

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

**July 26, 2023**

**BOARD OF SUPERVISORS  
JOINT REGULAR  
MEETING AGENDA**

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

**AGENDA  
LETTER**

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

OFFICE OF THE DISTRICT MANAGER

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

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

July 19, 2023

**ATTENDEES:**

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

Boards of Supervisors

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

Dear Board Members:

The Boards of Supervisors of the Brooks of Bonita Springs & Brooks of Bonita Springs II Community Development Districts will hold a Joint Regular Meeting on July 26, 2023 at 1:00 p.m., at the Estero Community Church, 21115 Design Parc Ln., Estero, Florida 33928. The agenda is as follows:

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

## JOINT BUSINESS ITEMS

3. Landscape Report: *GulfScapes Landscape Management Services*
  - Irrigation Reports
    - A. Meter Usage by Clock
    - B. Year-Over-Year Water Usage
4. Consideration of AV Tech, LLC, Meter Swap Estimate 23104
5. Discussion: Pathway Improvement Plans
6. Continued Discussion: Pickleball
  - A. Presentation of Pickleball Management Update
  - B. Update: Pickleball Project Milestone Tracker
  - C. Consideration of Award of Contract for Phase 1 Pickleball Facility Expansion
    - I. Respondents
      - a. EnviroStruct, LLC
      - b. Rockford Construction
    - II. Bid Analysis

7. Consideration of First Amendment to the District Management Services Agreement for Lien Roll Services
  - A. *Brooks of Bonita Springs Community Development District*
  - B. *Brooks of Bonita Springs II Community Development District*
8. Update: CIP Budget and Cost per Unit Estimator
9. Continued Discussion: Fiscal Year 2023/2024 Proposed Budget
10. Acceptance of Unaudited Financial Statements as of June 30, 2023
11. Approval of May 24, 2023 Joint Regular Meeting Minutes
12. Staff Reports
  - A. District Counsel: *Dan Cox, Esquire*
    - Update: Delinquent Payments from Coconut Point Mall
  - B. District Engineer: *Johnson Engineering, Inc.*
  - C. Field Operations: *Wrathell, Hunt and Associates, LLC*
    - Monthly Status Report - Field Operations
  - D. District Manager: *Wrathell, Hunt and Associates, LLC*
    - NEXT MEETING DATE: August 30, 2023 at 1:00 PM [Fiscal Year 2024 Budget Adoption Hearing]

○ QUORUM CHECK: BROOKS OF BONITA SPRINGS

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

○ QUORUM CHECK: BROOKS OF BONITA SPRINGS II

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

13. Supervisors' Requests
14. Public Comments (*non-agenda items only; four (4)-minute time limit*)
15. Adjournment

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

Sincerely,



Chesley E. Adams, Jr.  
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

**CALL IN NUMBER: 1-888-354-0094**

**PARTICIPANT PASSCODE: 709 724 7992**

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

**3A**

2020/2021 Water Usage													8
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	
	250,000	1,046,000	665,000	689,000	682,000	816,000	475,000	648,000	0	0	0	0	658,875
Total Property Usage	4,509,000	4,929,000	4,182,000	4,725,000	4,979,000	5,894,000	4,716,000	5,442,000	0	0	0	0	4,922,000
% Clock Use/Total	6%	21%	16%	15%	14%	14%	10%	12%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	13%
\$ By Clock	\$474.36	\$1,995.66	\$1,255.43	\$1,311.20	\$1,410.02	\$1,702.58	\$983.25	\$1,354.32	\$0.00	\$0.00	\$0.00	\$0.00	\$1,310.85

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	
	1,331,000	1,269,000	1,047,000	1,128,000	1,217,000	1,258,000	960,000	1,215,000	0	0	0	0	1,178,125
Total Property Usage	4,509,000	4,929,000	4,182,000	4,725,000	4,979,000	5,894,000	4,716,000	5,442,000	0	0	0	0	4,922,000
% Clock Use/Total	30%	26%	25%	24%	24%	21%	20%	22%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	24%
\$ By Clock	\$2,525.51	\$2,421.12	\$1,976.60	\$2,146.64	\$2,516.12	\$2,624.82	\$1,987.20	\$2,539.35	\$0.00	\$0.00	\$0.00	\$0.00	\$2,342.17

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	
	473,000	446,000	352,000	401,000	392,000	338,000	280,000	419,000	0	0	0	0	387,625
Total Property Usage	4,509,000	4,929,000	4,182,000	4,725,000	4,979,000	5,894,000	4,716,000	5,442,000	0	0	0	0	4,922,000
% Clock Use/Total	10%	9%	8%	8%	8%	6%	6%	8%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	8%
\$ By Clock	\$897.49	\$850.92	\$664.53	\$763.12	\$810.45	\$705.24	\$579.60	\$875.71	\$0.00	\$0.00	\$0.00	\$0.00	\$768.38

<b>Clock 3 - Commons Club Entrance to Lighthouse Bay Coconut Rd ( 37 zones / 3 Meters )</b>													Averages
<b>Total Monthly Usage By Clock</b>													
Total Clock Usage	October	November	December	January	February	March	April	May	June	July	August	September	
	665,000	582,000	439,000	523,000	822,000	1,051,000	521,000	579,000	0	0	0	0	647,750
<b>Total Property Usage</b>	4,509,000	4,929,000	4,182,000	4,725,000	4,979,000	5,894,000	4,716,000	5,442,000	0	0	0	0	4,922,000
<b>% Clock Use/Total</b>	15%	12%	10%	11%	17%	18%	11%	11%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	13%
<b>\$ By Clock</b>	\$1,261.80	\$1,110.39	\$828.77	\$995.30	\$1,699.47	\$2,192.91	\$1,078.47	\$1,210.11	\$0.00	\$0.00	\$0.00	\$0.00	\$1,297.15

<b>Clock 4 - 4 Way Light South on Imperial to end of Brooks Maintenance ( 23 Zones / 2 Meters )</b>													Averages
<b>Total Monthly Usage By Clock</b>													
Total Clock Usage	October	November	December	January	February	March	April	May	June	July	August	September	
	583,000	675,000	535,000	560,000	559,000	634,000	474,000	546,000	0	0	0	0	570,750
<b>Total Property Usage</b>	4,509,000	4,929,000	4,182,000	4,725,000	4,979,000	5,894,000	4,716,000	5,442,000	0	0	0	0	4,922,000
<b>% Clock Use/Total</b>	13%	14%	13%	12%	11%	11%	10%	10%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	12%
<b>\$ By Clock</b>	\$1,106.21	\$1,287.83	\$1,010.01	\$1,065.71	\$1,155.72	\$1,322.84	\$981.18	\$1,141.14	\$0.00	\$0.00	\$0.00	\$0.00	\$1,133.83

<b>Clock 5 - 4 Way Light North to Copperleaf Three Oaks Pkwy ( 31 Zones / 3 Meters )</b>													Averages
<b>Total Monthly Usage By Clock</b>													
Total Clock Usage	October	November	December	January	February	March	April	May	June	July	August	September	
	64,000	21,000	276,000	238,000	277,000	344,000	503,000	125,000	0	0	0	0	231,000
<b>Total Property Usage</b>	4,509,000	4,929,000	4,182,000	4,725,000	4,979,000	5,894,000	4,716,000	5,442,000	0	0	0	0	4,922,000
<b>% Clock Use/Total</b>	1%	0%	7%	5%	6%	6%	11%	2%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	5%
<b>\$ By Clock</b>	\$121.44	\$40.07	\$521.05	\$452.93	\$572.69	\$717.76	\$1,041.21	\$261.25	\$0.00	\$0.00	\$0.00	\$0.00	\$466.05



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	
	368,000	178,000	308,000	316,000	328,000	489,000	395,000	409,000	0	0	0	0	348,875
Total Property Usage	4,509,000	4,929,000	4,182,000	4,725,000	4,979,000	5,894,000	4,716,000	5,442,000	0	0	0	0	4,922,000
% Clock Use/Total	8%	4%	7%	7%	7%	8%	8%	8%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	7%
\$ By Clock	\$698.26	\$339.60	\$581.46	\$601.36	\$678.13	\$1,020.30	\$817.65	\$854.81	\$0.00	\$0.00	\$0.00	\$0.00	\$611.67

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	
	775,000	712,000	560,000	870,000	702,000	964,000	1,108,000	1,501,000	0	0	0	0	899,000
Total Property Usage	4,509,000	4,929,000	4,182,000	4,725,000	4,979,000	5,894,000	4,716,000	5,442,000	0	0	0	0	4,922,000
% Clock Use/Total	17%	14%	13%	18%	14%	16%	23%	28%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	18%
\$ By Clock	\$1,470.52	\$1,358.42	\$1,057.21	\$1,655.66	\$1,451.37	\$2,011.39	\$2,293.56	\$3,137.09	\$0.00	\$0.00	\$0.00	\$0.00	\$1,804.40

Complete Property Totals													
Total Property Usage From Clock Usages	October	November	December	January	February	March	April	May	June	July	August	September	Total Average
	4,509,000	4,929,000	4,182,000	4,725,000	4,979,000	5,894,000	4,716,000	5,442,000	0	0	0	0	4,922,000
Total % Added	October	November	December	January	February	March	April	May	June	July	August	September	Total
	100%	100%	100%	100%	100%	100%	100%	100%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	100%
Total Property \$ By Clock	October	November	December	January	February	March	April	May	June	July	August	September	Total AVG
	\$8,555.60	\$9,404.00	\$7,895.06	\$8,991.92	\$10,293.98	\$12,297.83	\$9,762.12	\$11,373.78	\$0.00	\$0.00	\$0.00	\$0.00	\$9,734.50
Actual Total Property \$	\$8,555.60	\$9,404.00	\$7,895.06	\$8,991.92	\$10,293.98	\$12,297.83	\$9,762.12	\$11,373.78					\$9,821.79
Coconut Rd	October	November	December	January	February	March	April	May	June	July	August	September	Total AVG
	\$5,159.17	\$6,378.08	\$4,725.33	\$5,216.27	\$6,436.06	\$7,225.55	\$4,628.52	\$5,979.49	\$0.00	\$0.00	\$0.00	\$0.00	\$5,718.56
Three Oaks	October	November	December	January	February	March	April	May	June	July	August	September	Total AVG
	\$3,396.43	\$3,025.92	\$3,169.73	\$3,775.65	\$3,857.92	\$5,072.28	\$5,133.60	\$5,394.29	\$0.00	\$0.00	\$0.00	\$0.00	\$4,103.23

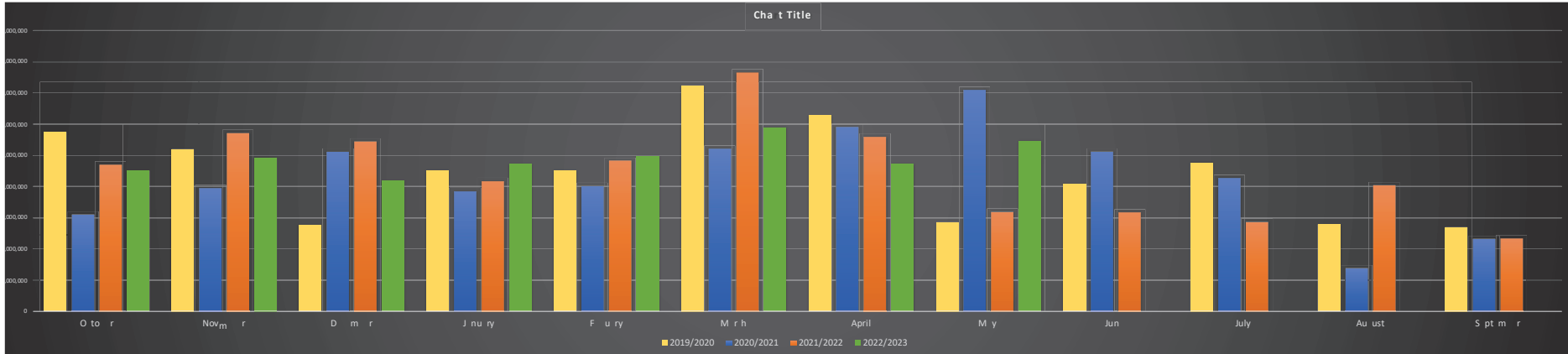
**BROOKS OF BONITA SPRINGS  
&  
BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICTS**

**3B**

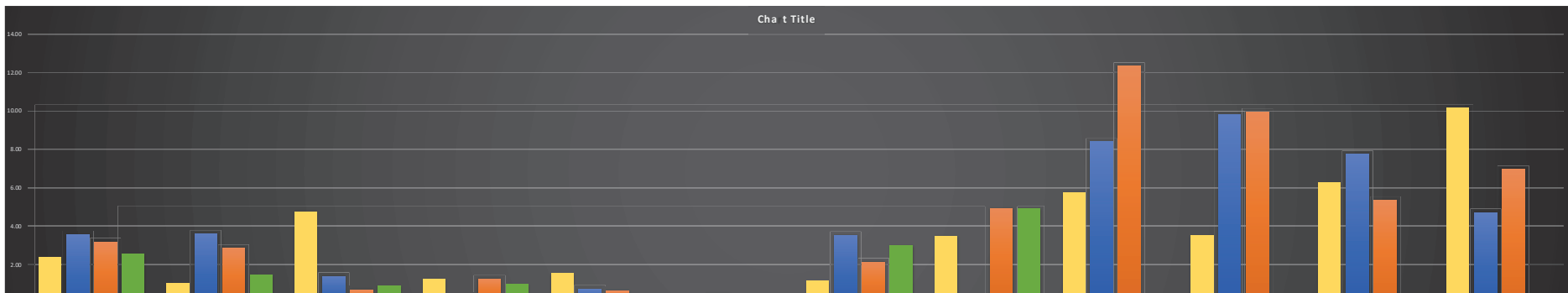
## B YOY Wate Usage

Brooks	October	November	December	January	February	March	April	May	June	July	August	September	Average Monthly Use	Y Y Usage
019/2020	5,742,000	5,197,000	2,755,000	4,508,000	4,518,000	7,242,000	6,282,000	2,853,000	4,070,000	4,753,000	2,795,000	2,690,000	4,450,417	53,405,000
020/2021	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
021/2022	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
022/2023	4,509,000	4,929,000	4,182,000	4,725,000	4,979,000	5,894,000	4,716,000	5,442,000					6,562,667	39,376,000
% Y Y	-4%	-14%	-23%	13%	3%	-23%	-16%	71%	-100%	-100%	-100%	-100%	47%	-27%

020/2021	\$5,558.88	\$7,203.32	\$9,488.68	\$7,001.44	\$7,520.16	\$9,932.04	\$11,337.96	\$13,741.76	\$9,742.16	\$8,037.28	\$3,271.47	\$4,539.12	\$8,114.52	\$97,374.23
021/2022	\$8,673.32	\$10,654.88	\$10,129.60	\$7,636.48	\$9,204.02	\$14,908.50	\$10,741.24	\$5,887.18	\$5,854.86	\$5,308.37	\$7,614.28	\$4,590.17	\$8,433.57	\$101,202.88
022/2023	\$8,555.60	\$9,404.00	\$7,895.06	\$8,991.92	\$10,293.98	\$12,297.83	\$9,762.12	\$11,373.78					\$13,095.72	\$78,574.29
Per Gallon	\$0.00190	\$0.00191	\$0.00189	\$0.00190	\$0.00207	\$0.00209	\$0.00207	\$0.00209					\$0.00200	
Per 1,000 Gallon	\$1.90	\$1.91	\$1.89	\$1.90	\$2.07	\$2.09	\$2.07000	\$2.09000					\$0.00428	



Brooks	October	November	December	January	February	March	April	May	June	July	August	September	Average Monthly	Y Y Total
019/2020	2.37	1.04	4.76	1.26	1.56	0.03	1.15	3.49	5.78	3.54	6.24	10.19	3.45	41.41
020/2021	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
021/2022	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
022/2023	2.57	1.46	0.93	0.99	0.09	0.28	3.02	4.92					2.38	14.26
Inch Diff	-0.63	-1.41	0.23	-0.29	-0.57	0.12	0.85	-0.02	-12.37	-9.96	-5.36	-7.00	-1.85	-36.41



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

**4**

**My AV-Tech LLC**  
 9828 Venezia Cir Unit 1114  
 Naples, FL 34113 US  
 844-692-8832  
 office@myav-tech.com  
 www.myav-tech.com



**ADDRESS**

Shane Willis  
 The Commons - Brooks I &  
 Brooks II CDD  
 9220 Bonita Beach Rd Suite 214  
 Bonita Springs, FL 34135

**SHIP TO**

Shane Willis  
 The Commons - Brooks I &  
 Brooks II CDD  
 9220 Bonita Beach Rd Suite 214  
 Bonita Springs, FL 34135

**Estimate 23104**

**DATE 07/12/2023**

**SCOPE**

Meter Swap

DATE	ACTIVITY	QTY	RATE	AMOUNT
	<b>Permitting Fee:Electrical, Low Voltage, Building and/or Fire Engineered Prints</b> Designed and Engineered Drafted Electrical Plans to submit to County or City	1	1,200.00	1,200.00
	<b>Permitting Fee:Electrical, Low Voltage, Building and/or Fire Licensing Fee</b> Coordination w/ FPL.  Site will need to be De-Energized during installation.  FPL will activate power once inspection is passed.	1	1,500.00	1,500.00
	<b>Permitting Fee:Electrical, Low Voltage, Building and/or Fire Permitting Fee</b> Building and/or Electrical Permit / Processing / Inspection Fees	1	1,400.00	1,400.00
	<b>Electrical Service Call:Electrical Labor Service RENTAL</b> Mobile Portable Generator, 28.5 gal., Ultra Low Sulfur Diesel	1	3,000.00	3,000.00
	<b>Electrical Service Call:Electrical Labor Service</b> Remove Existing Electrical Meter and Load Centers.  Divide the loads between the two entities.  Build new Electrical Platform	1	7,750.00	7,750.00

DATE	ACTIVITY	QTY	RATE	AMOUNT
	<b>Electrical Service Call:Electrical Labor Service</b> Install (2) Meter mains, QO, combination service entrance, ringless socket, 400A, surface mount  Install (2) Outdoor Square D QO Load Centers  Install (2) Branch Panel Protector, 240V, 3W+G, Delta, 50Ka, UI 1449 Type 1/2	2	12,350.00	24,700.00

<b>TOTAL</b>	<b>\$39,550.00</b>
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Accepted By

Accepted Date

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

**5**

**CONTRACT PLANS COMPONENTS**

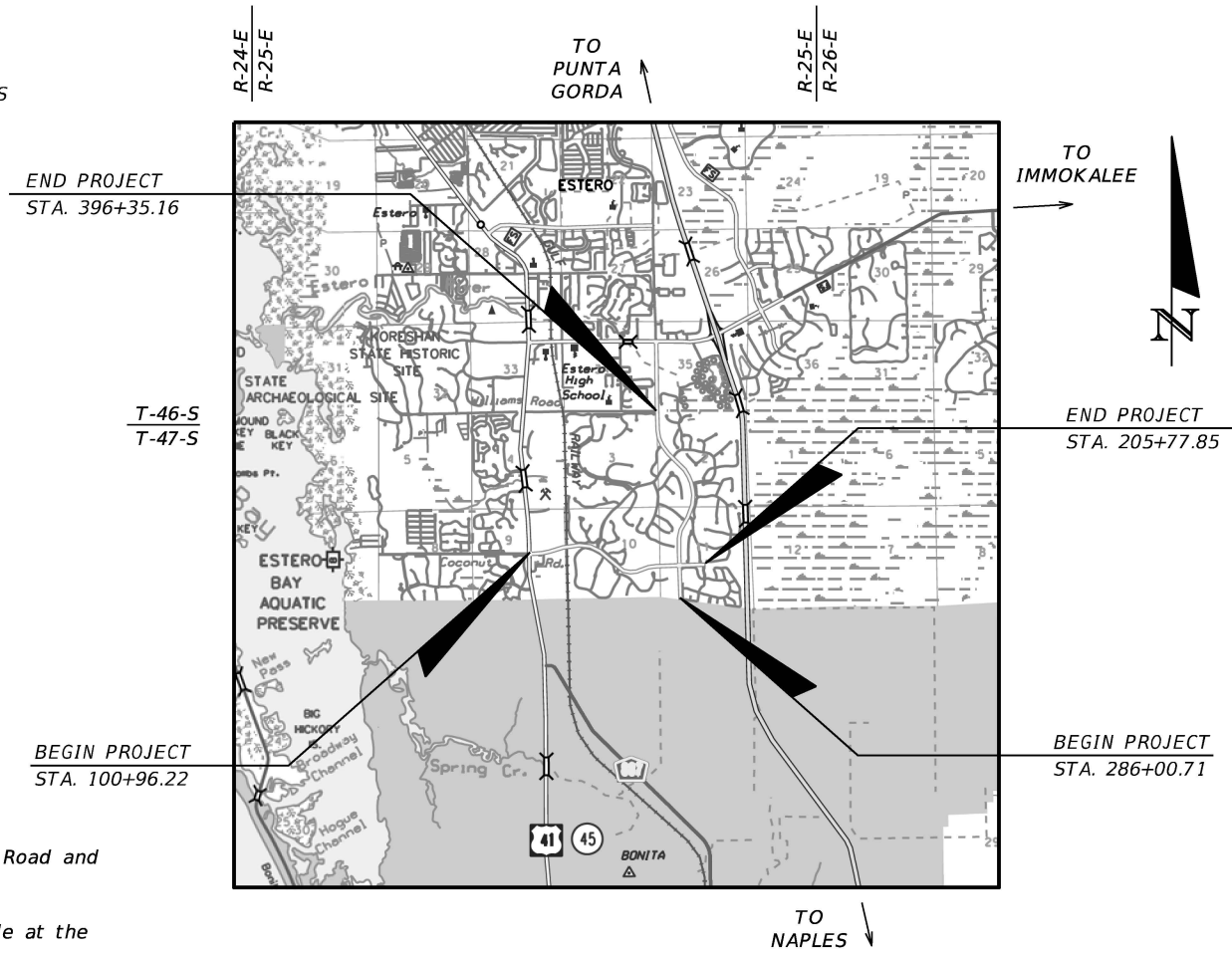
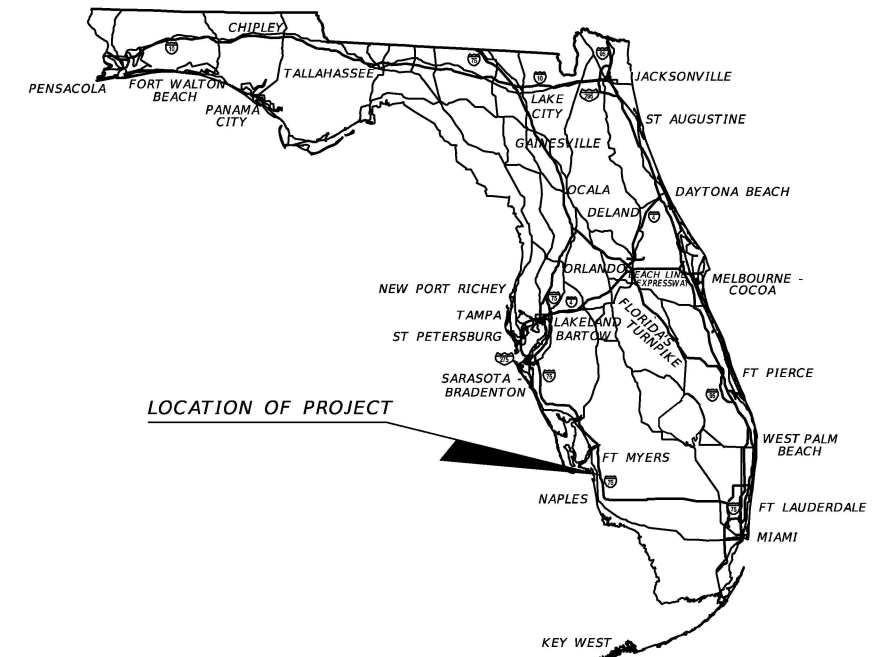
ROADWAY PLANS

***THE BROOKS OF BONITA SPRINGS  
COMMUNITY DEVELOPMENT DISTRICT (CDD)  
THE BROOKS PATHWAY IMPROVEMENTS***

**INDEX OF LIGHTING PLANS**

SHEET NO.	SHEET DESCRIPTION
1	KEY SHEET
2	SIGNATURE SHEET
3	SUMMARY OF PAY ITEMS
4	TYPICAL SECTIONS
5	GENERAL NOTES
6 - 14	PROJECT LAYOUT
15 - 31	ROADWAY PLAN
32	ROADWAY PLAN - OAKWILDE BOULEVARD
XX - XX	CROSS SECTIONS - COCONUT ROAD
XX - XX	CROSS SECTIONS - IMPERIAL PKWY.
XX - XX	CROSS SECTIONS - THREE OAKS PKWY.
XX - XX	STORMWATER POLLUTION PREVENTION PLANS
XX - XX	EROSION CONTROL
TC-1 - TC-8	TRAFFIC CONTROL

JEI PROJECT ID: 20023646-052  
VILLAGE OF ESTERO  
LEE COUNTY



**GOVERNING STANDARD PLANS:**

Florida Department of Transportation, FY2023-24 Standard Plans for Road and Bridge Construction and applicable Interim Revisions (IRs).

Standard Plans for Road Construction and associated IRs are available at the following website: <http://www.fdot.gov/design/standardplans>

Standard Plans for Bridge Construction are included in the Structures Plans Component

**GOVERNING STANDARD SPECIFICATIONS:**

Florida Department of Transportation, FY2023-24 Standard Specifications for Road and Bridge Construction at the following website: <http://www.fdot.gov/programmanagement/Implemented/SpecBooks>



**PATHWAY PLANS  
ENGINEER OF RECORD:**

JOSEPH A. DEBONO, P.E.  
P.E. NO.: 93289  
JOHNSON ENGINEERING, INC.  
2122 JOHNSON STREET  
FORT MYERS, FLORIDA 33901  
CERTIFICATE OF AUTHORIZATION NO.: 642

**30% SUBMITTAL  
JUNE 2023**

CONSTRUCTION CONTRACT NO.	FISCAL YEAR	SHEET NO.
	23	1

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.



THIS ITEM HAS BEEN DIGITALLY  
SIGNED AND SEALED BY:

PRINTED COPIES OF THIS DOCUMENT ARE  
NOT CONSIDERED SIGNED AND SEALED.  
THE SIGNATURE MUST BE VERIFIED  
IN THE ELECTRONIC DOCUMENTS

JOHNSON ENGINEERING  
2122 JOHNSON STREET  
FORT MYERS, FLORIDA 33901  
CERTIFICATE OF AUTHORIZATION: 00642  
JOSEPH A. DEBONO, P.E. NO. 93289

THE ABOVE NAMES PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE  
FOLLOWING SHEETS IN ACCORDANCE WITH RULE 61G15-23.004, F.A.C.

<u>SHEET NO.</u>	<u>SHEET DESCRIPTION</u>
1	KEY SHEET
2	SIGNATURE SHEET
3	SUMMARY OF PAY ITEMS
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6 - 14	PROJECT LAYOUT
15 - 31	ROADWAY PLAN
XX - XX	CROSS SECTIONS - COCONUT ROAD
XX - XX	CROSS SECTIONS - IMPERIAL PKWY.
XX - XX	CROSS SECTIONS - THREE OAKS PKWY.
XX - XX	STORMWATER POLLUTION PREVENTION PLANS
XX - XX	EROSION CONTROL
TC-1 - TC-8	TRAFFIC CONTROL

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REVISIONS				 JOSEPH A. DEBONO • P.E. LICENSE NO. 93289 JOHNSON ENGINEERING, INC. 2122 JOHNSON STREET • FORT MYERS, FL 33902 CERTIFICATE OF AUTHORIZATION NO. 642	THE BROOKS OF BONITA SPRINGS CDD			SIGNATURE SHEET	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION		ROAD NO.	COUNTY	JEI PROJECT ID		2
						LEE	20023646-052		

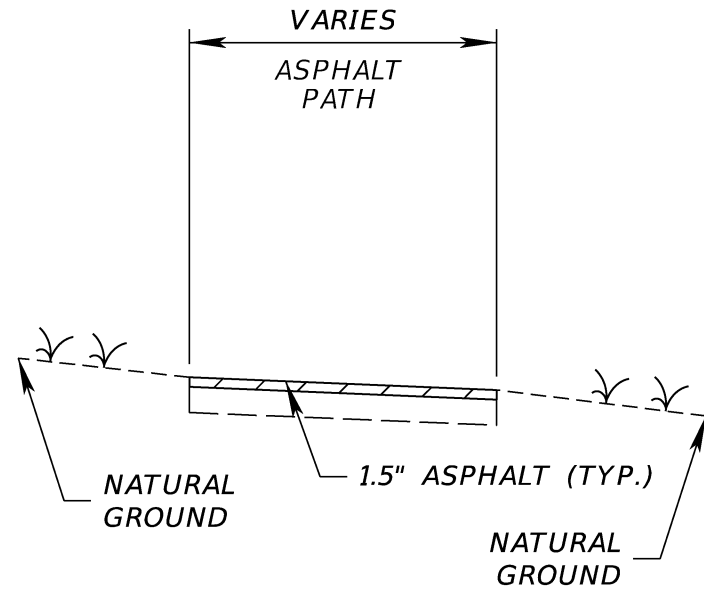
**SUMMARY OF PAY ITEMS**

PAY ITEM NO.	PAY ITEM DESCRIPTION	UNIT	QUANTITY
101-1	MOBILIZATION	LS	1
102-1	MAINTENANCE OF TRAFFIC	LS	1
104-10-3	SEDIMENT BARRIER	LF	
104-18	INLET PROTECTION SYSTEM	EA	
107-1	LITTER REMOVAL	AC	
107-2	MOWING	AC	
110-1-1	CLEARING & GRUBBING	LS	1
120-1	EXCAVATION	CY	
120-6	EMBANKMENT	CY	
327-70-5	MILLING EXISTING ASPHALT PAVEMENT, 2.0" AVG. DEPTH	SY	27,590
334 1 12	SUPERPAVE ASPHALTIC CONCRETE, TRAFFIC B (SP 9.5) (1.5")	TN	2,277
425-2-61	MANHOLES, P-8, <10'	EA	
425-6	VALVE BOXES, ADJUST	EA	
520-2-4	CONCRETE CURB, TYPE D	LF	302
522-2	CONCRETE SIDEWALKS AND DRIVEWAYS, 6" THICK	SY	348
527-2	DETECTABLE WARNINGS	SF	547
570-1-2	PERFORMANCE TURF (SOD)	SY	43,350
711-11-123	THERMOPLASTIC, STD, WHITE, SOLID, 12" FOR CROSSWALK	LF	
711-11-125	THERMOPLASTIC, STD, WHITE, SOLID, 24" FOR STOP LINE	LF	
711-11-221	THERMOPLASTIC, STD, YELLOW, SOLID, 6"	LF	
ASB-1	AS-BUILT	LS	

PAY ITEM NOTES:

- 102-1 INCLUDES ALL COST ASSOCIATED WITH MAINTENANCE OF TRAFFIC, INCLUDING BUT NOT LIMITED TO, ADVANCED WARNING SIGNS, AND PEDESTRIAN DETOUR PLAN.
- 110-1-1 CLEARING AND GRUBBING SHALL INCLUDE, BUT NOT BE LIMITED TO, THE REMOVAL OF ASPHALT, CONCRETE, SIDEWALK, DRIVEWAY BASE, STORM STRUCTURES, PIPES, BOLLARD REMOVAL, CONCRETE BARRIERS, VEGETATION/TREE, LANDSCAPING, CURB & GUTTER, FENCE, IRRIGATION, MAILBOXES, AND CONFLICTING STRIPING NOT COVERED BY OTHER PAY ITEMS. ALL CLEARING AND GRUBBING DEBRIS SHALL BE REMOVED FROM THE JOB SITE AT NO ADDITIONAL COST TO THE COUNTY.
- 425-6 INCLUDES ALL COST ASSOCIATED WITH ADJUSTMENTS OF UTILITY TO BE FLUSH WITH FINISH GRADE OF SIDEWALK.
- 522-2 CONCRETE DRIVES AND SIDEWALK TO HAVE A COMPRESSIVE STRENGTH OF 3000 PSI IN 28 DAYS AND BE REINFORCED WITH WELDED WIRE FABRIC (6"X6", #10/#10) OR EQUAL PER COLLIER COUNTY CONSTRUCTION STANDARDS HANDBOOK FOR WORKS WITHIN THE PUBLIC RIGHT OF WAY (SECTION III.C.2.B), LATEST EDITION.

REVISIONS				 JOSEPH A. DEBONO • P.E. LICENSE NO. 93289 JOHNSON ENGINEERING, INC. 2122 JOHNSON STREET • FORT MYERS, FL 33902 CERTIFICATE OF AUTHORIZATION NO. 642	THE BROOKS OF BONITA SPRINGS CDD			SUMMARY OF PAY ITEMS  SHEET NO. 3
DATE	DESCRIPTION	DATE	DESCRIPTION		ROAD NO.	COUNTY	JEI PROJECT ID	
						LEE	20023646-052	



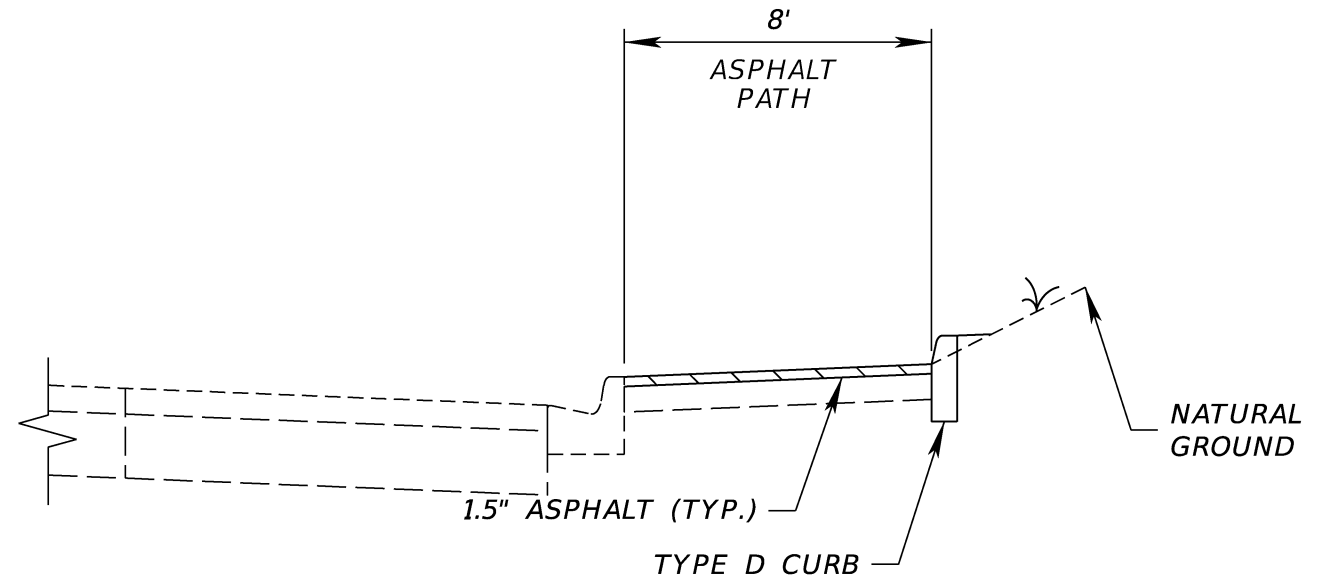
TYPICAL SECTION  
 COCONUT ROAD  
 STA. 100+96.22 TO STA. 205+77.85  
 IMPERIAL PARKWAY/THREE OAKS PARKWAY  
 STA. 286+00.71 TO STA. 396+35.16

**MILLING**

MILL EXISTING ASPHALT  
 PAVEMENT FOR DEPTH AS  
 DETERMINED BY ENGINEER

**RESURFACING**

SUPERPAVE ASPHALTIC CONCRETE (TRAFFIC B) (1.5") (SP 9.5)



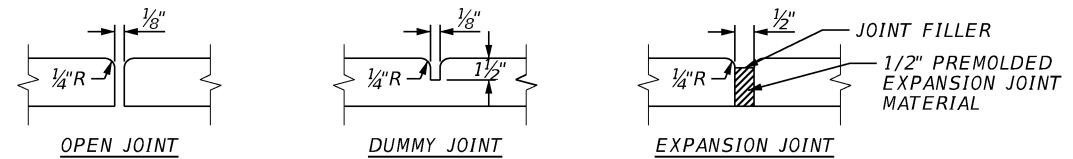
IMPERIAL PARKWAY  
 NORHTBOUND RIGHT LANE  
 PATHWAY W/ CURB DETAIL  
 STA. 296+08.96 TO STA. 299+09.51

**MILLING**

MILL EXISTING ASPHALT  
 PAVEMENT FOR DEPTH AS  
 DETERMINED BY ENGINEER

**RESURFACING**

SUPERPAVE ASPHALTIC CONCRETE (TRAFFIC B) (1.5") (SP 9.5)



CONCRETE DRIVEWAY & JOINT DETAILS  
 N.T.S.

