

# ***Brooks of Bonita Springs Community Development Districts I and II***

**October 4, 2024**



***To All Brooks Homeowners,***

The Bonita Springs Development Districts I and II (Brooks CDDs) adopted their budgets for fiscal year 2025 at their joint meeting on August 28, 2024. The CDDs' budget runs from October 1, 2024, through September 30, 2025.

**What are the expenditure components of the Districts' *Operating and Maintenance (O&M)* Budget for fiscal year 2025?**

<b>Expense Category</b>	<b>Fiscal Year 2025 Budget</b>
Professional and Administrative Costs	\$ 1,230,792
Maintenance, including irrigation of the landscaping along Coconut Road and Three Oaks Parkway	\$ 1,045,150
Management of the lakes and related storm water management system throughout The Brooks	\$ 774,380
Maintenance and operation of street lighting along Coconut Road and Three Oaks Parkway	\$ 68,500
Miscellaneous Expenses	\$ 9,458
Total	\$ 3,128,280

**New Capital Project for fiscal year 2025.**

The Brooks was constructed starting in the late 1990's and is now 23+ years old. Periodic maintenance has regularly been done to maintain the appeal and quality of our collective infrastructure and thus aid in maintaining the home values throughout The Brooks. However, there comes a time when major repair or replacement of our more significant infrastructure elements becomes necessary. CDDs I and II have jointly determined that 2025 is the time to address the replacement of the Coconut Road and Three Oaks Parkway sidewalks.

We have approximately seven miles of sidewalks running along Coconut Road and Three Oaks Parkway. Several trees planted along the sidewalks have caused severe damage (lifting, cracking, etc.) because of the roots growing under the sidewalks over the years. This has also led to degradation of the sub-base for the sidewalks in certain areas. Additionally, over time, the slope and periodic landscaping activities have resulted in the ponding of water in some areas. The condition of the sidewalks, in addition to being unsightly and not up to standard, is not compliant

with current ADA requirements. They consequently present a safety concern for anyone using them and a possible liability issue for the CDDs.

An Ad Hoc Committee was formed, including one Supervisor from each District and two volunteer Brooks residents who have extensive roadway/sidewalk construction experience, to work in conjunction with the Districts' engineering firm (Johnson Engineering) to evaluate how to best address our deteriorating sidewalks. Both asphalt and concrete were evaluated, and it was decided that using concrete was the most cost-effective long-term solution. This will also make our sidewalks compatible with all the adjoining sidewalks surrounding The Brooks. Both Districts approved this approach. Johnson Engineering (JEI) was tasked with developing a detailed specification package and associated bid documents. JEI also managed the sealed bidding process which resulted in four independent proposals being received. The total cost for the project, including independent construction oversight by JEI, totals roughly \$4,000,000. The Village of Estero has allocated up to \$380,000 in additional funding to facilitate design enhancements to provide greater compatibility with surrounding areas and provide additional amenities such as benches.

In fiscal year 2023, The Brooks CDD's procured a loan in the amount of \$4MM for a period of five years to finance this project and other capital projects (most of which were completed during 2024). Additionally, the proceeds from the 2024 fiscal year sale of the CDD Park to the Commons Club will be applied to the sidewalk replacement project to avoid any additional assessment to our Brooks owners.

**Your annual CDD assessment will remain the same as it was for fiscal year 2023/24.**

Your tax bill reflects each Brooks' owner's share of the CDDs' Operating and Maintenance expenses and the costs of the \$4MM capital loan repayment. CDD II owners (and three neighborhoods in CDD I) will continue to see additional cost, which varies by neighborhood, for the amortization of the remaining principal and interest for their respective original Brooks Development Bonds.

More details regarding the adopted 2025 fiscal year budget of the two CDDs are available by clicking [Brooks CDDs' 2025 Budget](#).

***Thank you*** for your continued interest in the Districts' projects and activities.

***Your Brooks of Bonita Springs CDD I & II Supervisors***