

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

**April 24, 2024**

**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

April 17, 2024

**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 April 24, 2024 at 1:00 p.m., at The Commons Club at The Brooks Enrichment Center, 9930 Coconut Road, Bonita Springs, Florida 34135. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments: *Agenda items only [3 minutes per person]*

## JOINT BUSINESS ITEMS

3. Landscape Report: *GulfScapes Landscape Management Services*
  - Irrigation Reports
    - A. Meter Usage by Clock
    - B. Year-Over-Year Water Usage
4. Presentation of Request for CDD Landscaping [Spring Run, Copperleaf, Shadow Wood and The Commons Club]
5. Update: Waterway Inspection Report - *SOLitude Lake Management, LLC*
6. Consideration of Gulfscapes Landscape Maintenance Services Proposal #4609 for Installation of 15-Gallon Hedges
7. Discussion: EarthBalance Price Quote for Plumbago Point Fire Maintenance
8. Discussion: Light Outage Reports 2023/2024
9. Update: Pathway Improvement Plans

10. Consideration of Johnson Engineering, Inc. Fee Modification
11. Consideration of Resolutions Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2022 and Ending September 30, 2023; and Providing for an Effective Date
  - A. Resolution 2024-03, *Brooks of Bonita Springs Community Development District*
  - B. Resolution 2024-02, *Brooks of Bonita Springs II Community Development District*
12. Consideration of Resolutions Approving the Districts’ Proposed Budgets for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
  - A. Resolution 2024-04, *Brooks of Bonita Springs Community Development District*
  - B. Resolution 2024-03, *Brooks of Bonita Springs II Community Development District*
13. Acceptance of Unaudited Financial Statements as of March 31, 2024
14. Approval of January 24, 2024 Joint Regular Meeting Minutes
15. Staff Reports
  - A. District Counsel: *Dan Cox, Esquire*
    - Update: Required Ethics Training
  - B. District Engineer: *Johnson Engineering, Inc.*
  - C. Field Operations: *Wrathell, Hunt and Associates, LLC*
    - Monthly Status Report - Field Operations
  - D. District Manager: *Wrathell, Hunt and Associates, LLC*
    - NEXT MEETING DATE: July 24, 2024 at 1:00 PM
      - QUORUM CHECK: BROOKS OF BONITA SPRINGS

SEAT 1	ED FRANKLIN	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	JAMES MERRITT	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	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

16. Supervisors' Requests

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

18. Adjournment

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

Sincerely,



Chesley E. Adams, Jr.  
 District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**  
**CALL IN NUMBER: 1-888-354-0094**  
**PARTICIPANT PASSCODE: 709 724 7992**

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

**3A**







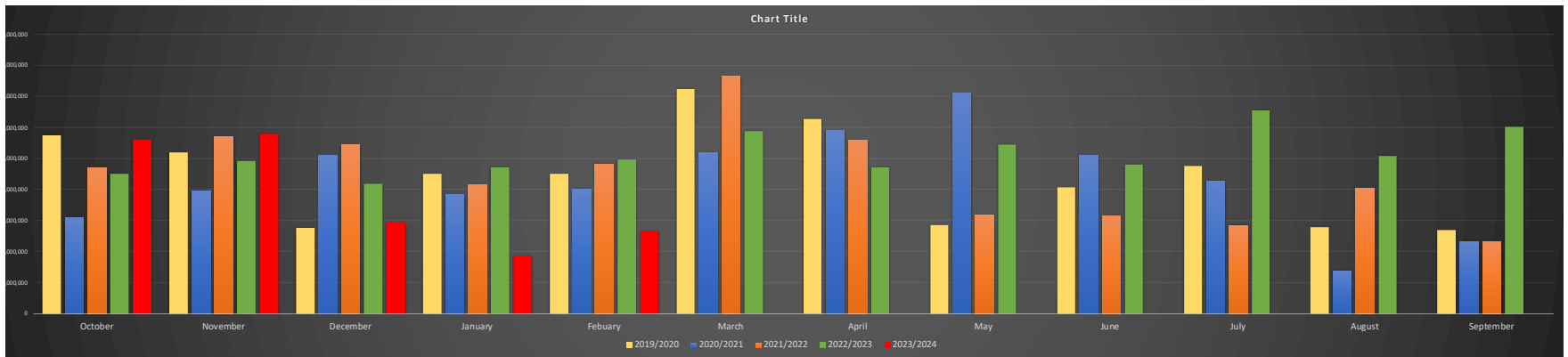
**BROOKS OF BONITA SPRINGS  
&  
BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICTS**