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

**JOHNSON ENGINEERING**  
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 JOHNSON ENGINEERING, INC.  
 2122 JOHNSON STREET • FORT MYERS, FL 33902  
 CERTIFICATE OF AUTHORIZATION NO. 642

THE BROOKS OF BONITA SPRINGS CDD		
ROAD NO.	COUNTY	JEI PROJECT ID
	LEE	20023646-052

**TYPICAL SECTIONS**

SHEET NO.
4

GENERAL NOTES:

1. BENCHMARK ELEVATIONS SHOWN ON THE PLANS ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
2. HORIZONTAL DATUM = NAD83 FLORIDA STATE PLANE, EAST ZONE, US FOOT.
3. EXISTING FACILITIES SHALL BE RESTORED TO THAT WHICH EXISTED PRIOR TO COMMENCING CONSTRUCTION AT NO ADDITIONAL COST TO OWNER.
4. EXISTING DRAINAGE STRUCTURES WITHIN CONSTRUCTION LIMITS SHALL REMAIN UNLESS OTHERWISE NOTED.
5. THE LOCATION(S) OF THE UTILITIES SHOWN IN THE PLANS (INCLUDING THOSE DESIGNATED Vv, Vh, AND Vvh) ARE BASED ON LIMITED INVESTIGATION TECHNIQUES AND SHOULD BE CONSIDERED APPROXIMATE ONLY. THE VERIFIED LOCATIONS/ELEVATIONS APPLY ONLY AT THE POINTS SHOWN. INTERPOLATIONS BETWEEN THESE POINTS HAVE NOT BEEN VERIFIED.
6. NOTIFY ALL UTILITY COMPANIES IN THE AREA AT LEAST 2 FULL BUSINESS DAYS PRIOR TO CONSTRUCTION AND CALL THE SUNSHINE STATE ONE CALL AT 1-800-432-4770.
7. EXISTING UTILITIES ARE TO REMAIN IN PLACE UNLESS OTHERWISE NOTED.

8. UTILITY/AGENCY OWNERS:

COMPANY	CONTACT	TELEPHONE NUMBERS
BONITA SPRINGS UTILITIES, INC.	DOMINIC STROLB	(239)390-4973
CENTURY LINK/LUMEN	LUIS NEGRON	(239)920-5925
COMCAST	XAVIER MEDINA	(239)205-0469
FLORIDA POWER AND LIGHT	MICHAEL MARTINEZ	(239)353-6047
SUMMIT BROADBAND INC.	MICHELLE DANIEL	(239)920-7468
TECO PEOPLES GAS	ALEX MCFARLANE	(813)275-3762
HOTWIRE COMMUNICATIONS	RALPH HERRERA	(954)628-7023
LEE COUNTY UTILITIES	BRETT ZIMMERMAN	(239)292-2338
LEE COUNTY IRRIGATION	BOB DEBROCK	(239)357-4591
LEE COUNTY SIGNAL DEPARTMENT	RYAN KIRSCH	(239)533-9501
RESOURCE CONSERVATION SYSTEMS	VINCE BARRACO	(239)495-5805
CROWN CASTLE	CHUCK FERGUSON	(570)872-6637

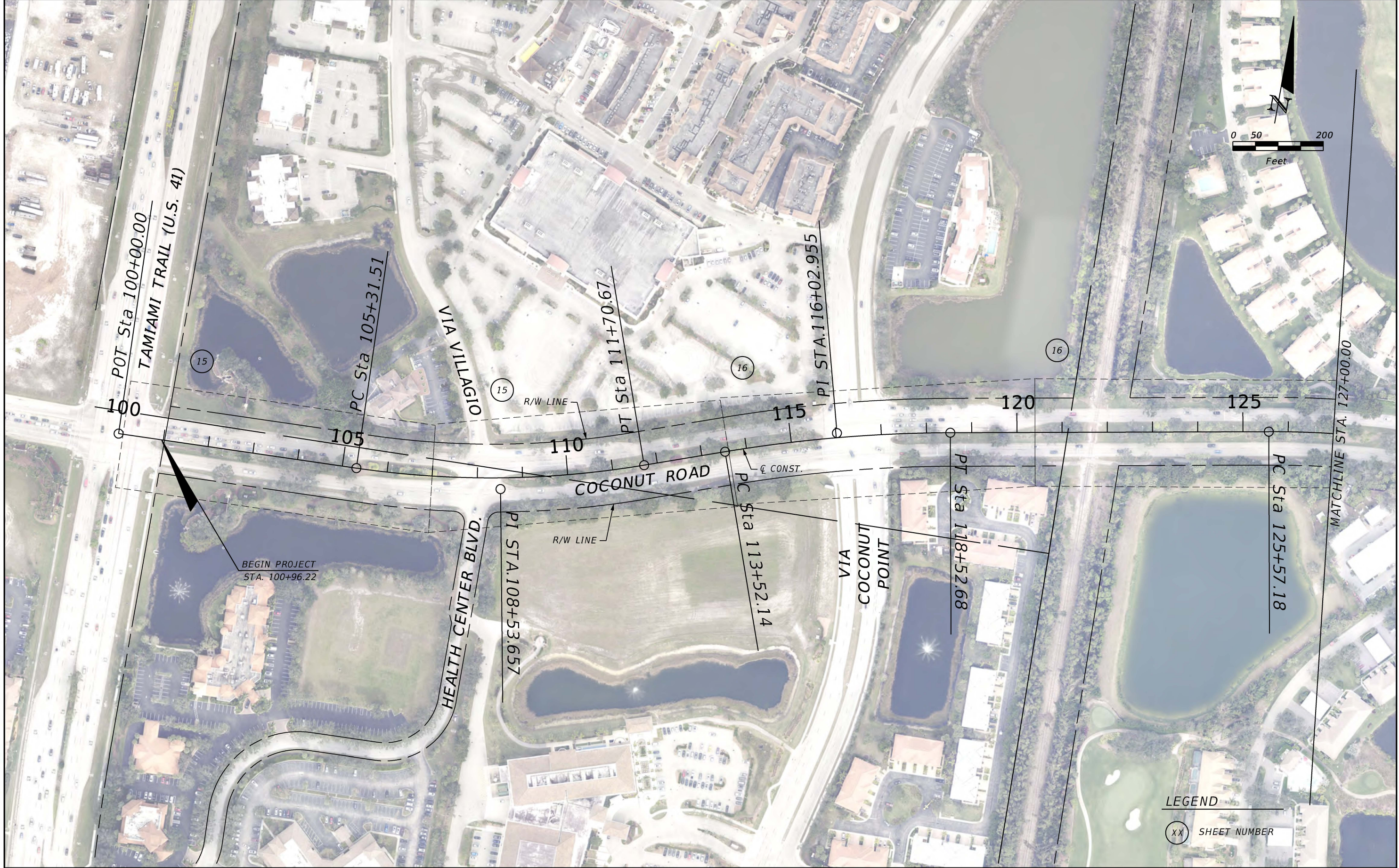
9. ANY PUBLIC LAND CORNER WITHIN THE LIMITS OF CONSTRUCTION IS TO BE PROTECTED. IF A CORNER MONUMENT IS IN DANGER OF BEING DESTROYED AND HAS NOT BEEN PROPERLY REFERENCED, NOTIFY LEE COUNTY AND THE VILLAGE OF ESTERO, WITHOUT DELAY, BY TELEPHONE AT (239) 252-8192.
10. PROMPTLY REPORT ALL FIELD CHANGES TO THE ENGINEER.
11. ALL CONSTRUCTION LAYOUT, STAKING, AND RECORD DRAWINGS ARE PERFORMED UNDER THE SUPERVISION OF A FLORIDA REGISTERED LAND SURVEYOR.
12. ACCURATELY PLOT THE LOCATIONS, DEPTHS, AND DIMENSIONS OF ALL IMPROVEMENTS ON A FINAL SET OF RECORD DRAWINGS, PREPARED BY A FLORIDA REGISTERED LAND SURVEYOR. RECORD DRAWINGS SHALL BE DELIVERED TO THE ENGINEER PRIOR TO PROJECT COMPLETION.
13. MAINTAIN EXISTING TRAFFIC/ACCESS, EXISTING DRAINAGE AND EXISTING UTILITIES DURING CONSTRUCTION, UNLESS OTHERWISE APPROVED BY THE ENGINEER.
14. CONSTRUCTION STAKING IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THESE SERVICES DURING CONSTRUCTION.
15. PRIOR TO INCORPORATION INTO THE PROJECT, A CERTIFICATION FROM THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES DIVISION OF PLANT INDUSTRY, STATING THAT THE SOD, HAY, STRAW, AND MULCH MATERIALS ARE FREE OF NOXIOUS WEEDS, INCLUDING TROPICAL SODA APPLE, SHALL BE FURNISHED TO THE COUNTY PROJECT MANAGER. ALL SOD MATERIALS SHALL BE SUBJECT TO INSPECTION BY THE COUNTY OR APPOINTED REPRESENTATIVE PRIOR TO PLACEMENT. ANY SOD WITH NOXIOUS WEEDS AND GRASSES, INCLUDING TROPICAL SODA APPLE AND FLORIDA PUSLEY, SHALL BE REJECTED FOR USE ON THE PROJECT.
16. AT THE COMPLETION OF THIS PROJECT ALL DISTURBED SURFACES SHALL BE COVERED BY SOD.

17. MAINTAIN ALL EXISTING CONVEYANCES AND DRAINAGE CONNECTIONS WITHIN THE PROJECT LIMITS AT ALL TIMES.
18. REPLACE ANY EXISTING SIDE STREET MARKINGS OBLITERATED DURING CONSTRUCTION.
19. PROVIDE ANY EXISTING STREET SIGNS REPLACED AS PART OF THIS PROJECT TO COLLIER COUNTY.
20. ALL IRRIGATION AND UTILITY LINE REFERENCES ARE CONCEPTUAL ONLY AND SHOULD BE FIELD VERIFIED.
21. ALL EXISTING TREES WITHIN RIGHT OF WAY ARE TO BE TRIMMED TO MAINTAIN TEN (10) FEET VERTICAL CLEARANCE AND TWO (2) FEET HORIZONTAL CLEARANCE.
22. ALL SIGNS AND TREES SHALL HAVE A TEN (10) FOOT CLEARANCE OVER THE SIDEWALK/PATHWAY AND BE OFFSET TWO (2) FEET FROM THE EDGE OF SIDEWALK.
23. ALL CONSTRUCTION ACTIVITIES TO BE MAINTAINED WITHIN EXISTING LEE COUNTY AND VILLAGE OF ESTERO RIGHT-OF-WAY. SOME LINEWEIGHTS, LINSTYLES, AND SYMBOLOGY ARE ENLARGED FOR VISUAL PURPOSES ONLY.
24. PLACEMENT OF SILT FENCE AND SEDIMENT BARRIERS TO BE CONTAINED WITHIN EXISTING LIMITS OF COLLIER COUNTY RIGHT-OF-WAY.
25. STATION/OFFSETS SHOWN FOR MITERED END SECTIONS ARE TO THE END OF THE STRUCTURE AT THE CENTERLINE OF THE PIPE.

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DATE	DESCRIPTION	DATE	DESCRIPTION		ROAD NO.	COUNTY	JEI PROJECT ID	
						LEE	20023646-052	

GENERAL NOTES

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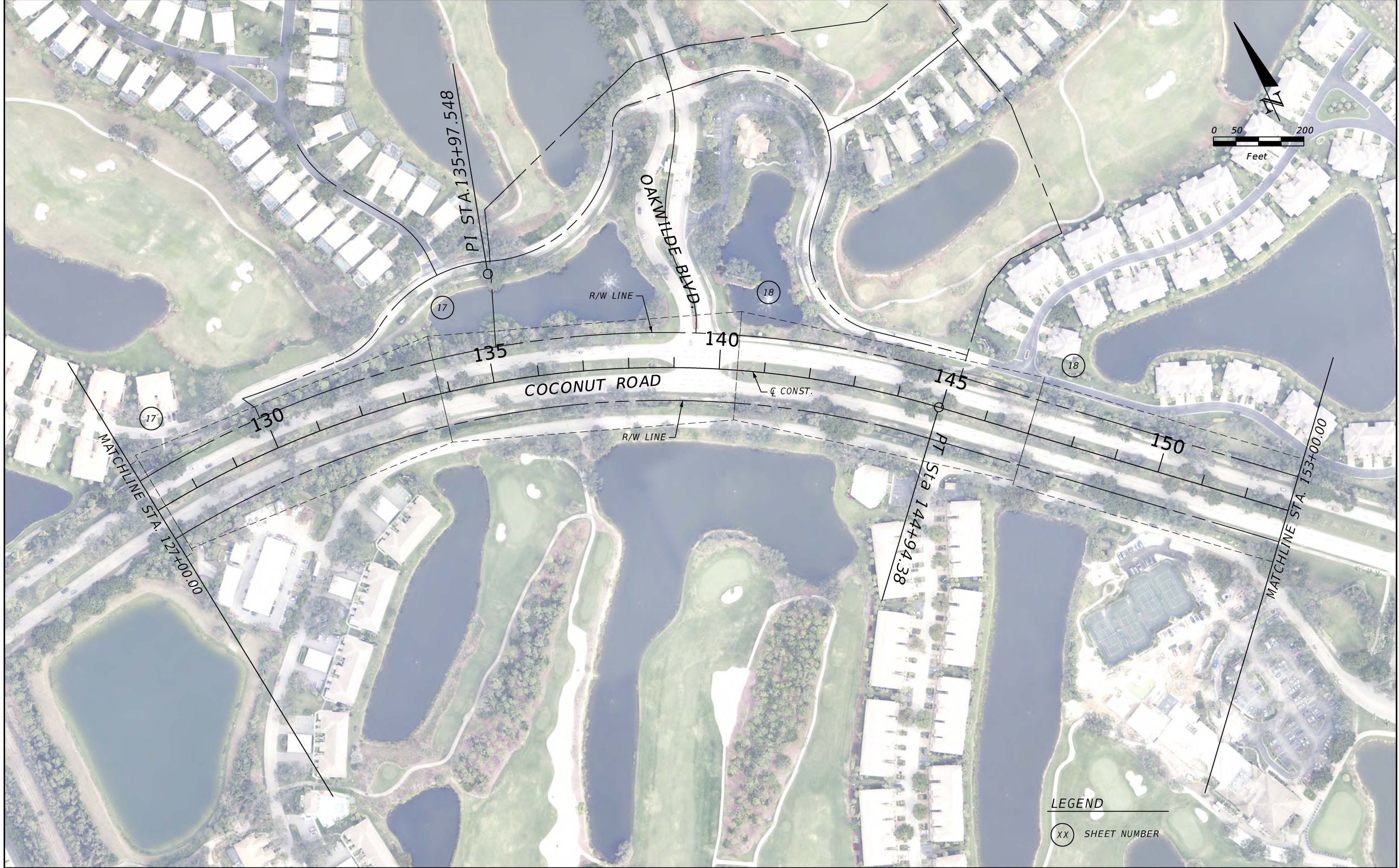
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THE BROOKS OF BONITA SPRINGS CDD		
ROAD NO.	COUNTY	JEI PROJECT ID
	LEE	20023646-052

**PROJECT LAYOUT**

SHEET NO.
6



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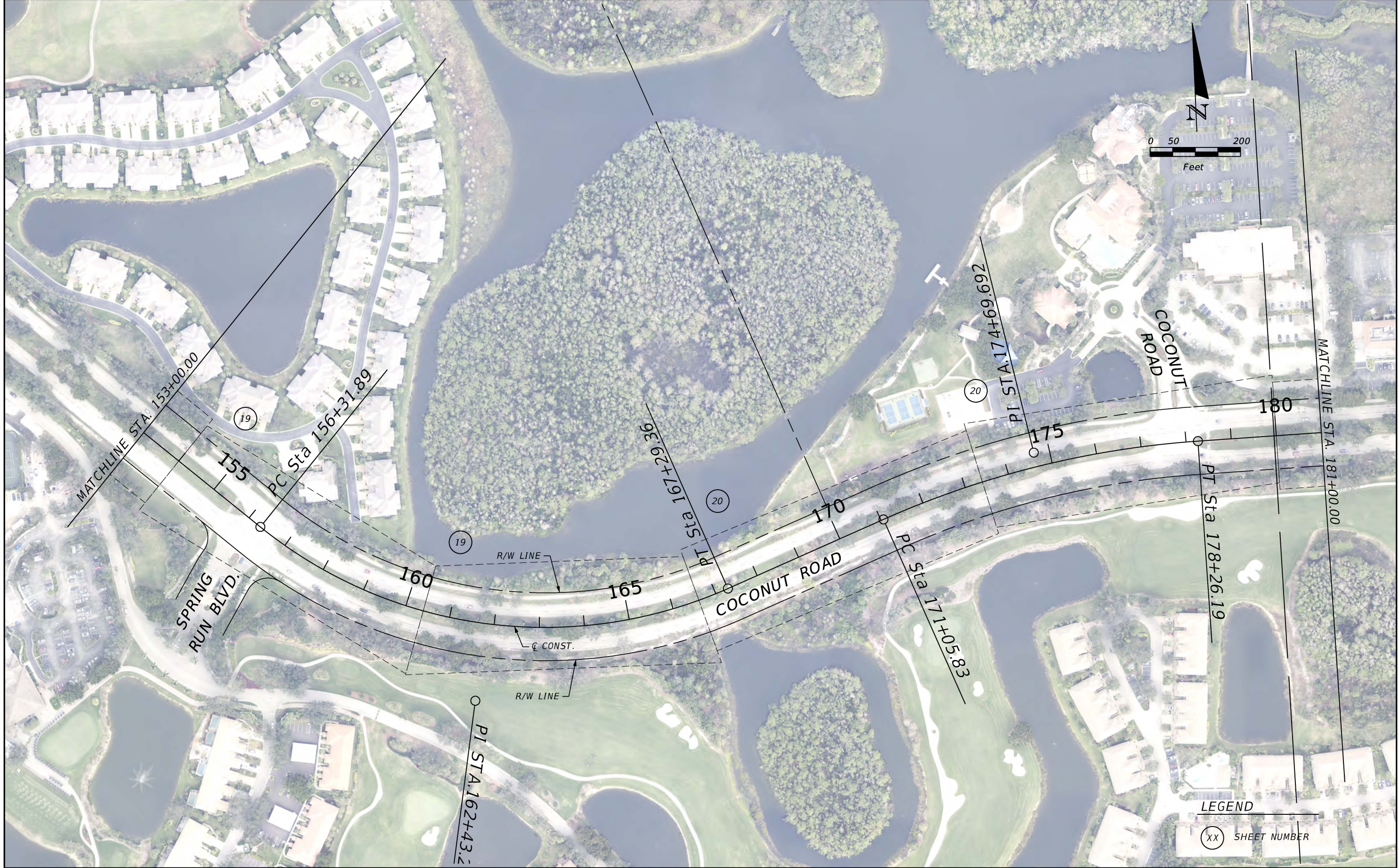
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**PROJECT LAYOUT**

SHEET NO.
7



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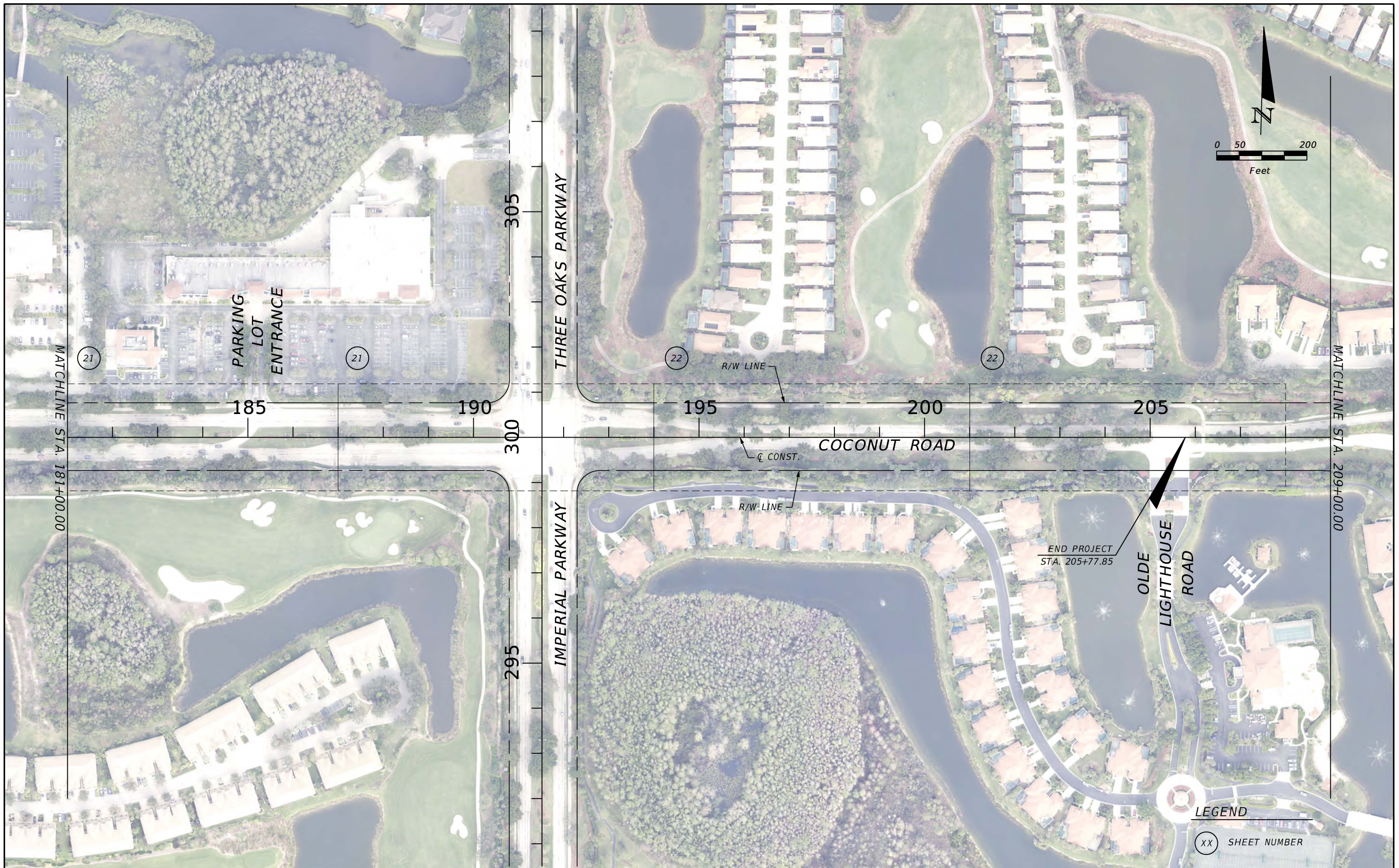
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THE BROOKS OF BONITA SPRINGS CDD		
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PROJECT LAYOUT

SHEET NO.
8



MATCHLINE STA. 181+00.00

MATCHLINE STA. 209+00.00



END PROJECT  
STA. 205+77.85

**LEGEND**  
XX SHEET NUMBER

REVISIONS			
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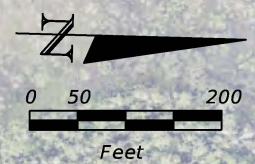
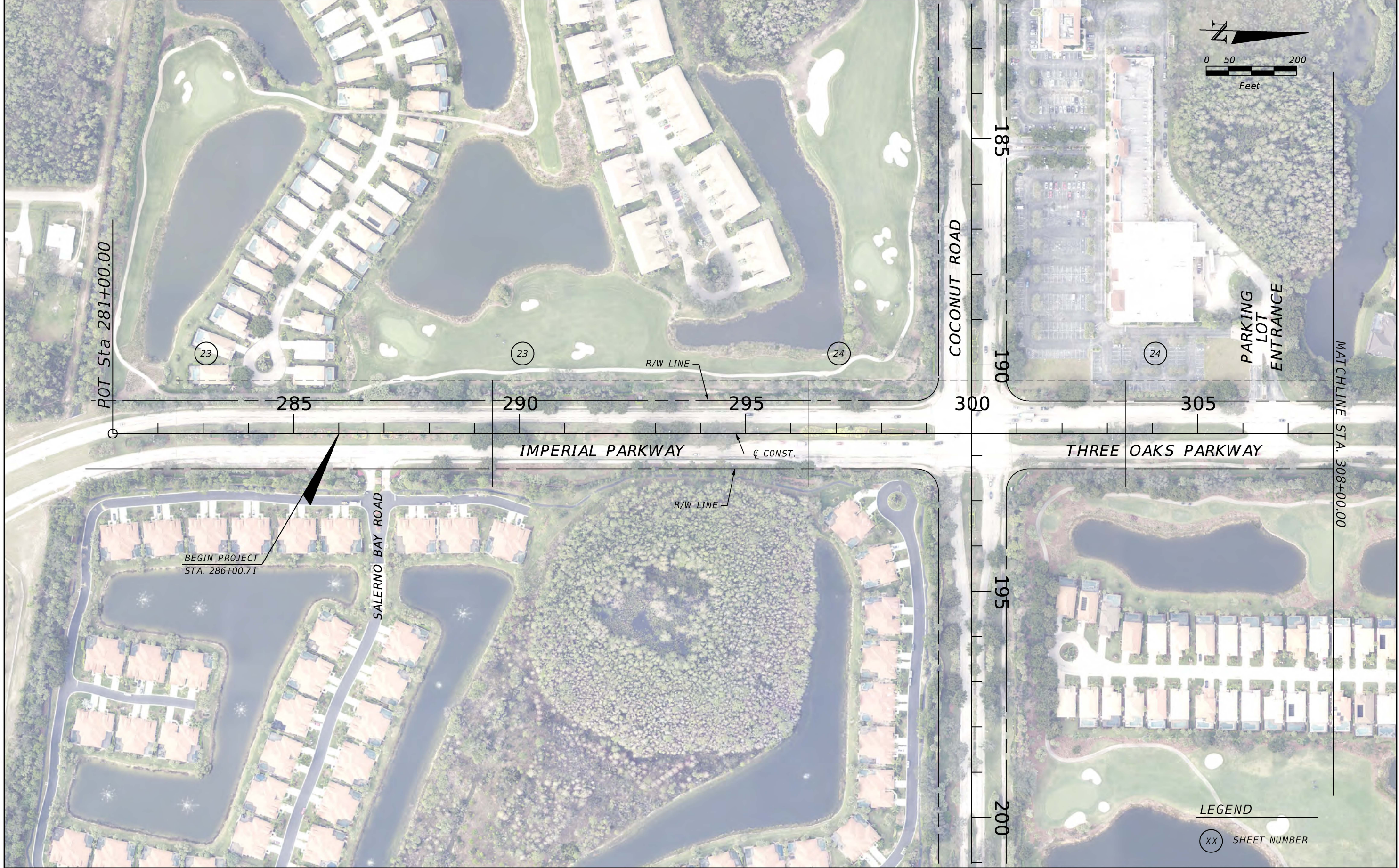
<b>THE BROOKS OF BONITA SPRINGS CDD</b>		
ROAD NO.	COUNTY	JEI PROJECT ID
	LEE	20023646-052

**PROJECT LAYOUT**

SHEET NO.  
**9**

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POT Sta 281+00.00

BEGIN PROJECT STA. 286+00.71

MATCHLINE STA. 308+00.00

LEGEND  
 (XX) SHEET NUMBER

REVISIONS			
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**PROJECT LAYOUT**

SHEET NO.
10



MATCHLINE STA. 308+00.00

310

315

320

325

MATCHLINE STA. 330+00.00

PC Sta 312+88.80

PI STA. 319+83.909

PRC Sta 326+30.26

THREE OAKS PARKWAY

COPPERLEAF BLVD.

LEGEND

(XX) SHEET NUMBER

REVISIONS			
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<b>PROJECT LAYOUT</b>	
11	

SHEET NO.  
11

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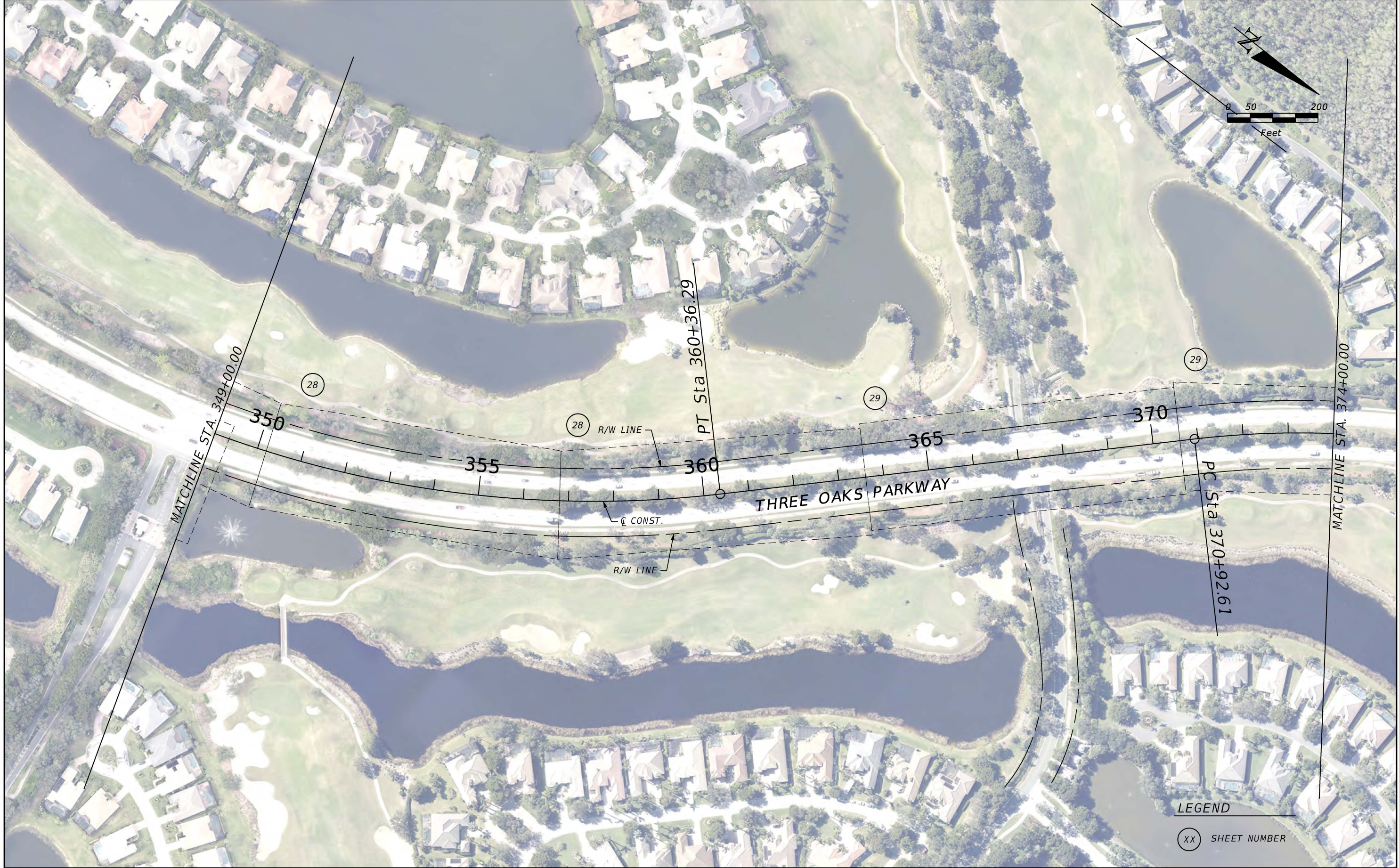
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PROJECT LAYOUT

SHEET NO.
12



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PROJECT LAYOUT

SHEET NO.
13



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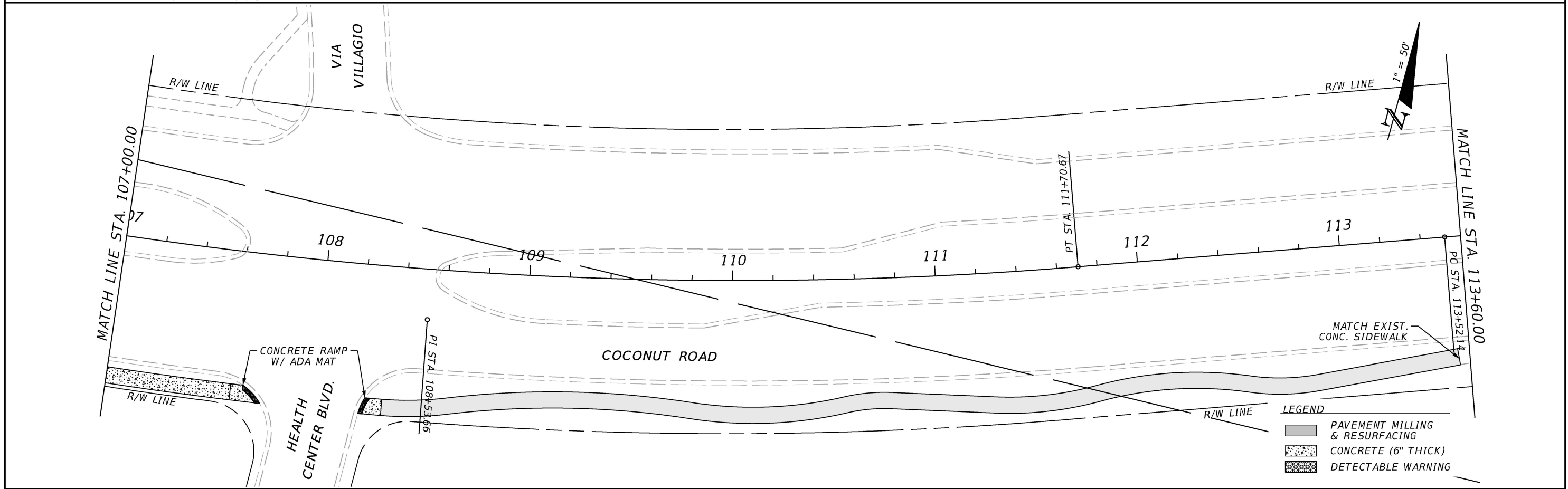
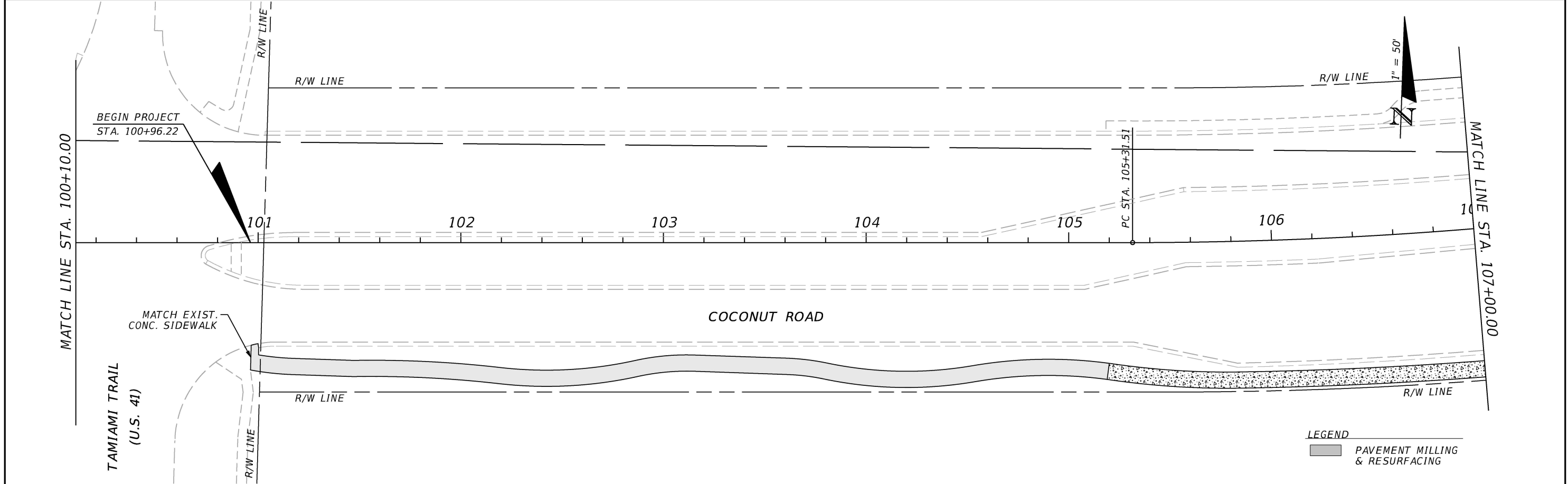
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PROJECT LAYOUT

