

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

August 27, 2025

**BOARD OF SUPERVISORS
JOINT PUBLIC HEARING
AND 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

August 20, 2025

ATTENDEES:

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

NOTE: Meeting Location

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 Public Hearing and Regular Meeting on August 27, 2025 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 [3 minutes per person]*

BROOKS OF BONITA SPRINGS CDD ITEMS

3. Acceptance of Resignation of Sandra Varum [Seat 3]
4. Consideration of Appointment to Fill Unexpired Term of Seat 3; *Term Expires November 2028*
 - Administration of Oath of Office to Appointed Supervisor (*the following will be provided under separate cover*)
 - A. Required Ethics Training and Disclosure Filing
 - Sample Form 1 2023/Instructions
 - B. Membership, Obligations and Responsibilities
 - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Office
5. Consideration of Resolution 2025-06, Electing and Removing Officers of the District and Providing for an Effective Date

JOINT BUSINESS ITEMS

6. Discussion: Premier Lakes July 2025 Quality Control Lake Report
7. Landscape Report: *GulfScapes Landscape Management Services*
 - Irrigation Reports
 - A. Meter Usage by Clock
 - B. Year-Over-Year Water Usage
8. Joint Public Hearing on Adoption of Fiscal Year 2025/2026 Budget
 - A. Proof/Affidavit of Publication
 - B. Consideration of Resolutions Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date
 - I. Resolution 2025-07, *Brooks of Bonita Springs Community Development District*
 - II. Resolution 2025-05, *Brooks of Bonita Springs II Community Development District*
9. Consideration of Resolutions Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
 - A. Resolution 2025-08, *Brooks of Bonita Springs Community Development District*
 - B. Resolution 2025-06, *Brooks of Bonita Springs II Community Development District*
10. Discussion: Rule Making Process
11. Discussion/Update: Capital Improvements [20 Year Bond]
12. Update: Sidewalk Project
13. Update: Street Light Project
14. Update: Tree removal Project

15. Consideration of Resolutions Designating Dates, Times and Locations for Regular Meetings of the Boards of Supervisors of the Districts for Fiscal Year 2025/2026 and Providing for an Effective Date
 - A. Resolution 2025-09, *Brooks of Bonita Springs Community Development District*
 - B. Resolution 2025-07, *Brooks of Bonita Springs II Community Development District*
16. Consideration of Goals and Objectives Reporting FY 2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]
 - Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting
 - A. *Brooks of Bonita Springs Community Development District*
 - B. *Brooks of Bonita Springs II Community Development District*
17. Acceptance of Unaudited Financial Statements as of July 31, 2025
 - Financial Highlights Report
18. Approval of July 23, 2025 Joint Regular Meeting Minutes
19. Staff Reports
 - A. District Counsel: *Coleman, Yovanovich & Koester, P.A.*
 - 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: TBD

○ QUORUM CHECK: BROOKS OF BONITA SPRINGS

SEAT 1	ED FRANKLIN	<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		<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

20. Supervisors' Requests

21. Public Comments: *Non-Agenda items only [3 minutes per person]*

22. Adjournment

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

Sincerely,



Chesley E. Adams, Jr.
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 709 724 7992

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

3

From: Sandra Varnum <svarnum@me.com>

Sent: Tuesday, June 10, 2025 3:23 PM

To: Cleo Adams <crismond@whhassociates.com>; Chuck Adams <adamsc@whhassociates.com>

Cc: Joe Bartoletti <bar2jr@outlook.com>; augies1132@aol.com

Subject: Fwd: Resume

I hereby submit my resignation as Supervisor for CDD1 effective after our August meeting. Attached please find Charlie Orlando's resume for your consideration as my replacement.

Respectfully,

Sandra Varnum

Sent from my iPad

Begin forwarded message:

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

4

**BROOKS OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
OATH OF OFFICE**

I, _____, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING AN OFFICER OF THE **BROOKS OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT** AND A RECIPIENT OF PUBLIC FUNDS AS SUCH OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

Signature

Printed Name: _____

STATE OF FLORIDA

COUNTY OF _____

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

(NOTARY SEAL)

NOTARY PUBLIC, STATE OF FLORIDA

Print Name: _____

Commission No.: _____ Expires: _____

MAILING ADDRESS: ☐ Home ☐ Office County of Residence _____

Street

Phone

Fax

City, State, Zip

Email Address

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

5

RESOLUTION 2025-06

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BROOKS
OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT
ELECTING AND REMOVING OFFICERS OF THE DISTRICT AND
PROVIDING FOR AN EFFECTIVE DATE**

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

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

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

SECTION 1. The following is/are elected as Officer(s) of the District effective August 27, 2025:

_____ is elected Chair

_____ is elected Vice Chair

_____ is elected Assistant Secretary

_____ is elected Assistant Secretary

_____ is elected Assistant Secretary

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of August 27, 2025:

Sandra Varnum Assistant Secretary

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

Chesley “Chuck” Adams is Secretary

Craig Wrathell is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED this 27th day of August, 2025.

ATTEST:

BROOKS OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

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

6

The Brooks CDD July 2025 Quality Control Lake Report

Lake #	Brooks Community	Treatment or Inspection Performed	Target	Treatment Date	Observations/ Add'l Tasks
L1	Front Entrance 1	Treated	Grasses	7/29/2025	
L2	Front Entrance 1	Treated	Grasses	7/29/2025	
L3	Spring Run 1	Inspected			
L4	Spring Run 1	Treated	Grasses & Shoreline weeds	7/8/2025, 7/25/2025	
L5	Spring Run 1	Treated	Grasses & Shoreline weeds	7/8/2025, 7/25/2025	
L6	Spring Run 1	Treated	Grasses & Shoreline weeds	7/25/2025	
L7	Spring Run 1	Treated	Grasses & Shoreline weeds	7/8/2025	
L8	Spring Run 1	Treated	Grasses & Shoreline weeds	7/25/2025	
L9	Spring Run 1	Treated	Grasses & Shoreline weeds	7/25/2025	
L10	Spring Run 1	Inspected			
L11	Spring Run 1	Treated	Grasses & Shoreline weeds	7/8/2025, 7/25/2025	
L12	Spring Run 1	Treated	Grasses & Shoreline weeds	7/8/2025	
L13	Spring Run 1	Inspected			
L14	Spring Run 1	Inspected			
L15	Spring Run 1	Inspected			
L16	Spring Run 1	Treated	Grasses & Shoreline weeds	7/8/2025, 7/25/2025	

L17	Spring Run 1	Treated	Grasses & Shoreline weeds	7/8/2025, 7/25/2025	
L18	Spring Run 1	Treated	Grasses & Shoreline weeds	7/8/2025	
L19	Spring Run 1	Treated	Grasses, Shoreline weeds & Algae	7/8/2025, 7/29/2025	
L20	Spring Run 1	Treated	Grasses & Shoreline weeds	7/8/2025	
L21	Spring Run 1	Inspected			
L22	Spring Run 1	Treated	Shoreline weeds	7/15/2025	
L23	Spring Run 1	Inspected			
L24	Spring Run 1	Inspected			
L150	Spring 1	Inspected			
L25	Shadow Wood 1	Treated	Grasses, Shoreline weeds & Algae	7/22/2025, 7/29/2025	
L26	Shadow Wood 1	Treated	Torpedo grass, Shoreline weeds & grasses	7/1/2025, 7/22/2025, 7/29/2025	
L27	Shadow Wood 1	Treated	Torpedo grass, Shoreline weeds & grasses	7/1/2025, 7/22/2025, 7/29/2025	
L28	Shadow Wood 1	Treated	Torpedo grass, Shoreline weeds & grasses	7/1/2025, 7/22/2025, 7/29/2025	
L28A	Shadow Wood 1	Treated	Grasses, Shoreline weeds & Algae	7/22/2025, 7/29/2025	
L29	Shadow Wood 1	Treated	Grasses & Shoreline weeds	7/22/2025, 7/29/2025	
L30	Shadow Wood 1	Treated	Torpedo grass & Shoreline weeds	7/1/2025, 7/29/2025	

L31	Shadow Wood 1	Treated	Torpedo grass, Shoreline weeds & grasses	7/1/2025, 7/22/2025, 7/29/2025	
L32	Shadow Wood 1	Treated	Torpedo grass, Shoreline weeds & grasses	7/1/2025, 7/22/2025, 7/29/2025	
L33	Shadow Wood 1	Inspected			
L34	Shadow Wood 1	Treated	Grasses & Shoreline weeds	7/29/2025	
L35	Shadow Wood 1	Treated	Torpedo grass, Shoreline weeds & grasses	07/08/2025, 7/29/2025	
L36	Shadow Wood 1	Treated	Torpedo grass, Shoreline weeds & grasses	7/1/2025, 7/22/2025, 7/29/2025	
L37	Shadow Wood 1	Treated	Torpedo grass, Shoreline weeds & grasses	7/1/2025, 7/22/2025	
L38	Shadow Wood 1	Treated	Torpedo grass & Shoreline weeds	7/1/2025	
L39	Shadow Wood 1	Treated	Torpedo grass & Shoreline weeds	7/1/2025	
L40	Shadow Wood 1	Treated	Torpedo grass, Shoreline weeds & Grasses	7/1/2025, 7/08/2025, 7/22/2025, 7/29/2025	
L41	Shadow Wood 1	Treated	Torpedo grass, Shoreline weeds & Grasses	7/08/2025, 7/22/2025, 7/29/2025	
L42	Shadow Wood 1	Treated	Grasses & Shoreline weeds	7/29/2025	
L43	Shadow Wood 1	Treated	Grasses & Shoreline weeds	7/29/2025	
L44	Shadow Wood 1	Inspected			

L45	Shadow Wood 1	Treated	Torpedo grass & Shoreline weeds	07/08/2025	
L46	Shadow Wood 1	Treated	Torpedo grass, Shoreline weeds & Algae	07/08/2025	
L47	Shadow Wood 1	Treated	Algae	7/29/2025	
L48	Shadow Wood 1				
L49	Shadow Wood 1	Treated	Torpedo grass, Shoreline weeds & Grasses	7/08/2025, 7/29/2025	
L50	Shadow Wood 1	Treated	Torpedo grass & Shoreline weeds	07/08/2025	
L51	Shadow Wood 1	Treated	Torpedo grass & Shoreline weeds	07/08/2025	
L52	Shadow Wood 1	Treated	Torpedo grass, Shoreline weeds & Grasses	7/08/2025, 7/29/2025	
L53	Shadow Wood 1	Treated	Torpedo grass, Shoreline weeds & Grasses	7/08/2025, 7/29/2025	
L54	Shadow Wood 1	Treated	Torpedo grass, Shoreline weeds & Grasses	7/08/2025, 7/29/2025	
L55	Shadow Wood 1	Treated	Torpedo grass & Shoreline weeds	07/08/2025	
L56	Shadow Wood 1	Treated	Torpedo grass & Shoreline weeds	07/08/2025	
L57	Shadow Wood 1	Treated	Torpedo grass, Shoreline weeds & Grasses	7/08/2025, 7/29/2025	

L58	Shadow Wood 1	Treated	Torpedo grass, Shoreline weeds & Grasses	7/08/2025, 7/29/2025	
L59	Shadow Wood 1	Treated	Torpedo grass & Shoreline weeds	07/08/2025	
L60	Lighthouse Bay 1	Treated	Grasses, Shoreline weeds & Algae	7/8/2025, 7/15/2025	
L61	Lighthouse Bay 1	Treated	Grasses, Shoreline weeds & Algae	7/1/2025, 7/15/2025	
L62	Lighthouse Bay 1	Treated	Grasses, Shoreline weeds & Algae	7/1/2025, 7/15/2025	
L63	Lighthouse Bay 1	Treated	Grasses & Shoreline weeds	7/1/2025, 7/08/2025	
L64	Lighthouse Bay 1	Treated	Grasses, Shoreline weeds & Algae	7/1/2025, 7/08/2025, 7/15/2025	
L65	Lighthouse Bay 1	Treated	Grasses, Shoreline weeds & Algae	7/1/2025, 7/08/2025, 7/15/2025	
L66	Lighthouse Bay 1	Treated	Grasses, Shoreline weeds & Algae	7/1/2025, 7/08/2025, 7/15/2025	
L67	Lighthouse Bay 1	Treated	Grasses, Shoreline weeds & Algae	7/1/2025, 7/08/2025, 7/15/2025	
L68	Lighthouse Bay 1	Treated	Grasses, Shoreline weeds & Algae	7/8/2025, 7/15/2025	
L69	Lighthouse Bay 1	Treated	Grasses, Shoreline weeds & Algae	7/8/2025, 7/15/2025	
L70	Lighthouse Bay 1	Treated	Grasses, Shoreline weeds & Algae	7/8/2025, 7/15/2025	
L71	Lighthouse Bay 1	Inspected			

L72	Lighthouse Bay 1	Treated	Grasses & Shoreline weeds	7/8/2025	
L73	Lighthouse Bay 1	Treated	Grasses & Shoreline weeds	7/8/2025	
L74	Shadow Wood 2	Treated	Grasses, Shoreline weeds & Algae	7/8/2025	
L75	Shadow Wood 2	Treated	Grasses, Shoreline weeds & Algae	7/8/2025, 7/22/2025, 7/29/2025	
L76	Shadow Wood 2	Treated	Grasses & Shoreline weeds	7/8/2025	
L77	Shadow Wood 2	Treated	Grasses & Shoreline weeds	7/8/2025	
L78	Shadow Wood 2	Treated	Grasses & Shoreline weeds	7/8/2025	
L79	Shadow Wood 2	Treated	Grasses, Shoreline weeds & Algae	7/8/2025	
L80	Shadow Wood 2	Treated	Torpedo grass & Shoreline weeds	7/1/2025	
L81	Shadow Wood 2	Treated	Grasses, Shoreline weeds & Algae	7/8/2025	
L82	Shadow Wood 2	Treated	Submersed weeds	7/1/2025	
L83	Shadow Wood 2	Treated	Grasses, Shoreline weeds & Floating weeds	7/8/2025	
L84	Shadow Wood 2	Treated	Grasses & Shoreline weeds	7/8/2025	
L85	Shadow Wood 2	Inspected			
L86	Shadow Wood 2	Inspected			
L87	Shadow Wood 2	Treated	Algae, Grasses & Shoreline weeds	7/15/2025	
L88	Shadow Wood 2	Treated	Algae, Grasses & Shoreline weeds	7/8/2025, 7/22/2025	
L89	Shadow Wood 2	Treated	Grasses & Shoreline weeds	7/8/2025	
L90	Shadow Wood 2	Treated	Grasses & Shoreline weeds	7/8/2025	

