

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

May 24, 2023

**BOARD OF SUPERVISORS
JOINT REGULAR
MEETING AGENDA**

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

**AGENDA
LETTER**

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

OFFICE OF THE DISTRICT MANAGER

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

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

May 17, 2023

ATTENDEES:

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

Boards of Supervisors

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

Dear Board Members:

The Boards of Supervisors of the Brooks of Bonita Springs & Brooks of Bonita Springs II Community Development Districts will hold a Joint Regular Meeting on May 24, 2023 at 1:00 p.m., at the Estero Community Church, 21115 Design Parc Ln., Estero, Florida 33928. The agenda is as follows:

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

JOINT BUSINESS ITEMS

3. Landscape Report: *GulfScapes Landscape Management Services*
 - Irrigation Reports
 - A. Meter Usage by Clock
 - B. Year-Over-Year Water Usage
4. Consideration of Sport Court South Florida, Estimate #0003308
5. Update: CIP Budget and Cost per Unit Estimator
6. Consideration of Financing Proposals
 - A. FineMark National Bank & Trust Term Sheet
 - B. Synovus Bank Term Sheet
7. Discussion: Fiscal Year 2023/2024 Proposed Budget
8. Continued Discussion: Pickleball
9. Presentation: Pickleball Project Milestone Tracker
10. Acceptance of Unaudited Financial Statements as of April 30, 2023

11. Approval of April 26, 2023 Joint Regular Meeting Minutes

12. Staff Reports

A. District Counsel: *Dan Cox, Esquire*

- Update: Delinquent Payments from Coconut Point Mall

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

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

- Monthly Status Report - Field Operations

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

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

○ QUORUM CHECK: BROOKS OF BONITA SPRINGS

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

○ QUORUM CHECK: BROOKS OF BONITA SPRINGS II

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

13. Supervisors' Requests

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

15. 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**

3A

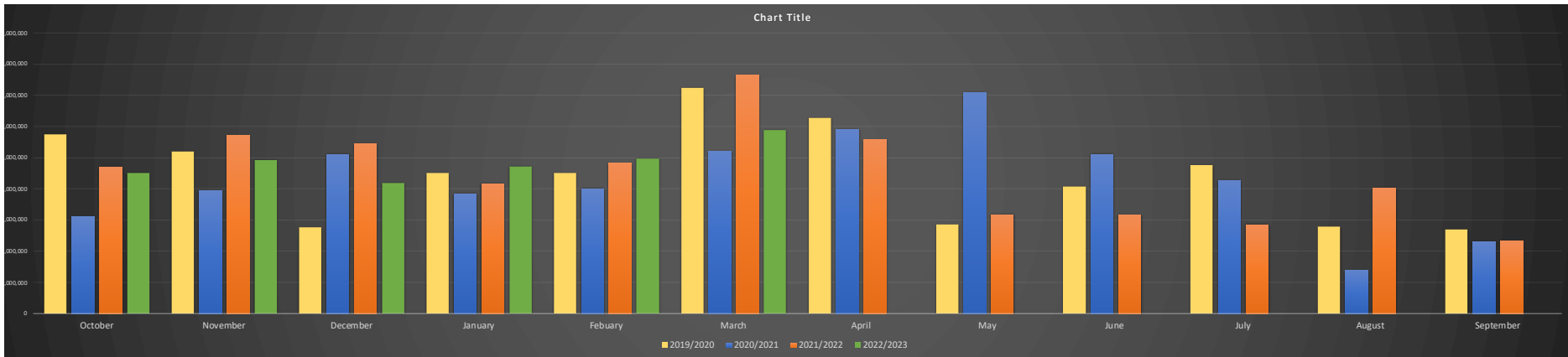
**BROOKS OF BONITA SPRINGS
&
BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICTS**

3B

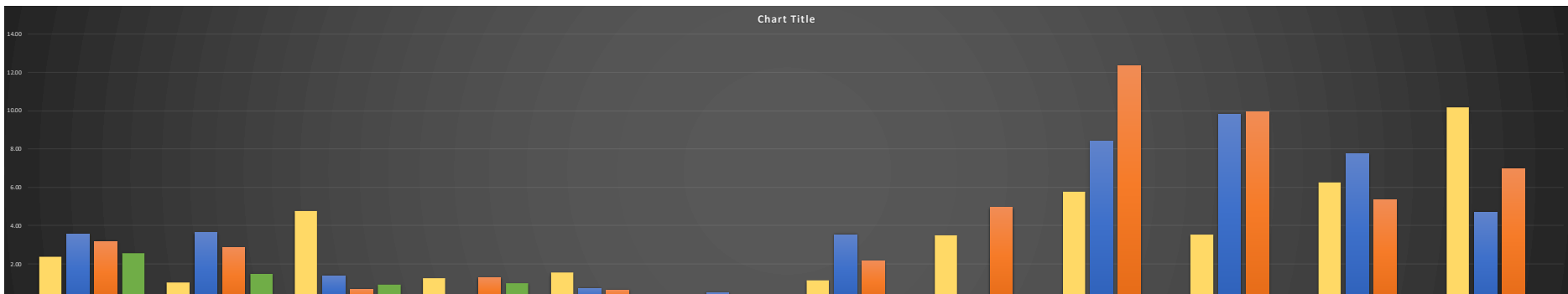
Brooks YOY Water Usage

Brooks	October	November	December	January	February	March	April	May	June	July	August	September	Average Monthly Use	YOY Usage
2019/2020	5,742,000	5,197,000	2,755,000	4,508,000	4,518,000	7,242,000	6,282,000	2,853,000	4,070,000	4,753,000	2,795,000	2,690,000	4,450,417	53,405,000
2020/2021	3,109,000	3,948,000	5,114,000	3,845,000	4,017,000	5,211,000	5,907,000	7,097,000	5,117,000	4,273,000	1,389,000	2,328,000	4,279,583	51,355,000
2021/2022	4,698,000	5,709,000	5,441,000	4,169,000	4,830,000	7,654,000	5,591,000	3,188,000	3,172,000	2,867,000	4,043,000	2,335,000	4,474,750	53,697,000
2022/2023	4,509,000	4,929,000	4,182,000	4,725,000	4,979,000	5,894,000							4,869,667	29,218,000
% YOY	-4%	-14%	-23%	13%	3%	-23%	-100%	-100%	-100%	-100%	-100%	-100%	9%	-46%

2020/2021	\$5,558.88	\$7,203.32	\$9,488.68	\$7,001.44	\$7,520.16	\$9,932.04	\$11,337.96	\$13,741.76	\$9,742.16	\$8,037.28	\$3,271.47	\$4,539.12	\$8,114.52	\$97,374.23
2021/2022	\$8,673.32	\$10,654.88	\$10,129.60	\$7,636.48	\$9,204.02	\$14,908.50	\$10,741.24	\$5,887.18	\$5,854.86	\$5,308.37	\$7,614.28	\$4,590.17	\$8,433.57	\$101,202.88
2021/2022	\$8,555.60	\$9,404.00	\$7,895.06	\$8,991.92	\$10,293.98	\$12,297.83							\$9,573.07	\$57,438.39
Per Gallon	\$0.00190	\$0.00191	\$0.00189	\$0.00190	\$0.00207	\$0.00209							\$0.00197	



Brooks	October	November	December	January	February	March	April	May	June	July	August	September	Average Monthly	YOY Total
2019/2020	2.37	1.04	4.76	1.26	1.56	0.03	1.15	3.49	5.78	3.54	6.24	10.19	3.45	41.41
2020/2021	3.57	3.64	1.41	0.38	0.74	0.52	3.56	0.00	8.41	9.83	7.75	4.73	3.71	44.54
2021/2022	3.20	2.87	0.70	1.28	0.66	0.16	2.17	4.94	12.37	9.96	5.36	7.00	4.22	50.67
2022/2023	2.57	1.46	0.93	0.99	0.09	0.28							1.05	6.32
Inch Diff	-0.63	-1.41	0.23	-0.29	-0.57	0.12	-2.17	-4.94	-12.37	-9.96	-5.36	-7.00	-3.17	-44.35



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

4



Estimate

#0003308

From: Sport Court South Florida

Amount:

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

\$107,998.80

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

Expiration Date:

5/6/2023

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

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

Notes:

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

Terms & Conditions:

Salesman:

Test terms and conditions

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

6A



May 12, 2023

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

Re: Commercial Loan

Dear Chuck,

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

Borrowers: Brooks of Bonita Springs Community Development District and
Brooks of Bonita Springs II Community Development District

Loan Amount: \$4,000,000.00

Loan Term: 60 months

Repayment: Interest to be paid semiannually on each May 1 and November 1. Principal to
be paid serially from May 1, 2024 May 1, 2028

Interest Rate: 6.5 % Fixed rate can be locked for 30 days prior to closing.

Loan Fee: \$2,500

Guarantors: None

Pre-Payment: The loan may be pre-paid in whole or part at any time

Collateral: An assignment of non-ad valorem assessments to finance the improvements and
renovations associated with the new assessment

Loan Covenants:

- The Borrower shall incur no new debt without the prior written consent of
FineMark National Bank & Trust
- The borrower shall maintain a minimum debt service coverage ratio of not less
than 1:1. The debt service coverage shall be tested annually at fiscal year-end
beginning 9/30/2024 and at each year end for the term of the loan. Debt
service coverage shall be defined as follows (excess of revenues over expenses

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

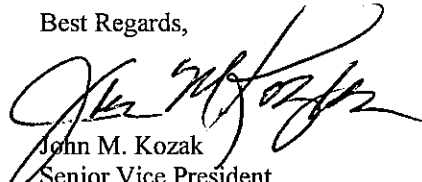
- Borrower shall covenant to budget and appropriate within its general annual budget such funds as are necessary to fund Borrower's annual operating costs including the debt service payments on this loan.
- Brooks of Bonita Springs Community Development District and Brooks of Bonita Springs II Community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

Final loan approval will be subject to the following:

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

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

Best Regards,



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

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

6B

SYNOVUS[®]

Government Banking Solutions

May 15, 2023

Brooks of Bonita Springs
Community Development Districts
Lee County, Florida

Brooks of Bonita Springs II
Community Development Districts
Lee County, Florida

RE: Bank Qualified, Tax-Exempt Note, Series 2023

Synovus Bank ("Lender", "Bank" and/or "Synovus") is pleased to consider a financing arrangement (the "Facility") for the Brooks of Bonita Springs and the Brooks of Bonita Springs II Community Development Districts (the "Districts") the basic terms and conditions of which are set forth below. This financing proposal is not exhaustive, and the credit facility is subject to other terms and conditions normally required by Synovus for similar transactions. The proposed Facility is subject to the satisfactory completion of Synovus's customary due diligence, underwriting and receipt of credit approval. This letter is not a commitment to lend.