**3B**

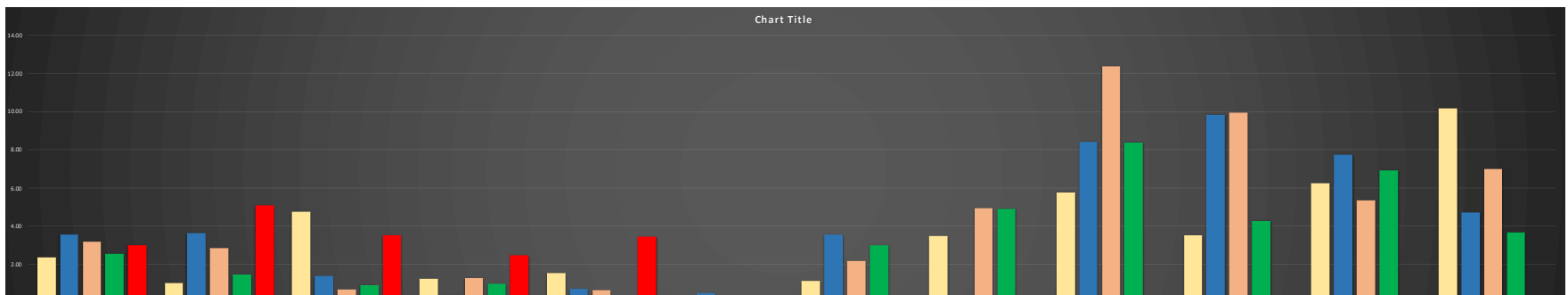
### Brooks YOY Water Usage

Brooks	October	November	December	January	February	March	April	May	June	July	August	September	Average Monthly Use	YOY Usage
<b>2019/2020</b>	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
<b>2020/2021</b>	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
<b>2021/2022</b>	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
<b>2022/2023</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	4,815,000	6,560,000	5,077,000	6,025,000	5,154,417	61,853,000
<b>2023/2024</b>	5,607,000	5,785,000	2,952,000	1,874,000	2,673,000								18,891,000	18,891,000
<b>% YOY</b>	24%	17%	-29%	-60%	-46%	-100%	-100%	-100%	-100%	-100%	-100%	-100%	267%	-69%

<b>2020/2021</b>	\$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
<b>2021/2022</b>	\$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
<b>2022/2023</b>	\$8,555.60	\$9,404.00	\$7,895.06	\$8,991.92	\$10,293.98	\$12,297.83	\$9,762.12	\$11,373.78	\$9,967.05	\$13,702.20	\$10,509.39	\$12,584.72	\$10,444.80	\$125,337.65
<b>2023/2024</b>	\$11,718.63	\$12,090.65	\$6,169.68	\$3,916.66	\$5,586.57								\$39,482.19	\$39,482.19
	\$0.00209	\$0.00209	\$0.00209	\$0.00209	\$0.00209								\$0.00209	



Yearly Rainfall														
Brooks	October	November	December	January	February	March	April	May	June	July	August	September	Average Monthly	YOY Total
<b>2019/2020</b>	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
<b>2020/2021</b>	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
<b>2021/2022</b>	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
<b>2022/2023</b>	2.57	1.46	0.93	0.99	0.09	0.28	3.02	4.92	8.38	4.27	6.94	3.69	3.13	37.54
<b>2023/2024</b>	3.00	5.08	3.52	2.48	3.44								17.52	17.52
<b>Inch Diff</b>	0.43	3.62	2.59	1.49	3.35	-0.28	-3.02	-4.92	-8.38	-4.27	-6.94	-3.69	14.39	-20.02



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

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# Request for CDD Landscaping

March 2024

Spring Run

Copperleaf

Shadow Wood

The Commons Club

# Summary of Request

## CDDs Issue

- The Brooks CDDs have lost key areas of border landscaping along our community/club property lines.
- This creates four issues for our residents/members:
  - **Noise Pollution**: Even without considering the mounting amount of traffic, noise pollution is a major issue today.
  - **Headlight Intrusion**: At the same time the quantity of vehicles are increasing – the density of landscaping is decreasing.
  - **Decreased Property Values**: Aesthetically, compared to comparable communities, we are starting to look unattractive and sloppy at our property lines.
  - **Security and Loss of Privacy**: The sense of tranquility and privacy is decreasing.

# Summary of Request

## CDDs Solution

- In 2024, invest \$30,000 to \$50,000 in new plant material at:
  - The weakest areas which are at or close to ground level.
    - The areas which have the greatest impact on residential life.
    - The areas which impact our lifestyle activities: golf, pickleball, ++
- In 2025 and as needed, in additional years, budget and invest \$100,000 to:
  - The weakest areas on above ground level berms.