L91	Shadow Wood 2	Treated	Grasses & Shoreline weeds	7/8/2025	
L92	Shadow Wood 2	Treated	Algae	7/29/2025	
L93	Shadow Wood 2	Inspected			
L94	Shadow Wood 2	Inspected			
L95	Shadow Wood 2	Inspected			
L96	Shadow Wood 2	Treated	Grasses & Shoreline weeds	7/8/2025	
L97	Shadow Wood 2	Treated	Grasses, Shoreline weeds & Algae	7/8/2025, 7/29/2025	
L98	Shadow Wood 2	Treated	Algae	7/8/2025	
L99	Shadow Wood 2	Treated	Algae, Grasses & Shoreline weeds	7/8/2025, 7/15/2025, 7/22/2025, 7/29/2025	
L100	Shadow Wood 2	Treated	Grasses, Shoreline weeds & Algae	7/22/2025, 7/29/2025	
L101	Shadow Wood 2	Treated	Grasses, Shoreline weeds & Algae	7/22/2025, 7/29/2025	
L102	Shadow Wood 2	Treated	Grasses, Shoreline weeds & Algae	7/15/2025, 7/22/2025, 7/29/2025	
L103	Shadow Wood 2	Inspected			
L104	Shadow Wood 2	Inspected			
L105/108	Shadow Wood 2	Treated	Algae	7/29/2025	
L106	Shadow Wood 2	Inspected			
L107	Shadow Wood 2	Treated	Grasses & Shoreline weeds	7/1/2025, 7/22/2025	
L109	Shadow Wood 2	Treated	Grasses, Shoreline weeds & Algae	7/1/2025, 7/22/2025, 7/29/2025	
L110	Shadow Wood 2	Inspected			

L111	Shadow Wood 2	Treated	Grasses, Shoreline weeds & Algae	7/1/2025, 7/22/2025, 7/29/2025	
L112	Shadow Wood 2	Treated	Grasses & Floating weeds	7/1/2025, 7/08/2025	
L113	Shadow Wood 2	Treated	Grasses, Shoreline weeds & Algae	7/1/2025, 7/22/2025, 7/29/2025	
L114	Shadow Wood 2	Treated	Grasses, Shoreline weeds & Algae	7/1/2025, 7/15/2025, 7/22/2025, 7/29/2025	
L115	Shadow Wood 2	Treated	Shoreline weeds & Algae	7/29/2025	
L116	Shadow Wood 2	Treated	Grasses, Shoreline weeds & Algae	7/15/2025, 7/29/2025	
L117	Shadow Wood 2	Inspected			
L118	Shadow Wood 2	Treated	Grasses & Shoreline weeds	7/15/2025	
L119	Shadow Wood 2	Treated	Grasses, Shoreline weeds & Algae	7/8/2025	
L120	Shadow Wood 2	Treated	Grasses, Shoreline weeds & Algae	7/8/2025	
L121	Shadow Wood 2	Inspected			
L147	Shadow Wood 2	Treated	Algae, Grasses & Shoreline weeds	7/8/2025, 7/22/2025, 7/29/2025	
L148	Shadow Wood 2	Treated	Floating Weeds, Grasses & Shoreline weeds	7/8/2025, 7/22/2025	
L122	Copperleaf 2	Treated	Shoreline Weeds	7/1/2025, 7/15/2025, 7/29/2025	
L123	Copperleaf 2	Treated	Shoreline Weeds	7/1/2025, 7/15/2025, 7/29/2025	
L124	Copperleaf 2	Treated	Shoreline Weeds	7/1/2025, 7/15/2025, 7/29/2025	
L125	Copperleaf 2	Treated	Shoreline Weeds	7/1/2025, 7/15/2025, 7/29/2025	

L126	Copperleaf 2	Treated	Shoreline Weeds	7/1/2025, 7/15/2025, 7/29/2025	
L127	Copperleaf 2	Treated	Shoreline Weeds	7/1/2025, 7/15/2025, 7/29/2025	
L128	Copperleaf 2	Treated	Shoreline Weeds	7/1/2025, 7/15/2025, 7/29/2025	
L129	Copperleaf 2	Treated	Shoreline Weeds & Algae	7/1/2025, 7/08/2025, 7/15/2025, 7/22/2025, 7/29/2025	
L130	Copperleaf 2	Treated	Shoreline Weeds	7/1/2025, 7/29/2025	
L131	Copperleaf 2	Treated	Shoreline Weeds	7/08/2025, 7/22/2025	
L132	Copperleaf 2	Treated	Shoreline Weeds & Algae	7/1/2025, 7/15/2025, 7/29/2025	
L133	Copperleaf 2	Treated	Shoreline Weeds	7/1/2025	
L134	Copperleaf 2	Treated	Shoreline Weeds & Algae	7/1/2025, 7/15/2025, 7/29/2025	
L135	Copperleaf 2	Treated	Shoreline Weeds & Algae	7/1/2025, 7/15/2025, 7/29/2025	
L136	Copperleaf 2	Treated	Shoreline Weeds	7/08/2025, 7/22/2025, 7/29/2025	
L137	Copperleaf 2	Treated	Shoreline Weeds	7/08/2025, 7/22/2025	
L138	Copperleaf 2	Treated	Shoreline Weeds	7/08/2025, 7/22/2025	
L139	Copperleaf 2	Treated	Shoreline Weeds & Algae	7/08/2025, 7/22/2025	
L140	Copperleaf 2	Treated	Shoreline Weeds & Algae	7/08/2025, 7/22/2025	

L141	Copperleaf 2	Treated	Shoreline Weeds & Algae	7/08/2025, 7/22/2025	
L142	Copperleaf 2	Treated	Shoreline Weeds & Algae	7/08/2025, 7/22/2025	
L146	Copperleaf 2	Treated	Shoreline Weeds & Algae	07/08/2025	
L143	Copperleaf 1	Treated	Shoreline Weeds & Algae	7/08/2025, 7/22/2025	
L144	Copperleaf 1	Treated	Shoreline Weeds & Algae	7/08/2025, 7/22/2025	
L145	Copperleaf 1	Treated	Shoreline Weeds & Algae	7/08/2025, 7/22/2025	
L149	Commons Club	Inspected			
	Emergency OUTFALL Structure(along Three Oaks)	Treated	Weeds	7/1/2025	

The Brooks I & II Community Development District Monthly Summary & Next Steps

Rising water levels have increased weed and algae growth. I toured much of the property on 7/30. Overall, the lakes looked good, but I saw more growth than I am used to seeing. Alligatorweed is present in most lakes, and this is typical when water levels hit control elevation. Algae growth has been significantly increased. Our teams have addressed many of these issues, but in my opinion, there is more work to be done to get us back to where we need to be. That statement does not imply there are serious issues, but it does highlight widespread minor issues that require attention.

Premier Lakes will add additional visits in August to address those issues.

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

7

**BROOKS OF BONITA SPRINGS
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COMMUNITY DEVELOPMENT DISTRICTS**

7A

2024/2025 Water Usage													10
Clock 8 - US 41 to Railroad Track Coconut Rd. (26 Zones / 4 Meters)													Averages
Total Monthly Usage By Clock													
Total Clock Usage	October	November	December	January	February	March	April	May	June	July	August	September	
	790,000	870,000	768,000	1,049,000	953,000	1,052,000	1,089,000	889,000	331,000	572,000	0	0	
Total Property Usage	2,188,000	2,741,000	2,747,000	2,827,000	2,730,000	3,760,000	4,621,000	4,871,000	2,637,000	3,330,000	0	0	3,245,200
% Clock Use/Total	36%	32%	28%	37%	35%	28%	24%	18%	13%	17%	#DIV/0!	#DIV/0!	26%
\$ By Clock	\$1,651.10	\$1,818.30	\$1,605.12	\$2,192.41	\$1,991.77	\$2,198.68	\$2,276.01	\$1,858.01	\$691.79	\$1,195.48	#DIV/0!	#DIV/0!	#DIV/0!

Clock 1 - Railroad Railroad Track to Spring Run Coconut Rd. (23 Zones / 4 Meters)													Averages
Total Monthly Usage By Clock													
Total Clock Usage	October	November	December	January	February	March	April	May	June	July	August	September	
	455,000	228,000	266,000	272,000	209,000	465,000	628,000	887,000	600,000	562,000	0	0	
Total Property Usage	2,188,000	2,741,000	2,747,000	2,827,000	2,730,000	3,760,000	4,621,000	4,871,000	2,637,000	3,330,000	0	0	3,245,200
% Clock Use/Total	21%	8%	10%	10%	8%	12%	14%	18%	23%	17%	#DIV/0!	#DIV/0!	14%
\$ By Clock	\$950.95	\$476.52	\$555.94	\$568.48	\$436.81	\$971.85	\$1,312.52	\$1,853.83	\$1,254.00	\$1,174.58	#DIV/0!	#DIV/0!	#DIV/0!

Clock 2 - Spring Run to Commons Club Entrance Coconut Rd. (23 Zones CDD / 3 Meters CDD / 14 Zones Common Club)													Averages
Total Monthly Usage By Clock													
Total Clock Usage	October	November	December	January	February	March	April	May	June	July	August	September	
	47,000	155,000	139,000	144,000	149,000	527,000	598,000	649,000	409,000	434,000	0	0	
Total Property Usage	2,188,000	2,741,000	2,747,000	2,827,000	2,730,000	3,760,000	4,621,000	4,871,000	2,637,000	3,330,000	0	0	3,245,200
% Clock Use/Total	2%	6%	5%	5%	5%	14%	13%	13%	16%	13%	#DIV/0!	#DIV/0!	10%
\$ By Clock	\$98.23	\$323.95	\$290.51	\$300.96	\$311.41	\$1,101.43	\$1,249.82	\$1,356.41	\$854.81	\$907.06	#DIV/0!	#DIV/0!	#DIV/0!

Clock 3 - Commons Club Entrance to Lighthouse Bay Coconut Rd (37 zones / 3 Meters)													Averages
Total Monthly Usage By Clock													
Total Clock Usage	October	November	December	January	February	March	April	May	June	July	August	September	
	46,000	186,000	142,000	175,000	150,000	427,000	361,000	573,000	358,000	436,000	0	0	

Total Property Usage	2,188,000	2,741,000	2,747,000	2,827,000	2,730,000	3,760,000	4,621,000	4,871,000	2,637,000	3,330,000	0	0	3,245,200
% Clock Use/Total	2%	7%	5%	6%	5%	11%	8%	12%	14%	13%	#DIV/0!	#DIV/0!	9%
\$ By Clock	\$96.14	\$388.74	\$296.78	\$365.75	\$313.50	\$892.43	\$754.49	\$1,197.57	\$748.22	\$911.24	#DIV/0!	#DIV/0!	#DIV/0!

Clock 4 - 4 Way Light South on Imperial to end of Brooks Maintenance (23 Zones / 2 Meters)													Averages
Total Monthly Usage By Clock													
Total Clock Usage	October	November	December	January	February	March	April	May	June	July	August	September	
	134,000	423,000	289,000	227,000	283,000	281,000	444,000	520,000	324,000	259,000	0	0	318,400

Total Property Usage	2,188,000	2,741,000	2,747,000	2,827,000	2,730,000	3,760,000	4,621,000	4,871,000	2,637,000	3,330,000	0	0	3,245,200
% Clock Use/Total	6%	15%	11%	8%	10%	7%	10%	11%	12%	8%	#DIV/0!	#DIV/0!	10%
\$ By Clock	\$280.06	\$884.07	\$604.01	\$474.43	\$591.47	\$587.29	\$927.96	\$1,086.80	\$677.16	\$541.31	#DIV/0!	#DIV/0!	#DIV/0!

Clock 5 - 4 Way Light North to Copperleaf Three Oaks Pkwy (31 Zones / 3 Meters)													Averages
Total Monthly Usage By Clock													
Total Clock Usage	October	November	December	January	February	March	April	May	June	July	August	September	
	128,000	107,000	112,000	97,000	253,000	353,000	438,000	385,000	21,000	175,000	0	0	206,900

Total Property Usage	2,188,000	2,741,000	2,747,000	2,827,000	2,730,000	3,760,000	4,621,000	4,871,000	2,637,000	3,330,000	0	0	3,245,200
% Clock Use/Total	6%	4%	4%	3%	9%	9%	9%	8%	1%	5%	#DIV/0!	#DIV/0!	6%
\$ By Clock	\$267.52	\$223.63	\$234.08	\$202.73	\$528.77	\$737.77	\$915.42	\$804.65	\$43.89	\$365.75	#DIV/0!	#DIV/0!	#DIV/0!

Clock 6 - Copperleaf North to Bridge Three Oaks Pkwy (32 Zones / 5 Meters)													Averages
Total Monthly Usage By Clock													
Total Clock Usage	October	November	December	January	February	March	April	May	June	July	August	September	
	106,000	198,000	263,000	227,000	201,000	327,000	397,000	448,000	106,000	137,000	0	0	241,000

Total Property Usage	2,188,000	2,741,000	2,747,000	2,827,000	2,730,000	3,760,000	4,621,000	4,871,000	2,637,000	3,330,000	0	0	3,245,200
% Clock Use/Total	5%	7%	10%	8%	7%	9%	9%	9%	4%	4%	#DIV/0!	#DIV/0!	7%

\$ By Clock	\$221.54	\$413.82	\$549.67	\$474.43	\$420.09	\$683.43	\$829.73	\$936.32	\$221.54	\$286.33	#DIV/0!	#DIV/0!	#DIV/0!
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Clock 7 - Bridge North To Williams Light Three Oaks Pkwy (39 Zones / 4 Meters)													Averages
Total Monthly Usage By Clock													
Total Clock Usage	October	November	December	January	February	March	April	May	June	July	August	September	
	482,000	574,000	768,000	636,000	532,000	328,000	666,000	520,000	488,000	755,000	0	0	574,900

Total Property Usage	2,188,000	2,741,000	2,747,000	2,827,000	2,730,000	3,760,000	4,621,000	4,871,000	2,637,000	3,330,000	0	0	3,245,200
% Clock Use/Total	22%	21%	28%	22%	19%	9%	14%	11%	19%	23%	#DIV/0!	#DIV/0!	18%

\$ By Clock	\$1,007.38	\$1,199.66	\$1,605.12	\$1,329.24	\$1,111.88	\$685.52	\$1,391.94	\$1,086.80	\$1,019.92	\$1,577.95	#DIV/0!	#DIV/0!	#DIV/0!
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Complete Property Totals													
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Total Property Usage From Clock Usages	October	November	December	January	February	March	April	May	June	July	August	September	Total Average
	2,188,000	2,741,000	2,747,000	2,827,000	2,730,000	3,760,000	4,621,000	4,871,000	2,637,000	3,330,000	0	0	3,245,200

Total % Added	October	November	December	January	February	March	April	May	June	July	August	September	Total
	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	#DIV/0!	#DIV/0!	100%

Total Property \$ By Clock	October	November	December	January	February	March	April	May	June	July	August	September	Total AVG
	\$4,572.92	\$5,728.69	\$5,741.23	\$5,908.43	\$5,705.70	\$7,858.40	\$9,657.89	\$10,180.39	\$5,511.33	\$6,959.70	#DIV/0!	#DIV/0!	#DIV/0!

Actual Total Property \$	October	November	December	January	February	March	April	May	June	July	August	September	Total AVG
	\$4,572.92	\$5,728.69	\$5,741.23	\$5,908.43	\$5,705.70	\$7,858.40	\$9,657.89	\$10,180.39	\$5,511.33	\$6,959.70			
Coconut Rd	October	November	December	January	February	March	April	May	June	July	August	September	Total AVG
	\$2,796.42	\$3,007.51	\$2,748.35	\$3,427.60	\$3,053.49	\$5,164.39	\$5,592.84	\$6,265.82	\$3,548.82	\$4,188.36	#DIV/0!	#DIV/0!	#DIV/0!