- Borrower:* Brooks of Bonita Springs Community Development Districts
Brooks of Bonita Springs II Community Development Districts (the "Districts")
- Facility:* Bank Qualified, Tax-Exempt Term Note
- Amount:* \$4,000,000
- Purpose:* The proceeds of the Note will be used to i) refurbish and replace certain assets, ii) expand its Pickleball Program by adding six additional courts and iii) pay the costs of issuance.
- Term:* The term of Note shall not exceed Five (5) years, fully amortizing.
- Collateral:* The Note will be secured by a lien upon and pledge of i) the Operation and Maintenance assessments levied against the benefitted properties, ii) the proceeds from any additional debt issued by the District (with the exception of debt to finance projects that are necessary for health, safety or welfare reasons or to remediate a natural disaster).
- Repayment:* Semi-Annual interest payments with annual principal payments. Interest will be calculated on the basis of a 360-day year consisting of twelve, thirty-day months.
- Interest Rate:* The interest rate would be fixed at 3.99 percent.

This rate will be held until June 14, 2023. In the event the closing is delayed past this date, the rate will be reset 3 days prior to closing and would be indexed to 79 percent of the prevailing Five (5) Year Treasury Constant Maturity plus 133 basis points with a floor of 3.99 percent.

The Treasury Constant Maturity will be as published by the Federal Reserve (<http://www.federalreserve.gov/releases/h15/update/>).

Pre-payment: The Districts may prepay and redeem the Note, in whole or part, at any time or from time to time, without penalty or premium, by paying to the Bank all or a part of the principal amount of the Note to be repaid, together with the unpaid interest accrued on the amount of principal so prepaid to the date of such prepayment. Each prepayment and redemption of such Note shall be made on such date and in such principal amount as shall be specified by the Districts in a written notice delivered to the Bank not less than ten days prior thereto specifying the principal amount to be prepaid and the date of such prepayment.

Fees: Twenty-Five point (0.25%) Note Commitment Fee for the Note, plus the Districts are responsible for all legal and out of pocket expenses associated with the proposed financing by Greenspoon Marder Law, whose fee will be fixed at \$18,000. This is to draft documents and give the Bond Counsel Opinion.

Depository Accounts The Districts will be required to maintain their depository accounts at Synovus for the entire duration of the Note.

Affirmative Covenants: For so long as any of the principal amount of or interest on the proposed Note is outstanding or any duty or obligation of the Districts contemplated under the proposed Note remains unpaid or unperformed, the Districts covenants to the Bank as follows:

- a) *Payment* - The Districts shall pay the principal of and the interest on the proposed Note at the time and place and in the manner provided in the Note.
- b) *Use of Proceeds* - Proceeds from the Note will only be used to finance certain infrastructure within the Project Area (“Improvements”) and pay the costs of issuance.
- c) *Notice of Defaults* - The Districts shall within ten days after it acquires knowledge thereof, notify the Bank in writing at its Notice Address upon the happening, occurrence, or existence of any Event of Default, and any event or condition which with the passage of time or giving of notice, or both, would constitute an Event of Default, and shall provide the Bank with such written notice, a detailed statement by a responsible officer of the Districts of all the relevant facts and the action being taken or proposed to be taken by the Districts with respect thereto.
- d) *Records* – The Districts agrees that any and all records of the Districts shall be open to inspection by the Bank or its representatives during normal business hours at the offices of the Districts.
- e) *Maintain Existence* - The Districts will take all reasonable legal action within its control in order to maintain its existence as a community development Districts of the State and shall not voluntarily dissolve.
- f) *Notice of Liabilities* - The Districts shall promptly inform the Bank in writing of any actual or potential contingent liabilities or pending or threatened litigation of any amount that could reasonably be expected to have a material and adverse effect upon the financial condition of the Districts or upon the ability of the Districts to perform its obligation under the proposed Note.
- g) *Insurance* - The Districts shall maintain such liability, casualty, and other insurance as is reasonable and prudent for similarly situated independent special districts of the State and shall upon request of the Bank, provide evidence of such coverage to the Bank.
- h) *Comply with Laws* - The Districts are in compliance and shall comply with

- all applicable federal, state and local laws and regulatory requirements.
- i) *Taxes* - In the event the proposed Note should be subject to the excise tax or any other Note Document should be subject to the excise tax on documents, or any similar tax, the Districts shall pay such taxes or reimburse the Bank for any such taxes paid by it.
 - k) *Audited Financial Statements* - The Districts will cause a financial audit to be completed of its books and accounts for each fiscal year, beginning with the fiscal year ending September 30, 2022, and shall furnish such financial audit to the Bank within 270 days of the end of each such fiscal year. The financial audit shall be prepared in accordance with Chapter 10.550 of the Rules of the Florida Auditor General or the provisions of any successor state or rule governing Florida local governmental entity audits.
 - l) *Annual Budget*. The Districts shall adopt an annual budget as required by law. The Districts shall provide the Bank with a copy of its annual operating budget for each fiscal year not later than 45 days after the commencement thereof.
 - m) *Assessment Records*. The Districts shall maintain records with respect to the Assessments which shall be updated as Assessments are collected. The records shall detail Assessments (i) levied to date on a parcel-by-parcel basis, and (ii) collected to date. An annual report setting forth the foregoing information will be provided to the Bank at such times, and in such format as the Bank may reasonably request. Upon the occurrence of any Event of Default, the Districts will, upon request of the Bank, and payable from the debt service reserve fund, engage the services of a consultant reasonable acceptable to the Bank to assist the Districts in levying the Assessments until such time as the default is cured.
 - n) *Assessment Roll*. Commencing with the tax roll adopted during the year 2023, the Districts shall provide to the Bank the certified assessment roll detailing the Assessments, if any, to be imposed for each tax year within 30 days of the date such roll becomes available.
 - o) *Maintenance of Improvements*. All Improvements are and will be owned by the Districts or another political subdivision of the State of Florida and all Improvements shall be available for use by the general public on the same basis, subject only to conditions imposed by the Districts or another political subdivision of the State of Florida as may be necessary to protect the health safety and general welfare of the Districts and its inhabitants, visitors, property owners and workers or to protect such Improvements from damage, misuse, or destruction. The Districts shall observe and perform all of the terms and conditions contained in the Act, and shall comply with all valid acts, rules, regulations, orders and directions of any legislative, executive, administrative or judicial body applicable to the Improvements. The Districts shall levy assessments as shall be necessary to provide for the maintenance of the Improvements.

*Negative
Covenants:*

For so long as any of the principal amount of or interest on the proposed Note is outstanding or any duty or obligation of the Districts under the proposed Note remains unpaid or any obligation of the Districts under any of the Note Documents remain unpaid or unperformed, that:

- a) *No Amendments*. The Districts shall not alter, amend or repeal the Assessment Resolutions, or take any action impairing the authority thereby or hereby given with respect to the imposition of the Assessments, or the payment of the Note, without prior written approval of the Bank which shall not be unreasonably withheld. However, the Districts may amend the Assessment Resolution to

- expand the Project Area so long as the Assessments are not reduced.
- b) *No Liens.* The Districts shall not create or permit any pledge, assignment, mortgage or lien on the Assessments or the Improvements other than pursuant to the Note Documents.
- c) *Disposition of Assets.* The Districts shall not dispose of any of the Improvements other than in the ordinary course of business.
- d) *Loans.* The Districts shall not loan money or make advances or other extensions of credit to other persons or entities except in the normal course of the Districts Operations.

Assessments:

- a) *Limited Obligation.* The Districts promises that it will promptly pay the principal of and interest on the Note at the place, on the dates and in the manner provided therein according to the true intent and meaning hereof and thereof; provided that the principal of and interest on the Note is payable solely from the Assessments, and nothing in the Note or in the Note Resolutions shall be construed as pledging any other funds or assets of the Districts to such payment or authorizing such payment to be made from any other source. The Districts are not and shall not be liable for the payment of the principal of and interest on the Note or for the performance of any pledge, obligation or agreement for payment undertaken by the Districts hereunder from any property other than the Assessments. The Bank shall not have any right to resort to legal or equitable action to require or compel the Districts to levy and collect any tax or special assessment or to keep any tax or special assessment in force, except for the Assessments, to pay principal or interest on the Note.
- b) *Pledge of Assessments.* The principal of and interest on the Note shall be payable from and secured by a lien upon the Assessments. The Districts will grant a security interest in favor of the Bank in the Assessments. Promptly upon collection by the Districts, all Assessments shall be deposited by the Districts into an account (the "Revenue Account") maintained by the Districts at the Bank, in which account, and the proceeds therein, the Districts hereby grants the Bank a security interest in order to secure the repayment of the Note.
- c) *Levy of Assessments.* The Districts will levy and assess Assessments upon the benefitted lands within the Districts in accordance with the Act and the Assessment Resolutions, in amounts and at the times, when combined with the amounts in the Revenue Account and subject to the limitations set forth in the Assessment Resolutions and in the Act, that are sufficient to pay the principal of and interest on the Note as herein provided. It is contemplated that the Districts shall utilize the uniform method for the collection of the Assessments authorized by Section 197.3632, Florida Statutes. The Districts will take all necessary steps to levy and collect Assessments Revenues sufficient to pay the principal and interest of the Note when due.
- d) *Use of Assessments.* The Districts will use the proceeds of Assessments levied for debt service solely to pay principal of and interest on the Note and Collection Costs.

Events of Default:

- An "Event of Default" shall be deemed to have occurred under this Agreement if:
- a) the Districts shall fail to make any payment of the principal of or interest on the Note after the same shall become due and payable ("Monetary Default"), whether by maturity, or otherwise; or
 - b) the Districts shall default in the performance of or compliance with any term or covenant contained in the Loan Documents, which default or noncompliance shall

continue and not be cured within thirty (30) days after (i) notice thereof to the Districts by the Bank; or (ii) the Bank is notified of such noncompliance or should have been so notified, whichever is earlier. However, if the Districts is diligently pursuing a remedy, then the cure period is extended to 90 days; or any representation or warranty made in writing by or on behalf of the Districts in any Note Document shall prove to have been false or incorrect in any material respect on the date made or reaffirmed; or

- c) the Districts admits in writing its inability to pay its debts generally as they become due or files a petition in bankruptcy or makes an assignment for the benefit of its creditors or consents to the appointment of a receiver or trustee for itself; or
- d) the Districts is adjudged insolvent by a court of competent jurisdiction, or it is adjudged a bankrupt on a petition in bankruptcy filed by or against the Districts, or an order, judgment or decree is entered by any court of competent jurisdiction appointing, without the consent of the Districts, a receiver or trustee of the Districts or of the whole or any part of its property, and if the aforesaid adjudications, orders, judgments or decrees shall not be vacated or set aside or stayed within 90 days from the date of entry thereof; or
- e) the Districts shall file a petition or answer seeking reorganization or any arrangement under the federal bankruptcy laws or any other applicable law or statute of the United States of America or the State of Florida; or
- f) the Districts shall default in the due and punctual payment or performance of covenants under any obligation for the payment of money to the Bank or any other subsidiary or affiliate of the Bank; or
- g) a judgment or order shall be rendered against the Districts for the payment of money in excess of \$250,000 and such judgment or order shall continue unsatisfied or unstayed for a period of more than 30 days. However, if the Districts is diligently pursuing a remedy, then the cure period is extended to 90 days.