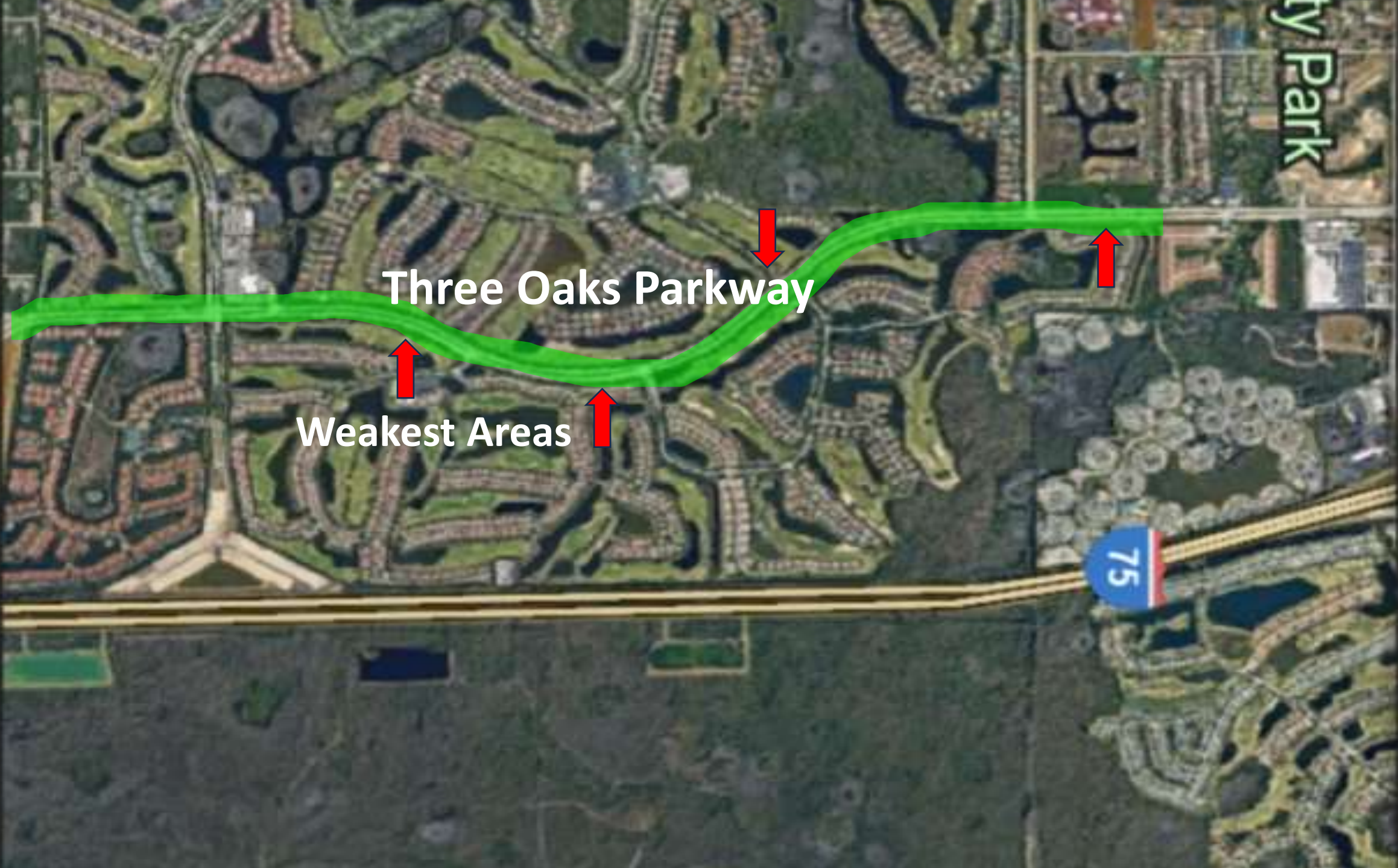


Coconut Road

Weakest Areas







ty Park

Three Oaks Parkway

Weakest Areas

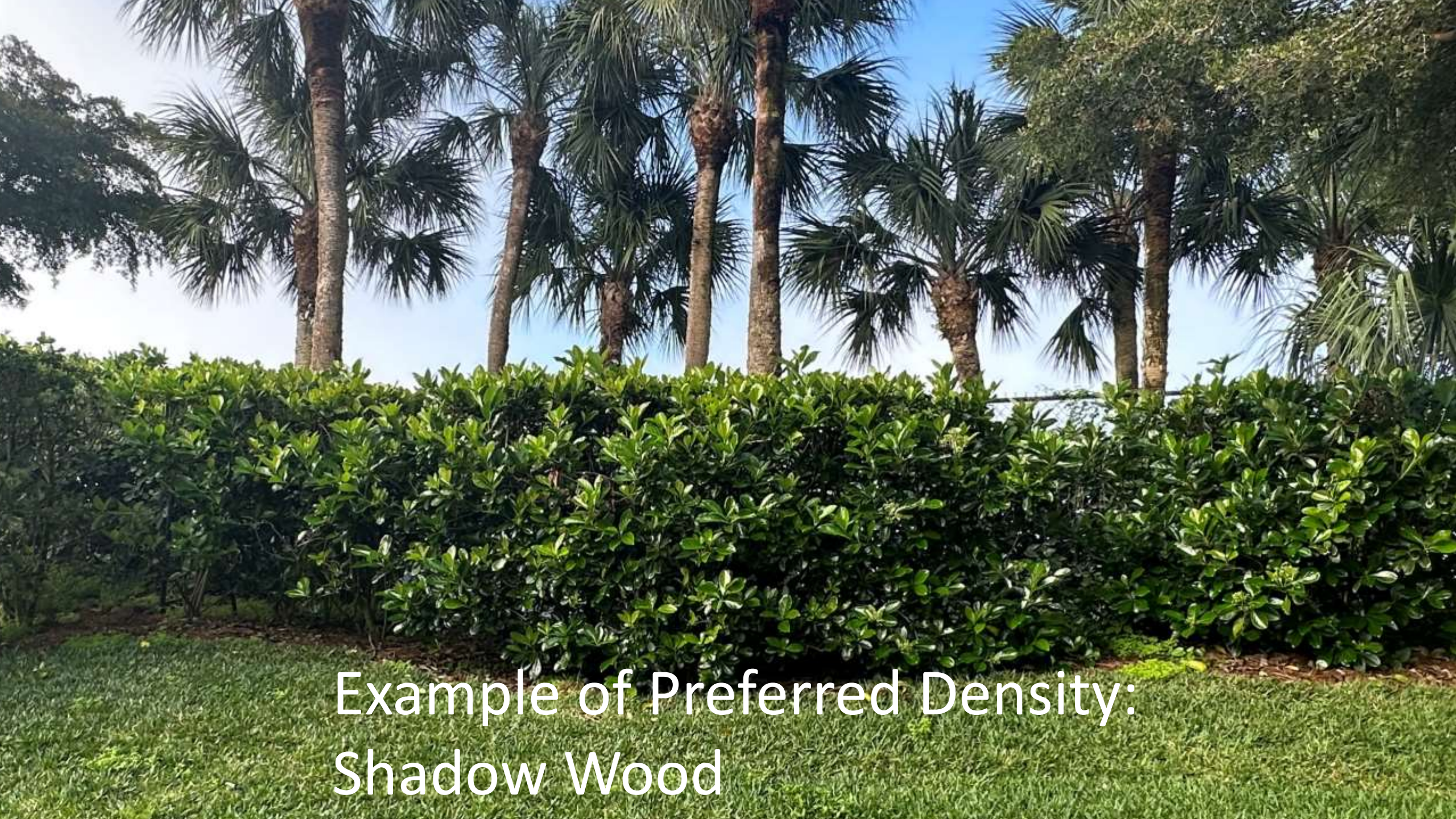
75



A photograph of a well-maintained landscape. In the foreground, there is a concrete sidewalk. Behind it is a lawn with some shadows cast by trees. A dense, green hedge runs across the middle ground. In the background, there is a row of trees, including palm trees, under a clear blue sky.

Example of Preferred Density:  
Rapallo





Example of Preferred Density:  
Shadow Wood



A photograph of a lush garden. In the foreground, there is a large, well-maintained green lawn. A dense row of hedges with small yellow flowers runs across the middle ground. In the background, there are several large, leafy trees and a clear blue sky. The overall scene is bright and sunny.

Example of Preferred Density:  
Mediterra



# Spring Run at The Brooks

6750' Coconut Rd 1775' Imperial

## Immediate Requirement

'We look directly across at open metal fencing and into the plaza across Coconut Road. We see vehicles whizzing by and hear a lot of traffic. At night, the lights from the plaza are very visible'.

'Every owner at Spring Run would benefit from a better view as we play the 12th hole and walk around the Hidden Lakes neighborhood'.

'Not only do I believe the open fencing is a security issue (it's an invitation to jump it), it is also an eyesore and a potential drag on the value of the homes'.



'The lack of landscaping is so bad I can actually see EVERYTHING on the other side of Coconut Rd, not to mention all the cars and trucks driving by'.