SHEET NO.
14



**LEGEND**  
 [Solid Grey Box] PAVEMENT MILLING & RESURFACING

**LEGEND**  
 [Stippled Box] CONCRETE (6" THICK)  
 [Cross-hatched Box] DETECTABLE WARNING

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

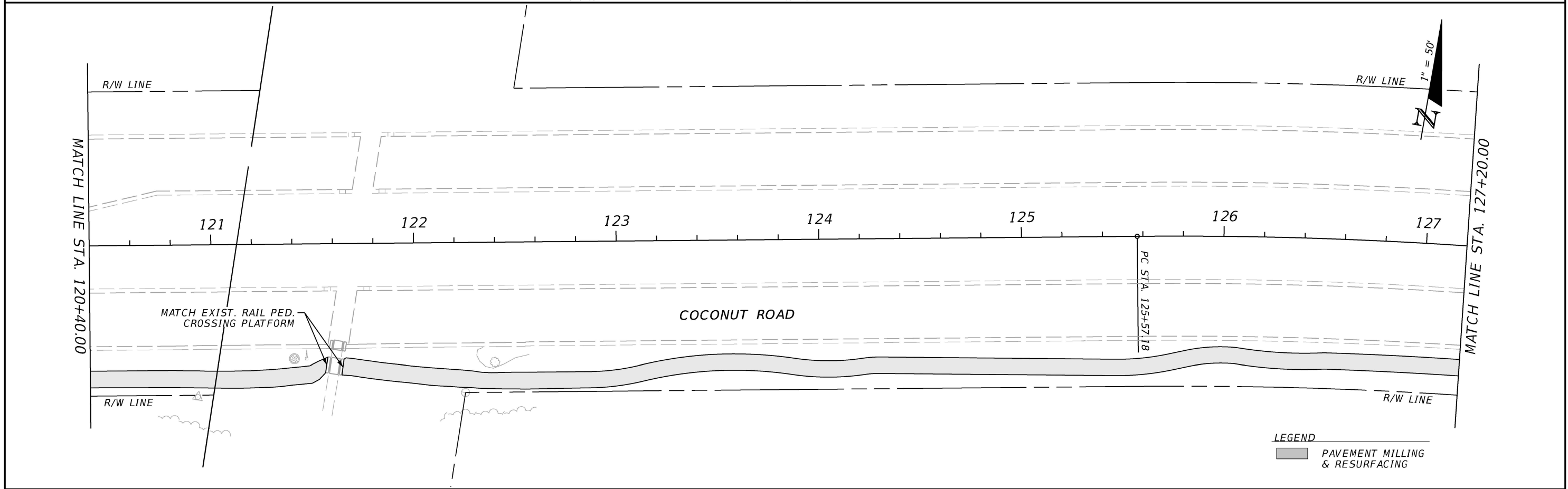
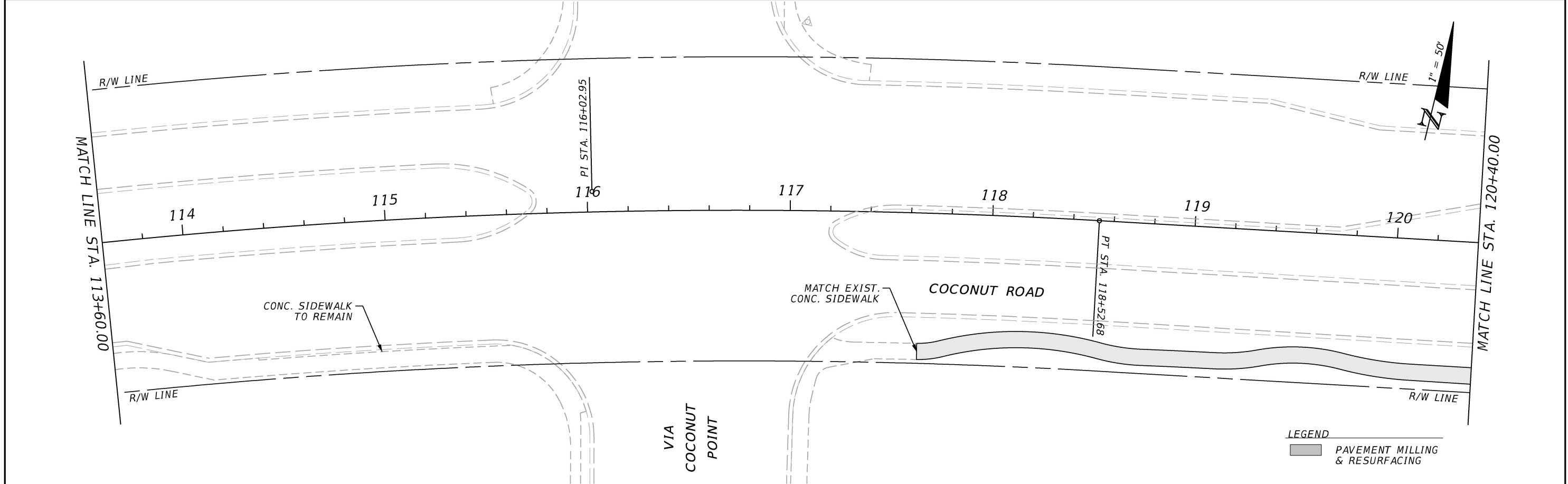
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VILLAGE OF ESTERO PUBLIC WORKS		
ROAD NO.	COUNTY	JEI PROJECT ID
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**ROADWAY PLAN**  
**COCONUT ROAD**  
**STA. 100+10 TO STA. 113+60**

SHEET NO.  
 15

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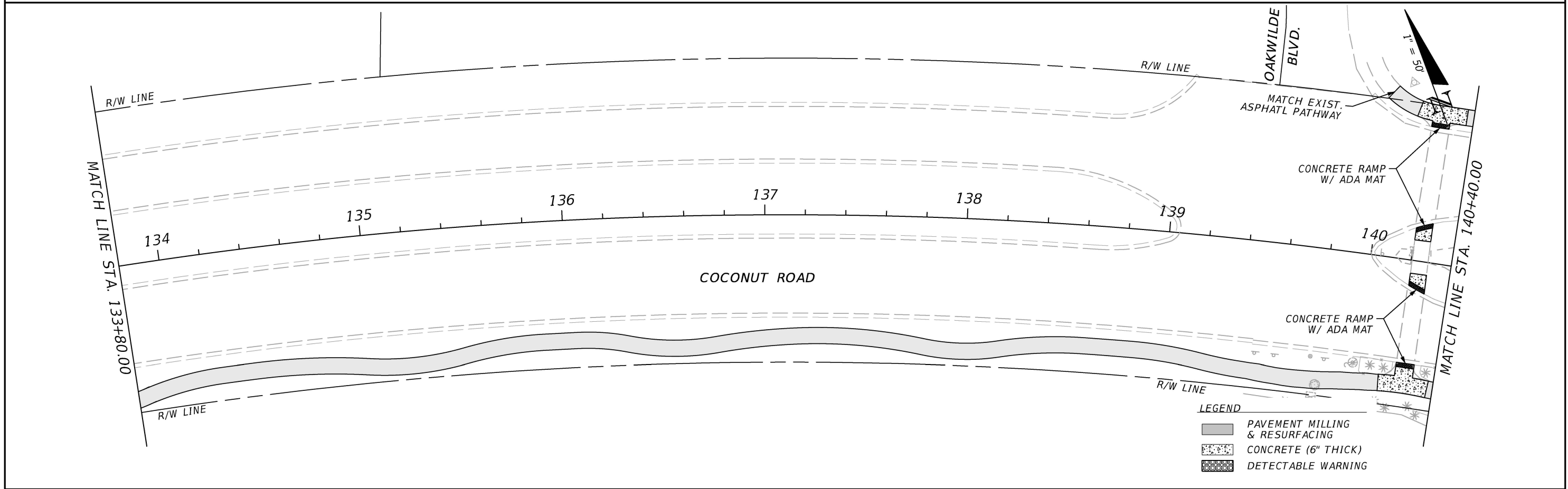
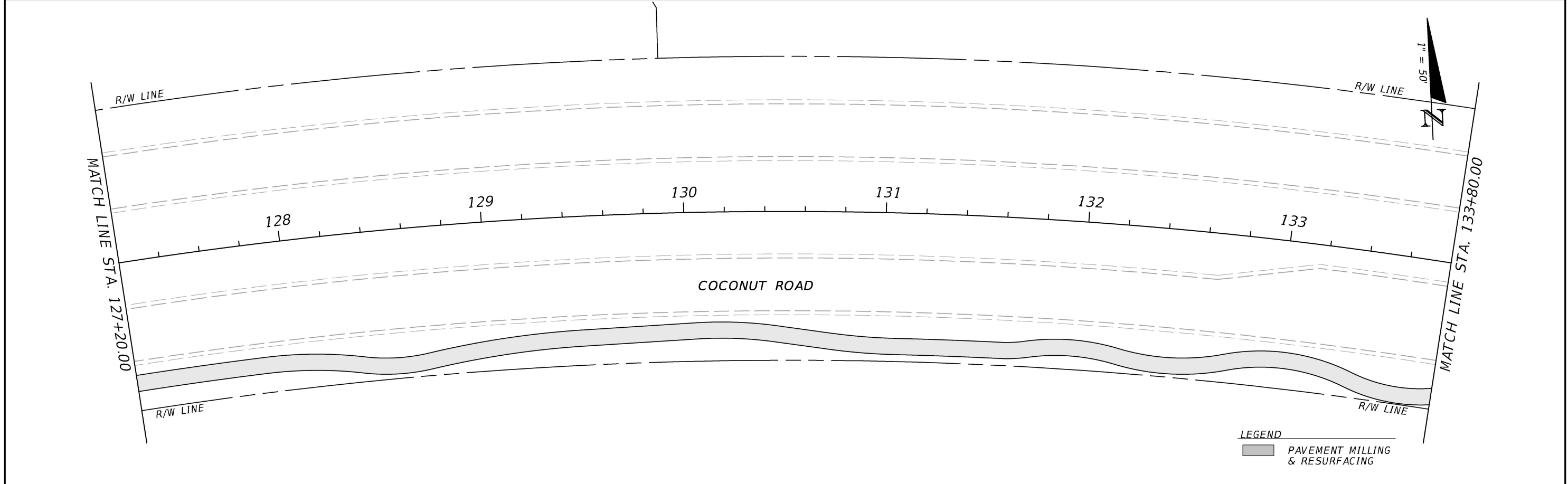
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**ROADWAY PLAN**  
**COCONUT ROAD**  
**STA. 113+60 TO STA. 127+20**

SHEET NO.  
**16**



REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

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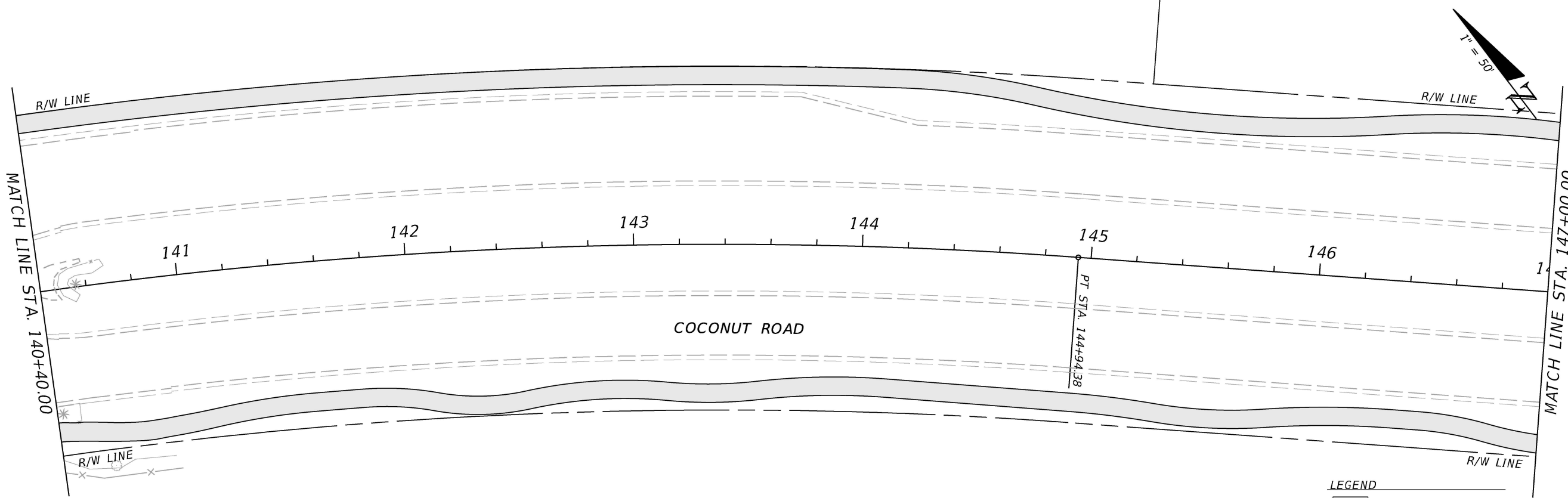
VILLAGE OF ESTERO PUBLIC WORKS		
ROAD NO.	COUNTY	JEI PROJECT ID
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**ROADWAY PLAN**  
**COCONUT ROAD**  
**STA. 127+20 TO STA. 140+40**

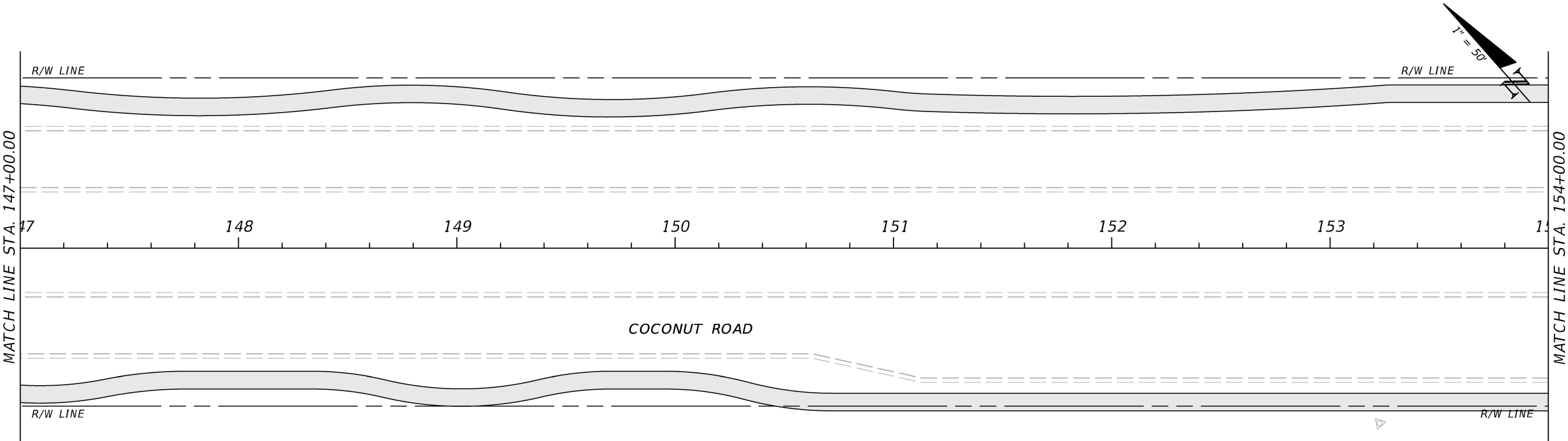
SHEET NO.
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LEGEND  
 [Shaded Box] PAVEMENT MILLING & RESURFACING



LEGEND  
 [Shaded Box] PAVEMENT MILLING & RESURFACING

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

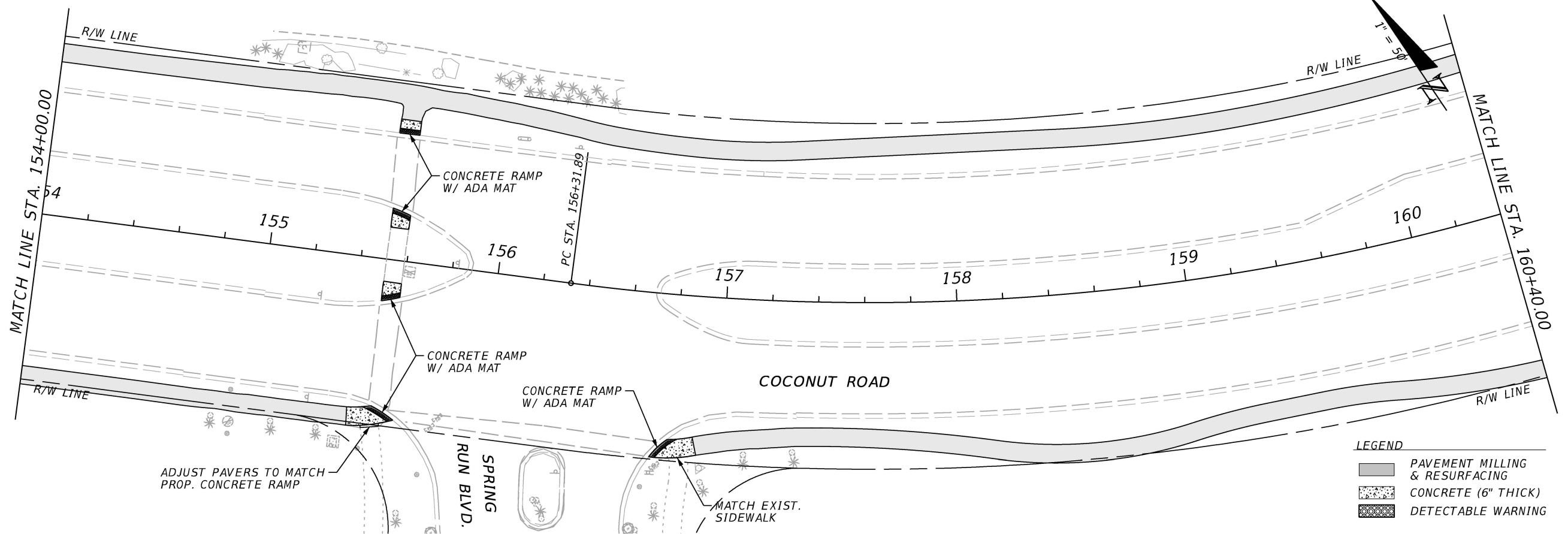
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VILLAGE OF ESTERO PUBLIC WORKS		
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**ROADWAY PLAN**  
**COCONUT ROAD**  
**STA. 140+40 TO STA. 154+00**

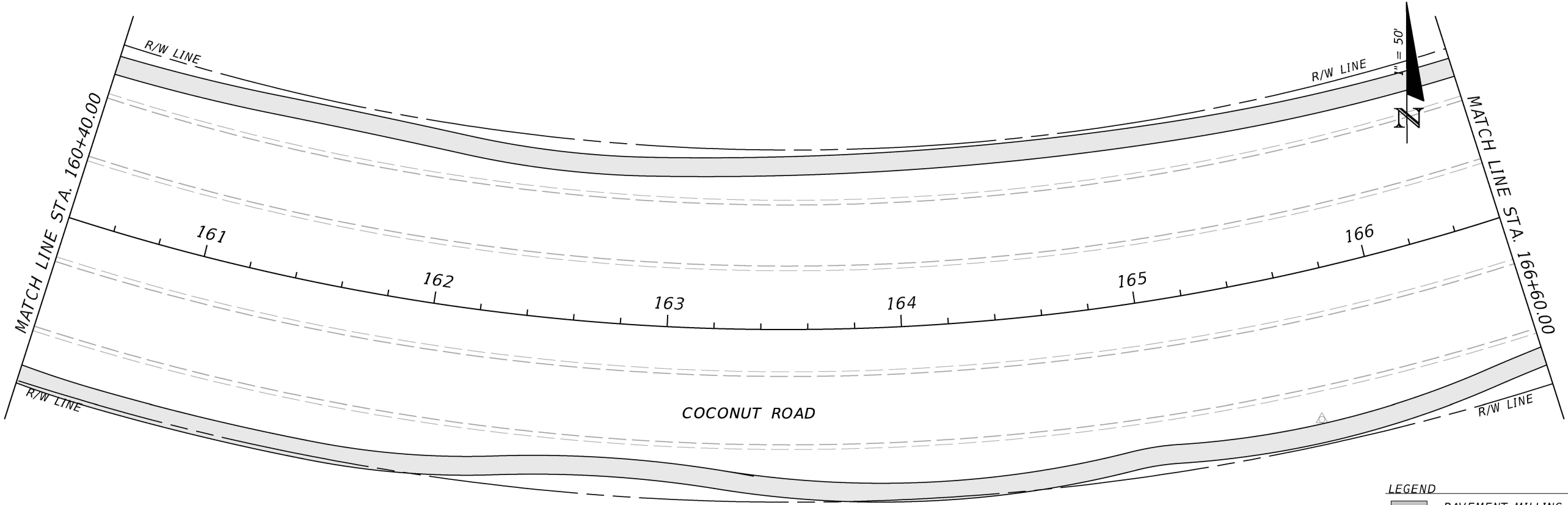
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**LEGEND**

-  PAVEMENT MILLING & RESURFACING
-  CONCRETE (6" THICK)
-  DETECTABLE WARNING



**LEGEND**

-  PAVEMENT MILLING & RESURFACING

REVISIONS			
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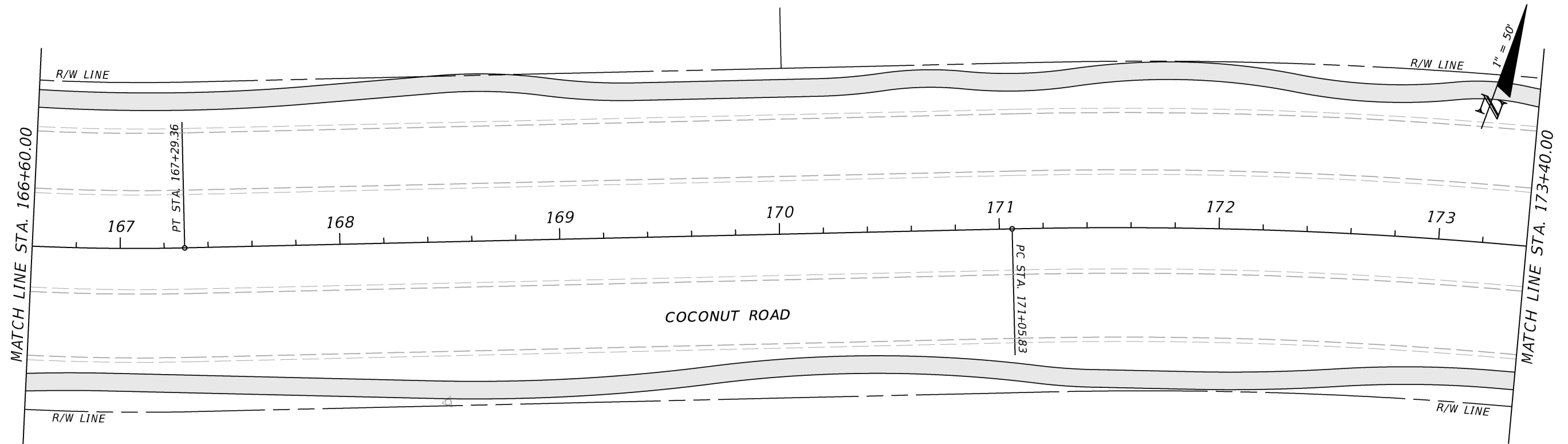
**JOHNSON ENGINEERING**  
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 CERTIFICATE OF AUTHORIZATION NO. 642

VILLAGE OF ESTERO PUBLIC WORKS		
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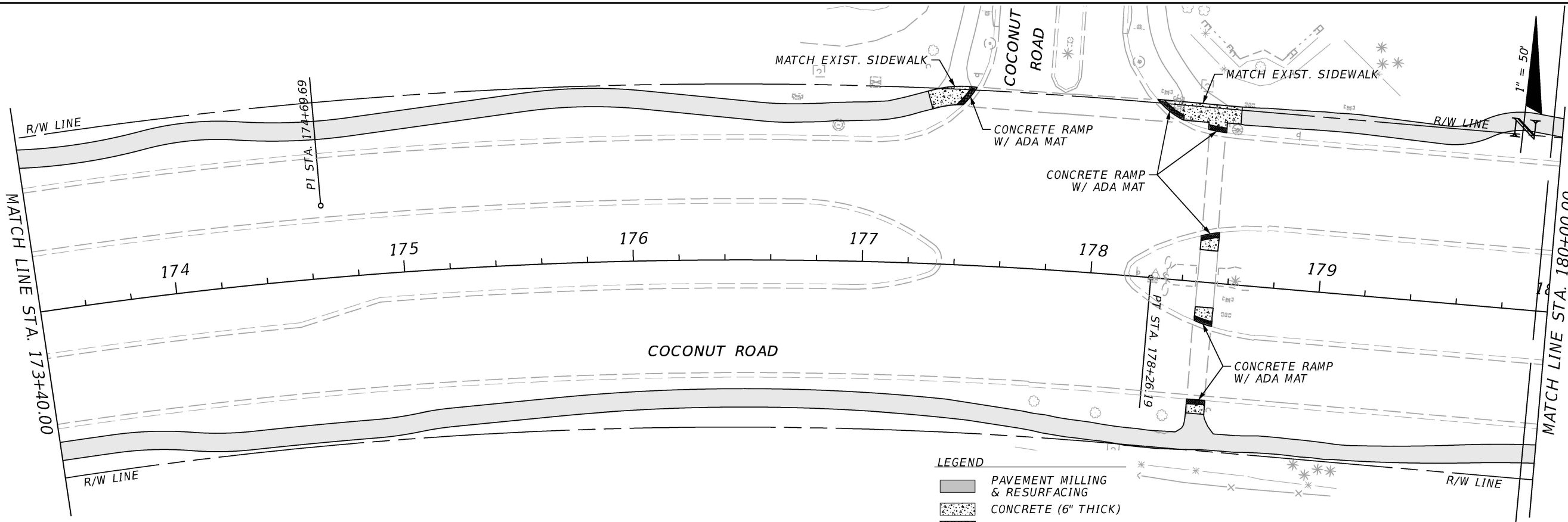
**ROADWAY PLAN**  
**COCONUT ROAD**  
**STA. 154+00 TO STA. 166+60**

SHEET NO.
19

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LEGEND  
 [Shaded Area] PAVEMENT MILLING & RESURFACING



LEGEND  
 [Shaded Area] PAVEMENT MILLING & RESURFACING  
 [Stippled Area] CONCRETE (6" THICK)  
 [Cross-hatched Area] DETECTABLE WARNING

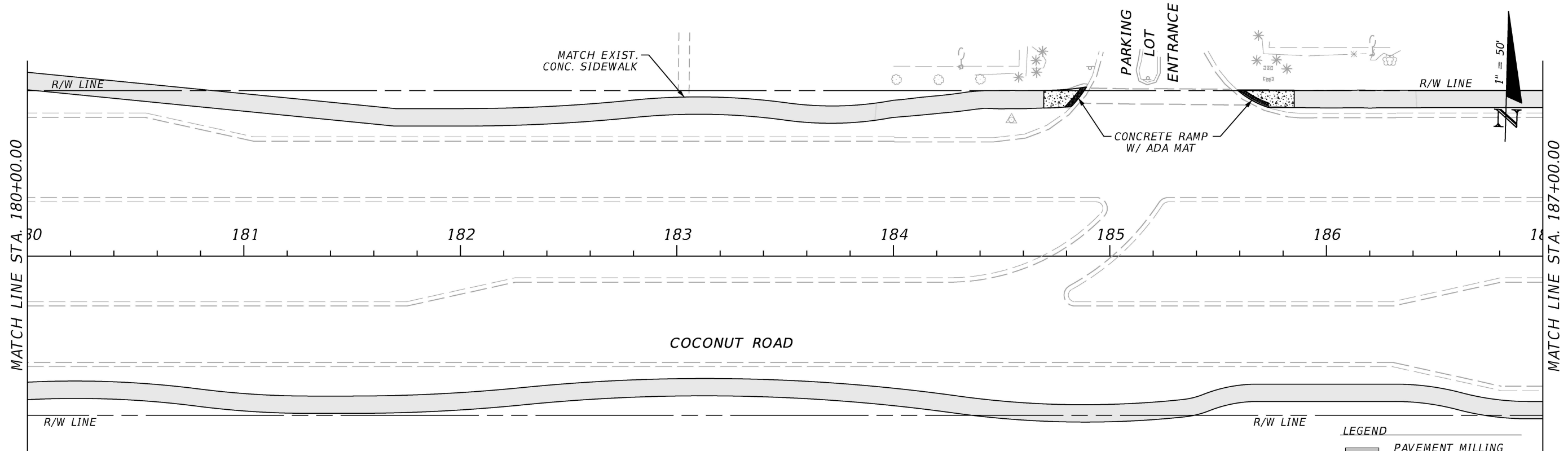
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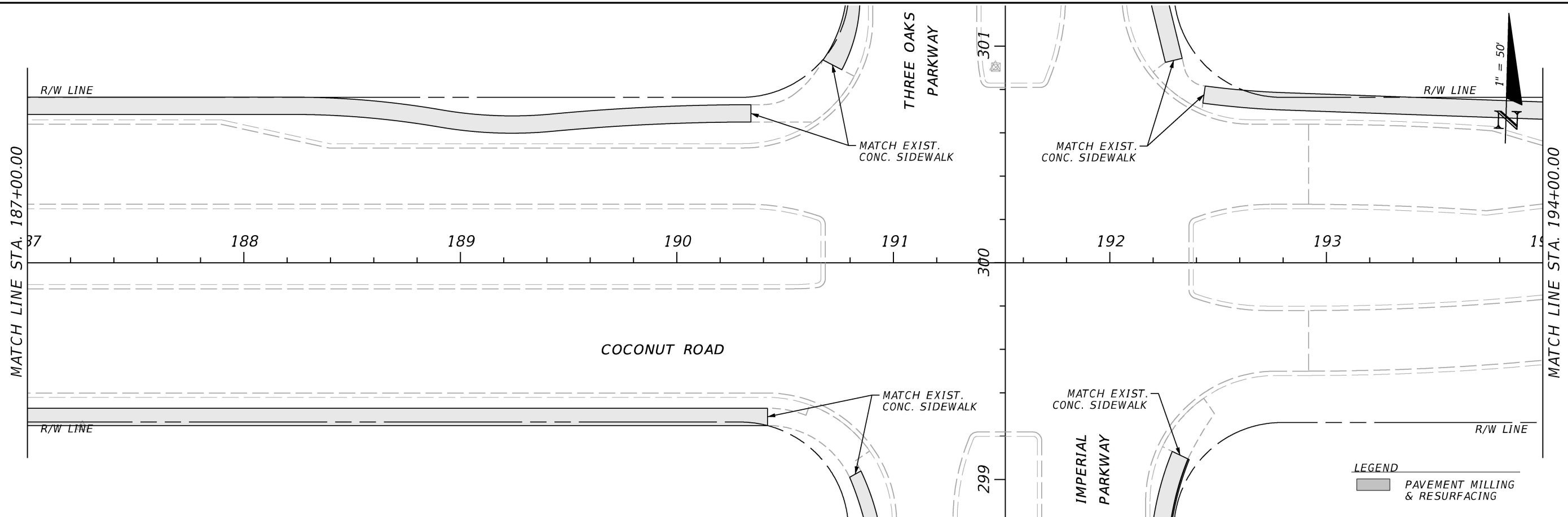
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**COCONUT ROAD**  
**STA. 166+60 TO STA. 180+00**

SHEET NO.  
 20



**LEGEND**

	PAVEMENT MILLING & RESURFACING
	CONCRETE (6" THICK)
	DETECTABLE WARNING



**LEGEND**

	PAVEMENT MILLING & RESURFACING
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REVISIONS			
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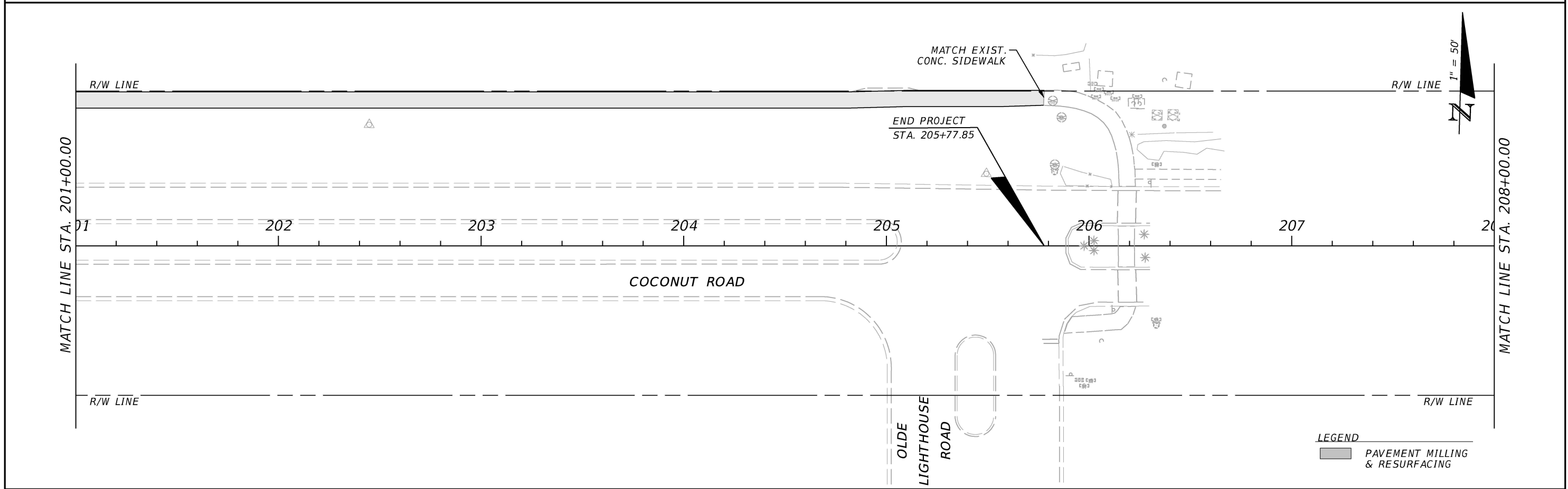
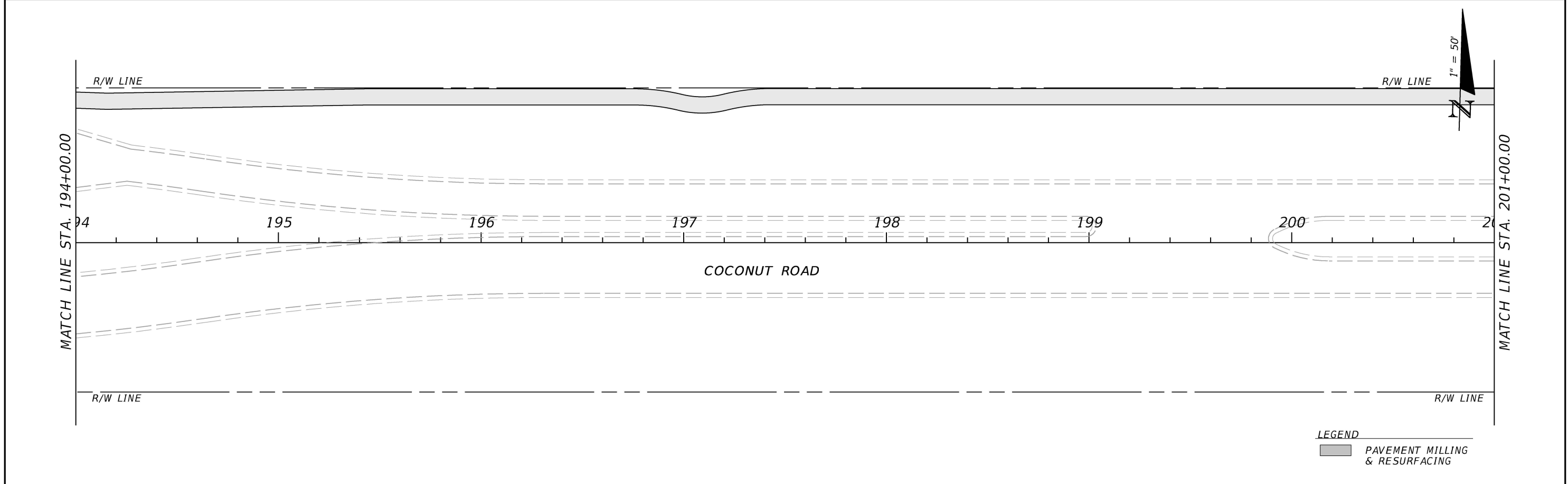
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VILLAGE OF ESTERO PUBLIC WORKS		
ROAD NO.	COUNTY	JEI PROJECT ID
	LEE	20023646-052