Default

Remedies:

Upon the occurrence of any Event of Default, the Bank may immediately and without notice declare all amounts due under the Note to be immediately due and payable without further action of any kind and upon such declaration the Note and the interest accrued thereon shall become immediately due and payable. In addition, in such event the Bank may, in addition to any other remedies, either at law or in equity, by suit, action, mandamus or other proceeding in any court of competent jurisdiction, protect and enforce any and all rights under the laws of the State, or granted or contained in the Loan Agreement and may enforce and compel the performance of all duties required by the Loan Agreement or by any applicable statutes to be performed by the Issuer or by any officer thereof.

Interest Rate

Adjustments:

In the event the interest on the Loans become subject to federal income tax **due to actions or inactions of the Districts** and upon final judgement of the IRS, the interest rate will convert to the taxable rate. The taxable rate will be calculated by dividing the current tax-exempt rate by 1 minus the maximum federal corporate income tax rate at that time. In addition, the Districts shall make the Bank whole for any interest, penalties, and additions to tax suffered by the Bank.

If the Note shall be determined not to be a “bank qualified obligation,” the interest rate shall increase to the rate that shall provide the Bank with the same after-tax yield that

the Bank would have otherwise received had such determination not occurred, taking into account the increased taxable income of the Bank as a result.

Conditions of Lending:

The obligations of the Bank to lend hereunder are subject to the following conditions precedent:

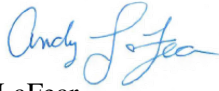
- a) Documents are and shall be true and correct to the best of the Districts knowledge at the time of closing.
- b) On the closing date the Districts shall be in compliance with all the terms and provisions set forth in the Note Documents on its part to be observed or performed, and no Event of Default nor any event that, upon notice or lapse of time or both, would constitute such an Event of Default, shall have occurred and be continuing at such time.
- c) On or prior to the closing date, the Bank shall have received the following supporting documents, all of which shall be satisfactory in form and substance to the Bank (such satisfaction to be evidenced by the purchase of the Note by the Bank): (i) the opinion of counsel to the Districts, regarding the due authorization, execution, delivery, validity and enforceability of the Agreement and the Note, the Districts power to incur the debt evidenced by the Note, the due adoption and enforceability of the Note Resolution and Assessment Resolutions and the due creation and existence of the Districts and to the effect that the Note is excluded from gross income for federal income tax purposes and is exempt from State excise tax on documents, and (ii) such additional supporting documents as the Bank may reasonably request.
- d) No material and adverse changes shall have occurred in the financial condition of the Districts.
- f) The Bank shall not be required to enter into the proposed Credit Accommodation until the completion of all due diligence inquiries, receipt of approvals from all requisite parties and the execution and receipt of all necessary documentation reasonably acceptable to the Bank and its counsel. The Bank complies with the US Patriot Act of 2001 (the "Act"), including, but not limited to; those sections relating to customer identification, monitoring and reporting of suspicious activities, and the prevention of money laundering. This Act mandates that we verify certain information about the borrower and any guarantor while processing the Credit Accommodation request. Furthermore, certain assumptions are made for this proposal which, if altered, could affect the overall credit approval and or the terms of the proposed Credit Accommodation.

Waiver of Jury Trial

Districts and Bank knowingly, intentionally, and voluntarily waive any right which any of them may have to a trial by jury in connection with any matter directly or indirectly relating to any Note document executed in connection herewith or any other matter arising from the relationship between Bank and Districts.

Synovus appreciates the opportunity to submit this Proposal and looks forward to your favorable response. Please understand that this letter is not a formal commitment to extend a Note by the Lender, or any of its affiliates, but is merely intended for discussion purposes only in order to provide you with the basic terms and conditions of our proposal, which are outlined above. The terms and conditions outlined in this Proposal are in effect for 30 days from the date of this letter. If you have any questions or need additional information, please do not hesitate either of us at the numbers below.

Respectfully,



Andy LaFear
Government Solutions Group
Synovus Bank
7768 Ozark Drive, 1st Floor
Jacksonville, FL 32256
(904) 997-7646
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Jim Mitchell, SVP
Government Solutions Group
Synovus Bank
2325 Vanderbilt Beach Road
Naples, FL 34109
(239) 552-1819
JimMitchell@synovus.com

Agreed to and accepted this ____ day of _____, 2023

BORROWER: Brooks of Bonita Springs Community Development District

Signature: _____

Name: _____

Title: _____

BORROWER: Brooks of Bonita Springs Community Development District II

Signature: _____

Name: _____

Title: _____

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

7

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

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

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

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

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

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

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

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

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

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

EXPENDITURES

Supervisors	\$ 14,000
The amount paid to each Supervisor for time devoted to District business and monthly meetings. The amount paid is \$200 per meeting for each member of the board. The Districts anticipate five meetings, in addition to applicable taxes.	
Management	91,526
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	27,000
The Districts carry public officials liability, general liability and fire damage insurance. Each District has a general liability insurance limit of \$1,000,000 (\$2,000,000 general aggregate limit), a public officials liability limit of \$1,000,000 (\$2,000,000 general aggregate limit) and a fire damage liability limit of \$50,000.	
Printing & binding	2,277
Checks, letterhead, envelopes, copies, etc.	
Legal advertising	1,500
Required advertisements for monthly meetings, special meetings, public hearings, bidding, etc.	
Contingencies	4,000
Bank charges and miscellaneous expenses incurred throughout the year.	
Capital outlay- 2023 note repayment	942,000
Annual District filing fees	350
Annual fees paid to the Department of Economic Opportunity.	
ADA website compliance	351
Communication	1,000
Periodic written communications to residents in addition to website design and maintenance.	
Contractual services	376,488
Contracts entered into by the Districts for water management related professional services and Cane Toad Management.	
NPDES	18,500
Fees associated with maintaining water quality and compliance with the National Pollutant Discharge Elimination System's (NPDES) program standards.	
Aquascaping	30,000
Expenses incurred relating to supplemental planting of lakes and wetlands.	
Aeration	65,000
Expenses incurred in installing new aeration systems within the community. The Districts anticipate installing several new systems during the fiscal year.	
Aeration - operating supplies	35,000
Electricity, service and maintenance of the Districts' existing aeration systems.	
Culvert cleaning	85,000
Expenses for hiring a contractor to inspect and clean the Districts' drainage culvert system. This program intends to inspect and clean all pipes on a three year rotation.	
Miscellaneous	5,000
Miscellaneous expenses incurred relating to water management of the Districts.	
Capital outlay - lake bank erosion repairs	100,000
The District's has which began implemented a multi-year lake bank erosion repair program in Fiscal Year 2015. The program is geared towards insuring compliance with the District's surface water management permits and will continue to be implemented on a priority basis.	
Boundary exotic removal-Shared Ditch	48,000
Fees associated with, in accordance with regulatory permits, the removal of exotic material from the boundaries of the water management system on a periodic basis including the shared cost agreement with San Carlos Estates. Includes a quarterly bush-hogging program .	
Contractual services	13,000
Expenses for hiring a sub-contractor for electrical maintenance and repair.	
Electricity	42,000
Monthly street lighting fees paid to Florida Power & Light.	

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

EXPENDITURES (continued)

Miscellaneous	2,500
Unforeseen miscellaneous costs relating to lighting.	
Pine-straw/soil/sand	55,000
This expense is based on the actual cost for one application of pine straw and soil as needed.	
Plant replacement supplies	80,000
For fiscal year 2023, it is anticipated that the District will need to continue to replace dead, deteriorated plant materials that are determined not to be the result of negligence on the part of the maintenance contractor.	
Maintenance supplies	30,000
This cost is based on the actual out-of-pocket expenses to continue the holiday decorations program as well as costs associated with annual sidewalk repairs.	
Electricity	650
This cost is based on the metered expenses for various fountains, irrigation, lighting and entry features.	
Irrigation water	110,000
The annual budget assumes normal weather patterns. Cost is based on actual metered volume.	
Electric - 41 entry feature/irrigation	10,000
Contract Services	4,500
This is for the cost of pressure washing/painting the entry monuments.	
Irrigation repair	25,000
Costs associated with the repair of irrigation facilities that are not covered under the maintenance contract.	
Landscape maintenance contract	717,000
Covers the routine landscape maintenance cost associated with the District's current contract with Gulfscapes Landscape Services Inc., for all areas.	
Irrigation Management	12,600
Intended to cover the costs associated with the irrigation management contract with Irrigation Design Group.	
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	1,500
Intended to cover the costs of water and sewer service to the restrooms and interactive fountain.	

