effective date or dates.

Value Type Definitions

The definitions of the value types applicable to this assignment are summarized below.

Market Value

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.¹

Assessed Value

The value of a property according to the tax rolls in ad valorem taxation; may be higher or lower than market value, or based on an assessment ratio that is a percentage of market value.²

¹ Code of Federal Regulations, Title 12, Chapter I, Part 34.42[h]; also Interagency Appraisal and Evaluation Guidelines, Federal Register, 75 FR 77449, December 10, 2010, page 77472

² Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 6th ed. (Chicago: Appraisal Institute, 2015)

Appraisal Premise Definitions

The definitions of the appraisal premises applicable to this assignment are specified as follows.

As Is Market Value

The estimate of the market value of real property in its current physical condition, use, and zoning as of the appraisal date.³

Property Rights Definitions

The property rights appraised which are applicable to this assignment are defined as follows.

Fee Simple Estate

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.⁴

Client and Intended User(s)

The client and intended user is Brooks Of Bonita Springs CDD. No other party or parties may use or rely on the information, opinions, and conclusions contained in this report.

Intended Use

The intended use of the appraisal is for property acquisition purposes. The appraisal is not intended for any other use.

Applicable Requirements

This appraisal report conforms to the following requirements and regulations:

- Uniform Standards of Professional Appraisal Practice (USPAP);
- Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute;
- Applicable state appraisal regulations;

Report Format

Standards Rule 2-2 (Content of a Real Property Appraisal Report) contained in the Uniform Standards of Professional Appraisal Practice (USPAP) requires each written real property appraisal report to be prepared as either an Appraisal Report or a Restricted Appraisal Report. This report is prepared as an Appraisal Report as defined by USPAP under Standards Rule 2-2(a), and incorporates practical explanation of the data, reasoning, and analysis used to develop the opinion of value.

Prior Services

USPAP requires appraisers to disclose to the client any other services they have provided in connection with the subject property in the prior three years, including valuation, consulting, property management, brokerage, or any other services. We have performed no services, as an appraiser or in

³Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 6th ed. (Chicago: Appraisal Institute, 2015)

⁴Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 6th ed. (Chicago: Appraisal Institute, 2015)

any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding the agreement to perform this assignment.

Appraiser Competency

No steps were necessary to meet the competency provisions established under USPAP. The assignment participants have appraised several properties similar to the subject in physical, locational, and economic characteristics, and are familiar with market conditions and trends; therefore, appraiser competency provisions are satisfied for this assignment. Appraiser qualifications and state credentials are included in the addenda of this report.

Scope of Work

Introduction

The appraisal development and reporting processes require gathering and analyzing information about the assignment elements necessary to properly identify the appraisal problem. The scope of work decision includes the research and analyses necessary to develop credible assignment results, given the intended use of the appraisal. Sufficient information includes disclosure of research and analyses performed and might also include disclosure of research and analyses not performed.

To determine the appropriate scope of work for the assignment, the intended use of the appraisal, the needs of the user, the complexity of the property, and other pertinent factors were considered. The concluded scope of work is described below.

Research and Analysis

The type and extent of the research and analysis conducted are detailed in individual sections of the report. The steps taken to verify comparable data are disclosed in the addenda of this report. Although effort has been made to confirm the arms-length nature of each sale with a party to the transaction, it is sometimes necessary to rely on secondary verification from sources deemed reliable.

Subject Property Data Sources

The legal and physical features of the subject property, including size of the site, flood plain data, seismic zone designation, property zoning, existing easements and encumbrances, access and exposure, and condition of the improvements (as applicable) were confirmed and analyzed.

The financial data of the subject, including tax and assessment records were analyzed. This information, as well as trends established by confirmed market indicators, is used to forecast future performance of the subject property.

Inspection

Details regarding the property inspection conducted as part of this appraisal assignment are summarized as follows:

Property Inspection		
Party	Inspection Type	Inspection Date
Carlton J. Lloyd, MAI	On-site	May 25, 2022

Valuation Methodology

Three approaches to value are typically considered when developing a market value opinion for real property. These are the cost approach, the sales comparison approach, and the income capitalization approach. Use of the approaches in this assignment is summarized as follows:

Approaches to Value		
Approach	Applicability to Subject	Use in Assignment
Cost Approach	Applicable	Utilized
Sales Comparison Approach	Not Applicable	Not Utilized
Income Capitalization Approach	Not Applicable	Not Utilized

In developing an opinion of value for the subject, only the cost approach is used. This approach is applicable to the subject because the subject is a special purpose property.

The sales comparison approach is not applicable because there are limited transactions of similar properties, and the income approach is not applicable because the subject is not likely to generate rental income in its current state.

Significant Appraisal Assistance

It is acknowledged that Kyle Hayton State Registered Trainee Appraiser #RI25314 supervised by Carlton Lloyd, MAI, made a significant professional contribution to this appraisal, consisting of participating in the property inspection, conducting research on the subject and transactions involving comparable properties, performing appraisal analyses, and assisting in report writing, under the supervision of the persons signing the report. Mr. Hayton's time on this job is tracked at 15 hours. I, Carlton Lloyd, MAI, the supervisory appraiser of a registered appraiser trainee, who contributed to the development or communication of this appraisal, hereby accepts full and complete responsibility for any work performed by the registered appraiser trainee named in this report as if it were my own work.

Economic Analysis

Lee County Area Analysis

Lee County is located in southwestern Florida approximately 126 miles south of Tampa. It is 785 square miles in size and has a population density of 1,015 persons per square mile.



Population

Lee County has an estimated 2022 population of 796,498, which represents an average annual 2.1% increase over the 2010 census of 618,754. Lee County added an average of 14,812 residents per year over the 2010-2022 period, and its annual growth rate exceeded the State of Florida rate of 1.3%.

Looking forward, Lee County's population is projected to increase at a 1.2% annual rate from 2022-2027, equivalent to the addition of an average of 9,690 residents per year. Lee County's growth rate is expected to exceed that of Florida, which is projected to be 0.9%.

	Population			Compound Ann. % Chng	
	2010 Census	2022 Estimate	2027 Projection	2010 - 2022	2022 - 2027
Lee County, FL	618,754	796,498	844,950	2.1%	1.2%
Florida	18,801,310	21,976,313	22,982,383	1.3%	0.9%

Source: Claritas

Employment

Total employment in Lee County was estimated at 265,290 jobs as of June 2021. Between year-end 2011 and 2021, employment rose by 62,794 jobs, equivalent to a 31.0% increase over the entire period. There were gains in employment in eight out of the past ten years, with losses in 2020 and 2021 influenced by the COVID-19 pandemic. Lee County's rate of employment growth over the last decade surpassed that of Florida, which experienced an increase in employment of 17.5% or 1,286,010 jobs over this period.

A comparison of unemployment rates is another way of gauging an area's economic health. Over the past decade, the Lee County unemployment rate has been slightly lower than that of Florida, with an average unemployment rate of 6.0% in comparison to a 6.1% rate for Florida. A lower unemployment rate is a positive indicator.

Recent data shows that the Lee County unemployment rate is 2.9% in comparison to a 3.3% rate for Florida, a positive sign that is consistent with the fact that Lee County has outperformed Florida in the rate of job growth over the past two years.

Employment Trends

Year	Total Employment (Year End)				Unemployment Rate (Ann. Avg.)	
	Lee County	% Change	Florida	% Change	Lee County	Florida
2011	202,496		7,368,030		10.8%	10.0%
2012	211,442	4.4%	7,538,166	2.3%	9.1%	8.6%
2013	223,635	5.8%	7,741,539	2.7%	7.6%	7.5%
2014	238,081	6.5%	8,012,496	3.5%	6.2%	6.5%
2015	253,428	6.4%	8,314,343	3.8%	5.2%	5.5%
2016	260,137	2.6%	8,542,086	2.7%	4.7%	4.9%
2017	266,067	2.3%	8,718,087	2.1%	4.2%	4.3%
2018	270,661	1.7%	8,907,904	2.2%	3.5%	3.6%
2019	277,909	2.7%	9,094,742	2.1%	3.3%	3.3%
2020	266,571	-4.1%	8,664,195	-4.7%	7.4%	7.8%
2021*	265,290	-0.5%	8,654,040	-0.1%	4.3%	4.7%
Overall Change 2011-2021	62,794	31.0%	1,286,010	17.5%		
Avg Unemp. Rate 2011-2021					6.0%	6.1%
Unemployment Rate - February 2022					2.9%	3.3%

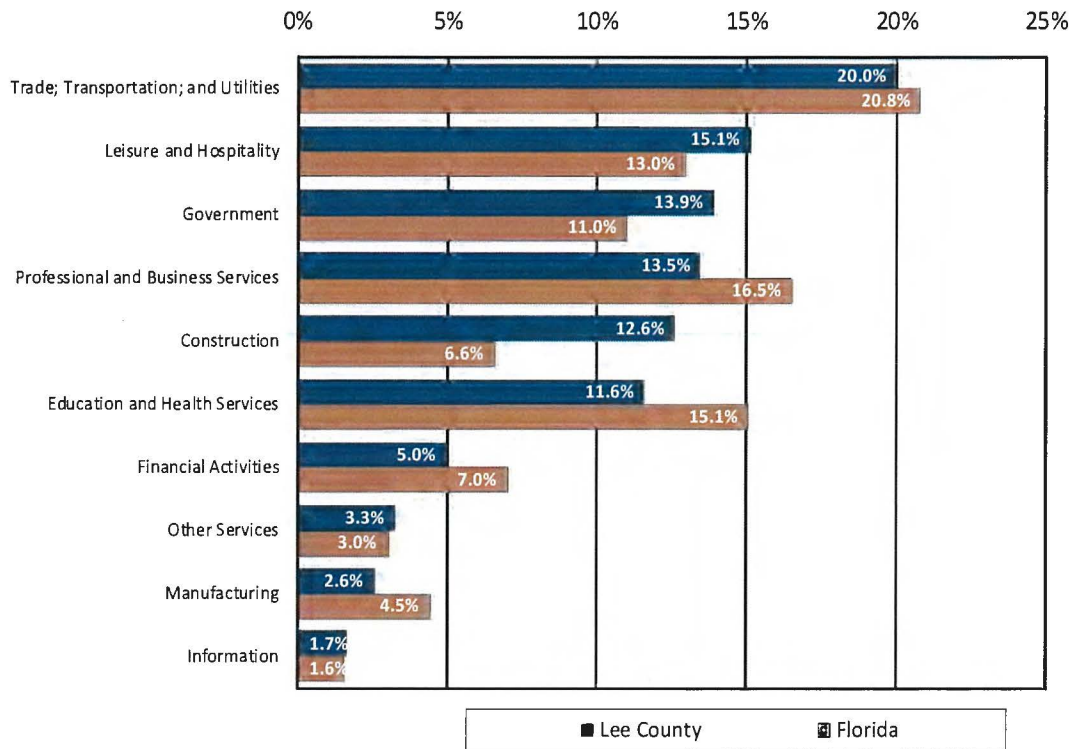
*Total employment data is as of June 2021; unemployment rate data reflects the average of 12 months of 2021.

Source: U.S. Bureau of Labor Statistics and Moody's Analytics. Employment figures are from the Quarterly Census of Employment and Wages (QCEW). Unemployment rates are from the Current Population Survey (CPS). The figures are not seasonally adjusted.

Employment Sectors

The composition of the Lee County job market is depicted in the following chart, along with that of Florida. Total employment for both areas is broken down by major employment sector, and the sectors are ranked from largest to smallest based on the percentage of Lee County jobs in each category.

Employment Sectors - 2021



Source: U.S. Bureau of Labor Statistics and Moody's Analytics

Lee County has greater concentrations than Florida in the following employment sectors:

1. Leisure and Hospitality, representing 15.1% of Lee County payroll employment compared to 13.0% for Florida as a whole. This sector includes employment in hotels, restaurants, recreation facilities, and arts and cultural institutions.
2. Government, representing 13.9% of Lee County payroll employment compared to 11.0% for Florida as a whole. This sector includes employment in local, state, and federal government agencies.
3. Construction, representing 12.6% of Lee County payroll employment compared to 6.6% for Florida as a whole. This sector includes construction of buildings, roads, and utility systems.
4. Other Services, representing 3.3% of Lee County payroll employment compared to 3.0% for Florida as a whole. This sector includes establishments that do not fall within other defined categories, such as private households, churches, and laundry and dry cleaning establishments.

Lee County is underrepresented in the following sectors:

1. Trade; Transportation; and Utilities, representing 20.0% of Lee County payroll employment compared to 20.8% for Florida as a whole. This sector includes jobs in retail trade, wholesale trade, trucking, warehousing, and electric, gas, and water utilities.
2. Professional and Business Services, representing 13.5% of Lee County payroll employment compared to 16.5% for Florida as a whole. This sector includes legal, accounting, and engineering firms, as well as management of holding companies.
3. Education and Health Services, representing 11.6% of Lee County payroll employment compared to 15.1% for Florida as a whole. This sector includes employment in public and private schools, colleges, hospitals, and social service agencies.
4. Financial Activities, representing 5.0% of Lee County payroll employment compared to 7.0% for Florida as a whole. Banking, insurance, and investment firms are included in this sector, as are real estate owners, managers, and brokers.

Major Employers

Major employers in Lee County are shown in the following table.

Major Employers - Lee County, FL	
Name	Number of Employees
1 Lee Health	13,595
2 Lee County School District	12,936
3 Lee County Local Government	9,038
4 Publix Super Market	4,624
5 Florida Gulf Coast University	3,430
6 Walmart	3,067
7 City of Cape Coral	2,253
8 Hope Hospice	1,630
9 McDonald's	1,482
10 Florida SouthWestern State College	1,441

Source: Southwest Florida Economic Development Alliance

Gross Domestic Product

Gross Domestic Product (GDP) is a measure of economic activity based on the total value of goods and services produced in a defined geographic area, and annual changes in Gross Domestic Product (GDP) are a gauge of economic growth.

Economic growth, as measured by annual changes in GDP, has been somewhat higher in Lee County than Florida overall during the past ten years. Lee County has grown at a 3.0% average annual rate while Florida has grown at a 2.3% rate. Lee County experienced a decline in GDP in the recent downturn but fared better than Florida. The area's GDP dropped by 2.4% in 2020 while Florida's GDP dropped by 2.8%. GDP figures for 2021 are not yet available at the local level, but GDP on a national level increased 5.7% in 2021, in contrast to the pandemic-related decrease of 3.4% in 2020.

Lee County has a per capita GDP of \$36,686, which is 16% less than Florida's GDP of \$43,765. This means that Lee County industries and employers are adding relatively less value to the economy than their counterparts in Florida.

Gross Domestic Product				
Year	(\$,000s)		(\$,000s)	
	Lee County	% Change	Florida	% Change
2011	22,203,023		772,021,300	
2012	22,668,690	2.1%	778,545,000	0.8%
2013	23,150,505	2.1%	794,842,100	2.1%
2014	24,280,068	4.9%	817,233,500	2.8%
2015	25,739,463	6.0%	852,242,400	4.3%
2016	27,623,624	7.3%	881,539,200	3.4%
2017	28,267,947	2.3%	912,966,200	3.6%
2018	29,219,725	3.4%	943,463,400	3.3%
2019	29,723,883	1.7%	971,619,200	3.0%
2020	29,010,141	-2.4%	944,000,800	-2.8%
Compound % Chg (2011-2020)		3.0%		2.3%
GDP Per Capita 2020	\$36,686		\$43,765	

Source: U.S. Bureau of Economic Analysis and Moody's Analytics; data released December 2021. The release of state and local GDP data has a longer lag time than national data. The data represents inflation-adjusted "real" GDP stated in 2012 dollars.

Household Income

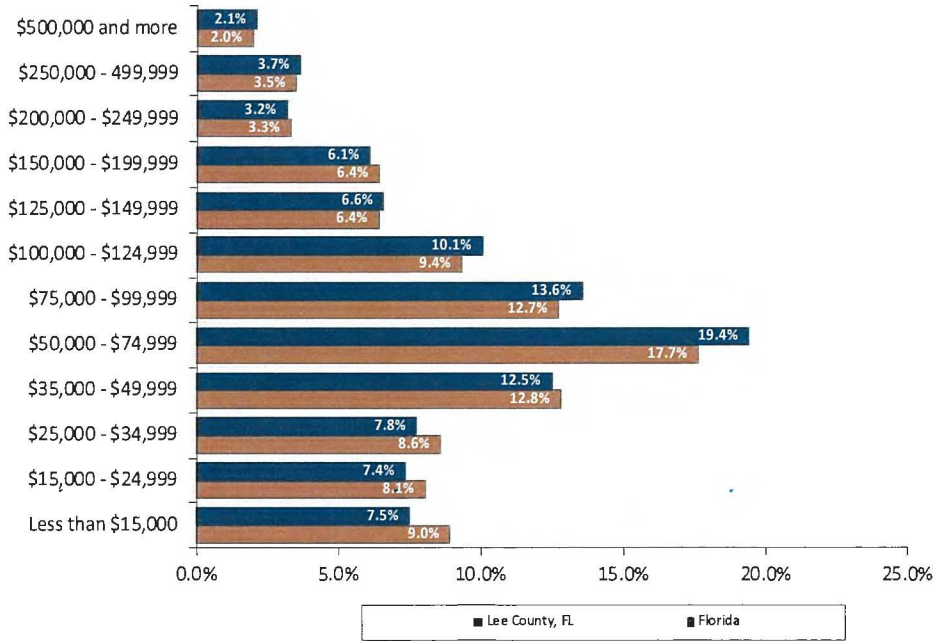
Lee County has a higher level of household income than Florida. Median household income for Lee County is \$68,473, which is 4.6% greater than the corresponding figure for Florida.

Median Household Income - 2022	
	Median
Lee County, FL	\$68,473
Florida	\$65,445
Comparison of Lee County, FL to Florida	+ 4.6%

Source: Claritas

The following chart shows the distribution of households across twelve income levels. Lee County has a greater concentration of households in the higher income levels than Florida. Specifically, 45% of Lee County households are at the \$75,000 or greater levels in household income as compared to 44% of Florida households. A lesser concentration of households is apparent in the lower income levels, as 23% of Lee County households are below the \$35,000 level in household income versus 26% of Florida households.

Household Income Distribution - 2022



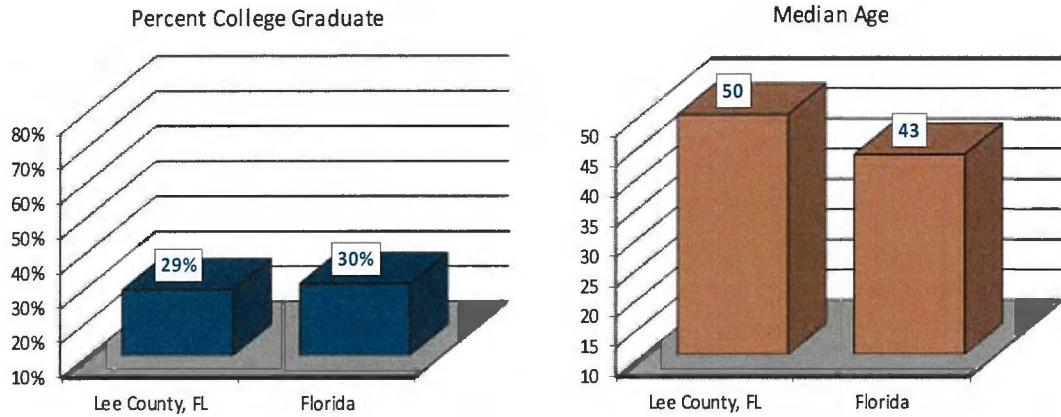
Source: Claritas

Education and Age

Residents of Lee County have a slightly lower level of educational attainment than those of Florida. An estimated 29% of Lee County residents are college graduates with four-year degrees, versus 30% of Florida residents. People in Lee County are older than their Florida counterparts. The median age for Lee County is 50 years, while the median age for Florida is 43 years.



Education & Age - 2022



Source: Claritas

Conclusion

The Lee County economy will benefit from a growing population base and a higher level of median household income. Lee County experienced growth in the number of jobs and has maintained a slightly lower unemployment rate than Florida over the past decade. It is anticipated that the Lee County economy will improve and employment will grow, strengthening the demand for real estate.

Area Map



Surrounding Area Analysis

The subject is located along the north side of Coconut Road and on the west side of Three Oaks Parkway in the Estero area of Lee County. This area is part of the Fort Myers market. Area boundaries and delineation are indicated in the following table. A map identifying the location of the property follows this section.

Boundaries & Delineation	
Boundaries	
Market Area	Fort Myers
Submarket	Estero
Area Type	Suburban
Delineation	
North	Estero Parkway
South	Coconut Road
East	Interstate 75
West	Estero Bay

Access and Linkages

Primary access and linkages to the subject area, including highways, roadways, public transit, traffic counts, and airports, are summarized in the following table.

Access & Linkages	
Vehicular Access	
Major Highways	Interstate 75
Primary Corridors	Tamiami Trl (US-41), Coconut Rd, Alico Rd, Daniels Pkwy, Corkscrew Rd, Estero Pkwy, Ben Hill Griffin Pkwy, Treeline Ave, Three Oaks Pkwy
Vehicular Access Rating	Average
Public Transit	
Providers	Lee Tran
Transit Access Rating	Average
Airport(s)	
Distance	12.9 miles
Driving Time	<20 minutes
Primary Transportation Mode	Automobile

The subject benefits from average daily traffic counts. Furthermore, Downtown Fort Myers is approximately 22± miles north from the property and Bonita Springs and Naples are easily accessible less than 10± miles to the south.

Demand Generators

The largest demand generator for the subject property would be its location within Coconut Point. Coconut Point is a mixed-use development featuring a regional mall, office, medical, hotel, residential, and assisted living on 483± acres. There are over 100 stores and restaurants within the mall including

Dillard's, Super Target, Apple, Best Buy, Total Wine, Pet Smart, Regal, Ruth's Chris Steakhouse, Ted's Montana Grill, Rodizio Grill, Amfora Mediterranean Restaurant, Lehne Burger and Joe's Fresh Catch.

Another demand generator for the subject is its centralized location on the east side of Tamiami Trail in the Estero area. The area is accessible via Tamiami Trail and Interstate 75 from all parts of Lee County and northern Collier County. Major employers for the area subject's market area include Lee County School District, Lee Memorial Health System, Publix Super Markets, Lee County Government, Coconut Pointe Shoppes, Florida Gulf Coast University, JetBlue Park, Southwest Florida International Airport, Gulf Coast Town Center, and the City of Fort Myers.

Demographics

A demographic profile of the surrounding area, including population, households, and income data, is presented in the following table.

Surrounding Area Demographics					
2022 Estimates	1-Mile Radius	3-Mile Radius	5-Mile Radius	Lee County, FL	Florida
Population 2010	2,770	23,840	67,813	618,754	18,801,310
Population 2022	3,796	32,226	88,735	796,498	21,976,313
Population 2027	4,033	34,471	94,431	844,950	22,982,383
Compound % Change 2010-2022	2.7%	2.5%	2.3%	2.1%	1.3%
Compound % Change 2022-2027	1.2%	1.4%	1.3%	1.2%	0.9%
Households 2010	1,409	11,428	30,854	259,818	7,420,802
Households 2022	1,758	14,843	39,615	330,917	8,659,093
Households 2027	1,839	15,753	41,981	350,417	9,056,800
Compound % Change 2010-2022	1.9%	2.2%	2.1%	2.0%	1.3%
Compound % Change 2022-2027	0.9%	1.2%	1.2%	1.2%	0.9%
Median Household Income 2022	\$119,169	\$92,652	\$87,284	\$68,473	\$65,445
Average Household Size	2.1	2.2	2.2	2.4	2.5
College Graduate %	57%	44%	41%	29%	30%
Median Age	66	64	59	50	43
Owner Occupied %	86%	83%	79%	71%	67%
Renter Occupied %	14%	17%	21%	29%	33%
Median Owner Occupied Housing Value	\$607,188	\$441,546	\$394,028	\$288,005	\$290,276
Median Year Structure Built	2004	2002	2000	1997	1988
Average Travel Time to Work in Minutes	34	28	26	30	31

Source: Claritas

As shown above, the current population within a 3-mile radius of the subject is 32,226, and the average household size is 2.2. Population in the area has grown since the 2010 census, and this trend is projected to continue over the next five years. Compared to Lee County overall, the population within a 3-mile radius is projected to grow at a faster rate.

Median household income is \$92,652, which is higher than the household income for Lee County. Residents within a 3-mile radius have a considerably higher level of educational attainment than those of Lee County, while median owner-occupied home values are considerably higher.

Services and Amenities

The subject is served by the Lee County school district. The nearest public services, including police and fire departments, as well as public schools are summarized in the following table.

Public Services			
Service	Name/Station	Distance (Miles)	Direction
Police Department	Lee County Sheriff - South	<2	West
Fire Department	Estero Fire Dept. Station 42	<3	Northwest
Hospital	Lee Health Coconut Point	<2	West
Elementary School	Spring Creek Elementary School	<4	Southwest
Middle/Junior High School	Three Oaks Middle School	<6	North
High School	Estero High School	<3	North

The closest colleges and universities are Florida Gulf Coast University (FGCU) and Florida Southwestern State College (FSW). FGCU offers 58 bachelor's degrees, 25 master's degrees, six doctoral degrees, and 12 graduate certificates. FSW offers 21 associate degrees, 5 bachelor's degree, and 18 certificate programs. Proximity to parks, golf courses, and other recreational activities is average. Of particular note is the proximity of Koreshan State Park, Estero River, and Estero Bay.

Land Use

Predominant land uses in the immediate vicinity of the subject include a mix of commercial and residential. Land use characteristics of the area are summarized below.

Surrounding Area Land Uses	
Character of Area	Suburban
Predominant Age of Improvements (Years)	New to 50+
Predominant Quality and Condition	Average
Approximate Percent Developed	90%
Land Use Allocation	
Single-Family	25%
Multifamily	25%
Retail	15%
Office	15%
Industrial	10%
Vacant Land	10%
Infrastructure and Planning	Average
Predominant Location of Undeveloped	East
Prevailing Direction of Growth	East

Immediate Surroundings	
North	Preserve/Residential
South	Residential/Golf Club
East	The Commons Club at The Brooks
West	Preserve/Residential

Development Activity and Trends

There are currently 12 properties proposed within a three-mile radius of the subject property. Properties currently under construction within a three-mile radius of the subject are summarized below:

- A 12,440-square foot retail strip center building is under construction at 10500 Corkscrew Rd. This class B property is part of Estero Crossings and will be completed by January of 2023.
- Coconut Trace, a 11,270-square foot medical office building is under construction at 22904 Lyden Drive. This class B medical building is expected to be completed by December of 2022.
- Two 4,000-square foot retail strip center buildings are under construction at 10500 Corkscrew Rd. These class B properties are part of Estero Crossings and will be completed by June of 2022.
- A 11,053-square foot retail strip center building is under construction at 10500 Corkscrew Rd. This class A property is part of Estero Crossings and will be completed by January of 2023.

Outlook and Conclusions

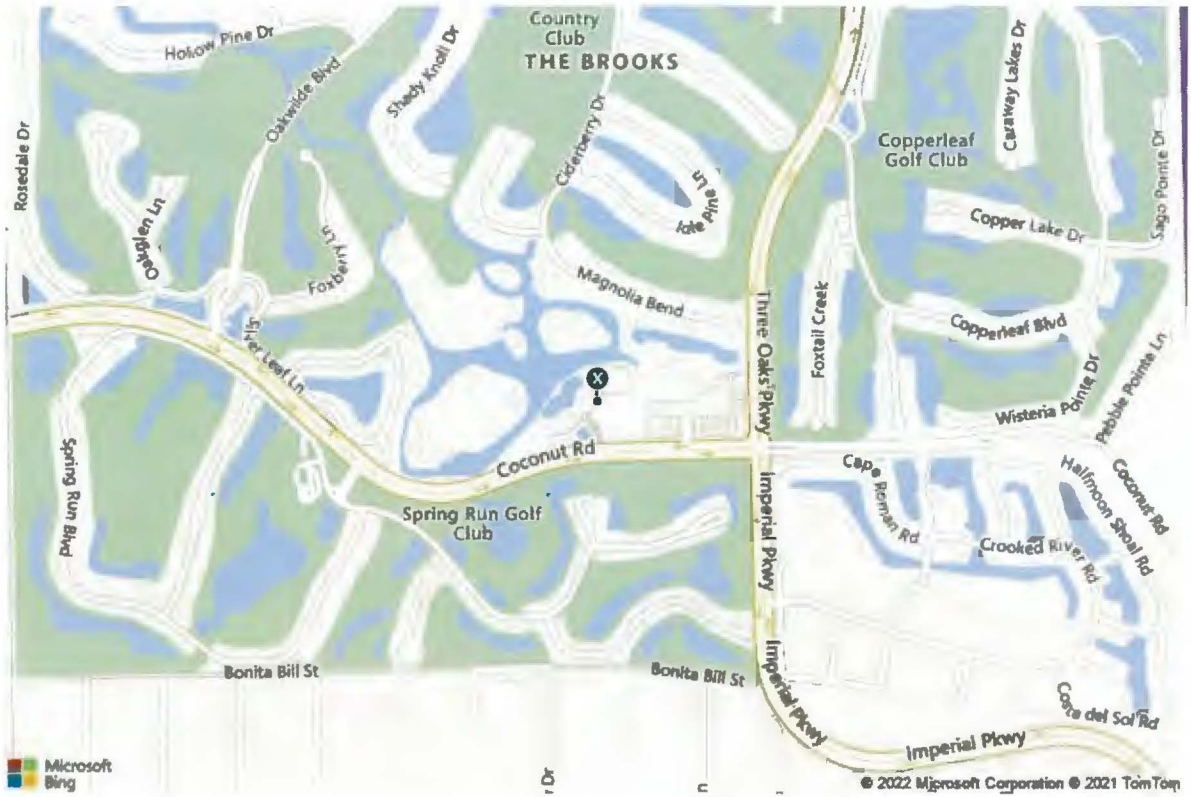
Over the last two years, the Estero area of Lee County has been in the stage of the real estate cycle best described as “expansion”. Expansion follows the recovery period of the real estate market cycle and is best characterized as a period where there is sustained growth in demand and increased construction. We expect growth in the area to continue due to the availability of land and the proximity to employment centers and demand generators.

In comparison to other areas in the region, the area is rated as follows:

Surrounding Area Ratings

Highway Access	Average
Demand Generators	Average
Convenience to Support Services	Average
Convenience to Public Transit	Average
Employment Stability	Average
Neighborhood Amenities	Average
Police and Fire Protection	Average
Barriers to Competitive Entry	Average
Price/Value Trends	Average
Property Compatibility	Average

Surrounding Area Map



Property Analysis

Land Description and Analysis

Location

The property is located along the north side of Coconut Road approximately 0.25 miles west of its intersection with Three Oaks Parkway in Estero, FL.