Three Oaks	October	November	December	January	February	March	April	May	June	July	August	September	Total AVG
	\$1,776.50	\$2,721.18	\$2,992.88	\$2,480.83	\$2,652.21	\$2,694.01	\$4,065.05	\$3,914.57	\$1,962.51	\$2,771.34	#DIV/0!	#DIV/0!	#DIV/0!

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

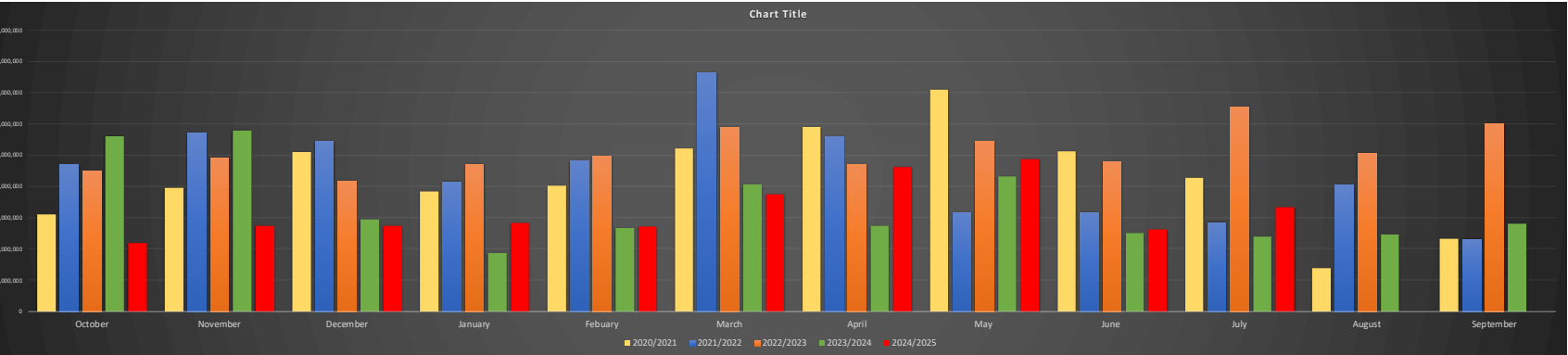
7B

Brooks YOY Water Usage

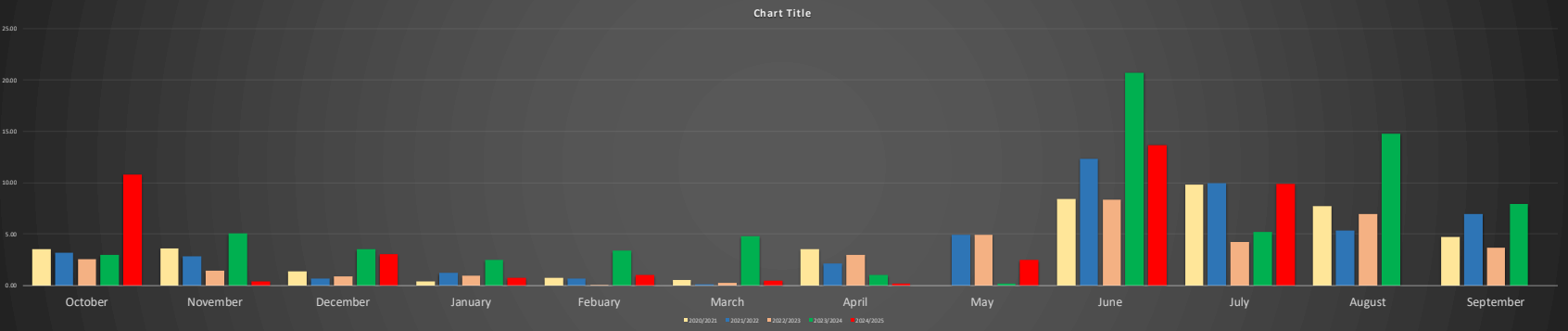
Brooks	October	November	December	January	February	March	April	May	June	July	August	September	Average Monthly Use	YOY Usage
2020/2021	3,109,000	3,948,000	5,114,000	3,845,000	4,017,000	5,211,000	5,907,000	7,097,000	5,117,000	4,273,000	1,389,000	2,328,000	4,279,583	51,355,000
2021/2022	4,698,000	5,709,000	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	4,716,000	5,442,000	4,815,000	6,560,000	5,077,000	6,025,000	5,154,417	61,853,000
2023/2024	5,607,000	5,785,000	2,952,000	1,874,000	2,673,000	4,064,000	2,750,000	4,327,000	2,512,000	2,390,000	2,479,000	2,814,000	3,352,250	40,227,000
2024/2025	2,188,000	2,741,000	2,747,000	2,827,000	2,730,000	3,760,000	4,621,000	4,871,000	2,637,000	3,330,000			3,245,200	32,452,000
% YOY	-61%	-53%	-7%	51%	2%	-7%	68%	13%	5%	39%	-100%	-100%	-3%	-19%

2021/2022	\$3,014.68	\$3,837.88	\$2,373.76	\$3,438.04	\$9,204.02	\$14,908.50	\$10,741.24	\$5,887.18	\$5,854.86	\$5,308.37	\$7,614.28	\$4,590.17	\$6,397.75	\$76,772.96
2022/2023	\$8,555.60	\$9,404.00	\$7,895.06	\$8,991.92	\$10,293.98	\$12,297.83	\$9,762.12	\$11,373.78	\$9,967.05	\$13,702.20	\$10,509.39	\$12,584.72	\$10,444.80	\$125,337.65
2023/2024	\$11,718.63	\$12,090.65	\$6,169.68	\$3,916.66	\$5,586.57	\$8,493.76	\$5,747.50	\$9,043.43	\$5,250.08	\$4,995.10	\$5,181.11	\$5,881.26	\$7,006.20	\$84,074.43
2024/2025	\$4,572.92	\$5,728.69	\$5,741.23	\$5,908.43	\$5,705.70	\$7,858.40	\$9,657.89	\$10,180.39	\$5,511.33	\$6,959.70	\$0.00	\$0.00	\$6,782.47	\$67,824.68

\$0.00209 \$0.00209 \$0.00209 \$0.00209 \$0.00209 \$0.00209 \$0.00209 \$0.00209 \$0.00209 \$0.00209 \$0.00209 \$0.00209 \$0.00209



Brooks	October	November	December	January	February	March	April	May	June	July	August	September	Average Monthly	YOY Total
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	3.02	4.92	8.38	4.27	6.94	3.69	3.13	37.54
2023/2024	3.00	5.08	3.52	2.48	3.44	4.83	1.05	0.22	20.68	5.25	14.80	7.92	6.02	72.27
2024/2025	10.84	0.39	3.09	0.77	1.03	0.47	0.22	2.52	13.67	9.92			4.29	42.92
Inch Diff	7.84	-4.69	-0.43	-1.71	-2.41	-4.36	-0.83	2.30	-7.01	4.67	-14.80	-7.92	-1.73	-29.35



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

8

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

8A

Serial Number
25-02972L

Business Observer

Published Weekly
Fort Myers, Lee County, Florida

COUNTY OF LEE

STATE OF FLORIDA

Before the undersigned authority personally appeared Holly Botkin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Fort Myers, Lee County, Florida; that the attached copy of advertisement,

being a Notice of Joint Public Hearings to Consider the Adoption of Policies

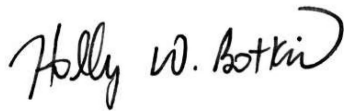
in the matter of Brooks of Bonita Springs CDD and Brooks of Bonita Springs II CDD Notice of Public Hearing

in the Court, was published in said newspaper by print in the

issues of 8/8/2025, 8/15/2025

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.



Holly Botkin

Sworn to and subscribed, and personally appeared by physical presence before me,

15th day of August, 2025 A.D.

by Holly Botkin who is personally known to me.



Notary Public, State of Florida
(SEAL)



Catherine Eschmann
Comm.: HH 322509
Expires October 17, 2026
Notary Public - State of Florida

**BROOKS OF BONITA SPRINGS COMMUNITY DEVELOPMENT
DISTRICT & BROOKS OF BONITA SPRINGS II COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF JOINT PUBLIC HEARINGS TO CONSIDER THE ADOPTION
OF THE FISCAL YEAR 2026 BUDGET(S); AND NOTICE OF JOINT
REGULAR BOARD OF SUPERVISORS' MEETING.**

Notice is hereby given that the Boards of Supervisors ("Boards") of the Brooks of Bonita Springs Community Development District & Brooks of Bonita Springs II Community Development District ("Districts") will hold Joint Public Hearings and a Joint Regular Meeting as follows:

DATE:	August 27, 2025
TIME:	1:00 p.m.
LOCATION:	Estero Community Church 21115 Design Parc Ln. Estero, Florida 33928

The purpose of the joint public hearings is to receive comments and objections on the adoption of the Districts' joint proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Proposed Budget"). A joint regular board meeting of the Districts will also be held at that time where the Boards may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office"), during normal business hours, or on the District's website at <https://brookscdds.net/>.

The joint public hearing and joint meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The joint public hearing and joint regular meeting may be continued to a date, time, and place to be specified on the record at the joint hearing/meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this joint hearing and joint meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the joint public hearing or joint regular meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager
August 8, 15, 2025

25-02972L

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

8B

**BROOKS OF BONITA SPRINGS & BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICTS
PROPOSED BUDGET
FISCAL YEAR 2026**

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

Description	Page Number(s)
Combined General Fund Budgets	1-3
Definitions of General Fund Expenditures	4-6
General Fund Budget - Brooks of Bonita Springs	7-8
General Fund Budget - Brooks of Bonita Springs II	9-10
Debt Service Fund Budget - Brooks II - Series 2017 Bonds	11
Debt Service Fund - Brooks II - Series 2017 - Debt Service Schedule	12
Debt Service Fund Budget - Brooks of Bonita Springs - Series 2021 Loan	13
Debt Service Fund - Brooks of Bonita Springs - Series 2021 - Debt Service Schedule	14
Debt Service Fund Budget - Brooks II - Series 2021 Loan	15
Debt Service Fund - Brooks II - Series 2021 - Debt Service Schedule	16
Proposed Fiscal Year 2025 Assessments - Brooks I Series 2006	17
Proposed Fiscal Year 2025 Assessments - Brooks I Series 2021	18
Proposed Fiscal Year 2025 Assessments - Brooks II Series 2017	19
Proposed Fiscal Year 2025 Assessments - Brooks II Series 2021	20

BROOKS OF BONITA SPRINGS & BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICTS
COMBINED GENERAL FUND BUDGETS
FISCAL YEAR 2026

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 2/28/25	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy - gross	\$ 3,677,375				\$ 3,684,520
Allowable discounts (4%)	(147,095)				(147,381)
Assessment levy - net	3,530,280	\$ 3,314,752	\$ 215,528	\$ 3,530,280	3,537,139
Coconut Road- cost sharing: mall contribution	13,000	-	13,000	13,000	13,000
Interest & miscellaneous	3,500	33,350	46,690	80,040	45,000
Total revenues	3,546,780	3,348,102	275,218	3,623,320	3,595,139
EXPENDITURES					
Professional & admin					
Supervisors	14,000	4,385	9,615	14,000	14,000
Management	91,526	38,135	53,391	91,526	91,526
Accounting	38,077	15,866	22,211	38,077	38,077
Audit	19,000	6,000	13,000	19,000	19,000
Legal	10,000	9,423	577	10,000	20,000
Field management	43,576	18,157	25,419	43,576	43,576
Engineering	35,000	43,516	50,000	93,516	50,000
Trustee	12,900	-	12,900	12,900	12,900
Dissemination agent	2,000	833	1,167	2,000	2,000
Arbitrage	6,000	-	6,000	6,000	6,000
Assessment roll preparation	27,000	11,250	15,750	27,000	27,000
Telephone	1,035	431	604	1,035	1,035
Postage	1,200	500	700	1,200	1,200
Insurance	20,000	26,151	-	26,151	26,150
Printing & binding	2,277	948	1,329	2,277	2,277
Legal advertising	1,500	542	959	1,501	1,500
Contingencies	4,000	1,433	2,567	4,000	4,000
Capital outlay- 2023 note repayment	900,000	65,636	834,364	900,000	900,000
Annual District filing fee	350	350	-	350	350
ADA website compliance	351	210	141	351	810
Communication	1,000	-	1,000	1,000	1,000
Total professional & admin	1,230,792	243,766	1,051,694	1,295,460	1,262,401
Water management					
Contractual services	376,500	328,579	47,922	376,501	408,000
NPDES	20,000	560	19,440	20,000	20,000
Aquascaping	30,000	-	30,000	30,000	30,000
Aeration	65,000	14,251	50,749	65,000	65,000
Aeration - operating supplies	41,380	28,656	12,724	41,380	106,000
Culvert cleaning	88,500	-	81,500	81,500	88,500
Miscellaneous	5,000	-	5,000	5,000	5,000
Capital outlay - lake bank erosion repairs	100,000	-	100,000	100,000	100,000
Boundary exotic removal-Shared Ditch	48,000	30,000	18,000	48,000	42,000
Total water management	774,380	402,046	365,335	767,381	864,500
Lighting					
Contractual services	20,000	3,463	16,537	20,000	20,000
Electricity	46,000	17,819	28,181	46,000	46,000
Miscellaneous	2,500	1,333	1,168	2,501	2,500
Total lighting	68,500	22,615	45,886	68,501	68,500

BROOKS OF BONITA SPRINGS & BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICTS
COMBINED GENERAL FUND BUDGETS
FISCAL YEAR 2026

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 2/28/25	Projected through 9/30/2025	Total Actual & Projected	
Maintenance					
Railroad crossing lease	-	30	14,200	14,230	15,000
Total maintenance	-	30	14,200	14,230	15,000
Landscape maintenance					
Coconut Rd. & Three Oaks Parkway					
Pine-straw/soil/sand	55,000	39,847	15,153	55,000	55,000
Plant replacement supplies	80,000	-	80,000	80,000	80,000
Maintenance supplies	30,000	5,780	24,220	30,000	10,000
Electricity	650	864	-	864	650
Irrigation water	110,000	17,139	92,861	110,000	110,000
Electric - 41 entry feature/irrigation	10,000	3,985	6,015	10,000	10,000
Contract services	4,500	-	4,501	4,501	4,500
Irrigation repair	25,000	8,306	16,694	25,000	25,000
Landscape maintenance contract	717,000	117,741	599,259	717,000	762,000
Capital Improvement 2023/2024/2025	-	162,565	4,000,000	4,162,565	-
Irrigation management	13,000	3,150	9,850	13,000	13,300
Total Coconut Rd. & Three Oaks Parkway	1,045,150	359,377	4,848,553	5,207,930	1,070,450
Other fees and charges					
Tax collector & property appraiser	9,458	10,097	-	10,097	9,458
Total other fees and charges	9,458	10,097	-	10,097	9,458

**BROOKS OF BONITA SPRINGS & BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICTS
COMBINED GENERAL FUND BUDGETS
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 2/28/25	Projected through 9/30/2025	Total Actual & Projected	
Total expenditures	3,128,280	1,037,931	6,325,668	7,363,599	3,290,309
Excess/(deficiency) of revenues					
Net change in fund balances	418,500	2,310,171	(6,050,450)	(3,740,279)	304,830
Fund balance: beginning (unaudited)	1,951,963	4,569,210	6,879,381	4,569,210	828,931
Fund balance: ending (projected)					
Assigned: capital outlay projects	200,000	296,264	296,264	296,264	200,000
Unassigned	2,170,463	6,583,117	532,667	532,667	933,761
Fund balance: ending (projected)	<u>\$ 2,370,463</u>	<u>\$ 6,879,381</u>	<u>\$ 828,931</u>	<u>\$ 828,931</u>	<u>\$ 1,133,761</u>

	Cost Sharing Analysis		Assessments Per Unit		Total
	# of Units	Cost Allocation	FY '25 Per Unit	FY '26 Per Unit	
Brooks I	2,382	65.77%	\$ 1,017.25	\$ 1,017.25	\$2,423,130
Brooks II	1,240	34.23%	\$ 1,017.25	\$ 1,017.25	1,261,390
	<u>3,622</u>	<u>100%</u>			<u>\$3,684,520</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	20,000
Coleman, Yovanovich and Koester, 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	50,000
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 Wrathell, Hunt and Associates, LLC , to prepare and maintain the annual assessment rolls.	
Telephone	1,035
Telephone and fax machine services.	