A photograph of a garden area. In the foreground, there are several green trees and bushes. A chain-link fence runs across the middle ground. In the background, a house with a red roof is visible under a clear blue sky. The ground is covered with dry leaves and twigs.

**Spring Run**



A landscape photograph featuring a chain-link fence in the foreground. Behind the fence, there is a dense line of vegetation including several palm trees on the left and a large, leafy tree on the right. The ground is covered with dry mulch and some green shrubs in the immediate foreground. The sky is clear and blue. The text "Spring Run" is overlaid in the center of the image.

# Spring Run



# The Commons Club at The Brooks

1,000' Coconut Rd

## Immediate Requirement

'The truck noise on Coconut Rd makes it impossible to hear the Pickleball score at times'.

'Our club does not feel very private with hundreds of vehicles speeding past each day in full view'.







**The Commons Club**





# The Commons Club



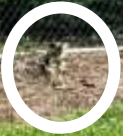
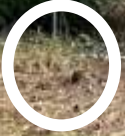
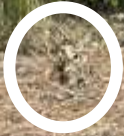
# Copperleaf at The Brooks

4400' Three Oaks Blvd 2750' Coconut Rd

## Immediate Requirement







Copperleaf

Stubs of Old Plants





**Copperleaf**



# Shadow Wood at The Brooks

3750' Coconut Rd 7775' Three Oaks W 5816' Three Oaks E

## Immediate Requirement







**Shadow Wood**





**Shadow Wood**





**Shadow Wood**





**Shadow Wood**





**Shadow Wood**





**Shadow Wood**





**Shadow Wood**



# Request for CDD Landscaping

March 2024

Four Brooks  
Communities/Clubs  
Bordering CDD  
Property are in  
Immediate Need of  
Landscaping in  
2024

(Lighthouse Bay – No Need)

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COMMUNITY DEVELOPMENT DISTRICTS**