Land Area

The following table summarizes the subject's land area.

Land Area Summary		
Tax ID	SF	Acres
10-47-25-E3- U2120.1982	162,479	3.73

Shape and Dimensions

The site is irregular in shape, with dimensions of varying width and depth. Site utility based on shape and dimensions is average.

Topography

The site is generally level and at street grade. The topography does not result in any particular development limitations.

Drainage

No particular drainage problems were observed or disclosed at the time of field inspection. This appraisal assumes that surface water collection, both on-site and in public streets adjacent to the subject, is adequate.

Flood Hazard Status

The following table indicates applicable flood hazard information for the subject property, as determined by review of available flood maps obtained from the Federal Emergency Management Agency (FEMA).

Flood Hazard Status

Community Panel Number	12071C0593G
Date	December 7, 2018
Zone	X
Description	Outside of 500-year floodplain
Insurance Required?	No

Environmental Hazards

An environmental assessment report was not provided for review, and during the inspection, no obvious signs of contamination on or near the subject were observed. However, environmental issues are beyond the scope of expertise of the assignment participants. It is assumed the property is not adversely affected by environmental hazards.

Ground Stability

A soils report was not provided for review. Based on the inspection of the subject and observation of development on nearby sites, there are no apparent ground stability problems. However, soils analyses are beyond the scope of expertise of the assignment participants. It is assumed the subject's soil bearing capacity is sufficient to support a variety of uses, including those permitted by zoning.

Streets, Access and Frontage

Details pertaining to street access and frontage are provided in the following table.

Streets, Access and Frontage

Street	Coconut Rd
Frontage Feet	625
Paving	Asphalt
Curbs	Yes
Sidewalks	Yes
Lanes	2 way, 2 lanes each way
Direction of Traffic	East/West
Condition	Average
Traffic Levels	Moderate
Signals/Traffic Control	None
Access/Curb Cuts	0
Visibility	Average

Utilities

Utilities available to the subject are summarized below.

Utilities	
Service	Provider
Water	Municipal Services
Sewer	Municipal Services
Electricity	Florida Power & Light
Natural Gas	TECO
Local Phone	Multiple Carriers

Zoning

The subject is within the Mixed Use Planned Development zone, which is intended to encourage integrated, well-planned, pedestrian-friendly, mixed-use developments in appropriate locations throughout the Village, including but not limited to lands designated Transitional Mixed Use in the Future Land Use Map in the comprehensive plan. A range of residential and nonresidential uses are allowed, with the intent of providing a variety of housing options and mutually supportive nonresidential uses that serve the residents and the surrounding neighborhood. The district accommodates a wide range of commercial, office, lodging (hotels), government (public and quasi-public), residential, and supporting civic uses (like schools and places of worship).

The following table summarizes the applicable zoning requirements affecting the subject.

Zoning Summary	
Zoning Jurisdiction	Village of Estero
Zoning Designation	MPD
Description	Mixed Use Planned Development
Legally Conforming?	Appears to be legally conforming
Zoning Change Likely?	No
Permitted Uses	residential and accessory uses

According to the local planning department, there are no pending or prospective zoning changes. It is our understanding that the property has been deed restricted for use as open space as an amenity to the Brooks of Bonita Community.

Interpretation of zoning ordinances is beyond the scope of expertise of the assignment participants. An appropriately qualified land use attorney should be engaged if a determination of compliance is required.

Other Land Use Regulations

There are no other known land use regulations that would affect the property.

Potential Development Density

Overall, the Brooks of Bonita DRI encompasses 2,528 acres developable with 3,800 residential units, indicating an overall density of 1.5 units per acre. It is our understanding that the property has been deed restricted for use as open space as an amenity to the Brooks of Bonita Community.

Easements, Encroachments and Restrictions

A current title report was not provided for review. There are no apparent easements, encroachments, or restrictions that would adversely affect value. This valuation assumes no adverse impacts from easements, encroachments, or restrictions, and further assumes that the subject has clear and marketable title.

Site Improvements

There are multiple site improvements located onsite. These improvements include a fountain area, paver walkways, picnic tables, benches, barbecue areas, boat dock, landscaping, restroom building, playground with canopy, pickleball courts, and a basketball court. Additionally, there is a parking lot on the south end of the property.

The restroom/storage building totals 790 square feet. This building is of CBS construction in Mediterranean style with a barrel "S" tile roof.

The parking lot is a remote parking lot located at the south end of the property. The lot consists of 47 parking spaces and 18 pole lights.

Conclusion of Site Analysis

Overall, the physical characteristics and the availability of utilities result in a functional site, suitable for a variety of uses including those permitted by zoning. Uses permitted by zoning include residential and accessory uses. No other restrictions on development are apparent.



Picnic Area
Taken: 5/24/2022



Fountain
Taken: 5/24/2022



Dock
Taken: 5/24/2022



Restroom/Storage Building
Taken: 5/24/2022



Restroom
Taken: 5/24/2022



Restroom
Taken: 5/24/2022



Playground
Taken: 5/24/2022



Playground
Taken: 5/24/2022



Parking Lot
Taken: 5/24/2022



Parking Lot
Taken: 5/24/2022



Basketball Court
Taken: 5/24/2022



Covered Seating
Taken: 5/24/2022



Pickleball Courts
Taken: 5/24/2022

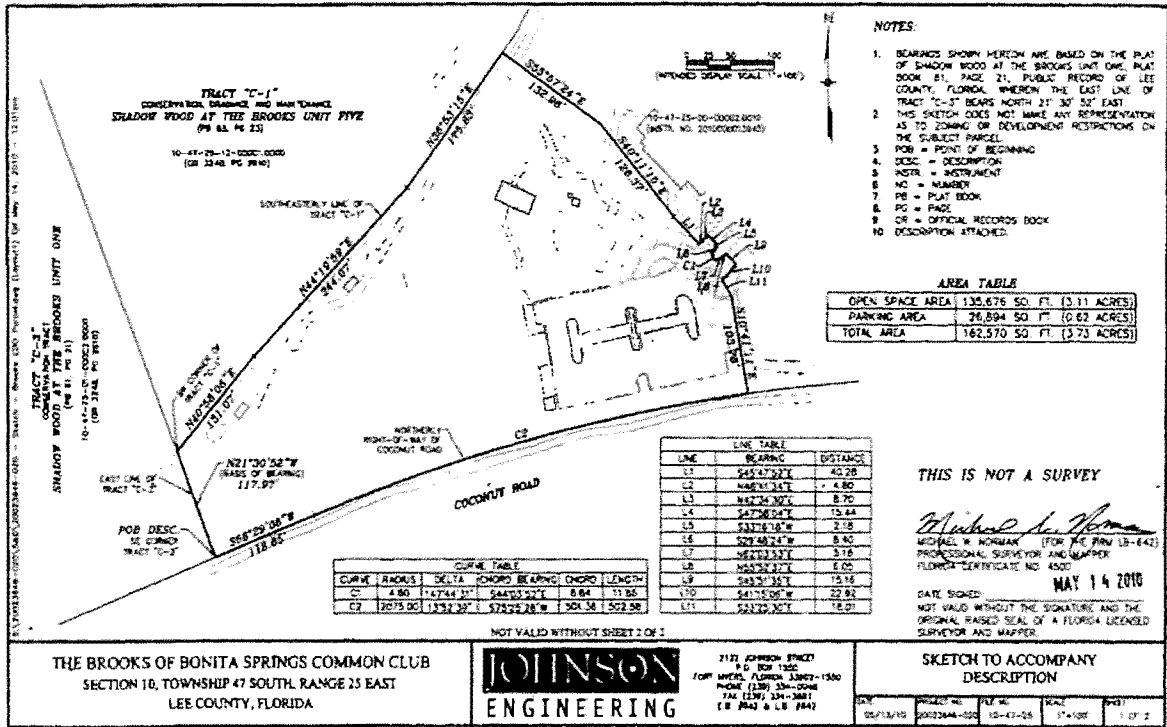


Taken: 5/24/2022

Aerial Photograph



Plat Map



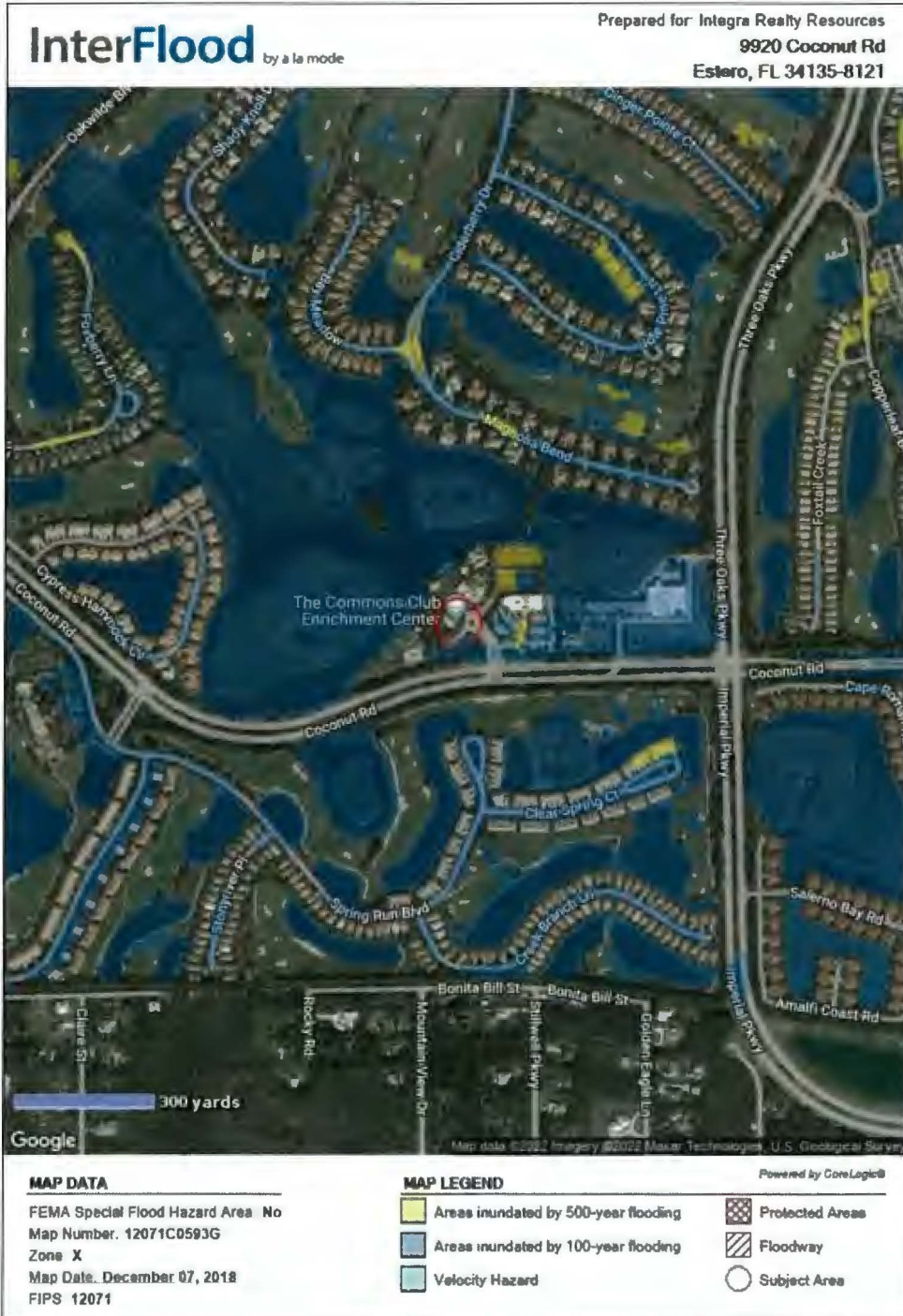
Survey



Brooks Coconut Road Park



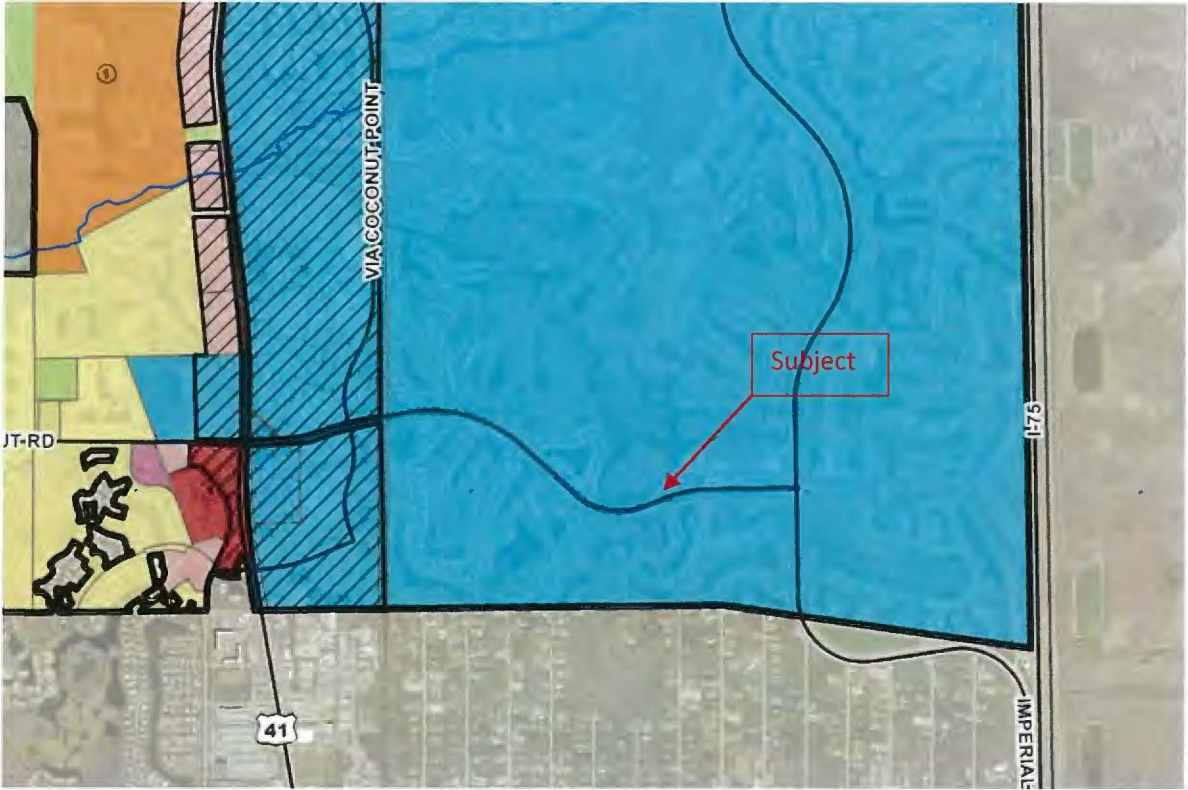
Flood Hazard Map



Brooks Coconut Road Park



Zoning Map



Real Estate Taxes

Real estate tax assessments are administered by Lee County and are estimated by jurisdiction on a countywide basis. Real estate taxes in this state and this jurisdiction represent ad valorem taxes, meaning a tax applied in proportion to value. The real estate taxes for an individual property may be determined by dividing the assessed value by 1,000 and then multiplying the estimate by a composite rate. The composite rate is based on a consistent tax rate throughout the state in addition to one or more local taxing district rates. The assessed values are based upon the current conversion assessment of the Lee County Property Appraiser’s market value.

State law requires that all real property be re-valued each year. The millage rate is generally finalized in October of each year, and tax bills are generally received in late October or early November. The gross taxes are due by March 31st of the following year. If the taxes are paid prior to November 30th, the State of Florida allows a 4% discount for early payment. The discount then becomes 3% if paid by December 31st, 2% if paid by January 31st, and 1% if paid by February 28th. After March 31st, the taxes are subject to late penalties and interest.

Real estate taxes and assessments for the current tax year are shown in the following table.

Taxes and Assessments - 2021							
Tax ID	Assessed Value			Tax Rate	Taxes and Assessments		
	Land	Improvements	Total		Ad Valorem		Total
					Taxes	Direct Assessments	
10-47-25-E3-U2120.1982	\$11,190	\$173,325	\$184,515	0.000000%	\$0	\$21	\$21

Based on the concluded market value of the subject, the assessed value appears low.



Highest and Best Use

The highest and best use of a property is the reasonably probable use resulting in the highest value, and represents the use of an asset that maximizes its productivity.

Process

Before a property can be valued, an opinion of highest and best use must be developed for the subject site, both as though vacant, and as improved or proposed. By definition, the highest and best use must be:

- Physically possible.
- Legally permissible under the zoning regulations and other restrictions that apply to the site.
- Financially feasible.
- Maximally productive, i.e., capable of producing the highest value from among the permissible, possible, and financially feasible uses.

As Though Vacant

First, the property is evaluated as though vacant, with no improvements.

Physically Possible

The physical characteristics of the site do not appear to impose any unusual restrictions on development. Overall, the physical characteristics of the site and the availability of utilities result in functional utility suitable for a variety of uses.

Legally Permissible

The site is zoned MPD, Mixed Use Planned Development. Permitted uses include residential and accessory uses. There are no apparent legal restrictions, such as easements or deed restrictions, effectively limiting the use of the property. Given prevailing land use patterns in the area, only residential and accessory uses is given further consideration in determining highest and best use of the site, as though vacant.

Financially Feasible

Based on the accompanying analysis of the market, there is currently adequate demand for residential and accessory uses in the subject's area. It appears a newly developed residential and accessory uses on the site would have a value commensurate with its cost. Therefore, residential and accessory uses is considered to be financially feasible.

Maximally Productive

There does not appear to be any reasonably probable use of the site that would generate a higher residual land value than residential and accessory uses. Accordingly, residential and accessory uses, developed to the normal market density level permitted by zoning, is the maximally productive use of the property.

Conclusion

Development of the site for residential and accessory uses is the only use which meets the four tests of highest and best use. Therefore, it is concluded to be the highest and best use of the property as though vacant.

As Improved

The subject site is improved with a fountain area, paver walkways, picnic tables, benches, barbecue areas, landscaping, restroom building, playground with canopy, pickleball courts, basketball court, and parking lot. The existing improvements are consistent with amenity areas for multi-family properties.

Most Probable Buyer

Taking into account the characteristics of the site, as well as area development trends, the probable buyer is a developer.

Valuation

Valuation Methodology

Appraisers usually consider three approaches to estimating the market value of real property. These are the cost approach, sales comparison approach and the income capitalization approach.

The **cost approach** assumes that the informed purchaser would pay no more than the cost of producing a substitute property with the same utility. This approach is particularly applicable when the improvements being appraised are relatively new and represent the highest and best use of the land or when the property has unique or specialized improvements for which there is little or no sales data from comparable properties.

The **sales comparison approach** assumes that an informed purchaser would pay no more for a property than the cost of acquiring another existing property with the same utility. This approach is especially appropriate when an active market provides sufficient reliable data. The sales comparison approach is less reliable in an inactive market or when estimating the value of properties for which no directly comparable sales data is available. The sales comparison approach is often relied upon for owner-user properties.

The **income capitalization approach** reflects the market's perception of a relationship between a property's potential income and its market value. This approach converts the anticipated net income from ownership of a property into a value indication through capitalization. The primary methods are direct capitalization and discounted cash flow analysis, with one or both methods applied, as appropriate. This approach is widely used in appraising income-producing properties.

Reconciliation of the various indications into a conclusion of value is based on an evaluation of the quantity and quality of available data in each approach and the applicability of each approach to the property type.

The methodology employed in this assignment is summarized as follows:

Approaches to Value		
Approach	Applicability to Subject	Use in Assignment
Cost Approach	Applicable	Utilized
Sales Comparison Approach	Not Applicable	Not Utilized
Income Capitalization Approach	Not Applicable	Not Utilized

Land Valuation

To develop an opinion of the subject's land value, as though vacant and available to be developed to its highest and best use, the sales comparison approach is used. This approach develops an indication of value by researching, verifying, and analyzing sales of similar properties. The research focused on transactions within the following parameters:

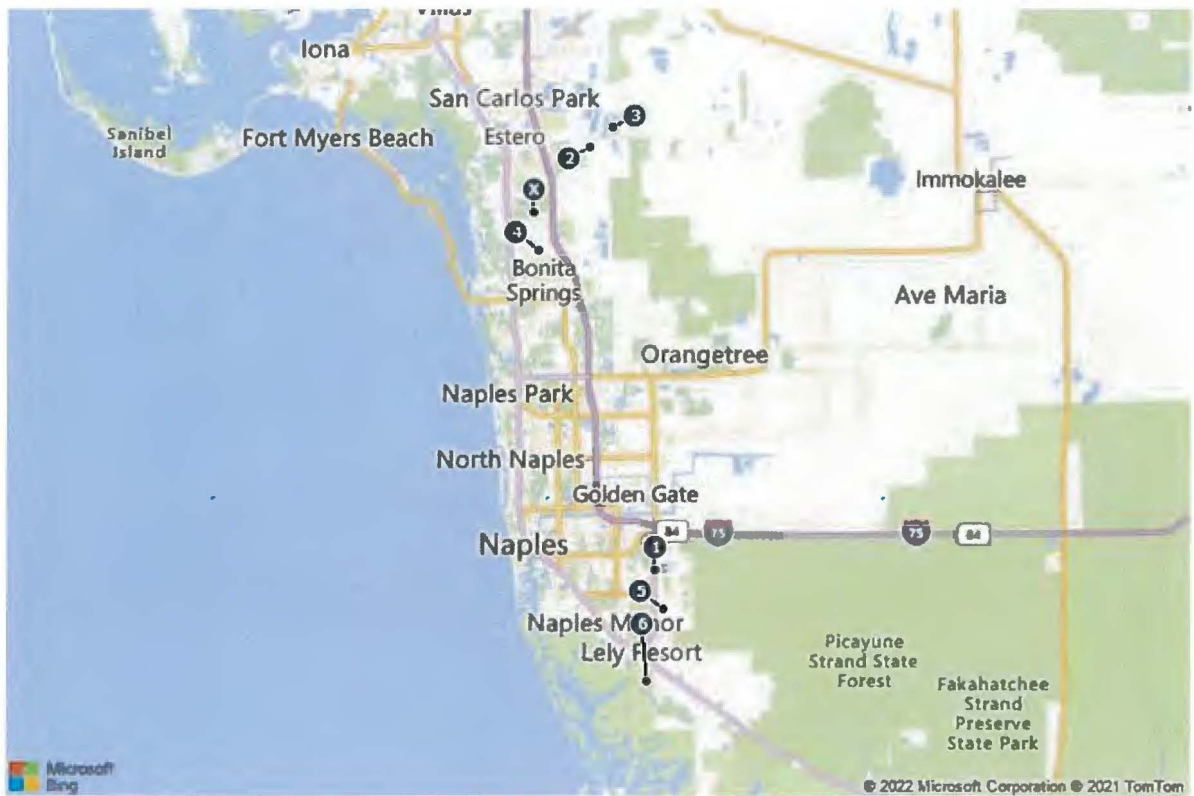
- Location: Lee and Collier County
- Size: Less than 25 acres
- Use: Residential Land
- Density between 10 & 30 units per useable acre
- Transaction Date: After 1/1/2021

For this analysis, price per square foot is used as the appropriate unit of comparison because market participants typically compare sale prices and property values on this basis. The most relevant sales are summarized in the following table:

Summary of Comparable Land Sales - Residential Land

No.	Name/Address	Sale Date; Status	Sale Price	SF; Acres	Zoning	\$/SF Land	\$/Acre
1	Willow Run Quarry 9220 Collier Blvd. Naples Collier County FL	Jun-21 Closed	\$24,600,000	24,430,626 S60.85	RPUD	\$1.01	\$43,862
	Comments: On or around June 25, 2021, Stock Development paid a confirmed \$24.6 million to acquire approximately 105 acres of developable land in Naples, FL. The site was sold by an affiliate of Zurich American Insurance Company.						
	The property is situated near 9220 Collier Boulevard in Naples, FL.						
2	13500 Corkscrew Crossing Estero Lee County FL	Jan-21 Closed	\$40,000,000	17,293,320 397.00	RPD	\$2.31	\$100,756
	Comments: On January 5, 2021, Lee County Homes Associates IV, LLLP purchased these three parcels of land totaling 394 acres for a price of \$40 million. The buyer known as home builder GL Homes plans to develop a new gated community with around 600 homes. The property is located along Corkscrew Rd and east of Interstate 75.						
3	Corkscrew Rd Estero Lee County FL	Nov-20 Closed	\$8,500,000	3,249,753 74.60		\$2.62	\$113,935
	Comments: On November 24, 2020, approximately 74.60 acres of land at on Corkscrew Road at Panther Island Blvd. in Estero, Florida sold for \$8,500,000. The land parcels total 65 lots are zoned AG-2 and is a raw undeveloped land. The buyer plans to build up the land for a residential development. Information is also based on information obtained from recorded documents and county assessor records.						
4	Former Bonita Springs Golf & Country Club Cockleshell Dr. Bonita Springs Lee County FL	Oct-20 Closed	\$6,100,000	5,252,900 120.59	RPD	\$1.16	\$50,585
	Comments: On October 8, 2020, Platinum Coast Financial Corp relinquished 65.5 acres of land (South 9) located at Cockleshell Dr, Bonita Springs, FL 34135 for \$3,050,000. The remaining acreage was taken down on December 21, 2021 for an additional \$3,050,000 for a total sale price of \$6,100,000. The sale price was negotiated in 2016. The property will be redeveloped with 325 single family units with 55.40 acres to be dedicated to the City of Bonita Springs for storm water retention. The location was formerly Bonita Springs Golf & Country Club. BSGC Land Holdings LLC acquired the asset. The transaction was completed in cash.						
	The original asking price of \$6,750,000 is reflective of the full acreage of the property - 122.82 acres. Included in this sale, was 65.5 acres of land, a 6,500 square-foot clubhouse and a 4,000 square-foot barn.						
5	Tamarindo North Of Sabal Drive Naples Collier County FL	Sep-20 Closed	\$13,025,000	4,636,526 106.44	PUD	\$2.81	\$122,369
	Comments: On September 18, 2020 DR Horton purchased the Tamarindo project from Watermen at Rockedge LLC. Tamarindo is located at the northeast quadrant of Collier Boulevard and Sabal Palm Drive. DR Horton plans a 266 unit single family residential community.						
6	Journey's End Property 1158 Pisa Ln. Naples Collier County FL	Jan-20 Closed	\$9,500,000	2,869,733 65.88	RMF-16 (8)	\$3.31	\$144,202
	Comments: Site has entitlements in place including SDPA permits, Army corps Permits FDEP water and wastewater permits & SWFMD permits. Additional consideration of \$901,036.50 to be paid within two years for impact fee credits in place at the property. The closing is projected for November 11, 2019 but is contingent upon rezoning to RPUD at the buyers expense. Buyer plans to build 298 twin villas similar to their Naples Preserve project which is priced from \$299,990 and up.						
	Subject			162,479	MPD		
	Brooks Coconut Road Park Estero, FL			3.73			

Comparable Land Sales Map

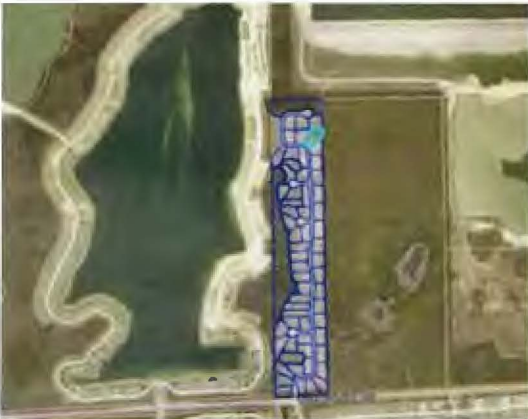




Sale 1
Willow Run Quarry



Sale 2
13500 Corkscrew Crossing



Sale 3
Corkscrew Rd



Sale 4
Former Bonita Springs Golf & Country Club



Sale 5
Tamarindo



Sale 6
Journey's End Property

Adjustment Factors

The sales are compared to the subject and adjusted to account for material differences that affect value. Adjustments are considered for the following factors, in the sequence shown below.

Adjustment Factors	
Effective Sale Price	Accounts for atypical economics of a transaction, such as demolition cost, expenditures by the buyer at time of purchase, or other similar factors. Usually applied directly to sale price on a lump sum basis.
Real Property Rights	Fee simple, leased fee, leasehold, partial interest, etc.
Financing Terms	Seller financing, or assumption of existing financing, at non-market terms.
Conditions of Sale	Extraordinary motivation of buyer or seller, assemblage, forced sale, related-parties transaction.
Market Conditions	Changes in the economic environment over time that affect the appreciation and depreciation of real estate.
Location	Market or submarket area influences on sale price; surrounding land use influences.
Access/Exposure	Convenience to transportation facilities; ease of site access; visibility from main thoroughfares; traffic counts.
Size	Inverse relationship that often exists between parcel size and unit value.
Shape and Topography	Primary physical factors that affect the utility of a site for its highest and best use.
Zoning	Government regulations that affect the types and intensities of uses allowable on a site.
Entitlements	The specific level of governmental approvals attained pertaining to development of a site.

Analysis and Adjustment of Sales

Adjustments are based on a rating of each comparable sale in relation to the subject. The adjustment process is typically applied through either quantitative or qualitative analysis, or a combination of both analyses. Quantitative adjustments are often developed as dollar or percentage amounts and are most credible when there is sufficient data to perform a paired sales analysis.

While percentage adjustments are presented in the adjustment grid, they are based on qualitative judgment rather than empirical research, as there is not sufficient data to develop a sound quantitative estimate. Although the adjustments appear to be mathematically precise, they are merely intended to illustrate an opinion of typical market activity and perception. With the exception

of market conditions, the adjustments are based on a scale, with a minor adjustment in the range of 1-5% and a substantial adjustment considered to be 20% or greater.

The rating of each comparable sale in relation to the subject is the basis for the adjustments. If the comparable is superior to the subject, its sale price is adjusted downward to reflect the subject's relative attributes; if the comparable is inferior, its price is adjusted upward.

The sales took place from January 2020 to June 2021. Market conditions have generally been strengthening. The adjustment grid accounts for this trend with upward adjustments over this period through the effective date of value.

Market Conditions Adjustment							
Comp #		1	2	3	4	5	6
Sale Date		6/25/2021	1/5/2021	11/24/2020	10/8/2020	9/28/2020	1/16/2020
Date	Annual Growth Rate						
5/25/2022	5%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Total		4.58%	6.92%	7.49%	8.14%	8.27%	11.78%
Rounded		5%	7%	7%	8%	8%	12%

The analysis of the comparable sales is described in the following paragraphs.