**ROADWAY PLAN**  
**COCONUT ROAD**  
**STA. 180+00 TO STA. 194+00**

SHEET NO.
21

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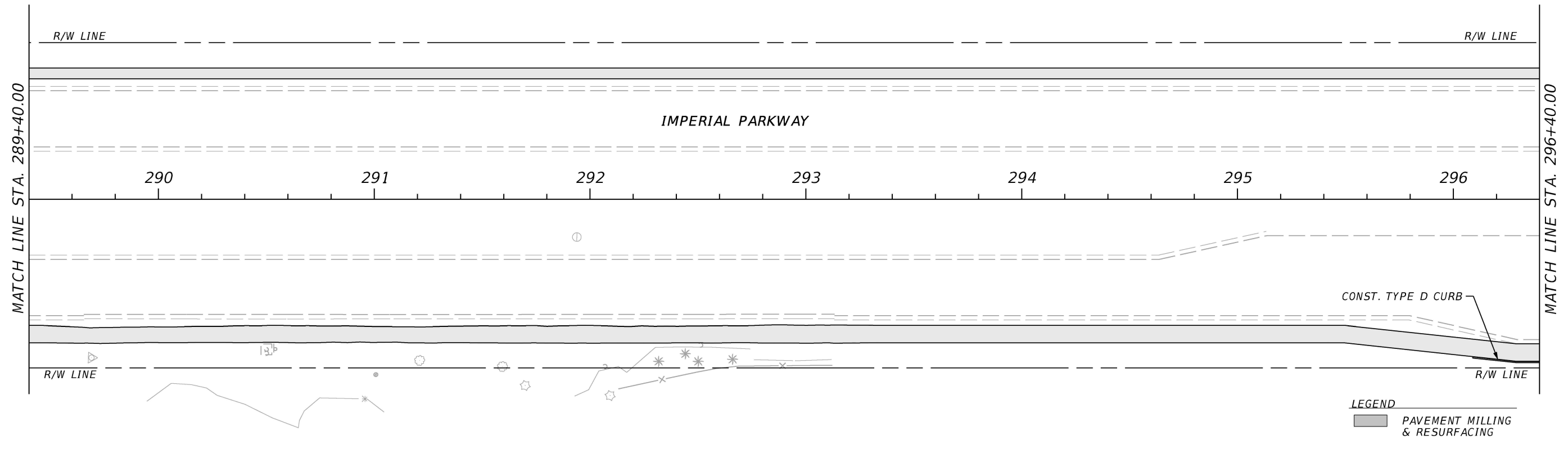
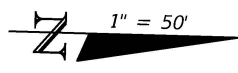
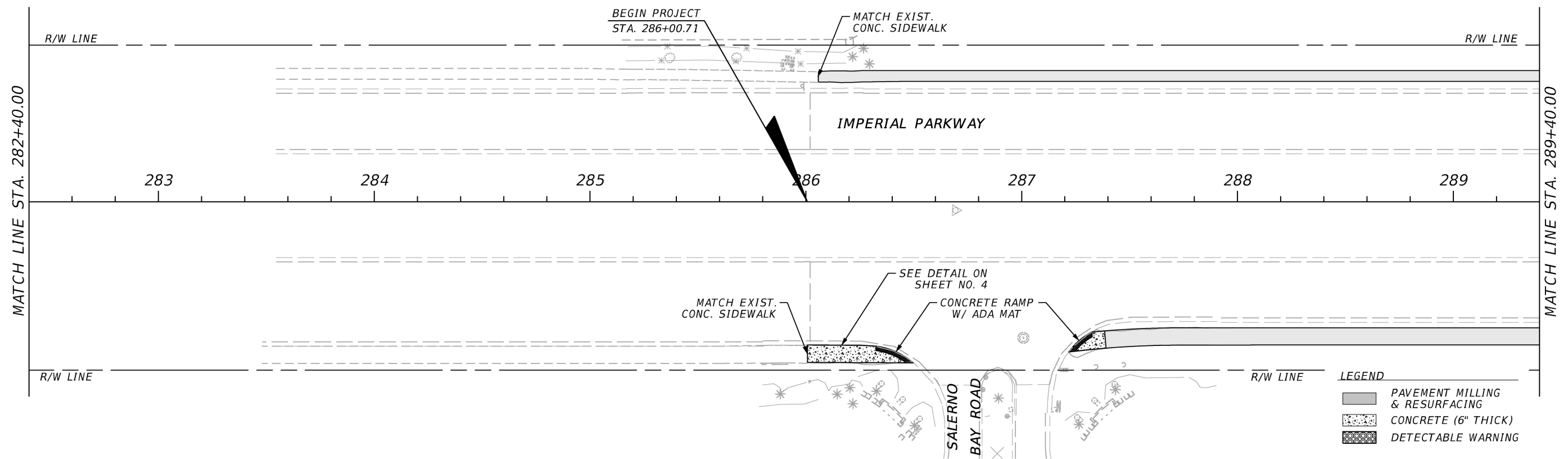
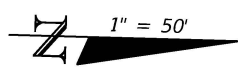
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VILLAGE OF ESTERO PUBLIC WORKS		
ROAD NO.	COUNTY	JEI PROJECT ID
	LEE	20023646-052

**ROADWAY PLAN**  
**COCONUT ROAD**  
**STA. 194+00 TO STA. 208+00**

SHEET NO.
22



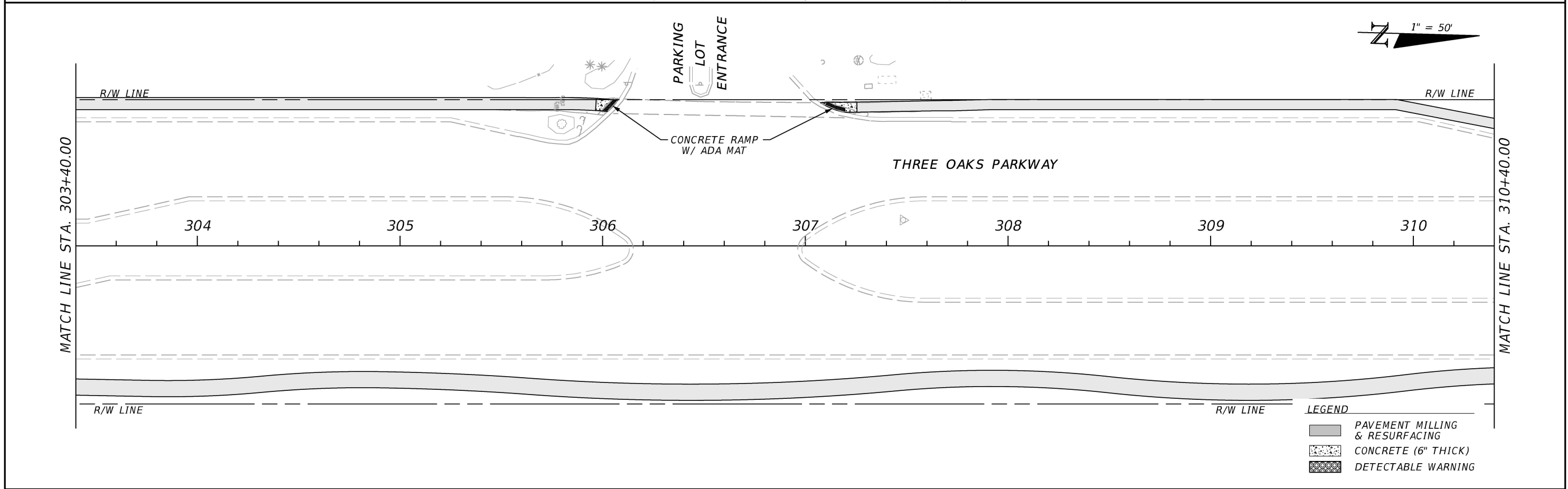
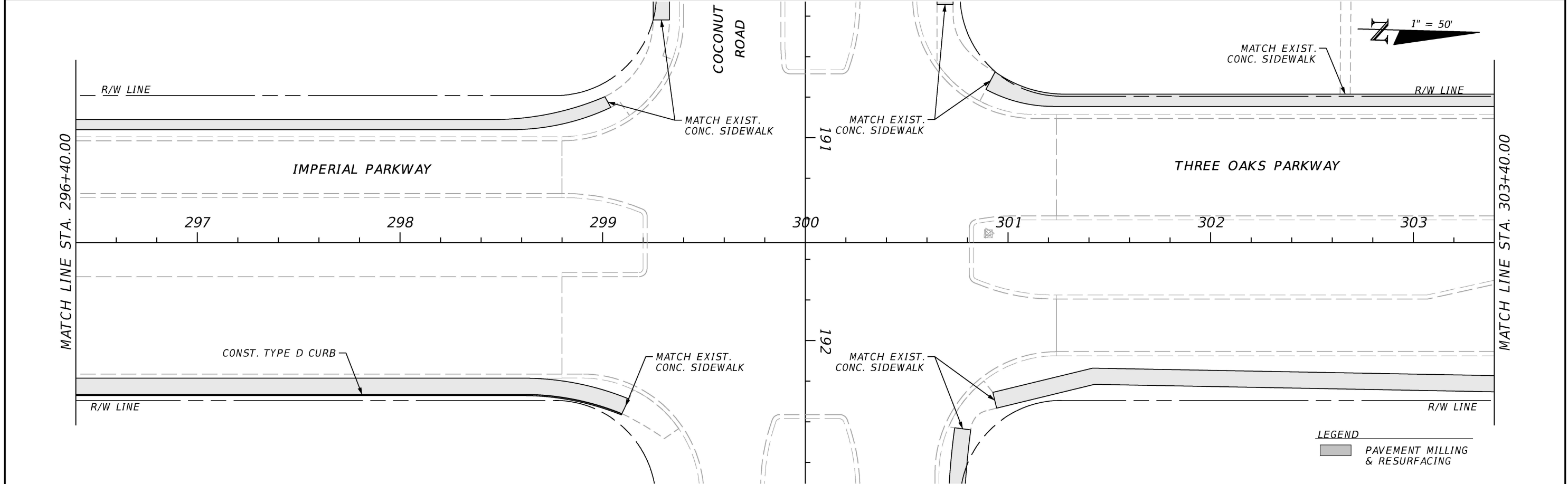
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VILLAGE OF ESTERO PUBLIC WORKS		
ROAD NO.	COUNTY	JEI PROJECT ID
	LEE	20023646-052

**ROADWAY PLAN**  
**IMPERIAL PARKWAY**  
**STA. 282+40 TO STA. 296+40**

SHEET NO.	23
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REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

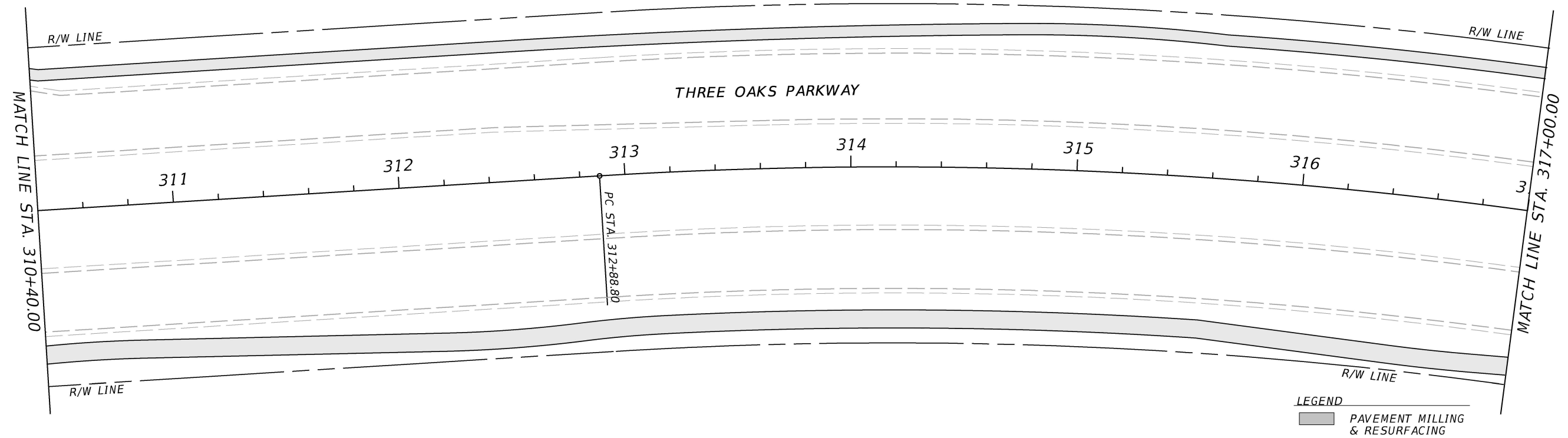
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ROAD NO.	COUNTY	JEI PROJECT ID
	LEE	20023646-052

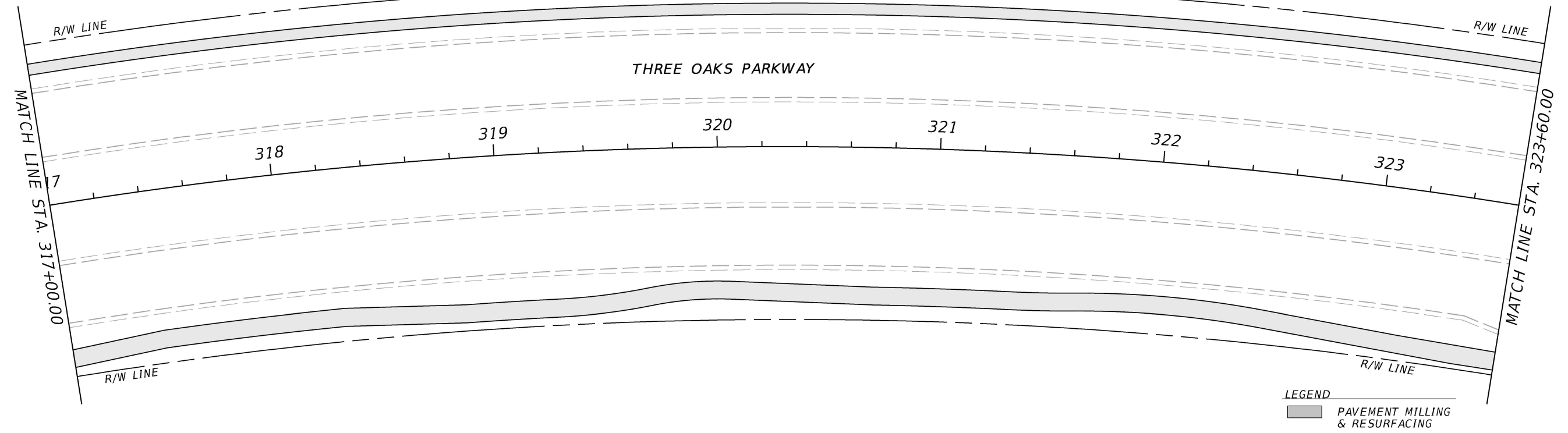
**ROADWAY PLAN**  
**THREE OAKS PARKWAY**  
**STA. 296+40 TO STA. 310+40**

SHEET NO.  
24

1" = 50'



1" = 50'



REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

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 CERTIFICATE OF AUTHORIZATION NO. 642

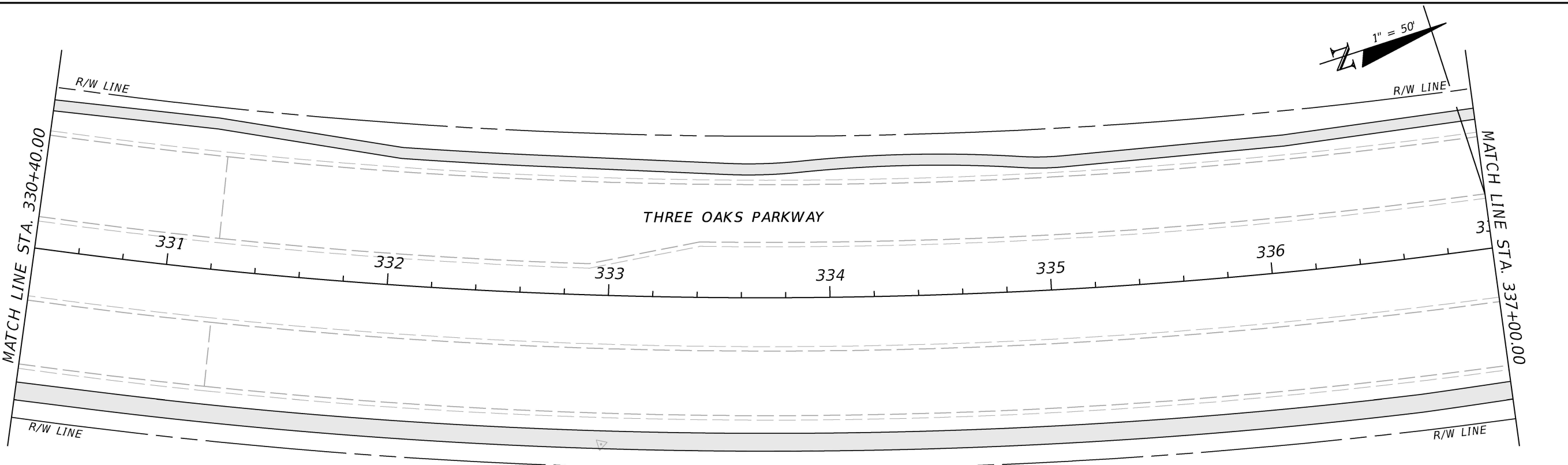
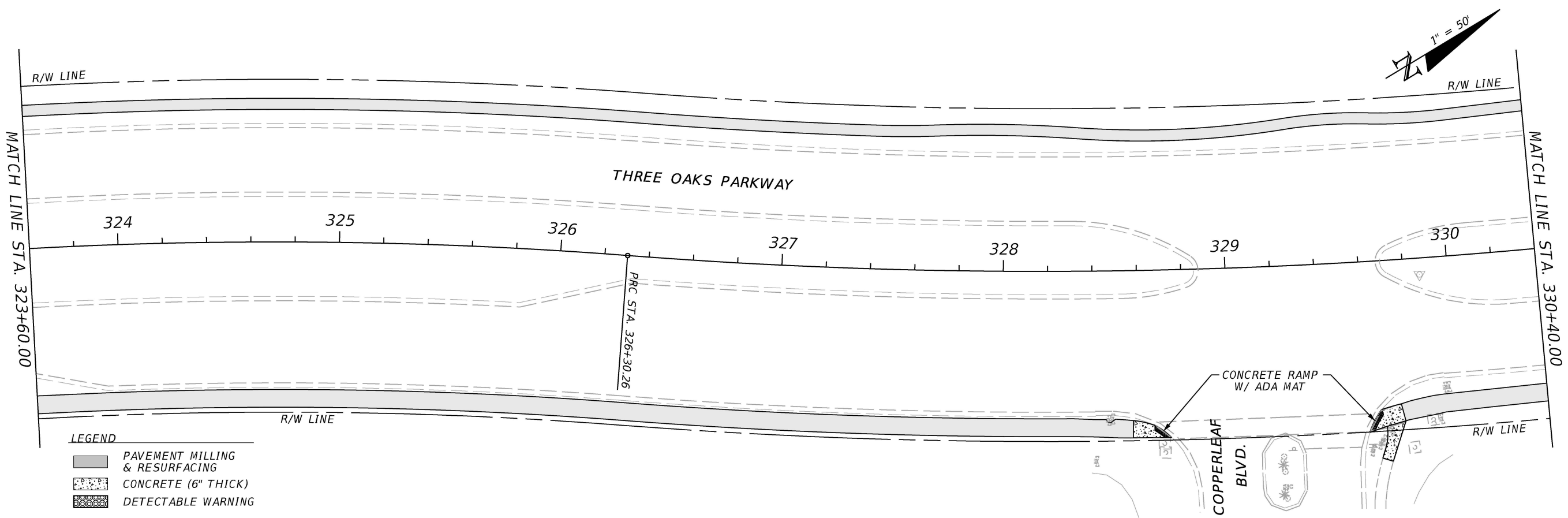
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ROAD NO.	COUNTY	JEI PROJECT ID
	LEE	20023646-052

**ROADWAY PLAN**  
**THREE OAKS PARKWAY**  
**STA. 310+40 TO STA. 323+60**

SHEET NO.
25

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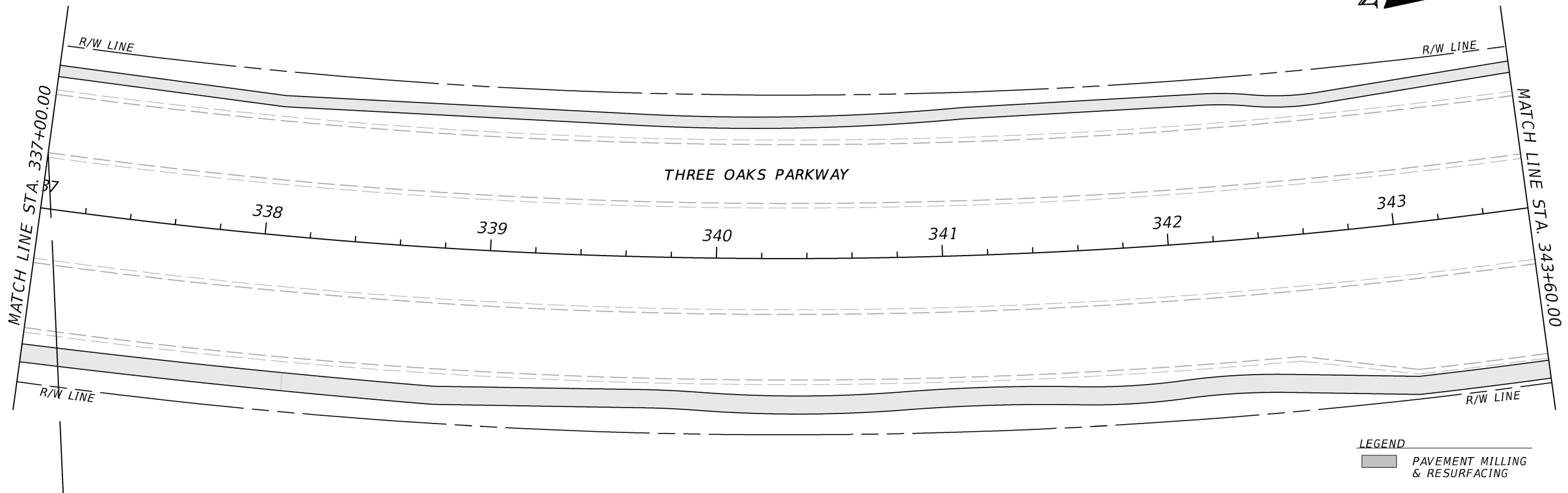
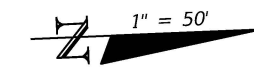
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 JOHNSON ENGINEERING, INC.  
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VILLAGE OF ESTERO PUBLIC WORKS		
ROAD NO.	COUNTY	JEI PROJECT ID
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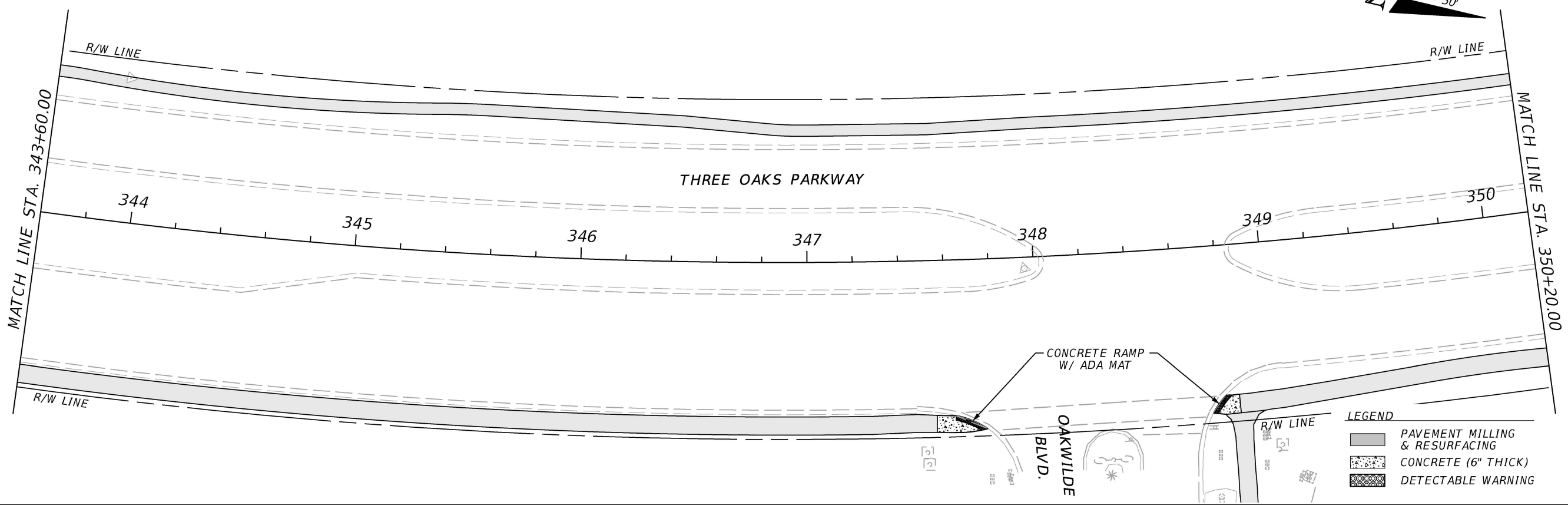
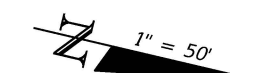
**ROADWAY PLAN**  
**THREE OAKS PARKWAY**  
**STA. 323+60 TO STA. 337+00**

SHEET NO.
26

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**LEGEND**  
 [Shaded Box] PAVEMENT MILLING & RESURFACING



**LEGEND**  
 [Shaded Box] PAVEMENT MILLING & RESURFACING  
 [Stippled Box] CONCRETE (6" THICK)  
 [Cross-hatched Box] DETECTABLE WARNING

REVISIONS			
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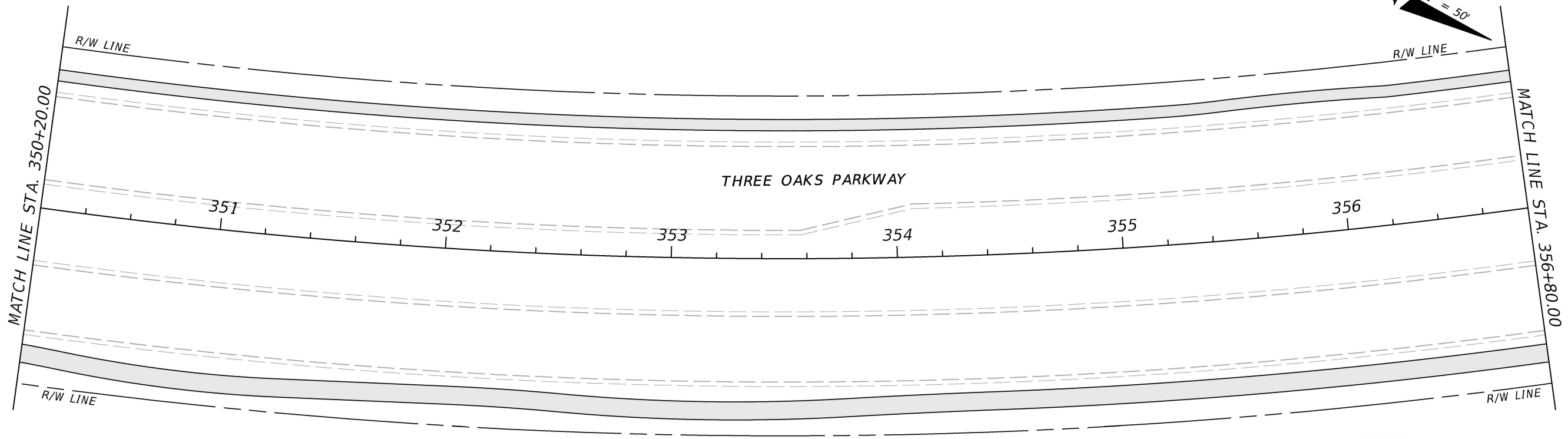
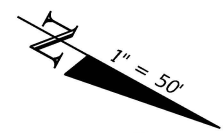
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VILLAGE OF ESTERO PUBLIC WORKS		
ROAD NO.	COUNTY	JEI PROJECT ID
	LEE	20023646-052

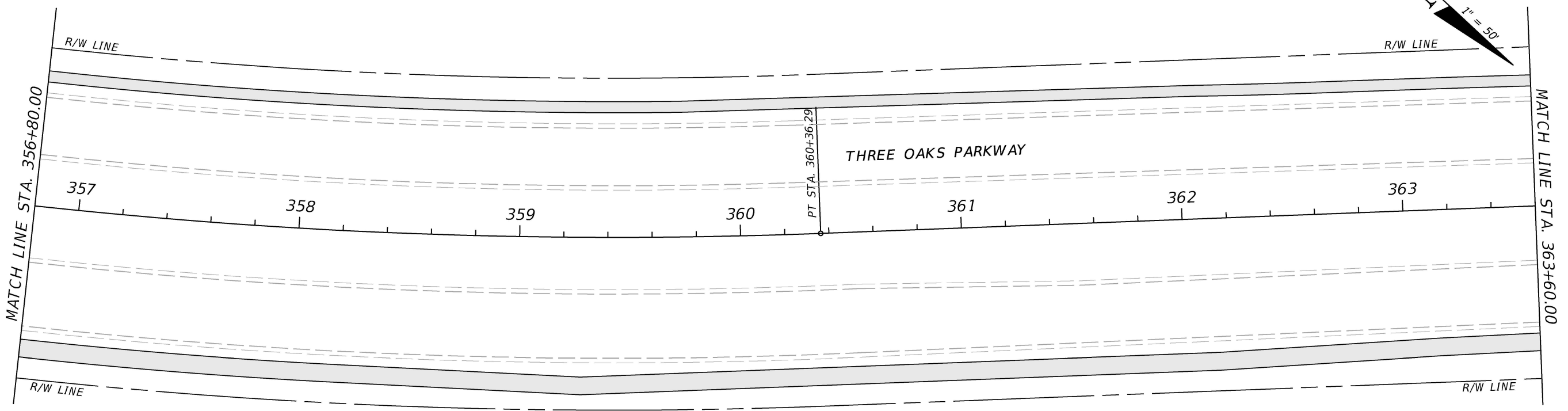
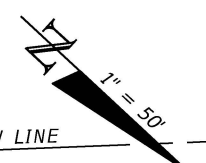
**ROADWAY PLAN**  
**THREE OAKS PARKWAY**  
**STA. 337+00 TO STA. 350+20**

SHEET NO.  
27

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LEGEND  
 [Shaded Box] PAVEMENT MILLING & RESURFACING



LEGEND  
 [Shaded Box] PAVEMENT MILLING & RESURFACING

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

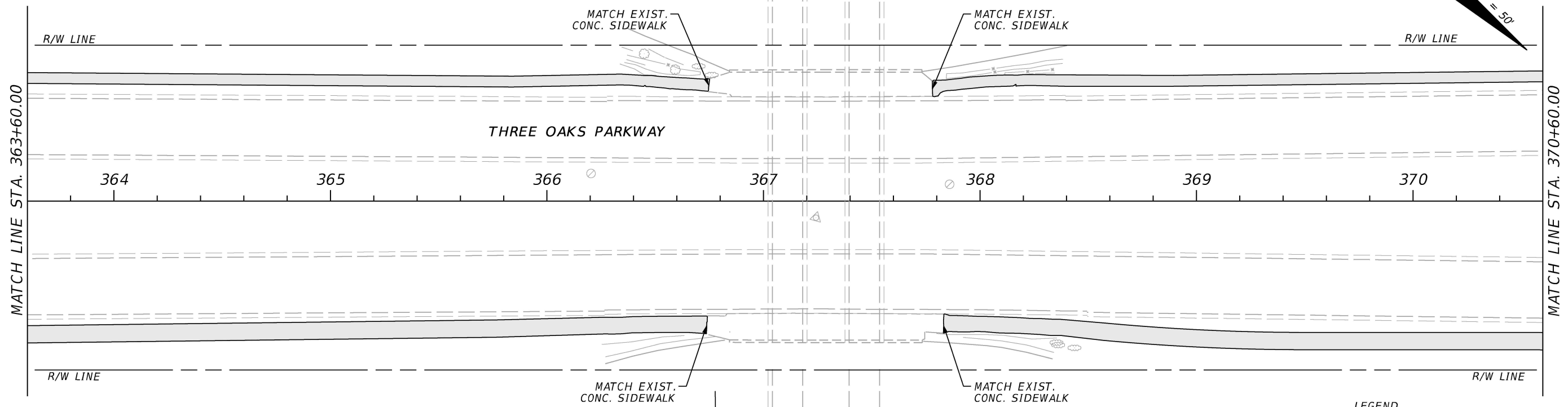
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ROAD NO.	COUNTY	JEI PROJECT ID
	LEE	20023646-052

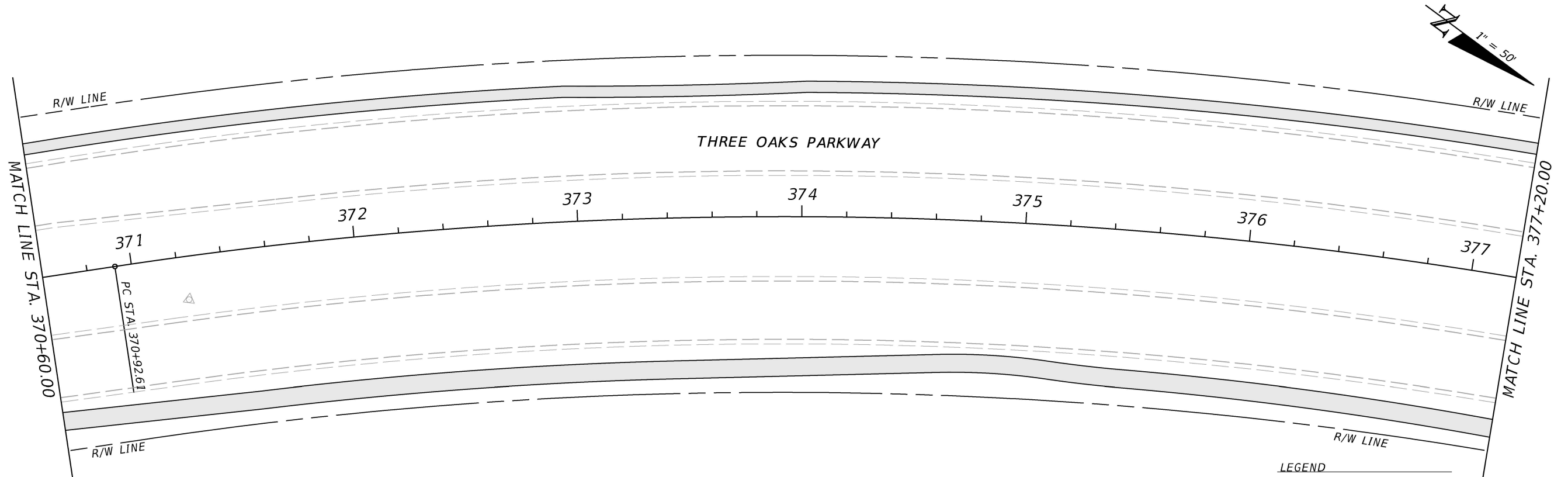
**ROADWAY PLAN**  
**THREE OAKS PARKWAY**  
**STA. 350+20 TO STA. 363+60**