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**The Brooks CDD**

**Solitude Lake Management Waterway Inspection Report**

**3/27/24**

**NW Section: Shadow Wood Country Club**

**The Brooks CDD Waterway Inspection Report  
NW Section: Shadow Wood Country Club**

**Site 38** - Routine maintenance

**Site 39** - Observed torpedograss growth around the perimeter.



**Site 74** - Routine maintenance

**Site 75** - Routine maintenance



**The Brooks CDD Waterway Inspection Report  
NW Section: Shadow Wood Country Club**

**Site 76** - Routine maintenance

**Site 77** - Routine maintenance

**Site 78** - Minor torpedograss growth in open areas.



**Site 79** - Routine maintenance

**Site 80** - Routine maintenance

**The Brooks CDD Waterway Inspection Report  
NW Section: Shadow Wood Country Club**

**Site 81** - Minor torpedograss growth in open areas.



**Site 82** - Routine maintenance

**The Brooks CDD Waterway Inspection Report  
NW Section: Shadow Wood Country Club**

**Site 83** - Routine maintenance

**Site 84** - Routine maintenance

**Site 85** - Routine maintenance

**Site 86** - Routine maintenance

**Site 87** - Routine maintenance

**Site 88** - Routine maintenance

**Site 89** - Routine maintenance

**Site 90** - Routine maintenance



**The Brooks CDD Waterway Inspection Report  
NW Section: Shadow Wood Country Club**

Site 91 - Torpedograss and alligatorweed observed around the perimeter.



**The Brooks CDD Waterway Inspection Report  
NW Section: Shadow Wood Country Club**

**Site 92** - Torpedograss observed around the perimeter.



**Site 93** - Routine maintenance

**Site 94** - Routine maintenance

**Site 95** - Routine maintenance



**The Brooks CDD Waterway Inspection Report**  
**NW Section: Shadow Wood Country Club**

**Site 96** - Torpedograss and minor surface algae observed around the perimeter. Some erosion observed on the south side of the lake likely from the sprinkler head.





**The Brooks CDD Waterway Inspection Report  
NW Section: Shadow Wood Country Club**



**Site 97** - Torpedograss observed around the perimeter. Treatment was evident, additional treatment is needed to target remaining growth.



**Site 98** - Routine maintenance



**The Brooks CDD Waterway Inspection Report  
NW Section: Shadow Wood Country Club**

**Site 119** - Torpedograss and pennywort observed around the perimeter.





**The Brooks CDD Waterway Inspection Report**  
**NW Section: Shadow Wood Country Club**

**Site 120** - Pennywort, torpedograss, and surface algae observed. Grass clippings accumulating along the edge (especially in the west end) could be contributing to the algae.





**The Brooks CDD Waterway Inspection Report  
NW Section: Shadow Wood Country Club**





The Brooks CDD Waterway Inspection Report  
NW Section: Shadow Wood Country Club





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

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**Gulfscapes Landscape Management Services**

PO Box 366757  
Bonita Springs, FL 34135  
239-455-4911



# Proposal

**ADDRESS**

Brooks of Bonita Springs  
c/o Wrathell, Hart, Hunt & Associates,  
LLC  
9220 Bonita Beach Rd., #214  
Bonita Springs, FL 34135

**PROPOSAL #** 4609  
**DATE** 02/09/2024

DESCRIPTION	AMOUNT
- Provide labor and material to complete the following.	
- Area 1	
- Install 3- 15 gallon Viburnum to fill in small gaps of existing hedge line at a height of 4'.	390.00
- Install 4- 15 gallon Awabuki to fill in small gaps of existing hedge line at a height of 4'.	520.00
- Install - 33- 15 gallon Clusia to fill in large gaps of hedge line at a height of 4'.	4,290.00
- Install 50- 15 gallon Capella to fill in large gaps of hedge line at a height of 4'.	6,500.00
- Area 2	
- Install 12 - 15 gallon Lugustrum to fill in large gaps of hedge line at a height of 4'.	1,560.00
- Install 68 - 15 gallon Clusia to fill in large gaps of hedge line at a height of 4'.	8,840.00
- Area 3	
- Install 6 - 15 gallon Awabuki to fill in small gaps of existing hedge line at a height of 4'.	780.00
- Install 9- 15 gallon Capella to fill in large gaps of hedge line at a height of 4'.	1,170.00
- Install 21 - 15 gallon Lugustrum to fill in large gaps of hedge line at a height of 4'.	2,730.00
- Install 65 - 15 gallon Clusia to fill in large gaps of hedge line at a height of 4'.	8,450.00
- Area 4	
- Install 42 - 15 gallon Capella to fill in large gaps of hedge line at a height of 4'.	5,460.00
- Install 49 - 15 gallon Clusia to fill in large gaps of hedge line at a height of 4'.	6,370.00
- Area 5	
- Install 340 - 15 gallon Clusia to fill in large gaps of hedge line at a height of 4'.	44,200.00
- Area 6	
- Install 1- 15 gallon Awabuki to fill in small gaps of existing hedge line at a height of 4'.	130.00

Quoted prices are valid 30 days from the date of the Proposal.