Land Sale 1 is a 560.85 acre, or 24,430,626 square foot, parcel located at 9220 Collier Blvd., Naples, Collier County, FL. The property sold in June 2021 for \$24,600,000, or \$1.01 per square foot.

Upward adjustments are indicated for market conditions (5%) and entitlements/density (10%). Overall, an upward adjustment is indicated.

Land Sale 2 is a 397.00 acre, or 17,293,320 square foot, parcel located at 13500 Corkscrew Crossing, Estero, Lee County, FL. The property sold in January 2021 for \$40,000,000, or \$2.31 per square foot.

An upward adjustment of 7% is indicated for market conditions.

Land Sale 3 is a 74.60 acre, or 3,249,753 square foot, parcel located at Corkscrew Rd, Estero, Lee County, FL. The property sold in November 2020 for \$8,500,000, or \$2.62 per square foot.

Upward adjustments are indicated for market conditions (7%) and entitlements/density (10%). Overall, an upward adjustment is indicated.

Land Sale 4 is a 120.59 acre, or 5,252,900 square foot, parcel located at Cockleshell Dr., Bonita Springs, Lee County, FL. The property sold in October 2020 for \$6,100,000, or \$1.16 per square foot.

An upward adjustment of 8% is indicated for market conditions.

Land Sale 5 is a 106.44 acre, or 4,636,526 square foot, parcel located at North Of Sabal Drive, Naples, Collier County, FL. The property sold in September 2020 for \$13,025,000, or \$2.81 per square foot.

An upward adjustment of 8% is indicated for market conditions.

Land Sale 6 is a 65.88 acre, or 2,869,733 square foot, parcel located at 1158 Pisa Ln., Naples, Collier County, FL. The property sold in January 2020 for \$9,500,000, or \$3.31 per square foot.

An upward adjustment of 12% is indicated for market conditions. A downward adjustment of 10% is indicated for entitlements. Overall, a slight upward adjustment is indicated.

Adjustments Summary

The sales are compared to the subject and adjusted to account for material differences that affect value. The following table summarizes the adjustments applied to each sale.

Land Sales Adjustment Grid - Residential Land							
	Subject	Comparable 1	Comparable 2	Comparable 3	Comparable 4	Comparable 5	Comparable 6
Name	Brooks Coconut Road Park	Willow Run Quarry	13500 Corkscrew Crossing	Corkscrew Rd	Former Bonita Springs Golf & Country Club	Tamarindo	Journey's End Property
Address	9920/9938 Coconut Rd.	9220 Collier Blvd.	13500 Corkscrew Crossing	Corkscrew Rd	Cockleshell Dr.	North Of Sabal Drive	1158 Pisa Ln.
City	Estero	Naples	Estero	Estero	Bonita Springs	Naples	Naples
County	Lee	Collier	Lee	Lee	Lee	Collier	Collier
State	Florida	FL	FL	FL	FL	FL	FL
Sale Date		Jun-21	Jan-21	Nov-20	Oct-20	Sep-20	Jan-20
Sale Status		Closed	Closed	Closed	Closed	Closed	Closed
Sale Price		\$24,600,000	\$40,000,000	\$8,500,000	\$6,100,000	\$13,025,000	\$9,500,000
Square Feet	162,479	24,430,626	17,293,320	3,249,753	5,252,900	4,636,526	2,869,733
Acres	3.73	560.85	397.00	74.60	120.59	106.44	65.88
Number of Units		576	625	65	350	266	298
Usable Acres	3.73	105.00	165.83	74.60	120.59	106.44	65.88
Units Per Acre	2	1	2	1	3	2	5
Price per Square Foot		\$1.01	\$2.31	\$2.62	\$1.16	\$2.81	\$3.31
Property Rights			Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
% Adjustment		-	-	-	-	-	-
Financing Terms							
% Adjustment		-	-	-	-	-	-
Conditions of Sale							
% Adjustment		-	-	-	-	-	-
Market Conditions	5/25/2022	Jun-21	Jan-21	Nov-20	Oct-20	Sep-20	Jan-20
Annual % Adjustment	5%	5%	7%	7%	8%	8%	12%
Cumulative Adjusted Price		\$1.06	\$2.47	\$2.80	\$1.25	\$3.03	\$3.71
Location		-	-	-	-	-	-
Access/Exposure		-	-	-	-	-	-
Size		-	-	-	-	-	-
Shape and Topography		-	-	-	-	-	-
Zoning		-	-	-	-	-	-
Entitlements		10%	-	10%	-	-	-10%
Net \$ Adjustment		\$0.11	\$0.00	\$0.28	\$0.00	\$0.00	-\$0.37
Net % Adjustment		10%	0%	10%	0%	0%	-10%
Final Adjusted Price		\$1.16	\$2.47	\$3.08	\$1.25	\$3.03	\$3.34
Overall Adjustment		16%	7%	18%	8%	8%	1%
Range of Adjusted Prices		\$1.16 - \$3.34					
Average		\$2.39					
Indicated Value		\$2.75					



Land Value Conclusion

Prior to adjustments, the sales reflect a range of \$1.01 - \$3.31 per square foot. After adjustment, the range is narrowed to \$1.16 - \$3.34 per square foot, with an average of \$2.39 per square foot.

Based on the preceding analysis, the land value conclusion for the subject is presented as follows:

Land Value Conclusion	
Residential Land	
Indicated Value per Square Foot	\$2.75
Subject Square Feet	162,479
Indicated Value	\$446,817
Rounded	\$450,000

All upland areas are interchangeable with the same highest and best use, and accordingly are valued the same, even if the end use is as open space, park, roadway, lake, buffer area, etc. This valuation method, as applied herein, is an industry standard method that is often used in valuing properties like the appraised lands.

Cost Approach

The steps taken to apply the cost approach are:

- Develop an opinion of the value of the land as though vacant and available to be developed to its highest and best use, as of the effective date of the appraisal;
- Estimate the replacement cost new of the existing improvements under current market conditions;
- Estimate depreciation from all causes and deduct this estimate from replacement cost new to arrive at depreciated replacement cost of the improvements; and
- Add land value to the depreciated replacement cost of the improvements to arrive at a market value indication for the property overall.

Replacement Cost

Replacement cost is the estimated cost to construct, at current prices as of a specified date, a substitute for a building or other improvement, using modern materials and current standards, design, and layout. Estimates of replacement cost for the purpose of developing a market value opinion include three components: direct costs, indirect costs (also known as soft costs) and entrepreneurial incentive.

Direct Costs

Direct costs are expenditures for labor, materials, equipment and contractor's overhead and profit. Marshall Valuation Service (MVS) is used as the basis of the direct cost estimate. In addition to direct costs, MVS includes certain indirect costs such as architectural and engineering fees, and interest on building loan funds during construction.

Indirect Costs

MVS does not include all of the indirect costs that are appropriate in a replacement cost estimate. Therefore, an allowance is added for the following indirect costs that are not contained within MVS: taxes and carrying costs on land during construction; legal and accounting fees; and marketing and finance costs prior to stabilization. It is estimated that a 15% allowance for additional indirect costs is appropriate.

Entrepreneurial Incentive

Entrepreneurial incentive is the financial reward that a developer would expect to receive in addition to recovering all direct and indirect costs. This is the expected compensation that would be necessary to motivate a developer to undertake the project. as the subject is a special purpose property, we have not applied entrepreneurial incentive.

Replacement Cost New

The following tables show the replacement cost estimates for the subject building improvements and site improvements.

Replacement Cost Estimate							
Building Improvements							
<i>Bldg Name</i>	<i>MVS Building Type</i>	<i>MVS Class</i>	<i>Quality</i>	<i>Quantity</i>	<i>Unit</i>	<i>Unit Cost</i>	<i>Cost New</i>
Pickleball Courts	Tennis Courts	–	Good	1	Court	\$78,500.00	\$78,500
Basketball Court	Synthetic Surfaces	–	Average	2,200	SF	\$14.00	\$30,800
Playground	Synthetic Surfaces	–	Good	1	Unit	\$56,000.00	\$56,000
Fountains	Fountains	–	Average	1	Unit	\$90,750.00	\$90,750
Restroom Building	Restroom Buildings	C	Average	790	SF	\$187.49	\$148,117
Boat Dock	Ship and Boat Docks	–	Average	800	SF	\$60.00	\$48,000
Subtotal - Building Costs							\$452,167
Plus: Indirect Cost						15%	\$67,825
Subtotal							\$519,992
Plus: Entrepreneurial Incentive						0%	\$0
Total Building Costs							\$519,992
Site Improvements							
<i>Item</i>				<i>Quantity</i>	<i>Unit</i>	<i>Unit Cost</i>	<i>Cost New</i>
Landscaping				1	Total	\$50,000.00	\$50,000
Paving				24,400	SF	\$6.00	\$146,400
Subtotal - Site Improvement Costs							\$196,400
Plus: Indirect Cost						15%	\$29,460
Subtotal							\$225,860
Plus: Entrepreneurial Incentive						0%	\$0
Total Site Improvement Costs							\$225,860
Overall Property							
Building Improvements							\$452,167
Site Improvements							\$196,400
Subtotal - Replacement Cost New							\$648,567
Plus: Indirect Cost						15%	\$97,285
Subtotal							\$745,852
Plus: Entrepreneurial Incentive						0%	\$0
Total Replacement Cost New							\$745,852
Source: Marshall Valuation Service except for Indirect Costs and Entrepreneurial Incentive, which are appraiser's estimates.							



Building Improvements - Unit Costs					
Building 1 Name: Pickleball Courts					
MVS Building Type:	Tennis Courts	Unit	Court	Current Multiplier	1.000
Const Class:	–	Unit Cost	\$47,500.00	Local Multiplier	1.000
Quality:	Good	Sprinklers:	\$16,000.00	Story Ht Multiplier	1.000
Quality Rating:	Good	HVAC Adjust	\$15,000.00	Perimeter Multiplier	1.000
Section/Page	67/7	Other:			
Economic Life	22	Subtotal:	\$78,500.00	Final Unit Cost	\$78,500.00
Building 2 Name: Basketball Court					
MVS Building Type:	Synthetic Surfaces	Unit	SF	Current Multiplier	1.000
Const Class:	–	Unit Cost	\$14.00	Local Multiplier	1.000
Quality:	Average	Sprinklers:		Story Ht Multiplier	1.000
Quality Rating:	Average	HVAC Adjust		Perimeter Multiplier	1.000
Section/Page	67/3	Other:			
Economic Life	22	Subtotal:	\$14.00	Final Unit Cost	\$14.00
Building 3 Name: Playground					
MVS Building Type:	Synthetic Surfaces	Unit	Unit	Current Multiplier	1.000
Const Class:	–	Unit Cost	\$36,000.00	Local Multiplier	1.000
Quality:	Good	Swings:	\$1,000.00	Story Ht Multiplier	1.000
Quality Rating:	Good	Play Platforms:	\$4,000.00	Perimeter Multiplier	1.000
Section/Page	67/3, 66/9	Canopy:	\$15,000.00		
Economic Life	10	Subtotal:	\$56,000.00	Final Unit Cost	\$56,000.00
Building 4 Name: Fountains					
MVS Building Type:	Fountains	Unit	Unit	Current Multiplier	1.000
Const Class:	–	Unit Cost	\$90,750.00	Local Multiplier	1.000
Quality:	Average	Sprinklers:		Story Ht Multiplier	1.000
Quality Rating:	Good	HVAC Adjust		Perimeter Multiplier	1.000
Section/Page	66/7	Other:			
Economic Life	35	Subtotal:	\$90,750.00	Final Unit Cost	\$90,750.00
Building 5 Name: Restroom Building					
MVS Building Type:	Restroom Buildings	Unit	SF	Current Multiplier	1.200
Const Class:	C	Unit Cost	\$168.00	Local Multiplier	0.930
Quality:	Average	Sprinklers:		Story Ht Multiplier	1.000
Quality Rating:	Average	HVAC Adjust		Perimeter Multiplier	1.000
Section/Page	18/21	Other:			
Economic Life	35	Subtotal:	\$168.00	Final Unit Cost	\$187.49
Building 6 Name: Boat Dock					
MVS Building Type:	Ship and Boat Docks	Unit	SF	Current Multiplier	1.000
Const Class:	–	Unit Cost	\$60.00	Local Multiplier	1.000
Quality:	Average	Sprinklers:		Story Ht Multiplier	1.000
Quality Rating:	Average	HVAC Adjust		Perimeter Multiplier	1.000
Section/Page	67/6	Other:			
Economic Life	35	Subtotal:	\$60.00	Final Unit Cost	\$60.00

Source: Marshall Valuation Service

Site Improvements - Unit Costs

Site Improvement 1 Name: Landscaping				
Quality:	Unit Cost	\$50,000.00	Current Multiplier	1.000
Section:	Other:		Local Multiplier	1.000
Page:	Other:			
Unit:	Subtotal:	\$50,000.00	Final Unit Cost	\$50,000.00
Site Improvement 2 Name: Paving				
Quality:	Unit Cost	\$6.00	Current Multiplier	1.000
Section:	Other:		Local Multiplier	1.000
Page:	Other:			
Unit:	Subtotal:	\$6.00	Final Unit Cost	\$6.00

Source: Marshall Valuation Service

For comparison purposes, the following table shows replacement cost plus land value in relation to the concluded market value.

Replacement Cost vs. Market Value

	Including Entrepreneurial Incentive	Excluding Entrepreneurial Incentive
Replacement Cost New	\$745,852	\$745,852
Land Value	\$450,000	\$450,000
Replacement Cost New Including Land Value	\$1,195,852	\$1,195,852
Rounded	\$1,200,000	\$1,200,000
Market Value Conclusion	\$970,000	\$970,000
Market Value as % of RCN Including Land Value	81%	81%

Depreciation

Depreciation is the difference between the replacement cost new of the improvements and their contribution to overall property value on the effective date of the appraisal.

Accrued depreciation of 30% was applied to all of the structures and site improvements. The improvements were constructed between 5 and 23 years ago, according to the Lee County Property Appraiser’s records.

Final Estimate of Depreciation

Estimates of depreciation and depreciated replacement cost are shown in the following tables.



Estimate of Depreciation

Building Improvements

Replacement Cost New		\$519,992
Depreciation: Economic Age-Life Method	30.0%	-\$155,998
Total Depreciation		-\$155,998
<i>Depreciated Replacement Cost</i>		<u>\$363,995</u>

Site Improvements

Replacement Cost New		\$225,860
Depreciation: Economic Age-Life Method	30.0%	-\$67,758
Total Depreciation		-\$67,758
<i>Depreciated Replacement Cost</i>		<u>\$158,102</u>

Overall Property

Replacement Cost New		\$745,852
Depreciation: Economic Age-Life Method		-\$223,756
Total Depreciation		-\$223,756

Depreciated Replacement Cost		<u>\$522,097</u>
Rounded:		\$520,000

Depreciation Worksheet - Building Improvements

Bldg #	Bldg Name	Effective Age (Yrs)	Economic Life (Yrs)	Other Deprec. %	Replacement Cost New	% of Overall RCN	Wtd. Avg. Other Deprec.
1	Pickleball Courts	5	22	30.0%	\$90,275	17.4%	5.2%
2	Basketball Court	15	22	30.0%	\$35,420	6.8%	2.0%
3	Playground	5	10	30.0%	\$64,400	12.4%	3.7%
4	Fountains	15	35	30.0%	\$104,363	20.1%	6.0%
5	Restroom Building	15	35	30.0%	\$170,335	32.8%	9.8%
6	Boat Dock	15	35	30.0%	\$55,200	10.6%	3.2%
Total					\$519,992	100.0%	30.0%

Depreciation Worksheet - Site Improvements

Site Imp #	Item	Depr. Override %	Replacement Cost New	% of Overall RCN	Wtd. Avg. Depr. Override
1	Landscaping	30.0%	\$57,500	25.5%	7.6%
2	Paving	30.0%	\$168,360	74.5%	22.4%
Total			\$225,860	100.0%	30.0%

Value Indication

By combining the land value conclusion with the depreciated replacement cost of the improvements, a value by the cost approach is indicated, as shown in the following table.



Value Indication by Cost Approach

Depreciated Replacement Cost	\$520,000
Total	<u>\$450,000</u>
Indicated Property Value	\$970,000
Rounded	\$970,000



Reconciliation and Conclusion of Value

As discussed previously, we use only the cost approach in developing an opinion of value for the subject. The direct sales and income approaches are not applicable and are not used.

Based on the preceding valuation analysis and subject to the definitions, assumptions, and limiting conditions expressed in the report, our value opinion follows:

Value Conclusion			
Value Type & Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
Market Value As Is	Fee Simple	May 25, 2022	\$970,000

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions. An extraordinary assumption is an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

1. None

The value conclusions are based on the following hypothetical conditions. A hypothetical condition is a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

1. None

The use of any extraordinary assumption or hypothetical condition may have affected the assignment results.

The value conclusion(s) in this report consider the impact of COVID-19 on the subject property.

Exposure Time

Exposure time is the length of time the subject property would have been exposed for sale in the market had it sold on the effective valuation date at the concluded market value. Exposure time is always presumed to precede the effective date of the appraisal. Based on our review of recent sales transactions for similar properties and our analysis of supply and demand in the local market, it is our opinion that the probable exposure time for the subject at the concluded market value stated previously is 12-18 months.

Marketing Time

Marketing time is an estimate of the amount of time it might take to sell a property at the concluded market value immediately following the effective date of value. Accordingly, we estimate the subject's marketing period at 12-18 months.

Certification

We certify that, to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. We have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding the agreement to perform this assignment.
5. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice as well as applicable state appraisal regulations.
9. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
10. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
11. Carlton J. Lloyd, MAI, made a personal inspection of the property that is the subject of this report.
12. Significant real property appraisal assistance was provided by Kyle Hayton who has not signed this certification.
13. We have experience in appraising properties similar to the subject and are in compliance with the Competency Rule of USPAP.
14. As of the date of this report, Carlton J. Lloyd, MAI have completed the continuing education program for Designated Members of the Appraisal Institute.



Carlton J. Lloyd, MAI
FL State-Certified General Real Estate Appraiser #RZ2618



Assumptions and Limiting Conditions

This appraisal and any other work product related to this engagement are limited by the following standard assumptions, except as otherwise noted in the report:

1. The title is marketable and free and clear of all liens, encumbrances, encroachments, easements and restrictions. The property is under responsible ownership and competent management and is available for its highest and best use.
2. There are no existing judgments or pending or threatened litigation that could affect the value of the property.
3. There are no hidden or undisclosed conditions of the land or of the improvements that would render the property more or less valuable. Furthermore, there is no asbestos in the property.
4. The revenue stamps placed on any deed referenced herein to indicate the sale price are in correct relation to the actual dollar amount of the transaction.
5. The property is in compliance with all applicable building, environmental, zoning, and other federal, state and local laws, regulations and codes.
6. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.

This appraisal and any other work product related to this engagement are subject to the following limiting conditions, except as otherwise noted in the report:

1. An appraisal is inherently subjective and represents our opinion as to the value of the property appraised.
2. The conclusions stated in our appraisal apply only as of the effective date of the appraisal, and no representation is made as to the effect of subsequent events.
3. No changes in any federal, state or local laws, regulations or codes (including, without limitation, the Internal Revenue Code) are anticipated.
4. No environmental impact studies were either requested or made in conjunction with this appraisal, and we reserve the right to revise or rescind any of the value opinions based upon any subsequent environmental impact studies. If any environmental impact statement is required by law, the appraisal assumes that such statement will be favorable and will be approved by the appropriate regulatory bodies.
5. Unless otherwise agreed to in writing, we are not required to give testimony, respond to any subpoena or attend any court, governmental or other hearing with reference to the property without compensation relative to such additional employment.
6. We have made no survey of the property and assume no responsibility in connection with such matters. Any sketch or survey of the property included in this report is for illustrative purposes only and should not be considered to be scaled accurately for size. The appraisal

covers the property as described in this report, and the areas and dimensions set forth are assumed to be correct.

7. No opinion is expressed as to the value of subsurface oil, gas or mineral rights, if any, and we have assumed that the property is not subject to surface entry for the exploration or removal of such materials, unless otherwise noted in our appraisal.
8. We accept no responsibility for considerations requiring expertise in other fields. Such considerations include, but are not limited to, legal descriptions and other legal matters such as legal title, geologic considerations such as soils and seismic stability; and civil, mechanical, electrical, structural and other engineering and environmental matters. Such considerations may also include determinations of compliance with zoning and other federal, state, and local laws, regulations and codes.
9. The distribution of the total valuation in the report between land and improvements applies only under the reported highest and best use of the property. The allocations of value for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used. The appraisal report shall be considered only in its entirety. No part of the appraisal report shall be utilized separately or out of context.
10. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraisers, or any reference to the Appraisal Institute) shall be disseminated through advertising media, public relations media, news media or any other means of communication (including without limitation prospectuses, private offering memoranda and other offering material provided to prospective investors) without the prior written consent of the persons signing the report.
11. Information, estimates and opinions contained in the report and obtained from third-party sources are assumed to be reliable and have not been independently verified.
12. Any income and expense estimates contained in the appraisal report are used only for the purpose of estimating value and do not constitute predictions of future operating results.
13. If the property is subject to one or more leases, any estimate of residual value contained in the appraisal may be particularly affected by significant changes in the condition of the economy, of the real estate industry, or of the appraised property at the time these leases expire or otherwise terminate.
14. Unless otherwise stated in the report, no consideration has been given to personal property located on the premises or to the cost of moving or relocating such personal property; only the real property has been considered.
15. The current purchasing power of the dollar is the basis for the values stated in the appraisal; we have assumed that no extreme fluctuations in economic cycles will occur.
16. The values found herein are subject to these and to any other assumptions or conditions set forth in the body of this report but which may have been omitted from this list of Assumptions and Limiting Conditions.
17. The analyses contained in the report necessarily incorporate numerous estimates and assumptions regarding property performance, general and local business and economic

conditions, the absence of material changes in the competitive environment and other matters. Some estimates or assumptions, however, inevitably will not materialize, and unanticipated events and circumstances may occur; therefore, actual results achieved during the period covered by our analysis will vary from our estimates, and the variations may be material.

18. The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific survey or analysis of the property to determine whether the physical aspects of the improvements meet the ADA accessibility guidelines. We claim no expertise in ADA issues, and render no opinion regarding compliance of the subject with ADA regulations. Inasmuch as compliance matches each owner's financial ability with the cost to cure the non-conforming physical characteristics of a property, a specific study of both the owner's financial ability and the cost to cure any deficiencies would be needed for the Department of Justice to determine compliance.
19. The appraisal report is prepared for the exclusive benefit of you, your subsidiaries and/or affiliates. It may not be used or relied upon by any other party. All parties who use or rely upon any information in the report without our written consent do so at their own risk.
20. No studies have been provided to us indicating the presence or absence of hazardous materials on the subject property or in the improvements, and our valuation is predicated upon the assumption that the subject property is free and clear of any environment hazards including, without limitation, hazardous wastes, toxic substances and mold. No representations or warranties are made regarding the environmental condition of the subject property. IRR - Southwest Florida, Integra Realty Resources, Inc., and their respective officers, owners, managers, directors, agents, subcontractors or employees (the "Integra Parties"), shall not be responsible for any such environmental conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because we are not experts in the field of environmental conditions, the appraisal report cannot be considered as an environmental assessment of the subject property.
21. The persons signing the report may have reviewed available flood maps and may have noted in the appraisal report whether the subject property is located in an identified Special Flood Hazard Area. However, we are not qualified to detect such areas and therefore do not guarantee such determinations. The presence of flood plain areas and/or wetlands may affect the value of the property, and the value conclusion is predicated on the assumption that wetlands are non-existent or minimal.
22. We are not a building or environmental inspector. The Integra Parties do not guarantee that the subject property is free of defects or environmental problems. Mold may be present in the subject property and a professional inspection is recommended.
23. The appraisal report and value conclusions for an appraisal assume the satisfactory completion of construction, repairs or alterations in a workmanlike manner.
24. **IRR - Southwest Florida is an independently owned and operated company. The parties hereto agree that Integra shall not be liable for any claim arising out of or relating to any appraisal report or any information or opinions contained therein as such appraisal report is the sole and exclusive responsibility of IRR - Southwest Florida. In addition, it is expressly**

agreed that in any action which may be brought against the Integra Parties arising out of, relating to, or in any way pertaining to the engagement letter, the appraisal reports or any related work product, the Integra Parties shall not be responsible or liable for any incidental or consequential damages or losses, unless the appraisal was fraudulent or prepared with intentional misconduct. It is further expressly agreed that the collective liability of the Integra Parties in any such action shall not exceed the fees paid for the preparation of the assignment (unless the appraisal was fraudulent or prepared with intentional misconduct). It is expressly agreed that the fees charged herein are in reliance upon the foregoing limitations of liability.

25. IRR - Southwest Florida is an independently owned and operated company, which has prepared the appraisal for the specific intended use stated elsewhere in the report. The use of the appraisal report by anyone other than the Client is prohibited except as otherwise provided. Accordingly, the appraisal report is addressed to and shall be solely for the Client's use and benefit unless we provide our prior written consent. We expressly reserve the unrestricted right to withhold our consent to your disclosure of the appraisal report or any other work product related to the engagement (or any part thereof including, without limitation, conclusions of value and our identity), to any third parties. Stated again for clarification, unless our prior written consent is obtained, no third party may rely on the appraisal report (even if their reliance was foreseeable).
26. The conclusions of this report are estimates based on known current trends and reasonably foreseeable future occurrences. These estimates are based partly on property information, data obtained in public records, interviews, existing trends, buyer-seller decision criteria in the current market, and research conducted by third parties, and such data are not always completely reliable. The Integra Parties are not responsible for these and other future occurrences that could not have reasonably been foreseen on the effective date of this assignment. Furthermore, it is inevitable that some assumptions will not materialize and that unanticipated events may occur that will likely affect actual performance. While we are of the opinion that our findings are reasonable based on current market conditions, we do not represent that these estimates will actually be achieved, as they are subject to considerable risk and uncertainty. Moreover, we assume competent and effective management and marketing for the duration of the projected holding period of this property.
27. All prospective value opinions presented in this report are estimates and forecasts which are prospective in nature and are subject to considerable risk and uncertainty. In addition to the contingencies noted in the preceding paragraph, several events may occur that could substantially alter the outcome of our estimates such as, but not limited to changes in the economy, interest rates, and capitalization rates, behavior of consumers, investors and lenders, fire and other physical destruction, changes in title or conveyances of easements and deed restrictions, etc. It is assumed that conditions reasonably foreseeable at the present time are consistent or similar with the future.
28. The appraisal is also subject to the following:

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions. An extraordinary assumption is an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

1. None

The value conclusions are based on the following hypothetical conditions. A hypothetical condition is a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

1. None

The use of any extraordinary assumption or hypothetical condition may have affected the assignment results.

Addendum A
Appraiser Qualifications



Carlton J. Lloyd, MAI

Experience

Senior Managing Director of Integra Realty Resources Southwest Florida

Actively engaged in real estate valuation since 1995. Territories include Collier, Lee, Charlotte, Sarasota, Manatee, Broward, Palm Beach, Miami-Dade, Monroe, Desoto and Hendry Counties. Experienced in Residential Developments (PUDs & Condominiums), Multifamily apartments, Low Income Housing, (LIHTC), office buildings, restaurants, commercial retail centers, industrial warehouse properties, self storage, hotels, net leased properties and subdivisions.

Specialty experience includes marina, golf courses and country clubs, and orange groves.

Clients include, but are not limited to: federally insured lenders, developers, investors, law firms, mortgage banking firms, local, state, and federal agencies, and individuals.

Valuations have been performed for condemnation purposes, estates, financing, equity participation and due diligence and litigation support. Valuations and market studies have been done on proposed, partially completed, renovated and existing structures.

Professional Activities & Affiliations

Appraisal Institute, Member (MAI) Appraisal Institute, Member (#406018), August 2008

Licenses

Florida, State Certified General RE Appraiser, RZ2618, Expires November 2022

North Carolina, State Certified RE Appraiser, A8292, Expires June 2022

Indiana, Certified General Appraiser, CG42000021, Expires June 2022

Colorado, Certified General Appraiser, CG.200002335, Expires December 2022

New York, State Certified General RE Appraiser, 46000053058, Expires October 2022

Education

Carlton graduated with a Bachelor Of Arts Degree from the State University of N.Y. at Albany in 1989.

Recent real estate courses include :

Valuation of Donated Real Estate, Including

Conservation Easements, June 25, 2020

Transferred Value, June 10, 2020

7-Hour National USPAP Update Course, June 8, 2020

Florida Law Update 2020, June 2, 2020

Appraising Automobile Dealerships Sept 1, 2018

Managing Unusual Appraisal & Litigation Assignments 06/12/2018

Online Business Practices and Ethics 06/08/2018

7-Hour National USPAP Update Course 04/12/2018

Online Real Estate Finance Statistics and Valuation Modeling 06/15-07/15/2016

Reviewing Residential Appraisals and Using Fannie Mae Form 2000 06/01-07/01/2016

Residential Sales Comparison and Income Approach 08/15-09/29/2014

Feasibility, Market Value, Investment Timing: Option Value 08/15-09/14/2012

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Carlton J. Lloyd, MAI

Education (Cont'd)

Fundamentals of Separating Real Property, Personal Property, and Intangible Business Assets
02/29-03/01/2012

The Appraiser as an Expert Witness: Preparation & Testimony 06/04-05/2009

Condemnation Appraising: Principles & Applications 05/06-08/2009

Online Small Hotel/Motel Valuation 11/01-12/01/2008

Online Analyzing Distressed Real Estate 10/15-11/14/2008

Online Condominiums, Co-ops and PUDs 10/15-11/14/2008

Online Appraising From Blueprints and Specifications 09/15-10/15/2006

Online Analyzing Operating Expenses 08/15-09/14/2006

Online Small Hotel/Motel Valuation 08/15-09/14/2006

Report Writing and Valuation Analysis 07/11-17/2004

Advanced Applications 03/08-13/2004

Highest & Best Use and Market Analysis 10/06-11/2003

Advanced Sales Comparison & Cost Approaches 10/28-11/02/2002

Advanced Income Capitalization 02/07-13/2002

General Applications 03/19-25/2001

Standards of Professional Practice, Part B 08/30/2000

Standards of Professional Practice, Part A (USPAP) 08/28-29/2000

Basic Income Capitalization 08/15-21/1999

Qualified Before Courts & Administrative Bodies

State Certified General Real Estate Appraiser in Florida, Colorado, New York, North Carolina, and Indiana.