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

EXPENDITURES (continued)

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

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

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

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

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

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

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

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

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

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

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

Brooks II

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

Debt Service Schedule

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

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

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

Brooks I

Community Development District

Series 2021

\$740,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
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	\$484,294.76		\$87,538.43	\$641,869.24

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

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

Brooks II
 Community Development District
 Series 2021
 \$1,025,000

Debt Service Schedule

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

**Brooks of Bonita Springs
Community Development District
2023 - 2024 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 2023-2024 tax payment
Orchid Ridge	Est SF	\$ -	\$ 1,029.35	\$ 1,029.35	\$ -
Magnolia Bend	Est SF 2	\$ -	\$ 1,029.35	\$ 1,029.35	\$ -
Summerfield	Stand SF	\$ -	\$ 1,029.35	\$ 1,029.35	\$ -
Cedar Glen	Stand SF	\$ -	\$ 1,029.35	\$ 1,029.35	\$ -
Sycamore Grove	Stand SF	\$ -	\$ 1,029.35	\$ 1,029.35	\$ -
Idlewilde	Stand SF 2	\$ -	\$ 1,029.35	\$ 1,029.35	\$ -
Tamarind Trace	Patio 1 (a)	\$ -	\$ 1,029.35	\$ 1,029.35	\$ -
Ginger Pointe	Patio 1 (b)	\$ -	\$ 1,029.35	\$ 1,029.35	\$ -
Sweet Bay	Patio 1 (c)	\$ -	\$ 1,029.35	\$ 1,029.35	\$ -
Laurel Meadow	Patio 2	\$ -	\$ 1,029.35	\$ 1,029.35	\$ -
Oak Strand	Patio 2 (a)	\$ -	\$ 1,029.35	\$ 1,029.35	\$ -
Morningside	Coach 1	\$ -	\$ 1,029.35	\$ 1,029.35	\$ -
Cypress Hammock	Coach 2	\$ -	\$ 1,029.35	\$ 1,029.35	\$ -
Silver/Shady/Whisper/Willow Creek	D-Villa	\$ -	\$ 1,029.35	\$ 1,029.35	\$ -
Sabal Cove/Coral Cove	A-Villa	\$ -	\$ 1,029.35	\$ 1,029.35	\$ -
Autumn Lake/Hidden Lakes	Carriage H	\$ -	\$ 1,029.35	\$ 1,029.35	\$ -
Streamside/Sunset/Winding Stream	Garden C	\$ -	\$ 1,029.35	\$ 1,029.35	\$ -
Copperleaf - Wisteria Point Bldg 11	Carriage H	\$ -	\$ 1,029.35	\$ 1,029.35	\$ -
Lighthouse Bay	PAID IN FULL	\$ -	\$ 1,029.35	\$ 1,029.35	\$ -

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

2021 Series Loan (REFINANCED Series 2001)

Lee County 7 years remaining

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

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

2017 Series Bond Issue (REFINANCED Series 2006)

Lee County 7 years remaining

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

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

2021 Series Loan

Lee County 10 years remaining
--

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

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

9

Milestones for CDD Pickleball Complex Development

Sequence No.	Milestone	Responsible Individual	Date Required	Date Completed
1.00	<i>Regulatory Activities</i>			
1.05	> Approve proceeding to VOE PZ&D with phase 1 site plan	CDD I & II Supervisors	1/10/2023	1/10/2023
1.06	> Approve resubmitting to VOE PZ&D with phase 1 site plan	CDD I & II Supervisors	3/22/2023	3/22/2023
1.10	> Hearing with Estero Planning Committee (Phase 1)	Merritt/Bartoletti/RWA/Acoustic	5/9/2023	5/9/2023
1.11	> Hearing with Estero Village Council	Merritt/Bartoletti/RWA/Acoustic	5/17/2023	Not Required
1.20	> Hearing with Estero Planning Committee, if needed, (Phase 2)			
1.30	> Hearing with Estero Planning Committee, if needed, (Phase 3)			
2.00	<i>Communication Activities</i>			
2.10	> Issue 1st Newsletter to Brooks Residents	Bartoletti/Woolsey	5/1/2023	5/1/2023
2.15	> Brief all 4 community BOD's/get support [alternately hold 1 (or 4) Town Hall Meetings]	Merritt/Bartoletti	Before funding vote	
2.17	> Develop FAQ document	Bartoletti/Woolsey/Merritt/ Gould	5/8/2023	5/8/2023
2.20	> Issue Newsletter #2	Woolsey	5/5/2023	5/5/2023

2.30	> Issue Newsletter #3	Woolsey	5/11/2023	5/11/2023
2.31	Issue Newsletter #4 (and beyond)	Woolsey		
2.40	> Dedication/Grand Opening Celebration			
2.60	> Procure "Coming Soon" sign	Staff	After funding approval	
3.00	Construction Document Preparation/Contract Placement			
3.10	> Develop Roles & Responsibilities document for General Contractor			
3.20	> Develop RFP for construction			
3.21	> Issue RFP for construction of four new courts/social areas/fencing/landscaping/etc.			
3.22	> Due date for construction bids			
3.24	> CDD selection of preferred construction contractor			
3.26	> Execute contract with General Contractor for project	Supervisors/Staff	Only after milestone 6.8 is completed	
3.30	Confirm Cost Recovery of On-Going Operations			
3.32	> Establish Committee to identify all on-going costs and method of recovery (2 CDD and 2 PCB)			
3.34	> Develop Annual Proforma MRO & Replacement Cost Spreadsheet	Bartoletti/Merritt		
3.36	> Define \$ values for MRO/Replacement Costs			

3.38	>	Develop overall cost recovery procedure for on-going operations of initial 7 courts with proposal for expansion to the full 16 court complex		
3.39	>	CDD Supervisors to approve final cost recovery procedure	CDD I & II Supervisors	Required before funding vote
3.40		<i>Establish On-Going Operational Plan</i>		
3.42	>	Establish Committee to develop Plan covering all aspects of daily operation of The Brooks Pickleball Complex (2 CDD/2 PBC/1 Representative from each Brooks community)		
3.44	>	Develop Roles & Responsibilities document for Operational Management Firm	O'Connor/Garner	5/24/2023
3.46		Develop Operating Agreement for on-going daily operations of the pickleball complex		
3.50	>	Establish rate for public play	Staff/Legal Council	
3.52	>	Establish Brooks' guest play rules/rates		
3.54	>	Establish daily play option parameters		
3.60	>	Issue RFP for Operation Management Contract (OMC)		
3.62	>	Due date for OMC bids		
3.80	>	Develop/Sign Letter of Intent to enter into Operating Agreement		
3.90	>	CDD selection of preferred Operating Contractor		
3.95	>	Sign Operating agreement between CDD's and selected Operating Company	Supervisors/Staff	Only after milestone 680 is completed

4.00 *Execute required support agreements/contracts*

4.20 > Sign contract with RemoteLoc

Supervisors/Staff

Only after milestone 680 is completed

4.30 > Sign new contract with CourtReserve

Supervisors/Staff

Only after milestone 680 is completed

4.40 > Initiate new Internet service (w/ Hotwire?)

Supervisors/Staff

Only after milestone 680 is completed

4.50 > Sign new contract with each additional service provider to support the Operating Agreement

Supervisors/Staff

Only after milestone 680 is completed

5.00 *Construction Monitoring*

5.10 > Develop detailed overall construction schedule with associated cost profile

Project Manager/Contractor

5.20 > Start Construction

5.30 > Monitor on-going work and compare to project schedule (and associated cost)

Project Manager/Supervisors/Staff

5.90 > Complete Construction

6.00 *Regulatory Actions Required by CDD's*

6.10 > Public meeting on proposed 2023-24 CDD budget with pickleball capital funds included

CDD I & II Supervisors

7/26/2023

6.20 > Approve 2023-24 CDD budget with pickleball capital funds included

CDD I & II Supervisors

8/23/2023

6.80 > **Vote by CDD Supervisors to fund/start construction of Phase I**

CDD I & II Supervisors

What activities must be completed before this step?

7.00 *On-Going Operations*

7.10	>	Initiate new operating rules--i.e. members only, paid membership, use of CourtReserve, remote locks operational, etc.			
7.20	>	Monthly review of Operations (collection of user fees, cost vs. budget analysis, operational issues, anything else the CDD should be aware of)		first year of operations	
7.3	>	Quarterly review of Operations (collection of user fees, cost vs. budget analysis, operational issues, need/plans for required future expansion, anything else the CDD should be aware of)		after first year of operations	

5/17/2023 11:36

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

**UNAUDITED
FINANCIAL
STATEMENTS**

**BROOKS OF BONITA SPRINGS & BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICTS
FINANCIAL STATEMENTS
UNAUDITED
APRIL 30, 2023**

**BROOKS OF BONITA SPRINGS & BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICTS
COMBINED BALANCE SHEET
APRIL 30, 2023**

	General Funds	Debt Service Funds	Total Governmental Funds
	<u> </u>	<u> </u>	<u> </u>
ASSETS			
Cash & investments	\$1,496,431	\$1,489,033	\$ 2,985,464
Deposits	525	-	525
Accounts receivable	155,709	-	155,709
Due from other funds			
Brooks I			
General fund	-	33,816	33,816
Brooks II			
General fund	2,394	38,312	40,706
Total assets	<u>\$ 1,655,059</u>	<u>\$ 1,561,161</u>	<u>\$ 3,216,220</u>
LIABILITIES & FUND BALANCES			
Liabilities:			
Accounts payable	\$ 17,499	\$ -	\$ 17,499
Due to other funds			
Brooks I			
Debt service - series 2021	33,817	-	33,817
Brooks II			
Debt service - series 2021	38,313	-	38,313
Due to other governments			
Brooks II			
General fund	2,394	-	2,394
Due to clearing fund	23	-	23
Total liabilities	<u>92,046</u>	<u>-</u>	<u>92,046</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred receipts	155,709	-	155,709
Total deferred inflows of resources	<u>155,709</u>	<u>-</u>	<u>155,709</u>
Fund balances:			
Restricted for:			
Debt service	-	1,561,161	1,561,161
Capital outlay projects	480,652	-	480,652
Unassigned	926,652	-	926,652
Total fund balances	<u>1,407,304</u>	<u>1,561,161</u>	<u>2,968,465</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 1,655,059</u>	<u>\$ 1,561,161</u>	<u>\$ 3,216,220</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 APRIL 30, 2023

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 55,482	\$ 2,225,542	\$ 2,265,748	98%
Commons Club - share maint cost	-	-	163,749	0%
Coconut Road - cost sharing (mall contribution)	-	6,977	13,000	54%
Interest & miscellaneous	56	391	3,500	11%
Total revenues	<u>55,538</u>	<u>2,232,910</u>	<u>2,445,997</u>	91%
EXPENDITURES				
Administrative				
Supervisors	3,014	7,535	14,000	54%
Management	7,627	53,389	91,526	58%
Accounting	3,173	22,212	38,077	58%
Audit	-	19,000	19,000	100%
Legal	637	4,190	10,000	42%
Field management	3,631	25,419	43,576	58%
Engineering	6,329	53,895	30,000	180%
Trustee	4,463	4,463	12,900	35%
Dissemination agent	167	1,166	2,000	58%
Arbitrage rebate calculation	-	-	6,000	0%
Assessment roll preparation	-	27,000	26,999	100%
Telephone	86	604	1,035	58%
Postage	178	688	1,200	57%
Insurance	-	24,989	24,501	102%
Printing and binding	190	1,328	2,277	58%
Legal advertising	-	869	1,500	58%
Contingencies	476	1,712	3,999	43%
Annual district filing fee	-	350	350	100%
ADA website compliance	-	210	351	60%
Communication	-	-	1,000	0%
Total administrative	<u>29,971</u>	<u>249,019</u>	<u>330,291</u>	75%
Water management				
Contractual services	1,575	156,775	387,312	40%
NPDES permit	1,700	4,960	18,501	27%
Aquascaping	-	-	30,000	0%
Aeration	-	-	65,000	0%
Aeration operating supplies	4,274	23,653	35,000	68%
Culvert cleaning	-	2,781	85,000	3%
Capital outlay-lake bank erosion	-	44,421	100,000	44%
Boundary exotic removal	-	20,000	48,000	42%
Miscellaneous	-	3,477	5,000	70%
Total water management	<u>7,549</u>	<u>256,067</u>	<u>773,813</u>	33%