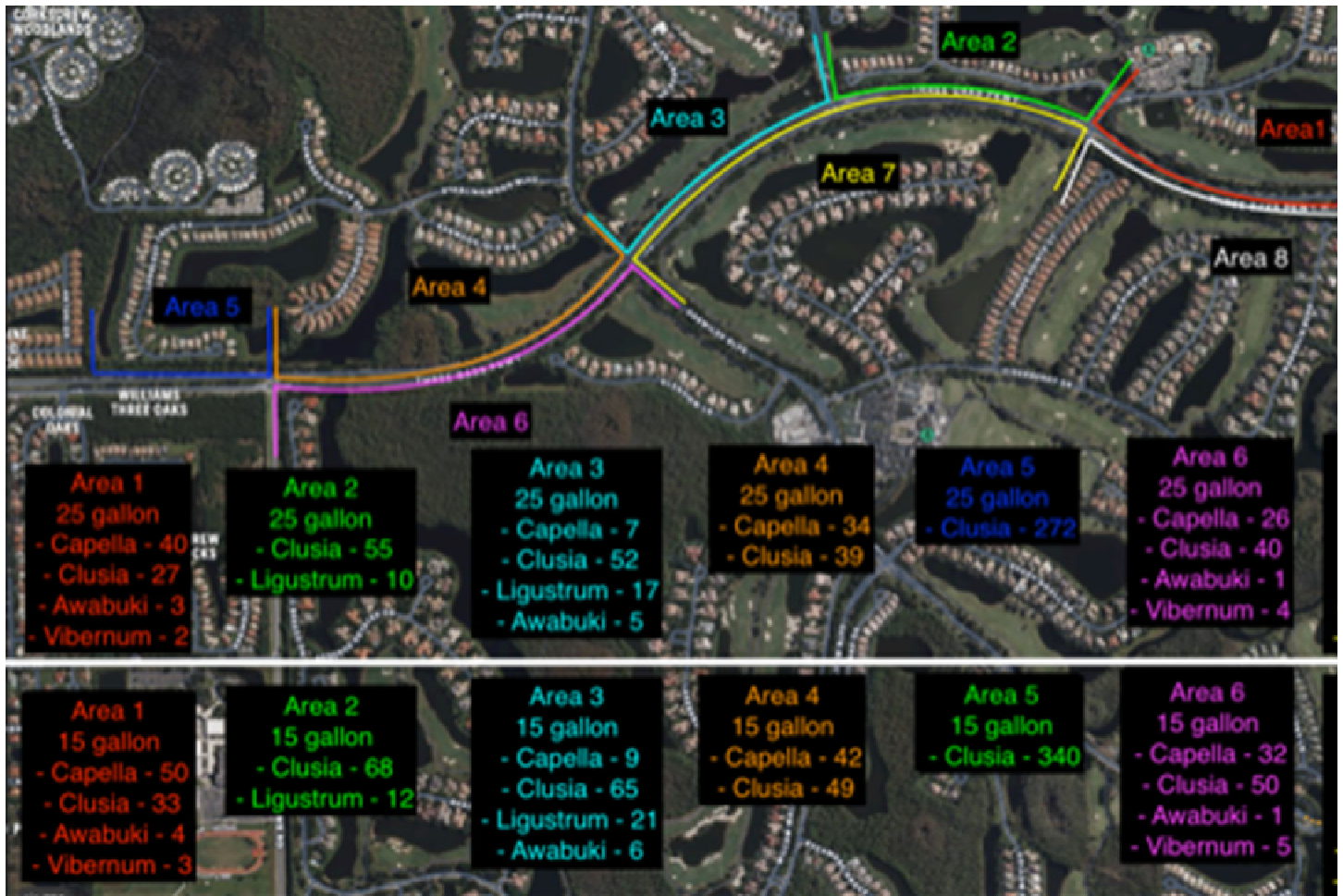


DESCRIPTION	AMOUNT
- Install 5 - 15 gallon Viburnum to fill in small gaps of existing hedge line at a height of 4'.	650.00
- Install 32 - 15 gallon Capella to fill in large gaps of hedge line at a height of 4'.	4,160.00
- Install 50 - 15 gallon Clusia to fill in large gaps of hedge line at a height of 4'.	6,500.00
- Area 7	
- Install 3 - 15 gallon Awabuki to fill in small gaps of existing hedge line at a height of 4'.	390.00
- Install 10 - 15 gallon Viburnum to fill in small gaps of existing hedge line at a height of 4'.	1,300.00
- Install 16 - 15 gallon Lugustrum to fill in large gaps of hedge line at a height of 4'.	2,080.00
- Install 25 - 15 gallon Capella to fill in large gaps of hedge line at a height of 4'.	3,250.00
- Install 98 - 15 gallon Clusia to fill in large gaps of hedge line at a height of 4'.	12,740.00
- Area 8	
- Install 1 - 15 gallon Awabuki to fill in small gaps of existing hedge line at a height of 4'.	130.00
- Install 3 - 15 gallon Arbocola to fill in large gaps of hedge line at a height of 4'.	390.00
- Install 8- 15 gallon Lugustrum to fill in large gaps of hedge line at a height of 4'.	1,040.00
- Install 14 - 15 gallon Clusia to fill in large gaps of hedge line at a height of 4'.	1,820.00
- Install 15 - 15 gallon Capella to fill in large gaps of hedge line at a height of 4'.	1,950.00
-----	
	SUBTOTAL 127,790.00
	TAX 0.00
	<b>TOTAL \$127,790.00</b>

Accepted By

Accepted Date







**BROOKS OF BONITA SPRINGS  
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COMMUNITY DEVELOPMENT DISTRICTS**

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## Price Quote

**PROJECT NAME:** Plumbago Point Fire Maintenance

**ATTENTION:** Shane Willis, Operations Managers  
Plumbago Point HOA  
c/o Wrathell, Hunt, & Associates, LLC  
9220 Bonita Beach Road, Suite #214  
Bonita Springs, FL 34135 US  
williss@whhassociates.com

**PRICE QUOTED:**

Description	Total Price
Maintenance	\$28,750.00

**SCOPE OF WORK:**

**Maintenance**

**EarthBalance®** will provide the labor and materials necessary for a one-time maintenance event on approximately 1,061 linear feet of preserve located at Plumbago Point in Lee County, Florida. This Task includes removal of all dead material, duff, and the trimming of native vegetation where allowed. Maintenance will occur approximately 15-feet into the preserve from the sod line. All debris will be hauled off from site and disposed of at an approved facility. All work will be directed by a qualified Project Manager.