Qualified as an expert witness in U.S. Federal Bankruptcy Court, US District Court-Tampa, Collier County Circuit Court, Lee County Circuit Court and the Tax Appeals Board of Lee County

Integra Realty Resources - Southwest Florida

2770 Horseshoe Drive S
Suite 3
Naples, FL 34104

T 239.643.6888
F 239.643.6871

irr.com





Ron DeSantis, Governor

Halley Ebbelston, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BOARD
THE CERTIFIED GENERAL APPRAISER HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 475, FLORIDA STATUTES



LLOYD, CARLTON J
2770 HORSESHOE DRIVE S
SUITE 200
NAPLES FL 34104

LICENSE NUMBER: 8228918

EXPIRATION DATE: NOVEMBER 30, 2022

Always verify licenses online at MyFloridaLicense.com



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About IRR

Integra Realty Resources, Inc. (IRR) provides world-class commercial real estate valuation, counseling, and advisory services. Routinely ranked among leading property valuation and consulting firms, we are now the largest independent firm in our industry in the United States, with local offices coast to coast and in the Caribbean.

IRR offices are led by MAI-designated Senior Managing Directors, industry leaders who have over 25 years, on average, of commercial real estate experience in their local markets. This experience, coupled with our understanding of how national trends affect the local markets, empowers our clients with the unique knowledge, access, and historical perspective they need to make the most informed decisions.

Many of the nation's top financial institutions, developers, corporations, law firms, and government agencies rely on our professional real estate opinions to best understand the value, use, and feasibility of real estate in their market.

Local Expertise...Nationally!

irr.com



Addendum B

IRR Quality Assurance Survey



IRR Quality Assurance Survey

We welcome your feedback!

At IRR, providing a quality work product and delivering on time is what we strive to accomplish. Our local offices are determined to meet your expectations. Please reach out to your local office contact so they can resolve any issues.

Integra Quality Control Team

Integra does have a Quality Control Team that responds to escalated concerns related to a specific assignment as well as general concerns that are unrelated to any specific assignment. We also enjoy hearing from you when we exceed expectations! You can communicate with this team by clicking on the link below. If you would like a follow up call, please provide your contact information and a member of this Quality Control Team will call contact you.

Link to the IRR Quality Assurance Survey: quality.irr.com

Addendum C

Definitions

Definitions

The source of the following definitions is the Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 6th ed. (Chicago: Appraisal Institute, 2015), unless otherwise noted.

As Is Market Value

The estimate of the market value of real property in its current physical condition, use, and zoning as of the appraisal date.

Disposition Value

The most probable price that a specified interest in property should bring under the following conditions:

1. Consummation of a sale within a specified time, which is shorter than the typical exposure time for such a property in that market.
2. The property is subjected to market conditions prevailing as of the date of valuation.
3. Both the buyer and seller are acting prudently and knowledgeably.
4. The seller is under compulsion to sell.
5. The buyer is typically motivated.
6. Both parties are acting in what they consider to be their best interests.
7. An adequate marketing effort will be made during the exposure time.
8. Payment will be made in cash in U.S. dollars (or the local currency) or in terms of financial arrangements comparable thereto.
9. The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

This definition can also be modified to provide for valuation with specified financing terms.

Effective Date

1. The date on which the appraisal or review opinion applies.
2. In a lease document, the date upon which the lease goes into effect.

Entitlement

In the context of ownership, use, or development of real estate, governmental approval for annexation, zoning, utility extensions, number of lots, total floor area, construction permits, and occupancy or use permits.

Entrepreneurial Incentive

The amount an entrepreneur expects to receive for his or her contribution to a project. Entrepreneurial incentive may be distinguished from entrepreneurial profit (often called *developer's*

profit) in that it is the expectation of future profit as opposed to the profit actually earned on a development or improvement. The amount of entrepreneurial incentive required for a project represents the economic reward sufficient to motivate an entrepreneur to accept the risk of the project and to invest the time and money necessary in seeing the project through to completion.

Entrepreneurial Profit

1. A market-derived figure that represents the amount an entrepreneur receives for his or her contribution to a project and risk; the difference between the total cost of a property (cost of development) and its market value (property value after completion), which represents the entrepreneur's compensation for the risk and expertise associated with development. An entrepreneur is motivated by the prospect of future value enhancement (i.e., the entrepreneurial incentive). An entrepreneur who successfully creates value through new development, expansion, renovation, or an innovative change of use is rewarded by entrepreneurial profit. Entrepreneurs may also fail and suffer losses.
2. In economics, the actual return on successful management practices, often identified with coordination; the fourth factor of production following land, labor, and capital; also called entrepreneurial return or entrepreneurial reward.

Exposure Time

1. The time a property remains on the market.
2. The estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective opinion based on an analysis of past events assuming a competitive and open market.

Fee Simple Estate

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

Floor Area Ratio (FAR)

The relationship between the above-ground floor area of a building, as described by the zoning or building code, and the area of the plot on which it stands; in planning and zoning, often expressed as a decimal, e.g., a ratio of 2.0 indicates that the permissible floor area of a building is twice the total land area.

Highest and Best Use

1. The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.
2. The use of an asset that maximizes its potential and that is possible, legally permissible, and financially feasible. The highest and best use may be for continuation of an asset's existing use or for some alternative use. This is determined by the use that a market participant would have in mind for the asset when formulating the price that it would be willing to bid. (ISV)

3. [The] highest and most profitable use for which the property is adaptable and needed or likely to be needed in the reasonably near future. (Uniform Appraisal Standards for Federal Land Acquisitions)

Investment Value

1. The value of a property to a particular investor or class of investors based on the investor's specific requirements. Investment value may be different from market value because it depends on a set of investment criteria that are not necessarily typical of the market.
2. The value of an asset to the owner or a prospective owner for individual investment or operational objectives.

Lease

A contract in which rights to use and occupy land, space, or structures are transferred by the owner to another for a specified period of time in return for a specified rent.

Leased Fee Interest

The ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversionary right when the lease expires.

Leasehold Interest

The right held by the lessee to use and occupy real estate for a stated term and under the conditions specified in the lease.

Liquidation Value

The most probable price that a specified interest in real property should bring under the following conditions:

1. Consummation of a sale within a short time period.
2. The property is subjected to market conditions prevailing as of the date of valuation.
3. Both the buyer and seller are acting prudently and knowledgeably.
4. The seller is under extreme compulsion to sell.
5. The buyer is typically motivated.
6. Both parties are acting in what they consider to be their best interests.
7. A normal marketing effort is not possible due to the brief exposure time.
8. Payment will be made in cash in U.S. dollars (or the local currency) or in terms of financial arrangements comparable thereto.
9. The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

This definition can also be modified to provide for valuation with specified financing terms.

Marketing Time

An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal.

Market Value

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- buyer and seller are typically motivated;
- both parties are well informed or well advised, and acting in what they consider their own best interests;
- a reasonable time is allowed for exposure in the open market;
- payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

(Source: Code of Federal Regulations, Title 12, Chapter I, Part 34.42[h]; also Interagency Appraisal and Evaluation Guidelines, Federal Register, 75 FR 77449, December 10, 2010, page 77472)

Prospective Opinion of Value

A value opinion effective as of a specified future date. The term does not define a type of value. Instead, it identifies a value opinion as being effective at some specific future date. An opinion of value as of a prospective date is frequently sought in connection with projects that are proposed, under construction, or under conversion to a new use, or those that have not yet achieved sellout or a stabilized level of long-term occupancy.

Addendum D
Property Information



Property Data

STRAP: 10-47-25-E3-U2120.1982 Folio ID: 10555219

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Owner Of Record - Tenants in Common

[\[Change Address\]](#)



[\[Tax Map Viewer\]](#) [\[View Comparables\]](#)

BROOKS OF BONITA SPRINGS
 CDD +
 BROOKS OF BONITA SPRINGS II CDD
 c/o WRATHELL HUNT & ASSOCIATES LLC
 2300 GLADES RD STE 410W
 BOCA RATON FL 33431

Site Address

Site Address maintained by [E911 Program Addressing](#)

9920/9938 COCONUT RD
 ESTERO FL 34135



[\[Pictometry Aerial Viewer\]](#)

ALTERNATE ADDRESS INFORMATION:

9938 COCONUT RD

Property Description

Do not use for legal documents!

PAR LYING IN SEC 10 DESC INST #
 2010000254652

[\[Current Working Values\]](#)



Just

327,575

Attributes

Land Units Of Measure	AC
Units	3.73
Total Number of Buildings	1
Total Bedrooms / Fixtures	0 / 4
Gross Building Area	640
1st Year Building on Tax Roll	1999
Historic Designation	No

Image of Structure



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Photo Date January of 2015 View other photos

Last Inspection Date: 10/12/2021

Property Value History

Tax Year	Just	Land	Market Assessed	Capped Assessed	Exemptions	Taxable
2011	141,125	18,650	141,125	141,125	141,125	0
2012	131,470	11,190	131,470	131,470	131,470	0
2013	129,273	11,190	129,273	129,273	129,273	0
2014	127,076	11,190	127,076	127,076	127,076	0
2015	145,434	11,190	145,434	145,434	145,434	0
2016	212,008	11,190	212,008	159,977	159,977	0
2017	209,907	11,190	209,907	175,975	175,975	0
2018	206,414	11,190	206,414	193,573	193,573	0
2019	186,636	11,190	186,636	186,636	186,636	0

2020	181,650	11,190	181,650	181,650	181,650	0
2021	184,515	11,190	184,515	184,515	184,515	0

The **Just** value is the total parcel assessment (less any considerations for the cost of sale). This is the closest value to *Fair Market Value* we produce and is dated as of January 1st of the tax year in question ([F.A.C. 12D-1.002](#)).

The **Land** value is the portion of the total parcel assessment attributed to the land.

The **Market Assessed** value is the total parcel assessment (less any considerations for the cost of sale) based upon the assessment standard. Most parcels are assessed based either upon the *Highest and Best Use* standard or the *Present Use* standard ([F.S. 193.011](#)). For *Agriculturally Classified* parcels (or parts thereof), only agricultural uses are considered in the assessment ([F.S. 193.461 \(6\) \(a\)](#)). The difference between the *Highest and Best Use/Present Use* and the *Agricultural Use* is often referred to as the *Agricultural Exemption*.
(i.e. Market Assessed = Just - Agricultural Exemption)

The **Capped Assessed** value is the *Market Assessment* after any *Save Our Homes* or *10% Assessment Limitation* cap is applied. This assessment cap is applied to all properties and limits year-to-year assessment increases to either the *Consumer Price Index* or 3%, whichever is lower for Homestead properties OR 10% for non-Homestead properties.

The **Exemptions** value is the total amount of all exemptions on the parcel.

The **Taxable** value is the *Capped Assessment* after exemptions (*Homestead, etc.*) are applied to it. This is the value that most taxing authorities use to calculate a parcel's taxes.
(i.e. Taxable = Capped Assessed - Exemptions)

Exemptions

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Exemption	Amount
Local Government	184,515.00

Values (2021 Tax Roll)

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Property Values	Attributes
Just	184,515 Land Units Of Measure AC
Assessed	184,515 Units 3.73
Portability Applied	0 Total Number of Buildings 1
Cap Assessed	184,515 Total Bedrooms / Fixtures 0 / 4
Taxable	0 1st Year Building on Tax Roll 1999
Cap Difference	0 Historic Designation No

Taxing Authorities

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VILLAGE OF ESTERO / ESTERO FIRE / 316

Name / Code	Category	Mailing Address
LEE CO GENERAL REVENUE / 044	County	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398

LEE COUNTY LIBRARY DIST / 052	Dependent District	LEE COUNTY OFFICE OF MGMT & BUDGET PO BOX 398 FORT MYERS FL 33902-0398
ESTERO FIRE RESCUE DIST / 029	Independent District	ESTERO FIRE RESCUE DIST 21500 THREE OAKS PKWY ESTERO FL 33928
LEE CO HYACINTH CONTROL DIST / 051	Independent District	LEE CO HYACINTH CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
LEE CO MOSQUITO CONTROL DIST / 053	Independent District	LEE CO MOSQUITO CONTROL DIST 15191 HOMESTEAD RD LEHIGH ACRES FL 33971
WEST COAST INLAND NAVIGATION DIST / 098	Independent District	WEST COAST INLAND NAVIGATION DIST 200 MIAMI AVE E VENICE FL 34285-2408
VILLAGE OF ESTERO / 340	Municipal	VILLAGE OF ESTERO 9401 CORKSCREW PALMS CIR. ESTERO FL 33928
PUBLIC SCHOOL - BY LOCAL BOARD / 012	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
PUBLIC SCHOOL - BY STATE LAW / 013	Public Schools	LEE COUNTY SCHOOL BOARD BUDGET DEPARTMENT 2855 COLONIAL BLVD FORT MYERS FL 33966
BROOKS OF BONITA SPRINGS CDD / 145	Special District	WRATHELL HART HUNT & ASSOCIATES 2300 GLADES ROAD STE 410W BOCA RATON FL 33431
FLORIDA GREEN FINANCE AUTHORITY / 358	Special District	
VILLAGE OF ESTERO PUENTE LN CORKSCREW RD / 395	Special District	VILLAGE OF ESTERO 9401 CORKSCREW PALMS CIR ESTERO FL 33928
SFWMD-DISTRICT-WIDE / 110	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406
SFWMD-EVERGLADES CONSTRUCTION PROJECT / 084	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406
SFWMD-OKEECHOBEE BASIN / 308	Water District	SFWMD 3301 GUN CLUB RD WEST PALM BEACH FL 33406

Sales / Transactions

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Sale Price	Date	OR Number	Type	Notes	Vacant/Improved
850,000.00	09/24/2010	2010000254652	37		V
4,250,000.00	01/15/2010	2010000013945	30	There are 3 additional parcel(s) with this document (may have been split after the transaction date)... 10-47-25-E3-U2127.1991 25-47-24-B2-00011.0000 25-47-24-B2-001J0.0010	V
100.00	05/09/2007	2007000158838	04	There are 1 additional parcel(s) with this document (may have been split after the transaction date)... 10-47-25-E3-U2127.1991	V
100.00	04/12/2003	3902/1465	04		V
14,500,000.00	01/01/1996	2672/3982	04		V
100.00	12/13/1995	2669/1047	04		V

[View Recorded Plat at LeeClerk.org](#)

Use the above link to view recorded plat information on the Lee County Clerk of Courts website. Help safeguard your home against property fraud. Sign up for the Lee Clerk's free [Property Fraud Alert](#).

Building/Construction Permit Data

Generated on 5/11/2022 2:43 PM

Permit Number	Permit Type	Date
FNC2011-00469	Fence	04/19/2011

IMPORTANT: THIS MAY NOT BE A COMPREHENSIVE OR TIMELY LISTING OF PERMITS ISSUED FOR THIS PROPERTY.

Note: The Lee County Property Appraiser's Office does not issue or maintain any permit information. The Building/Construction permit data displayed here represents only those records this Office may find necessary to conduct Property Appraiser business. Use of this information is with the understanding that in no way is this to be considered a comprehensive listing of permits for this or any other parcel.

The Date field represents the date the property appraiser received information regarding permit activity; it may or not represent the actual date of permit issuance or completion.

Full, accurate, active and valid permit information for parcels can only be obtained from the [appropriate permit issuing agency](#).

Parcel Numbering History

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Prior STRAP	Prior Folio ID	Renumber Reason	Renumber Date
10-47-25-00-00002.0010	N/A	Split (From another Parcel)	10/20/2010

10-47-25-00-00002.0190

N/A

Reserved for Renumber ONLY

01/14/2015

Location Information

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Township	Range	Section	Block	Lot
47	25E	10		
Municipality	Latitude	Longitude		
Village of Estero	26.39645	-81.79003		

Links

[View Parcel on Google Maps](#)

[View Parcel on GeoView](#)

Solid Waste (Garbage) Roll Data

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Solid Waste District	Roll Type	Category	Unit / Area	Tax Amount
003 - Service Area 3	C - Commercial Category	C	688	0.00

Flood and Storm Information

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Community	Flood Insurance Panel	Find my flood zone Version	Date	Evacuation Zone
125124	0593	F	5/8/2012	C

Flood Insurance Rate Map data is not available for parcels within a municipality. To obtain flood information, contact your [municipality](#) directly.

Address History

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Street Number	Street Name	Unit	City	Zip	Maintenance Date
9920	COCONUT RD		ESTERO	34135	11/14/2016 1:29:26 PM
9920	COCONUT RD		ESTERO	34135	11/14/2016 1:29:17 PM
9920/9930	COCONUT RD		ESTERO	34135	11/14/2016 1:28:13 PM
9920/9930	COCONUT RD		ESTERO	34135	11/14/2016 1:27:49 PM
9920/9930	COCONUT RD		ESTERO	34135	11/14/2016 1:27:04 PM
9910	COCONUT RD		ESTERO	34135	7/29/2016 5:24:35 PM
9910	COCONUT RD		BONITA SPRINGS	34135	10/27/2010 11:01:28 AM
					10/20/2010 2:29:24 PM

Appraisal Details (2021 Tax Roll)

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Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
9740	Recreational Areas	3.73	Acres

Land Features

Description	Year Added	Units
BLACK TOP - IMPROVED	1999	21,400
PAVEMENT - CONCRETE	2014	2,025
TENNIS COURT - BLACK TOP	2017	7,200
PAVILION/COVERED PICNIC AREA	2017	1,000
PIER - COMMERCIAL	2017	720

FENCE - CHAIN LINK - 8 FOOT	2017	300
FOUNTAIN COMMERCIAL GRADE	1999	1

Buildings
Building 1 of 1
Building Characteristics

Improvement Type	Model Type	Stories	Living Units
123 - Restroom Building	9 - Educational/Recreational	1.0	0
Bedrooms	Bathrooms	Year Built	Effective Year Built
0	0.0	1999	1999

Building Subareas

Description	Heated / Under Air	Area (Sq Ft)
BAS - BASE	Y	440
BAS - BASE	Y	200
FOP - FINISHED OPEN PORCH	N	160

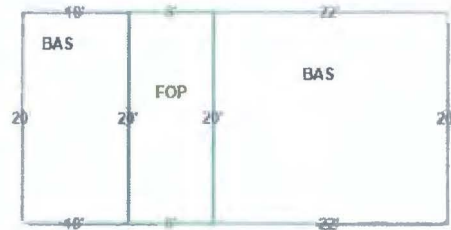
Building Features

Description	Year Added	Units
CANOPY/FACADE	2017	105
CANOPY/FACADE	2017	105

Building Front Photo



Building Footprint



Appraisal Details (Current Working Values)

Generated on 5/11/2022 2:43 PM

Land

Land Tracts

Use Code	Use Code Description	Number of Units	Unit of Measure
9740	Recreational Areas	3.73	Acres

Land Features

Description	Year Added	Units
BLACK TOP - IMPROVED	1999	21,400
PAVEMENT - CONCRETE	2014	2,025
TENNIS COURT - BLACK TOP	2017	7,200
PAVILION/COVERED PICNIC AREA	2017	1,000
PIER - COMMERCIAL	2017	720
FENCE - CHAIN LINK - 8 FOOT	2017	300

FOUNTAIN COMMERCIAL GRADE

1999

1

Buildings

Building 1 of 1

Building Characteristics

Improvement Type	Model Type	Stories	Living Units
123 - Restroom Building	9 - Educational/Recreational	1.0	0
Bedrooms	Bathrooms	Year Built	Effective Year Built
0	0.0	1999	1999

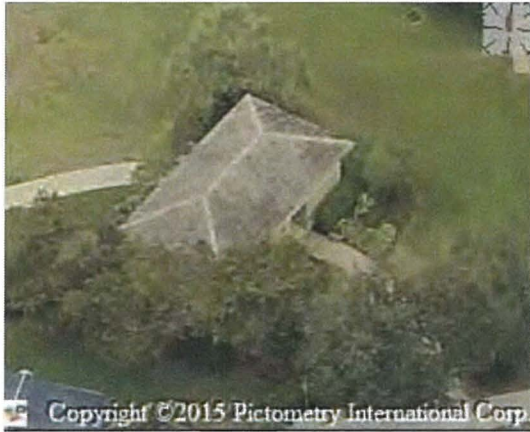
Building Subareas

Description	Heated / Under Air	Area (Sq Ft)
BAS - BASE	Y	440
BAS - BASE	Y	200
FOP - FINISHED OPEN PORCH	N	160

Building Features

Description	Year Added	Units
CANOPY/FACADE	2017	105
CANOPY/FACADE	2017	105

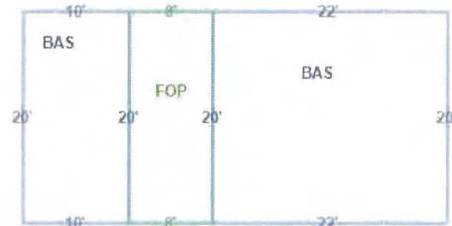
Building Front Photo



Copyright ©2015 Pictometry International Corp.

Photo Date: January of 2015

Building Footprint



Generated on 5/11/2022 2:43 PM

Record 35.00
Cons: 850,000.00
Doos: 15,950.00

This Instrument was Prepared by:
DANIEL H. COX, ESQ.
Daniel H. Cox, Attorney at Law
Post Office Drawer CC
Carrabelle, FL 32322
(850) 697-5555

WARRANTY DEED

THIS WARRANTY DEED made and executed this ^{29th} day of September, 2010 by Commons Club at the Brooks, Inc., a Florida corporation not for profit, whose address is c/o Becker & Poliakoff, P.A., 12140 Carissa Commerce Court, Suite 200, Fort Myers, FL 33966 hereinafter called the Grantor, in favor of the Brooks of Bonita Springs Community Development District and Brooks of Bonita Springs II Community Development District as tenants in common, whose address is 9220 Bonita Beach Road, Suite 214, Bonita Springs, FL 34135 ("Grantees") the following described property:

(Wherever used herein the terms "Grantor" and "Grantees" include all the parties to this instrument and their heirs, legal representatives and assigns)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantees, all that certain land situate in Lee County, Florida, viz:

See Exhibit "A."

Parcel Tax ID # ID # 10-47-25-00-00002.0010

SUBJECT TO: Zoning, restrictions, prohibitions and other requirements imposed by governmental authority; and easements, restrictions, restrictive covenants, and reservations of record.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Reserving, however, unto Grantor, a right of first refusal if Grantees receive a bona fide offer of purchase for the property, to be exercised within thirty days of notice from Grantees to Grantor of a bona fide offer to purchase, under the same conditions and for the same consideration stated in the bona fide offer to purchase.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantees that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances whatsoever, except as set out above.

IN WITNESS WHEREOF the grantor has executed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

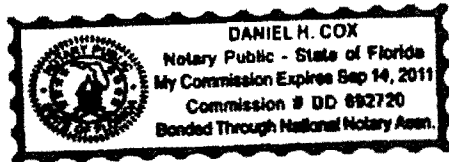
COMMON CLUB AT THE BROOKS, INC., a Florida corporation not for profit

[Signature]
Witness
Daniel H. Cox
Print Name
Cox D.H.
Witness
Chesley E. Adams Jr
Print Name

[Signature]
By: TERRY FURHORDEN
Its President

STATE OF FLORIDA
COUNTY OF Col

The foregoing instrument was acknowledged before me this 29th day of September, 2010, by Terry Furhorden as President of Commons Club at the Brooks, Inc., a Florida corporation not for profit. He [] is personally known to me or [] produced _____ as identification.



[Signature]
Notary Signature

(SEAL)



SINCE 1946

May 13, 2010

DESCRIPTION

**THE BROOKS OF BONITA SPRINGS COMMON CLUB
SECTION 10, TOWNSHIP 47 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA**

A tract or parcel of land lying in Section 10, Township 47 South, Range 25 East, Lee County, Florida which tract or parcel is more particularly described as follows:

Beginning at the southeast corner of Tract "C-3" of the plat of Shadow Wood At The Brooks Unit One as recorded in Plat Book 61, page 21, public records of Lee County, Florida thence North 21°30'52" West on the east line of said Tract "C-3" for 117.97 feet; to the southwest corner of Tract "C-1" of the plat of Shadow Wood at the Books Unit Five as recorded in Plat Book 65, page 23, said public records; thence the following bearings and distances on the southeasterly line of said Tract "C-1": North 40°58'06" East for 131.07 feet; North 44°19'59" East for 244.07 feet; North 36°53'15" East for 175.83 feet; thence South 55°57'24" East departing said south line for 132.96 feet; thence South 40°11'15" East for 126.37 feet; thence South 45°47'52" East for 40.28 feet; thence North 48°41'34" East for 4.80 feet; thence North 42°34'30" East for 8.70 feet; thence South 47°58'04" East for 15.44 feet; thence South 33°16'18" West for 2.18 feet; thence South 29°48'24" West for 8.40 feet to a point of curvature; thence southeasterly along said curve concave to the northeast and having a radius of 4.60 feet (delta 147°44'31") (chord bearing South 44°03'52" East) (chord 8.84 feet) for 11.86 feet; thence North 62°03'53" East for 5.18 feet; thence North 55°52'37" East for 6.05 feet; thence South 45°51'35" East for 15.16 feet; thence South 41°15'06" West for 22.92 feet; thence South 33°25'30" East for 18.01 feet; thence South 10°41'11" East for 103.76 feet to an intersection with the non-tangent curved northerly right-of-way of Coconut Road; thence westerly on said curve concave to the south and having a radius of 2,075.00 feet (delta 13°52'39") (chord bearing South 75°25'28" West) (chord 501.36 feet) for 502.58 feet; thence continue on said northerly right-of-way South 68°29'08" West for 118.65 feet to the Point of Beginning.

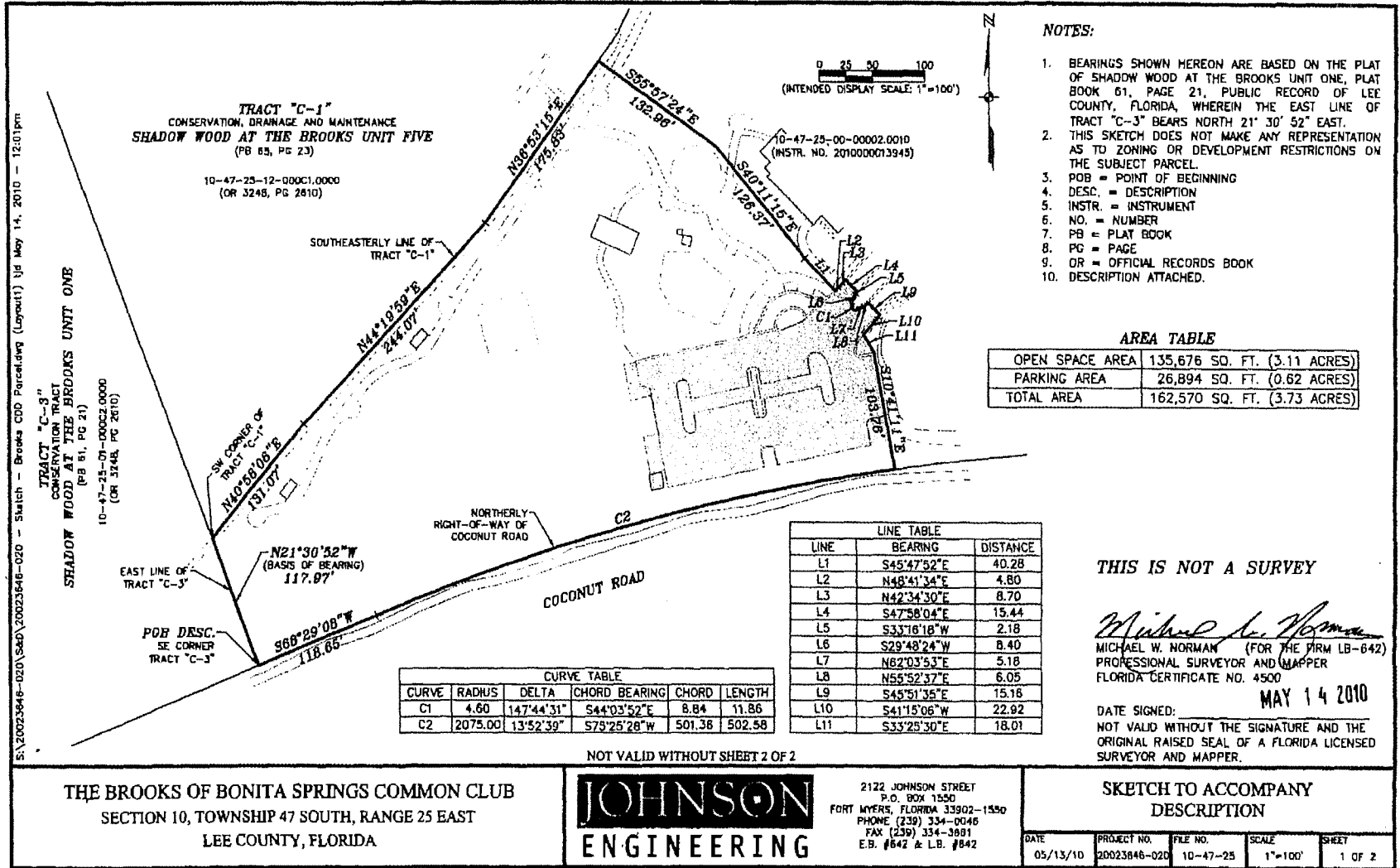
Parcel contains 162,570 square feet (3.73 acres), more or less.

Bearings hereinabove mentioned are based on the plat of Shadow Wood At The Brooks Unit One, Plat Book 61, page 21, public record of Lee County, Florida, wherein the east line of Tract "C-3" bears North 21° 30' 52" East.

(Not Valid Without Sheet 1 of 2)

Sheet 2 of 2

2122 Johnson Street • Post Office Box 1550 • Fort Myers, Florida 33902-1550
(239) 334-0046 • Fax (239) 334-3661



- NOTES:**
1. BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF SHADOW WOOD AT THE BROOKS UNIT ONE, PLAT BOOK 61, PAGE 21, PUBLIC RECORD OF LEE COUNTY, FLORIDA, WHEREIN THE EAST LINE OF TRACT "C-3" BEARS NORTH 21° 30' 52" EAST.
 2. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
 3. POB = POINT OF BEGINNING
 4. DESC. = DESCRIPTION
 5. INSTR. = INSTRUMENT
 6. NO. = NUMBER
 7. PB = PLAT BOOK
 8. PG = PAGE
 9. OR = OFFICIAL RECORDS BOOK
 10. DESCRIPTION ATTACHED.