**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 APRIL 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
Lighting services				
Contractual services	-	4,182	13,000	32%
Electricity	4,256	24,810	38,000	65%
Miscellaneous	230	1,377	2,500	55%
Hurricane repair	-	6,981	-	N/A
Total lighting services	<u>4,486</u>	<u>37,350</u>	<u>53,500</u>	70%
Coconut Rd. & Three Oaks Parkway				
Pine straw/soil/sand	-	40,456	45,000	90%
Plant replacement supplies	-	-	80,000	0%
Maintenance supplies	-	4,200	29,999	14%
Electricity	60	374	500	75%
Irrigation water	12,298	62,039	110,000	56%
Electric - 41 entry feature/irrigation	979	5,312	10,000	53%
Contract services	-	-	8,000	0%
Irrigation repairs	-	2,399	24,999	10%
Landscape maintenance contract	62,852	431,280	714,000	60%
Capital Improvement 2023/2024	14,310	14,310	-	N/A
Irrigation management	3,495	9,795	12,600	78%
Hurricane clean up	-	173,517	-	N/A
Total Coconut Rd. & Three Oaks Parkway	<u>93,994</u>	<u>743,682</u>	<u>1,035,098</u>	72%
Coconut Road Park				
Capital outlay - lighting	6,705	58,250	10,000	583%
License fees	-	-	1,050	0%
Plant replacements	-	-	10,000	0%
Other maintenance supplies	-	-	4,000	0%
Electric	816	4,609	9,000	51%
Irrigation water	1,195	4,620	6,000	77%
Sewer/water	85	558	3,000	19%
Contract services	3,430	64,599	55,000	117%
Building R&M	-	-	5,000	0%
Landscape maint contract	12,421	57,342	92,285	62%
Hardscape repairs	-	2,116	10,000	21%
Lighting repairs	(779)	12,611	6,000	210%
Hardscape maintenance	-	6,469	3,999	162%
CC building landscaping	-	-	11,500	0%
Hurricane clean up	-	104,269	-	N/A
Total parks and recreation	<u>23,873</u>	<u>315,443</u>	<u>226,834</u>	139%

**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 APRIL 30, 2023**

	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	159,873	1,610,291	2,428,994	66%
Excess/(deficiency) of revenues over/(under) expenditures	(104,335)	622,619	17,003	
Fund balances - beginning	1,511,639	784,685	688,734	
Assigned: capital outlay projects	480,652	480,652	480,652	
Unassigned	926,652	926,652	225,077	
Fund balances - ending	<u>\$ 1,407,304</u>	<u>\$ 1,407,304</u>	<u>\$ 705,737</u>	

**BROOKS OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GENERAL FUND
APRIL 30, 2023**

	Balance
ASSETS	
SunTrust	\$ 832,341
Centennial Bank	26,734
Finemark: MMF	29,054
Deposits	525
Accounts receivable	102,301
Total assets	\$ 990,955
 LIABILITIES & FUND BALANCES	
Liabilities:	
Accounts payable	\$ 11,497
Due to other funds	
Brooks I	
Debt service - series 2021	33,817
Brooks II	
General fund	2,394
Due to clearing fund	15
Total liabilities	47,723
 DEFERRED INFLOWS OF RESOURCES	
Deferred receipts	102,301
Total deferred inflows of resources	102,301
 Fund balances:	
Reserved for:	
Capital outlay projects	315,788
Unassigned	525,143
Total fund balances	840,931
Total liabilities, deferred inflows of resources and fund balances	\$ 990,955

**BROOKS OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED APRIL 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 34,404	\$ 1,458,904	\$ 1,488,596	98%
Commons Club - share maint cost	-	-	107,583	0%
Coconut Road - cost sharing (mall contribution)	-	4,584	8,541	54%
Interest & miscellaneous	21	133	2,300	6%
Total revenues	<u>34,425</u>	<u>1,463,621</u>	<u>1,607,020</u>	91%
EXPENDITURES				
Administrative				
Supervisors	1,980	4,950	9,198	54%
Management	5,011	35,077	60,133	58%
Accounting	2,085	14,594	25,017	58%
Audit	-	12,483	12,483	100%
Legal	419	2,753	6,570	42%
Field management	2,386	16,700	28,629	58%
Engineering	4,158	35,409	19,710	180%
Trustee	2,932	2,932	8,475	35%
Dissemination agent	109	766	1,314	58%
Arbitrage rebate calculation	-	-	3,942	0%
Assessment roll preparation	-	17,739	17,739	100%
Telephone	57	397	680	58%
Postage	117	452	788	57%
Insurance	-	16,418	16,097	102%
Printing and binding	125	873	1,496	58%
Legal advertising	-	571	986	58%
Contingencies	311	1,114	2,628	42%
Annual district filing fee	-	230	230	100%
ADA website compliance	-	138	231	60%
Communication	-	-	657	0%
Total administrative	<u>19,690</u>	<u>163,596</u>	<u>217,003</u>	75%
Water management				
Contractual services	1,035	103,001	254,464	40%
NPDES permit	1,117	3,259	12,155	27%
Aquascaping	-	-	19,710	0%
Aeration	-	-	42,705	0%
Aeration operating supplies	2,808	15,540	22,995	68%
Culvert cleaning	-	1,827	55,845	3%
Capital outlay-lake bank erosion	-	29,185	65,700	44%
Boundary exotic removal	-	13,140	31,536	42%
Miscellaneous	-	2,284	3,285	70%
Total water management	<u>4,960</u>	<u>168,236</u>	<u>508,395</u>	33%

**BROOKS OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED APRIL 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
Lighting services				
Contractual services	-	2,748	8,541	32%
Electricity	2,796	16,300	24,966	65%
Miscellaneous	151	905	1,643	55%
Hurricane repair	-	4,586	-	N/A
Total lighting services	<u>2,947</u>	<u>24,539</u>	<u>35,150</u>	70%
Coconut Rd. & Three Oaks Parkway				
Pine straw/soil/sand	-	26,580	29,565	90%
Plant replacement supplies	-	-	52,560	0%
Maintenance supplies	-	2,759	19,710	14%
Electricity	39	245	329	74%
Irrigation water	8,080	40,760	72,270	56%
Electric - 41 entry feature/irrigation	643	3,490	6,570	53%
Contract services	-	-	5,256	0%
Irrigation repairs	-	1,576	16,425	10%
Landscape maintenance contract	41,294	283,351	469,098	60%
Capital Improvement 2023/2024	9,402	9,402	-	N/A
Irrigation management	2,296	6,435	8,278	78%
Hurricane clean up	-	114,001	-	N/A
Total Coconut Rd. & Three Oaks Parkway	<u>61,754</u>	<u>488,599</u>	<u>680,061</u>	72%
Coconut Road Park				
Capital outlay	4,405	38,270	6,570	582%
License fees	-	-	690	0%
Plant replacements	-	-	6,570	0%
Other maintenance supplies	-	-	2,628	0%
Electric	536	3,028	5,913	51%
Irrigation water	785	3,035	3,942	77%
Sewer/water	56	367	1,971	19%
Contract services	2,254	42,442	36,135	117%
Building R&M	-	-	3,285	0%
Landscape maint contract	8,161	37,674	60,631	62%
Hardscape repairs	-	1,390	6,570	21%
Lighting repairs	(512)	8,285	3,942	210%
Hardscape maintenance	-	4,250	2,628	162%
CC building landscaping	-	-	7,556	0%
Hurricane clean up	-	68,505	-	N/A
Total parks and recreation	<u>15,685</u>	<u>207,246</u>	<u>149,031</u>	139%

**BROOKS OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED APRIL 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
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	105,036	1,057,922	1,595,853	66%
Excess/(deficiency) of revenues over/(under) expenditures	(70,611)	405,699	11,167	
Fund balances - beginning	911,542	435,232	373,106	
Assigned: capital outlay projects	315,788	315,788	315,788	
Unassigned	525,143	525,143	68,485	
Fund balances - ending	<u>\$ 840,931</u>	<u>\$ 840,931</u>	<u>\$ 384,273</u>	

**BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GENERAL FUND
APRIL 30, 2023**

	Balance
ASSETS	
BankUnited	\$ 101,260
SunTrust	455,117
Centennial Bank	51,925
Accounts receivable	53,408
Due from other funds	
Brooks II	
General Fund	2,394
Total assets	\$ 664,104
 LIABILITES & FUND BALANCES	
Liabilities:	
Accounts payable	\$ 6,002
Due to other funds	
Brooks II	
Debt service - series 2021	38,313
Due to clearing fund	8
Total liabilities	44,323
 DEFERRED INFLOWS OF RESOURCES	
Deferred receipts	53,408
Total deferred inflows of resources	53,408
 Fund balances:	
Reserved for:	
Capital outlay projects	164,864
Unassigned	401,509
Total fund balances	566,373
Total liabilities, deferred inflows of resources and fund balances	\$ 664,104

**BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED APRIL 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 21,078	\$ 766,638	\$ 777,152	99%
Commons Club - share maint cost	-	-	56,166	0%
Coconut Road - cost sharing (mall contribution)	-	2,393	4,459	54%
Interest & miscellaneous	35	258	1,201	21%
Total revenues	<u>21,113</u>	<u>769,289</u>	<u>838,978</u>	92%
EXPENDITURES				
Administrative				
Supervisors	1,034	2,585	4,802	54%
Management	2,616	18,312	31,393	58%
Accounting	1,088	7,618	13,060	58%
Audit	-	6,517	6,517	100%
Legal	218	1,437	3,430	42%
Field management	1,245	8,719	14,947	58%
Engineering	2,171	18,486	10,290	180%
Trustee	1,531	1,531	4,425	35%
Dissemination agent	58	400	686	58%
Arbitrage rebate calculation	-	-	2,058	0%
Assessment roll preparation	-	9,261	9,261	100%
Telephone	29	207	355	58%
Postage	61	236	412	57%
Insurance	-	8,571	8,404	102%
Printing and binding	65	455	781	58%
Legal advertising	-	298	515	58%
Contingencies	165	598	1,372	44%
Annual district filing fee	-	120	120	100%
ADA website compliance	-	72	120	60%
Communication	-	-	343	0%
Total administrative	<u>10,281</u>	<u>85,423</u>	<u>113,291</u>	75%
Water management				
Contractual services	540	53,774	132,848	40%
NPDES permit	583	1,701	6,346	27%
Aquascaping	-	-	10,290	0%
Aeration	-	-	22,295	0%
Aeration operating supplies	1,466	8,113	12,005	68%
Culvert cleaning	-	954	29,155	3%
Capital outlay-lake bank erosion	-	15,236	34,300	44%
Boundary exotic removal	-	6,860	16,464	42%
Miscellaneous	-	1,193	1,715	70%
Total water management	<u>2,589</u>	<u>87,831</u>	<u>265,418</u>	33%

**BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED APRIL 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
Lighting services				
Contractual services	-	1,434	4,459	32%
Electricity	1,460	8,510	13,034	65%
Miscellaneous	79	472	858	55%
Hurricane repair	-	2,395	-	N/A
Total lighting services	<u>1,539</u>	<u>12,811</u>	<u>18,351</u>	70%
Coconut Rd. & Three Oaks Parkway				
Pine straw/soil/sand	-	13,876	15,435	90%
Plant replacement supplies	-	-	27,440	0%
Maintenance supplies	-	1,441	10,290	14%
Electricity	21	129	172	75%
Irrigation water	4,218	21,279	37,730	56%
Electric - 41 entry feature/irrigation	336	1,822	3,430	53%
Contract services	-	-	2,744	0%
Irrigation repairs	-	823	8,575	10%
Landscape maintenance contract	21,558	147,929	244,902	60%
Capital Improvement 2023/2024	4,908	4,908	-	N/A
Irrigation management	1,199	3,360	4,322	78%
Hurricane clean up	-	59,516	-	N/A
Total Coconut Rd. & Three Oaks Parkway	<u>32,240</u>	<u>255,083</u>	<u>355,040</u>	72%
Coconut Road Park				
Capital outlay	2,300	19,980	3,430	583%
License fees	-	-	360	0%
Plant replacements	-	-	3,430	0%
Other maintenance supplies	-	-	1,372	0%
Electric	280	1,581	3,087	51%
Irrigation water	410	1,585	2,058	77%
Sewer/water	29	191	1,029	19%
Contract services	1,176	22,157	18,865	117%
Building R&M	-	-	1,715	0%
Landscape maint contract	4,260	19,668	31,654	62%
Hardscape repairs	-	726	3,430	21%
Lighting repairs	(267)	4,326	2,058	210%
Hardscape maintenance	-	2,219	1,372	162%
CC building landscaping	-	-	3,945	0%
Hurricane clean up	-	35,764	-	N/A
Total parks and recreation	<u>8,188</u>	<u>108,197</u>	<u>77,805</u>	139%

**BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED APRIL 30, 2023**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Other fees & charges				
Property appraiser	-	1,219	1,416	86%
Tax collector	-	1,805	1,829	99%
Total other fees & charges	<u>-</u>	<u>3,024</u>	<u>3,245</u>	93%
Total expenditures	<u>54,837</u>	<u>552,369</u>	<u>833,150</u>	66%
Excess/(deficiency) of revenues over/(under) expenditures	(33,724)	216,920	5,828	
Fund balances - beginning	<u>600,097</u>	<u>349,453</u>	<u>315,628</u>	
Assigned: capital outlay projects	164,864	164,864	164,864	
Unassigned	401,509	401,509	156,592	
Fund balances - ending	<u>\$ 566,373</u>	<u>\$ 566,373</u>	<u>\$ 321,456</u>	

**BROOKS OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
DEBT SERVICE FUND SERIES 2021 (REFUNDED SERIES 2001)
APRIL 30, 2023**

	Balance
ASSETS	
Due from other funds	
Brooks I	
General fund	\$ 33,816
Total assets	\$ 33,816
 LIABILITIES & FUND BALANCES	
Liabilities:	\$ -
Total liabilities	-
 Fund balances:	
Restricted for:	
Debt service	33,816
Total fund balances	33,816
 Total liabilities & fund balances	\$ 33,816

**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 APRIL 30, 2023**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Special assessment: on-roll	\$ 1,674	\$ 70,831	\$ 72,439	98%
Total revenues	<u>1,674</u>	<u>70,831</u>	<u>72,439</u>	98%
EXPENDITURES				
Debt service				
Principal	55,000	55,000	50,000	110%
Interest	10,018	19,950	20,036	100%
Total debt service	<u>65,018</u>	<u>74,950</u>	<u>70,036</u>	107%
Excess/(deficiency) of revenues over/(under) expenditures	(63,344)	(4,119)	2,403	
Fund balances - beginning	97,160	37,935	27,801	
Fund balances - ending	<u>\$ 33,816</u>	<u>\$ 33,816</u>	<u>\$ 30,204</u>	

**BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
DEBT SERVICE FUND SERIES 2017 (REFUNDED SERIES 2006)
APRIL 30, 2023**

	Balance
ASSETS	
Investments:	
Revenue	\$ 226,728
Prepayment	13,143
Reserve	273,970
Sinking	842,000
Interest	133,192
Total assets	\$ 1,489,033
 LIABILITIES & FUND BALANCES	
Liabilities:	\$ -
Total liabilities	-
 Fund balances:	
Restricted for:	
Debt service	1,489,033
Total fund balances	1,489,033
Total liabilities & fund balances	\$ 1,489,033

**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 APRIL 30, 2023**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Special assessment: on-roll	\$ 29,723	\$ 1,078,522	\$ 1,094,797	99%
Interest	1,443	8,194	-	N/A
Assessment prepayments	-	13,013	-	N/A
Total revenues	<u>31,166</u>	<u>1,099,729</u>	<u>1,094,797</u>	100%
EXPENDITURES				
Debt service				
Principal	-	-	842,000	0%
Interest	-	133,207	266,414	50%
Principal prepayment	-	1,000	-	N/A
Total debt service	<u>-</u>	<u>134,207</u>	<u>1,108,414</u>	12%
Excess/(deficiency) of revenues over/(under) expenditures	31,166	965,522	(13,617)	
Fund balances - beginning	1,457,867	523,511	518,679	
Fund balances - ending	<u>\$ 1,489,033</u>	<u>\$ 1,489,033</u>	<u>\$ 505,062</u>	

**BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
DEBT SERVICE FUND SERIES 2021 (REFUNDED SERIES 2003)
APRIL 30, 2023**

	Balance
ASSETS	
Due from other funds	
Brooks II	
General fund	\$ 38,312
Total assets	\$ 38,312
 LIABILITIES & FUND BALANCES	
Liabilities:	\$ -
Total liabilities	-
 Fund balances:	
Restricted for:	
Debt service	38,312
Total fund balances	38,312
 Total liabilities & fund balances	\$ 38,312

**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 APRIL 30, 2023**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Special assessment: on-roll	\$ 2,561	\$ 92,942	\$ 93,438	99%
Total revenues	<u>2,561</u>	<u>92,942</u>	<u>93,438</u>	99%
EXPENDITURES				
Debt service				
Principal	55,000	55,000	55,000	100%
Interest	16,425	32,788	32,850	100%
Total debt service	<u>71,425</u>	<u>87,788</u>	<u>87,850</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	(68,864)	5,154	5,588	
Fund balances - beginning	107,176	33,158	32,956	
Fund balances - ending	<u>\$ 38,312</u>	<u>\$ 38,312</u>	<u>\$ 38,544</u>	

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

MINUTES

DRAFT

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

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

Present for Brooks CDD:

James Merritt	Chair
Sandra Varnum	Vice Chair
William Stoehr	Assistant Secretary
David Garner	Assistant Secretary
John Woolsey	Assistant Secretary

Present for Brooks II CDD:

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

Also present:

Chuck Adams	District Manager
Cleo Adams	District Manager
Shane Willis	Operations Manager
Dan H. Cox (via telephone)	District Counsel
Joseph DeBono	District Engineer
Blake Grimes	GulfScapes Landscape Management
Tony Grau (via telephone)	Grau & Associates
Dale Van Scoyk	Pickleball Sound Mitigation, LLC

Residents present were:

Terry Ebaugh	Gary Gotsch	Sena Drawer
Joseph Alfanito	Lynn McGrath	Other Residents

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

45

46 **SECOND ORDER OF BUSINESS**

Public Comments (*agenda items only*)

47

48 Resident Terry Ebaugh described the US Pickleball Championship in Naples and difficulty
49 securing reservations due to demand. He expressed support for additional pickleball courts, as
50 soon as possible, due to the popularity of the sport.

51 Resident Gary Gotsch described an encounter with prospective buyers interested in
52 pickleball who lost interest when they learned how few courts there are in the community.

53 Resident Sena Drawer discussed the growth of the pickleball amenity and the role of the
54 CDDs in building and managing amenities and protecting property values. She asked the Boards
55 to approve a first-class pickleball amenity.

56 Resident Joseph Albanito noted the great support for additional pickleball courts
57 expressed at meetings over the last 18 months, with very little opposition. He voiced frustration
58 that the project has been delayed. He supports the project .

59 Resident Ed Piper thanked the Boards for their support of the pickleball community. He
60 discussed pickleball’s growing popularity. He supports expanding the pickleball amenity.

61

62 **BROOKS OF BONITA SPRINGS ITEMS**

63 **THIRD ORDER OF BUSINESS**

**Presentation of Brooks of Bonita Springs
Community Development District’s
Audited Financial Report for Fiscal Year
Ended September 30, 2022, Prepared by
Grau & Associates**

64

65
66
67
68
69 Mr. Grau presented the Draft Audited Annual Financial Report for the Fiscal Year Ended
70 September 30, 2022 and accompanying disclosures. Referring to a comment highlighted in
71 yellow at the top of Page 27, he recalled that, in the past, the CDD was asked to open a reserve
72 account with the bank. Aside from that comment, there were no findings, irregularities or
73 instances of noncompliance; it was an unmodified opinion, otherwise known as a clean audit.

74 Mr. Adams stated that the matter of the reserve account was resolved.

75 A Board Member noted the statement “The District does not anticipate any major
76 projects or significant changes to its infrastructure maintenance program for the subsequent
77 fiscal year.” on Page 6. Mr. Adams stated that information must be updated since
78 improvements to CDD assets are planned.

79 Discussion resumed regarding how to address the request for the CDD to open a reserve
80 account with the bank. Mr. Adams stated the account was established and funded. Mr. Grau
81 stated, given that the reserve account was created, the finding will be deleted.