**EarthBalance®** will perform the services described above for a fixed fee of **\$28,750.00.**





**Price Quote (continued)**

**PROJECT NAME: Plumbago Point Fire Maintenance**

**CONDITIONS:**

This quote shall remain valid for a period not to exceed thirty (30) days beyond the submittal date of **February 16, 2024**. If not accepted within this period, **EarthBalance®** reserves the right to modify any portion thereof or withdraw the quotation in its entirety. This agreement and the attached terms and conditions shall be effective upon its full execution.

**QUOTED BY:** James Barron  
Project Manager  
**EarthBalance®**  
2570 Commerce Parkway  
North Port, FL 34289  
jbarron@earthbalance.com

**IN WITNESS WHEREOF**, this Agreement is executed on the dates hereinafter stated.

**EARTHBALANCE®**

**CLIENT**

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

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

Printed: \_\_\_\_\_

Printed: \_\_\_\_\_

Title: Vice President

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

Date: \_\_\_\_\_, 2024

Date: \_\_\_\_\_, 2024

**PLEASE INDICATE IF THE CLIENT IS ALSO THE OWNER OF THE PROPERTY ON WHICH THE SERVICES/WORK WILL BE PERFORMED:**

\_\_\_\_\_ **OWNER**

\_\_\_\_\_ **NOT THE OWNER**

**IF THE CLIENT IS NOT THE PROPERTY OWNER, PLEASE PRINT THE NAME AND CONTACT INFORMATION FOR THE PROPERTY OWNER:**

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

**Address:** \_\_\_\_\_

**Phone Number:** \_\_\_\_\_





PRICE QUOTE TERMS AND CONDITIONS

1. **Services.** EarthBalance® hereby agrees to provide all supervision, labor, materials, equipment, and other facilities to complete the Work as described in the attached Price Quote ("Scope of Work" or "Work"). EarthBalance® agrees to use its best efforts in completing the Work. The Work shall be accomplished in a workmanlike and professional manner using the degree of skill and care ordinarily exercised by a reputable member of EarthBalance's® profession practicing in the same or similar locality. No other warranty, express or implied, is made or intended, unless provided in the Scope of Work.

This agreement is limited to tasks identified in the attached Price Quote and does not include additional or repeat Work resulting from changes to the project or the information upon which this agreement is based. Modification to the final work products performed at the request of the Client that is not the result of the Contractor's errors or omissions shall be billed to the Client as additional services.

2. **Time.** This quote shall remain valid for a period not to exceed thirty (30) days beyond the date of submittal. If not accepted within this period, EarthBalance® reserves the right to modify any portion thereof or withdraw the quotation in its entirety. This agreement shall be effective upon its full execution.

3. **Duty to Cooperate.** Client agrees to cooperate with EarthBalance® in all respects in connection with EarthBalance's® efforts to discharge the Scope of Work. Client shall make Client's property available to EarthBalance®, shall timely comply with EarthBalance's® requests for information, and shall execute all documents reasonably required by EarthBalance® in discharging the Scope of Work. Client agrees to inform EarthBalance® of any known job site hazards including, but not limited to, hazardous substances, buried debris, ordnance or explosives, sinkholes, wildlife hazards, etc.

4. **Payment.** Client agrees to pay a fee for the Work performed based upon the information contained in attached Price Quote. As soon as may be practicable at the beginning of each month, EarthBalance® shall invoice Client for all work performed in the prior month and any other sums due EarthBalance®. Client shall pay the invoice amount within thirty (30) days after the invoice date. EarthBalance® may cease performing work under the attached Price Quote if any payment due hereunder is not paid within thirty (30) days of the invoice date. EarthBalance® accepts cash, check, credit card, ACH or Wire Transfer as payment. A convenience fee of 5% will be added to all credit card payments.

Client agrees that EarthBalance® may place a lien upon the Property for Work performed under the attached Price Quote and that EarthBalance® may record and enforce the lien for Work performed in accordance with the provisions of Florida's Construction Lien Law. In any litigation arising out of this Agreement, the prevailing party shall be entitled to recover reasonable attorney's fees and costs. In addition, if EarthBalance® places this executed Price Quote in the hands of an attorney for the collection of any sums due hereunder, Client agrees to reimburse EarthBalance® for its reasonable attorney's fees and costs relating thereto.