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

EXPENDITURES (continued)

Postage	1,200
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Insurance	26,150
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	900,000
Annual District filing fees	350
Annual fees paid to the Department of Economic Opportunity.	
ADA website compliance	810
Communication	1,000
Periodic written communications to residents in addition to website design and maintenance.	
Contractual services	408,000
Contracts entered into by the Districts for water management related professional services and Cane Toad Management.	
NPDES	20,000
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	106,000
Electricity, service and maintenance of the Districts' existing aeration systems.	
Culvert cleaning	88,500
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	42,000
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 .	

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

EXPENDITURES (continued)

Contractual services	20,000
Expenses for hiring a sub-contractor for electrical maintenance and repair.	
Electricity	46,000
Monthly street lighting fees paid to Florida Power & Light.	
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	10,000
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	762,000
Covers the routine landscape maintenance cost associated with the District's current contract with Gulfscapes Landscape Services Inc., for all areas.	
Irrigation Management	13,300
Intended to cover the costs associated with the irrigation management contract with Irrigation Design Group.	
Tax collector & property appraiser	9,458
The tax collector's fee is 1.5% of the total assessments levied.	
Total expenditures	\$ 3,290,309

**BROOKS OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 2/28/25	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
REVENUES					
Assessment levy - gross	\$ 2,416,035				\$ 2,420,730
Allowable discounts (4%)	(96,641)				(96,829)
Assessment levy - net	2,319,394	\$ 2,169,189	\$ 150,205	\$ 2,319,394	2,323,901
Coconut Road- cost sharing: mall contribution	8,541	-	8,541	8,541	8,541
Interest & miscellaneous	2,300	22,305	31,227	53,532	29,565
Total revenues	2,330,235	2,191,494	189,973	2,381,467	2,362,007
EXPENDITURES					
Professional & admin					
Supervisors	9,198	2,881	6,317	9,198	9,198
Management	60,133	25,055	35,078	60,133	60,133
Accounting	25,017	10,424	14,593	25,017	25,017
Audit	12,483	3,942	8,541	12,483	12,483
Legal	6,570	6,191	379	6,570	13,140
Field management	28,629	11,929	16,700	28,629	28,629
Engineering	22,995	28,590	32,883	61,473	32,850
Trustee	8,475	-	8,475	8,475	8,475
Dissemination Agent	1,314	547	767	1,314	1,314
Arbitrage	3,942	-	3,942	3,942	3,942
Assessment roll preparation	17,739	7,391	10,348	17,739	17,739
Telephone	680	283	397	680	680
Postage	788	329	459	788	788
Insurance	13,140	17,181	-	17,181	17,181
Printing & binding	1,496	623	873	1,496	1,496
Legal advertising	986	356	630	986	986
Contingencies	2,628	818	1,810	2,628	2,628
Capital outlay- 2023 note repayment	591,300	43,123	548,177	591,300	591,300
Annual District filing fee	230	230	-	230	230
ADA website compliance	231	138	93	231	532
Communication	657	-	657	657	657
Total professional & admin	808,631	160,031	691,119	851,150	829,398
Water management					
Contractual services	247,361	215,876	31,485	247,361	268,056
NPDES	13,140	368	12,772	13,140	13,140
Aquascaping	19,710	-	19,710	19,710	19,710
Aeration	42,705	9,363	33,342	42,705	42,705
Aeration - operating supplies	27,187	18,827	8,360	27,187	69,642
Culvert cleaning	58,145	-	53,546	53,546	58,145
Miscellaneous	3,285	-	3,285	3,285	3,285
Capital outlay - lake bank erosion repairs	65,700	-	65,700	65,700	65,700
Boundary exotic removal-Shared Ditch	31,536	19,710	11,826	31,536	27,594
Total water management	508,769	264,144	240,026	504,170	567,977
Lighting					
Contractual services	13,140	2,275	10,865	13,140	13,140
Electricity	30,222	11,707	18,515	30,222	30,222
Miscellaneous	1,643	876	767	1,643	1,643
Total lighting	45,005	14,858	30,147	45,005	45,005

**BROOKS OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 2/28/25	Projected through 9/30/2025	Total Actual & Projected	
Maintenance					
Railroad crossing lease	-	20	9,339	9,359	9,855
Total maintenance	-	20	9,339	9,359	9,855
Coconut Rd. & Three Oaks Parkway					
Pine-straw/soil/sand	36,135	26,179	9,956	36,135	36,135
Plant replacement supplies	52,560	-	52,560	52,560	52,560
Maintenance supplies	19,710	3,797	15,913	19,710	6,570
Electricity	427	568	-	568	427
Irrigation water	72,270	11,260	61,010	72,270	72,270
Electric - 41 entry feature/irrigation	6,570	2,618	3,952	6,570	6,570
Contract services	2,957	-	2,957	2,957	2,957
Irrigation repair	16,425	5,457	10,968	16,425	16,425
Landscape maintenance contract	471,069	77,356	393,713	471,069	500,634
Capital Improvement 2023/2024	-	106,805	2,630,606	2,737,411	-
Irrigation management	8,541	2,070	6,471	8,541	8,738
Total Coconut Rd. & Three Oaks Parkway	686,664	236,110	3,188,106	3,424,216	703,286
Other fees and charges					
Tax collector & property appraiser	6,214	6,596	-	6,596	6,214
Total other fees and charges	6,214	6,596	-	6,596	6,214
Total expenditures	2,055,283	681,759	4,158,736	4,840,495	2,161,735
Excess/(deficiency) of revenues over/(under) expenditures	274,952	1,509,735	(3,968,763)	(2,459,028)	200,272
Fund balance: beginning (unaudited)	1,207,387	2,935,436	4,445,171	2,935,436	476,408
Fund balance: ending (projected)					
Assigned: capital outlay projects	131,400	131,400	131,400	131,400	131,400
Unreserved, undesignated	1,350,939	4,313,771	345,008	345,008	545,280
Fund balance: ending (projected)	\$ 1,482,339	\$ 4,445,171	\$ 476,408	\$ 476,408	\$ 676,680

**BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 2/28/25	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy - gross	\$ 1,261,340				\$ 1,263,790
Allowable discounts (4%)	(50,454)				(50,552)
Assessment levy - net	1,210,886	\$ 1,145,563	\$ 65,323	\$ 1,210,886	1,213,238
Coconut Road- cost sharing: mall contribution	4,459	-	4,459	4,459	4,459
Interest & miscellaneous	1,201	11,045	15,463	26,508	15,435
Total revenues	1,216,546	1,156,608	85,245	1,241,853	1,233,132
EXPENDITURES					
Professional & admin					
Supervisors	4,802	1,504	3,298	4,802	4,802
Management	31,393	13,080	18,313	31,393	31,393
Accounting	13,060	5,442	7,618	13,060	13,060
Audit	6,517	2,058	4,459	6,517	6,517
Legal	3,430	3,232	198	3,430	6,860
Field management	14,947	6,228	8,719	14,947	14,947
Engineering	12,005	14,926	17,117	32,043	17,150
Trustee	4,425	-	4,425	4,425	4,425
Dissemination Agent	686	286	400	686	686
Arbitrage	2,058	-	2,058	2,058	2,058
Assessment roll preparation	9,261	3,859	5,402	9,261	9,261
Telephone	355	148	207	355	355
Postage	412	171	241	412	412
Insurance	6,860	8,970	-	8,970	8,969
Printing & binding	781	325	456	781	781
Legal advertising	515	186	329	515	515
Contingencies	1,372	615	757	1,372	1,372
Capital outlay- 2023 note repayment	308,700	22,513	286,187	308,700	308,700
Annual District filing fee	120	120	-	120	120
ADA website compliance	120	72	48	120	278
Communication	343	-	343	343	343
Total professional & admin	422,162	83,735	360,575	444,310	433,004
Water management					
Contractual services	129,140	112,703	16,437	129,140	139,944
NPDES	6,860	192	6,668	6,860	6,860
Aquascaping	10,290	-	10,290	10,290	10,290
Aeration	22,295	4,888	17,407	22,295	22,295
Aeration - operating supplies	14,193	9,829	4,364	14,193	36,358
Culvert cleaning	30,356	-	27,955	27,955	30,356
Miscellaneous	1,715	-	1,715	1,715	1,715
Capital outlay - lake bank erosion repairs	34,300	-	34,300	34,300	34,300
Boundary exotic removal-Shared Ditch	16,464	10,290	6,174	16,464	14,406
Total water management	265,613	137,902	125,310	263,212	296,524
Lighting					
Contractual services	6,860	1,188	5,672	6,860	6,860
Electricity	15,778	6,112	9,666	15,778	15,778
Miscellaneous	858	457	401	858	858
Total lighting	23,496	7,757	15,739	23,496	23,496

**BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 2/28/25	Projected through 9/30/2025	Total Actual & Projected	Proposed Budget FY 2026
Maintenance					
Railroad crossing lease	-	10	4,871	4,881	5,145
Total maintenance	-	10	4,871	4,881	5,145
Coconut Rd. & Three Oaks Parkway					
Pine-straw/soil/sand	18,865	13,668	5,197	18,865	18,865
Plant replacement supplies	27,440	-	27,440	27,440	27,440
Maintenance supplies	10,290	1,983	8,307	10,290	3,430
Electricity	223	296	-	296	223
Irrigation water	37,730	5,879	31,851	37,730	37,730
Electric - 41 entry feature/irrigation	3,430	1,367	2,063	3,430	3,430
Contract services	1,544	-	1,544	1,544	1,544
Irrigation repair	8,575	2,849	5,726	8,575	8,575
Landscape maintenance contract	245,931	40,385	205,546	245,931	261,366
Capital Improvement 2023/2024	-	55,760	1,369,394	1,425,154	-
Irrigation management	4,459	1,080	3,379	4,459	4,562
Total Coconut Rd. & Three Oaks Parkway	358,487	123,267	1,660,447	1,783,714	367,165
			-		
Other fees and charges					
Tax collector & property appraiser	3,244	3,501	-	3,501	3,244
Total other fees and charges	3,244	3,501	-	3,501	3,244
Total expenditures	1,073,002	356,172	2,166,942	2,523,114	1,128,578
Excess/(deficiency) of revenues over/(under) expenditures	143,544	800,436	(2,081,697)	(1,281,261)	104,554
Fund balance: beginning (unaudited)	744,576	1,633,774	2,434,210	1,633,774	352,513
Fund balance: ending (projected)					
Assigned: capital outlay projects	68,600	164,864	164,864	164,864	68,600
Unreserved, undesignated	819,520	2,269,346	187,649	187,649	388,467
Fund balance: ending (projected)	\$ 888,120	\$2,434,210	\$ 352,513	\$ 352,513	\$ 457,067

**BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2017 BONDS (REFUNDED SERIES 2006)
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 2/28/25	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll - gross	\$ 1,138,500				\$ 1,138,500
Allowable discounts (4%)	(45,540)				(45,540)
Assessment levy: on-roll - net	1,092,960	\$ 1,032,349	\$ 60,611	\$ 1,092,960	1,092,960
Interest & miscellaneous	-	11,991	-	11,991	-
Total Revenues	1,092,960	1,044,340	60,611	1,104,951	1,092,960
EXPENDITURES					
Debt Service					
Principal	891,000	-	891,000	891,000	922,000
Interest	212,970	106,485	119,939	226,424	185,349
Total expenditures	1,103,970	106,485	1,010,939	1,117,424	1,107,349
Excess/(deficiency) of revenues over/(under) expenditures	(11,010)	937,855	(950,328)	(12,473)	(14,389)
Beginning fund balance (unaudited)	532,950	564,703	1,502,558	564,703	552,230
Ending fund balance (projected)	\$ 521,940	\$ 1,502,558	\$ 552,230	\$ 552,230	537,841
Use of fund balance					
Debt service reserve account balance (required)					(273,970)
Interest expense - November 1, 2026					(78,384)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 185,487

Brooks II

Community Development District

Series 2017 (Refunded Series 2006)

\$12,444,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2025	-	-	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	\$5,979,000.00		\$665,198.00	\$6,644,198.00

**BROOKS OF BONITA SPRINGS I
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2021 LOAN (REFUNDED SERIES 2001)
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 2/28/25	Projected through 9/30/2025	Total Actual & Projected	Proposed Budget FY 2026
REVENUES					
Assessment levy: on-roll - gross	\$ 75,457				\$ 75,457
Allowable discounts (4%)	(3,018)				(3,018)
Assessment levy: on-roll - net	72,439	\$ 110,833	\$ 3,806	\$ 114,639	72,439
Total revenues	72,439	110,833	3,806	114,639	72,439
EXPENDITURES					
Debt service					
Principal	55,000	-	55,000	55,000	50,000
Principal prepayment	-	-	-	-	40,000
Interest	16,286	8,706	7,580	16,286	13,849
Total debt service	71,286	8,706	62,580	71,286	103,849
Total expenditures	71,286	8,706	62,580	71,286	103,849
Excess/(deficiency) of revenues over/(under) expenditures	1,153	102,127	(58,774)	43,353	(31,410)
Net change in fund balances	1,153	102,127	(58,774)	43,353	(31,410)
Beginning fund balance (unaudited)	36,886	35,733	137,860	35,733	79,086
Ending fund balance (projected)	\$38,039	\$137,860	\$ 79,086	\$ 79,086	47,676
Use of Fund Balance					
Debt Service Reserve Account Balance (Required)					(19,000)
Interest Expense - November 1, 2026					(5,799)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 22,877