82 Ms. Bunting asked about the statement “has not met one or more of the financial
83 emergency conditions...” on Page 27. Mr. Adams stated while the note reads like a negative, it
84 is a positive thing as it indicates that the CDD was not found to have a financial emergency.

85 Ms. O’Connor asked about the reserve account requirement. Mr. Adams discussed the
86 reserves required when bonds are issued and noted that, in this case, the bank only required a
87 \$10,000 reserve account in conjunction with the CDD’s short term, five-year bank loan.

88 A Board Member noted a typographical error. The second line in the third to last
89 paragraph on Page 12. The following change was made:

90 Page 12, 4th Paragraph, 2nd Line: Change “such repayments” to “such payments”

91
92 **FOURTH ORDER OF BUSINESS** **Consideration of Resolution 2023-03,**
93 **Hereby Accepting the Audited Financial**
94 **Report for the Fiscal Year Ended**
95 **September 30, 2022**
96

97 **On MOTION by Ms. Varnum and seconded by Mr. Garner, with all in favor,**
98 **Resolution 2023-03, Hereby Accepting the Audited Financial Report for the**
99 **Fiscal Year Ended September 30, 2022, as amended, was adopted.**

100
101
102 **BROOKS OF BONITA SPRINGS II ITEMS**

103 **FIFTH ORDER OF BUSINESS** **Presentation of Brooks of Bonita Springs II**
104 **Community Development District’s**
105 **Audited Financial Report for Fiscal Year**
106 **Ended September 30, 2022, Prepared by**
107 **Grau & Associates**
108

109 Mr. Grau presented the Draft Audited Annual Financial Report for the Fiscal Year Ended
110 September 30, 2022 and accompanying disclosures. A similar finding related to the reserve was
111 highlighted in yellow at the top of Page 29; as previously noted for the Brooks of Bonita Springs
112 CDD (BOBS), given that the reserve account was created, the finding will be deleted. Aside from
113 that comment, there were no findings, irregularities or instances of noncompliance; it was an
114 unmodified opinion, otherwise known as a clean audit.

115 Mr. Gould noted that the same edits as discussed for BOBS will be made, as needed,
116 throughout the Brooks of Bonita Springs II CDD (BOBSII) Audited Financial Report.

117 Ms. Bunting questioned the statement in Note 9, on Page 21, indicating that insurance
118 coverage may not extend to all situations. Mr. Grau stated the disclosure acknowledges that
119 the CDDs do not insure for every possible loss, as the cost would be exorbitant.

120 Mr. Bartoletti asked for the payoff date for BOBSII. Mr. Grau stated it will be May 2034.

121

122 **SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-03,
Hereby Accepting the Audited Financial
Report for the Fiscal Year Ended
September 30, 2022**

123

124

125

126

127

**On MOTION by Mr. Bartoletti and seconded by Ms. O'Connor, with all in favor,
Resolution 2023-03, Hereby Accepting the Audited Financial Report for the
Fiscal Year Ended September 30, 2022, as amended, was adopted.**

128

129

130

131

132 **▪ Presentation of Pickleball Video with Visual Renderings**

133 **This item was an addition to the agenda.**

134 Mr. Merritt presented a video of landscape renderings and noted the following:

135 ➤ The presentation constitutes the visual appearance the Boards are trying to create, in
136 terms of landscaping and maintaining the integrity and ambiance of The Commons Club and the
137 amenities offered.

138 ➤ The Site Plan proposes inclusion of 27 new trees, Clusia in significant size to provide
139 necessary visual and sound barriers to the courts and other landscaping to create a first-class
140 facility that The Brooks can be proud of.

141 ➤ The Commons Club challenged the CDDs to address the important and justifiable sound
142 and visual concerns. The Board consulted with the District Engineer, Site Planner and
143 Landscaper to create a pleasant visual appearance of the complex.

144 ➤ Sound Engineer Dale Van Scoyk was engaged to address the sound issues.

145 Mr. Van Scoyk, of Pickleball Sound Mitigation, LLC (PSM), discussed solutions designed
146 to meet local ordinances, codes and regulations, and general levels of acceptable human sound
147 levels. He discussed the scope, methods and findings of the 31-page Report his firm produced
148 regarding the location and the 360-degree surrounding area. Measurements of existing sound

149 were taken at six locations, with baseline sound levels taken during quiet times and during
150 active play, including at the nearest residence and the Hidden Lakes condominium building. He
151 explained the beneficial effect of the fountain. He read the following from the Report:

152 "After thorough research and analysis, we believe the location and design of the
153 proposed Brooks Pickleball Park will meet noise ordinances and not adversely effect residential
154 owners or commercial functions of reasonable people with normal sensitivities, both at The
155 Commons area and at surrounding properties, provided the proposed and recommended
156 sound mitigation measures are used."

157 Mr. Van Scoyk discussed local communities that engaged PSM and commended the
158 Boards on their proactive approach by contacting PSM at the beginning of the project.

159 Mr. Van Scoyk responded to questions and explained the Report data, measurements
160 taken, methods of measurement versus the City of Estero ordinances and the rationales and
161 arguments to be made to the City. For example, the sound levels do not increase as the number
162 of courts increases; while the number of "pops" might increase, the overall noise does not
163 increase. Road noise already exceeds the noise level that would be produced by the pickleball
164 courts in some areas.

165 Discussion ensued regarding the Report, noise dampening features, data modeling, the
166 benefits of landscaping and the goal of remaining below 50 decibel noise level.

167 Mr. Merritt stated the Boards tried to do everything asked. The Village of Estero asked
168 the CDDs to conduct a Sound Study to ensure that a noise issue would not be discovered in
169 Phase 2 or 3 or after the amenity is built. He expressed support for conducting the Sound Study
170 due to the growing demand for pickleball.

171 Discussion ensued regarding the Report, need for a Sound Study, decibel levels,
172 ordinance requirements, Mr. Van Scoyk's recommendations, sound reflecting materials and
173 devices and acoustic barriers that might be necessary if the Village of Estero requires the
174 Pickleball Court to meet residential noise ordinance levels.

175 Mr. Merritt stated the intent is to share the Sound Study with the Village of Estero
176 before the Public Hearing so the Village of Estero understands the findings and issues can be
177 addressed.

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On MOTION for Brooks of Bonita Springs by Mr. Stoehr and seconded by Mr. Woolsey, with all in favor, authorizing the Chair to present the Sound Study to the Village of Estero, was approved.

On MOTION for Brooks of Bonita Springs II by Ms. O'Connor and seconded by Mr. Bertucci, with all in favor, authorizing the Chair to present the Sound Study to the Village of Estero, was approved.

▪ **Staff Reports: District Engineer: Johnson Engineering, Inc.**

This item, previously Item 15B, was presented out of order.

Mr. DeBono reported the following:

- Regarding the pathway repairs the Board approved at the last meeting, vehicles have been in the right-of-way (ROW) surveying the pathway. Field work is nearly complete and design work is underway; a draft of the design will be provided soon.
- Lake bank restoration permitting was submitted to the Village of Estero and is under review; it is hoped that a permit will be issued soon.

Asked what the \$172,000 pathway repair study will provide, Mr. DeBono stated survey work is being done simultaneously as the design for the full replacement of the existing pathway which measures seven miles long and 6' to 8' wide and must be brought into compliance with the Americans with Disabilities Act (ADA) requirements. The full pathway design will include all design specifications and will be ready for publishing to contractors for bidding. The firm's services are retained throughout the bidding process, to answer questions or redesign if needed for completion of the construction.

Discussion ensued regarding potential drainage improvements, tree roots impeding the pathway, evaluation of the sub-base and possible enhancements to avoid future deterioration.

Mr. Adams stated the sidewalk replacement budget does not include the \$172,885 for engineering services.

JOINT BUSINESS ITEMS

SEVENTH ORDER OF BUSINESS

Landscape Report: *GulfScapes Landscape Management Services*

- **Irrigation Reports**

213 **A. Meter Usage by Clock**

214 **B. Year-Over-Year Water Usage**

215 Mr. Grimes reported the following:

216 ➤ Cutbacks started along Three Oaks. Moisture levels are holding well.

217 ➤ During the drought, it was discovered that the RCS pumps went down. The problem was
218 addressed quickly and no problems occurred since.

219 ➤ Some flowers at the entry died due to overwatering; replacements were ordered and
220 will be planted next week.

221 A Board Member asked where the landscaping trucks will park when the pickleball
222 courts are built. Mr. Grimes asked for a small indent in the concrete to allow truck turnaround.

223 ➤ Monthly water usage is consistent per each clock. Total water usage is up to 23 million
224 gallons for the year.

225

226 **EIGHTH ORDER OF BUSINESS**

**Update: CIP Budget and Cost per Unit
Estimator**

227

228

229 Mr. Adams presented the Capital Improvement Plan (CIP) Budget and Cost per Unit
230 Estimator. Most costs shown are based on actual proposals received, with the exception of the
231 pickleball courts; the \$900,000 estimate shown does not include the full project.

232 Mr. Merritt noted that, if the pickleball project proceeds, there will be some revenue
233 return. Pickleball players should realize that they will pay for the cost of replacement, repair
234 and operation. The CDDs will fund up-front construction costs only, based on demand. A
235 demonstration that pickleball players can provide the revenue will be needed to continue the
236 amenity. Asked if the amounts are included in the Fiscal Year 2024 budget, Mr. Adams replied
237 affirmatively. Mr. Merritt expressed concern about a possible 57% increase to assessments due
238 to the expenditure for the pickleball facility.

239 Mr. Bartoletti stated there is no room for the southern monument. He noted that a
240 significant amount of the projects shown are essential and due to safety issues.

241 Discussion ensued regarding removing the monuments from the CIP Budget, items that
242 may be paid out of the 2023 Operation & Maintenance (O&M) Budget and the possibility of
243 obtaining a loan versus issuing bonds.

244 Mr. Merritt noted that the Fiscal Year 2024 budget will be finalized in August; some
245 significant decisions will be made at the next meeting regarding the total CIP amount.

246 Working capital and establishing a maximum budget amount were discussed and the
247 agreed-upon amount might be decreased while still meeting Public Hearing requirements.

248 Mr. Adams did not think there is favor for increasing assessment levels. It is necessary to
249 increase Fund Balance because hurricane expenses were paid and given that the Federal
250 Emergency Management Agency (FEMA) might reduce reimbursements.

251 Discussion ensued regarding budget processes, requesting additional proposals and
252 sealed bids and costs and liability related to the "Sidewalk Replacement" project.