SHEET NO.
28

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LEGEND  
 [Shaded Box] PAVEMENT MILLING & RESURFACING



LEGEND  
 [Shaded Box] PAVEMENT MILLING & RESURFACING

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

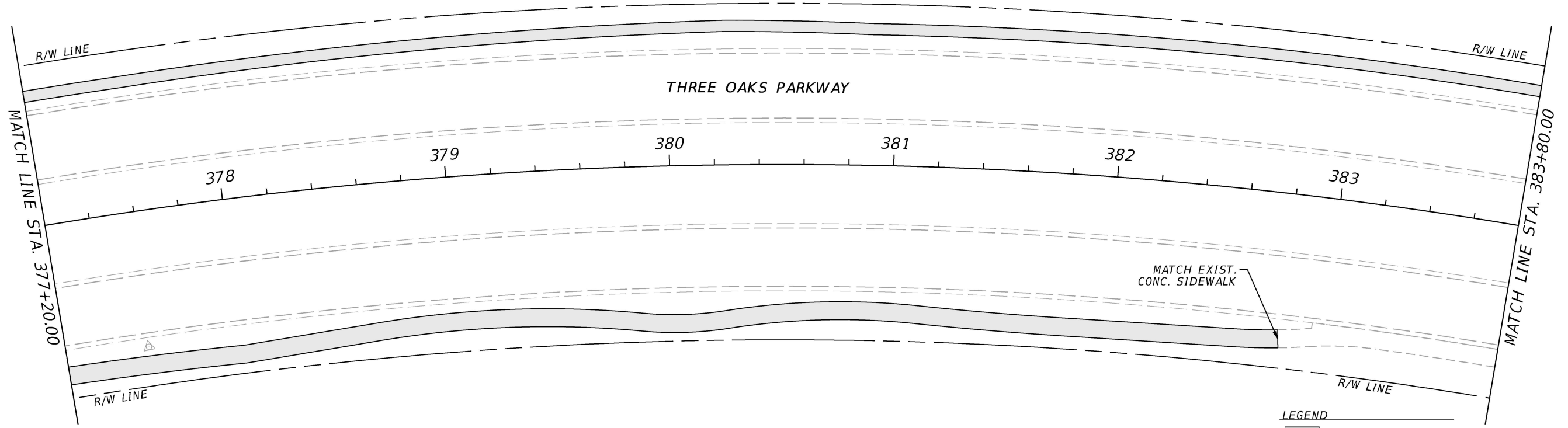
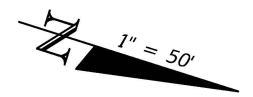
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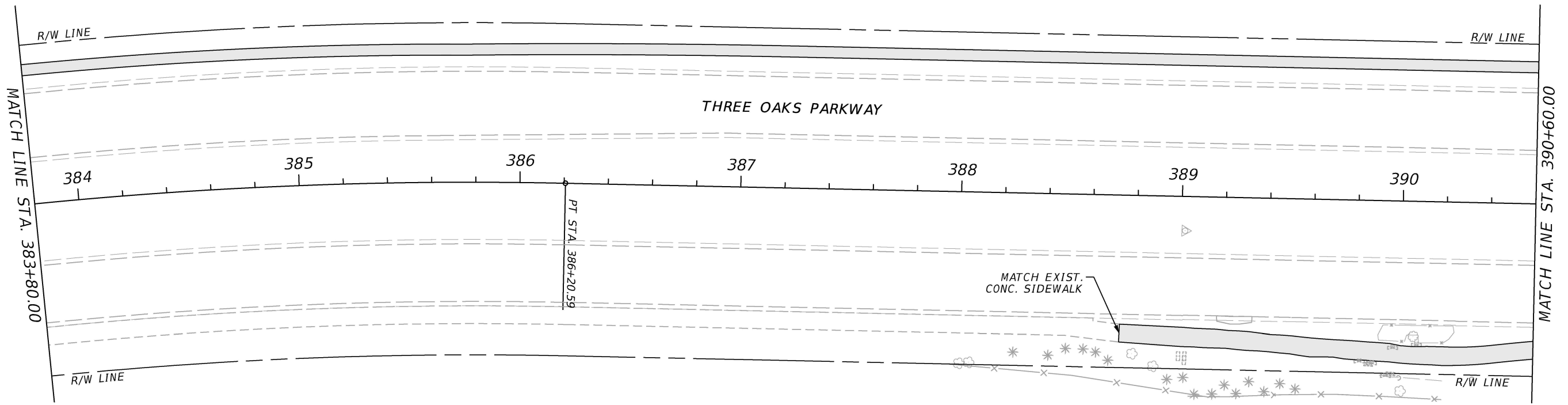
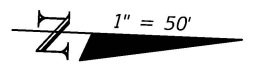
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**THREE OAKS PARKWAY**  
**STA. 363+60 TO STA. 377+20**

SHEET NO.
29

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LEGEND  
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LEGEND  
 [Shaded Box] PAVEMENT MILLING & RESURFACING

REVISIONS			
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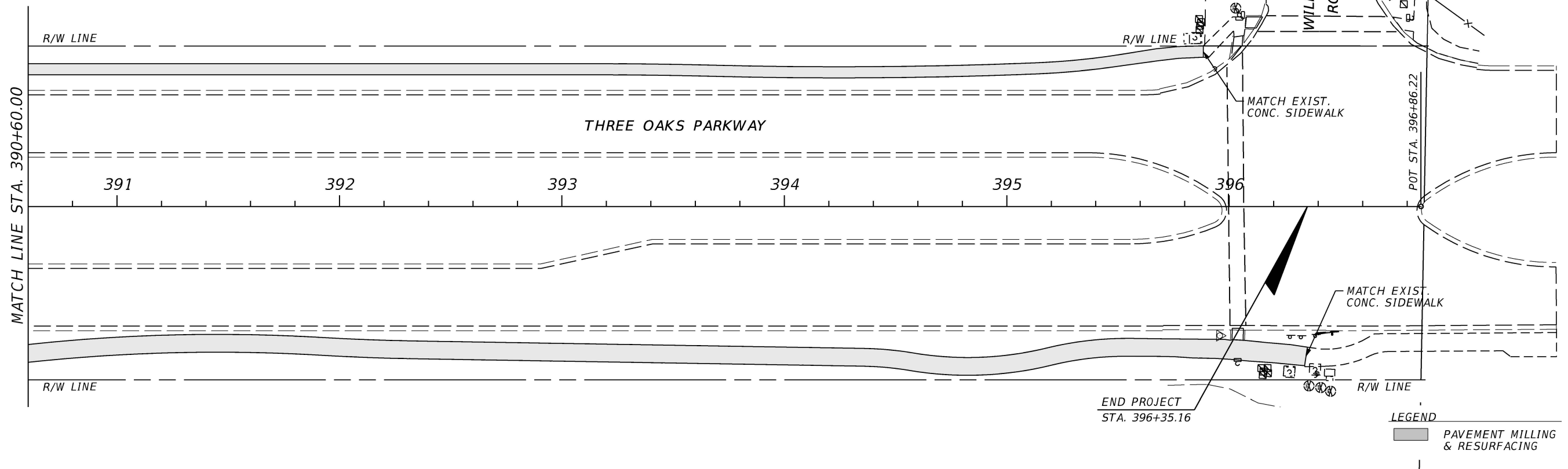
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VILLAGE OF ESTERO PUBLIC WORKS		
ROAD NO.	COUNTY	JEI PROJECT ID
	LEE	20023646-052

**ROADWAY PLAN**  
**THREE OAKS PARKWAY**  
**STA. 377+20 TO STA. 390+60**

SHEET NO.  
 30

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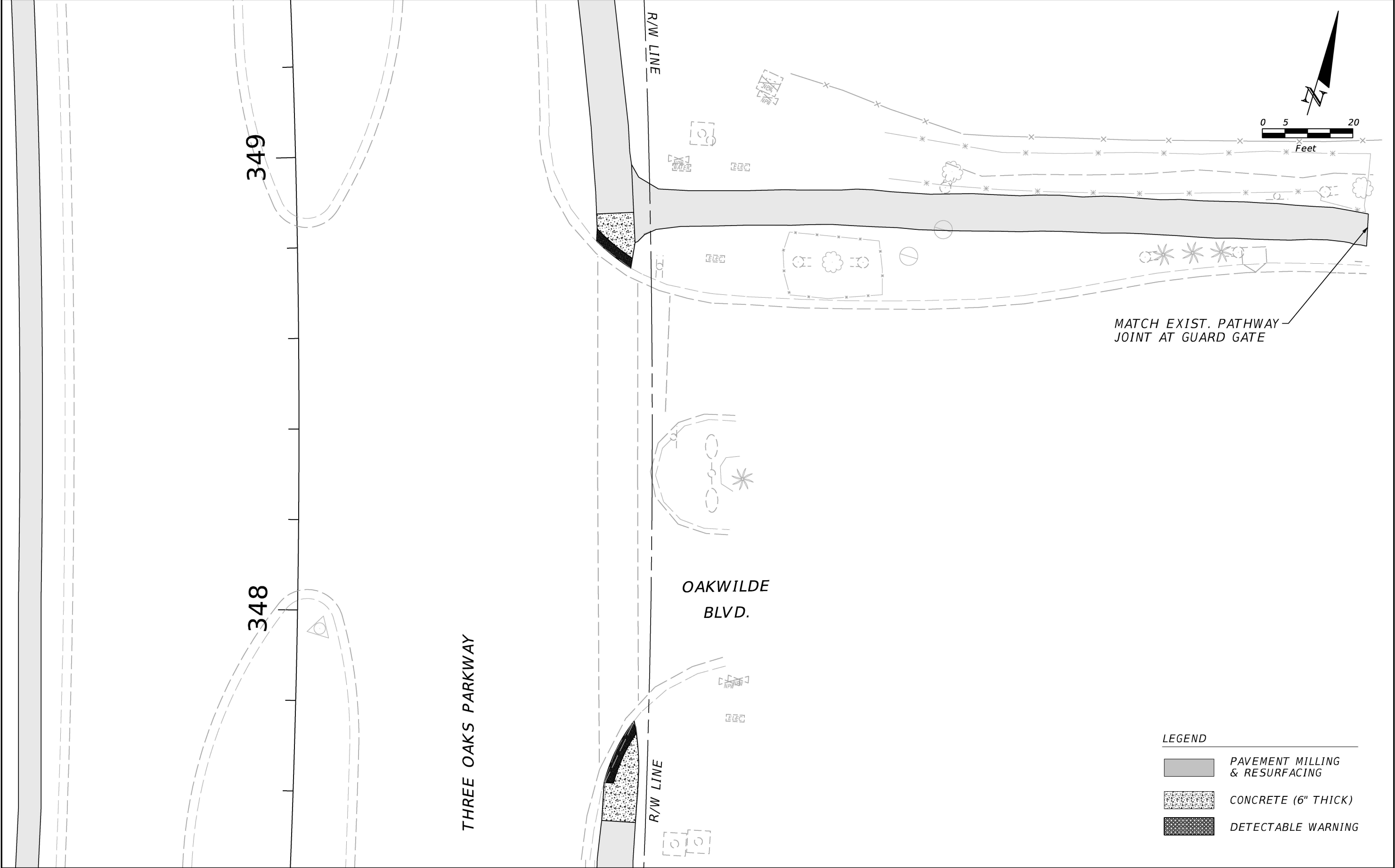
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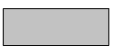

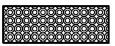
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ROAD NO.	COUNTY	JEI PROJECT ID
	LEE	20023646-052

**ROADWAY PLAN**  
**THREE OAKS PARKWAY**  
**STA. 390+60 TO STA. 396+80**

SHEET NO.
31



MATCH EXIST. PATHWAY  
JOINT AT GUARD GATE

- LEGEND**
-  PAVEMENT MILLING & RESURFACING
  -  CONCRETE (6" THICK)
  -  DETECTABLE WARNING

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

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VILLAGE OF ESTERO PUBLIC WORKS		
ROAD NO.	COUNTY	JEI PROJECT ID
	LEE	20023646-052

**ROADWAY PLAN**  
**OAKWILDE BOULEVARD**

SHEET NO.
32

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

**6A**





# Pickleball Management Update

Brooks Joint CDD Meeting

July 19, 2023

Dave Garner & Mary O'Connor

# Process Update

- Dave, Mary and Joe Alfenito (BPC board member) have worked together to analyze the various options currently available to the CDD. A total of 15 visits were made to local pickleball facilities as set forth below.
- In person visits by all Dave, Mary & Joe to West Bay Club (*Troon/Cliff Drysdale*) and by Dave & Joe to Pelican Landing.
- As players, Dave & Joe (along with several BPC board members) have been to Bonita Bay Country Club, The Place, Tidewater, YMCA of Bonita Springs, Pelican Sound, Veranda Village, Wild Blue, Rookery Pointe, Cascades, Valencia Bonita, Seasons at Bonita, Cypress Woods and Old Hickory.
- Based on these visits and our discussions while on premises we are reasonably confident that a recommend a course of action can be made.

# Features unique to CDD operation of Pickleball

- As a public entity owned by The Brooks taxpayers our mission may differ from facilities owned by homeowners (“HOAs”) or private clubs (SWCC, Bonita Bay Country Club, etc.).
- CDD structure potentially makes it difficult to manage employees (e.g., lack of a general manager, low number of supervisors (5 in each CDD), sunshine law restrictions, low frequency of meetings, lack of committee structure, etc.) Potential issues around reporting lines, performance management, payroll and stakeholder management (BPC, TCC).
- Additional operational concerns exist regarding legal liability issues, insurance procurement and the ability to perform accounting functions such as bill payment & fee collection
- As currently planned, our facilities do not contemplate an office structure to house a manager.
- As currently planned through phase 1 we have a relatively small number of courts to manage (maximum of 7) meaning managerial duties would be limited to:
  - Limited daily court maintenance- blowing off debris in the morning, storm water removal, and updating website on court conditions.
  - Confirming membership status.
  - Liaising with maintenance staff on issues such as hurricane preparation, fencing, lighting, wind screens, sound barriers, ice machine, etc.
  - Managing open play through use of whiteboard or some other means.
  - Updating league play into various tracking applications.
- Other facilities tend to be at least partially motivated by monetization concerns which may differ from our current thoughts.

# Corporate Management Option

## Advantages

- Vast experience in not just management of Pickleball and Racket Sport facilities, but also in multiple amenity facilities.
- Ability to find, retain, manage, supervise and support appropriate staff.
- Experience with performance of not just daily maintenance obligations, but the ability to liaise with those responsible for other maintenance items (hurricane preparation, windscreens, sound barriers, etc.)
- Advantages of a single contract governing all terms (staffing, maintenance, payroll, liability, insurance, etc.).
- Better ability to perform accounting functions including collection of fees and payment of expenses.
- Ability to offer guidance on future amenity planning such as phases 2 & 3, office, food & beverage partnerships, monetization, etc.

## Disadvantages

- Currently too small to be of interest as these companies tend to focus on managing larger/multi amenity clubs. TCC with a Pickleball amenity was cited as an example.
- Lack of office problematic as they are not interested in hiring someone to “sit outdoors or in their car”.
- **Troon/Cliff Drysdale** declined to offer terms of a management contract and we assume other similar companies would assert the same position. For \$2500 **Troon/Cliff Drysdale** agreed to provide their opinions on how to operate/manage the planned pickleball amenity.
- Monetization at other public entity owned facilities (see **Appendix 2**) includes allowing non-members to use courts for a fee, which seems incompatible with our mission to The Brooks residents.
- This option not viable through phase 1. If sufficient scale can be obtained (phase 2?) the use of such a company should be reconsidered.

*Not a viable option during phase 1*

# Individual Management Option

## Advantages

- Cost effective- \$65,000 to staff a manager for 6-7 hours a day (8:00 am-3:00 pm) during season (Nov 15 through April 15).
- Can be done using a relatively simple contract with a Florida LLC, thereby reducing identified operational concerns.
- If manager is an IPTPA member(International Pickleball Teaching Professional Association), they are insured through that organization for \$5mm in the aggregate (see **appendix #1**). Website also has a job board to advertise open positions.
- Potential to attract additional BPC members with the availability of private lessons and coaching.
- May relieve BPC of some volunteer activities, potentially including the Court Reserve website.
- Likely best fit for CDD during phase 1 if we decide to hire a manager.

## Disadvantages

- Do 3-7 pickleball courts, even with full court use during season, justify the cost a full time pro/manager?
- Cost effective alternatives may exist:
  - BPC continues with volunteer activities (lessons, beginner programs, social events, open play, etc.)
  - Gulfsapes can blow off court debris off courts at 8:30 am M-F for no additional cost.
  - Automation options through Court Reserve (electronic gates, on-line memberships, collection of fees, etc.).
  - Continue use of existing maintenance/janitorial staff.
- Lack of office will probably dissuade otherwise qualified candidates from applying.
- Will require some oversight by CDD in terms of contractual compliance. Unlike HOAs, we have no general manager on site nor a committee structure to assist.

*The disadvantages seem to outweigh the advantages during Phase 1*

# Additional Activities & Recommendation

- Discussion with BPC identified several concerns:
  - Initial membership costs should be kept as low as practical in order to entice as many Brooks Residents as possible to join the club. To that extent, a \$65,000 cost avoidance is material.
  - Volunteerism within the club remains strong with individuals willing to continue with several critical functions including beginner play & lessons, social events, dues collection, Court Reserve, etc.
  - Current open play process seems to work and should continue until increased scale achieved.
  - Discussion with CDD needed on administrative items (fees, court maintenance, etc.), can be worked out later.
  - BPC supports having no court manager until after completion of phase 1 whereupon further discussion would occur.
- Recommendation is to forego manager for the upcoming season and re-evaluate at this time next year.

# Appendix #1- IPTPA Insurance Program



INTERNATIONAL  
PICKLEBALL TEACHING  
PROFESSIONAL  
ASSOCIATION

New member savings from our manufacturer partners, click on the membership tab

- Certification
- Certified Members
- Membership**
- Junior Development Program
- Training
- IPTPA Rating
- About Us
- Dues & Fees
- Contact
- Shop
- Member Portal

## Membership: IPTPA Insurance

Home / Membership: IPTPA Insurance

### AM Best Rating: A+ General Liability Insurance

General Aggregate	\$5,000,000
Products & Completed Operations Aggregate	\$100,000
Personal & Advertising Injury	\$1,000,000
Each Occurrence	\$3,000,000
Damage to Rented Premises (Each Occurrence)	\$100,000
Participant Legal Liability (Each Occurrence)	\$1,000,000
<b>Medical Payment for Sports Participant (any one person)</b>	
Maximum Benefit per claim	\$5,000



# Appendix 2 Slide #1- City of Weston Website

The screenshot shows the City of Weston website. At the top left is the logo for 'THE CITY OF WESTON FLORIDA'. To the right of the logo are navigation links: 'I Want To', 'Residents', 'Business', 'Government' (which is underlined), and 'About'. A search icon is located to the right of these links. Below the navigation is a horizontal banner with three images: a group of people playing tennis, the 'CITY OF WESTON TENNIS CENTER' building, and three children on a tennis court. A dark sidebar menu is on the left, listing various services. The main content area features a breadcrumb trail: 'Government » Parks and Recreation » Weston Racquet Club ». Below this is the heading 'Programs and Events' and utility icons for font size, share, feedback, and print. The 'WESTON RACQUET CLUB' logo and name are prominently displayed. At the bottom, a 'Programs' section contains a table with three columns: 'Participants', 'More Information', and 'Registration'. The 'Participants' column lists 'Adult Tennis Programs', and the 'More Information' column has a link to 'Schedule'.

**THE CITY OF WESTON**  
FLORIDA

I Want To Residents Business Government About

– Parks and Recreation

- Arts Council of Greater Weston
- Biking / Traffic Safety
- + City Parks
- + Community Center
- Online Registration
- Park / Field Closures
- Shelter, Room and Field Rentals
- Special Events
- Sports Leagues
- Weston Racquet Club
  - Programs and Events
  - Weston YMCA Family Center

Government » Parks and Recreation » Weston Racquet Club »

## Programs and Events

Font Size: + - + Share & Bookmark Feedback Print

**WESTON RACQUET CLUB**  
CLIFF DRYSDALE TENNIS

### Programs

Participants	More Information	Registration
Adult Tennis Programs	<a href="#">Schedule</a>	



# Appendix 2 Slide #2- City of Weston Pickleball

Capital Improvement Projects / City Projects

Interactive Map of City Projects

Bonaventure Fire Rescue Station No. 21

Bonaventure Park

Sailboat Circle Drainage Improvements

Weston Tennis Center Improvement Project

Citywide Wayfinding Signage Improvements

[Government](#) » [Capital Improvement Projects / City Projects](#) »

## Weston Tennis Center Improvement Project

[Print](#)

[Feedback](#)

[Share & Bookmark](#)

Font Size: [+](#) [-](#)

## Weston Tennis Center/Weston Racquet Club Improvement Project



Please Excuse  
Our Appearance

# Weston Racquet Club Fee Structure and Benefits

## MEMBERSHIP



### JOIN OUR FAMILY! **at Weston Racquet Club**

#### Membership Benefits Include:

- Free use of our 16 lighted tennis courts & 4 pickleball courts
- Reserve tennis courts up to 72 hours in advance of play
- Four (4) guest passes for each year of membership
- Preferred pricing on tennis lessons, clinic programs & 2 padel courts
- Discount on all Pro-Shop purchases
- Locker Service
- Game Arranging through the Weston Racquet Club staff
- Complimentary evaluation with our Director of Tennis EXPERIENCE
- Benefits: Travel offers, Membership Rewards + more

#### Membership Rates:

Type	Initiation	Monthly Dues
Junior	\$150*	\$48*
Single	\$300*	\$61*
**Couple	\$300*	\$79*
Family	\$300*	\$97*
***Senior	\$300*	\$54*

*\*Price does not include applicable taxes\**

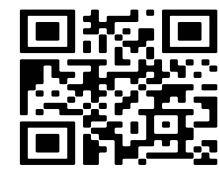
*\*\*To be eligible for a Couple member classification, the 2 persons on the membership must live together in the same residence under a husband and wife, domestic partnership, parent/child or sibling scenario.*

*\*\*\*Minimum age for the senior member classification is 60.*

16451 Racquet Club Rd. | Weston, FL | PH: 954-389-8666



INQUIRE  
HERE



SCAN ME



CLIFF DRYSDALE TENNIS

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

**6B**

## **Milestones for CDD Pickleball Complex Development**

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

2.30	> Issue Newsletter #3	Woolsey	5/11/2023	5/11/2023
2.31	> Issue Newsletter #4	Woolsey	7/24/2023	7/24/2023
2.32	> Issue Newsletter #5 (and beyond)	Woolsey		
2.40	> Dedication/Grand Opening Celebration			
2.60	> Procure "Coming Soon" sign	Staff	After funding approval	
3.00	<b>Construction Document Preparation/Contract Placement</b>			
3.10	> Develop Roles & Responsibilities document for General Contractor	Merritt/Bartoletti		
3.20	> Develop RFP for construction	Merritt/Bartoletti/RWA/Staff	6/15/2023	6/15/2023
3.21	> Issue RFP for construction of four new courts/social areas/fencing/landscaping/etc.		6/20/2023	6/20/2023
3.22	> Due date for construction bids		7/11/2023	7/18/2023
3.24	> CDD selection of preferred construction contractor		7/26/2023	
3.26	> Execute contract with General Contractor for project	Supervisors/Staff	Only after milestone 6.8 is completed 7/26/23	
3.30	<b>Confirm Cost Recovery of On-Going Operations</b>			
3.32	> Establish Committee to identify all on-going costs and method of recovery (2 CDD and 2 PCB)	Gould/Stoehr	5/24/2023	5/24/2023
3.34	> Develop Annual Proforma MRO & Replacement Cost Spreadsheet	Gould/Stoehr	7/1/2023	6/15/2023

3.36	> Define \$ values for MRO/Replacement Costs	Gould/Stoehr/Bartoletti	7/10/2023	6/21/2023
3.37	> Review MRO/Replacement cost values with PBC	Merritt/Bartoletti	7/12/2023	7/19/2023
3.375	> CDD Supervisors to approve final MRO/Replacement cost values	CDD I & II Supervisors	Required before funding vote	
3.38	> Develop overall cost recovery procedure for on-going operations of initial 7 courts with proposal for expansion to the full 16 court complex	Gould/Stoehr	7/10/2023	
3.385	> Review cost recovery procedure with PBC	Merritt/Bartoletti	7/12/2023	
3.39	> CDD Supervisors to approve final cost recovery procedure	CDD I & II Supervisors		
3.40	<b><i>Establish On-Going Operational Plan</i></b>			
3.42	> Establish Committee to develop Plan covering all aspects of daily operation of The Brooks Pickleball Complex (2 CDD/2 PBC/1 Representative from each Brooks community)	O'Connor/Garner	5/24/2023	5/24/2023
3.43	> Finalize recommendation for initial (first year) operational management approach	O'Connor/Garner	7/19/2023	7/19/2023
3.44	> Develop Roles & Responsibilities document for on-going Operational Management Firm (if needed)	O'Connor/Garner		
3.46	> Develop Operating Agreement for on-going daily operations of the pickleball complex	O'Connor/Garner/PBC/Staff		
3.50	> Establish rate for public play	Staff/Legal Council		
3.52	> Establish Brooks' guest play rules/rates for existing paid members	O'Connor/Garner/PBC/Staff		
3.54	> Establish daily play option parameters	O'Connor/Garner/PBC/Staff		

3.60	> Issue RFP for Operation Management Contract (OMC)	O'Connor/Garner	
3.62	> Due date for OMC bids		
3.80	> Develop/Sign Letter of Intent to enter into Operating Agreement	Staff/Legal Council	
3.90	> CDD selection of preferred Operating Contractor	Supervisors/Staff	
3.95	> Sign Operating agreement between CDD's and selected Operating Company	Supervisors/Staff	
4.00	<b><i>Execute required support agreements/contracts</i></b>		
4.20	> Sign contract with RemoteLoc	Supervisors/Staff	Only after milestone 6.8 is completed
4.30	> Sign new contract with CourtReserve	Supervisors/Staff	Only after milestone 6.8 is completed
4.40	> Initiate new Internet service (w/ Hotwire or share with TCC ?)	Supervisors/Staff	8/1/2023
4.50	> Sign new contract with each additional service provider to support the Operating Agreement	Supervisors/Staff	Only after milestone 6.8 is completed
5.00	<b><i>Construction Monitoring</i></b>		
5.08	> Appoint Project Manager (RWA or JE ???)	Supervisors/Staff	7/15/2023
5.10	> Develop detailed overall construction schedule with associated cost profile	Project Manager/Contractor	
5.20	> Start Construction		8/1/2023
5.30	> Monitor on-going work and compare to project schedule (and associated cost)	Project Manager/Supervisors/Staff	
5.90	> Complete Construction		

6.00	<b>Regulatory Actions Required by CDD's</b>			
6.10	>	Public meeting on proposed 2023-24 CDD budget with pickleball capital funds included	CDD I & II Supervisors	7/19/2023 7/26/2023
6.20	>	Approve 2023-24 CDD budget with pickleball capital funds included	CDD I & II Supervisors	8/23/2023
6.80	>	<b>Vote by CDD Supervisors to fund/start construction of Phase I</b>	CDD I & II Supervisors	Several activities must be completed before this step? 7/26/23
7.00	<b>On-Going Operations</b>			
7.10	>	Initiate new operating rules--i.e. members only, paid membership, use of CourtReserve, remote locks operational, etc.	Supervisors/PBC	9/1/2023
7.20	>	Monthly review of Operations (collection of user fees, cost vs. budget analysis, operational issues, anything else the CDD should be aware of)		first year of operations
7.3	>	Quarterly review of Operations (collection of user fees, cost vs. budget analysis, operational issues, need/plans for required future expansion, anything else the CDD should be aware of)		after first year of operations

7/24/2023 8:33



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

**6C**



**Wrathell, Hunt and Associates, LLC**

TO: Brooks I & II Board of Supervisors

FROM: Cleo Adams – District Manager

DATE: July 26, 2023

SUBJECT: Consideration of Award of Contract – Pickleball Facility Expansion Phase I

Staff has recently put out a request for sealed bids for this service. The bid was advertised in the Collier and Fort Myers News Press on June 13<sup>th</sup>, as required by statute. Three Contractors attended the mandatory pre-bid meeting and were provided bid packages, with two companies submitting bids. The financial tabulation is as follows:

<b><u>Company:</u></b>	<b><u>Estimated Cost:</u></b>
• Rockford Construction	\$1,064,183.80
• EnviroStruct, LLC	\$1,161,063.00

You will note, from the above financial tabulation, that Rockford Constructions estimated cost is roughly \$97K less than EnviroStruct, LLC. In accordance with the bid specifications, the District will consider award of contract to the lowest responsible and responsive bidder.

Rockford Construction has been in business for 35 years, serving commercial, multi-unit, educational, industrial, hospitality, healthcare and retail markets throughout the country. Their office is located in Estero, FL and they have assigned five team members to this project: Project Executive, Sr. Project Manager, Superintendent, Estimator and Project Coordinator.

Local projects include a 30-unit condominium complex (Somerset at the Reef Condominium), that was devastated during Hurricane Ian located on Sanibel Island, FL; The River House at Verandah, located in Fort Myers; included but not limited to an expansion of The River House, the Club's on-site dining and event center (new bar, restaurant, and an expanded lounge).

MVP Sports Club/Orchard Hills Renovation located in Grand Rapids, Michigan: converted an old tennis facility into a 73K sq. ft. MVP Sports Club which included weight-lifting, and cardiovascular training, locker rooms, indoor turf training and field and indoor basketball court. Existing racquetball court was also transformed into a group fitness area.

Rockford Construction has provided a Clarifications/Exclusions summary and is attached to this memo. Due to volatility of material and equipment pricing these numbers are subject to change as the marketplace fluctuates. This proposal excludes: Landscape and Irrigation, any new utilities or tap fees, demolition, removal, replacement of existing abandoned underground structures or any unidentified utilities.

EnviroStruct, LLC has been in business for 14 years, with their office located in Bonita Springs, FL. They have assigned nine team members to this project: President, V.P. of Operations, Project Manager, Project Coordinator, General Superintendent, Superintendent and Estimator.

Local projects include an install of eight pickleball courts (Pelican Sound) located in Estero Florida. The Landings Yacht, Golf & Tennis Club located in Fort Myers, Admiralty Point and Cedar Hammock Golf.

EnviroStruct, LLC has provided a Qualifications & Assumptions summary and is attached to this memo. This proposal does not consider any potential cost increases due to new tariffs on materials. This proposal includes \$25K for irrigation pipe install as well as a \$20K allowance for irrigation sprinklers for future landscaping.

This proposal excludes: permit fees, impact fees, and utility connection/tap fees. Builders risk deductible, soils/compaction & concrete testing; any special inspections/threshold inspectors if required. Removal of any unforeseen underground obstructions (rock, debris, unsuitable soils, utilities, etc.).

Note that there are on-going discussions, and questions/clarification requests have been sent to each General Contractor. Further discussion will be held during the July 26, 2023 Board of Supervisors meeting.

The current allocation for this project is \$900K and subject to change, with Board discussion/consideration.

As stated in the District's Rules: The lowest, most responsive, responsible and best bid or proposal deemed to be the most advantageous to the districts, as appropriate, shall be accepted. "Lowest, most responsive, responsible and best bid or proposal" means, in the sole discretion of the Board, the lowest cost bid or proposal that is: (A) submitted by a competent, responsible person or firm capable and qualified in all respects to perform fully the contract requirements, with the integrity and reliability, to ensure full performance and timely completion; and (B) most responsive to the invitation to bid or request for proposals, as determined by the Board. *Minor variations in the bid may be waived by the Board.* Bids and proposals may not be modified after opening.

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

**6Cla**



## Brooks CDD -Pickleball Expansion -Phase 1

### Qualifications & Assumptions

July 13, 2023

- This proposal excludes permit fees, impact fees, and utility connection/tap fees.
- This proposal includes builders risk policy.
- This proposal excludes builders risk deductible.
- This proposal does not consider any potential cost increases due to new tariffs on materials.
- This proposal excludes soils/compaction & concrete testing.
- This proposal excludes any special inspections / threshold inspectors if required.

#### **Division 2 Sitework:**

- This proposal excludes removal of any unforeseen underground obstructions (rock, debris, unsuitable soils, utilities, etc.)
- This proposal contains unit pavers that match the existing color & style on the property. No mortar set ribbon curbing is included.
- This proposal contains 2" mesh, 9 gauge black vinyl fencing with 2.5" line post, 3" corner post, 1 5/8" top rail, bottom wire. No screening is included. If engineering determines the fencing can't withstand the weight of the acoustical barriers, a change order shall be needed. No fencing details were provided at time of bid.
- This proposal excludes landscaping. Landscaping per plan is by Owner.
- Re-sodding of all grass areas to be done upon completion
- Installation of a landscape irrigation system for future landscaping by owner is included as an allowance.

#### **Division 13 Special Construction:**

- This proposal contains pickleball courts with 12" subgrade, 6" limestone base, 1.5" asphalt, and an acrylic coating in standard colors to be selected by owner.
- This proposal contains 8' long BarcoBoard picnic table seating in available colors of blue, cedar, desert tan, or evergreen.



**Division 16 Electrical:**

- This proposal assumes there is an electrical panel with space for additional breakers for branch circuits for this project in or on the nearby bathroom building.
- This proposal assumes there is existing internet or network cabling in the nearby bathroom building.
- This proposal assumes a 100A disconnect can be feed from the Meter H-Frame near the Common Club Center for the EV Charging station.
- This proposal assumes parking lighting shall be powered from nearest existing light pole.
- This proposal contains an allowance for the complete installation of the EV Level 2 charging station, gate access system, and security camera system.
- This proposal excludes relocation of the existing underground public utility boxes.
  - (2) N40 boxes to be relocated by electrical utility.
  - (1) underground communications box to be relocated by communications utility

**Allowances:**

The following allowances are included in this proposal:

- |  |           |
|--|-----------|
| • Re-sod at completion                         | \$ 10,000 |
| • Irrigation sprinklers for future landscaping | \$ 20,000 |
| • EV level 2 charging station                  | \$ 20,000 |
| • Gate access & control                        | \$ 15,000 |
| • Security camera system                       | \$ 20,000 |

**Alternates:**

- |   |           |
|---|-----------|
| • Alternate #1 – Insul-Quilts IQ-29 (Gray)                | \$ 32,890 |
| • Alternate #2 – SoundBlock Series 850 (Black)            | \$ 32,720 |
| • Alternate #3 – AcustiFence (Green)                      | \$ 42,090 |
| • Alternate #4 – Fencing to connect existing & new courts | \$ 12,830 |

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

**6C1b**



**The Brooks of Bonita Springs CDD Pickleball Facility Expansion**  
**Hard Bid**  
**Clarifications/Exclusions**  
**July 13, 2023**

**Clarifications**

- Estimate pricing is based on documents dated: July 7, 2023
- The estimate detail & description will take precedence over conflicting information in the plans, specs or other contract documents.
- This estimate doesn't account for any single sourced products.
- Due to volatile of material and equipment pricing these numbers are subject to change as the marketplace fluctuates.
- This estimate includes local, state and federal taxes, tariffs, and surcharges in effect as of the date of bid.
- All subcontractors are subject to change (w/o notification) based on a post-bid interview completed by Rockford Construction.
- Project is to be considered ordinary hazard.
- Testing or treatment of Micro Biological influenced corrosion-fire protection is NIC.
- Building permit allowance included for a sum of: \$6,662.00
- The above budget has been assembled in current market conditions and is valid for 45 calendar days from the date of this budget.
- Based on the conceptual state of the documents, our budget will be finalized once the specifications / documents have been completed & tested in the marketplace.
- No AISC certifications have been required when assembling this bid.
- Landscaping not included
- Irrigation excluded
- Some allowances have been utilized in creating this estimate and must be finalized with possible cost
- Existing site and building utilities are assumed as functioning and planned to be used for the building, any new utilities of tap fees are not included.
- Pricing is based on uninterrupted flow of work in accordance with our proposed schedule / duration and also standard shift time.
- Demolition, removal, replacement of existing abandoned underground structures or any unidentified utilities is not included.
- Temporary utility consumption, as needed, is planned to be tapped from the existing services currently paid by the Owner.
- This estimate represents our educated opinion of probable cost. We have exercised professional due diligence in the preparation of this estimate, with little control over the final material selection process, market conditions & the actual start date; no guarantee is given or implied with this estimate.