Brooks I

Community Development District

Series 2021

\$740,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2025		-	7,111.78	7,111.78
05/01/2026	50,000.00	3.750%	6,736.78	56,736.78
11/01/2026	-	-	5,799.28	5,799.28
05/01/2027	55,000.00	3.750%	5,799.28	60,799.28
11/01/2027	-	-	4,768.03	4,768.03
05/01/2028	55,000.00	3.750%	4,768.03	59,768.03
11/01/2028	-	-	3,736.78	3,736.78
05/01/2029	55,000.00	3.750%	3,736.78	58,736.78
11/01/2029	-	-	2,705.53	2,705.53
05/01/2030	60,000.00	3.750%	2,705.53	62,705.53
11/01/2030	-	-	1,580.53	1,580.53
05/01/2031	84,294.76	3.750%	1,580.53	85,875.29
Total	\$359,294.76		\$51,028.82	\$410,323.58

**BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2021 LOAN (REFUNDED SERIES 2003)
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 2/28/25	Projected through 9/30/2025	Total Actual & Projected	Proposed Budget FY 2026
REVENUES					
Assessment levy: on-roll - gross	\$ 97,330				\$ 97,330
Allowable discounts (4%)	(3,893)				(3,893)
Assessment levy: on-roll - net	93,437	\$ 88,293	\$ 5,144	\$ 93,437	93,437
Total revenues	93,437	88,293	5,144	93,437	93,437
EXPENDITURES					
Debt service					
Principal	65,000	-	60,000	60,000	65,000
Interest	28,538	14,256	15,394	29,650	26,100
Total expenditures	93,538	14,256	75,394	89,650	91,100
Excess/(deficiency) of revenues over/(under) expenditures	(101)	74,037	(70,250)	3,787	2,337
Net change in fund balances	(101)	74,037	(70,250)	3,787	2,337
Beginning fund balance (unaudited)	42,868	43,471	117,508	43,471	47,258
Ending fund balance (projected)	\$ 42,767	\$ 117,508	\$ 47,258	\$ 47,258	49,595
Use of Fund Balance					
Debt Service Reserve Account Balance (Required)					(22,000)
Interest Expense - November 1, 2026					(11,831)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 15,764

Brooks II

Community Development District

Series 2021

\$1,025,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
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	\$696,000.00	-	\$140,025.00	\$836,025.00

**Brooks of Bonita Springs
Community Development District
2025 - 2026 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 2025-2026 tax payment
Orchid Ridge	Est SF	\$ -	\$ 1,017.25	\$ 1,017.25	\$ -
Magnolia Bend	Est SF 2	\$ -	\$ 1,017.25	\$ 1,017.25	\$ -
Summerfield	Stand SF	\$ -	\$ 1,017.25	\$ 1,017.25	\$ -
Cedar Glen	Stand SF	\$ -	\$ 1,017.25	\$ 1,017.25	\$ -
Sycamore Grove	Stand SF	\$ -	\$ 1,017.25	\$ 1,017.25	\$ -
Idlewilde	Stand SF 2	\$ -	\$ 1,017.25	\$ 1,017.25	\$ -
Tamarind Trace	Patio 1 (a)	\$ -	\$ 1,017.25	\$ 1,017.25	\$ -
Ginger Pointe	Patio 1 (b)	\$ -	\$ 1,017.25	\$ 1,017.25	\$ -
Sweet Bay	Patio 1 (c)	\$ -	\$ 1,017.25	\$ 1,017.25	\$ -
Laurel Meadow	Patio 2	\$ -	\$ 1,017.25	\$ 1,017.25	\$ -
Oak Strand	Patio 2 (a)	\$ -	\$ 1,017.25	\$ 1,017.25	\$ -
Morningside	Coach 1	\$ -	\$ 1,017.25	\$ 1,017.25	\$ -
Cypress Hammock	Coach 2	\$ -	\$ 1,017.25	\$ 1,017.25	\$ -
Silver/Shady/Whisper/Willow Creek	D-Villa	\$ -	\$ 1,017.25	\$ 1,017.25	\$ -
Sabal Cove/Coral Cove	A-Villa	\$ -	\$ 1,017.25	\$ 1,017.25	\$ -
Autumn Lake/Hidden Lakes	Carriage H	\$ -	\$ 1,017.25	\$ 1,017.25	\$ -
Streamside/Sunset/Winding Stream	Garden C	\$ -	\$ 1,017.25	\$ 1,017.25	\$ -
Copperleaf - Wisteria Point Bldg 11	Carriage H	\$ -	\$ 1,017.25	\$ 1,017.25	\$ -
Lighthouse Bay	PAID IN FULL	\$ -	\$ 1,017.25	\$ 1,017.25	\$ -

**Brooks of Bonita Springs
Community Development District
2025 - 2026 Preliminary Assessments**

2021 Series Loan (REFINANCED Series 2001)

Lee County 5 years remaining

Neighborhood	Bond Designation	Debt Service Assessment	O & M Assessment	Total Assessment	Outstanding Principal after 2025-2026 tax payment
Foxtail Creek (lots 26-51)	D-Villa	\$ 853.83	\$ 1,017.25	\$ 1,871.08	\$ 3,669.54
Jasmine Lake (lots 7-30)	D-Villa	\$ 853.83	\$ 1,017.25	\$ 1,871.08	\$ 3,669.54
Winding Stream (Bldgs 30, 31, 32)	Garden C	\$ 556.84	\$ 1,017.25	\$ 1,574.09	\$ 2,393.15
Lighthouse Bay	PAID IN FULL	\$ -	\$ 1,017.25	\$ 1,017.25	\$ -
Town Ctr Bldg #1	PAID IN FULL	\$ -	\$ 20,345.00	\$ 20,345.00	\$ -
Fitness Center	PAID IN FULL	\$ -	\$ 5,086.25	\$ 5,086.25	\$ -
Restaurant	PAID IN FULL	\$ -	\$ 5,086.25	\$ 5,086.25	\$ -
Community Bldg	PAID IN FULL	\$ -	\$ 3,051.75	\$ 3,051.75	\$ -
Rental Apartments	PAID IN FULL	\$ -	\$ 23,498.48	\$ 23,498.48	\$ -
Balance of Town Ctr	Comm	\$ 7,462.14	\$ 14,179.85	\$ 21,641.99	\$ 32,070.37

**Brooks of Bonita Springs II
Community Development District
2025 - 2026 Preliminary Assessments**

2017 Series Bond Issue (REFINANCED Series 2006)

Lee County 5 years remaining

Neighborhood	Original Assessment	Bond Designation	Debt Service Assessment	O & M Assessment	Total Assessment	Outstanding Principal after 2025-2026 tax payment
Lake Forest	\$ 36,213.77	Estate SF	\$ 2,208.89	\$1,017.25	\$3,226.14	\$ 9,811.47
Oak Brook	\$ 36,213.77	Estate SF	\$ 2,208.89	\$1,017.25	\$3,226.14	\$ 9,811.47
The Reserve	\$ 36,213.77	Estate SF	\$ 2,208.89	\$1,017.25	\$3,226.14	\$ 9,811.47
Glen Lakes - C (lots 10-12)	\$ 30,178.14	Standard SF-IV	\$ 1,840.74	\$1,017.25	\$2,857.99	\$ 8,176.22
Glen Lakes - B (lots 7-9,13-22)	\$ 24,142.51	Standard SF-III	\$ 1,472.59	\$1,017.25	\$2,489.84	\$ 6,540.97
Glen Lakes - A (lots 1-6, 23-35)	\$ 19,314.01	Standard SF	\$ 1,178.08	\$1,017.25	\$2,195.33	\$ 5,232.81
Willow Walk	\$ 19,314.01	Standard SF	\$ 1,178.08	\$1,017.25	\$2,195.33	\$ 5,232.81
Banyan Cove	\$ 19,314.01	Standard SF	\$ 1,178.08	\$1,017.25	\$2,195.33	\$ 5,232.81
Chartwell	\$ 19,314.01	Standard SF	\$ 1,178.08	\$1,017.25	\$2,195.33	\$ 5,232.81
Fairview	\$ 19,314.01	Standard SF	\$ 1,178.08	\$1,017.25	\$2,195.33	\$ 5,232.81
Northridge	\$ 16,296.20	Villa 55	\$ 994.00	\$1,017.25	\$2,011.25	\$ 4,415.16
Glenview	\$ 13,881.94	SF I	\$ 846.74	\$1,017.25	\$1,863.99	\$ 3,761.06
Woodmont	\$ 13,881.94	SF I	\$ 846.74	\$1,017.25	\$1,863.99	\$ 3,761.06
Kenwood	\$ 14,485.51	SF II	\$ 883.56	\$1,017.25	\$1,900.81	\$ 3,924.61
Mahogany Cove	\$ 10,260.57	Patio	\$ 625.85	\$1,017.25	\$1,643.10	\$ 2,779.91
Hawthorne	\$ 12,071.26	Patio II	\$ 736.30	\$1,017.25	\$1,753.55	\$ 3,270.51
Longleaf	\$ 11,467.69	Patio I	\$ 699.48	\$1,017.25	\$1,716.73	\$ 3,106.96
Indigo Isle	\$ 9,053.44	Coach	\$ 552.22	\$1,017.25	\$1,569.47	\$ 2,452.86
Palmetto Ridge	\$ 9,053.44	Coach	\$ 552.22	\$1,017.25	\$1,569.47	\$ 2,452.86
Oak Hammock	\$ 9,053.44	Coach	\$ 552.22	\$1,017.25	\$1,569.47	\$ 2,452.86
Whispering Ridge	\$ 19,314.01	75" SF	\$ 1,178.07	\$1,017.25	\$2,195.32	\$ 5,232.76
Copper Lakes	\$ 19,314.01	75" SF	\$ 1,178.07	\$1,017.25	\$2,195.32	\$ 5,232.76
Stillwater Cay	\$ 18,106.88	65" SF	\$ 1,104.45	\$1,017.25	\$2,121.70	\$ 4,905.76
Juniper Walk	\$ 18,106.88	65" SF	\$ 1,104.45	\$1,017.25	\$2,121.70	\$ 4,905.76
Caraway Lakes	\$ 18,106.88	65" SF	\$ 1,104.45	\$1,017.25	\$2,121.70	\$ 4,905.76
Sage Meadow	\$ 16,899.76	D-Villas	\$ 1,030.82	\$1,017.25	\$2,048.07	\$ 4,578.71
Cinnamon Ridge	\$ 16,899.76	D-Villas	\$ 1,030.82	\$1,017.25	\$2,048.07	\$ 4,578.71
Foxtail Creek (lots 1-25, 52-68)	\$ 16,899.76	D-Villas	\$ 1,030.82	\$1,017.25	\$2,048.07	\$ 4,578.71
Jasmine Lakes (lots 1-6)	\$ 16,899.76	D-Villas	\$ 1,030.82	\$1,017.25	\$2,048.07	\$ 4,578.71
Wisteria Pointe (except bldg 11)	\$ 12,071.26	Carriage	\$ 736.30	\$1,017.25	\$1,753.55	\$ 3,270.51
Sago Pointe	\$ 12,071.26	Carriage	\$ 736.30	\$1,017.25	\$1,753.55	\$ 3,270.51

**Brooks of Bonita Springs II
Community Development District
2025 - 2026 Preliminary Assessments**

2021 Series Loan

<p>Lee County 8 years remaining</p>
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Neighborhood	Original Assessment	Bond Designation	Debt Service Assessment	O & M Assessment	Total Assessment	Outstanding Principal after 2025-2026 tax payment
Woodsedge (lots 1-5,11-17,24-26)	\$38,285.49	Estate SF A	\$ 2,284.75	\$1,017.25	\$3,302.00	\$ 14,812.26
Woodsedge (lots 7,10,18,19,20,21)	\$44,666.41	Estate SF B	\$ 2,665.55	\$1,017.25	\$3,682.80	\$ 17,281.02
Woodsedge (lots 6,8,9,22,23)	\$51,047.32	Estate SF C	\$ 3,046.34	\$1,017.25	\$4,063.59	\$ 19,749.72
Plumbago Pointe	\$14,038.01	SF - 65	\$ 837.74	\$1,017.25	\$1,854.99	\$ 5,431.15
Bay Crest	\$14,038.01	SF - 65	\$ 837.74	\$1,017.25	\$1,854.99	\$ 5,431.15

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

8BI

RESOLUTION 2025-07

THE ANNUAL APPROPRIATION RESOLUTION OF THE BROOKS OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2025, submitted to the Board of Supervisors ("**Board**") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget ("**Proposed Budget**"), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1st of each year, the District Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The District Manager's Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of

Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

- c. The adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Budget for the Brooks of Bonita Springs Community Development District for the Fiscal Year Ending September 30, 2026."
- d. The final adopted budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the Brooks of Bonita Springs Community Development District, for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$2,465,856 to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$2,362,007
DEBT SERVICE FUND, SERIES 2021 LOAN	\$103,849
TOTAL ALL FUNDS	\$2,465,856

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$15,000 or 15% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016 of the Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 27TH DAY OF AUGUST, 2025.

ATTEST:

**BROOKS OF BONITA SPRINGS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2025/2026 Budget

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

8BII

RESOLUTION 2025-05

THE ANNUAL APPROPRIATION RESOLUTION OF THE BROOKS OF BONITA SPRINGS II COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2025, submitted to the Board of Supervisors ("**Board**") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget ("**Proposed Budget**"), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1st of each year, the District Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The District Manager's Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of

Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

- c. The adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Budget for the Brooks of Bonita Springs II Community Development District for the Fiscal Year Ending September 30, 2026."
- d. The final adopted budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the Brooks of Bonita Springs II Community Development District, for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$2,433,918 to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$1,233,132
DEBT SERVICE FUND, SERIES 2017 BONDS	\$1,107,349
DEBT SERVICE FUND, SERIES 2021 BONDS	<u>\$ 93,437</u>
TOTAL ALL FUNDS	\$2,433,918

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$15,000 or 15% of the original appropriation.

- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016 of the Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 27TH DAY OF AUGUST, 2025.

ATTEST:

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

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2025/2026 Budget

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

9

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

9A

RESOLUTION 2025-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BROOKS OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2025/2026; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Brooks of Bonita Springs Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Lee County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District ("**Board**") hereby determines to undertake various operations and maintenance and other activities described in the District's budget for Fiscal Year 2025/2026 ("**Budget**"), attached hereto as **Exhibit "A"** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District's Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2025/2026; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method

by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Brooks of Bonita Springs Community Development District ("**Assessment Roll**") attached to this Resolution as **Exhibit "B"** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit "A"** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits "A" and "B,"** is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapter 190 of the Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits "A" and "B."** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits "A" and "B."** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Brooks of Bonita Springs Community Development District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of

all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

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

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Brooks of Bonita Springs Community Development District.

PASSED AND ADOPTED this 27th day of August, 2025.