AREA TABLE

OPEN SPACE AREA	135,676 SQ. FT. (3.11 ACRES)
PARKING AREA	26,894 SQ. FT. (0.62 ACRES)
TOTAL AREA	162,570 SQ. FT. (3.73 ACRES)

LINE TABLE

LINE	BEARING	DISTANCE
L1	S45°47'52"E	40.28
L2	N48°41'34"E	4.80
L3	N42°34'30"E	8.70
L4	S47°58'04"E	15.44
L5	S33°18'18"W	2.18
L6	S29°48'24"W	8.40
L7	N62°03'53"E	5.18
L8	N55°52'37"E	6.05
L9	S45°51'35"E	15.18
L10	S41°15'06"W	22.92
L11	S33°25'30"E	18.01

CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	4.60	147°44'31"	S44°03'52"E	8.84	11.86
C2	2075.00	13°52'39"	S75°25'28"W	501.36	502.58

THIS IS NOT A SURVEY

Michael W. Norman
MICHAEL W. NORMAN (FOR THE FIRM LB-642)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 4500

DATE SIGNED: **MAY 14 2010**
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Addendum E
Comparable Data



Location & Property Identification

Property Name:	Cadenza at Hacienda Lakes Land
Sub-Property Type:	Residential, Multifamily
Address:	8465 Rattlesnake Hammock Rd.
City/State/Zip:	Naples, FL 34114
County:	Collier
Submarket:	Outlying Collier County/Wagon Wheel
Market Orientation:	Suburban
IRR.Event ID:	2753904



Sale Information

Sale Price:	\$4,600,000
Effective Sale Price:	\$4,900,000
Sale Date:	04/30/2022
Sale Status:	In-Contract
\$/SF GBA:	\$31.82
\$/SF NRA:	\$39.14
Eff. Price/Unit:	\$30,625 /Apt. Unit
\$/Acre(Gross):	\$791,471
\$/Land SF(Gross):	\$18.17
\$/Unit:	\$30,625 /Unit
\$/Land SF(Potential):	\$31.82
Grantor/Seller:	Hacienda Lakes of Naples, LLC
Grantee/Buyer:	MHP FL VII LLLP
Assemblage:	No
Portfolio Sale:	No
Assets Sold:	Real estate only
Property Rights:	Fee Simple
% of Interest Conveyed:	100.00
Financing:	Cash to seller
Verified By:	Michael Ahwash, MAI
Verification Date:	01/05/2022
Confirmation Source:	Nik Echeverria and PSA
Verification Type:	Confirmed-Buyer

Improvement and Site Data

MSA:	Naples-Immokalee-Marco Island, FL
Legal/Tax/Parcel ID:	48586003101 (parent tract)
GBA-SF:	153,985
NRA-SF:	125,200
Acres(Gross):	6.19
Land-SF(Gross):	269,680
No. of Units (Potential):	160
Year Built:	2023
Property Class:	B
M&S Class:	C
Construction Quality:	Good
Improvements Cond.:	New
Exterior Walls:	Stucco
No. of Buildings/Stories:	1/5
No. of Units/Unit Type:	160/Apt. Units
Total Parking Spaces:	220
Park. Ratio 1000 SF GLA:	1.76
Park. Ratio 1000 SF GBA:	1.43
Parking Ratio(/Unit):	1.38
Fire Sprinkler Type:	Wet
Air-Conditioning Type:	Central
Roof,Heating,AC Comm.:	Flat
Shape:	Irregular

Improvement and Site Data (Cont'd)

Topography:	Level
Corner Lot:	No
Frontage Feet:	545
Frontage Desc.:	Rattlesnake Hammock Road
Frontage Type:	2 way, 2 lanes each way
Traffic Control at Entry:	None
Traffic Flow:	Moderate
Visibility Rating:	Good
Density-Unit/Gross Acre:	25.84
Bldg. to Land Ratio FAR:	0.57
Zoning Code:	MPUD
Zoning Desc.:	Mixed Use Planned Unit Development
Flood Plain:	Yes
Flood Zone Designation:	AH
Comm. Panel No.:	12021C0606H
Date:	05/16/2012
Utilities:	Electricity, Water Public, Sewer, Telephone, CableTV
Source of Land Info.:	Engineering Report

multi - family. Senior housing facilities shall not be considered residential land uses for the purposes of density, but shall be derived from conversion from residential units. One residential unit equates to 4 Senior Housing Units (not to exceed 450 Senior Housing Units in the entire PUD).

Project & Unit Amenities

Community Room	Microwave
Media Room	Elevator
Grills	
Resident Programs	

Comments

The site is proposed for the development of an age (55+), income and rent restricted property known as Cadenza at Hacienda Lakes. The closing was to occur before January 31, 2022 but the buyer had the right to extend the closing up to two times. Each extension shall be for 45 days and cost \$25,000 per extension and applied to the purchase price. A geotechnical recommendation by Universal Engineering Sciences recommends 4 feet of fill to raise the site grades to finish floor. Developer estimated the total cost at approximately \$300,000; therefore the sale price was adjusted upward by this amount.

The project is part of the Hacienda Lakes MPUD, a mixed use development allowing for up to 1,714 residential units. No more than 1, 232 units in the entire PUD shall be

Multifamily Sale Profile

Sale No. 2

Location & Property Identification

Property Name:	Proposed Apartment Complex - Santa Barbara
Sub-Property Type:	Conventional
Address:	Santa Barbara Blvd.
City/State/Zip:	Naples, FL 34116
County:	Collier
Submarket:	Golden Gate
Market Orientation:	Suburban
IRR Event ID:	2748949



Sale Information

Sale Price:	\$10,500,000
Effective Sale Price:	\$6,950,000
Sale Date:	02/28/2022
Contract Date:	11/04/2020
Sale Status:	Closed
\$/SF GBA:	\$20.67
\$/SF NRA:	\$26.71
Eff. Price/Unit:	\$28,719 /Unit
Grantor/Seller:	Strohl Family LLC
Grantee/Buyer:	Santa Barbara-Naples Owner Llc
Portfolio Sale:	No
Property Rights:	Fee Simple
% of Interest Conveyed:	100.00
Financing:	Cash to seller
Document Type:	Deed
Recording No.:	6092/739
Rent Controlled:	No
Rent Subsidized:	No
Verified By:	Anthony R. Sartori, MAI
Verification Date:	12/21/2021
Verification Type:	Confirmed-Confidential

Improvement and Site Data

Legal/Tax/Parcel ID:	Portion of 00400244107
GBA-SF:	336,226

NRA-SF:	260,172
Acres(Usable/Gross):	11.50/11.50
Land-SF(Usable/Gross):	500,940/500,940
Usable/Gross Ratio:	1.00
No. of Units (Potential):	242
Year Built:	2023
Property Class:	A
M&S Class:	C
Construction Quality:	Good
Improvements Cond.:	Good
Exterior Walls:	Stucco
Total Parking Spaces:	418
Park. Ratio 1000 SF GLA:	1.61
Park. Ratio 1000 SF GBA:	1.24
Parking Ratio(/Unit):	1.73
Elevators/Count:	None
Fire Sprinkler Type:	Yes
Air-Conditioning Type:	Central
Roof,Heating,AC Comm.:	Flat
Shape:	Irregular
Topography:	Level
Corner Lot:	Yes
Frontage Feet:	1050
Frontage Desc.:	Santa Barbara Blvd.
Frontage Type:	2 way, 3 lanes each way
Traffic Control at Entry:	Traffic light
Visibility Rating:	Average
Density-Unit/Gross Acre:	21.04

Proposed Apartment Complex - Santa Barbara



Improvement and Site Data (Cont'd)

Density-Unit/Usable Acre:	21.04
Bldg. to Land Ratio FAR:	0.67
Flood Plain:	Yes
Flood Zone Designation:	AE
Comm. Panel No.:	12021C0414H
Date:	05/16/2012
Source of Land Info.:	Other

Project & Unit Amenities

	Granite/Quartz Countertops
Dog Park	Stainless Steel Appliances
Sport Courts	Tile/Vinyl/Wood Flooring

Comments

Purchase of a larger 15-acre parent tract for \$10,500,000. The 15-acre parent tract will be subdivided into an 11.5-acre apartment site and a 3.5-acre retail site. Buyer has contracted to sell the retail parcel to a daycare developer for \$3,550,000. The retail parcel acquisition and parent tract acquisition are expected to close simultaneously. The residual price for the apartment site is \$6,950,000. Buyer amended PUD at their own expense.

Multifamily Sale Profile

Sale No. 3

Location & Property Identification

Property Name:	Novo Fort Myers
Sub-Property Type:	Conventional
Address:	11260 State Road 82
City/State/Zip:	Fort Myers, FL 33905
County:	Lee
Submarket:	Fort Myers
Market Orientation:	Suburban
IRR Event ID:	2723732



Sale Information

Sale Price:	\$7,629,000
Effective Sale Price:	\$7,629,000
Sale Date:	01/05/2022
Contract Date:	11/02/2021
Sale Status:	Closed
\$/SF GBA:	\$16.49
\$/SF NRA:	\$20.22
Eff. Price/Unit:	\$22,177 /Unit
Grantor/Seller:	Colonial Extension 322, LLC
Grantee/Buyer:	CRP SM NOVO FORT MYERS OWNER
Property Rights:	Fee Simple
Financing:	Cash to seller
Document Type:	Warranty Deed
Recording No.:	2022000008016
Rent Controlled:	No
Rent Subsidized:	No
Verified By:	Anthony R. Sartori, MAI
Verification Date:	10/27/2021
Confirmation Source:	Shelton Mcnally RE Partners
Verification Type:	Confirmed-Buyer

Improvement and Site Data

Legal/Tax/Parcel ID:	25-44-25-P1-0900A.0000
GBA-SF:	462,772
NRA-SF:	377,321
Acres(Usable/Gross):	24.68/24.68

Land-SF(Usable/Gross):	1,075,061/1,075,061
Usable/Gross Ratio:	1.00
No. of Units (Potential):	344
Year Built:	Proposed 2024
Property Class:	A
M&S Class:	D
Construction Quality:	Average
Improvements Cond.:	Average
Total Parking Spaces:	732
Park. Ratio 1000 SF GLA:	1.94
Park. Ratio 1000 SF GBA:	1.58
Parking Ratio(/Unit):	2.13
Roof,Heating,AC Comm.:	Pre-engineered wood roof trusses covered with shingles
Shape:	Rectangular
Topography:	Level
Corner Lot:	No
Frontage Feet:	905
Frontage Desc.:	State Road 82
Frontage Type:	2 way, 3 lanes each way
Traffic Control at Entry:	None
Visibility Rating:	Average
Density-Unit/Gross Acre:	13.94
Density-Unit/Usable Acre:	13.94
Bldg. to Land Ratio FAR:	0.43
Zoning Code:	CI (Commercial Intensive)
Flood Plain:	Yes
Flood Zone Designation:	AE
Comm. Panel No.:	12071C0432F

Novo Fort Myers



Improvement and Site Data (Cont'd)

Date: 08/28/2008
Source of Land Info.: Public Records

Project & Unit Amenities

- Granite Countertops
- Stainless Steel Appliances
- Upgraded Flooring
- Tennis/Pickleball
- Car Wash
- Dog Park

Comments

Purchased for development of a 344-unit multifamily community. The proposed community will be located just northwest of the intersection of Colonial Boulevard and SR 82 in Fort Myers, Florida. The community will be comprised of 270-units in ten, 3-story traditional multifamily buildings. In addition, there will be 74-townhome rental units. Construction is scheduled to commence January 2022 with the first units available for occupancy February 2023. Full completion is expected in October 2023.



Location & Property Identification

Property Name:	13290 Palomino Lane & 13301 Apaloosa Lane
Sub-Property Type:	Residential
Address:	13290 Palomino Ln.
City/State/Zip:	Fort Myers, FL 33912
County:	Lee
Submarket:	South Fort Myers/San Carlos
Market Orientation:	Suburban
Property Location:	Apaloosa Lane and Daniels Parkway
IRR Event ID:	2817512



Sale Information

Sale Price:	\$8,000,000
Effective Sale Price:	\$8,000,000
Sale Date:	12/28/2021
Recording Date:	12/28/2021
Sale Status:	Closed
Eff. Price/Unit:	\$27,778 /Unit
\$/Acre(Gross):	\$534,045
\$/Land SF(Gross):	\$12.26
\$/Unit:	\$27,778 /Unit
Grantor/Seller:	Triple J Estates and Nicholas S. Paulus Truseet
Grantee/Buyer:	Continental 609 Fund LLC
Property Rights:	Fee Simple
Recording No.:	2021000426909 & 2021000426908
Verification Type:	Secondary Verification

Traffic Flow:	Moderate
Density-Unit/Gross Acre:	19.23
Zoning Code:	RPD
Zoning Desc.:	Residential Planned Development
Source of Land Info.:	Public Records

Comments

This property is located north of Daniels Parkway, between Apaloosa Lane and Palomino Lane, in Fort Myers. This comparable is comprised of two parcels owned by different sellers that are being purchased for the development of a 288-unit apartment community to be located on a 14.98 acre site. The properties went under contract in March 2021 with the sale being contingent on the buyer receiving approval from Lee County for the development of the apartment project. The site includes about 10 acres of vacant land a 5-acre site that is improved with an 1,826 Sf single-family home that was built in 1973 that will be razed. The site is level, has all utilities available, is located in a planned development district and is not located in the floodplain. The site is sold for \$8.0 million, or about \$27,800 per unit. This per unit pricing is at the upper end of the range for comparable sites in the market and is likely attributable to the assemblage of two parcels from two different sellers. Given the existing single-family home will

Improvement and Site Data

Legal/Tax/Parcel ID:	21-45-25-01-00000.0340
Acres(Gross):	14.98
Land-SF(Gross):	652,528
No. of Units (Potential):	288
Frontage Feet:	665
Frontage Desc.:	Palomino Lane
Frontage Type:	2 way, 1 lane each way

Comments (Cont'd)

require demolition, CBRE has adjusted the sale price by \$10,000 for the estimated demo costs. The sale closed in late December 2021.

This property is located north of Daniels Parkway, between Apaloosa Lane and Palomino Lane, in Fort Myers. This comparable is comprised of two parcels owned by different sellers that are being purchased for the development of a 288-unit apartment community to be located on a 14.98 acre site. The properties went under contract in March 2021 with the sale being contingent on the buyer receiving approval from Lee County for the development of the apartment project. The site includes about 10 acres of vacant land a 5-acre site that is improved with an 1,826 Sf single-family home that was built in 1973 that will be razed. The site is level, has all utilities available, is located in a planned development district and is not located in the floodplain. The site is sold for \$8.0 million, or about \$27,800 per unit. This per unit pricing is at the upper end of the range for comparable sites in the market and is likely attributable to the assemblage of two parcels from two different sellers. Given the existing single-family home will require demolition, CBRE has adjusted the sale price by \$10,000 for the estimated demo costs. The sale closed in late December 2021.

Location & Property Identification

Property Name:	Champion Ring Rd - Land
Sub-Property Type:	Residential, Multifamily
Address:	Champion Ring Rd
City/State/Zip:	Fort Myers, FL 33905
County:	Lee
Submarket:	Fort Myers
Market Orientation:	Suburban
IRR Event ID:	2727083



Sale Information

Sale Price:	\$3,000,100
Effective Sale Price:	\$3,000,100
Sale Date:	12/13/2021
Recording Date:	12/14/2021
Contract Date:	03/10/2021
Sale Status:	Closed
Eff. Price/Unit:	\$18,751 /Unit
\$/Acre(Gross):	\$250,110
\$/Land SF(Gross):	\$5.74
\$/Unit:	\$18,751 /Unit
Grantor/Seller:	Champion Development Corporation
Grantee/Buyer:	FL Forum P2 GP, LLC
Property Rights:	Fee Simple
Document Type:	Warranty Deed
Recording No.:	2021000409779
Verified By:	Kyle Hayton
Verification Date:	11/04/2021
Verification Type:	Secondary Verification
Secondary Verific. Source:	Contract of Sale

Acres(Gross):	12.00
Land-SF(Gross):	522,505
No. of Units (Potential):	160
Density-Unit/Gross Acre:	13.34
Zoning Code:	SDA
Zoning Desc.:	Special Development Area
Source of Land Info.:	Public Records

Comments

FL Forum P2 GP, LLC purchased this almost 12 acre parcel of land on December 13, 2021 for a price of \$3,000,000. Soltura plans to develop the site with a 160 unit single family residential rental community. The property is located on the east side of Interstate 75 and south of SR-82, directly west off of Champion Ring Rd in Fort Myers, FL.

Improvement and Site Data

MSA:	Cape Coral-Fort Myers, FL
Legal/Tax/Parcel ID:	STRAP: 27-44-25-P1-1317B.0000, 27-44-25-P1-U2000.4518 Folio: 10577896,10600376

Addendum F
Engagement Letter





PROPOSAL/ENGAGEMENT LETTER

April 29, 2022

Brooks Of Bonita Springs CDD
c/o Check Adams
District Manager
Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431
Phone: (561)571-0010
wraithellc@whhassociates.com

SUBJECT: Proposal/Authorization for Valuation and Consulting Services
Brooks Coconut Road Park
9920/9938 Coconut Rd
Estero, Lee County Florida (the "Subject Property")

Dear Mr. Adams:

Upon your acceptance of this letter agreement, Integra Realty Resources –Southwest Florida ("IRR – Southwest Florida"), will prepare an appraisal of the Subject Property.

The purpose of the appraisal is to estimate the market value of the fee simple estate in the subject property as unimproved, which consists of a park and recreational facilities within the Brooks of Bonita Springs CDD. The intended use of the appraisal is to assist the client with a transfer to The Brooks Commons Club. The report may not be used for any other purpose. The appraisal will be prepared in conformance with and subject to, the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute and the Uniform Standards of Professional Appraisal Practice (USPAP) developed by the Appraisal Standards Board of the Appraisal Foundation. The Ethics Rule of USPAP requires us to disclose to you any prior services we have performed regarding the Subject Property within a three year period immediately preceding the acceptance of this assignment, either as an appraiser or in any other capacity. We represent that we have not analyzed the subject within the past three years.

Mr. Adams
April 29, 2022
Page 2

In accordance with our correspondence, the scope of this assignment will require IRR – Southwest Florida consider all relevant and applicable approaches to value as determined during the course of our research, Subject Property analysis and preparation of the report.

The appraisal will be communicated in a summary report. All work will be performed under the direct supervision of the undersigned, together with other staff members. The appraisal and this letter agreement will be subject to our standard assumptions and limiting conditions a copy of which is attached as Attachment I.

The fee for this assignment will be \$4,000 with delivery within four weeks. If the assignment is cancelled by either party prior to completion, you agree to pay us for all our expenses and our time to date based upon the percentage of work completed.

If required, post analysis services which include testimony at any court hearings, additional valuation scenarios, review of the opposition expert's report(s), additional research and conference calls or meetings with any party which exceed the time allotted for an assignment of this nature. Court appearances, expert witness testimony, etc., will be billed at an hourly rate of \$275.00/hour plus travel expenses for MAI's and principal appraisers and \$90-\$175/hour for associate appraisers depending on their background and experience

Please be advised that we are not experts in the areas of building inspection (including mold), environmental hazards, ADA compliance or wetlands. Therefore, unless we have been provided with appropriate third party expert reports, the appraisals will assume that there are no environmental, wetlands, or ADA compliance problems. The agreed upon fees for our services assume the absence of such issues inasmuch as additional research and analysis may be required. If an expert is required, you are responsible for their selection, payment and actions.

In the event that we receive a subpoena or are called to testify in any litigation, arbitration or administrative hearing of any nature whatsoever or as a result of this engagement or the related report, to which we are not a party, you agree to pay our then current hourly rates for such preparation and presentation of testimony. You agree that: (i) the data collected by us in this assignment will remain our property; and (ii) with respect to any data provided by you, Integra City and its partner companies may utilize, sell and include such data (either in the aggregate or individually), in our marketing materials, database and derivative products so long as your identity is kept confidential. You agree that all data already in the public domain may be utilized on an unrestricted basis.

Mr. Adams
April 29, 2022
Page 3

If you are in agreement with the terms set forth in this letter and wish us to proceed with the engagement, please sign below and return one copy to us. Thank you for this opportunity to be of service and we look forward to working with you.

Sincerely,

INTEGRA REALTY RESOURCES – SOUTHWEST FLORIDA

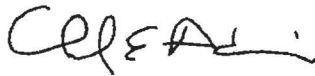


Carlton J Lloyd, MAI
Florida State-Certified General Real Estate Appraiser RZ#2618
Senior Managing Director-Southwest Florida

Attachments

AGREED & ACCEPTED THIS 6th DAY OF May, 2022.

BY:



AUTHORIZED SIGNATURE

Chesley Adams jr
NAME (PRINT)

ATTACHMENT I

ASSUMPTIONS & LIMITING CONDITIONS

This appraisal is based on the following assumptions, except as otherwise noted in the report.

1. The title is marketable and free and clear of all liens, encumbrances, encroachments, easements and restrictions. The property is under responsible ownership and competent management and is available for its highest and best use.
2. There are no existing judgments or pending or threatened litigation that could affect the value of the property.
3. There are no hidden or undisclosed conditions of the land or of the improvements that would render the property more or less valuable. Furthermore, there is no asbestos in the property.
4. The revenue stamps placed on any deed referenced herein to indicate the sale price are in correct relation to the actual dollar amount of the transaction.
5. The property is in compliance with all applicable building, environmental, zoning, and other federal, state and local laws, regulations and codes.
6. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.

This appraisal is subject to the following limiting conditions, except as otherwise noted in the report.

1. An appraisal is inherently subjective and represents our opinion as to the value of the property appraised.
2. The conclusions stated in our appraisal apply only as of the effective date of the appraisal, and no representation is made as to the effect of subsequent events.
3. No changes in any federal, state or local laws, regulations or codes (including, without limitation, the Internal Revenue Code) are anticipated.
4. No environmental impact studies were either requested or made in conjunction with this appraisal, and we reserve the right to revise or rescind any of the value opinions based upon any subsequent environmental impact studies. If any environmental impact statement is required by law, the appraisal assumes that such statement will be favorable and will be approved by the appropriate regulatory bodies.
5. Unless otherwise agreed to in writing, we are not required to give testimony, respond to any subpoena or attend any court, governmental or other hearing with reference to the property without compensation relative to such additional employment.
6. We have made no survey of the property and assume no responsibility in connection with such matters. Any sketch or survey of the property included in this report is for illustrative purposes only and should not be considered to be scaled accurately for size. The appraisal covers the property as described in this report, and the areas and dimensions set forth are assumed to be correct.

7. No opinion is expressed as to the value of subsurface oil, gas or mineral rights, if any, and we have assumed that the property is not subject to surface entry for the exploration or removal of such materials, unless otherwise noted in our appraisal.
8. We accept no responsibility for considerations requiring expertise in other fields. Such considerations include, but are not limited to, legal descriptions and other legal matters such as legal title, geologic considerations such as soils and seismic stability, and civil, mechanical, electrical, structural and other engineering and environmental matters.
9. The distribution of the total valuation in the report between land and improvements applies only under the reported highest and best use of the property. The allocations of value for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used. The appraisal report shall be considered only in its entirety. No part of the appraisal report shall be utilized separately or out of context.
10. Information, estimates and opinions contained in the report and obtained from third-party sources are assumed to be reliable and have not been independently verified.
11. Any income and expense estimates contained in the appraisal report are used only for the purpose of estimating value and do not constitute predictions of future operating results.
12. If the property is subject to one or more leases, any estimate of residual value contained in the appraisal may be particularly affected by significant changes in the condition of the economy, of the real estate industry, or of the appraised property at the time these leases expire or otherwise terminate.
13. No consideration has been given to personal property located on the premises or to the cost of moving or relocating such personal property; only the real property has been considered.
14. The current purchasing power of the dollar is the basis for the value stated in our appraisal; we have assumed that no extreme fluctuations in economic cycles will occur.
15. The value found herein is subject to these and to any other assumptions or conditions set forth in the body of this report but which may have been omitted from this list of Assumptions and Limiting Conditions.
16. The analyses contained in the report necessarily incorporate numerous estimates and assumptions regarding property performance, general and local business and economic conditions, the absence of material changes in the competitive environment and other matters. Some estimates or assumptions, however, inevitably will not materialize, and unanticipated events and circumstances may occur; therefore, actual results achieved during the period covered by our analysis will vary from our estimates, and the variations may be material.
17. The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific survey or analysis of the property to determine whether the physical aspects of the improvements meet the ADA accessibility guidelines. We claim no expertise in ADA issues, and render no opinion regarding compliance of the subject with ADA regulations. Inasmuch as compliance matches each owner's financial ability with the cost to cure the non-conforming physical characteristics of a property, a specific study of both the owner's financial

ability and the cost to cure any deficiencies would be needed for the Department of Justice to determine compliance.

18. The appraisal report is prepared for the exclusive benefit of the Client, its subsidiaries and/or affiliates. It may not be used or relied upon by any other party. All parties who use or rely upon any information in the report without our written consent do so at their own risk.
19. No studies have been provided to us indicating the presence or absence of hazardous materials on the subject property or in the improvements, and our valuation is predicated upon the assumption that the subject property is free and clear of any environment hazards including, without limitation, hazardous wastes, toxic substances and mold. No representations or warranties are made regarding the environmental condition of the subject property and the person signing the report shall not be responsible for any such environmental conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because we are not experts in the field of environmental conditions, the appraisal report cannot be considered as an environmental assessment of the subject property.
20. The person signing the report may have reviewed available flood maps and may have noted in the appraisal report whether the subject property is located in an identified Special Flood Hazard Area. We are not qualified to detect such areas and therefore do not guarantee such determinations. The presence of flood plain areas and/or wetlands may affect the value of the property, and the value conclusion is predicated on the assumption that wetlands are non-existent or minimal.
21. Integra – Southwest Florida is not a building or environmental inspector. Integra - Southwest Florida does not guarantee that the subject property is free of defects or environmental problems. Mold may be present in the subject property and a professional inspection is recommended.
22. The appraisal report and value conclusion for an appraisal assumes the satisfactory completion of construction, repairs or alterations in a workmanlike manner.
23. It is expressly acknowledged that in any action which may be brought against Integra Realty Resources – Southwest Florida, Integra Realty Resources, Inc. or their respective officers, owners, managers, directors, agents, subcontractors or employees (the "Integra Parties"), arising out of, relating to, or in any way pertaining to this engagement, the appraisal reports, or any estimates or information contained therein, the Integra Parties shall not be responsible or liable for any incidental or consequential damages or losses, unless the appraisal was fraudulent or prepared with gross negligence. It is further acknowledged that the collective liability of the Integra Parties in any such action shall not exceed the fees paid for the preparation of the appraisal report unless the appraisal was fraudulent or prepared with gross negligence. Finally, it is acknowledged that the fees charged herein are in reliance upon the foregoing limitations of liability.
24. Integra – Southwest Florida, an independently owned and operated company, has prepared the appraisal for the specific purpose stated elsewhere in the report. The intended use of the appraisal is stated in the General Information section of the report. The use of the appraisal report by anyone other than the Client is prohibited except as otherwise provided.

Accordingly, the appraisal report is addressed to and shall be solely for the Client's use and benefit unless we provide our prior written consent. We expressly reserve the unrestricted right to withhold our consent to your disclosure of the appraisal report (or any part thereof including, without limitation, conclusions of value and our identity), to any third parties. Stated again for clarification, unless our prior written consent is obtained, no third party may rely on the appraisal report (even if their reliance was foreseeable).

25. The conclusions of this report are estimates based on known current trends and reasonably foreseeable future occurrences. These estimates are based partly on property information, data obtained in public records, interviews, existing trends, buyer-seller decision criteria in the current market, and research conducted by third parties, and such data are not always completely reliable. Integra Realty Resources, Inc. and the undersigned are not responsible for these and other future occurrences that could not have reasonably been foreseen on the effective date of this assignment. Furthermore, it is inevitable that some assumptions will not materialize and that unanticipated events may occur that will likely affect actual performance. While we are of the opinion that our findings are reasonable based on current market conditions, we do not represent that these estimates will actually be achieved, as they are subject to considerable risk and uncertainty. Moreover, we assume competent and effective management and marketing for the duration of the projected holding period of this property.
26. All prospective value estimates presented in this report are estimates and forecasts which are prospective in nature and are subject to considerable risk and uncertainty. In addition to the contingencies noted in the preceding paragraph, several events may occur that could substantially alter the outcome of our estimates such as, but not limited to changes in the economy, interest rates, and capitalization rates, behavior of consumers, investors and lenders, fire and other physical destruction, changes in title or conveyances of easements and deed restrictions, etc. It is assumed that conditions reasonably foreseeable at the present time are consistent or similar with the future. As will be determined during the course of the assignment, additional extraordinary or hypothetical conditions may be required in order to complete the assignment. The appraisal shall also be subject to those assumptions.

As will be determined during the course of the assignment, additional extraordinary or hypothetical conditions may be required in order to complete the assignment. The appraisal shall also be subject to those assumptions.

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

14

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

OFFICE OF THE DISTRICT MANAGER

9220 Bonita Beach Road, Suite #214

Bonita Springs, FL 34135

MEMORANDUM

Date: July 27, 2022
To: Brooks I & II Board of Supervisors
From: Shane Willis – Operations Manager
Cleo Adams – District Manager
Subject: Bank Restoration & Littoral Planting Projects
Cc: File

Management recently conducted an on-site audit to review all District owned Lakes. The audit focus, on all lakes was specific to bank restoration & littoral planting areas - conducted during the months of December 2021 thru March 2022.

Included in this report are the following:

- Evaluation Comments for each Lake
- Supporting Graphics
- Map of each Lake (previously provided)

There are (150) District owned Lakes within the Districts covering 444.95 acres of land and a combined perimeter of 305,510 linear feet.

Locations of potential littoral plantings and bank restoration projects are depicted on the accompanying graphics package.

There is an Evaluation Sheet for each lake included - Please note the below observations, which may/may not require Board discussion and action for resolution:

- **Littoral Planting:** The following lakes have been identified for potential plantings: Lakes 6, 12, 13, 14, 25, 28A, 30, 31, 32, 35, 40, 41, 42, 43, 47, 52, 59, 62, 63, 70, 71, 73, 78, 79, 80, 82, 84, 86, 87, 90, 91, 92, 94, 95, 96, 99, 102, 136, 142, 146.
- **Fill-in Littorals:** The following lakes have been identified for potential fill-in plantings: Lakes 8, 11, 16, 22, 24, 36, 44, 45, 50, 55, 57, 59, 60, 69, 74, 81, 89, 98, 124, 139.
- **Bank Remediation:** The following lakes have been identified for possible lake bank remediation projects and rated as low priority, medium priority & high priority:
 - **High Priority Restoration (3 total):** Lakes 30, 31, 58.
 - **Medium Priority Restoration (14 total):** Lakes 9, 11, 27, 36, 38, 41, 52, 53, 54, 55, 57, 82, 86, 129.
 - **Low Priority Restoration (3 total):** Lakes 63, 110, 142.