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

**6C11**

**Brooks of Bonita Springs I & II  
Bid Analysis - July 2023**

Company Name:	Qualifying Description:	Comments:
<b>Rockford Construction</b>	1. Use of Provided Submittal Form/Bid Surety	Yes - Bid Bond
	2. Submitted in Sealed Envelope	Yes
	3. Subcontractor Names & Addresses	Yes and subject to change
	4. i.) Proof of Place of Business	Yes - Lee County
	ii.) Adequate Resources	Yes - Subcontractors Listed
	iii.) Suitable Financial Backing	Yes - Bank & Credit References Submitted
	iv.) References of Similar size Scope	Yes
<b>EnviroStruct LLC</b>	v.) Licenses, Cert.	Yes
	vi.) Subcontractor Qualifications	N/A - See #3
	1. Use of Provided Submittal Form/Bid Surety	Yes- Bid Bond
	2. Submitted in Sealed Envelope	Yes
	3. Subcontractor Names & Addresses	Not Provided
	4. i.) Proof of Place of Business	Yes - Lee County License
	ii.) Adequate Resources	Subcontractors Not provided
iii.) Suitable Financial Backing	Yes - Bank & Credit References Submitted	
iv.) References of Similar size Scope	Yes	
v.) Licenses, Cert.	Yes	
vi.) Subcontractor Qualifications	N/A - See #3	

<b>COMPANY NAME</b>	<b>Estimated Cost</b>
Rockford Construction	\$1,064,183.80
EnviroStruct, LLC	\$1,161,063.00

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

**7A**



# AJC Associates, Inc.

Specializing in Community Development District Assessment Rolls

---

March 1, 2023

Brooks of Bonita Springs Community Development District  
c/o Chuck Adams  
Wrathell, Hunt & Associates, LLC  
2300 Glades Road, Suite 410W  
Boca Raton, FL 33431

RE: Termination of Assessment Roll Contract with AJC Associates, Inc.

Dear Supervisors,

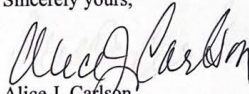
Per recital 6 of the contract between AJC Associates, Inc. and Brooks of Bonita Springs Community Development District I am notifying you that I will not be renewing my contract for the fiscal year 2024.

The consulting contract states that it will automatically renew for a 12 month period if notice isn't given of termination by either myself or the district by April 1 of each year.

I will work with the accounting staff at Wrathell, Hunt & Associates, LLC for a smooth transition over the 2024 budget process and will continue to provide the services in my contract until September 30, 2023.

It has been a pleasure working with the Board, the management company and property owners.

Sincerely yours,



Alice J. Carlson  
President

**FIRST AMENDMENT TO THE DISTRICT MANAGEMENT SERVICES AGREEMENT BETWEEN  
BROOKS OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT  
AND WRATHELL, HUNT AND ASSOCIATES, LLC**

**THIS FIRST AMENDMENT** (“First Amendment”) is entered into as of this 26th day of July, 2023, by and between:

**Brooks of Bonita Springs Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Lee County, Florida, and having offices at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the “**District**”); and

**Wrathell, Hunt and Associates, LLC**, a Florida limited liability company, with a mailing address of 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“**Manager**” and, together with the District, the “**Parties**”).

**RECITALS**

**WHEREAS**, the District was established pursuant to Chapter 190, Florida Statutes, (the “**Statutes**”), which authorizes the District to issue bonds for the purpose, among others, of planning, financing, constructing, installing, operating, and/or maintaining certain infrastructure within or without the boundaries of the District; and

**WHEREAS**, the District and Manager entered into certain *Agreement for Management Advisory Services*, with Brooks of Bonita Springs CDD, dated August 4, 2005, a copy of which is attached hereto and incorporated by reference herein as **Exhibit A** (the “**Agreement**”), to provide district management services for the District; and

**WHEREAS**, each of the parties hereto has the authority to execute this First Amendment and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this First Amendment so that this First Amendment constitutes a legal and binding obligation of each party hereto.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the District and the Manager agree as follows:

**SECTION 1.** The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the parties. Except as described in Section 2 of this First Amendment, nothing herein shall modify the rights and obligations of the parties under the Agreement. All of the remaining provisions, including, but not limited to, the engagement of services, indemnification and sovereign immunity provisions, remain in full effect and fully enforceable.

**SECTION 2.** The Agreement is hereby amended as follows:

**A.** The Services Agreement is hereby amended to add the provision of Assessment Roll Management Services pursuant to the Assessment Roll Management Proposal and Scope of Services attached hereto as **Exhibit B**. As compensation for the Assessment Roll Services, the District agrees to pay Manager the annual fee of Five Thousand Two Hundred Fifty Dollars (\$5,250).

**SECTION 3.** To the extent that the terms of the Agreement conflict with the terms set forth in Section 2 above, the terms of this First Amendment shall control.

**SECTION 4.** All other terms of the Agreement shall remain in full force and effect and are hereby ratified.

**IN WITNESS WHEREOF,** the parties hereto have signed this First Amendment to the Agreement on the day and year first written above.

**Attest:**

**BROOKS OF BONITA SPRINGS COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

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

**Attest:**

**WRATHELL, HUNT AND ASSOCIATES, LLC**

\_\_\_\_\_  
Print Name: \_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_

Title: \_\_\_\_\_

**Exhibit A:** Agreement for Management Advisory Services

**Exhibit B:** Assessment Roll Management Proposal and Scope of Service

**Exhibit A**  
Agreement for Management Advisory Services

## AGREEMENT

AGREEMENT BETWEEN  
THE BROOKS OF BONITA SPRINGS  
COMMUNITY DEVELOPMENT DISTRICT  
AND WRATHELL, HART, HUNT & ASSOCIATES, LLC  
FOR MANAGEMENT ADVISORY SERVICES

THIS AGREEMENT, made and entered into on this 4<sup>TH</sup> day of AUGUST 2005, by and between The Brooks of Bonita Springs Community Development District, hereinafter referred to as "DISTRICT", and the firm of Wrathell, Hart, Hunt & Associates, LLC hereinafter referred to as "MANAGER", whose address is 1200 NW 17<sup>th</sup> Avenue, Suite 13, Delray Beach, Florida 33445.

### WITNESSETH:

WHEREAS, the DISTRICT desires to employ the services of the MANAGER for the purpose of providing non-exclusive management, financial and accounting advisory services for the DISTRICT, as required to meet the needs of the District during the contract period; and

WHEREAS, the MANAGER desires to assist the DISTRICT with such matters,

NOW, THEREFORE, in consideration of the mutual covenants and agreements expressed herein the parties agree as follows:

1. The DISTRICT hereby engages the MANAGER for the services and fees described in Exhibit A, attached hereto and incorporated by reference herein.
2. The DISTRICT agrees to compensate the MANAGER in accordance with the fee schedule set forth in Exhibit A, which amount shall be payable in equal monthly installments at the beginning of each month, and may be amended annually as evidenced by the budget approved by the Board. The total and cumulative amount of this contract shall not exceed the amount of funds annually budgeted for these services. In addition, the DISTRICT agrees to compensate MANAGER for reimbursable expenses incurred during the course of performance of this contract, including, but



not limited to, out-of-pocket expenses for travel, express mail, computerized research, word processing charges, long distance telephone, postage, photocopying, courier and computer services.

3. The primary responsibility for the services to be performed for the DISTRICT under this Agreement shall be provided by Chesley (Chuck) Adams (the Primary Person), with offices located in Southwest Florida.
4. Subject to the provisions for termination as set forth below, the term of this Agreement shall begin on August 4, 2005. The Agreement may be terminated as follows:
  - a) upon notice by the DISTRICT for "good cause", which shall include misfeasance, malfeasance, nonfeasance or dereliction of duties by MANAGER, unless Paragraph "C" of this section applies.
  - b) upon the dissolution or court-declared invalidity of the DISTRICT; or
  - c) by either party, for any reason, upon 60 days written notice provided; however, should this Agreement be terminated, MANAGER will take all reasonable and necessary actions to transfer all the books and records of the DISTRICT in his possession in an orderly fashion to the DISTRICT or its designee.
  - d) by the DISTRICT, upon five (5) business days written notice, if the MANAGER changes Chesley (Chuck) Adams as the Primary Person under the Agreement.
5. The MANAGER shall devote such time as is necessary to complete the duties and responsibilities assigned to the MANAGER under this Agreement.
6. The signature on this Agreement by the MANAGER shall act as the execution of a truth-in-negotiation certificate certifying that the wage rates and costs used to determine the compensation provided for in the Agreement are accurate, complete and current as of the date of this Agreement.
7. The MANAGER represents that it presently has no interest and shall acquire no interest, either direct or indirect, which would conflict in any manner with the performance of services required hereunder, as provided for in the standard set forth in Section 112.311, Florida Statutes. The MANAGER further represents that no person having any interest shall be employed for said performance.
8. The MANAGER shall promptly notify the DISTRICT in writing by certified mail of all potential conflicts of interest for any prospective

business association, interest or other circumstance which may influence or appear to influence the MANAGER'S judgment or quality of services being provided hereunder. Such written notification shall identify the prospective business association, interest or circumstance, the nature of work that the MANAGER may undertake and request an opinion of the DISTRICT as to whether the association, interest or circumstance would, in the opinion of the DISTRICT, constitute a conflict of interest if entered into by the MANAGER. The DISTRICT agrees to notify the MANAGER of its opinion by certified mail within thirty (30) days of receipt of notification by the MANAGER. If, in the opinion of the DISTRICT, the prospective business association, interest or circumstance would not constitute a conflict of interest by the MANAGER, the DISTRICT shall so state in its opinion and the association, interest, or circumstance shall not be deemed in conflict of interest with respect to services provided to the DISTRICT by the MANAGER under the terms of this Contract. This Agreement does not prohibit the MANAGER from performing services for any other special purpose taxing DISTRICT, and such assignment shall not constitute a conflict of interest under this Agreement.

9. The MANAGER warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the MANAGER to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm other than a bona fide employee working solely for the MANAGER any fee, commission, percentage, gift or any other consideration contingent upon or resulting from the award or making of this Agreement.
10. The MANAGER warrants and represents that all of its employees are treated equally during employment without regard to race, color, physical handicap, religion, sex, age or national origin.
11. The MANAGER hereby represents and warrants that it has and will continue to conduct its business activities in a professional manner and that all services shall be performed by skilled and competent personnel to the highest professional standards.
12. The DISTRICT acknowledges that the MANAGER is not an attorney and may not render legal advice or opinions. Although the MANAGER may participate in the accumulation of information necessary for use in documents required by the DISTRICT in order to finalize any particular matters, such information shall be verified by the DISTRICT as to its correctness; provided, however, that the DISTRICT shall not be required to verify the correctness of any information originated by the MANAGER

or the correctness of any information originated by the MANAGER which the MANAGER has used to formulate its opinions and advice given to the DISTRICT.

13. This Agreement shall be governed by the laws of the State of Florida. Any and all legal action necessary to enforce the Agreement will be held in LEE County. No remedy herein conferred upon any party is intended to be exclusive of any other remedy and each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at law or in equity or by statute or otherwise. No single or partial exercise by any party of any right, power, or remedy hereunder shall preclude any other or further exercise thereof.

In any action brought by either party for the enforcement of the obligations of the other party, the prevailing party shall be entitled to recover reasonable attorney's fees.

14. All notices required in this Agreement shall be sent by certified mail, return receipt requested, and if sent to the DISTRICT shall be mailed to:

COMMUNITY DEVELOPMENT DISTRICT  
1200 NW 17<sup>th</sup> Avenue, Suite 13  
Delray Beach, Florida 33445

with a copy to:


District's Counsel

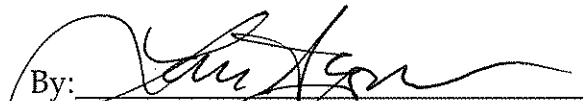
15. The foregoing terms and conditions constitute the entire Agreement between the parties hereto and any representation not contained herein shall be null and void and no force and effect. Further this Agreement may be amended only in writing upon mutual consent of the parties hereto.
16. No amendments and/or modifications of this Agreement shall be valid unless in writing and signed by each of the parties. This agreement shall be automatically renewable each Fiscal Year of the DISTRICT, unless otherwise terminated by either party. The DISTRICT will consider price adjustments each twelve (12) month period to compensate for market conditions and the anticipated type and amount of work to be performed during the next twelve (12) month period. Such evidence of price adjustments will be approved by the DISTRICT in its adopted Fiscal Year Budget.

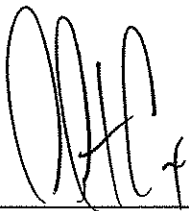
IN WITNESS WHEREOF, the Board of Supervisors of The Brooks of Bonita Springs Community Development District has made and executed this Contract on behalf of the DISTRICT and the MANAGER have each, respectively, by an authorized person or agent, hereunder set their hands and seals on the date and year first above written.

Signed and Sealed  
in the presence of:

BOARD OF SUPERVISORS THE  
BROOKS OF BONITA SPRINGS  
COMMUNITY DEVELOPMENT  
DISTRICT

  
\_\_\_\_\_  
Witness

By:   
\_\_\_\_\_  
Chairman



Witness

Approved as to Form and Sufficiency:



District Counsel

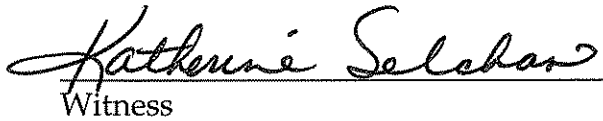
WRATHELL, HART, HUNT &  
ASSOCIATES, LLC



Witness  
Partner



Craig A. Wrathell, Managing



Witness

## EXHIBIT "A"

### MANAGEMENT

1. General Consultation, Meetings and District Representation.

As the District's Manager, consult with the District Board of Supervisors and its designated representative, and when necessary, participate in such meetings, discussions, project site visits, workshops and hearings as may pertain to the administration, accomplishment and fulfillment of the professional services set forth herein with regards to the projects and general interest of the District.

Consultation and representation work with pertinent public agencies and private individuals in connection with the interests of the District.

The service to be provided shall also include, but not be limited to planning, scheduling, production and quality control; coordination and administration of various professional service elements.

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The Manager shall attend regular and special meetings of the Board of Supervisors.

3. To prepare and submit to the District's Board of Supervisors a proposed Annual Budget and to administer the Adopted Budget of the District.

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**EXHIBIT "A" - continued**

**MINUTES AND RECORDS**

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These responsibilities include such items as:

- ⊖ Custody of the District's Seal
- ⊖ Records custodian and records management liason with State of Florida overseeing the storage of inactive files and destruction of obsolete files.
- ⊖ Maintaining and safeguarding the minutes of public meetings, resolutions, contracts and agreements.
- ⊖ Responding to public records requests.

## EXHIBIT "A" - continued

### ACCOUNTING

To define and implement an integrated financial management reporting system which will allow the District to present fairly and with full disclosure the financial position and results of financial operations of the funds and account groups in conformity with generally accepted accounting principals and to determine and demonstrate compliance with finance-related legal and contractual provisions.

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To provide for the accounting, reporting and control of revenues and expenditures in accordance with the District's needs. To prepare and report periodically a budget versus actual statement.

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To prepare and implement a set of self-balancing accounts for all District funds. To ensure that all general ledger accounts and journal entries are recorded in accordance with federal, state, and local requirements. To ensure the payment of all invoices in accordance with District requirements including the preparation of payroll and reports.

#### *Reporting*

To provide information in accordance with legal and District management requirements. Financial information is reported at any level organizationally or functionally.

#### *Cash Management*

This function allows for daily, weekly, monthly, and yearly reporting of cash balances by fund.

#### *Revenue Reporting*

This function accounts for all revenues of the District. Financial information by



organization and project, including revenue sources, is shown in an estimate versus actual format. Revenues are reported in compliance with the requirements and are recorded at the appropriate time for cash, full accrual or modified accrual basis of accounting.

**EXHIBIT "A" - continued**

**FEE SCHEDULE**

**WHAH Proposed District Management Fees**

**GF-001**

Management	\$52,159
Accounting	\$11,087
Field Management	\$19,133

**Debt Service (Series 1998)**

Accounting	\$4,500
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**Debt Service (Series 2001)**

Accounting	\$4,500
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**TOTAL PROPOSED WHHA ANNUAL FEE \$91,379**

**Exhibit B**

Assessment Roll Management Proposal and Scope of Services

---

**Exhibit B - Assessment Roll Management Proposal and Scope of Services**

---

Wrathell, Hunt and Associates, LLC, would like to propose the following fees for its services for the Brooks of Bonita Springs Community Development District.

The fee, proposed herein, reflects the types of and the levels of services currently provided to the District by its former provider and reflects the proposed fee for Fiscal Year 2023, which would be prorated based on the actual length of service. Fees for subsequent fiscal years would be adjusted by the CPI index but, in no event, would increase by more than \$5 per annum.

**Assessment Roll Management Services**

FEE PROPOSED

**\$5,250**

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

**7B**



# AJC Associates, Inc.

Specializing in Community Development District Assessment Rolls

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March 1, 2023

Brooks of Bonita Springs II Community Development District  
c/o Chuck Adams  
Wrathell, Hunt & Associates, LLC  
2300 Glades Road, Suite 410W  
Boca Raton, FL 33431

RE: Termination of Assessment Roll Contract with AJC Associates, Inc.

Dear Supervisors,

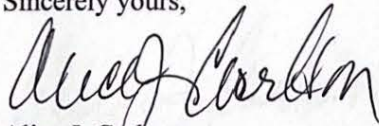
Per recital 6 of the contract between AJC Associates, Inc. and Brooks of Bonita Springs II Community Development District I am notifying you that I will not be renewing my contract for the fiscal year 2024.

The consulting contract states that it will automatically renew for a 12 month period if notice isn't given of termination by either myself or the district by April 1 of each year.

I will work with the accounting staff at Wrathell, Hunt & Associates, LLC for a smooth transition over the 2024 budget process and will continue to provide the services in my contract until September 30, 2023.

It has been a pleasure working with the Board, the management company and property owners.

Sincerely yours,



Alice J. Carlson  
President

**FIRST AMENDMENT TO THE DISTRICT MANAGEMENT SERVICES AGREEMENT BETWEEN  
BROOKS OF BONITA SPRINGS II COMMUNITY DEVELOPMENT DISTRICT  
AND WRATHELL, HUNT AND ASSOCIATES, LLC**

**THIS FIRST AMENDMENT** (“First Amendment”) is entered into as of this 26th day of July, 2023, by and between:

**Brooks of Bonita Springs II Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Lee County, Florida, and having offices at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the “**District**”); and

**Wrathell, Hunt and Associates, LLC**, a Florida limited liability company, with a mailing address of 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“**Manager**” and, together with the District, the “**Parties**”).

**RECITALS**

**WHEREAS**, the District was established pursuant to Chapter 190, Florida Statutes, (the “**Statutes**”), which authorizes the District to issue bonds for the purpose, among others, of planning, financing, constructing, installing, operating, and/or maintaining certain infrastructure within or without the boundaries of the District; and

**WHEREAS**, the District and Manager entered into certain *Agreement for Management Advisory Services*, with Brooks of Bonita Springs II CDD, dated August 4, 2005, a copy of which is attached hereto and incorporated by reference herein as **Exhibit A** (the “**Agreement**”), to provide district management services for the District; and

**WHEREAS**, each of the parties hereto has the authority to execute this First Amendment and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this First Amendment so that this First Amendment constitutes a legal and binding obligation of each party hereto.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the District and the Manager agree as follows:

**SECTION 1.** The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the parties. Except as described in Section 2 of this First Amendment, nothing herein shall modify the rights and obligations of the parties under the Agreement. All of the remaining provisions, including, but not limited to, the engagement of services, indemnification and sovereign immunity provisions, remain in full effect and fully enforceable.

**SECTION 2.** The Agreement is hereby amended as follows:

**A.** The Services Agreement is hereby amended to add the provision of Assessment Roll Management Services pursuant to the Assessment Roll Management Proposal and Scope of Services attached hereto as **Exhibit B**. As compensation for the Assessment Roll Services, the District agrees to pay Manager the annual fee of Eight Thousand Two Hundred Fifty Dollars (\$8,250).

**SECTION 3.** To the extent that the terms of the Agreement conflict with the terms set forth in Section 2 above, the terms of this First Amendment shall control.

**SECTION 4.** All other terms of the Agreement shall remain in full force and effect and are hereby ratified.

**IN WITNESS WHEREOF,** the parties hereto have signed this First Amendment to the Agreement on the day and year first written above.

**Attest:**

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

\_\_\_\_\_  
Secretary

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

**Attest:**

**WRATHELL, HUNT AND ASSOCIATES, LLC**

\_\_\_\_\_  
Print Name: \_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_

Title: \_\_\_\_\_

**Exhibit A:** Agreement for Management Advisory Services

**Exhibit B:** Assessment Roll Management Proposal and Scope of Service

**Exhibit A**  
Agreement for Management Advisory Services



## AGREEMENT

AGREEMENT BETWEEN  
THE BROOKS OF BONITA SPRINGS  
COMMUNITY DEVELOPMENT DISTRICT  
AND WRATHELL, HART, HUNT & ASSOCIATES, LLC  
FOR MANAGEMENT ADVISORY SERVICES

THIS AGREEMENT, made and entered into on this 4<sup>TH</sup> day of AUGUST 2005, by and between The Brooks of Bonita Springs Community Development District, hereinafter referred to as "DISTRICT", and the firm of Wrathell, Hart, Hunt & Associates, LLC hereinafter referred to as "MANAGER", whose address is 1200 NW 17<sup>th</sup> Avenue, Suite 13, Delray Beach, Florida 33445.

### WITNESSETH:

WHEREAS, the DISTRICT desires to employ the services of the MANAGER for the purpose of providing non-exclusive management, financial and accounting advisory services for the DISTRICT, as required to meet the needs of the District during the contract period; and

WHEREAS, the MANAGER desires to assist the DISTRICT with such matters,

NOW, THEREFORE, in consideration of the mutual covenants and agreements expressed herein the parties agree as follows:

1. The DISTRICT hereby engages the MANAGER for the services and fees described in Exhibit A, attached hereto and incorporated by reference herein.
2. The DISTRICT agrees to compensate the MANAGER in accordance with the fee schedule set forth in Exhibit A, which amount shall be payable in equal monthly installments at the beginning of each month, and may be amended annually as evidenced by the budget approved by the Board. The total and cumulative amount of this contract shall not exceed the amount of funds annually budgeted for these services. In addition, the DISTRICT agrees to compensate MANAGER for reimbursable expenses incurred during the course of performance of this contract, including, but

not limited to, out-of-pocket expenses for travel, express mail, computerized research, word processing charges, long distance telephone, postage, photocopying, courier and computer services.

3. The primary responsibility for the services to be performed for the DISTRICT under this Agreement shall be provided by Chesley (Chuck) Adams (the Primary Person), with offices located in Southwest Florida.
4. Subject to the provisions for termination as set forth below, the term of this Agreement shall begin on AUGUST 4, 2005. The Agreement may be terminated as follows:
  - a) upon notice by the DISTRICT for "good cause", which shall include misfeasance, malfeasance, nonfeasance or dereliction of duties by MANAGER, unless Paragraph "C" of this section applies.
  - b) upon the dissolution or court-declared invalidity of the DISTRICT; or
  - c) by either party, for any reason, upon 60 days written notice provided; however, should this Agreement be terminated, MANAGER will take all reasonable and necessary actions to transfer all the books and records of the DISTRICT in his possession in an orderly fashion to the DISTRICT or its designee.
  - d) by the DISTRICT, upon five (5) business days written notice, if the MANAGER changes Chesley (Chuck) Adams as the Primary Person under the Agreement.
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6. The signature on this Agreement by the MANAGER shall act as the execution of a truth-in-negotiation certificate certifying that the wage rates and costs used to determine the compensation provided for in the Agreement are accurate, complete and current as of the date of this Agreement.
7. The MANAGER represents that it presently has no interest and shall acquire no interest, either direct or indirect, which would conflict in any manner with the performance of services required hereunder, as provided for in the standard set forth in Section 112.311, Florida Statutes. The MANAGER further represents that no person having any interest shall be employed for said performance.
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District's Counsel

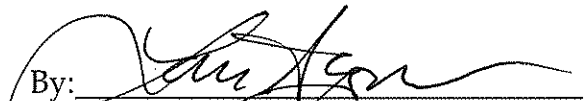
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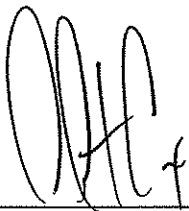
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Signed and Sealed  
in the presence of:

BOARD OF SUPERVISORS THE  
BROOKS OF BONITA SPRINGS  
COMMUNITY DEVELOPMENT  
DISTRICT

  
\_\_\_\_\_  
Witness

By:   
\_\_\_\_\_  
Chairman




Witness

Approved as to Form and Sufficiency:

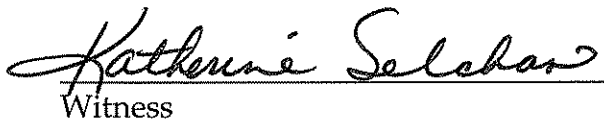


District Counsel

WRATHELL, HART, HUNT &  
ASSOCIATES, LLC



Witness  
Partner

  
Craig A. Wrathell, Managing

Witness

## EXHIBIT "A"

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EXHIBIT "A" - continued

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WHAH Proposed District Management Fees

**GF-001**

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Accounting	\$4,500
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**TOTAL PROPOSED WHHA ANNUAL FEE \$91,379**

**Exhibit B**

Assessment Roll Management Proposal and Scope of Services

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**Exhibit B - Assessment Roll Management Proposal and Scope of Services**

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**Assessment Roll Management Services**

FEE PROPOSED

**\$8,250**

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

**8**

## Brooks

2023 CIP Budget and Estimated Per Unit Costs Estimator  
as of 7/19/23

Project	Current Estimated Cost	Annual Financing Cost	Annual Costs per Unit	Cost Per Unit Over Loan Term	Project Status	Projected Completion Date	current reimbursement upon close of loan
Landscape Understory Replacement (3-Oaks/Coconut)	624,764	138,038	38.18	190.92	under contract	1-Aug	
Landscape Replacement (Enrichment Center Entrance)	14,098	3,115	0.86	4.31	under contract	1-Aug	
Sidewalk Root Barrier Installation	175,725	38,825	10.74	53.70	COMPLETE	Mar-23	159,750
Sidewalk Replacement	1,034,407	228,546	63.22	316.11	engineering 60%	fall 2023	
Littoral Plantings	26,268	5,804	1.61	8.03	will follow bank repairs	Oct-23	
Lake Bank Erosion Repairs	864,600	191,028	52.84	264.22	underway	Sep-23	95,253
Coconut Park Playground and restroom renovations	275,000	60,760	16.81	84.04	to be done with PB courts	Jan-24	
Pickleball Courts (4 additional courts and support facilities)	900,000	198,850	55.01	275.03	in permitting	Jan-24	
Engineering	<u>75,000</u>	<u>2,993</u>	<u>0.83</u>	<u>2,992.50</u>		n/a	<u>74,000</u>
Totals	3,914,861	864,966	239.27	1,196.36			329,003

Total Costs of Loan over Term 4,324,827.84

Notes/Assumptions:

Interest Rate	3.99%
Term	5
Number of Units	3615
Contingency Factor (applied to each project)	10.00% per item

**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  
PROPOSED BUDGET  
FISCAL YEAR 2024**



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

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy - gross	\$ 2,360,154				\$ 3,677,363
Allowable discounts (4%)	(94,406)				(147,095)
Assessment levy - net	2,265,748	\$ 2,170,060	\$ 95,688	\$ 2,265,748	3,530,268
Commons Club- share maint cost*	163,749	-	163,749	163,749	163,749
Coconut Road- cost sharing: mall contribution	13,000	6,977	25,000	31,977	13,000
Interest & miscellaneous	3,500	335	3,166	3,501	3,500
Total revenues	2,445,997	2,177,372	287,603	2,464,975	3,710,517
<b>EXPENDITURES</b>					
<b>Professional &amp; admin</b>					
Supervisors	14,000	4,521	9,479	14,000	14,000
Management	91,526	45,762	45,764	91,526	91,526
Accounting	38,077	19,039	19,038	38,077	38,077
Audit	19,000	19,000	-	19,000	19,000
Legal	10,000	3,553	6,447	10,000	10,000
Field management	43,576	21,788	21,788	43,576	43,576
Engineering	30,000	47,566	20,000	67,566	30,000
Trustee	12,900	-	12,900	12,900	12,900
Dissemination agent	2,000	999	1,001	2,000	2,000
Arbitrage	6,000	-	6,000	6,000	6,000
Assessment roll preparation	27,000	27,000	-	27,000	27,000
Telephone	1,035	518	517	1,035	1,035
Postage	1,200	510	690	1,200	1,200
Insurance	24,500	24,989	-	24,989	27,000
Printing & binding	2,277	1,138	1,139	2,277	2,277
Legal advertising	1,500	869	631	1,500	1,500
Contingencies	4,000	1,236	2,764	4,000	4,000
Capital outlay- 2023 note repayment	-	-	-	-	900,000
Annual District filing fee	350	350	-	350	350
ADA website compliance	351	210	141	351	351
Communication	1,000	-	1,000	1,000	1,000
Total professional & admin	330,292	219,048	149,299	368,347	1,232,792
<b>Water management</b>					
Contractual services	387,312	155,200	232,112	387,312	376,488
NPDES	18,500	3,260	-	3,260	18,500
Aquascaping	30,000	-	30,000	30,000	30,000
Aeration	65,000	-	65,000	65,000	65,000
Aeration - operating supplies	35,000	19,379	15,621	35,000	35,000
Culvert cleaning	85,000	2,781	82,219	85,000	85,000
Miscellaneous	5,000	44,421	2,500	46,921	5,000
Capital outlay - lake bank erosion repairs	100,000	20,000	80,000	100,000	100,000
Boundary exotic removal-Shared Ditch	48,000	3,477	44,523	48,000	48,000
Total water management	773,812	248,518	551,975	800,493	762,988
<b>Lighting</b>					
Contractual services	13,000	4,182	8,818	13,000	13,000
Electricity	38,000	20,554	21,000	41,554	42,000
Miscellaneous	2,500	1,147	1,353	2,500	2,500
Hurricane repair	-	6,981	-	6,981	-
Total lighting	53,500	32,864	31,171	64,035	57,500

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

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

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

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
Total expenditures	2,428,997	1,450,418	1,383,536	2,833,954	3,341,538
Excess/(deficiency) of revenues over/(under) expenditures	17,000	726,954	(1,095,933)	(368,979)	368,979
<b>OTHER FINANCING SOURCES/(USES)</b>					
Note proceeds	-	-	4,000,000	4,000,000	-
Costs of issuance	-	-	(25,000)	(25,000)	-
Capital outlay - series 2023	-	-	(1,500,000)	(1,500,000)	(2,475,000)
Total other financing sources/(uses)	-	-	2,475,000	2,475,000	(2,475,000)
Net change in fund balances	17,000	726,954	1,379,067	2,106,021	(2,106,021)
Fund balance: beginning (unaudited)	688,734	784,685	1,511,639	784,685	2,890,706
Fund balance: ending (projected)					
Assigned: capital outlay projects	480,652	480,652	480,652	480,652	480,652
Unassigned	225,082	1,030,987	2,410,054	2,410,054	304,033
Fund balance: ending (projected)	<u>\$ 705,734</u>	<u>\$ 1,511,639</u>	<u>\$ 2,890,706</u>	<u>\$ 2,890,706</u>	<u>\$ 784,685</u>

	Cost Sharing Analysis		Assessments Per Unit		Total
	# of Units	Cost Allocation	FY '23 Per Unit	FY '24 Per Unit	
Brooks I	2,375	65.70%	\$ 652.88	\$ 1,017.25	\$2,415,972
Brooks II	1,240	34.30%	\$ 652.88	\$ 1,017.25	1,261,391
	<u>3,615</u>	<u>100%</u>			<u>\$3,677,363</u>

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

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

**EXPENDITURES**

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

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

**EXPENDITURES (continued)**

Insurance	27,000
The Districts carry public officials liability, general liability and fire damage insurance. Each District has a general liability insurance limit of \$1,000,000 (\$2,000,000 general aggregate limit), a public officials liability limit of \$1,000,000 (\$2,000,000 general aggregate limit) and a fire damage liability limit of \$50,000.	
Printing & binding	2,277
Checks, letterhead, envelopes, copies, etc.	
Legal advertising	1,500
Required advertisements for monthly meetings, special meetings, public hearings, bidding, etc.	
Contingencies	4,000
Bank charges and miscellaneous expenses incurred throughout the year.	
Capital outlay- 2023 note repayment	900,000
Annual District filing fees	350
Annual fees paid to the Department of Economic Opportunity.	
ADA website compliance	351
Communication	1,000
Periodic written communications to residents in addition to website design and maintenance.	
Contractual services	376,488
Contracts entered into by the Districts for water management related professional services and Cane Toad Management.	
NPDES	18,500
Fees associated with maintaining water quality and compliance with the National Pollutant Discharge Elimination System's (NPDES) program standards.	
Aquascaping	30,000
Expenses incurred relating to supplemental planting of lakes and wetlands.	
Aeration	65,000
Expenses incurred in installing new aeration systems within the community. The Districts anticipate installing several new systems during the fiscal year.	
Aeration - operating supplies	35,000
Electricity, service and maintenance of the Districts' existing aeration systems.	
Culvert cleaning	85,000
Expenses for hiring a contractor to inspect and clean the Districts' drainage culvert system. This program intends to inspect and clean all pipes on a three year rotation.	
Miscellaneous	5,000
Miscellaneous expenses incurred relating to water management of the Districts.	
Capital outlay - lake bank erosion repairs	100,000
The District's has which began implemented a multi-year lake bank erosion repair program in Fiscal Year 2015. The program is geared towards insuring compliance with the District's surface water management permits and will continue to be implemented on a priority basis.	
Boundary exotic removal-Shared Ditch	48,000
Fees associated with, in accordance with regulatory permits, the removal of exotic material from the boundaries of the water management system on a periodic basis including the shared cost agreement with San Carlos Estates. Includes a quarterly bush-hogging program .	
Contractual services	13,000
Expenses for hiring a sub-contractor for electrical maintenance and repair.	
Electricity	42,000
Monthly street lighting fees paid to Florida Power & Light.	