ATTEST:

**BROOKS OF BONITA SPRINGS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2025/2026 Budget

Exhibit B: Assessment Roll

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

9B

RESOLUTION 2025-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BROOKS OF BONITA SPRINGS II COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2025/2026; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Brooks of Bonita Springs II Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Lee County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District ("**Board**") hereby determines to undertake various operations and maintenance and other activities described in the District's budget for Fiscal Year 2025/2026 ("**Budget**"), attached hereto as **Exhibit "A"** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District's Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2025/2026; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method

by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Brooks of Bonita Springs II Community Development District ("**Assessment Roll**") attached to this Resolution as **Exhibit "B"** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit "A"** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits "A" and "B,"** is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapter 190 of the Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits "A" and "B."** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits "A" and "B."** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Brooks of Bonita Springs II Community Development District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of

all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

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

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Brooks of Bonita Springs Community Development District II.

PASSED AND ADOPTED this 27th day of August, 2025.

ATTEST:

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

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2025/2026 Budget

Exhibit B: Assessment Roll

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

15

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

15A

RESOLUTION 2025-09

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

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

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

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

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

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

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

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

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

PASSED AND ADOPTED this 27th day of August, 2025.

Attest:

**BROOKS OF BONITA SPRINGS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

BROOKS OF BONITA SPRINGS AND BROOKS OF BONITA SPRINGS II COMMUNITY DEVELOPMENT DISTRICTS		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 JOINT MEETING SCHEDULE		
LOCATION		
TBD		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 22, 2025	Regular Meeting	1:00 PM
April 22, 2026	Regular Meeting	1:00 PM
June 24, 2026	Regular Meeting	1:00 PM
July 22, 2026	Regular Meeting	1:00 PM
August 26, 2026	Public Hearings & Regular Meeting	1:00 PM

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

15B

RESOLUTION 2025-07

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

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

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

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

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

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

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

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

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

PASSED AND ADOPTED this 27th day of August, 2025.

Attest:

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

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

BROOKS OF BONITA SPRINGS AND BROOKS OF BONITA SPRINGS II COMMUNITY DEVELOPMENT DISTRICTS		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 JOINT MEETING SCHEDULE		
LOCATION		
TBD		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 22, 2025	Regular Meeting	1:00 PM
April 22, 2026	Regular Meeting	1:00 PM
June 24, 2026	Regular Meeting	1:00 PM
July 22, 2026	Regular Meeting	1:00 PM
August 26, 2026	Public Hearings & Regular Meeting	1:00 PM

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

16

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

16A

BROOKS OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD website.

Standard: CDD website contains 100% of the following information: most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit said results to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

District Manager

Chair/Vice Chair, Board of Supervisors

Print Name

Print Name

Date

Date

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

16B

BROOKS OF BONITA SPRINGS II COMMUNITY DEVELOPMENT DISTRICT

Performance Measures/Standards & Annual Reporting Form October 1, 2025 – September 30, 2026

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public

by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD website.

Standard: CDD website contains 100% of the following information: most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit said results to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

District Manager

Chair/Vice Chair, Board of Supervisors

Print Name

Print Name

Date

Date

**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
JULY 31, 2025**

**BROOKS OF BONITA SPRINGS & BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICTS
COMBINED BALANCE SHEET
JULY 31, 2025**

	General Funds	Debt Service Funds	Total Governmental Funds
ASSETS			
Cash & investments	\$4,321,299	\$ 575,124	\$ 4,896,423
Deposits	525	-	525
Due from clearing fund	12,778	11,883	24,661
Accounts receivable	47,164	-	47,164
Due from other funds			
Brooks I			
General fund	-	23,021	23,021
Brooks II			
General fund	2,010	43,718	45,728
Undeposited fund	-	43,217	43,217
Total assets	<u>\$ 4,383,776</u>	<u>\$ 696,963</u>	<u>\$ 5,080,739</u>
LIABILITIES & FUND BALANCES			
Liabilities:			
Accounts payable	\$ 6,510	\$ -	\$ 6,510
Due to other funds			
Brooks I			
Debt service - series 2021	23,021	-	23,021
Brooks II			
Debt service - series 2021	43,718	-	43,718
Debt service - series 2017	11,882	-	11,882
Brooks II			
General fund	2,010	-	2,010
Total liabilities	<u>87,141</u>	<u>-</u>	<u>87,141</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred receipts	36,142	-	36,142
Total deferred inflows of resources	<u>36,142</u>	<u>-</u>	<u>36,142</u>
Fund balances:			
Restricted for:			
Debt service	-	696,963	696,963
Capital outlay projects	296,264	-	296,264
Unassigned	3,964,229	-	3,964,229
Total fund balances	<u>4,260,493</u>	<u>696,963</u>	<u>4,957,456</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 4,383,776</u>	<u>\$ 696,963</u>	<u>\$ 5,080,739</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 JULY 31, 2025

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 41,705	\$ 3,546,768	\$ 3,530,280	100%
Coconut Road - cost sharing (mall contribution)	-	-	13,000	0%
Interest & miscellaneous	5,034	64,937	3,500	1855%
Total revenues	<u>46,739</u>	<u>3,611,705</u>	<u>3,546,780</u>	102%
EXPENDITURES				
Administrative				
Supervisors	1,938	10,414	14,000	74%
Management	7,627	76,272	91,526	83%
Accounting	3,173	31,730	38,077	83%
Audit	-	19,000	19,000	100%
Legal	3,358	20,999	10,000	210%
Field management	3,632	36,313	43,576	83%
Engineering	11,560	153,528	35,000	439%
Trustee	-	4,463	12,900	35%
Dissemination agent	167	1,667	2,000	83%
Arbitrage rebate calculation	-	-	6,000	0%
Assessment roll preparation	2,250	22,500	26,999	83%
Telephone	87	863	1,035	83%
Postage	322	1,534	1,200	128%
Insurance	-	26,151	20,000	131%
Printing and binding	189	1,898	2,277	83%
Legal advertising	-	542	1,500	36%
Contingencies	240	4,327	3,999	108%
Capital outlay - 2023 note repayment	833,192	898,829	899,999	100%
Annual district filing fee	-	350	350	100%
ADA website compliance	-	210	351	60%
Communication	-	-	1,000	0%
Total administrative	<u>867,735</u>	<u>1,311,590</u>	<u>1,230,789</u>	107%
Water management				
Contractual services	41,219	537,384	376,501	143%
NPDES permit	-	3,330	20,000	17%
Aquascaping	-	1,050	30,000	4%
Aeration	-	33,750	65,000	52%
Aeration operating supplies	3,982	53,735	41,380	130%
Culvert cleaning	20,150	45,950	88,501	52%
Capital outlay-lake bank erosion	-	25,000	100,000	25%
Boundary exotic removal	5,000	40,000	48,000	83%
Miscellaneous	-	-	5,000	0%
Total water management	<u>70,351</u>	<u>740,199</u>	<u>774,382</u>	96%

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 JULY 31, 2025

	Current Month	Year to Date	Budget	% of Budget
Lighting services				
Contractual services	-	25,674	20,000	128%
Electricity	4,132	38,528	46,000	84%
Miscellaneous	222	2,222	2,500	89%
Total lighting services	<u>4,354</u>	<u>66,424</u>	<u>68,500</u>	97%
Maintenance				
Railroad crossing lease	-	15,092	-	N/A
Total maintenance	<u>-</u>	<u>15,092</u>	<u>-</u>	N/A
Coconut Rd. & Three Oaks Parkway				
Pine straw/soil/sand	-	43,224	55,000	79%
Plant replacement supplies	-	-	80,000	0%
Maintenance supplies	-	8,863	29,999	30%
Electricity	87	1,388	649	214%
Irrigation water	-	62,134	110,000	56%
Electric - 41 entry feature/irrigation	681	7,403	10,000	74%
Contract services	-	521	4,501	12%
Irrigation repairs	-	8,306	24,999	33%
Landscape maintenance contract	42,978	450,202	717,000	63%
Capital Improvement 2023/2024	68,575	372,667	-	N/A
Capital outlay	-	811,444	-	N/A
Irrigation management	3,308	10,868	13,000	84%
Total Coconut Rd. & Three Oaks Parkway	<u>115,629</u>	<u>1,777,020</u>	<u>1,045,148</u>	170%

**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 JULY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
Other fees and charges				
Property appraiser	-	3,555	4,522	79%
Tax collector	-	6,542	4,936	133%
Total other fees and charges	-	10,097	9,458	107%
Total expenditures	1,058,069	3,920,422	3,128,275	125%
Excess/(deficiency) of revenues over/(under) expenditures	(1,011,330)	(308,717)	418,505	
Fund balances - beginning	5,271,823	4,569,210	1,951,963	
Assigned: capital outlay projects	296,264	296,264	200,000	
Unassigned	3,964,229	3,964,229	2,170,459	
Fund balances - ending	<u>\$ 4,260,493</u>	<u>\$ 4,260,493</u>	<u>\$ 2,370,468</u>	

**BROOKS OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GENERAL FUND
JULY 31, 2025**

	<u>Balance</u>
ASSETS	
BankUnited	\$ 140,000
Bank United ICS	926,858
Truist	312,383
Finemark: MMF	31,573
SunTrust - reserve	10,511
Series 2023 B1	1,325,457
Deposits	525
Due from clearing fund	8,395
Accounts receivable	30,987
Total assets	<u><u>\$ 2,786,689</u></u>
 LIABILITIES & FUND BALANCES	
Liabilities:	
Accounts payable	\$ 4,277
Due to other funds	
Brooks I	
Debt service - series 2021	23,021
Brooks II	
General fund	2,010
Total liabilities	<u>29,308</u>
 DEFERRED INFLOWS OF RESOURCES	
Deferred receipts	<u>23,745</u>
Total deferred inflows of resources	<u>23,745</u>
 Fund balances:	
Reserved for:	
Capital outlay projects	131,400
Unassigned	<u>2,602,236</u>
Total fund balances	<u>2,733,636</u>
 Total liabilities, deferred inflows of resources and fund balances	 <u><u>\$ 2,786,689</u></u>

**BROOKS OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 28,545	\$ 2,330,266	\$ 2,319,394	100%
Coconut Road - cost sharing (mall contribution)	-	-	8,541	0%
Interest & miscellaneous	3,292	43,344	2,300	1885%
Total revenues	<u>31,837</u>	<u>2,373,610</u>	<u>2,330,235</u>	102%
EXPENDITURES				
Administrative				
Supervisors	1,273	6,842	9,198	74%
Management	5,011	50,111	60,133	83%
Accounting	2,085	20,847	25,017	83%
Audit	-	12,483	12,483	100%
Legal	2,206	13,796	6,570	210%
Field management	2,386	23,857	28,629	83%
Engineering	7,595	100,868	22,995	439%
Trustee	-	2,932	8,475	35%
Dissemination agent	110	1,095	1,314	83%
Arbitrage rebate calculation	-	-	3,942	0%
Assessment roll preparation	1,478	14,782	17,739	83%
Telephone	57	567	680	83%
Postage	212	1,008	788	128%
Insurance	-	17,181	13,140	131%
Printing and binding	124	1,247	1,496	83%
Legal advertising	-	356	986	36%
Contingencies	125	2,573	2,628	98%
Capital outlay - 2023 note repayment	547,407	590,531	591,300	100%
Annual district filing fee	-	230	230	100%
ADA website compliance	-	138	231	60%
Communication	-	-	657	0%
Total administrative	<u>570,069</u>	<u>861,444</u>	<u>808,631</u>	107%
Water management				
Contractual services	27,081	353,061	247,361	143%
NPDES permit	-	2,188	13,140	17%
Aquascaping	-	690	19,710	4%
Aeration	-	22,174	42,705	52%
Aeration operating supplies	2,616	35,304	27,187	130%
Culvert cleaning	13,239	30,189	58,145	52%
Capital outlay-lake bank erosion	-	16,425	65,700	25%
Boundary exotic removal	3,285	26,280	31,536	83%
Miscellaneous	-	-	3,285	0%
Total water management	<u>46,221</u>	<u>486,311</u>	<u>508,769</u>	96%

**BROOKS OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
Lighting services				
Contractual services	-	16,868	13,140	128%
Electricity	2,715	25,313	30,222	84%
Miscellaneous	146	1,460	1,643	89%
Total lighting services	<u>2,861</u>	<u>43,641</u>	<u>45,005</u>	97%
Maintenance				
Railroad crossing lease	-	9,916	-	N/A
Total maintenance	<u>-</u>	<u>9,916</u>	<u>-</u>	N/A
Coconut Rd. & Three Oaks Parkway				
Pine straw/soil/sand	-	28,398	36,135	79%
Plant replacement supplies	-	-	52,560	0%
Maintenance supplies	-	5,823	19,710	30%
Electricity	57	912	427	214%
Irrigation water	-	40,822	72,270	56%
Electric - 41 entry feature/irrigation	447	4,864	6,570	74%
Contract services	-	342	2,957	12%
Irrigation repairs	-	5,457	16,425	33%
Landscape maintenance contract	28,237	295,783	471,069	63%
Capital Improvement 2023/2024	45,054	244,842	-	N/A
Capital outlay	-	533,119	-	N/A
Irrigation management	2,173	7,140	8,541	84%
Total Coconut Rd. & Three Oaks Parkway	<u>75,968</u>	<u>1,167,502</u>	<u>686,664</u>	170%

**BROOKS OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
Other fees & charges				
Property appraiser	-	2,336	3,107	75%
Tax collector	-	4,260	3,107	137%
Total other fees & charges	-	6,596	6,214	106%
Total expenditures	695,119	2,575,410	2,055,283	125%
 Excess/(deficiency) of revenues over/(under) expenditures	 (663,282)	 (201,800)	 274,952	
Fund balances - beginning	3,396,918	2,935,436	1,207,387	
Assigned: capital outlay projects	131,400	131,400	131,400	
Unassigned	2,602,236	2,602,236	1,350,939	
Fund balances - ending	<u>\$ 2,733,636</u>	<u>\$ 2,733,636</u>	<u>\$ 1,482,339</u>	

**BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GENERAL FUND
JULY 31, 2025**

	<u>Balance</u>
ASSETS	
BankUnited	\$ 223,730
BankUnited ICS	413,489
Truist	239,107
Series 2023 BII	687,680
Finemark: MMF	10,511
Due from clearing fund	4,383
Accounts receivable	16,177
Brooks II	
General Fund	<u>2,010</u>
Total assets	<u><u>\$ 1,597,087</u></u>
 LIABILITES & FUND BALANCES	
Liabilities:	
Accounts payable	\$ 2,233
Due to other funds	
Brooks II	
Debt service - series 2017	11,882
Debt service - series 2021	<u>43,718</u>
Total liabilities	<u>57,833</u>
 DEFERRED INFLOWS OF RESOURCES	
Deferred receipts	<u>12,397</u>
Total deferred inflows of resources	<u>12,397</u>
 Fund balances:	
Reserved for:	
Capital outlay projects	164,864
Unassigned	<u>1,361,993</u>
Total fund balances	<u>1,526,857</u>
 Total liabilities, deferred inflows of resources and fund balances	 <u><u>\$ 1,597,087</u></u>

**BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 13,160	\$1,216,502	\$1,210,886	100%
Coconut Road - cost sharing (mall contribution)	-	-	4,459	0%
Interest & miscellaneous	1,742	21,593	1,201	1798%
Interfund Transfer In	-	61,021	-	N/A
Total revenues	<u>14,902</u>	<u>1,299,116</u>	<u>1,216,546</u>	107%
EXPENDITURES				
Administrative				
Supervisors	665	3,572	4,802	74%
Management	2,616	26,161	31,393	83%
Accounting	1,088	10,883	13,060	83%
Audit	-	6,517	6,517	100%
Legal	1,152	7,203	3,430	210%
Field management	1,246	12,456	14,947	83%
Engineering	3,965	52,660	12,005	439%
Trustee	-	1,531	4,425	35%
Dissemination agent	57	572	686	83%
Arbitrage rebate calculation	-	-	2,058	0%
Assessment roll preparation	772	7,718	9,261	83%
Telephone	30	296	355	83%
Postage	110	526	412	128%
Insurance	-	8,970	6,860	131%
Printing and binding	65	651	781	83%
Legal advertising	-	186	515	36%
Contingencies	115	1,754	1,372	128%
Capital outlay - 2023 note repayment	285,785	308,298	308,700	100%
Annual district filing fee	-	120	120	100%
ADA website compliance	-	72	120	60%
Communication	-	-	343	0%
Total administrative	<u>297,666</u>	<u>450,146</u>	<u>422,162</u>	107%
Water management				
Contractual services	14,138	184,323	129,140	143%
NPDES permit	-	1,142	6,860	17%
Aquascaping	-	360	10,290	3%
Aeration	-	11,576	22,295	52%
Aeration operating supplies	1,366	18,431	14,193	130%
Culvert cleaning	6,911	15,761	30,356	52%
Capital outlay-lake bank erosion	-	8,575	34,300	25%
Boundary exotic removal	1,715	13,720	16,464	83%
Miscellaneous	-	-	1,715	0%
Total water management	<u>24,130</u>	<u>253,888</u>	<u>265,613</u>	96%

**BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
Lighting services				
Contractual services	-	8,806	6,860	128%
Electricity	1,417	13,215	15,778	84%
Miscellaneous	76	762	858	89%
Total lighting services	<u>1,493</u>	<u>22,783</u>	<u>23,496</u>	97%
Maintenance				
Railroad crossing lease	-	5,176	-	N/A
Total maintenance	<u>-</u>	<u>5,176</u>	<u>-</u>	N/A
Coconut Rd. & Three Oaks Parkway				
Pine straw/soil/sand	-	14,826	18,865	79%
Plant replacement supplies	-	-	27,440	0%
Maintenance supplies	-	3,040	10,290	30%
Electricity	30	476	223	213%
Irrigation water	-	21,312	37,730	56%
Electric - 41 entry feature/irrigation	234	2,539	3,430	74%
Contract services	-	179	1,544	12%
Irrigation repairs	-	2,849	8,575	33%
Landscape maintenance contract	14,741	154,419	245,931	63%
Capital Improvement 2023/2024	23,521	127,825	-	N/A
Capital outlay	-	278,325	-	N/A
Irrigation management	1,135	3,728	4,459	84%
Total Coconut Rd. & Three Oaks Parkway	<u>39,661</u>	<u>609,518</u>	<u>358,487</u>	170%

**BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JULY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
Other fees & charges				
Property appraiser	-	1,219	1,415	86%
Tax collector	-	2,282	1,829	125%
Transfer out	-	61,021	-	N/A
Total other fees & charges	-	64,522	3,244	1989%
Total expenditures	362,950	1,406,033	1,073,002	131%
Excess/(deficiency) of revenues over/(under) expenditures	(348,048)	(106,917)	143,544	
Fund balances - beginning	1,874,905	1,633,774	744,576	
Assigned: capital outlay projects	164,864	164,864	68,600	
Unassigned	1,361,993	1,361,993	819,520	
Fund balances - ending	<u>\$1,526,857</u>	<u>\$1,526,857</u>	<u>\$ 888,120</u>	

**BROOKS OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
DEBT SERVICE FUND SERIES 2021 (REFUNDED SERIES 2001)
JULY 31, 2025**

	<u>Balance</u>
ASSETS	
Due from other funds	
Brooks I	
General fund	\$ 23,021
Undeposited fund	43,217
Total assets	<u>\$ 66,238</u>
 LIABILITIES & FUND BALANCES	
Liabilities:	-
Total liabilities	<u>-</u>
 Fund balances:	
Restricted for:	
Debt service	66,238
Total fund balances	<u>66,238</u>
 Total liabilities & fund balances	<u>\$ 66,238</u>

**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 JULY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll	\$ 892	\$ 72,647	\$ 72,439	100%
Assessment prepayments	-	43,217	-	N/A
Total revenues	<u>892</u>	<u>115,864</u>	<u>72,439</u>	160%
EXPENDITURES				
Debt service				
Principal	-	65,000	55,000	118%
Interest	-	15,229	16,286	94%
Total debt service	<u>-</u>	<u>80,229</u>	<u>71,286</u>	113%
Excess/(deficiency) of revenues over/(under) expenditures	892	35,635	1,153	
Fund balances - beginning	65,346	30,603	40,011	
Fund balances - ending	<u>\$ 66,238</u>	<u>\$ 66,238</u>	<u>\$ 41,164</u>	

**BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
DEBT SERVICE FUND SERIES 2017 (REFUNDED SERIES 2006)
JULY 31, 2025**

	<u>Balance</u>
ASSETS	
Investments:	
Revenue	\$ 300,943
Prepayment	210
Reserve	273,970
Sinking	1
Due from general fund	11,883
Total assets	<u>\$ 587,007</u>
 LIABILITIES & FUND BALANCES	
Liabilities:	-
Total liabilities	<u>-</u>
 Fund balances:	
Restricted for:	
Debt service	587,007
Total fund balances	<u>587,007</u>
 Total liabilities & fund balances	<u>\$ 587,007</u>

**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 JULY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll	\$ 11,883	\$ 1,096,405	\$ 1,092,960	100%
Interest	1,813	29,869	-	N/A
Total revenues	<u>13,696</u>	<u>1,126,274</u>	<u>1,092,960</u>	103%
EXPENDITURES				
Debt service				
Principal	-	891,000	891,000	100%
Interest	-	212,970	212,970	100%
Total debt service	<u>-</u>	<u>1,103,970</u>	<u>1,103,970</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	13,696	22,304	(11,010)	
Fund balances - beginning	573,311	564,703	532,950	
Fund balances - ending	<u>\$ 587,007</u>	<u>\$ 587,007</u>	<u>\$ 521,940</u>	

**BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
DEBT SERVICE FUND SERIES 2021 (REFUNDED SERIES 2003)
JULY 31, 2025**

	<u>Balance</u>
ASSETS	
Due from other funds	
Brooks II	
General fund	\$ 43,718
Total assets	<u>\$ 43,718</u>
LIABILITIES & FUND BALANCES	
Liabilities:	-
Total liabilities	<u>-</u>
Fund balances:	
Restricted for:	
Debt service	43,718
Total fund balances	<u>43,718</u>
Total liabilities & fund balances	<u>\$ 43,718</u>

**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 JULY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll	\$ 1,016	\$ 93,772	\$ 93,437	100%
Total revenues	<u>1,016</u>	<u>93,772</u>	<u>93,437</u>	100%
EXPENDITURES				
Debt service				
Principal	-	65,000	65,000	100%
Interest	-	28,525	28,538	100%
Total debt service	<u>-</u>	<u>93,525</u>	<u>93,538</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	1,016	247	(101)	
Fund balances - beginning	42,702	43,471	42,869	
Fund balances - ending	<u>\$ 43,718</u>	<u>\$ 43,718</u>	<u>\$ 42,768</u>	

The Brooks CDD I & II

Financial Highlights Report

7/31/25

General Fund

Revenues

Assessment Levy: At 100% Year to Date (YTD). Historically typical percentage expected to date as property tax bills are sent out the first week of November, most of which are paid by end of November (with property owners taking full 4% discount) and the majority received from the County by early to mid-December. Property taxes are due by March 31 of each year and received by Mid-April.

Coconut Road/Cost Sharing (Mall Contribution): Invoice provided to Coconut Point Developers for \$4,313.06

Expenditures (through end of July is at 170% and is over budget by 87%).

Supervisors: At 74% (budget is based on the Board's holding five meetings per year, which includes FICA).

Legal: At 210% is (127%) over straight proration of 83% however depending on legal needs, it is not uncommon for this number to fluctuate.

Engineering Fees: At 439% and is 356% over straight proration: Depending on Engineering Services required, it is not uncommon for this number to fluctuate. Engineering Fees include sidewalk projects/lake bank projects.

Trustee: At 35% - This is the annual fees paid to U.S. Bank for acting as trustee, paying agent and registrar.

Dissemination Agent: At 83% which services are a requirement of the Securities & Exchange Act of 1934, pursuant to Rule 15c2-12. Contains disclosure and continuing disclosure requirements applicable to municipal securities.

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

Assessment Roll Preparation: At 83% (YTD) The Districts have contracts with WHA Associates., to prepare and maintain the annual assessment roll.

Insurance: At 131% and is a one-time annual expense typically billed in October.

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

Contingencies: At 108% includes bank charges and miscellaneous expenses incurred throughout the year.

Capital Outlay – 2023 Note Repayment: At 100% (YTD) and is specific to Capital Improvement Projects

Water Management

Contractual Services – At 143% includes Lake & Wetland Maintenance, Pesky Varmint's Cane Toad Removal Projects and AV-Tech (camera install) at outfall structure. There is a required reclass for Landscape Maintenance of approximately \$200K.

NPDES Permit-At 17% for the water monitoring and report filing.

Aeration: At 52% and includes a required reclass for Preserve Maintenance of \$20K. IT ALSO INCLUDES AERATION REPAIRS WHICH WILL BE RECLASSIFIED TO AERATION OPERATING SUPPLIES.

AERATION OPERATING SUPPLIES: AT 130% AND SHOULD BE FOR ALL REQUIRED REPAIRS TO EXISTING SYSTEMS, AS WELL AS ELECTRIC COST. STAFF WILL BE REVIEWING TO ENSURE THERE ARE NO RECLASS REQUIRED.

Boundary Exotic Removal: At 83% and includes I-75 quarterly Berm maintenance \$22K as well as San Carlos Estates Water Control District – Annual cost \$20K.

Capital Outlay – Lake Bank Erosion: At 25% for bank restoration work provided by Anchor Marine.

Lighting Services

Contractual Services: At 128% and includes approximately \$18K in Hurricane Helene/Milton repairs.

Miscellaneous: at 89% and is specific to PODS Enterprise for storage.

Coconut Road/Three Oaks Parkway

Capital Improvement 2023/24: And includes a misclass of Lake Bank Erosion of approximately \$120K

**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 July 23, 2025 at 1:00 p.m., at the Estero Community Church, 21115 Design Parc Ln., Estero, Florida 33928.

Present for Brooks CDD:

James Merritt	Chair
David Garner	Vice Chair
John (Rod) Woolsey	Assistant Secretary
Edward Franklin (via telephone)	Assistant Secretary

Present for Brooks II CDD:

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

Also present:

Chuck Adams	District Manager
Cleo Adams	District Manager
Shane Willis	Operations Manager
Meagan Magaldi	District Counsel
Mark Zordan	Johnson Engineering, Inc. (JEI)
Blake Grimes	GulfScapes Landscape Mgmt Services
Bill Kurth	Premier Lakes, Inc. (Premier)
Blair Foley	Engineer, Shadow Wood Country Club
Brian Bartolec	GM & COO, Shadow Wood Country Club
Residents	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 1:00 p.m.

For Brooks of Bonita Springs, Supervisors Woolsey, Garner and Merritt were present.

Supervisor Franklin attended via telephone. Supervisor Varnum was not present.

For Brooks of Bonita Springs II, Supervisors Gould, O'Connor, Bertucci and Bartoletti were present. Supervisor Bunting attended via telephone.

SECOND ORDER OF BUSINESS

**Public Comments: Agenda items only [3
minutes per person]**

Mr. Bartoletti stated that Shadow Wood Country Club's (SWCC) request to move pool drainage will be added as an agenda item during public comments.

▪ **Discussion: Shadow Wood Country Club (SWCC) request to move pool drainage**

This item was an addition to the agenda.

Mr. Blair Foley discussed the SWCC's request to apply for permits to relocate drainage related to reconfiguring the pickleball courts to the south of the clubhouse parking lot, where a new 30,000 square foot building will be constructed. The building will include indoor pickleball and a café, and a resort pool will be on the north side of the building. A "minor permit" is needed from the South Florida Water Management District (SFWMD) to reroute the existing drainage. Documentation was recently forwarded to the District Engineer and District Counsel for review.

Discussion ensued regarding the scope of work, current and future location of the drains and pipes, and anticipated improvement of drainage in the area.

Mr. Foley noted that no additional maintenance would be needed and pipe sizes will be increased to accommodate additional flow so water should move to the lake system more efficiently. A flood routing for the entire basin indicating no increased overall flood during storm events was submitted to the SFWMD.

Mr. Adams stated that the additional pipe network would be owned by the SWCC and would add no maintenance burden to the CDDs.

Ms. Magaldi will submit proposed changes to the Indemnification Agreement to the SWCC. She asked if any portion of the clubhouse improvements will be on CDD property and noted that, if so, an easement or additional property rights would be necessary. Mr. Foley does not believe so, as the easements were granted for the original project; he will ask the SWCC's attorney. Ms. Magaldi and Mr. Zordan will review the request and keep an accounting of their cost and time related to the matter.

On MOTION for Brooks of Bonita Springs by Mr. Merritt and seconded by Mr. Garner, with all in favor, authorizing Legal and Engineering Staff to finalize the documents and authorizing the Chair to execute, was approved.

On MOTION for Brooks of Bonita Springs II by Mr. Bartoletti and seconded by Mr. Bertucci with all in favor, authorizing Legal and Engineering Staff to finalize the documents and authorizing the Chair to execute, was approved.

There were no additional public comments.

JOINT BUSINESS ITEMS

THIRD ORDER OF BUSINESS

Discussion: Premier Lakes June 2025 Quality Control Lake Report

Mr. Kurth presented the June 2025 Quality Control Lake Report.

Mr. Kurth stated that algae has been minimal and submersed weeds are well controlled. Alligator weed is appearing as water levels rise and has been treated. Lakes 112 and 115 improved significantly. Spikerush on Lake 112 will be treated again. Spatterdock on Lake 112 is dying. An area on the end of Lake 47 that looks like a littoral shelf is actually Wetland 10, which is treated semiannually.

Discussion ensued regarding midges, which are non-biting mosquitoes.

Due to the cost, Mr. Kurth suggested not treating midge flies unless they pose a significant issue; midges will be noted on the report. SONAR® treatment was applied to Spatterdock on Lake 115 originally, and then SONAR® treatment was applied to Lake 112.

The Board and Staff discussed Torpedograss treatments, lake bank restoration and planting of Canna Lilies.

In response to Mr. Merritt's concern, Mr. Kurth stated that Canna Lilies are typically planted in water less than 2' deep.

Ms. O'Connor noted some really nice compliments about Lake 115 and how beautifully it has been taken care of lately. Mr. Kurth stated the lakes responded well to treatments. Spikerush has regrown all the way around the internal lake on Cypress Hammock and, even in areas where no littorals were planted, littorals are more abundant than when he took over.