253 Mr. Cox recommended all trip hazards be marked with orange paint. Mr. Adams stated
254 the District Engineer will be asked to mark them and prioritize the repairs.

255 Reluctance to approve a large assessment increase and the need to communicate the
256 urgency of the "Sidewalk Replacement" project, were discussed.

257 A Board Member asked if the projected annual cost per unit increase of approximately
258 \$259 will cease after five years. Mr. Adams replied affirmatively. This discussion and budget
259 shows that the Boards recognize the work that needs to be done.

260 Mr. Willis stated he requested a proposal for a shade for the Children's Playground and
261 a flooring proposal will be presented during the Ninth Order of Business. He was told that the
262 previous shade was installed partially incorrectly.

263 Mr. Willis discussed the costs of piecemeal sidewalk repairs, totaling \$38,000, and noted
264 that performing the entire project could eliminate six or seven years of ongoing repairs.

265 Mr. Adams discussed the pros and cons of a reserve account, noting the CDDs can assess
266 current residents for current needs. Mr. Willis noted that the current approximate cost of \$50
267 per linear foot was \$37 per linear foot just two years ago, which shows how fast price increases
268 are currently happening.

269 Discussion ensued about the sidewalk project, drainage and roots barrier treatments.

270 Mr. Bartoletti stated a meeting will be scheduled during the third week of May. Mr.
271 Adams suggested Mr. Grimes be included in the meeting.

272 Mr. Cox voiced his opinion that \$6 million in improvements, after twenty years, is
273 justifiable given that the overall value of the CDDs' improvements is hundreds of millions of
274 dollars.

275 **NINTH ORDER OF BUSINESS** **Continued** **Discussion:** **Children's**
276 **Playground**

277
278 **A. Consideration of FineMark National Bank & Trust Term Sheet**

279 **B. Consideration of Sport Court South Florida Estimate #0003308**

280 This item was discussed in conjunction with the Eighth Order of Business.

281

282 **TENTH ORDER OF BUSINESS** **Discussion: Legal Opinion Regarding Noise**
283 **Requirements for Pickleball Courts**

284
285 Mr. Bartoletti asked Mr. Gould to correct his document to show that he did not make
286 the sound measurements in January; the sound measurements presented to the Village of
287 Estero were performed by RWA. Mr. Gould stated that he will make the change.

288

289 **ELEVENTH ORDER OF BUSINESS** **Consideration of Proposals for Restroom**
290 **Roof Replacement**

291
292 Mr. Adams stated, in conjunction with The Commons Club proposals for playground
293 improvements, the restroom roof needs repairs. Mr. Willis stated he will request proposals.

294 Asked about pavers, Mr. Willis stated the major issue is that the current paver style and
295 color is no longer available. He requested two proposals; one for lifting, installing a root barrier
296 and resetting the existing pavers, and one for the complete replacement of pavers. He currently
297 has no timeline for when those proposals will be provided, as most companies are scheduling
298 six to nine months out.

299

300 **TWELFTH ORDER OF BUSINESS** **Resolutions Approving the Districts'**
301 **Proposed Budgets for Fiscal Year**
302 **2023/2024 and Setting a Public Hearing**
303 **Thereon Pursuant to Florida Law;**
304 **Addressing Transmittal, Posting and**
305 **Publication Requirements; Addressing**
306 **Severability; and Providing an Effective**
307 **Date**

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309 **A. Resolution 2023-04, Brooks of Bonita Springs 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 2023-04, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 23, 2023 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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320 **B. Resolution 2023-04, Brooks of Bonita Springs II Community Development District**

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On MOTION for Brooks of Bonita Springs II by Mr. Bartoletti and seconded by Mr. Bertucci, with all in favor, Resolution 2023-04, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 23, 2023 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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331 **THIRTEENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial
Statements as of March 31, 2023**

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334 Mr. Bartoletti stated Bentley Electric did an excellent job getting the lights working but
335 there are new failures. Mr. Willis stated Bentley Electric is aware of it and addressing the issue.

336 A Board Member stated she received complaints about bank erosion at Lakes 30, 110
337 and 112 and about overgrown lakes. Residents want to know when the lakes will be addressed.

338 Mr. Willis stated the project began in Lighthouse Bay; the entire project consists of
339 approximately 25 lakes. The entire project will take approximately ten months; four lakes are
340 nearly completed. The project will be completed in four phases; the first phase consists of
341 Lighthouse Bay, Copperleaf and Spring Run and the last four to five months will be in Shadow
342 Wood.

343 Discussion ensued regarding hurricane damage.

344 Mr. Cox noted that, in another CDD, FEMA did not offer remuneration for storm damage
345 because the waterways are not available to the public for recreational use.

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347 **FOURTEENTH ORDER OF BUSINESS**

**Approval of March 22, 2023 Joint Regular
Meeting Minutes**

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- The following changes were made:
- Line 39 and throughout: Change “Lanish” to “Lienesch”
- Line 39 and throughout: Change “Eaton” to “Heaton”
- Line 99: Change “Ms. Stoehr” to “Mr. Stoehr”
- Line 121: Change “Merritt” to “Stoehr”
- Line 52: Change “Doleview and” to “Knollview in”
- Line 262: Change “Gallanger” to “Gallender”
- Line 211: Insert “permitting” after “with”
- Line 195” Insert “in” after “all”

On MOTION for Brooks of Bonita Springs by Mr. Merritt and seconded by Ms. Varnum, with all in favor, the March 22, 2023 Joint Regular Meeting Minutes, as amended, were approved.

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On MOTION for Brooks of Bonita Springs II by Mr. Bartoletti and seconded by Mr. Bertucci, with all in favor, the March 22, 2023 Joint Regular Meeting Minutes, as amended, were approved.

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FIFTEENTH ORDER OF BUSINESS

Staff Reports

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A. District Counsel: Dan Cox, Esquire

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

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Mr. Cox recalled the decision at last meeting to accelerate this. A new contact believed another payment was sent. He is checking with District Management for confirmation.

375

Discussion ensued regarding the previous approval to file suit.

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377

Mr. Cox stated his goal is to resolve the issue as cost-effectively as possible. The complaint was prepared and delivered but not yet filed. Coconut Point Mall proposed making monthly payments in May, June, July and August.

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On MOTION for Brooks of Bonita Springs by Mr. Merritt and seconded by Mr. Stoehr, with all in favor, authorizing District Counsel to file for judgment immediately, if payment is not received by May 15, 2023, was approved.

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On MOTION for Brooks of Bonita Springs II by Mr. Bartoletti and seconded by Ms. Bunting, with all in favor, authorizing District Counsel to file for judgment immediately, if payment is not received by May 15, 2023, was approved.

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Mr. Cox opined that intermittent noise violations at the pickleball courts will not be enforceable.

B. District Engineer: Johnson Engineering, Inc.

This item was presented following the Sixth Order of Business.

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

• Monthly Status Report – Field Operations

The Field Operations Report was included for informational purposes.

Discussion ensued regarding SOLitude’s recent staff turnovers.

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

I. Registered Voters in Districts as of April 15, 2022

- **Brooks of Bonita Springs: 2,240**
- **Brooks of Bonita Springs II: 1,516**

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

Regarding holding a meeting on May 24, 2023, Mr. Adams stated the current meeting location will not be available due to renovations. Mr. Bartoletti suggested contacting the Village of Estero for information about the church hall.

- **QUORUM CHECK – BROOKS OF BONITA SPRINGS**
- **QUORUM CHECK – BROOKS OF BONITA SPRINGS II**

The next meeting will be held on May 24, 2023; location to be determined.

SIXTEENTH ORDER OF BUSINESS

Supervisors’ Requests

Mr. Bartoletti asked for a volunteer from each CDD to help establish criteria for evaluating and selecting a pickleball court management company. Supervisors O’Connor and Garner volunteered.

Mr. Bartoletti distributed a letter requesting pickleball comments. Management would receive submissions at a designated email address and disseminate the responses to the Boards.

417 A member of the public expressed support for an email to inform residents. She asked if
418 the pickleball courts will generate revenue. Mr. Bartoletti stated the CDDs will pay the initial
419 construction costs. Pickleball players will pay an annual usage fee and funds from the fees will
420 defray maintenance, repairs and replacement of the courts. Daily usage fees might be charged
421 in the future.

422 Resident Lynn McGrath feels that residents will want to know the specific costs.

423 Mr. Merritt stated demand will help determine future growth.

424 A resident suggested that a website still showing pickleball as an amenity at The
425 Commons Club be revised. She complained that, as a casual pickleball player, she has less
426 access to pickleball time slots.

427 Court management, reservation systems, fees and assessments, were discussed.

428

429 **On MOTION for Brooks of Bonita Springs by Ms. Varnum and seconded by Mr.**
430 **Garner, with all in favor, sending an informational letter to residents explaining**
431 **the possible Pickleball Court expansion project, was approved.**

432

433 **On MOTION for Brooks of Bonita Springs II by Mr. Bertucci and seconded by**
434 **Mr. Bartoletti, with all in favor, sending an informational letter to residents**
435 **explaining the possible Pickleball Court expansion project, was approved.**

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439 **SEVENTEENTH ORDER OF BUSINESS**

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

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442 A resident asked where she can find CDD information. Mr. Adams stated at
443 www.brookscdds.net.

444

445 **EIGHTEENTH ORDER OF BUSINESS**

Adjournment

446

447 **On MOTION for Brooks of Bonita Springs by Mr. Merritt and seconded by Ms.**
448 **Varnum, with all in favor, the meeting adjourned at 4:04 p.m.**

449

450 **On MOTION for Brooks of Bonita Springs II by Mr. Bartoletti and seconded by**
451 **Mr. Bertucci, with all in favor, the meeting adjourned at 4:04 p.m.**

452 **FOR BROOKS OF BONITA SPRINGS:**

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457 _____
Secretary/Assistant Secretary

_____ Chair/Vice Chair

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460 **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**

**STAFF
REPORTS**

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

BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 JOINT MEETING SCHEDULE

LOCATION

*The Commons Club at The Brooks Enrichment Center, 9930 Coconut Road, Bonita Springs, Florida 34135
¹Estero Community Church, 21115 Design Parc Ln., Estero, Florida 33928*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 26, 2022	Regular Meeting	1:00 PM
January 25, 2023*	Regular Meeting	1:00 PM
March 22, 2023	Regular Meeting	1:00 PM
April 26, 2023	Regular Meeting	1:00 PM
May 24, 2023¹	Regular Meeting	1:00 PM
July 26, 2023¹	Regular Meeting	1:00 PM
August 23, 2023¹	Public Hearing & Regular Meeting <i>adoption of Fiscal Year 2024 budget</i>	1:00 PM

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