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

**EXPENDITURES (continued)**

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

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

**EXPENDITURES (continued)**

Contract Services	55,000
Intended to cover the costs of contractor providing routine services to the restrooms, fountains, periodic security patrol and holiday decorations.	
Building R&M	5,000
Intended to cover restroom repairs and maintenance.	
Landscape Maint Contract	101,000
Intended to cover the costs associated with maintaining the landscaping.	
Hardscape Repairs	10,000
Intended to cover the periodic costs of repairing signs/monuments, court surfaces, paver walkways etc.	
Lighting Repairs	6,000
Intended to cover the cost of periodic repairs to parking lot and walkway lighting as well as landscape lighting.	
Hardscape Maintenance	4,000
Intended to cover the periodic cost of pressure washing monument signs, walkways etc.	
CC Building Landscaping	11,500
Intended to cover the costs associated maintaining the landscaping immediately adjacent to the Commons Club buildings.	
Property appraiser	4,127
The property appraiser's fee is \$1.00 per parcel in the Districts' boundaries.	
Tax collector	5,331
The tax collector's fee is 1.5% of the total assessments levied.	
Total expenditures	<u><u>\$ 3,341,538</u></u>



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

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy - gross	\$ 1,550,621				\$ 2,416,027
Allowable discounts (4%)	(62,025)				(96,641)
Assessment levy - net	1,488,596	\$ 1,424,500	\$ 64,096	\$ 1,488,596	2,319,386
Commons Club- share maint cost	107,583	-	107,583	107,583	107,583
Coconut Road- cost sharing: mall contribution	8,541	4,584	15,000	19,584	8,541
Interest & miscellaneous	2,300	112	2,188	2,300	2,300
Total revenues	1,607,020	1,429,196	188,867	1,618,063	2,437,810
<b>EXPENDITURES</b>					
<b>Professional &amp; admin</b>					
Supervisors	9,198	2,970	6,228	9,198	9,198
Management	60,133	30,066	30,067	60,133	60,133
Accounting	25,017	12,509	12,508	25,017	25,017
Audit	12,483	12,483	-	12,483	12,483
Legal	6,570	2,334	4,236	6,570	6,570
Field management	28,629	14,314	14,315	28,629	28,629
Engineering	19,710	31,251	13,140	44,391	19,710
Trustee	8,475	-	8,475	8,475	8,475
Dissemination Agent	1,314	657	658	1,315	1,314
Arbitrage	3,942	-	3,942	3,942	3,942
Assessment roll preparation	17,739	17,739	-	17,739	17,739
Telephone	680	340	340	680	680
Postage	788	335	453	788	788
Insurance	16,097	16,418	-	16,418	17,739
Printing & binding	1,496	748	748	1,496	1,496
Legal advertising	986	571	415	986	986
Contingencies	2,628	803	1,816	2,619	2,628
Capital outlay- 2023 note repayment	-	-	-	-	591,300
Annual District filing fee	230	230	-	230	230
ADA website compliance	231	138	93	231	231
Communication	657	-	657	657	657
Total professional & admin	217,003	143,906	98,089	241,995	809,945
<b>Water management</b>					
Contractual services	254,464	101,966	152,498	254,464	247,353
NPDES	12,155	2,142	-	2,142	12,155
Aquascaping	19,710	-	19,710	19,710	19,710
Aeration	42,705	-	42,705	42,705	42,705
Aeration - operating supplies	22,995	12,732	10,263	22,995	22,995
Culvert cleaning	55,845	1,827	54,018	55,845	55,845
Miscellaneous	3,285	29,185	1,643	30,828	3,285
Capital outlay - lake bank erosion repairs	65,700	13,140	52,560	65,700	65,700
Boundary exotic removal-Shared Ditch	31,536	2,284	29,252	31,536	31,536
Total water management	508,395	163,276	362,648	525,924	501,284
<b>Lighting</b>					
Contractual services	8,541	2,748	5,793	8,541	8,541
Electricity	24,966	13,504	13,797	27,301	27,594
Miscellaneous	1,643	754	889	1,643	1,643
Hurricane repair	-	4,586	-	4,586	-
Total lighting	35,150	21,592	20,479	42,071	37,778

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

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
<b>Landscape maintenance</b>					
<b>Coconut Rd. &amp; Three Oaks Parkway</b>					
Pine-straw/soil/sand	29,565	26,580	2,985	29,565	36,135
Plant replacement supplies	52,560	-	52,560	52,560	52,560
Maintenance supplies	19,710	2,759	6,570	9,329	19,710
Electricity	329	206	214	420	427
Irrigation water	72,270	32,680	39,590	72,270	72,270
Electric - 41 entry feature/irrigation	6,570	2,847	3,723	6,570	6,570
Contract services	5,256	-	2,628	2,628	2,957
Irrigation repair	16,425	1,576	4,928	6,504	16,425
Landscape maintenance contract	469,098	242,057	227,041	469,098	471,069
Irrigation management	8,278	4,139	4,139	8,278	8,278
Hurricane clean-up	-	114,001	-	114,001	-
Total Coconut Rd. & Three Oaks Parkway	<u>680,061</u>	<u>426,845</u>	<u>344,378</u>	<u>771,223</u>	<u>686,401</u>
<b>Parks and recreation</b>					
<b>Coconut Road Park</b>					
Capital outlay	6,570	33,865	6,570	40,435	6,570
License Fees	690	-	690	690	690
Plant Replacements	6,570	-	3,285	3,285	6,570
Other Maintenance Supplies	2,628	-	2,628	2,628	2,628
Electric	5,913	2,492	3,421	5,913	5,913
Irrigation Water	3,942	2,250	1,692	3,942	3,942
Sewer/Water	1,971	311	657	968	986
Contract Services	36,135	40,188	13,140	53,328	36,135
Building R&M	3,285	-	3,285	3,285	3,285
Landscape Maint Contract	60,631	29,513	31,118	60,631	66,357
Hardscape Repairs	6,570	1,390	4,928	6,318	6,570
Lighting Repairs	3,942	8,797	1,643	10,440	3,942
Hardscape Maintenance	2,628	4,250	2,300	6,550	2,628
CC Building Landscaping	7,556	-	7,556	7,556	7,556
Hurricane clean-up	-	68,505	-	68,505	-
Total parks and recreation	<u>149,031</u>	<u>191,561</u>	<u>82,910</u>	<u>274,471</u>	<u>153,772</u>
<b>Other fees and charges</b>					
Property appraiser	2,711	2,336	376	2,712	2,711
Tax collector	3,502	3,370	102	3,472	3,502
Total other fees and charges	<u>6,213</u>	<u>5,706</u>	<u>478</u>	<u>6,184</u>	<u>6,213</u>
Total expenditures	<u>1,595,853</u>	<u>952,886</u>	<u>908,983</u>	<u>1,861,869</u>	<u>2,195,393</u>
Excess/(deficiency) of revenues over/(under) expenditures	11,167	476,310	(720,116)	(243,806)	242,417
<b>OTHER FINANCING SOURCES/(USES)</b>					
Note proceeds - series 2023	-	-	2,628,000	2,628,000	-
Costs of issuance - series 2023	-	-	(16,425)	(16,425)	-
Capital outlay - series 2023	-	-	(985,500)	(985,500)	(1,626,075)
Total other financing sources/(uses)	<u>-</u>	<u>-</u>	<u>1,626,075</u>	<u>1,626,075</u>	<u>(1,626,075)</u>
Net change in fund balances	<u>11,167</u>	<u>476,310</u>	<u>905,959</u>	<u>1,382,269</u>	<u>(1,383,658)</u>
Fund balance: beginning (unaudited)	373,106	435,232	911,542	435,232	1,817,501
Fund balance: ending (projected)					
Assigned: capital outlay projects	315,788	315,788	315,788	315,788	315,788
Unreserved, undesignated	68,485	595,754	1,501,713	1,501,713	118,055
Fund balance: ending (projected)	<u>\$ 384,273</u>	<u>\$ 911,542</u>	<u>\$ 1,817,501</u>	<u>\$ 1,817,501</u>	<u>\$ 433,843</u>

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

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy - gross	\$ 809,533				\$ 1,261,336
Allowable discounts (4%)	(32,381)				(50,454)
Assessment levy - net	777,152	\$ 745,560	\$ 31,592	\$ 777,152	1,210,882
Commons Club- share maint cost	56,166	-	56,166	56,166	56,166
Coconut Road- cost sharing: mall contribution	4,459	2,393	10,000	12,393	4,459
Interest & miscellaneous	1,201	223	978	1,201	1,201
Total revenues	838,978	748,176	98,736	846,912	1,272,708
<b>EXPENDITURES</b>					
<b>Professional &amp; admin</b>					
Supervisors	4,802	1,551	3,251	4,802	4,802
Management	31,393	15,696	15,697	31,393	31,393
Accounting	13,060	6,530	6,530	13,060	13,060
Audit	6,517	6,517	-	6,517	6,517
Legal	3,430	1,219	2,211	3,430	3,430
Field management	14,947	7,474	7,473	14,947	14,947
Engineering	10,290	16,315	6,860	23,175	10,290
Trustee	4,425	-	4,425	4,425	4,425
Dissemination Agent	686	342	343	685	686
Arbitrage	2,058	-	2,058	2,058	2,058
Assessment roll preparation	9,261	9,261	-	9,261	9,261
Telephone	355	178	177	355	355
Postage	412	175	237	412	412
Insurance	8,404	8,571	-	8,571	9,261
Printing & binding	781	390	391	781	781
Legal advertising	515	298	216	514	515
Contingencies	1,372	433	948	1,381	1,372
Capital outlay- 2023 note repayment	-	-	-	-	308,700
Annual District filing fee	120	120	-	120	120
ADA website compliance	120	72	48	120	120
Communication	343	-	343	343	343
Total professional & admin	113,291	75,142	51,210	126,352	422,848
<b>Water management</b>					
Contractual services	132,848	53,234	79,615	132,849	129,135
NPDES	6,346	1,118	-	1,118	6,346
Aquascaping	10,290	-	10,290	10,290	10,290
Aeration	22,295	-	22,295	22,295	22,295
Aeration - operating supplies	12,005	6,647	5,358	12,005	12,005
Culvert cleaning	29,155	954	28,201	29,155	29,155
Miscellaneous	1,715	15,236	858	16,094	1,715
Capital outlay - lake bank erosion repairs	34,300	6,860	27,440	34,300	34,300
Boundary exotic removal-Shared Ditch	16,464	1,193	15,271	16,464	16,464
Total water management	265,418	85,242	189,328	274,570	261,705
<b>Lighting</b>					
Contractual services	4,459	1,434	3,025	4,459	4,459
Electricity	13,034	7,050	7,203	14,253	14,406
Miscellaneous	858	393	464	857	858
Hurricane repair	-	2,395	-	2,395	-
Total lighting	18,351	11,272	10,692	21,964	19,723

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

	Fiscal Year 2023			Total Actual & Projected	Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023		
<b>Landscape maintenance</b>					
<b>Coconut Rd. &amp; Three Oaks Parkway</b>					
Pine-straw/soil/sand	15,435	13,876	1,559	15,435	18,865
Plant replacement supplies	27,440	-	27,440	27,440	27,440
Maintenance supplies	10,290	1,441	3,430	4,871	10,290
Electricity	172	108	111	219	223
Irrigation water	37,730	17,061	20,669	37,730	37,730
Electric - 41 entry feature/irrigation	3,430	1,486	1,944	3,430	3,430
Contract services	2,744	-	1,372	1,372	1,544
Irrigation repair	8,575	823	2,573	3,396	8,575
Landscape maintenance contract	244,902	126,371	118,531	244,902	245,931
Irrigation management	4,322	2,161	2,161	4,322	4,322
Hurricane clean-up	-	59,516	-	59,516	-
Total Coconut Rd. & Three Oaks Parkway	<u>355,040</u>	<u>222,843</u>	<u>179,789</u>	<u>402,632</u>	<u>358,350</u>
<b>Parks and recreation</b>					
<b>Coconut Road Park</b>					
Capital outlay	3,430	17,680	3,430	21,110	3,430
License Fees	360	-	360	360	360
Plant Replacements	3,430	-	1,715	1,715	3,430
Other Maintenance Supplies	1,372	-	1,372	1,372	1,372
Electric	3,087	1,301	1,786	3,087	3,087
Irrigation Water	2,058	1,175	883	2,058	2,058
Sewer/Water	1,029	162	343	505	515
Contract Services	18,865	20,981	6,860	27,841	18,865
Building R&M	1,715	-	1,715	1,715	1,715
Landscape Maint Contract	31,654	15,408	16,246	31,654	34,643
Hardscape Repairs	3,430	726	2,573	3,299	3,430
Lighting Repairs	2,058	4,593	858	5,451	2,058
Hardscape Maintenance	1,372	2,219	1,201	3,420	1,372
CC Building Landscaping	3,945	-	3,945	3,945	3,945
Hurricane clean-up	-	35,764	-	35,764	-
Total parks and recreation	<u>77,805</u>	<u>100,009</u>	<u>43,285</u>	<u>143,294</u>	<u>80,280</u>
<b>Other fees and charges</b>					
Property appraiser	1,416	1,219	196	1,415	1,416
Tax collector	1,829	1,805	54	1,859	1,829
Total other fees and charges	<u>3,245</u>	<u>3,024</u>	<u>250</u>	<u>3,274</u>	<u>3,245</u>
Total expenditures	<u>833,150</u>	<u>497,532</u>	<u>474,553</u>	<u>972,085</u>	<u>1,146,151</u>
Excess/(deficiency) of revenues over/(under) expenditures	5,828	250,644	(375,817)	(125,173)	126,557
<b>OTHER FINANCING SOURCES/(USES)</b>					
Note proceeds - series 2023	-	-	1,372,000	1,372,000	-
Costs of issuance	-	-	(8,575)	(8,575)	-
Capital outlay - series 2023	-	-	(514,500)	(514,500)	(848,925)
Total other financing sources/(uses)	<u>-</u>	<u>-</u>	<u>848,925</u>	<u>848,925</u>	<u>(848,925)</u>
Net change in fund balances	5,828	250,644	473,108	723,752	(722,368)
Fund balance: beginning (unaudited)	315,627	349,453	600,097	349,453	1,073,205
Fund balance: ending (projected)					
Assigned: capital outlay projects	164,864	164,864	164,864	164,864	164,864
Unreserved, undesignated	156,591	435,233	908,341	908,341	185,973
Fund balance: ending (projected)	<u>\$ 321,455</u>	<u>\$ 600,097</u>	<u>\$ 1,073,205</u>	<u>\$ 1,073,205</u>	<u>\$ 350,837</u>

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

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

## Brooks II

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

### Debt Service Schedule

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

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

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

**Brooks I**

Community Development District

Series 2021

\$740,000

**Debt Service Schedule**

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



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

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

## Brooks II

Community Development District

Series 2021

\$1,025,000

### Debt Service Schedule

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

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

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

<b>Lee County PAID IN FULL</b>
------------------------------------

<b>Neighborhood</b>	<b>Bond Designation</b>	<b>Debt Service Assessment</b>	<b>O &amp; M Assessment</b>	<b>Total Assessment</b>	<b>Outstanding Principal after 2023-2024 tax payment</b>
Orchid Ridge	Est SF	\$ -	\$ 1,017.25	\$ 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  
2023 - 2024 Preliminary Assessments**

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

<b>Lee County 7 years remaining</b>
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<b>Neighborhood</b>	<b>Bond Designation</b>	<b>Debt Service Assessment</b>	<b>O &amp; M Assessment</b>	<b>Total Assessment</b>	<b>Outstanding Principal after 2023-2024 tax payment</b>
Foxtail Creek (lots 26-51)	D-Villa	\$ 853.83	\$ 1,017.25	\$1,871.08	\$ 4,967.20
Jasmine Lake (lots 7-30)	D-Villa	\$ 853.83	\$ 1,017.25	\$1,871.08	\$ 4,967.20
Winding Stream (Bldgs 30, 31, 32)	Garden C	\$ 556.84	\$ 1,017.25	\$1,574.09	\$ 3,239.48
Lighthouse Bay	PAID IN FULL	\$	\$ 1,017.25	\$1,017.25	\$ -
Town Ctr Bldg #1	PAID IN FULL	\$	\$ 20,345.02	\$20,345.02	\$ -
Fitness Center	PAID IN FULL	\$	\$ 5,086.26	\$5,086.26	\$ -
Restaurant	PAID IN FULL	\$	\$ 5,086.26	\$5,086.26	\$ -
Community Bldg	PAID IN FULL	\$	\$ 3,051.75	\$3,051.75	\$ -
Balance of Town Ctr	Comm	\$ 16,059.83	\$ 30,517.54	\$ 46,577.37	\$ 93,429.17

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

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

<b>Lee County 7 years remaining</b>
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<b>Neighborhood</b>	<b>Original Assessment</b>	<b>Bond Designation</b>	<b>Debt Service Assessment</b>	<b>O &amp; M Assessment</b>	<b>Total Assessment</b>	<b>Outstanding Principal after 2023-2024 tax payment</b>
Lake Forest	\$ 36,213.77	Estate SF	\$ 2,208.89	\$1,017.25	\$3,226.14	\$ 13,519.45
Oak Brook	\$ 36,213.77	Estate SF	\$ 2,208.89	\$1,017.25	\$3,226.14	\$ 13,519.45
The Reserve	\$ 36,213.77	Estate SF	\$ 2,208.89	\$1,017.25	\$3,226.14	\$ 13,519.45
Glen Lakes - C (lots 10-12)	\$ 30,178.14	Standard SF-IV	\$ 1,840.74	\$1,017.25	\$2,857.99	\$ 11,266.21
Glen Lakes - B (lots 7-9,13-22)	\$ 24,142.51	Standard SF-III	\$ 1,472.59	\$1,017.25	\$2,489.84	\$ 9,012.97
Glen Lakes - A (lots 1-6, 23-35)	\$ 19,314.01	Standard SF	\$ 1,178.08	\$1,017.25	\$2,195.33	\$ 7,210.38
Willow Walk	\$ 19,314.01	Standard SF	\$ 1,178.08	\$1,017.25	\$2,195.33	\$ 7,210.38
Banyan Cove	\$ 19,314.01	Standard SF	\$ 1,178.08	\$1,017.25	\$2,195.33	\$ 7,210.38
Chartwell	\$ 19,314.01	Standard SF	\$ 1,178.08	\$1,017.25	\$2,195.33	\$ 7,210.38
Fairview	\$ 19,314.01	Standard SF	\$ 1,178.08	\$1,017.25	\$2,195.33	\$ 7,210.38
Northridge	\$ 16,296.20	Villa 55	\$ 994.00	\$1,017.25	\$2,011.25	\$ 6,083.76
Glenview	\$ 13,881.94	SF I	\$ 846.74	\$1,017.25	\$1,863.99	\$ 5,182.45
Woodmont	\$ 13,881.94	SF I	\$ 846.74	\$1,017.25	\$1,863.99	\$ 5,182.45
Kenwood	\$ 14,485.51	SF II	\$ 883.56	\$1,017.25	\$1,900.81	\$ 5,407.79
Mahogany Cove	\$ 10,260.57	Patio	\$ 625.85	\$1,017.25	\$1,643.10	\$ 3,830.52
Hawthorne	\$ 12,071.26	Patio II	\$ 736.30	\$1,017.25	\$1,753.55	\$ 4,506.49
Longleaf	\$ 11,467.69	Patio I	\$ 699.48	\$1,017.25	\$1,716.73	\$ 4,281.16
Indigo Isle	\$ 9,053.44	Coach	\$ 552.22	\$1,017.25	\$1,569.47	\$ 3,379.86
Palmetto Ridge	\$ 9,053.44	Coach	\$ 552.22	\$1,017.25	\$1,569.47	\$ 3,379.86
Oak Hammock	\$ 9,053.44	Coach	\$ 552.22	\$1,017.25	\$1,569.47	\$ 3,379.86
Whispering Ridge	\$ 19,314.01	75" SF	\$ 1,178.07	\$1,017.25	\$2,195.32	\$ 7,210.38
Copper Lakes	\$ 19,314.01	75" SF	\$ 1,178.07	\$1,017.25	\$2,195.32	\$ 7,210.38
Stillwater Cay	\$ 18,106.88	65" SF	\$ 1,104.45	\$1,017.25	\$2,121.70	\$ 6,759.72
Juniper Walk	\$ 18,106.88	65" SF	\$ 1,104.45	\$1,017.25	\$2,121.70	\$ 6,759.72
Caraway Lakes	\$ 18,106.88	65" SF	\$ 1,104.45	\$1,017.25	\$2,121.70	\$ 6,759.72
Sage Meadow	\$ 16,899.76	D-Villas	\$ 1,030.82	\$1,017.25	\$2,048.07	\$ 6,309.08
Cinnamon Ridge	\$ 16,899.76	D-Villas	\$ 1,030.82	\$1,017.25	\$2,048.07	\$ 6,309.08
Foxtail Creek (lots 1-25, 52-68)	\$ 16,899.76	D-Villas	\$ 1,030.82	\$1,017.25	\$2,048.07	\$ 6,309.08
Jasmine Lakes (lots 1-6)	\$ 16,899.76	D-Villas	\$ 1,030.82	\$1,017.25	\$2,048.07	\$ 6,309.08
Wisteria Pointe (except bldg 11)	\$ 12,071.26	Carriage	\$ 736.30	\$1,017.25	\$1,753.55	\$ 4,506.49
Sago Pointe	\$ 12,071.26	Carriage	\$ 736.30	\$1,017.25	\$1,753.55	\$ 4,506.49

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

**2021 Series Loan**

<b>Lee County 10 years remaining</b>
--

<b>Neighborhood</b>	<b>Original Assessment</b>	<b>Bond Designation</b>	<b>Debt Service Assessment</b>	<b>O &amp; M Assessment</b>	<b>Total Assessment</b>	<b>Outstanding Principal after 2023-2024 tax payment</b>
Woodsedge (lots 1-5,11-17,24-26)	\$38,285.49	Estate SF A	\$ 2,284.75	\$1,017.25	\$3,302.00	\$ 18,062.28
Woodsedge (lots 7,10,18,19,20,21)	\$44,666.41	Estate SF B	\$ 2,665.55	\$1,017.25	\$3,682.80	\$ 21,072.67
Woodsedge (lots 6,8,9,22,23)	\$51,047.32	Estate SF C	\$ 3,046.34	\$1,017.25	\$4,063.59	\$ 24,083.05
Plumbago Pointe	\$14,038.01	SF - 65	\$ 837.74	\$1,017.25	\$1,854.99	\$ 6,622.84
Bay Crest	\$14,038.01	SF - 65	\$ 837.74	\$1,017.25	\$1,854.99	\$ 6,622.84

**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  
JUNE 30, 2023**



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

	General Funds	Debt Service Funds	Total Governmental Funds
	<u>          </u>	<u>          </u>	<u>          </u>
<b>ASSETS</b>			
Cash & investments	\$ 903,097	\$ 507,708	\$ 1,410,805
Deposits	525	-	525
Due from clearing fund	950	-	950
Accounts receivable	155,709	-	155,709
Due from other funds			
Brooks I			
General fund	-	34,784	34,784
Brooks II			
General fund	2,394	51,681	54,075
Total assets	<u>\$ 1,062,675</u>	<u>\$ 594,173</u>	<u>\$ 1,656,848</u>
<b>LIABILITIES &amp; FUND BALANCES</b>			
<b>Liabilities:</b>			
Due to other funds			
Brooks I			
Debt service - series 2021	\$ 34,784	\$ -	\$ 34,784
Brooks II			
Debt service - series 2021	39,373	-	39,373
Due to other governments			
Brooks II			
General fund	2,394	-	2,394
Debt service - series 2017	12,308	-	12,308
Due to clearing fund	23	-	23
Total liabilities	<u>88,882</u>	<u>-</u>	<u>88,882</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Deferred receipts	155,710	-	155,710
Total deferred inflows of resources	<u>155,710</u>	<u>-</u>	<u>155,710</u>
<b>Fund balances:</b>			
Restricted for:			
Debt service	-	594,173	594,173
Capital outlay projects	480,652	-	480,652
Unassigned	337,431	-	337,431
Total fund balances	<u>818,083</u>	<u>594,173</u>	<u>1,412,256</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 1,062,675</u>	<u>\$ 594,173</u>	<u>\$ 1,656,848</u>

**BROOKS OF BONITA SPRINGS & BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICTS  
COMBINED STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUNDS  
FOR THE PERIOD ENDED JUNE 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy	\$ 6,705	\$ 2,254,157	\$ 2,265,748	99%
Commons Club - share maint cost	-	-	163,749	0%
Coconut Road - cost sharing (mall contribution)	-	6,977	13,000	54%
Interest & miscellaneous	-	444	3,500	13%
Total revenues	<u>6,705</u>	<u>2,261,578</u>	<u>2,445,997</u>	92%
<b>EXPENDITURES</b>				
<b>Administrative</b>				
Supervisors	1,938	9,473	14,000	68%
Management	7,627	68,644	91,526	75%
Accounting	3,173	28,558	38,077	75%
Audit	-	19,000	19,000	100%
Legal	790	6,075	10,000	61%
Field management	3,631	32,682	43,576	75%
Engineering	5,557	61,723	30,000	206%
Trustee	-	4,463	12,900	35%
Dissemination agent	167	1,501	2,000	75%
Arbitrage rebate calculation	-	-	6,000	0%
Assessment roll preparation	-	27,000	26,999	100%
Telephone	87	776	1,035	75%
Postage	160	848	1,200	71%
Insurance	-	24,989	24,501	102%
Printing and binding	190	1,708	2,277	75%
Legal advertising	231	1,100	1,500	73%
Contingencies	134	2,441	3,999	61%
Annual district filing fee	-	350	350	100%
ADA website compliance	-	210	351	60%
Communication	-	-	1,000	0%
Total administrative	<u>23,685</u>	<u>291,541</u>	<u>330,291</u>	88%
<b>Water management</b>				
Contractual services	27,049	223,288	387,312	58%
NPDES permit	799	8,160	18,501	44%
Aquascaping	-	-	30,000	0%
Aeration	-	-	65,000	0%
Aeration operating supplies	4,784	32,703	35,000	93%
Culvert cleaning	-	2,781	85,000	3%
Capital outlay-lake bank erosion	-	95,252	100,000	95%
Boundary exotic removal	-	20,000	48,000	42%
Miscellaneous	-	3,477	5,000	70%
Total water management	<u>32,632</u>	<u>385,661</u>	<u>773,813</u>	50%

**BROOKS OF BONITA SPRINGS & BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICTS  
COMBINED STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUNDS  
FOR THE PERIOD ENDED JUNE 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
<b>Lighting services</b>				
Contractual services	2,373	6,555	13,000	50%
Electricity	4,055	32,956	38,000	87%
Miscellaneous	230	1,836	2,500	73%
Hurricane repair	-	6,981	-	N/A
Total lighting services	<u>6,658</u>	<u>48,328</u>	<u>53,500</u>	90%
<b>Coconut Rd. &amp; Three Oaks Parkway</b>				
Pine straw/soil/sand	-	40,456	45,000	90%
Plant replacement supplies	-	159,750	80,000	200%
Maintenance supplies	-	4,200	29,999	14%
Electricity	61	496	500	99%
Irrigation water	-	71,757	110,000	65%
Electric - 41 entry feature/irrigation	688	6,741	10,000	67%
Contract services	-	10,791	8,000	135%
Irrigation repairs	-	2,399	24,999	10%
Landscape maintenance contract	55,068	539,015	714,000	75%
Capital Improvement 2023/2024	61,574	102,904	-	N/A
Irrigation management	1,050	24,873	12,600	197%
Hurricane clean up	-	173,517	-	N/A
Total Coconut Rd. & Three Oaks Parkway	<u>118,441</u>	<u>1,136,899</u>	<u>1,035,098</u>	110%
<b>Coconut Road Park</b>				
Capital outlay - lighting	-	64,350	10,000	644%
License fees	175	175	1,050	17%
Plant replacements	-	-	10,000	0%
Other maintenance supplies	-	-	4,000	0%
Electric	827	6,496	9,000	72%
Irrigation water	-	5,642	6,000	94%
Sewer/water	69	714	3,000	24%
Contract services	3,205	75,775	55,000	138%
Building R&M	-	-	5,000	0%
Landscape maint contract	7,413	69,988	92,285	76%
Hardscape repairs	-	2,116	10,000	21%
Lighting repairs	-	21,027	6,000	350%
Hardscape maintenance	-	6,469	3,999	162%
CC building landscaping	-	-	11,500	0%
Hurricane clean up	-	104,269	-	N/A
Total parks and recreation	<u>11,689</u>	<u>357,021</u>	<u>226,834</u>	157%

**BROOKS OF BONITA SPRINGS & BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICTS  
COMBINED STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUNDS  
FOR THE PERIOD ENDED JUNE 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
<b>Other fees and charges</b>				
Property appraiser	-	3,555	4,127	86%
Tax collector	-	5,175	5,331	97%
Total other fees and charges	-	8,730	9,458	92%
Total expenditures	193,105	2,228,180	2,428,994	92%
Excess/(deficiency) of revenues over/(under) expenditures	(186,400)	33,398	17,003	
Fund balances - beginning	1,004,483	784,685	688,734	
Assigned: capital outlay projects	480,652	480,652	480,652	
Unassigned	337,431	337,431	225,077	
Fund balances - ending	<u>\$ 818,083</u>	<u>\$ 818,083</u>	<u>\$ 705,737</u>	

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

	Balance
<b>ASSETS</b>	
SunTrust	\$ 435,133
Centennial Bank	26,741
Finemark: MMF	29,056
Deposits	525
Due from clearing fund	624
Accounts receivable	102,301
Total assets	\$ 594,380
 <b>LIABILITIES &amp; FUND BALANCES</b>	
<b>Liabilities:</b>	
Due to other funds	
Brooks I	
Debt service - series 2021	\$ 34,784
Brooks II	
General fund	2,394
Due to clearing fund	15
Total liabilities	37,193
 <b>DEFERRED INFLOWS OF RESOURCES</b>	
Deferred receipts	102,301
Total deferred inflows of resources	102,301
 <b>Fund balances:</b>	
Reserved for:	
Capital outlay projects	315,788
Unassigned	139,098
Total fund balances	454,886
Total liabilities, deferred inflows of resources and fund balances	\$ 594,380

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

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy	\$ 2,565	\$ 1,478,790	\$ 1,488,596	99%
Commons Club - share maint cost	-	-	107,583	0%
Coconut Road - cost sharing (mall contribution)	-	4,584	8,541	54%
Interest & miscellaneous	-	152	2,300	7%
Total revenues	<u>2,565</u>	<u>1,483,526</u>	<u>1,607,020</u>	92%
<b>EXPENDITURES</b>				
<b>Administrative</b>				
Supervisors	1,273	6,224	9,198	68%
Management	5,011	45,099	60,133	75%
Accounting	2,085	18,763	25,017	75%
Audit	-	12,483	12,483	100%
Legal	519	3,991	6,570	61%
Field management	2,386	21,472	28,629	75%
Engineering	3,651	40,552	19,710	206%
Trustee	-	2,932	8,475	35%
Dissemination agent	109	986	1,314	75%
Arbitrage rebate calculation	-	-	3,942	0%
Assessment roll preparation	-	17,739	17,739	100%
Telephone	57	510	680	75%
Postage	105	557	788	71%
Insurance	-	16,418	16,097	102%
Printing and binding	125	1,122	1,496	75%
Legal advertising	152	723	986	73%
Contingencies	89	1,590	2,628	61%
Annual district filing fee	-	230	230	100%
ADA website compliance	-	138	231	60%
Communication	-	-	657	0%
Total administrative	<u>15,562</u>	<u>191,529</u>	<u>217,003</u>	88%
<b>Water management</b>				
Contractual services	17,771	146,700	254,464	58%
NPDES permit	525	5,361	12,155	44%
Aquascaping	-	-	19,710	0%
Aeration	-	-	42,705	0%
Aeration operating supplies	3,143	21,486	22,995	93%
Culvert cleaning	-	1,827	55,845	3%
Capital outlay-lake bank erosion	-	62,581	65,700	95%
Boundary exotic removal	-	13,140	31,536	42%
Miscellaneous	-	2,284	3,285	70%
Total water management	<u>21,439</u>	<u>253,379</u>	<u>508,395</u>	50%

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

	Current Month	Year to Date	Budget	% of Budget
<b>Lighting services</b>				
Contractual services	1,559	4,307	8,541	50%
Electricity	2,664	21,652	24,966	87%
Miscellaneous	151	1,206	1,643	73%
Hurricane repair	-	4,586	-	N/A
Total lighting services	<u>4,374</u>	<u>31,751</u>	<u>35,150</u>	90%
<b>Coconut Rd. &amp; Three Oaks Parkway</b>				
Pine straw/soil/sand	-	26,580	29,565	90%
Plant replacement supplies	-	104,956	52,560	200%
Maintenance supplies	-	2,759	19,710	14%
Electricity	40	326	329	99%
Irrigation water	-	47,144	72,270	65%
Electric - 41 entry feature/irrigation	452	4,429	6,570	67%
Contract services	-	7,090	5,256	135%
Irrigation repairs	-	1,576	16,425	10%
Landscape maintenance contract	36,180	354,133	469,098	75%
Capital Improvement 2023/2024	40,454	67,608	-	N/A
Irrigation management	690	16,342	8,278	197%
Hurricane clean up	-	114,001	-	N/A
Total Coconut Rd. & Three Oaks Parkway	<u>77,816</u>	<u>746,944</u>	<u>680,061</u>	110%
<b>Coconut Road Park</b>				
Capital outlay	-	42,278	6,570	644%
License fees	115	115	690	17%
Plant replacements	-	-	6,570	0%
Other maintenance supplies	-	-	2,628	0%
Electric	543	4,268	5,913	72%
Irrigation water	-	3,707	3,942	94%
Sewer/water	45	469	1,971	24%
Contract services	2,106	49,784	36,135	138%
Building R&M	-	-	3,285	0%
Landscape maint contract	4,870	45,982	60,631	76%
Hardscape repairs	-	1,390	6,570	21%
Lighting repairs	-	13,815	3,942	350%
Hardscape maintenance	-	4,250	2,628	162%
CC building landscaping	-	-	7,556	0%
Hurricane clean up	-	68,505	-	N/A
Total parks and recreation	<u>7,679</u>	<u>234,563</u>	<u>149,031</u>	157%

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

	Current Month	Year to Date	Budget	% of Budget
<b>Other fees &amp; charges</b>				
Property appraiser	-	2,336	2,711	86%
Tax collector	-	3,370	3,502	96%
Total other fees & charges	-	5,706	6,213	92%
Total expenditures	126,870	1,463,872	1,595,853	92%
Excess/(deficiency) of revenues over/(under) expenditures	(124,305)	19,654	11,167	
Fund balances - beginning	579,191	435,232	373,106	
Assigned: capital outlay projects	315,788	315,788	315,788	
Unassigned	139,098	139,098	68,485	
Fund balances - ending	<u>\$ 454,886</u>	<u>\$ 454,886</u>	<u>\$ 384,273</u>	



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

	Balance
<b>ASSETS</b>	
BankUnited	\$ 101,269
SunTrust	258,957
Centennial Bank	51,941
Accounts receivable	53,408
Due from other funds	
General Fund	2,394
Clearing fund	326
Total assets	\$ 468,295
 <b>LIABILITES &amp; FUND BALANCES</b>	
<b>Liabilities:</b>	
Due to other funds	
Debt service - series 2021	\$ 39,373
Debt service - series 2017	12,308
Due to clearing fund	8
Total liabilities	51,689
 <b>DEFERRED INFLOWS OF RESOURCES</b>	
Deferred receipts	53,409
Total deferred inflows of resources	53,409
 <b>Fund balances:</b>	
Reserved for:	
Capital outlay projects	164,864
Unassigned	198,333
Total fund balances	363,197
 Total liabilities, deferred inflows of resources and fund balances	 \$ 468,295

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

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy	\$ 4,140	\$ 775,367	\$ 777,152	100%
Commons Club - share maint cost	-	-	56,166	0%
Coconut Road - cost sharing (mall contribution)	-	2,393	4,459	54%
Interest & miscellaneous	-	292	1,201	24%
Total revenues	<u>4,140</u>	<u>778,052</u>	<u>838,978</u>	93%
<b>EXPENDITURES</b>				
<b>Administrative</b>				
Supervisors	665	3,249	4,802	68%
Management	2,616	23,545	31,393	75%
Accounting	1,088	9,795	13,060	75%
Audit	-	6,517	6,517	100%
Legal	271	2,084	3,430	61%
Field management	1,245	11,210	14,947	75%
Engineering	1,906	21,171	10,290	206%
Trustee	-	1,531	4,425	35%
Dissemination agent	58	515	686	75%
Arbitrage rebate calculation	-	-	2,058	0%
Assessment roll preparation	-	9,261	9,261	100%
Telephone	30	266	355	75%
Postage	55	291	412	71%
Insurance	-	8,571	8,404	102%
Printing and binding	65	586	781	75%
Legal advertising	79	377	515	73%
Contingencies	45	851	1,372	62%
Annual district filing fee	-	120	120	100%
ADA website compliance	-	72	120	60%
Communication	-	-	343	0%
Total administrative	<u>8,123</u>	<u>100,012</u>	<u>113,291</u>	88%
<b>Water management</b>				
Contractual services	9,278	76,588	132,848	58%
NPDES permit	274	2,799	6,346	44%
Aquascaping	-	-	10,290	0%
Aeration	-	-	22,295	0%
Aeration operating supplies	1,641	11,217	12,005	93%
Culvert cleaning	-	954	29,155	3%
Capital outlay-lake bank erosion	-	32,671	34,300	95%
Boundary exotic removal	-	6,860	16,464	42%
Miscellaneous	-	1,193	1,715	70%
Total water management	<u>11,193</u>	<u>132,282</u>	<u>265,418</u>	50%