FOURTH ORDER OF BUSINESS

**Landscape Report: GulfScapes Landscape
Management Services**

• **Irrigation Reports**

A. Meter Usage by Clock

B. Year-Over-Year Water Usage

Mr. Grimes reviewed the Irrigation Reports and indicated that the average monthly use in gallons and cost are an average of 1% off from last year. Mr. Merritt noted that, for the last two years, irrigation has been within budget. Mr. Grimes suggested the budget be reviewed to ensure continued accuracy.

Regarding an increase in main line leaks, Mr. Grimes stated pumps must regulate pressure spikes when water is turned off and sudden PSI changes occur. Many points of failure where pipes require repairs were found, which is due to installation of very thin main line pipes in some locations. These issues are common for a large property but many more have been experienced this year. Rather than digging up main lines, he recommends making proper repairs as issues arise. 2" PVC pressure release valves are being installed; these sense pressure differences and relieve the pressure to prevent main line breaks. Issues are not occurring more on one road than another; he believes the issues are related to one section of thin pipe rather than it being a systemic problem. Breaks are occurring across the board, with many in Coconut Road in front of Shadow Wood, and on Three Oaks Parkway in front of Copper Leaf.

Discussion ensued regarding the Coleus, which look beautiful.

FIFTH ORDER OF BUSINESS

Update: Lakes Bank Restoration Projects

Mr. Zordan stated that another inspection occurred on July 11, 2025. Repeated washouts were observed; the contractors repaired the washouts numerous times in an attempt to stabilize the sod. The washouts come from the rain gutters on houses and leaders and the swales with highly concentrated flows from the rains. Corrective action is recommended with inlets, pipes, etc., or this will continue to happen as the contractor is contending with the point sources during the rainy season.

Mr. Willis stated he sourced some vendors and explained the means of correcting the problem to homeowners, and most have been receptive. He discussed another fix that will be

added in these locations, where the areas will be refilled, coco mat installed and the sod pinned to the coco mat, with the repair held in place by dissolvable netting. According to the draft report last week, approximately 90% to 95% is successfully completed; he believes the project will be complete when the 10 washouts are rectified.

Asked if this issue will be addressed via Rulemaking, Ms. Magaldi stated that Staff is finalizing their review of the Rules based on the Draft she circulated. She hopes to include the Rules on the next agenda. With Board approval, she will present the Rules to the four Neighborhood Associations.

Mr. Zordan stated that when the Lake bank Restoration Project is complete, the Village of Estero must perform a final inspection. Mr. Willis stated the restoration littoral plantings are complete, and the aesthetic enhancement plantings begin next month. The hope is that these will be completed within the next few weeks to finish the project.

Discussion ensued regarding using the Rulemaking process to facilitate homeowners carrying out the repairs on their properties, in conjunction with each neighborhood; after which, the CDDs will complete repairs to address erosion on CDD property.

Mr. Zordan stated Staff provided multiple options for inlet boxes, which will be discussed at the next meeting.

Mr. Garner thinks a way of recouping expenses paid by the CDDs due to negligence of others is needed. He supports an amenable approach unless no action is taken by the landowner to fix the condition damaging CDD property. He asked if the CDDs can take legal action.

Discussion ensued regarding the CDDs' legal recourse in such situations, potential cost of repairs, and the CDDs' existing authority which is based on the obligations of the Stormwater Management Permit to maintain the lakes and the lake banks.

Mr. Adams stated that erosion creates compliance issues and, when the Water Management District takes issue with that, fines can be passed on to offending homeowners. It was noted that no additional lake bank restoration work will be done in areas of concern until the homeowner repairs their property.

Mr. Woolsey noted that the meeting minutes included extensive detail regarding remediation options and asked for Staff to summarize those discussions.

Discussion ensued regarding communications with the community and with Ms. Lisa Luster. Mr. Willis will inform Ms. Luster which littorals will be planted.

Discussion ensued regarding the next two lake bank restoration areas in Shadow Wood and Copper Leaf. Mr. Willis and Mr. Zordan will inspect the areas with Mr. Merritt and Mr. Gould.

SIXTH ORDER OF BUSINESS

Discussion: Rule Making Process

This item was discussed during the Fifth Order of Business.

SEVENTH ORDER OF BUSINESS

**Discussion/Update: Capital Improvements
[20 Year Bond]**

Mr. Adams stated that he developed a model for a 20 or 30-year bond. He suggested discussing this later, when final costs are known. Mr. Bartoletti recalled that the bond would include the \$4 million sidewalk expenditure and lighting and noted that aeration would now be excluded from the bond. Mr. Adams recalled Board discussion of utilizing bond funds to pay off the existing five-year note, and to fund streetlights for \$2.5 million; aeration for \$1.6 million; monuments for \$250,000; ladder signs for \$150,000; and a \$500,000 contingency line item.

EIGHTH ORDER OF BUSINESS

Sidewalk Project

Mr. Zordan stated Lee County accepted the bond today. According to Mr. Bonness, the County is reviewing the right-of-way (ROW) permit. The hope is for an answer within one week. As soon as the permit is received, an on-site meeting with the Department of Transportation (DOT) will be scheduled. Within two weeks after that, construction should commence. Mr. Zordan stated the project is ready to proceed; the County is holding up the project.

Mr. Merritt asked Mr. Zordan and Ms. Magaldi to calculate and advise how much time and the cost for the time each spent getting this bond issue approved. He recommended meeting with the appropriate County officials to review the status of the Interlocal Agreement, CDD responsibilities and the CDDs' expectations going forward. The bond cost \$30,000 plus Engineering and Legal fees.

Mr. Zordan stated Lee County is reviewing everything submitted for the ROW permit associated with the application package; Staff responded to multiple requests for information and hopes the permit will be received within one week.

Discussion ensued regarding the delay, associated costs and next steps.

Mr. Adams expects the permitting and bonding process to be the same for the street light project; now that Staff knows and understands the process, it should proceed faster.

NINTH ORDER OF BUSINESS

Discussion: Street Light Project

Mr. Woolsey distributed and reviewed a project update, which Mrs. Adams emailed to the Board. He discussed his July 3, 2025 meeting with Mary Gibbs and David Willems and stated they were pleased with the detail provided; however, when advised that the recommendation was to select the pedestrian FDOT pole and fixture, they stated that in recent years the Village wanted decorative fixtures. They asked for a summary with cost estimates and photometric requirements for them to present to the Village Manager. When asked for assistance with costs, Ms. Gibbs stated the Interlocal Agreement assigns the cost of infrastructure items to the CDDs. In further discussion with Consultant David Green, a new proposal that saves approximately \$10,000 per pole, with a similar arm and canopy fixture, was developed.

Mr. Woolsey presented concept pictures of the new modified decorative pole designs and the cost summary and discussed the pros and cons of Options 1, 2 and 3.

Mr. Woolsey stated Mr. Bertucci has been involved all along. He recommended Option 1 with the revised modified configuration, replacing the 30 bases. It meets the DOT desire to utilize decorative poles and is significantly more effective than what is present now. It does not meet the luminosity requirements so he suggests requesting a variance, as the CDDs are replacing the existing lighting. He suggested a dark color and including the ladder signs. Tree removal costs are high compared to the sidewalk project. He suggested including a contingency and estimated that total project costs of \$2.6 or \$2.8 million are possible. A second opinion is justified. Mr. Adams suggested an Electrical Engineer provide a second opinion.

Discussion ensued regarding the process with the Village, features of the new poles, lack of other local communities being responsible for roadway lighting, possibility of eliminating the lights if the Village will not approve a project, whether to consult with Lee County Commissioner

Kevin Ruane, an Interlocal Agreement in which the County and the Village installed streetlights on Corkscrew Road, a situation when the County reimbursed the cost of the standard streetlights and the Village paid the additional amount, and the argument that the Village should provide financial assistance if the Village wants a certain appearance.

The various options and strategies for negotiating, were discussed.

Mr. Adams stated that this does not need to be resolved for the budget; it does not impact the bond. The current note is a five-year note; a payment was made this year and, depending on when bonds are issued, a second payment might be made or the note could be paid prior to making a second payment.

The consensus was for Mr. Woolsey and Mr. Bartoletti to continue negotiations.

TENTH ORDER OF BUSINESS

Update: Tree Removal Project

Ms. Bunting stated one of the biggest issues is that the trees were taken out of this project for the streetlights. She informed Mr. Willem that the trees had to be removed because it is a big project. She stated a report was submitted to the Village for the original project and they requested additional information. Mr. Zordan and Jessica, from JEI, worked with Mrs. Adams and Ms. Magaldi and additional information was submitted, and then more information was requested. Additional information was provided, including measurements from the trees to the sidewalks. She and Mr. Grimes tagged all 25 trees, took measurements and annotated trees with lifted curbs, roots next to the sidewalk, leaning towards the street, hit by cars, dying, overcrowding, etc. That information was submitted to Ms. Gibbs and Mr. Willems, who will tour next week with Mr. Grimes and Jessica, and then the package will be presented to Mr. Sarcozy.

Mr. Bartoletti asked for a map of the trees to be removed so the information can be provided to homeowners. Mr. Grimes will provide the map, to be emailed to all Board Members.

ELEVENTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of June 30, 2025**

Mr. Bartoletti noted that items previously discussed were corrected and emailed to the Boards. He asked if the \$19,000 was released from the Escrow account. Mr. Adams replied affirmatively. Mr. Bartoletti noted that the funds will be split between the two CDDs.

Mr. Woolsey asked why nothing was budgeted for maintenance on the "Railroad crossing lease". Mr. Adams stated it came through before this budget was adopted; funds are budgeted for Fiscal Year 2026.

Mr. Merritt believes the "Culvert cleaning" and "Capital outlay-lake bank erosion" expenditures do not match up. Mrs. Adams stated she is working with Accounting to correct miscoded items.

The financials were accepted.

TWELFTH ORDER OF BUSINESS

Approval of June 25, 2025 Joint Regular Meeting Minutes

The following changes were made:

Line 58: Change "deep" to "wide"

Line 201: Change "on that" to "versus a"

Line 266: Change "homeowners" to "the Boards"

Line 379: Change "cost per" to "light intrusion in their"

Lines 382 and 386: Insert "/Bertucci" after "Woolsey"

Line 400: Change "from" to "between"

Line 85: Change "accredited" to "credited"

Regarding Lines 178 and 179, which reads "Mr. Merritt expressed concern about liability...at Lake 41. Mr. Willis stated the areas will be repaired.", Mr. Willis stated that repairs were made, other than those ten washouts. The areas were inspected by the Field Operations leader. Asked if the CDDs did everything they can to minimize potential liability, Mr. Willis replied affirmatively.

Line 194: Delete "He thinks homeowners should be compensated for remediation or advised of what they need to do."

Line 260: Delete "It was noted that gutters are less expensive than inlet boxes."

Line 237: Change "Ms. Magaldi" to "Mrs. Adams"

On MOTION for Brooks of Bonita Springs II by Mr. Bartoletti and seconded by Mr. Gould, with all in favor, the June 25, 2025 Joint Regular Meeting Minutes, as

amended and to include any additional changes submitted to Management,
were approved.

On MOTION for Brooks of Bonita Springs by Mr. Merritt and seconded by Mr.
Garner, with all in favor, the June 25, 2025 Joint Regular Meeting Minutes, as
amended and to include any additional changes submitted to Management,
were approved.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Coleman, Yovanovich & Koester, P.A.

Ms. Magaldi reminded the Board Members to complete the required four hours of ethics
training by December 31, 2025.

B. District Engineer: Johnson Engineering, Inc.

Mr. Zordan stated that he received a text indicating that the permit was reviewed
yesterday; approval is expected once some questions are resolved.

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

• Monthly Status Report – Field Operations

The Field Operations Report was included for informational purposes.

Mr. Bartoletti thanked Mrs. Adams for providing the 2026 Aeration Annual Replacement
Schedule. He asked if 55 cabinets will be replaced or if that is the number of possible
replacements. Mrs. Adams stated that 55 cabinets have outlived their 10-year life expectancy; it
is unknown how many will be replaced.

Discussion ensued regarding how the \$106,000 budgeted might be spent.

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

I. Registered Voters in Districts as of April 15, 2025

- **Brooks of Bonita Springs: 2,167**
- **Brooks of Bonita Springs II: 1,483**

II. NEXT MEETING DATE: August 27, 2025 at 1:00 PM [Adoption of FY2026 Budget]

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

Supervisors Franklin, Merritt, Woolsey and Garner confirmed their attendance at the August 27, 2025 meeting. Supervisor Franklin will fly in for the August 27, 2025 meeting to ensure a quorum and will be reimbursed.

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

All Supervisors confirmed their attendance at the August 27, 2025 meeting.

Discussion ensued regarding Ms. Varnum’s plans to resign from Seat 3 at the end of the August meeting. Mrs. Adams will ask the HOAs to send an e-blast asking interested candidates to submit their resumes and attend the August meeting.

Discussion ensued regarding the desire to appoint a candidate from Spring Run.

FOURTEENTH ORDER OF BUSINESS

Supervisors’ Requests

There were no Supervisors’ requests.

FIFTEENTH ORDER OF BUSINESS

**Public Comments: Non-Agenda items only
[3 minutes per person]**

No members of the public spoke.

SIXTEENTH ORDER OF BUSINESS

Adjournment

On MOTION for Brooks of Bonita Springs by Mr. Merritt and seconded by Mr. Woolsey, with all in favor, the meeting adjourned at 3:25 p.m.

On MOTION for Brooks of Bonita Springs II by Mr. Bartoletti and seconded by Mr. Gould with all in favor, the meeting adjourned at 3:25 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

357 **FOR BROOKS OF BONITA SPRINGS:**

358

359

360

361

362 _____
Secretary/Assistant Secretary

Chair/Vice Chair

363

364

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

366

367

368

369

370 _____
Secretary/Assistant Secretary

Chair/Vice Chair

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

**STAFF
REPORTS**



Wrathell, Hunt and Associates, LLC

TO: Brooks of Bonita Springs I & II CDD Board of Supervisors

FROM: Shane Willis – Operations Manager

DATE: August 27, 2025

SUBJECT: Status Report – Field Operations

Aquatics & Wetlands:

Lake Bank Restoration Projects:

- Working through washouts punch list, completion expected before end of month.
- On-site meeting at lake 46 8/11/25 to discuss upcoming project, participants:
Supervisor Merritt
Supervisor Gould
District Staff Shane Willis
- Littoral Planting Projects: All plantings completed
- Fountains: 41 & Coconut Rd entry fountains repaired 8/19/25, total cost \$1,178.40 (maintenance agreement executed as well 2025-2027 \$1,160.00 annually).

Street Light Repairs

- 10/9/24 - \$1,628.00
- 11/14/24 - \$1,835.00
- 12/16/24 - \$17,654.00 (Hurricane Milton & Helene repairs)
- 12/18/24 - \$2,176.00
- 3/10/25 - \$2,470.00
- 5/17/25 - \$2,087.00
- 7/29/25 - \$1,409.00
- 8/5/25 - \$8,485.00