During the time of this inspection Management observed wildlife that included Florida Mottled Ducks, Red Beak Ducks, Cormorant, Anhinga, Turtles, Bass, Alligator Gar, Mosquito Fish, Blue, Grey and White Herons, Egrets, and Squirrels.

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

OFFICE OF THE DISTRICT MANAGER

9220 Bonita Beach Road, Suite #214

Bonita Springs, FL 34135

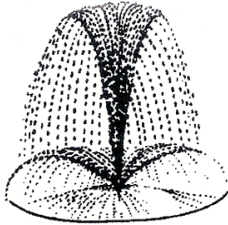
Management observed that the bulk of the lakes had very minimal issues of concern with bank weeds, Torpedo Grasses and Algae. The following Lakes were out of compliance at the time of this review: Lakes 7, 97, 98, 112, 115, 118, 143. SOLitude was informed of each compliance issue at the time of identification and started remediation efforts immediately.

Additionally, it is the recommendation of Management that the CDD continue with a yearly program to install Littoral Shelf plants to ensure Lake Bank stabilization, which will help minimize Lake Bank erosion.

In conclusion, it is determined that the District's lakes are healthy ecosystems which are home to a wide variety of wildlife and with the proper maintenance will remain so for the foreseeable future.

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

15



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 C/O WH&HA
 9220 BONITA BEACH ROAD, SUITE 214
 BONITA SPRINGS, FL 34135.
 [239] 498-9020. FAX 498-903

7/5/2022

REFERENCE: BROOKS INTERACTIVE FOUNTAIN

1. REMOVE EXISTING CONTROL PANEL AND TRANSPORT TO ELECTRICAL SHOP IN TAMPA FOR REPAIR. COST OF REPAIR WILL BE SUBMITTED AFTER EVALUATION
2. REMOVE EXISTING FIBER GLASS EQUIPMENT VAULT INCLUDING ELECTRICAL, PIPING, FILTER AND CHEMICAL PUMPS
3. SUPPLY AND INSTALL ONE 12 FT BY 4 FT BY 4 FT HIGH FIBERGLASS ABOVE GROUND EQUIPMENT BOX WITH EXHAUST FAN AND LID
4. MOUNT EXISTING PUMPS INSIDE NEW BOX AND PLUMB TO EXISTING PIPING
5. CONNECT CHEMICAL PUMPS TO CHEMICAL TANKS AND PLUMB FILTER PUMP TO EXISTING FILTER THAT WILL BE LOCATED OUTSIDE OF BOX
6. INSTALL REBUILT CONTROL PANEL
7. LABOR TO COMPLETE PROJECT

MATERIAL COST: \$16,800.00

ITEMIZED: FIBERGLASS EQUIPMENT ENCLOSURE- \$11,200.00
 PVC FITTINGS, VALVES AND PIPE- \$4,800.00

LABOR COST: \$5,000.00

FREIGHT: \$800.00

TOTAL COST: \$21,800.00

TERMS: UPON COMPLETION

WARRANTY: 2 YEAR WARRANTY ON MATERIALS. 90 DAY WARRANTY ON LABOR.


ELECTRICAL CONTROL PANEL REPAIR COST, TO BE SUBMITTED AT LATER DATE

ALL ON SITE ELECTRICAL WORK TO BE DONE BY AFI

AFTER REMOVING EQUIPMENT VAULT, BACK FILLING BY OTHERS

ACCEPTANCE OF CONTRACT-THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO DO THE WORK AS SPECIFIED. PAYMENT WILL BE MADE AS OUTLINED ABOVE.

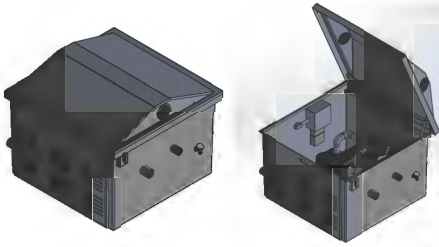
AUTHORIZED SIGNATURE
 JOHN J STACK _____

DocuSigned by:

 4415A7B1542F497...

DATE OF ACCEPTANCE _____ SIGNATURE _____

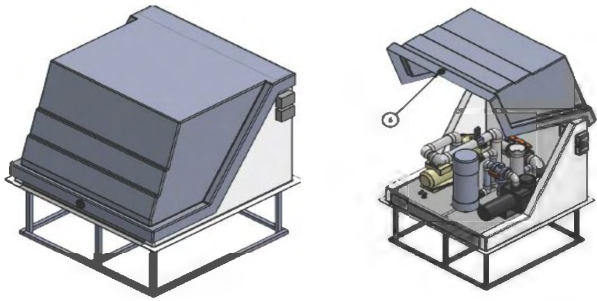
STANDARD PUMPHOUSE ENCLOSURES

Available in Beige and Hunter Green

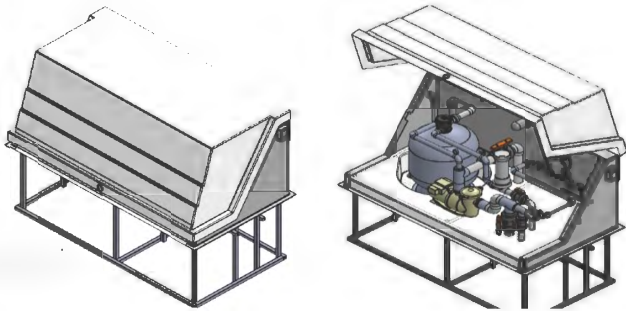


Mini PumpHouse	Dwg. No.	WIDTH	LENGTH	HEIGHT	
41.5" x 43.5"	PES-C350-16	41.5"	43.5"	16" Deep	*
41.5" x 43.5"	PES-C350-28C	41.5"	43.5"	28" Deep	*
41.5" x 43.5"	PES-C350-40C	41.5"	43.5"	40" Deep	*

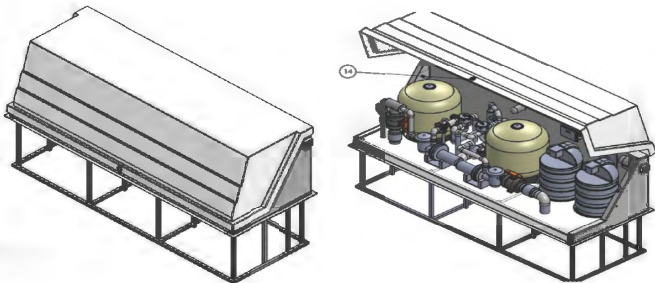
* REMOVABLE FRONT PANEL - OPTIONAL



PumpHouse 4' x 4'	WIDTH	LENGTH	HEIGHT
PES-C444	48"	48"	47" from grade



PumpHouse 4' x 8'	WIDTH	LENGTH	HEIGHT
PES-C484	48"	96"	47" from grade



PumpHouse 4' x 12'	WIDTH	LENGTH	HEIGHT
PES-C4124	48"	144"	47" from grade

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

16A



RELOCATE PATHWAY

DETENTION /RETENTION PHASE 1

NOISE BARRIER ON FENCE (IF REQUIRED)

EXIST. BUILDING (TO REMAIN)

OPEN AREA

PHASE 1 PHASE 2

PHASE 2

PHASE 1

COCONUT RD

PICKLEBALL COURT

PICKLEBALL COURT

PARKING CALCULATIONS			
USE	INTENSITY	RATIO	REQUIRED
RESIDENT	1.0/100 SF	12.5/1,000 SF	112
COMMERCIAL/INDUSTRIAL	1.0/100 SF	12.5/1,000 SF	22
RETAIL	1.0/100 SF	12.5/1,000 SF	33
EMPLOYEE/CLIENT	1.0/100 SF	12.5/1,000 SF	11
OFFICE	1.0/100 SF	12.5/1,000 SF	115
TOTAL			200
AVAILABLE			200
DEFICIT			0

THIS SITE PLAN IS CONCEPTUAL IN NATURE AND INTENDED FOR PLANNING PURPOSES ONLY. THE OVERALL CONFIGURATION, DENSITY AND OR INTENSITY SETBACKS MAY CHANGE AS A RESULT OF LOCAL, STATE, FEDERAL, ENVIRONMENTAL, AND/OR REGULATORY REQUIREMENTS.

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

16B

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

17



Wrathell, Hunt and Associates, LLC

TO: Brooks I & II Board of Supervisors
FROM: Shane Willis – Operations Manager
DATE: July 27, 2022
SUBJECT: Consideration of Award of Contract – Lake & Wetland Management

Your current lake and wetland management contract is set to expire 8/31/22. Staff has recently put out a request for sealed bids for this service. The bid was advertised in the Fort Myers News Press, as required by statute. Four companies attended the mandatory pre-bid meeting and were provided bid packages, with four companies submitting bids. The financial tabulation is as follows:

<u>Company:</u>	<u>1st Year Price:</u>	<u>2nd Year Price:</u>
• Aquagenix	\$345,743.64	\$356,115.94
• Solitude Lake Management	\$316,488.00	\$316,488.00
• Superior Waterway Services	\$311,740.68	\$320,347.89
• Crosscreek Environmental	\$450,100.00	\$450,100.00

You will note, from the above financial tabulation, that Superior Waterway Services is the lowest overall bidder. In accordance with the bid specifications, the District will consider award of contract to the lowest responsible and responsive bidder.

All four companies maintain a significant presence throughout the state, as well as locally, for lake and wetland maintenance. They have been in this industry for numerous years and have the stability, knowledge and resources to perform the scope of services under the District's contract.

Superior Water Services' bid submittal is \$900.00 less than the current contract. Solitude's submittal has not increased the contract value since 2015.

Based on the bids received, Management wanted to provide the bidding history to the Boards:

Year:	Contractor:	Bid:
2006	Lake Masters	\$264,618.00
	Aquagenix	\$399,523.00
2007	Lake Masters	\$264,618.00
	Aquagenix	\$399,523.00
2008	Lake Masters	\$242,160.00
	Aquagenix	\$245,000.00
2009	Lake Masters	\$242,160.00
	Aquagenix	\$251,500.00
2010	Lake Masters	\$228,764.00
	Aquagenix	\$218,918.00
2011	Lake Masters	\$228,764.00
	Aquagenix	\$218,918.00
2012	Lake Masters	\$235,500.00
	Aquagenix	\$218,033.00
2013	Lake Masters	\$235,500.00
	Aquagenix	\$218,033.00
2014	Lake Masters	\$296,580.00
	Aquagenix	\$219,441.00
2015	Lake Masters	\$296,580.00
	Aquagenix	\$219,441.00
2016	Lake Masters	\$316,488.00
	Aquagenix	\$262,803.00
2017	Lake Masters	\$316,488.00
	Aquagenix	\$262,488.00
2018	Solitude	\$316,488.00
	Aquagenix	\$297,805.00
2020	Solitude	\$316,488.10
2022	Solitude	\$316,488.10
	Aquagenix	\$345,743.64/ \$356,115.94
	Superior Waterway	\$311,740.80/ \$320,347.89
	Crosscreek Environmental	\$450,100.00/ \$450,100.00

Solitude, your current contractor, has held the contract for the past twenty-two years, and their service has been deemed to be satisfactory.

The current year contract price is \$316,488.00. Your current 2022/23 combined budget appropriated \$371,488.00 for this service.

**Brooks of Bonita Springs I & II
Bid Analysis - July 2022**

Company Name:	Qualifying Description:	Comments:
Solitude Lake Management	1. Use of Provided Submittal Form/Bid Surety	Yes - Cashiers Check
	2. Submitted in Sealed Envelope	Yes
	3. Subcontractor Letter & Qualifications	No - all in-house
	4. i.) Proof of Place of Business	Yes - Lee County
	ii.) Adequate Resources	Yes - Equipment List provided
	iii.) Suitable Financial Backing	Yes - Bank & Credit References were provided
	iv.) References of Similar size Scope	Yes - Miromar Lakes CDD, Bayside & Bay Creek CDDs, Verandah East & West CDDs
	v.) Licenses, Cert.	Yes
	vi.) Subcontractor Qualifications	N/A - See #3
DeAngelo Contracting (Aquagenix)	1. Use of Provided Submittal Form/Bid Surety	Yes- Bid Bond
	2. Submitted in Sealed Envelope	Yes
	3. Subcontractor Letter & Qualifications	Yes
	4. i.) Proof of Place of Business	Yes - Lee County License
	ii.) Adequate Resources	Yes - Equipment List Provided
	iii.) Suitable Financial Backing	Yes - Bank & Credit References Submitted
	iv.) References of Similar size Scope	Yes - Bears Paw, Forest Country Club, Sabal Springs
	v.) Licenses, Cert.	Yes
	vi.) Subcontractor Qualifications	Not Provided
Superior Waterway Services	1. Use of Provided Submittal Form/Bid Surety	Yes- Cashiers Check
	2. Submitted in Sealed Envelope	Yes
	3. Subcontractor Letter & Qualifications	No - In house
	4. i.) Proof of Place of Business	No - Office is in Lee County
	ii.) Adequate Resources	Not Provided
	iii.) Suitable Financial Backing	Not Provided
	iv.) References of Similar size Scope	Not Provided
	v.) Licenses, Cert.	Not Provided
	vi.) Subcontractor Qualifications	See #3
Crosscreek Environmental Inc.	1. Use of Provided Submittal Form/Bid Surety	Yes - Bid Bond
	2. Submitted in Sealed Envelope	Yes
	3. Subcontractor Letter & Qualifications	No - all in-house
	4. i.) Proof of Place of Business	No - Office is in Lee County
	ii.) Adequate Resources	Yes - Equipment List provided
	iii.) Suitable Financial Backing	Not Provided
	iv.) References of Similar size Scope	Yes - Gateway CDD, Treviso Bay CDD, Fiddlestricks Country Club
	v.) Licenses, Cert.	Yes
	vi.) Subcontractor Qualifications	N/A - See #3

COPMANY NAME	1ST YEAR	2ND YEAR
SOLITUDE LAKE MANAGEMENT	\$316,488.00	\$316,488.00
AQUAGENIX	\$345,743.64	\$356,115.94
SUPERIOR WATERWAY SERVICES	\$311,740.68	\$320,347.89
CROSSCREEK ENVIRONMENTAL	\$450,100.00	\$450,100.00

**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
PROPOSED BUDGET
FISCAL YEAR 2023**

**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 2023

	Fiscal Year 2022			Total Revenue & Expenditures	Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022		
REVENUES					
Assessment levy - gross	\$ 2,360,353				\$ 2,360,154
Allowable discounts (4%)	(94,414)				(94,406)
Assessment levy - net	2,265,939	\$ 2,180,419	\$ 85,520	\$ 2,265,939	2,265,748
Commons Club- share maint cost*	163,749	168,872	-	168,872	163,749
Coconut Road- cost sharing: mall contribution	13,000	-	13,000	13,000	13,000
Interest & miscellaneous	3,500	162	3,339	3,501	3,500
Total revenues	2,446,188	2,349,453	101,859	2,451,312	2,445,997
EXPENDITURES					
Professional & admin					
Supervisors	14,000	8,612	5,388	14,000	14,000
Management	91,526	45,763	45,763	91,526	91,526
Accounting	38,077	19,039	19,038	38,077	38,077
Audit	19,000	2,499	16,501	19,000	19,000
Legal	10,000	7,158	5,000	12,158	10,000
Field management	43,576	21,789	21,787	43,576	43,576
Engineering	30,000	10,001	30,000	40,001	30,000
Trustee	12,900	-	12,900	12,900	12,900
Dissemination agent	2,000	1,000	1,000	2,000	2,000
Arbitrage	6,000	-	6,000	6,000	6,000
Assessment roll preparation	37,500	27,000	-	27,000	27,000
Telephone	1,035	518	517	1,035	1,035
Postage	1,200	651	549	1,200	1,200
Insurance	24,500	23,149	-	23,149	24,500
Printing & binding	2,277	1,139	1,138	2,277	2,277
Legal advertising	1,500	840	660	1,500	1,500
Contingencies	4,000	1,795	2,205	4,000	4,000
Settlement Payment- Lighthouse Bay	30,000	-	30,000	30,000	-
Annual District filing fee	350	350	-	350	350
ADA website compliance	351	210	-	210	351
Communication	1,000	-	1,000	1,000	1,000
Total professional & admin	370,792	171,513	199,446	370,959	330,292
Water management					
Contractual services	371,488	169,297	202,191	371,488	387,312
NPDES	17,000	18,038	-	18,038	18,500
Aquascaping	30,000	450	29,550	30,000	30,000
Aeration	65,000	-	65,000	65,000	65,000
Aeration - operating supplies	35,000	16,574	18,426	35,000	35,000
Culvert cleaning	45,000	9,600	35,400	45,000	45,000
Miscellaneous	5,000	-	2,500	2,500	5,000
Capital outlay - lake bank erosion repairs	100,000	2,860	97,140	100,000	100,000
Boundary exotic removal-Shared Ditch	48,000	13,944	34,056	48,000	48,000
Total water management	716,488	230,763	484,263	715,026	733,812
Lighting					
Contractual services	13,000	5,525	7,475	13,000	13,000
Electricity	28,000	18,286	18,000	36,286	38,000
Miscellaneous	2,500	1,020	1,480	2,500	2,500
Total lighting	43,500	24,831	26,955	51,786	53,500

BROOKS OF BONITA SPRINGS & BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICTS
COMBINED GENERAL FUND BUDGETS
FISCAL YEAR 2023

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Revenue & Expenditures	
Maintenance					
Railroad crossing lease	13,410	-	-	-	-
Total maintenance	13,410	-	-	-	-
Landscape maintenance					
Coconut Rd. & Three Oaks Parkway					
Pine-straw/soil/sand	45,000	9,483	35,517	45,000	45,000
Plant replacement supplies	80,000	2,131	77,869	80,000	80,000
Maintenance supplies	30,000	4,200	25,800	30,000	30,000
Electricity	500	254	246	500	500
Irrigation water	110,000	41,540	68,460	110,000	110,000
Electric - 41 entry feature/irrigation	10,000	3,686	6,314	10,000	10,000
Contract services	8,000	7,670	330	8,000	8,000
Irrigation repair	15,000	28,307	7,500	35,807	25,000
Landscape maintenance contract	680,000	312,437	367,563	680,000	714,000
Irrigation management	12,600	3,149	9,451	12,600	12,600
Total Coconut Rd. & Three Oaks Parkway	991,100	412,857	599,050	1,011,907	1,035,100
Parks and recreation					
Coconut Road Park					
Capital outlay	20,000	-	10,000	10,000	10,000
License fees	1,050	-	1,050	1,050	1,050
Plant replacements	12,000	-	10,000	10,000	10,000
Other maintenance supplies	4,000	-	4,000	4,000	4,000
Electric	9,000	4,039	4,961	9,000	9,000
Irrigation water	6,000	3,009	2,991	6,000	6,000
Sewer/water	3,000	369	2,631	3,000	3,000
Contract services	45,000	32,954	20,000	52,954	55,000
Building R&M	5,000	709	4,291	5,000	5,000
Landscape maint contract	87,890	36,296	51,594	87,890	92,285
Hardscape repairs	13,000	140	7,500	7,640	10,000
Lighting repairs	5,000	4,697	2,500	7,197	6,000
Hardscape maintenance	4,000	-	3,500	3,500	4,000
CC building landscaping	11,500	4,772	6,728	11,500	11,500
Total parks and recreation	226,440	86,985	131,746	218,731	226,835
Other fees and charges					
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	9,458	8,730	728	9,458	9,458

**BROOKS OF BONITA SPRINGS & BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICTS
COMBINED GENERAL FUND BUDGETS
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Revenue & Expenditures	
Total expenditures	2,371,188	935,679	1,442,188	2,377,867	2,388,997
Excess/(deficiency) of revenues over/(under) expenditures	75,000	1,413,774	(1,340,329)	73,445	57,000
Fund balance: beginning (unaudited)	563,694	615,289	2,029,063	615,289	688,734
Fund balance: ending (projected)					
Assigned: capital outlay projects	480,652	480,652	480,652	480,652	480,652
Unassigned	158,042	1,548,411	208,082	208,082	265,082
Fund balance: ending (projected)	<u>\$ 638,694</u>	<u>\$ 2,029,063</u>	<u>\$ 688,734</u>	<u>\$ 688,734</u>	<u>\$ 745,734</u>

	Cost Sharing Analysis		Assessments Per Unit		Total
	# of Units	Cost Allocation	FY '22 Per Unit	FY '23 Per Unit	
Brooks I	2,375	65.70%	\$ 652.93	\$ 652.88	\$1,550,585
Brooks II	1,240	34.30%	\$ 652.93	\$ 652.88	809,569
	<u>3,615</u>	<u>100%</u>			<u>\$2,360,154</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
Wrathell, Hunt and Associates, LLC , 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 Wrathell, Hunt and Associates, LLC , 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	24,500
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.	
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	387,312
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	45,000
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	38,000
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	45,000
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	500
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	8,000
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	714,000
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.	
Parks and recreation	
Coconut Road Park	
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	3,000
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	92,285
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>\$ 2,388,997</u></u>

**BROOKS OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022			Total Revenue & Expenditures	Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022		
REVENUES					
Assessment levy - gross	\$ 1,550,752				\$ 1,550,621
Allowable discounts (4%)	(62,030)				(62,025)
Assessment levy - net	1,488,722	\$ 1,431,259	\$ 57,463	\$ 1,488,722	1,488,596
Commons Club- share maint cost	107,583	110,949	-	110,949	107,583
Coconut Road- cost sharing: mall contribution	8,541	-	8,541	8,541	8,541
Interest & miscellaneous	2,300	63	2,237	2,300	2,300
Total revenues	1,607,146	1,542,271	68,241	1,610,512	1,607,020
EXPENDITURES					
Professional & admin					
Supervisors	9,198	5,658	3,540	9,198	9,198
Management	60,133	30,067	30,066	60,133	60,133
Accounting	25,017	12,509	12,508	25,017	25,017
Audit	12,483	1,642	10,841	12,483	12,483
Legal	6,570	4,703	3,285	7,988	6,570
Field management	28,629	14,315	14,314	28,629	28,629
Engineering	19,710	6,571	19,710	26,281	19,710
Trustee	8,475	-	8,475	8,475	8,475
Dissemination Agent	1,314	657	657	1,314	1,314
Arbitrage	3,942	-	3,942	3,942	3,942
Assessment roll preparation	24,638	17,739	-	17,739	17,739
Telephone	680	340	340	680	680
Postage	788	427	361	788	788
Insurance	16,097	15,209	-	15,209	16,097
Printing & binding	1,496	748	748	1,496	1,496
Legal advertising	986	552	434	986	986
Contingencies	2,628	1,179	1,449	2,628	2,628
Settlement Payment- Lighthouse Bay	30,000	-	30,000	30,000	-
Annual District filing fee	230	230	-	230	230
ADA website compliance	231	138	-	138	231
Communication	657	-	657	657	657
Total professional & admin	253,902	112,684	141,326	254,010	217,003
Water management					
Contractual services	244,068	111,228	132,839	244,067	254,464
NPDES	11,169	11,851	-	11,851	12,155
Aquascaping	19,710	296	19,414	19,710	19,710
Aeration	42,705	-	42,705	42,705	42,705
Aeration - operating supplies	22,995	10,889	12,106	22,995	22,995
Culvert cleaning	29,565	6,307	23,258	29,565	29,565
Miscellaneous	3,285	-	1,643	1,643	3,285
Capital outlay - lake bank erosion repairs	65,700	1,879	63,821	65,700	65,700
Boundary exotic removal-Shared Ditch	31,536	9,161	22,375	31,536	31,536
Total water management	470,733	151,611	318,161	469,772	482,115
Lighting					
Contractual services	8,541	3,630	4,911	8,541	8,541
Electricity	18,396	12,014	11,826	23,840	24,966
Miscellaneous	1,643	670	972	1,642	1,643
Total lighting	28,580	16,314	17,709	34,023	35,150

**BROOKS OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022			Total Revenue & Expenditures	Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022		
Maintenance					
Railroad crossing lease	8,810	-	-	-	-
Total maintenance	8,810	-	-	-	-
Landscape maintenance					
Coconut Rd. & Three Oaks Parkway					
Pine-straw/soil/sand	29,565	6,230	23,335	29,565	29,565
Plant replacement supplies	52,560	1,400	51,160	52,560	52,560
Maintenance supplies	19,710	2,759	16,951	19,710	19,710
Electricity	329	167	162	329	329
Irrigation water	72,270	27,292	44,978	72,270	72,270
Electric - 41 entry feature/irrigation	6,570	2,422	4,148	6,570	6,570
Contract services	5,256	5,039	217	5,256	5,256
Irrigation repair	9,855	18,598	4,928	23,526	16,425
Landscape maintenance contract	446,760	205,271	241,489	446,760	469,098
Irrigation management	8,278	2,069	6,209	8,278	8,278
Total Coconut Rd. & Three Oaks Parkway	651,153	271,247	393,576	664,823	680,061
Parks and recreation					
Coconut Road Park					
Capital outlay	13,140	-	6,570	6,570	6,570
License Fees	690	-	690	690	690
Plant Replacements	7,884	-	6,570	6,570	6,570
Other Maintenance Supplies	2,628	-	2,628	2,628	2,628
Electric	5,913	2,654	3,259	5,913	5,913
Irrigation Water	3,942	1,977	1,965	3,942	3,942
Sewer/Water	1,971	242	1,729	1,971	1,971
Contract Services	29,565	21,651	13,140	34,791	36,135
Building R&M	3,285	466	2,819	3,285	3,285
Landscape Maint Contract	57,744	23,846	33,897	57,743	60,631
Hardscape Repairs	8,541	92	4,928	5,020	6,570
Lighting Repairs	3,285	3,086	1,643	4,729	3,942
Hardscape Maintenance	2,628	-	2,300	2,300	2,628
CC Building Landscaping	7,556	3,135	4,420	7,555	7,556
Total parks and recreation	148,772	57,149	86,557	143,706	149,031
Other fees and charges					
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	6,213	5,706	478	6,184	6,213
Total expenditures	1,568,163	614,711	957,808	1,572,519	1,569,573
Excess/(deficiency) of revenues over/(under) expenditures	38,983	927,560	(889,567)	37,993	37,447
Fund balance: beginning (unaudited)	301,255	335,113	1,262,673	335,113	373,106
Fund balance: ending (projected)					
Assigned: capital outlay projects	315,788	315,788	315,788	315,788	315,788
Unreserved, undesignated	24,450	946,885	57,318	57,318	94,765
Fund balance: ending (projected)	\$ 340,238	\$ 1,262,673	\$ 373,106	\$ 373,106	\$ 410,553

**BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022			Total Revenue & Expenditures	Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022		
REVENUES					
Assessment levy - gross	\$ 809,601				\$ 809,533
Allowable discounts (4%)	(32,384)				(32,381)
Assessment levy - net	<u>777,217</u>	\$ 749,160	\$ 28,057	\$ 777,217	<u>777,152</u>
Commons Club- share maint cost	56,166	57,923	-	57,923	56,166
Coconut Road- cost sharing: mall contribution	4,459	-	4,459	4,459	4,459
Interest & miscellaneous	1,201	99	1,102	1,201	1,201
Total revenues	<u>839,043</u>	<u>807,182</u>	<u>33,618</u>	<u>840,800</u>	<u>838,978</u>
EXPENDITURES					
Professional & admin					
Supervisors	4,802	2,954	1,848	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	857	5,660	6,517	6,517
Legal	3,430	2,455	1,715	4,170	3,430
Field management	14,947	7,474	7,473	14,947	14,947
Engineering	10,290	3,430	10,290	13,720	10,290
Trustee	4,425	-	4,425	4,425	4,425
Dissemination Agent	686	343	343	686	686
Arbitrage	2,058	-	2,058	2,058	2,058
Assessment roll preparation	12,863	9,261	-	9,261	9,261
Telephone	355	178	177	355	355
Postage	412	224	188	412	412
Insurance	8,404	7,940	-	7,940	8,404
Printing & binding	781	391	390	781	781
Legal advertising	515	288	226	514	515
Contingencies	1,372	616	756	1,372	1,372
Annual District filing fee	120	120	-	120	120
ADA website compliance	120	72	-	72	120
Communication	343	-	343	343	343
Total professional & admin	<u>116,893</u>	<u>58,829</u>	<u>58,120</u>	<u>116,949</u>	<u>113,291</u>
Water management					
Contractual services	127,420	58,069	69,352	127,421	132,848
NPDES	5,831	6,187	-	6,187	6,346
Aquascaping	10,290	154	10,136	10,290	10,290
Aeration	22,295	-	22,295	22,295	22,295
Aeration - operating supplies	12,005	5,685	6,320	12,005	12,005
Culvert cleaning	15,435	3,293	12,142	15,435	15,435
Miscellaneous	1,715	-	858	858	1,715
Capital outlay - lake bank erosion repairs	34,300	981	33,319	34,300	34,300
Boundary exotic removal-Shared Ditch	16,464	4,783	11,681	16,464	16,464
Total water management	<u>245,755</u>	<u>79,152</u>	<u>166,102</u>	<u>245,254</u>	<u>251,698</u>
Lighting					
Contractual services	4,459	1,895	2,564	4,459	4,459
Electricity	9,604	6,272	6,174	12,446	13,034
Miscellaneous	858	350	508	858	858
Total lighting	<u>14,921</u>	<u>8,517</u>	<u>9,246</u>	<u>17,763</u>	<u>18,351</u>

**BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022			Total Revenue & Expenditures	Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022		
Maintenance					
Railroad crossing lease	4,600	-	-	-	-
Total maintenance	4,600	-	-	-	-
Landscape maintenance					
Coconut Rd. & Three Oaks Parkway					
Pine-straw/soil/sand	15,435	3,253	12,182	15,435	15,435
Plant replacement supplies	27,440	731	26,709	27,440	27,440
Maintenance supplies	10,290	1,441	8,849	10,290	10,290
Electricity	172	87	84	171	172
Irrigation water	37,730	14,248	23,482	37,730	37,730
Electric - 41 entry feature/irrigation	3,430	1,264	2,166	3,430	3,430
Contract services	2,744	2,631	113	2,744	2,744
Irrigation repair	5,145	9,709	2,573	12,282	8,575
Landscape maintenance contract	233,240	107,166	126,074	233,240	244,902
Irrigation management	4,322	1,080	3,242	4,322	4,322
Total Coconut Rd. & Three Oaks Parkway	339,948	141,610	205,474	347,084	355,040
Parks and recreation					
Coconut Road Park					
Capital outlay	6,860	-	3,430	3,430	3,430
License Fees	360	-	360	360	360
Plant Replacements	4,116	-	3,430	3,430	3,430
Other Maintenance Supplies	1,372	-	1,372	1,372	1,372
Electric	3,087	1,385	1,702	3,087	3,087
Irrigation Water	2,058	1,032	1,026	2,058	2,058
Sewer/Water	1,029	127	902	1,029	1,029
Contract Services	15,435	11,303	6,860	18,163	18,865
Building R&M	1,715	243	1,472	1,715	1,715
Landscape Maint Contract	30,146	12,450	17,697	30,147	31,654
Hardscape Repairs	4,459	48	2,573	2,621	3,430
Lighting Repairs	1,715	1,611	858	2,469	2,058
Hardscape Maintenance	1,372	-	1,201	1,201	1,372
CC Building Landscaping	3,945	1,637	2,308	3,945	3,945
Total parks and recreation	77,669	29,836	45,189	75,025	77,805
Other fees and charges					
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	3,245	3,024	250	3,274	3,245
Total expenditures	803,031	320,968	484,380	805,348	819,430
Excess/(deficiency) of revenues over/(under) expenditures	36,012	486,214	(450,762)	35,452	19,548
Fund balance: beginning (unaudited)	262,439	280,176	766,390	280,176	315,628
Fund balance: ending (projected)					
Assigned: capital outlay projects	164,864	164,864	164,864	164,864	164,864
Unreserved, undesignated	133,587	601,526	150,764	150,764	170,312
Fund balance: ending (projected)	\$ 298,451	\$ 766,390	\$ 315,628	\$ 315,628	\$ 335,176

**BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2017 BONDS (REFUNDED SERIES 2006)
FISCAL YEAR 2023**

	Fiscal Year 2022			Total Revenue & Expenditures	Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022		
REVENUES					
Assessment levy: on-roll - gross	\$ 1,140,414				\$ 1,140,414
Allowable discounts (4%)	(45,617)				(45,617)
Assessment levy: on-roll - net	1,094,797	\$ 1,052,542	\$ 42,255	\$ 1,094,797	1,094,797
Interest & miscellaneous	-	20	-	20	-
Total Revenues	<u>1,094,797</u>	<u>1,052,562</u>	<u>42,255</u>	<u>1,094,817</u>	<u>1,094,797</u>
EXPENDITURES					
Debt Service					
Principal	816,000	-	816,000	816,000	842,000
Principal prepayment	-	-	1,000	1,000	-
Interest	291,741	145,870	145,871	291,741	266,414
Total expenditures	<u>1,107,741</u>	<u>145,870</u>	<u>962,871</u>	<u>1,108,741</u>	<u>1,108,414</u>
Excess/(deficiency) of revenues over/(under) expenditures	(12,944)	906,692	(920,616)	(13,924)	(13,617)
Beginning fund balance (unaudited)	529,183	532,603	-	532,603	518,679
Ending fund balance (projected)	<u>\$ 516,239</u>	<u>\$ 1,439,295</u>	<u>\$ (920,616)</u>	<u>\$ 518,679</u>	<u>505,062</u>
Use of fund balance					
Debt service reserve account balance (required)					(273,970)
Interest expense - November 1, 2023					(120,156)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 110,936</u>

Brooks II

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

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2022	-	-	133,207.00	133,207.00
05/01/2023	842,000.00	3.100%	133,207.00	975,207.00
11/01/2023	-	-	120,156.00	120,156.00
05/01/2024	868,000.00	3.100%	120,156.00	988,156.00
11/01/2024	-	-	106,702.00	106,702.00
05/01/2025	891,000.00	3.100%	106,702.00	997,702.00
11/01/2025	-	-	92,891.50	92,891.50
05/01/2026	924,000.00	3.100%	92,891.50	1,016,891.50
11/01/2026	-	-	78,569.50	78,569.50
05/01/2027	953,000.00	3.100%	78,569.50	1,031,569.50
11/01/2027	-	-	63,798.00	63,798.00
05/01/2028	983,000.00	3.100%	63,798.00	1,046,798.00
11/01/2028	-	-	48,561.50	48,561.50
05/01/2029	1,014,000.00	3.100%	48,561.50	1,062,561.50
11/01/2029	-	-	32,844.50	32,844.50
05/01/2030	1,045,000.00	3.100%	32,844.50	1,077,844.50
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
Total	\$8,594,000.00	-	\$1,386,754.00	\$9,980,754.00

**BROOKS OF BONITA SPRINGS I
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2021 LOAN (REFUNDED SERIES 2001)
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Revenue & Expenditures	
REVENUES					
Assessment levy: on-roll - gross	\$ 86,198				\$ 75,457
Allowable discounts (4%)	(3,448)				(3,018)
Assessment levy: on-roll - net	82,750	\$ 79,371	\$ 3,379	\$ 82,750	72,439
Assessment Prepayments	-	85,360	100,346	185,706	-
Total revenues	82,750	164,731	103,725	268,456	72,439
EXPENDITURES					
Debt service					
Principal	55,000	-	55,000	55,000	50,000
Principal prepayment	-	85,360	75,345	160,705	-
Interest	27,750	15,508	14,554	30,062	20,036
Total expenditures	82,750	100,868	144,899	245,767	70,036
Excess/(deficiency) of revenues over/(under) expenditures	-	63,863	(41,174)	22,689	2,403
Net change in fund balances	-	63,863	(41,174)	22,689	2,403
Beginning fund balance (unaudited)	100,268	5,112	68,975	5,112	27,801
Ending fund balance (projected)	\$ 100,268	\$ 68,975	\$ 27,801	\$ 27,801	30,204
Use of Fund Balance					
Debt Service Reserve Account Balance (Required)					(19,000)
Interest Expense - November 1, 2023					(9,081)
Projected fund balance surplus/(deficit) as of September 30, 2023					\$ 2,123

Brooks I

Community Development District

Series 2021

\$740,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2022		-	10,018.03	10,018.03
05/01/2023	50,000.00	3.750%	10,018.03	60,018.03
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
Total	\$534,294.76		\$107,574.48	\$641,869.24

**BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2021 LOAN (REFUNDED SERIES 2003)
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Revenue & Expenditures	
REVENUES					
Assessment levy: on-roll - gross	\$ 97,331				\$ 97,331
Allowable discounts (4%)	(3,893)				(3,893)
Assessment levy: on-roll - net	93,438	\$ 89,759	\$ 3,679	\$ 93,438	93,438
Assessment Prepayments	-	-	124,921	124,921	-
Total revenues	93,438	89,759	128,600	218,359	93,438
EXPENDITURES					
Debt service					
Principal	55,000	-	55,000	55,000	55,000
Principal prepayment	-	-	94,000	94,000	-
Interest	38,438	21,576	20,065	41,641	32,850
Total expenditures	93,438	21,576	169,065	190,641	87,850
Excess/(deficiency) of revenues over/(under) expenditures	-	68,183	(40,465)	27,718	5,588
Net change in fund balances	-	68,183	(40,465)	27,718	5,588
Beginning fund balance (unaudited)	119,509	5,238	73,421	5,238	32,956
Ending fund balance (projected)	\$ 119,509	\$ 73,421	\$ 32,956	\$ 32,956	38,544
Use of Fund Balance					
Debt Service Reserve Account Balance (Required)					(22,000)
Interest Expense - November 1, 2023					(15,394)
Projected fund balance surplus/(deficit) as of September 30, 2023					\$ 1,150

Brooks II

Community Development District

Series 2021

\$1,025,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2022		-	16,425.00	16,425.00
05/01/2023	55,000.00	3.750%	16,425.00	71,425.00
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
Total	\$876,000.00	-	\$232,200.00	\$1,108,200.00

**Brooks of Bonita Springs
Community Development District
2022 - 2023 Preliminary Assessments**

2006 Series Bond Issue (REFINANCED Series 1998)

Lee County PAID IN FULL

Neighborhood	Bond Designation	Debt Service Assessment	O & M Assessment	Total Assessment	Outstanding Principal after 2022-2023 tax payment
Orchid Ridge	Est SF	\$ -	\$ 652.88	\$ 652.88	\$ -
Magnolia Bend	Est SF 2	\$ -	\$ 652.88	\$ 652.88	\$ -
Summerfield	Stand SF	\$ -	\$ 652.88	\$ 652.88	\$ -
Cedar Glen	Stand SF	\$ -	\$ 652.88	\$ 652.88	\$ -
Sycamore Grove	Stand SF	\$ -	\$ 652.88	\$ 652.88	\$ -
Idlewilde	Stand SF 2	\$ -	\$ 652.88	\$ 652.88	\$ -
Tamarind Trace	Patio 1 (a)	\$ -	\$ 652.88	\$ 652.88	\$ -
Ginger Pointe	Patio 1 (b)	\$ -	\$ 652.88	\$ 652.88	\$ -
Sweet Bay	Patio 1 (c)	\$ -	\$ 652.88	\$ 652.88	\$ -
Laurel Meadow	Patio 2	\$ -	\$ 652.88	\$ 652.88	\$ -
Oak Strand	Patio 2 (a)	\$ -	\$ 652.88	\$ 652.88	\$ -
Morningside	Coach 1	\$ -	\$ 652.88	\$ 652.88	\$ -
Cypress Hammock	Coach 2	\$ -	\$ 652.88	\$ 652.88	\$ -
Silver/Shady/Whisper/Willow Creek	D-Villa	\$ -	\$ 652.88	\$ 652.88	\$ -
Sabal Cove/Coral Cove	A-Villa	\$ -	\$ 652.88	\$ 652.88	\$ -
Autumn Lake/Hidden Lakes	Carriage H	\$ -	\$ 652.88	\$ 652.88	\$ -
Streamside/Sunset/Winding Stream	Garden C	\$ -	\$ 652.88	\$ 652.88	\$ -
Copperleaf - Wisteria Point Bldg 11	Carriage H	\$ -	\$ 652.88	\$ 652.88	\$ -
Lighthouse Bay	PAID IN FULL	\$ -	\$ 652.88	\$ 652.88	\$ -

**Brooks of Bonita Springs
Community Development District
2022 - 2023 Preliminary Assessments**

2021 Series Loan (REFINANCED Series 2001)

Lee County 8 years remaining

Neighborhood	Bond Designation	Debt Service Assessment	O & M Assessment	Total Assessment	Outstanding Principal after 2022-2023 tax payment
Foxtail Creek (lots 26-51)	D-Villa	\$ 853.83	\$ 652.88	\$1,506.71	\$ 5,480.03
Jasmine Lake (lots 7-30)	D-Villa	\$ 853.83	\$ 652.88	\$1,506.71	\$ 5,480.03
Winding Stream (Bldgs 30, 31, 32)	Garden C	\$ 556.84	\$ 652.88	\$1,209.72	\$ 3,573.93
Lighthouse Bay	PAID IN FULL	\$	\$ 652.88	\$652.88	\$ -
Town Ctr Bldg #1	PAID IN FULL	\$	\$ 13,057.56	\$13,057.56	\$ -
Fitness Center	PAID IN FULL	\$	\$ 3,264.39	\$3,264.39	\$ -
Restaurant	PAID IN FULL	\$	\$ 3,264.39	\$3,264.39	\$ -
Community Bldg	PAID IN FULL	\$	\$ 1,958.63	\$1,958.63	\$ -
Balance of Town Ctr	Comm	\$ 16,059.83	\$ 19,586.34	\$ 35,646.17	\$ 103,075.07

**Brooks of Bonita Springs II
Community Development District
2022 - 2023 Preliminary Assessments**

2017 Series Bond Issue (REFINANCED Series 2006)

Lee County 8 years remaining

Neighborhood	Original Assessment	Bond Designation	Debt Service Assessment	O & M Assessment	Total Assessment	Outstanding Principal after 2022-2023 tax payment
Lake Forest	\$ 36,213.77	Estate SF	\$ 2,208.89	\$652.88	\$2,861.77	\$ 15,015.01
Oak Brook	\$ 36,213.77	Estate SF	\$ 2,208.89	\$652.88	\$2,861.77	\$ 15,015.01
The Reserve	\$ 36,213.77	Estate SF	\$ 2,208.89	\$652.88	\$2,861.77	\$ 15,015.01
Glen Lakes - C (lots 10-12)	\$ 30,178.14	Standard SF-IV	\$ 1,840.74	\$652.88	\$2,493.62	\$ 12,512.51
Glen Lakes - B (lots 7-9,13-22)	\$ 24,142.51	Standard SF-III	\$ 1,472.59	\$652.88	\$2,125.47	\$ 10,010.01
Glen Lakes - A (lots 1-6, 23-35)	\$ 19,314.01	Standard SF	\$ 1,178.08	\$652.88	\$1,830.96	\$ 8,008.01
Willow Walk	\$ 19,314.01	Standard SF	\$ 1,178.08	\$652.88	\$1,830.96	\$ 8,008.01
Banyan Cove	\$ 19,314.01	Standard SF	\$ 1,178.08	\$652.88	\$1,830.96	\$ 8,008.01
Chartwell	\$ 19,314.01	Standard SF	\$ 1,178.08	\$652.88	\$1,830.96	\$ 8,008.01
Fairview	\$ 19,314.01	Standard SF	\$ 1,178.08	\$652.88	\$1,830.96	\$ 8,008.01
Northridge	\$ 16,296.20	Villa 55	\$ 994.00	\$652.88	\$1,646.88	\$ 6,756.76
Glenview	\$ 13,881.94	SF I	\$ 846.74	\$652.88	\$1,499.62	\$ 5,755.75
Woodmont	\$ 13,881.94	SF I	\$ 846.74	\$652.88	\$1,499.62	\$ 5,755.75
Kenwood	\$ 14,485.51	SF II	\$ 883.56	\$652.88	\$1,536.44	\$ 6,006.01
Mahogany Cove	\$ 10,260.57	Patio	\$ 625.85	\$652.88	\$1,278.73	\$ 4,254.26
Hawthorne	\$ 12,071.26	Patio II	\$ 736.30	\$652.88	\$1,389.18	\$ 5,005.01
Longleaf	\$ 11,467.69	Patio I	\$ 699.48	\$652.88	\$1,352.36	\$ 4,754.75
Indigo Isle	\$ 9,053.44	Coach	\$ 552.22	\$652.88	\$1,205.10	\$ 3,753.75
Palmetto Ridge	\$ 9,053.44	Coach	\$ 552.22	\$652.88	\$1,205.10	\$ 3,753.75
Oak Hammock	\$ 9,053.44	Coach	\$ 552.22	\$652.88	\$1,205.10	\$ 3,753.75
Whispering Ridge	\$ 19,314.01	75" SF	\$ 1,178.07	\$652.88	\$1,830.95	\$ 8,008.01
Copper Lakes	\$ 19,314.01	75" SF	\$ 1,178.07	\$652.88	\$1,830.95	\$ 8,008.01
Stillwater Cay	\$ 18,106.88	65" SF	\$ 1,104.45	\$652.88	\$1,757.33	\$ 7,507.50
Juniper Walk	\$ 18,106.88	65" SF	\$ 1,104.45	\$652.88	\$1,757.33	\$ 7,507.50
Caraway Lakes	\$ 18,106.88	65" SF	\$ 1,104.45	\$652.88	\$1,757.33	\$ 7,507.50
Sage Meadow	\$ 16,899.76	D-Villas	\$ 1,030.82	\$652.88	\$1,683.70	\$ 7,007.01
Cinnamon Ridge	\$ 16,899.76	D-Villas	\$ 1,030.82	\$652.88	\$1,683.70	\$ 7,007.01
Foxtail Creek (lots 1-25, 52-68)	\$ 16,899.76	D-Villas	\$ 1,030.82	\$652.88	\$1,683.70	\$ 7,007.01
Jasmine Lakes (lots 1-6)	\$ 16,899.76	D-Villas	\$ 1,030.82	\$652.88	\$1,683.70	\$ 7,007.01
Wisteria Pointe (except bldg 11)	\$ 12,071.26	Carriage	\$ 736.30	\$652.88	\$1,389.18	\$ 5,005.01
Sago Pointe	\$ 12,071.26	Carriage	\$ 736.30	\$652.88	\$1,389.18	\$ 5,005.01

**Brooks of Bonita Springs II
Community Development District
2022 - 2023 Preliminary Assessments**

2021 Series Loan

Lee County 11 years remaining
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Neighborhood	Original Assessment	Bond Designation	Debt Service Assessment	O & M Assessment	Total Assessment	Outstanding Principal after 2022-2023 tax payment
Woodsedge (lots 1-5,11-17,24-26)	\$38,285.49	Estate SF A	\$ 2,284.75	\$652.88	\$2,937.63	\$ 19,272.30
Woodsedge (lots 7,10,18,19,20,21)	\$44,666.41	Estate SF B	\$ 2,665.55	\$652.88	\$3,318.43	\$ 22,484.36
Woodsedge (lots 6,8,9,22,23)	\$51,047.32	Estate SF C	\$ 3,046.34	\$652.88	\$3,699.22	\$ 25,696.41
Plumbago Pointe	\$14,038.01	SF - 65	\$ 837.74	\$652.88	\$1,490.62	\$ 7,066.51
Bay Crest	\$14,038.01	SF - 65	\$ 837.74	\$652.88	\$1,490.62	\$ 7,066.51

**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
FINANCIAL STATEMENTS
UNAUDITED
JUNE 30, 2022**

**BROOKS OF BONITA SPRINGS & BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICTS
COMBINED BALANCE SHEET
JUNE 30, 2022**

	General Funds	Debt Service Funds	Total Governmental Funds
	<u> </u>	<u> </u>	<u> </u>
ASSETS			
Cash & investments	\$1,510,781	\$ 476,556	\$ 1,987,337
Deposits	525	-	525
Accounts receivable	162,688	-	162,688
Due from other funds			
Brooks I			
General fund	-	37,928	37,928
Brooks II			
General fund	-	78,563	78,563
Total assets	<u>\$ 1,673,994</u>	<u>\$ 593,047</u>	<u>\$ 2,267,041</u>
LIABILITIES & FUND BALANCES			
Liabilities:			
Due to other funds			
Brooks I			
Debt service - series 2021	37,928	-	37,928
Brooks II			
Debt service - series 2021	33,150	-	33,150
Debt service - series 2017	45,413	-	45,413
Due to other governments			
Due to clearing fund	123	-	123
Total liabilities	<u>133,114</u>	<u>-</u>	<u>133,114</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred receipts	162,688	-	162,688
Total deferred inflows of resources	<u>162,688</u>	<u>-</u>	<u>162,688</u>
Fund balances:			
Restricted for:			
Debt service	-	593,047	593,047
Capital outlay projects	480,652	-	480,652
Unassigned	897,540	-	897,540
Total fund balances	<u>1,378,192</u>	<u>593,047</u>	<u>1,971,239</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 1,673,994</u>	<u>\$ 593,047</u>	<u>\$ 2,267,041</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 JUNE 30, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 22,015	\$ 2,275,753	\$ 2,265,939	100%
Commons Club - share maint cost	-	168,872	163,749	103%
Coconut Road - cost sharing (mall contribution)	-	-	13,000	0%
Interest & miscellaneous	16	227	3,500	6%
Total revenues	<u>22,031</u>	<u>2,444,852</u>	<u>2,446,188</u>	100%
EXPENDITURES				
Administrative				
Supervisors	-	10,765	14,000	77%
Management	7,627	68,645	91,526	75%
Accounting	3,174	28,558	38,077	75%
Audit	-	19,000	19,000	100%
Legal	493	10,160	10,000	102%
Field management	3,632	32,683	43,576	75%
Engineering	8,075	26,196	30,000	87%
Trustee	-	4,463	12,900	35%
Dissemination agent	166	1,500	2,000	75%
Arbitrage rebate calculation	-	-	6,000	0%
Assessment roll preparation	-	27,000	37,500	72%
Telephone	87	776	1,035	75%
Postage	89	871	1,200	73%
Insurance	-	23,149	24,501	94%
Printing and binding	190	1,708	2,277	75%
Legal advertising	388	1,228	1,500	82%
Contingencies	-	2,067	3,999	52%
Settlement payment-lighthouse bay	-	30,000	30,000	100%
Annual district filing fee	-	350	350	100%
ADA website compliance	-	210	351	60%
Communication	-	-	1,000	0%
Total administrative	<u>23,921</u>	<u>289,329</u>	<u>370,792</u>	78%
Water management				
Contractual services	26,374	264,068	371,488	71%
NPDES permit	1,487	22,274	17,000	131%
Aquascaping	-	449	30,000	1%
Aeration	1,250	2,770	65,000	4%
Aeration operating supplies	2,973	30,340	35,000	87%
Culvert cleaning	-	87,850	45,000	195%
Capital outlay-lake bank erosion	800	800	100,000	1%
Boundary exotic removal	-	38,138	48,000	79%
Miscellaneous	-	-	5,000	0%
Total water management	<u>32,884</u>	<u>446,689</u>	<u>716,488</u>	62%

**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 JUNE 30, 2022**

	Current Month	Year to Date	Budget	% of Budget
Lighting services				
Contractual services	2,447	8,158	13,000	63%
Electricity	3,317	28,237	28,000	101%
Miscellaneous	230	1,681	2,500	67%
Total lighting services	<u>5,994</u>	<u>38,076</u>	<u>43,500</u>	88%
Maintenance				
Railroad crossing lease	-	-	13,410	0%
Total maintenance	<u>-</u>	<u>-</u>	<u>13,410</u>	0%
Coconut Rd. & Three Oaks Parkway				
Pine straw/soil/sand	-	37,209	45,000	83%
Plant replacement supplies	22,000	24,129	80,000	30%
Maintenance supplies	-	4,200	29,999	14%
Electricity	52	415	500	83%
Irrigation water	10,741	76,394	110,000	69%
Electric - 41 entry feature/irrigation	669	5,664	10,000	57%
Contract services	-	8,100	8,000	101%
Irrigation repairs	-	28,307	14,999	189%
Landscape maintenance contract	169,732	533,795	680,000	78%
Irrigation management	3,825	9,075	12,600	72%
Total Coconut Rd. & Three Oaks Parkway	<u>207,019</u>	<u>727,288</u>	<u>991,098</u>	73%
Coconut Road Park				
Capital outlay - lighting	9,600	9,600	20,000	48%
License fees	-	175	1,050	17%
Plant replacements	6,266	13,692	12,000	114%
Other maintenance supplies	-	452	4,000	11%
Electric	784	6,574	9,000	73%
Irrigation water	245	4,779	6,000	80%
Sewer/water	-	607	3,000	20%
Contract services	5,260	63,482	45,000	141%
Building R&M	-	709	5,000	14%
Landscape maint contract	16,713	57,246	87,890	65%
Hardscape repairs	-	140	13,000	1%
Lighting repairs	-	9,610	5,000	192%
Hardscape maintenance	-	-	3,999	0%
CC building landscaping	-	4,771	11,500	41%
Total parks and recreation	<u>38,868</u>	<u>171,837</u>	<u>226,439</u>	76%

**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 JUNE 30, 2022**

	Current Month	Year to Date	Budget	% of Budget
Other fees and charges				
Property appraiser	-	3,555	4,127	86%
Tax collector	-	5,175	5,331	97%
Total other fees and charges	-	8,730	9,458	92%
Total expenditures	308,686	1,681,949	2,371,185	71%
Excess/(deficiency) of revenues over/(under) expenditures	(286,655)	762,903	75,003	
Fund balances - beginning	1,664,847	615,289	563,694	
Assigned: capital outlay projects	480,652	480,652	480,652	
Unassigned	897,540	897,540	158,037	
Fund balances - ending	<u>\$ 1,378,192</u>	<u>\$ 1,378,192</u>	<u>\$ 638,697</u>	

**BROOKS OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GENERAL FUND
JUNE 30, 2022**

	Balance
ASSETS	
SunTrust	\$ 817,803
Centennial Bank	26,690
Finemark: MMF	29,038
Deposits	525
Accounts receivable	106,886
Total assets	\$ 980,942
 LIABILITIES & FUND BALANCES	
Liabilities:	
Accounts payable	\$ 10,840
Due to other funds	
Brooks I	
Debt service - series 2021	37,928
Due to clearing fund	81
Total liabilities	48,849
 DEFERRED INFLOWS OF RESOURCES	
Deferred receipts	106,886
Total deferred inflows of resources	106,886
 Fund balances:	
Reserved for:	
Capital outlay projects	315,788
Unassigned	509,419
Total fund balances	825,207
Total liabilities, deferred inflows of resources and fund balances	\$ 980,942

**BROOKS OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JUNE 30, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 13,702	\$ 1,494,347	\$ 1,488,722	100%
Commons Club - share maint cost	-	110,949	107,583	103%
Coconut Road - cost sharing (mall contribution)	-	-	8,541	0%
Interest & miscellaneous	10	98	2,300	4%
Total revenues	<u>13,712</u>	<u>1,605,394</u>	<u>1,607,146</u>	100%
EXPENDITURES				
Administrative				
Supervisors	-	7,073	9,198	77%
Management	5,011	45,100	60,133	75%
Accounting	2,085	18,763	25,017	75%
Audit	-	12,483	12,483	100%
Legal	324	6,675	6,570	102%
Field management	2,386	21,472	28,629	75%
Engineering	5,305	17,210	19,710	87%
Trustee	-	2,932	8,475	35%
Dissemination agent	109	985	1,314	75%
Arbitrage rebate calculation	-	-	3,942	0%
Assessment roll preparation	-	17,739	24,638	72%
Telephone	57	510	680	75%
Postage	59	572	788	73%
Insurance	-	15,209	16,097	94%
Printing and binding	125	1,122	1,496	75%
Legal advertising	255	807	986	82%
Contingencies	-	1,358	2,628	52%
Settlement payment-lighthouse bay	-	30,000	30,000	100%
Annual district filing fee	-	230	230	100%
ADA website compliance	-	138	231	60%
Communication	-	-	657	0%
Total administrative	<u>15,716</u>	<u>200,378</u>	<u>253,902</u>	79%
Water management				
Contractual services	17,328	173,493	244,068	71%
NPDES permit	977	14,634	11,169	131%
Aquascaping	-	295	19,710	1%
Aeration	821	1,820	42,705	4%
Aeration operating supplies	1,953	19,933	22,995	87%
Culvert cleaning	-	57,717	29,565	195%
Capital outlay-lake bank erosion	526	526	65,700	1%
Boundary exotic removal	-	25,057	31,536	79%
Miscellaneous	-	-	3,285	0%
Total water management	<u>21,605</u>	<u>293,475</u>	<u>470,733</u>	62%

**BROOKS OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JUNE 30, 2022**

	Current Month	Year to Date	Budget	% of Budget
Lighting services				
Contractual services	1,608	5,360	8,541	63%
Electricity	2,179	18,552	18,396	101%
Miscellaneous	151	1,104	1,643	67%
Total lighting services	<u>3,938</u>	<u>25,016</u>	<u>28,580</u>	88%
Maintenance				
Railroad crossing lease	-	-	8,810	0%
Total maintenance	<u>-</u>	<u>-</u>	<u>8,810</u>	0%
Coconut Rd. & Three Oaks Parkway				
Pine straw/soil/sand	-	24,446	29,565	83%
Plant replacement supplies	14,454	15,853	52,560	30%
Maintenance supplies	-	2,759	19,710	14%
Electricity	34	273	329	83%
Irrigation water	7,057	50,191	72,270	69%
Electric - 41 entry feature/irrigation	440	3,721	6,570	57%
Contract services	-	5,322	5,256	101%
Irrigation repairs	-	18,598	9,855	189%
Landscape maintenance contract	111,514	350,703	446,760	78%
Irrigation management	2,513	5,962	8,278	72%
Total Coconut Rd. & Three Oaks Parkway	<u>136,012</u>	<u>477,828</u>	<u>651,153</u>	73%
Coconut Road Park				
Capital outlay - lighting	6,307	6,307	13,140	48%
License fees	-	115	690	17%
Plant replacements	4,117	8,995	7,884	114%
Other maintenance supplies	-	297	2,628	11%
Electric	515	4,319	5,913	73%
Irrigation water	161	3,140	3,942	80%
Sewer/water	-	399	1,971	20%
Contract services	3,456	41,708	29,565	141%
Building R&M	-	466	3,285	14%
Landscape maint contract	10,980	37,611	57,744	65%
Hardscape repairs	-	92	8,541	1%
Lighting repairs	-	6,314	3,285	192%
Hardscape maintenance	-	-	2,628	0%
CC building landscaping	-	3,134	7,556	41%
Total parks and recreation	<u>25,536</u>	<u>112,897</u>	<u>148,772</u>	76%

**BROOKS OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JUNE 30, 2022**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Other fees & charges				
Property appraiser	-	2,336	2,711	86%
Tax collector	-	3,370	3,502	96%
Total other fees & charges	-	5,706	6,213	92%
Total expenditures	<u>202,807</u>	<u>1,115,300</u>	<u>1,568,163</u>	71%
 Excess/(deficiency) of revenues over/(under) expenditures	 (189,095)	 490,094	 38,983	
 Fund balances - beginning	 1,014,302	 335,113	 301,255	
Assigned: capital outlay projects	315,788	315,788	315,788	
Unassigned	509,419	509,419	24,450	
Fund balances - ending	<u>\$ 825,207</u>	<u>\$ 825,207</u>	<u>\$ 340,238</u>	

**BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GENERAL FUND
JUNE 30, 2022**

	Balance
ASSETS	
BankUnited	\$ 101,159
SunTrust	484,290
Centennial Bank	51,801
Accounts receivable	55,802
Total assets	\$ 693,052
 LIABILITIES & FUND BALANCES	
Liabilities:	
Accounts payable	\$ 5,660
Due to other funds	
Brooks II	
Debt service - series 2017	45,413
Debt service - series 2021	33,150
Due to clearing fund	42
Total liabilities	84,265
 DEFERRED INFLOWS OF RESOURCES	
Deferred receipts	55,802
Total deferred inflows of resources	55,802
 Fund balances:	
Reserved for:	
Capital outlay projects	164,864
Unassigned	388,121
Total fund balances	552,985
Total liabilities, deferred inflows of resources and fund balances	\$ 693,052

**BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JUNE 30, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 8,313	\$ 781,406	\$ 777,217	101%
Commons Club - share maint cost	-	57,923	56,166	103%
Coconut Road - cost sharing (mall contribution)	-	-	4,459	0%
Interest & miscellaneous	6	129	1,201	11%
Total revenues	<u>8,319</u>	<u>839,458</u>	<u>839,043</u>	100%
EXPENDITURES				
Administrative				
Supervisors	-	3,692	4,802	77%
Management	2,616	23,545	31,393	75%
Accounting	1,089	9,795	13,060	75%
Audit	-	6,517	6,517	100%
Legal	169	3,485	3,430	102%
Field management	1,246	11,211	14,947	75%
Engineering	2,770	8,986	10,290	87%
Trustee	-	1,531	4,425	35%
Dissemination agent	57	515	686	75%
Arbitrage rebate calculation	-	-	2,058	0%
Assessment roll preparation	-	9,261	12,863	72%
Telephone	30	266	355	75%
Postage	30	299	412	73%
Insurance	-	7,940	8,404	94%
Printing and binding	65	586	781	75%
Legal advertising	133	421	515	82%
Contingencies	-	709	1,372	52%
Annual district filing fee	-	120	120	100%
ADA website compliance	-	72	120	60%
Communication	-	-	343	0%
Total administrative	<u>8,205</u>	<u>88,951</u>	<u>116,893</u>	76%
Water management				
Contractual services	9,046	90,575	127,420	71%
NPDES permit	510	7,640	5,831	131%
Aquascaping	-	154	10,290	1%
Aeration	429	950	22,295	4%
Aeration operating supplies	1,020	10,407	12,005	87%
Culvert cleaning	-	30,133	15,435	195%
Capital outlay-lake bank erosion	274	274	34,300	1%
Boundary exotic removal	-	13,081	16,464	79%
Miscellaneous	-	-	1,715	0%
Total water management	<u>11,279</u>	<u>153,214</u>	<u>245,755</u>	62%

**BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JUNE 30, 2022**

	Current Month	Year to Date	Budget	% of Budget
Lighting services				
Contractual services	839	2,798	4,459	63%
Electricity	1,138	9,685	9,604	101%
Miscellaneous	79	577	858	67%
Total lighting services	<u>2,056</u>	<u>13,060</u>	<u>14,921</u>	88%
Maintenance				
Railroad crossing lease	-	-	4,600	0%
Total maintenance	<u>-</u>	<u>-</u>	<u>4,600</u>	0%
Coconut Rd. & Three Oaks Parkway				
Pine straw/soil/sand	-	12,763	15,435	83%
Plant replacement supplies	7,546	8,276	27,440	30%
Maintenance supplies	-	1,441	10,290	14%
Electricity	18	142	172	83%
Irrigation water	3,684	26,203	37,730	69%
Electric - 41 entry feature/irrigation	229	1,943	3,430	57%
Contract services	-	2,778	2,744	101%
Irrigation repairs	-	9,709	5,145	189%
Landscape maintenance contract	58,218	183,092	233,240	78%
Irrigation management	1,312	3,113	4,322	72%
Total Coconut Rd. & Three Oaks Parkway	<u>71,007</u>	<u>249,460</u>	<u>339,948</u>	73%
Coconut Road Park				
Capital outlay - lighting	3,293	3,293	6,860	48%
License fees	-	60	360	17%
Plant replacements	2,149	4,697	4,116	114%
Other maintenance supplies	-	155	1,372	11%
Electric	269	2,255	3,087	73%
Irrigation water	84	1,639	2,058	80%
Sewer/water	-	208	1,029	20%
Contract services	1,804	21,774	15,435	141%
Building R&M	-	243	1,715	14%
Landscape maint contract	5,733	19,635	30,146	65%
Hardscape repairs	-	48	4,459	1%
Lighting repairs	-	3,296	1,715	192%
Hardscape maintenance	-	-	1,372	0%
CC building landscaping	-	1,637	3,945	41%
Total parks and recreation	<u>13,332</u>	<u>58,940</u>	<u>77,669</u>	76%

**BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JUNE 30, 2022**

	Current Month	Year to Date	Budget	% of Budget
Other fees & charges				
Property appraiser	-	1,219	1,416	86%
Tax collector	-	1,805	1,829	99%
Total other fees & charges	-	3,024	3,245	93%
Total expenditures	105,879	566,649	803,031	71%
 Excess/(deficiency) of revenues over/(under) expenditures	 (97,560)	 272,809	 36,012	
 Fund balances - beginning	 650,545	 280,176	 262,439	
Assigned: capital outlay projects	164,864	164,864	164,864	
Unassigned	388,121	388,121	133,587	
Fund balances - ending	\$ 552,985	\$ 552,985	\$ 298,451	

**BROOKS OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
DEBT SERVICE FUND SERIES 2021 (REFUNDED SERIES 2001)
JUNE 30, 2022**

	Balance
ASSETS	
Due from other funds	
Brooks I	
General Fund	\$ 37,928
Total assets	\$ 37,928
 LIABILITIES & FUND BALANCES	
Liabilities:	\$ -
Total liabilities	-
 Fund balances:	
Restricted for:	
Debt service	37,928
Total fund balances	37,928
 Total liabilities & fund balances	\$ 37,928

**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 JUNE 30, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll	\$ 762	\$ 82,878	\$ 82,750	100%
Assessment prepayments	-	85,360	-	N/A
Total revenues	<u>762</u>	<u>168,238</u>	<u>82,750</u>	203%
EXPENDITURES				
Debt service				
Principal	-	55,000	55,000	100%
Principal prepayment	-	150,705	-	N/A
Interest	-	30,063	27,750	108%
Total debt service	<u>-</u>	<u>235,768</u>	<u>82,750</u>	285%
Excess/(deficiency) of revenues over/(under) expenditures	762	(67,530)	-	
Fund balances - beginning	<u>37,166</u>	<u>105,458</u>	-	
Fund balances - ending	<u>\$ 37,928</u>	<u>\$ 37,928</u>	<u>\$ -</u>	

**BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
DEBT SERVICE FUND SERIES 2017 (REFUNDED SERIES 2006)
JUNE 30, 2022**

	Balance
ASSETS	
Investments:	
Revenue	\$ 201,937
Prepayment	649
Reserve	273,970
Due from other funds	
Brooks II	
General fund	45,413
Total assets	\$ 521,969
 LIABILITIES & FUND BALANCES	
Liabilities:	\$ -
Total liabilities	-
 Fund balances:	
Restricted for:	
Debt service	521,969
Total fund balances	521,969
 Total liabilities & fund balances	\$ 521,969

**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 JUNE 30, 2022**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Special assessment: on-roll	\$ 11,708	\$ 1,097,956	\$ 1,094,797	100%
Interest	117	151	-	N/A
Total revenues	<u>11,825</u>	<u>1,098,107</u>	<u>1,094,797</u>	100%
EXPENDITURES				
Debt service				
Principal	-	817,000	816,000	100%
Interest	-	291,741	291,741	100%
Total debt service	<u>-</u>	<u>1,108,741</u>	<u>1,107,741</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	11,825	(10,634)	(12,944)	
Fund balances - beginning	510,144	532,603	529,183	
Fund balances - ending	<u>\$ 521,969</u>	<u>\$ 521,969</u>	<u>\$ 516,239</u>	

**BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
DEBT SERVICE FUND SERIES 2021 (REFUNDED SERIES 2003)
JUNE 30, 2022**

	Balance
ASSETS	
Due from other funds	
Brooks II	
General fund	\$ 33,150
Total assets	\$ 33,150
 LIABILITIES & FUND BALANCES	
Liabilities:	\$ -
Total liabilities	-
 Fund balances:	
Restricted for:	
Debt service	33,150
Total fund balances	33,150
 Total liabilities & fund balances	\$ 33,150

**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 JUNE 30, 2022**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Special assessment: on-roll	\$ 998	\$ 93,632	\$ 93,438	100%
Total revenues	<u>998</u>	<u>93,632</u>	<u>93,438</u>	100%
EXPENDITURES				
Debt service				
Principal	-	55,000	55,000	100%
Principal prepayment	-	94,000	-	N/A
Interest	-	41,641	38,438	108%
Total debt service	<u>-</u>	<u>190,641</u>	<u>93,438</u>	204%
Excess/(deficiency) of revenues over/(under) expenditures	998	(97,009)	-	
Fund balances - beginning	32,152	130,159	119,509	
Fund balances - ending	<u>\$ 33,150</u>	<u>\$ 33,150</u>	<u>\$ 119,509</u>	

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

20

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 April 27, 2022 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 were:

James Merritt	Chair
Sandra Varnum	Vice Chair
Rollin Crawford	Assistant Secretary
Bill Docherty	Assistant Secretary
William Stoehr	Assistant Secretary

Present for Brooks II CDD were:

Joseph Bartoletti	Chair
Ray Pierce	Vice Chair
Ken D. Gould	Assistant Secretary
Thomas Brown	Assistant Secretary
Thomas Bertucci	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Cleo Adams	District Manager
Shane Willis	Operations Manager
Dan H. Cox (via telephone)	District Counsel
Brent Burford	District Engineer
Blake Grimes	GulfScapes
Theresa Weinberg	President of The Commons Club
Jim Ward	Treasurer of The Commons Club
Joe Archazki	General Manager/The Commons Club
David Dore-Smith	General Manager/Copperleaf Golf Club
Terry Ebaugh	Resident
Alex Messerle	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

43 Mr. Adams called the meeting to order at 1:01 p.m. All Supervisors were present, in
44 person for both Brooks of Bonita Springs and Brooks of Bonita Springs II CDDs.

45

46 **SECOND ORDER OF BUSINESS**

Public Comments (agenda items only)

47

48 Resident Terry Ebaugh thanked the Boards for working on updating and constructing
49 additional pickleball courts. He discussed the popularity of pickleball within the CDDs and
50 voiced his opinion that the CDDs should stay competitive as new developments are being
51 constructed. He noted certain areas in need of repair.

52 Mr. Willis stated that he expects the trip hazard to be repaired soon; he is having
53 difficulty finding companies for small repair projects. He discussed repairs completed to date.

54

55 **THIRD ORDER OF BUSINESS**

Landscape Report: GulfScapes

56

57 Mr. Grimes reported the following:

- 58 ➤ The flower rotation project was completed.
- 59 ➤ The cutback projects for landscape have commenced.
- 60 ➤ The pine straw project was completed.
- 61 ➤ The hardwood trimming project was completed. The ones blocking the street lights on
62 Coconut Road will be trimmed.
- 63 ➤ The fertilizer blackout period commences in June.

64

65 **FOURTH ORDER OF BUSINESS**

Irrigation Report

66

- 67 **A. Clock 7 Base Water Usage from Zone and Head Analysis**
- 68 **B. Meter Usage by Clock**
- 69 **C. Year-Over-Year Water Usage**
- 70 **D. Irrigation Water Update**

71 Mr. Grimes presented the newly formatted Irrigation Reports and noted the following:

- 72 ➤ Clock 7 continues having ongoing cellular connection issues despite all his efforts.
73 Switching networks from AT&T to Verizon was recommended. Rain Bird's customer service
74 seems to be lacking.

75 ➤ Overall, water usage increased which, might be due to less rain.

76 Clogged nozzles causing hotspots, Rain Bird’s central irrigation system, RCS’s system and
77 incorporating new rate increases, were discussed.

78 Board Members commented on the community looking good and commended Mr.
79 Grimes on a great job.

80

81 **FIFTH ORDER OF BUSINESS**

**Discussion/Consideration: Johnson
Engineering, Inc., Stormwater
Management Needs Analysis Report
(DRAFT)**

85

86 Mr. Burford presented the draft Stormwater Management Needs Analysis Report; once
87 finalized, it will be submitted to the County on May 1, 2022, ahead of the June 30, 2022 due
88 date. The CDDs will not have to consider replacing the pipes or culverts until Year 2042.
89 Maintaining the CDDs drainage swales is critical, budget planning and criteria for using
90 unassigned funds versus building fund reserves was discussed. Due to the age of the
91 community, planning street lighting and landscaping replacement costs is imminent. The
92 GulfScapes landscape proposals recently submitted will be presented at the next meeting.

93

94 **SIXTH ORDER OF BUSINESS**

**Update: Copperleaf Lake Change for
Project 2024 (Ken Kadel & David Dore-
Smith)**

95

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97

98 Mr. David Dore-Smith, General Manager of the Copperleaf Golf Club, reported that the
99 Copperleaf homeowners approved the 2024 project. Grady Minor is preparing the necessary
100 studies to fill in a portion of an RCA lake and expand another at the exit of Copperleaf to create
101 the fill necessary to fill in the other lake. The Report will be presented at the next meeting.
102 Approval from RCS on the concept of filling in a portion of an RCS lake to create more room for
103 a poolside café was still pending.

104

105 **SEVENTH ORDER OF BUSINESS**

**Discussion: TCC Shared Cost Analysis FY
2021 (Supervisor Bartoletti)**

106

107

108 Mr. Bartoletti and Mr. Adams presented the revised version of the 2021 Year End
109 Reconciliation Report showing TCC’s true-up financial costs broken down by percentage, which
110 was emailed to the Boards. Mr. Archazki stated the Report is acceptable.

111

112 **EIGHTH ORDER OF BUSINESS**

**Discussion: Sports Legal Firm ID for The
Commons Club Contract**

113

114

115 Mr. Cox stated that a basic Professional Service Contract is sufficient and recommended
116 going out to bid, as he was unable to find and obtain input from similar communities managing
117 pickleball facilities. Mr. Cox was provided the names of organizations to contact that manage
118 these facilities and was directed to proceed with the Request for Qualifications process so the
119 results can be presented at the next meeting.

120

121 **NINTH ORDER OF BUSINESS**

**Discussion: Results of Coconut Point
Developers, LLC, Court Filing**

122

123

124 Mr. Cox reported that this was refiled in the Circuit Court upon notification that it was
125 improperly filed in the County Court. The CDDs will not be billed to correct the error. Coconut
126 Point will be served the corrected subpoenas; the incorrect ones were retrieved before they
127 went out. The results will be presented at the next meeting. He expected that, by then, the
128 CDDs will have already been paid or will be in the process of receiving payment.

129

130 **TENTH ORDER OF BUSINESS**

**Consideration of Resolutions Approving
the Districts’ Proposed Budgets for Fiscal
Year 2022/2023 and Setting a Public
Hearing Thereon Pursuant to Florida Law;
Addressing Transmittal, Posting and
Publication Requirements; Addressing
Severability; and Providing an Effective
Date**

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139 Mr. Bartoletti presented the following:

140 **I. Resolution 2022-01, Brooks of Bonita Springs Community Development District**

141 **II. Resolution 2022-01, Brooks of Bonita Springs II Community Development District**

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On MOTION for Brooks of Bonita Springs by Mr. Merritt and seconded by Ms. Varnum, with all in favor, Resolution 2022-01 Approving the Districts' Proposed Budgets for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law on August 24, 2022 at 1:00 p.m., at The Commons Club at The Brooks Enrichment Center, 9930 Coconut Road, Bonita Springs, Florida 34135; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

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On MOTION for Brooks of Bonita Springs II by Mr. Bartoletti and seconded by Mr. Pierce, with all favor, Resolution 2022-01 Approving the Districts' Proposed Budgets for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law on August 24, 2022 at 1:00 p.m., at The Commons Club at The Brooks Enrichment Center, 9930 Coconut Road, Bonita Springs, Florida 34135; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

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ELEVENTH ORDER OF BUSINESS

Consideration of Resolutions Implementing Section 190.006(3), Florida Statutes, and Requesting that the Lee County Supervisor of Elections Begin Conducting the Districts' General Elections; Providing for Compensation; Setting for the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date

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171

Mr. Bartoletti presented the following:

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- I. Resolution 2022-02, *Brooks of Bonita Springs Community Development District*
- II. Resolution 2022-02, *Brooks of Bonita Springs II Community Development District*

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On MOTION for Brooks of Bonita Springs by Mr. Merritt and seconded by Mr. Crawford, with all in favor, Resolution 2022-02, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Lee County Supervisor of Elections Begin Conducting the Districts' General Elections; Providing for Compensation; Setting for the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date, was adopted.

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On MOTION for Brooks of Bonita Springs II by Mr. Bartoletti and seconded by Mr. Bertucci, with all favor, Resolution 2022-02, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Lee County Supervisor of Elections Begin Conducting the Districts' General Elections; Providing for Compensation; Setting for the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date, was adopted.

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TWELFTH ORDER OF BUSINESS

Pickleball Discussion Items

I. Pickleball Usage Fees Company ID

196 Mr. Adams stated he already identified a firm to perform the rate study, once the
197 construction cost is determined. It was noted the usage fees cannot be determined until the
198 bidding process is completed. Once commenced, the process will be completed within 30 days.

II. Site Plan Update

III. Consideration of RWA Engineering, Inc., Revised Professional Service Proposal for Pickleball Facility

202 Mr. Bartoletti reported on the on-site meeting with the designated CDD Representative
203 Mr. Merritt and the RWA Representative. He presented the \$64,800 RWA proposal for
204 ratification. He recalled engagement of a professional firm was approved at the last meeting. It
205 was noted the intent is to permit the entire project in one phase but the construction will be in
206 multiple phases based on the site plans and Board approval.

207 The following topics were discussed:

- 208 ➤ An on-site meeting with The United States Tennis Association (USTA), which determined
209 the property can only hold 16 courts was held.
- 210 ➤ The Johnson Engineering proposal to construct 17 courts. A proposal of \$543,989
211 included fencing and finishing work but the social area was not included.
- 212 ➤ Upgrading the surface material for an additional cost of about \$150,000.
- 213 ➤ The Respondents to The Preserves' RFP.

214 Regarding TCC involvement, Mr. Gould opined that, based on the latest TCC Board
215 Meeting, they might be open to purchasing the property from the CDD.

216 Discussion ensued regarding the suggestion to defer the RWA proposal while the CDD
217 Representatives discuss this concept, Ms. Weinberg's comment on the CDD/TCC prior

218 conversations being geared towards the land lease approach and proceeding with both tasks
219 concurrently because, without a Site Plan, the January deadline will not be met.

220 Mr. Gould proposed a motion comprised solely of discussing the concept of the TCC
221 purchasing CDD property. The following matters were discussed:

222 ➤ Pursuing both tasks concurrently, approving the RWA proposal and continuing
223 discussions with TCC to purchase the property to prevent further delays.

224 ➤ Any costs associated with design and construction of pickleball courts on that property
225 will be recouped when the property is appraised.

226 ➤ The CDDs provided a list of guidelines to RWA and clarification was made that any work
227 product associated with the project can be sold to TCC.

228 Based on the recent TCC Board Meeting, Mr. Ward voiced his opinion that TCC believes
229 the CDDs are the best entity to own the courts, as they represent 3,500 doors.

230 Mr. Cox referred to Mr. Ward's earlier comment about TCC not being able to make a
231 decision without a purchase price and stated that the appraiser will determine the value, which
232 will be fluid and dependent on what phase it is in; each phase will bring a different value to the
233 property.

234 Mr. Ward stated that TCC suggested the CDDs engage an attorney more specialized in
235 this area of law. Mr. Cox named real estate transaction firms that can be engaged. He stated
236 that no one is more qualified than him to advise his clients of the CDDs meeting its
237 governmental requirements.

238 Zoning, impact of deed restrictions on the value and the appraisal costs were discussed.

239 Mr. Gould modified his motion based on the above discussions.

240 Mr. Cox provided direction and restated the motion.

241

242 **On MOTION for Brooks of Bonita Springs II by Mr. Gould and seconded by Mr.**
243 **Brown, with all favor, the RWA, Inc., proposal for professional services**
244 **associated with the redevelopment of the Pickleball Facilities, in a not-to-**
245 **exceed amount of \$64,800, directing Mr. Adams to contact appraisers and**
246 **proceed with obtaining an appraisal if the cost is less than \$8,000 but, if not,**
247 **contacting The Commons Club to see if it will pay the difference, which will**
248 **prove if there is any legitimate interest from The Commons Club in negotiating**
249 **the acquisition of the property, as stated, was ratified and/or approved.**

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On MOTION for Brooks of Bonita Springs by Mr. Crawford and seconded by Ms. Varnum, with all in favor, the RWA, Inc., proposal for professional services associated with the redevelopment of the Pickleball Facilities, in a not-to-exceed amount of \$64,800, directing Mr. Adams to contact appraisers and proceed with obtaining an appraisal if the cost is less than \$8,000 but, if not, contacting The Commons Club to see if it will pay the difference, which will prove if there is any legitimate interest from The Commons Club in them negotiating the acquisition of the property, as stated, was ratified and/or approved.

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Mr. Cox stated that the CDDs can start negotiations with TCC on the sale of the property upon receipt of the appraisal.

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THIRTEENTH ORDER OF BUSINESS

**Consideration of FL GIS Solutions, LLC,
Professional Services Agreement to
Provide Geospatial Services**

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Mr. Adams presented the FL GIS Solutions, LLC (FLGIS) Professional Services Agreement to provide Geospatial Service. He stated that he negotiated to fee down to \$100 per hour for a minimum of two years. The fee from the original provider, Passarella and Associates, Inc. (Passarella), was \$140 per hour. He gave an overview of the GIS interaction mapping program, which is on the CDDs' website.

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On MOTION for Brooks of Bonita Springs by Mr. Merritt and seconded by Mr. Crawford, with all in favor, the FL GIS Solutions, LLC, Professional Services Agreement for Geospatial Services, as amended to reflect the rate of \$100 per hour with a minimum contract term of two years, was approved.

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On MOTION for Brooks of Bonita Springs II by Mr. Bartoletti and seconded by Mr. Pierce, with all favor, the FL GIS Solutions, LLC, Professional Services Agreement for Geospatial Services, as amended to reflect the rate of \$100 per hour with a minimum contract term of two years, was approved.

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FOURTEENTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of March 31, 2022**

290 Mr. Adams presented the Unaudited Financial Statements as of March 31, 2022.

291

292 **On MOTION for Brooks of Bonita Springs by Mr. Crawford and seconded by Mr.**
293 **Merritt, with all favor, the Unaudited Financial Statements as of March 31,**
294 **2022, were accepted.**

295

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297 **On MOTION for Brooks of Bonita Springs II by Mr. Bartoletti and seconded by**
298 **Mr. Pierce, with all favor, the Unaudited Financial Statements as of March 31,**
299 **2022, were accepted.**

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302 **FIFTEENTH ORDER OF BUSINESS**

Approval of Minutes

303

304 Mr. Bartoletti presented the following:

305 **I. January 26, 2022 Joint Regular Meeting**

306 The following changes were made:

307 Line 41: Change "Archesky" to "Archazki"

308 Line 55: Insert "storage" after "lake"

309 Line 56: Change "and" to "or"

310 Lines 152 and 153: Delete "and Shadow Wood County Club is not participating in the
311 can toad control program on the golf course side"

312 Line 228: Change "everyone" to "pickleball players"

313

314 **On MOTION for Brooks of Bonita Springs by Mr. Merritt and seconded by Mr.**
315 **Crawford, with all favor, the January 26, 2022 Joint Regular Meeting, as**
316 **amended, were approved.**

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319 **On MOTION for Brooks of Bonita Springs II by Mr. Bartoletti and seconded by**
320 **Mr. Pierce, with all favor, the January 26, 2022 Joint Regular Meeting, as**
321 **amended, were approved.**

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324 **II. March 7, 2022 Joint Special Meeting**

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On MOTION for Brooks of Bonita Springs by Mr. Merritt and seconded by Mr. Crawford, with all favor, the March 7, 2022 Joint Special Meeting, as presented, were approved.

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On MOTION for Brooks of Bonita Springs II by Mr. Bartoletti and seconded by Mr. Pierce, with all favor, the March 7, 2022 Joint Special Meeting, as presented, were approved.

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SIXTEENTH ORDER OF BUSINESS

Staff Reports

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I. District Counsel: *Dan Cox, Esquire*

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There was no report.

340

II. District Engineer: *Johnson Engineering, Inc.*

341

There was no report.

342

III. Operations: *Wrathell, Hunt and Associates, LLC*

343

• **Monthly Status Report – Field Operations**

344

The Field Operations Report was included for informational purposes.

345

Mr. Willis highlighted the following:

346

➤ Sidewalk repairs on Imperial Parkway were completed. The project entailed grinding down the sidewalks to prevent trip hazards.

348

In response to the comment that the sidewalks will need to be replaced in the near future, Mrs. Adams stated that the next repair project is not scheduled until Fiscal Year 2023, in the fall and spring; only potential trip hazards are being addressed at this time.

351

➤ A revised Accurate Pavers proposal is pending. The project will commence upon receipt.

352

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

353

• **Registered Voters in Districts as of April 15, 2022**

354

○ **BROOKS OF BONITA SPRINGS: 2,298**

355

○ **BROOKS OF BONITA SPRINGS II: 1,523**

356

• **NEXT MEETING DATE: July 27, 2022 at 1:00 P.M.**

357

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

358

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

359

The next meeting would be held on July 27, 2022.

360 For Brooks of Bonita Springs, Supervisors Merritt, Crawford and Stoehr confirmed their
361 in-person attendance and Supervisors Varnum and Docherty might attend via telephone. For
362 Brooks of Bonita Springs II, all Supervisors confirmed their in-person attendance.

363 Regarding enabling Board Members to attend meetings via Zoom and using better
364 equipment in that regard, Mr. Adams was directed to request the Owl Video Conference device
365 from The Commons Club for the next meeting.

366

367 **SEVENTEENTH ORDER OF BUSINESS**

Supervisors' Requests

368

369 There were no Supervisors' requests.

370

371 **EIGHTEENTH ORDER OF BUSINESS**

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

372

373

374 There were no public comments.

375

376 **NINETEENTH ORDER OF BUSINESS**

Adjournment

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378 There being nothing further to discuss, the meeting adjourned.

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**On MOTION for Brooks of Bonita Springs by Mr. Merritt and seconded by Mr.
Crawford, with all in favor, the meeting adjourned at 3:26 p.m.**

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**On MOTION for Brooks of Bonita Springs II by Mr. Bartoletti and seconded by
Mr. Pierce, with all favor, the meeting adjourned at 3:26 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

392 **FOR BROOKS OF BONITA SPRINGS:**

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Secretary/Assistant Secretary

_____ Chair/Vice Chair

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

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Secretary/Assistant Secretary

_____ Chair/Vice Chair

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

21C



Wrathell, Hunt and Associates, LLC

TO: Brooks I & II Board of Supervisors

FROM: Cleo Adams – District Manager

DATE: July 27, 2022

SUBJECT: Status Report – Field Operations

Lake Maintenance:

Lake & Wetland Maintenance Contract: Solitude’s Lake Maintenance contract is set to expire August 30, 2022. The mandatory pre-bid meeting was held on Monday, June 27th with a bid opening Friday, July 15th. Will present to the Board for discussion/consideration at your August 24th Public Hearing and Regular meeting.

Note: Current contract \$316,488.00

LHB Littoral Planting Project: Staff was notified on June 14th that the gutter installation projects have been completed. Currently obtaining cost to install littorals on Lakes 62, 63 and 73.

Note: Additional updates to be provided by Operations Manager Shane Willis.

Pesky Varmints Cane Toad 2023: The current contract expires November 2022. The current cost \$53,650.00. Upon speaking with the contractor, they have indicated that there are no increases for the 2023 year.

Note: Line item of the budget for this exercise is \$55K.

Culvert Inspections/Cleaning: As approved at the March 7th meeting, the cleaning of both Copperleaf and Shadow Wood 35% blockage of all district owned pipes and structures was completed on May 11th. Total cost \$82,400.00 against a budget allocation of \$45K. Additionally, grate replacements were required at Lake 35, Structure #148 and Structure #121 at Lake 28/29. Total Cost \$3,100.00.

Note: Just a reminder that this exercise is on a three-year rotation. Spring Run & LHB were completed in 2020 and will be addressed in fiscal year 2022/2023.

Aeration New Installs: After repeated request to your current contractor; Staff has contracted with Superior Waterway to complete this project.

Budget allocations for this project is \$65k.

Bi-Annual Aeration Inspections/Reporting: The bi-annual maintenance event was completed in December. Repairs identified for a cost of \$11,052.00

Note: There are delays due to supply/demand.

Aeration Summary Replacement Schedule: For budget purposes 2022/23 - \$21,900.00

Landscape Contract: The current contract with GulfScapes is set to expire November 30, 2022. Staff will be going out to sealed bidding in the next few weeks and will present to the Board for discussion/consideration at your August 24th Public Hearing and Regular meeting.

Note: Current Contracts: Three Oaks/Coconut Road - \$679,271.00 and the Enrichment Center - \$87,878.00.

Irrigation Management: Staff contacted GulfScapes who has indicated no increases as the current contract is set to expire January 31, 2023. Annual cost \$12,600.00.

Landscape Projects: Recent planting adjacent to Imperial Parkway adjacent to LHB combination of Clusia shrubs, Jasmine and Fountain Grasses - \$7,425.00.

Tree Trimming: As requested at the April 27th Board meeting, trimming around lamp post and ensuring 14-foot clearance on Three Oaks/Coconut Road has been completed.

Sidewalk Repairs: Staff is current obtaining cost associated with on-going maintenance required to the concrete and asphalt sidewalks.

Note: 2022 project with Collier Paving was completed during the month of May, to include Three Oaks/Coconut Road - \$26,282.40.

Village of Estero: Staff met with David Willems, Public Works Director on Tuesday, December 14th to discuss their sidewalk installation project planned for the North side of Coconut Road from Oakwilde Drive to US 41. Potential easements may be required from the districts to build the sidewalks. This will be State Funded, and the Village of Estero will be funding all Landscape Improvements.

Note: This project is not set to commence for another two years.

Monument/Marque/Imperial Parkway: Staff has reached out to Lykins SignTek for the cost associated to install in the center median at the South end of Imperial Parkway for budget purposes, as previously discussed.

Note: Staff was approached by the Village of Estero and requested to be an agenda item for Board's consideration to allow for them to install a marque in the same location/vicinity.

Enrichment Center Decorative & Interactive Fountain's agreement: Current cost \$30,360.00 and does not expire until September 30, 2023.

Interactive Fountain Equipment: The equipment enclosure is in need of replacement. The pumps and motors have been removed until this can be completed. This is an agenda item for Board's consideration. Total cost \$21,800.00 does not include required electrical repairs.

Holiday Lighting Programs:

w Trimmers: \$4,200.00 and holding their price through January 31, 2024.

Brimmers: Has been request to advise as the contract is annual and expired. 2021 cost \$5,500.00.

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

21D

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

BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 JOINT MEETING SCHEDULE

LOCATION

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

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 27, 2021	Regular Meeting	2:00 PM
November 30, 2021	Special Meeting	1:00 PM
January 26, 2022	Regular Meeting	1:00 PM
March 7, 2022	Special Meeting	1:00 PM
April 27, 2022	Regular Meeting	1:00 PM
July 27, 2022	Regular Meeting	1:00 PM
August 24, 2022	Public Hearing & Regular Meeting <i>adoption of Fiscal Year 2023 budget</i>	1:00 PM