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

	Current Month	Year to Date	Budget	% of Budget
<b>Lighting services</b>				
Contractual services	814	2,248	4,459	50%
Electricity	1,391	11,304	13,034	87%
Miscellaneous	79	630	858	73%
Hurricane repair	-	2,395	-	N/A
Total lighting services	<u>2,284</u>	<u>16,577</u>	<u>18,351</u>	90%
<b>Coconut Rd. &amp; Three Oaks Parkway</b>				
Pine straw/soil/sand	-	13,876	15,435	90%
Plant replacement supplies	-	54,794	27,440	200%
Maintenance supplies	-	1,441	10,290	14%
Electricity	21	170	172	99%
Irrigation water	-	24,613	37,730	65%
Electric - 41 entry feature/irrigation	236	2,312	3,430	67%
Contract services	-	3,701	2,744	135%
Irrigation repairs	-	823	8,575	10%
Landscape maintenance contract	18,888	184,882	244,902	75%
Capital Improvement 2023/2024	21,120	35,296	-	N/A
Irrigation management	360	8,531	4,322	197%
Hurricane clean up	-	59,516	-	N/A
Total Coconut Rd. & Three Oaks Parkway	<u>40,625</u>	<u>389,955</u>	<u>355,040</u>	110%
<b>Coconut Road Park</b>				
Capital outlay	-	22,072	3,430	643%
License fees	60	60	360	17%
Plant replacements	-	-	3,430	0%
Other maintenance supplies	-	-	1,372	0%
Electric	284	2,228	3,087	72%
Irrigation water	-	1,935	2,058	94%
Sewer/water	24	245	1,029	24%
Contract services	1,099	25,991	18,865	138%
Building R&M	-	-	1,715	0%
Landscape maint contract	2,543	24,006	31,654	76%
Hardscape repairs	-	726	3,430	21%
Lighting repairs	-	7,212	2,058	350%
Hardscape maintenance	-	2,219	1,372	162%
CC building landscaping	-	-	3,945	0%
Hurricane clean up	-	35,764	-	N/A
Total parks and recreation	<u>4,010</u>	<u>122,458</u>	<u>77,805</u>	157%

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

	Current Month	Year to Date	Budget	% of Budget
<b>Other fees &amp; charges</b>				
Property appraiser	-	1,219	1,416	86%
Tax collector	-	1,805	1,829	99%
Total other fees & charges	-	3,024	3,245	93%
Total expenditures	66,235	764,308	833,150	92%
Excess/(deficiency) of revenues over/(under) expenditures	(62,095)	13,744	5,828	
Fund balances - beginning	425,292	349,453	315,628	
Assigned: capital outlay projects	164,864	164,864	164,864	
Unassigned	198,333	198,333	156,592	
Fund balances - ending	\$ 363,197	\$ 363,197	\$ 321,456	

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

	Balance
<b>ASSETS</b>	
Due from other funds	
Brooks I	
General fund	\$ 34,784
Total assets	\$ 34,784
 <b>LIABILITIES &amp; FUND BALANCES</b>	
<b>Liabilities:</b>	\$ -
Total liabilities	-
 <b>Fund balances:</b>	
Restricted for:	
Debt service	34,784
Total fund balances	34,784
 Total liabilities & fund balances	\$ 34,784

**BROOKS OF BONITA SPRINGS  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2021 (REFUNDED SERIES 2001)  
FOR THE PERIOD ENDED JUNE 30, 2023**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Special assessment: on-roll	\$ 124	\$ 71,799	\$ 72,439	99%
Total revenues	<u>124</u>	<u>71,799</u>	<u>72,439</u>	99%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	55,000	50,000	110%
Interest	-	19,950	20,036	100%
Total debt service	<u>-</u>	<u>74,950</u>	<u>70,036</u>	107%
Excess/(deficiency) of revenues over/(under) expenditures	124	(3,151)	2,403	
Fund balances - beginning	34,660	37,935	27,801	
Fund balances - ending	<u>\$ 34,784</u>	<u>\$ 34,784</u>	<u>\$ 30,204</u>	

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

	Balance
<b>ASSETS</b>	
Investments:	
Revenue	\$ 233,191
Prepayment	191
Reserve	273,970
Sinking	307
Interest	49
Due from other funds	
General fund	12,308
Total assets	\$ 520,016
 <b>LIABILITIES &amp; FUND BALANCES</b>	
<b>Liabilities:</b>	\$ -
Total liabilities	-
 <b>Fund balances:</b>	
Restricted for:	
Debt service	520,016
Total fund balances	520,016
Total liabilities & fund balances	\$ 520,016

**BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2017 (REFUNDED SERIES 2006)  
FOR THE PERIOD ENDED JUNE 30, 2023**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Special assessment: on-roll	\$ 5,838	\$ 1,090,830	\$ 1,094,797	100%
Interest	1,982	15,061	-	N/A
Assessment prepayments	-	13,013	-	N/A
Total revenues	<u>7,820</u>	<u>1,118,904</u>	<u>1,094,797</u>	102%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	842,000	842,000	100%
Interest	-	266,399	266,414	100%
Principal prepayment	-	14,000	-	N/A
Total debt service	<u>-</u>	<u>1,122,399</u>	<u>1,108,414</u>	101%
Excess/(deficiency) of revenues over/(under) expenditures	7,820	(3,495)	(13,617)	
Fund balances - beginning	512,196	523,511	518,679	
Fund balances - ending	<u>\$ 520,016</u>	<u>\$ 520,016</u>	<u>\$ 505,062</u>	



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

	Balance
<b>ASSETS</b>	
Due from other funds	
Brooks II	
General fund	\$ 39,373
Total assets	\$ 39,373
 <b>LIABILITIES &amp; FUND BALANCES</b>	
<b>Liabilities:</b>	\$ -
Total liabilities	-
 <b>Fund balances:</b>	
Restricted for:	
Debt service	39,373
Total fund balances	39,373
 Total liabilities & fund balances	\$ 39,373

**BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2021 (REFUNDED SERIES 2003)  
FOR THE PERIOD ENDED JUNE 30, 2023**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Special assessment: on-roll	\$ 503	\$ 94,003	\$ 93,438	101%
Total revenues	<u>503</u>	<u>94,003</u>	<u>93,438</u>	101%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	55,000	55,000	100%
Interest	-	32,788	32,850	100%
Total debt service	<u>-</u>	<u>87,788</u>	<u>87,850</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	503	6,215	5,588	
Fund balances - beginning	38,870	33,158	32,956	
Fund balances - ending	<u>\$ 39,373</u>	<u>\$ 39,373</u>	<u>\$ 38,544</u>	

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

**MINUTES**

**DRAFT**

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

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

**Present for Brooks CDD:**

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

**Present for Brooks II CDD:**

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

**Also present:**

Chuck Adams	District Manager
Cleo Adams	District Manager
Shane Willis	Operations Manager
Dan H. Cox (via telephone)	District Counsel
Brent Burford	District Engineer
Blake Grimes	GulfScapes Landscape Management

**Residents present were:**

Ed Raffee	Chuck Burris	Betsy Luckey	Other Residents
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**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 1:00 p.m. All Supervisors were present for both the Brooks of Bonita Springs and the Brooks of Bonita Springs II CDDs.

**SECOND ORDER OF BUSINESS**

**Public Comments (agenda items only)**

45 Several members of the public wishing to comment about the pickleball courts agreed  
46 to reserve their comments until the Eighth Order of Business.

47

48 **JOINT BUSINESS ITEMS**

49 **THIRD ORDER OF BUSINESS**

**Landscape Report: GulfScapes Landscape  
Management Services**

50

51

52 • **Irrigation Reports**

53 **A. Meter Usage by Clock**

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

55 The irrigation reports were included for informational purposes.

56 Mr. Bartoletti thanked Mr. Grimes for his excellent work in a difficult environment.

57

58 **FOURTH ORDER OF BUSINESS**

**Consideration of Sport Court South Florida,  
Estimate #0003308**

59

60

61 Mr. Willis stated Sport Court South Florida (SCSF) Estimate #0003308 was presented at  
62 the last meeting but no motion was made; a motion to proceed with the project is needed.

63 Mr. Gould asked if other estimates were obtained. Mr. Willis stated the original  
64 company no longer works on this coast and several other companies he contacted were not  
65 interested in submitting a proposal. SCSF was responsive in bidding, does a lot of work for  
66 governmental entities and has a good reputation. Asked if the cause of the damage is known,  
67 Mr. Willis stated the former industry standard of a 5" subbase was found to be inadequate; the  
68 replacement subbase will be 10". Upon approval, the project can begin within 30 days and  
69 completion will take approximately 45 days.

70 Mr. Merritt expressed concern about approving individual projects before prioritizing all  
71 capital improvement projects. Asked about the safety issue, Mr. Willis stated numerous  
72 complaints have been received and the substructure is rippling due to settling.

73 Mrs. Adams stated the contractors will not apply any additional patches.

74 Mr. Willis stated the project will correct the safety issues around the playground. Asked  
75 if the project should be delayed until after the rainy season, Mr. Willis stated the contractor has  
76 a structure to protect the pouring when it rains. He stated, although the area can be taped off if  
77 the Boards decide to delay the repair, he recommends performing the repairs.

78

79

80

81

**On MOTION for Brooks of Bonita Springs by Mr. Garner and seconded by Mr. Stoehr, with all in favor, Sport Court South Florida Estimate #0003308, in the amount of \$107,998.80, was approved.**

82

83

84

85

**On MOTION for Brooks of Bonita Springs II by Mr. Gould and seconded by Ms. O'Connor, with all in favor, Sport Court South Florida Estimate #0003308, in the amount of \$107,998.80, was approved.**

86

87

88 **FIFTH ORDER OF BUSINESS**

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

89

90

91

The Capital Improvement Plan (CIP) Budget and Cost per Unit Estimator were projected for viewing and discussion. Mr. Bartoletti discussed the following:

92

93 ➤

Lake Bank Erosion (Line 16): Every year \$100,000 is allocated to addressing any of the 151 lakes within the Brooks. The \$864,000 proposal is to expedite the project and address all the lake banks as quickly as possible. Mr. Willis stated the Boards approved the project last fall and the project is currently being executed in four phases.

97

Ms. Varna stated a resident attending via telephone texted to advise that she can only hear music. Mr. Adams addressed the telephone issue.

98

99 ➤

Southbound Monument Wall (Line 7): This item was eliminated at the last meeting, as there is no space on Imperial Parkway.

100

101 ➤

Landscape Understory Replacement: The landscape was approved at a rounded-up amount of \$625,000. Landscaping at the entrance is underway and landscape replacement at the Enrichment Center will begin at the beginning of the rainy season.

103

104

Mrs. Adams stated the Root Barrier Project was completed.

105 ➤

Sidewalk Replacement (Line 14): Johnson Engineering was engaged to assess the condition of the subbase of the seven miles of walkway in the Brooks that are the CDDs' responsibility, at a cost of \$173,000. Once subbase sampling is done, a Request for Proposals (RFP) will be developed and sent to the appropriate asphalt vendors to determine the cost. A \$1,034,000 placeholder for Sidewalk Replacement was inserted. Mr. Adams stated that estimate is based on the proposal from Collier Concrete and Paving (Collier) for removal of the asphalt, repairing the base and laying asphalt. Mr. Bartoletti stated the RFP process will be followed for this project, in an attempt to obtain three bids.

109

110

111

112

113 Mr. Merritt calculated that interest, over five years, would total \$695,000. Mr. Bartoletti  
114 asked for the financing to be discussed following the scope of work.

115 Discussion ensued regarding the cost, scope of work and the need for an RFP from  
116 Johnson Engineering for the “Sidewalk Replacement” project in order to obtain bids.

117 Mr. Burford stated the plans are in development. Mr. Bartoletti asked for the plans to  
118 be presented at the next meeting.

119 ➤ Littoral Plantings: Planting is being done in conjunction with the lake bank restoration  
120 work currently underway.

121 ➤ Coconut Park Playground and Restroom Renovations: The playground area is estimated  
122 at \$108,000 and the restroom renovations include replacement of roof tiles.

123 Mr. Willis stated the roofing company inspected and a preliminary verbal estimate of  
124 \$20,000 was provided; the company will try to match the existing roof tiles.

125 The consensus was that the condition of the restrooms is deplorable and the facilities  
126 need significant upgrades, bringing the estimated cost to \$275,000. Mr. Adams stated that total  
127 includes additional funds for resurfacing the interactive fountain, if desired.

128 Mr. Bartoletti pointed out that the CDD is 20 years old and there is no reserve fund but,  
129 at this stage in the community’s lifespan, this work must be accomplished. He noted liability  
130 issues related to the pavers leading into the park. He concluded that there will be a significant  
131 increase to the assessments included on the tax bill.

132 ➤ Pickleball Courts: The amount included is a placeholder because, until actual bid costs  
133 are received, the Boards have been reticent to put any amount on expanding the three existing  
134 courts to seven new courts plus adding a social area. One year ago, the Boards agreed to  
135 pursue a milestone approach. By the first week in June, RWA Engineering should supply a  
136 finalized site plan, which was delayed due to Village conditions and court lighting requirements.  
137 The final CIP costs should be available for consideration in July.

138 Mr. Adams stated, if necessary, the July meeting date can be adjusted to meet noticing  
139 requirements, should the assessments increase. He discussed approval processes, the decision  
140 to proceed with some time-sensitive projects and use of fund balance to delay financing until  
141 needed. He noted that lake bank erosion repairs needed to be addressed before rainy season.

142 Mr. Gould asked for the CIP chart to be included in the meeting agenda packages until  
143 the budget is determined.

144 Mr. Adams discussed available assigned and unassigned fund balances in the General  
145 Fund and responded to questions related to the Unaudited Financials.

146 It was noted that the number of pickleball courts was reduced from six to four. Mr.  
147 Adams stated a maximum assessment level will be set but that amount can be reduced. He  
148 noted that both loan proposals include the ability to pay down principal.

149 Discussion ensued regarding the costs related to the addition of pickleball courts,  
150 financing, interest and the need to address necessary repairs to prevent liability issues.

151 Mr. Merritt expressed concern about the projected \$900,000 expense for the pickleball  
152 court project and the \$1,034,000 sidewalk project.

153 Mr. Adams reiterated that borrowed money left over after projects are completed can  
154 be used to pay down principal.

155 Mr. Merritt recalled that the pickleball program requires the pickleball players to  
156 provide funds for operation and maintenance (O&M) of the pickleball facility and expressed  
157 doubt about the program's capacity and ability to meet that commitment.

158 Ms. O'Connor asked about the benefit of reducing the size of the loan. Mr. Adams  
159 stated there is no penalty for paying down the principal.

160 Mr. Bertucci asked if a pickleball pro shop is planned. Mr. Bartoletti replied no and  
161 stated none of the plans approved include a building for a pro shop; if one is desired, another  
162 plan and a full Development Order (DO) will need to be submitted to include a building. He  
163 stated the current project plan can still proceed, in the meantime, and the matter will need to  
164 be discussed with the Pickleball Club and the Boards in order to make the best decision.

165 Discussion ensued regarding the motion to approve proceeding with a loan for  
166 unbudgeted capital expenses, as discussed, except for the south boundary monument.

167

168 **On MOTION for Brooks of Bonita Springs by Mr. Garner and seconded by Mr.**  
169 **Stoehr, with Mr. Garner, Mr. Stoehr, Ms. Varnum and Mr. Woolsey in favor**  
170 **and Mr. Merritt dissenting, obtaining a \$4 million loan to fund CIP projects, as**  
171 **discussed, was approved. [Motion passed 4-1]**

172

173 **On MOTION for Brooks of Bonita Springs II by Mr. Gould and seconded by Ms.**  
174 **O'Connor, with all in favor, obtaining a \$4 million loan to fund CIP projects, as**  
175 **discussed, as discussed, was approved.**

176

177



**Consideration of Financing Proposals**

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Mr. Adams distributed and presented the following and responded to questions:

**A. FineMark National Bank & Trust Term Sheet**

**B. Synovus Bank Term Sheet**

Mr. Adams stated while the CDD has had a long relationship with FineMark Bank, he felt it best to obtain competitive quotes. The loan interest rate offered by Synovus is 3.99% fixed, as opposed to 6.5% offered by FineMark. Over the course of a five-year loan, provided the loan remains within a 60-month term, the savings between the two interest rates would be \$321,000 in favor of Synovus Bank.

Discussion ensued regarding closing dates, terms and conditions, the need for a depository account, maintenance of improvements and the need to separate maintenance expenses and user fees for budgeting purposes to document pickleball-related expenses.

Asked for his preference, Mr. Adams stated he has worked with both banks and, from a professional standpoint, either one is adequate but, there is the opportunity for significant savings based on the difference in the interest rates.

Mr. Adams and Mr. Cox responded to questions about instances in which the taxability of the note might be affected. Mr. Cox stated the CDDs would not be liable for an increase in cost due to circumstances beyond the CDDs' control.

**On MOTION for Brooks of Bonita Springs by Mr. Stoehr and seconded by Mr. Woolsey, with all in favor, engaging Synovus Bank as the loan originator for the loan for CIP projects, as discussed, was approved.**

**On MOTION for Brooks of Bonita Springs II by Mr. Bertucci and seconded by Ms. Bunting, with all in favor, engaging Synovus Bank as the loan originator for the loan for CIP projects, as discussed, was approved.**

**SEVENTH ORDER OF BUSINESS**

**Discussion: Fiscal Year 2023/2024  
Proposed Budget**

Mr. Adams discussed the proposed Fiscal Year 2024 Budget. The "Capital outlay – 2023 note repayment" line item applies to the loan to be originated by Synovus Bank.

212           Asked if the O&M portion of the assessments will increase from approximately \$652 to  
213 approximately \$1,029, Mr. Adams replied affirmatively. The loan repayment will be included in  
214 the O&M portion of the annual assessment to save auditing fees and additional costs  
215 associated with setting up a separate line item.

216           In response to Mr. Adams’ report that the Federal Emergency Management Agency  
217 (FEMA) reimbursements could be delayed and might only be 25%, Mr. Merritt expressed  
218 concern that reducing reserves could result in inadequate surplus fund balance for hurricane  
219 recovery. Mr. Adams stated Synovus Bank can also authorize an emergency line of credit,  
220 should the need arise. Mr. Merritt noted that the budget does not anticipate inflation. Mr.  
221 Bartoletti noted that the largest contracts, landscaping and lake maintenance, are contracted  
222 and budgeted for the next 12 months.

223           Mr. Adams stated he will include another column showing the difference between the  
224 “Total Actual & Projected” and “Proposed Budget FY 2024” column amounts when printing the  
225 budget for future agendas.

226

**EIGHTH ORDER OF BUSINESS**

**Continued Discussion: Pickleball**

228

229           Resident Ed Raffee expressed concern because, in his opinion, homeowners of The  
230 Brooks are being asked to assume a financial burden for a public facility without the input and  
231 approval of the general population of The Brooks.

232           Mr. Bartoletti thanked Mr. Raffee for his input. He discussed the letter sent  
233 communicating the information as best as they could. In response to the perception that a  
234 private community is paying for a public facility, Mr. Bartoletti stated a fee will be established  
235 for owners within The Brooks. A separate public user fee will be calculated by Staff and District  
236 Counsel for approval by the Boards. As a public entity, the CDDs are required to allow public  
237 access but the CDDs have the right to charge non-residents a fee higher than the amount  
238 charged to property owners.

239           Resident Chuck Burris thanked the Boards and the Pickleball Club for the work put in to  
240 developing the plan. He noted that the meetings are open to all residents and encouraged  
241 others to attend. He expressed support for expanding the pickleball courts and regrets that it  
242 could be the first project cut if finances necessitate it, instead of projects like the lake work. He  
243 stated that players are willing to support the facility based on the extra dues paid by players. He

244 noted that only a small percentage of the assessment increase is related to the pickleball  
245 project and expressed support for limiting the number of courts to what can be paid for within  
246 five years.

247 Mr. Willis stated the stormwater management and lake bank remediation work are  
248 required by the State, whereas the pickleball project is voluntary.

249 A Board member observed that the pickleball project only represents \$59 of the total  
250 assessment increase for Fiscal Year 2024.

251 Mr. Bartoletti voiced his opinion that the pickleball project will help the community  
252 remain competitive with other communities, in terms of amenities, which will benefit home  
253 prices. He observed that residents are fortunate the CDDs have land available to construct such  
254 an amenity. Every phase of the project will be subject to another decision-making process, such  
255 as this one. The most critical process, which is determining the final costs, will occur at the July  
256 meeting.

257 Mr. Gould stated he will attend the upcoming Zoning Board meeting and requested a  
258 copy of the meeting minutes. A Staff member will forward the minutes as requested. Mr. Gould  
259 asked if the resolution of the lighting issue was put into writing. Mr. Bartoletti stated Staff is  
260 finalizing the language; when complete, it will be made available.

261 Mr. Gould asked if any Supervisors have an issue with the proposed pickleball user fee  
262 for residents.

263 Mr. Bertucci expressed support for including an option for residents wanting only  
264 occasional use for themselves or for guests but stated he supports a fee.

265 Mr. Merritt feels that every homeowner and renter should have the option and  
266 opportunity to use the courts without paying a fee, not just the Pickleball Club members.

267 Mr. Bartoletti stated the park was developed as an equity community with two parts;  
268 residents and members of the public can use the charcoal grills, walking paths, interactive  
269 fountain and playground at any time. Those wanting access to the equity portion of the park,  
270 which includes the pickleball courts, must pay a fee, which assures an ongoing revenue stream  
271 to replace those assets and pay the operating costs. He stated it is a good question as the  
272 discussion is a good one to have. He noted that it would be necessary to build more courts to  
273 allow for all residents to play, should they wish to do so.

274 A Board Member suggested offering the purchase of four plays at a fixed price at the  
275 beginning of the year. Mr. Bartoletti stated space would need to be allocated, accordingly, and  
276 the Pickleball Club could work with the Management Company in this regard.

277 Mr. Garner stated he agrees, in principle. He discussed a similar situation in another  
278 community in which a fee applied during certain hours.

279 Mr. Bartoletti thinks that, to best represent taxpayers, there must be enough  
280 commitment to justify the ongoing replacement costs of the courts, regardless of the cost of  
281 the project. In his opinion, the Boards are making the most prudent business decision by  
282 building the courts based on demand and believe demand exists to justify the four courts that  
283 will be built in addition to the three existing courts.

284 Mr. Garner stated he was among those Supervisors who did not want CDD taxpayers to  
285 fund construction of the courts in the first place; however, the Boards heard testimony from  
286 realtors who stated there is a benefit to having a physical pickleball facility. To that end, he is  
287 willing to go along with the CDDs building the facility but not funding the ongoing O&M for the  
288 facility.

289 Mr. Merritt stated, while he cannot predict the future of pickleball, it seems that there  
290 must be a shortage of courts and there is a sufficient number of players to justify future phases  
291 of construction.

292 Asked when the RFP will be advertised, Mr. Bartoletti stated the Site Plan is needed  
293 before that can occur. Mr. Merritt stated, when the District Engineer receives approval from  
294 the Village, they will supply the names of contractors from which bids can be requested.

295 Mr. Bartoletti stated the goal is to present the cost estimates at the July meeting. Some  
296 builders will not bid unless site preparation is done by an independent party. There will be a  
297 cost for site preparation and for construction.

298 Mr. Cox stated a provision allows for publishing an RFP for a Construction Manager.

299 Discussion ensued regarding the RFP process, timetables and the need to build the  
300 project into the budget.

301 Mr. Woolsey asked if lighting should be included in the contract and suggested including  
302 the four new courts inside one fenced area with the three existing courts, in case future phases  
303 are not built. It was noted that changing the fencing would necessitate resubmission to the  
304 Village.

305 Discussion ensued regarding future considerations related to access control, fencing,  
306 security cameras, future phases and additional Village approvals.

307 Mr. Bartoletti stated he and Mr. Woolsey worked on certain aspects of the project,  
308 including a spreadsheet to calculate the annual costs and fees for pickleball. He noted that,  
309 when the courts must be demolished to prepare the ground for new courts, money will be  
310 spent for demolition, removal of fence structures and preparation of the ground for the new  
311 courts.

312 Mr. Bartoletti asked Mr. Garner, from Brooks CDD, and Ms. O'Connor, from Brooks CDD  
313 II to discuss their research regarding hiring a Pickleball Management Company.

314 Mr. Garner stated he and Ms. O'Connor brainstormed, visited West Bay Club and  
315 emailed a list of considerations to the Pickleball Club. He presented and discussed the criteria  
316 for a Pickleball Management Company, which includes feedback from the Pickleball Club:

- 317 ➤ Demonstrated ability to operate and manage a racquet sports facility.
- 318 ➤ Be licensed where required by applicable laws.
- 319 ➤ Be able to serve as an independent contractor.
- 320 ➤ Agree to provide on-site staff between from 8:00 a.m. to 3:00 p.m., Monday through  
321 Friday during season, and as requested during off-season.
- 322 ➤ Maintain sufficient required insurance.
- 323 ➤ Ability to use Court Reserve software for court membership, locks and collection and  
324 remittance of fees.
- 325 ➤ Adept at managing meeting play, player rankings and use of various software platforms.
- 326 ➤ Ability to interact with multiple stakeholders who might have competing interests.
- 327 ➤ Ability to rank players, provide lessons at an agreed-upon rate, play with members and  
328 promote the sport.
- 329 ➤ Ability to recommend, procure, service and sell equipment if patrons wish to buy it after  
330 a trial period.

331 Mr. Garner stated the next steps include incorporating feedback, a site visit with Pelican  
332 Sound and involving The Commons Club, at some point. He discussed the site visit to West Bay  
333 and a discussion with Mr. Henderson, of Troon, who might be a candidate for the position. He  
334 stated a Pickleball Club Board member visited a pro at Pelican Sound and discussed options.

335 Mr. Bartoletti thanked Mr. Garner and Ms. O'Connor for their thorough presentation.

336 Ms. Bunting stated, as with Pelican Sound, many tennis pros are getting certified to  
337 teach pickleball.

338 Mr. Merrit echoed Mr. Bartoletti's sentiments and noted the critical need for follow-up  
339 to determine the best steps. Mr. Garner stated, for a small fee, Mr. Henderson offered to visit  
340 and to make recommendations. Mr. Garner stated that he requested a proposal.

341 Ms. O'Connor stated she was surprised to learn that Troon and other management  
342 groups can help oversee construction and leverage relationships with contractors. She noted  
343 that pickleball is different from other sports due to rests during play and social areas and stated  
344 she believes his input could be helpful.

345 Mr. Bartoletti voiced his opinion that an estimate of the fee will be needed by July.

346 Mr. Garner thinks that is not possible as decisions are still pending. Asked about the  
347 advisable next steps, he stated he would like to conduct several site visits, including at Bonita  
348 Bay. He is unsure if an on-site manager is needed or advisable, given the lack of office space.

349 Discussion ensued regarding the need to conduct site visits and consult appropriate  
350 parties to determine the needs, make appropriate decisions and develop accurate cost  
351 estimates and fees for the pickleball players.

352 A resident noted that, in the past seven years, the Pickleball Club had no pro, no pro  
353 shop and one staff member at The Commons Club. He bought his own equipment and paid for  
354 professional lessons, traveling to the pros' courts. In his opinion, the people who will propagate  
355 a successful program will be players, not an on-site manager; therefore, a reservation system  
356 and the courts should be sufficient. He cautioned against building or spending too much and  
357 recommended working with The Commons Club. He supports making the courts appropriately  
358 accessible by a reservation system and maintaining an appropriate cost structure for all who  
359 want to play. He feels that hiring a pro and building a pro shop would be a mistake and stated  
360 his belief that, with the addition of four courts, the sport will be able to grow for all who wish to  
361 play and the players will make it work.

362 Resident Betsy Luckey agreed and discussed an in-house instruction program for  
363 beginners and intermediate players that was run by volunteers. She discussed Pelican Sound,  
364 which is behind the tennis courts, and Pelican Landing, which is down the street, and suggested  
365 that, rather than proceeding with everything, it might be helpful to have someone look at the

366 flow of when players come and go. She noted that players tend to socialize between play and  
367 remain at the courts for a long time.

368

369 **NINTH ORDER OF BUSINESS**

**Presentation: Pickleball Project Milestone  
Tracker**

370

371

372 Mr. Bartoletti presented the Milestones for CDD Pickleball Complex Development chart,  
373 and noted that teams of volunteers from each CDD are needed.

374 Discussion ensued regarding the need to determine annual fees and construction costs,  
375 including site preparation and lighting.

376 A Board Member asked if SCSF constructs pickleball courts. Mr. Willis replied  
377 affirmatively and stated he did not request a bid because he was under the impression that the  
378 work would be done by RWA.

379 Discussion ensued regarding potential court construction and site preparation  
380 contractors for other facilities in the area and features desired in the Pickleball Complex.

381 Mr. Bartoletti discussed special considerations related to internet and wi-fi cabling and  
382 installation for access control and water drainage underneath the courts.

383 Asked what is needed to proceed, Mr. Bartoletti stated Mr. Willis was asked to review  
384 past maintenance costs and adjust for inflation to develop estimated costs to help develop a  
385 user fee. Maintenance would include repainting and installation of nets and windscreens,  
386 whereas operations would include operation of lights, wi-fi access costs, etc.

387 Ms. O'Connor suggested it might be helpful to look at other pickleball facilities.

388 Mr. Bartoletti stated Pelican Sound advised that its costs are minimal costs; the courts  
389 are asphalt; whereas, Bonita Bay has a cushioned surface with much higher maintenance costs.  
390 He noted the need for trash pickup and stated no fountain is planned; a new ice machine will  
391 be included near the restrooms, where water and ice will be available. Furniture will be a  
392 capital expense. Canopy costs could be provided by the builder; some were just installed for  
393 comparison. An estimate can be refined moving forward.

394 Mr. Woolsey noted that a firm knowledgeable about pickleball might be able to provide  
395 a Reserve Study. Mr. Bartoletti voiced his opinion that expending funds for a Reserve Study is  
396 unwarranted.

397 Mr. Bertucci stated Mr. Stoehr, of Brooks CDD, and Mr. Gould, of Brooks CDD II  
398 volunteered to develop the spreadsheet with best cost estimates for maintenance and repair,  
399 not including lighting.

400 Mr. Adams stated a sealed bid process is needed for site preparation.

401 Mr. Bartoletti stated, while many other comparable communities have relatively low  
402 maintenance costs, they do not have lights, which will represent a significant expense. At the  
403 direction of the Pickleball Club, the decision was made to install asphalt courts.

404 Discussion ensued regarding lighting and the possibility that lighting adjustments might  
405 be necessary at the current courts due to reconfiguration of the courts.

406 Separate fencing versus joined fencing of the old and new courts and the related cost  
407 differences, were discussed.

408 Mr. Bartoletti suggested changing the public meeting from July 26, 2023 to July 19,  
409 2023, to discuss the costs.

410 Discussion ensued regarding the need to provide the best possible cost estimates to the  
411 Pickleball Club in three weeks, with the understanding that the costs will be subject to change  
412 based on the final bid packages received, so the Pickleball Club can consider the approximate  
413 annual costs and provide feedback about demand from the Pickleball Club members.

414 Mr. Adams noted that the user fee will not impact the budget because, by obtaining the  
415 commitment from the Pickleball Club members, it is not necessary for budgeting purposes and  
416 it might cause double work. It was noted that the project depends upon funding provided by  
417 the Pickleball Club to replace assets that wear out. In the event of insufficient demand from the  
418 Pickleball Club members, allowing more public play could be considered as a backup plan.

419 Discussion ensued regarding budgeted funds, financing secured, bid process, benefits to  
420 the community, feasibility of securing a commitment of the Pickleball Club members in advance  
421 and the construction schedule.

422

423 **TENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial  
Statements as of April 30, 2023**

424

425

426 This item was discussed in conjunction with the Seventh Order of Business.

427

428 **ELEVENTH ORDER OF BUSINESS**

**Approval of April 26, 2023 Joint Regular  
Meeting Minutes**

429



430

431 Mr. Bartoletti stated, between the intersection of Coconut and Three Oaks, three lights  
432 shine blue.

433 Discussion ensued regarding lights replaced by Bentley Electric, the need to upgrade the  
434 lights and the tree canopies blocking the light.

435 Mrs. Adams stated the trees should be trimmed around the lights, per the contract. Mr.  
436 Willis would contact Bentley Electric regarding the issue.

437 Mr. Bartoletti noted that Mr. Cox promised an update on the court delinquent  
438 payments matter. Mrs. Adams will research the matter and advise.

439 Discussion ensued about a previous directive to mark all trip hazards with orange paint.

440 Mr. Bartoletti discussed an incident in which a resident was injured in a fall on the east  
441 side. Mr. Burford stated he will address the issue by tomorrow.

442 The following change was made:

443 Line 259: Insert "CIP" before "work"

444 Discussion ensued regarding requested revisions to a document discussed during the  
445 Tenth Order of Business.

446 Mr. Gould stated he will provide Mr. Adams with a corrected version of his document.

447

448 **On MOTION for Brooks of Bonita Springs by Mr. Merritt and seconded by Mr.**  
449 **Garner, with all in favor, the April 26, 2023 Joint Regular Meeting Minutes, as**  
450 **amended, were approved.**

451

452 **On MOTION for Brooks of Bonita Springs II by Mr. Bartoletti and seconded by**  
453 **Mr. Bertucci with all in favor, the April 26, 2023 Joint Regular Meeting Minutes,**  
454 **as amended, were approved.**

455

456

457 **TWELFTH ORDER OF BUSINESS**

**Staff Reports**

458

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

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

461 There was no report.

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

463 Mr. Burford stated that 60% of the plans for the sidewalk project will be submitted in  
464 two weeks. Mr. Adams will circulate the information; he estimated it will be three months until

465 a bid package is completed. Mr. Adams noted that, with rainy season ahead, the landscaping  
466 project will occur first.

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

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

469 The Field Operations Report was included for informational purposes.

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

471 • **NEXT MEETING DATE: July 26, 2023 at 1:00 p.m.**

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

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

474 The next meeting will be held on July 26, 2023.

475

476 **THIRTEENTH ORDER OF BUSINESS**

**Supervisors' Requests**

477

478 There were no Supervisors' requests.

479

480 **FOURTEENTH ORDER OF BUSINESS**

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

481

482

483 There were no public comments.

484

485 **FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

486

487

488 **On MOTION for Brooks of Bonita Springs by Mr. Merritt and seconded by Mr.**  
489 **Stoehr, with all in favor, the meeting adjourned at 4:37 p.m.**

490

491 **On MOTION for Brooks of Bonita Springs II by Mr. Bartoletti and seconded by**  
492 **Mr. Gould, with all in favor, the meeting adjourned at 4:37 p.m.**

493

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497

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

**BROOKS OF BONITA SPRINGS &  
BROOKS OF BONITA SPRINGS II CDDS  
FOR BROOKS OF BONITA SPRINGS:**

**DRAFT**

**May 24, 2023**

498

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

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Chair/Vice Chair

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

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

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

511

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

**STAFF  
REPORTS  
C**



**Wrathell, Hunt and Associates, LLC**

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

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**Enrichment Center Projects:**

- Sun Shades: Material ordered February 20, 2023, installation date 7/20/2023.
- Playground: Contract signed \$107,998.80, install tentative schedule for 2<sup>nd</sup> week of August.
- Restroom Roof: Contract signed \$20,650.00, install date middle of August (tile on order).
- Restroom Refresh: Multiple vendors are preparing proposals, proposals expected by third week of July.
- Ice Machine: Order placed for machine, will install after restroom refresh. Monthly rental cost \$300.00 includes maintenance.
- Paver: Contract signed 6/28/23 to repair 3400 sq ft of pavers, \$28,137.75
- Separation of Electric Meters: Proposal for \$39,550.00 to separate TCC & CDD electric meters and replace load center which has deteriorated.

**Aquatics & Wetlands:**

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

**Cane Toad Yearly Totals As Of July 2023:**

- Copperleaf – Removed approximately 1120 adult toads & 19 gallons of tadpoles.
- Shadow Wood – Removed approximately 3455 adult toads & 56 gallons of tadpoles
- Lighthouse Bay – Removed approximately 285 adult toads & 2 gallons of tadpoles
- Spring Run – Removed approximately 1190 adult toads & 15 gallons of tadpoles.

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

**STAFF  
REPORTS  
D**

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

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

**LOCATION**

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

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 26, 2022</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>January 25, 2023*</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>March 22, 2023</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>April 26, 2023</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>May 24, 2023<sup>1</sup></b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>July 26, 2023<sup>1</sup></b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>August 23, 2023<sup>1</sup></b> <i>rescheduled to August 30, 2023</i>	<b>Public Hearing &amp; Regular Meeting</b>	<b>1:00 PM</b>
<b>August 30, 2023<sup>1</sup></b>	<b>Public Hearing &amp; Regular Meeting</b> <i>adoption of Fiscal Year 2024 budget</i>	<b>1:00 PM</b>

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