5. **Termination and Default.** This agreement may be terminated by either party giving the other party thirty (30) days written notice of intent to terminate. Upon a notice of termination without cause, Client shall pay EarthBalance® for all labor and materials procured to the date of termination, including a reasonable profit not to exceed 10% of completed work that complies with the Contract Documents. This shall include all cost incurred in preparing to fulfill the contractual obligations and any re-stocking fees along with all other damages associated with termination. In addition, upon default by Client, monetary or otherwise, this agreement may be terminated by EarthBalance® with seven (7) days written notice of intent to terminate if the default remains uncured after such notice period and EarthBalance® shall be entitled to recover all damages both actual and consequential, incurred as a result of said default. EarthBalance's® liability to Client or any related party for any claim related to or arising out of (i) this agreement or (ii) EarthBalance's® Work shall be limited to two times the amount of fees paid by Client hereunder.

6. **Force Majeure Event.** EarthBalance® shall not be liable to Client for damages resulting from delay in or termination of EarthBalance's® Work because of fire or casualty, riots, strikes, picketing, boycotts, lockouts, labor disturbances, shortages of materials, epidemics, pandemics, war, terrorism or combined action of the workmen or others, governmental delays, or any acts of God including, but not limited to, severe snowstorms, earthquakes, hurricanes, floods, or any other cause or condition beyond its control making it inadvisable in EarthBalance's® determination to proceed with the Work (collectively, a "Force Majeure Event"). EarthBalance® shall have no obligation to resume Work discontinued under this Section. If EarthBalance® elects not to resume the Work, Client's sole and exclusive remedy shall be payment on a pro-rata basis for the percentage of Work that has actually been completed as of the date of its receipt of EarthBalance's® notice of the Force Majeure Event.

7. **Warranties.** Unless otherwise provided: **THERE ARE NO EXPRESS OR IMPLIED WARRANTIES WHATSOEVER INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.** All warranties/guarantees provided by EarthBalance®, if any, shall be deemed null and void if Client fails to strictly adhere to the payment terms contained in the Agreement. All warranties and guarantees, if any, provided under the Agreement are solely for the original Client and are non-transferable, unless otherwise agreed to by Client and EarthBalance® in writing. Any express warranty provided, if any, by EarthBalance® is the sole and exclusive remedy for alleged defects, in lieu of all other remedies, implied or statutory. Warranties to be issued upon completion and full payment of this Agreement.





8. **Price Escalation.** If there is an increase in the price of labor, materials, or fuel surcharge charged to **EarthBalance®** in excess of **five (5%) percent**, subsequent to making this Agreement, then the price set forth in this Agreement shall be increased without the need for a written change order or amendment to the Agreement to reflect the price increase and additional direct cost to **EarthBalance®**. **EarthBalance®** shall submit written documentation of the increased charges to Client. As an additional remedy, if the actual cost of any line item increases more than ten (10%) percent subsequent to entering into this Agreement, **EarthBalance®**, at its sole discretion, may terminate the Agreement for convenience.

9. **Delay.** This contract contemplates installation on       N/A      . As living plants, Client acknowledges that ongoing watering, feeding, maintenance and storage costs will continue beyond the specified installation date at a per diem rate of       N/A      . Accordingly, despite any Contract Document provision to the contrary, **EarthBalance®** will be compensated for any delays beyond the Installation Date via change order at the per diem rate.

10. **Site Conditions.** Should **EarthBalance®** discover concealed or unknown conditions in the existing soil suitability that vary from those conditions ordinarily encountered and generally recognized as inherent in the work of the character identified in this Agreement, then the Agreement amount shall be equitably adjusted upon notice thereof from **EarthBalance®** to Client.

11. **Choice of Law, Venue and Attorney's Fees.** This Agreement shall be governed by the laws of the State of Florida. Venue of any proceeding arising out of this Agreement shall be **Sarasota County, Florida**. The non-prevailing party in any legal or equitable action arising out of or relating to this Agreement including arbitration, administrative, appellate and/or bankruptcy proceedings shall reimburse the prevailing party on demand for all attorney's fees, costs, and expenses incurred by the prevailing party in connection with the action.

12. **Arbitration.** If a dispute shall arise between **EarthBalance®** and Client with respect to any matters or questions arising out of or relating to this Agreement or the breach thereof, such dispute, other than collection matters, shall be decided by arbitration administered by and in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association.

13. **Jury Trial Waiver.** In the event there is litigation over the enforcement of a collection matter or construction lien, the parties **KNOWINGLY, VOLUNTARILY, IRREVOCABLY AND INTENTIONALLY WAIVE THE RIGHT TO A TRIAL BY JURY IN RESPECT TO ANY LITIGATION ARISING OUT OF OR PERTAINING TO THE AGREEMENT, OR ANY COURSE OF CONDUCT, COURSE OF DEALINGS, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF ANY PERSON OR PARTY RELATED TO THIS AGREEMENT; THIS IRREVOCABLE WAIVER OF THE RIGHT TO A JURY TRIAL BEING A MATERIAL INDUCEMENT FOR THE PARTIES TO ENTER INTO THIS AGREEMENT.**

14. **Damage Limitation.** In no event, whether based on contract, warranty (express or implied), tort, federal or state statute or otherwise arising from or relating to the work and services performed under the Agreement, shall **EarthBalance®** be liable for special, consequential, punitive, or indirect damages, including loss of use or loss of profits. **EarthBalance®** and Client agree to allocate certain risks so that, to the fullest extent permitted by law, **EarthBalance's®** total aggregate liability to Customer is limited to the dollar amount of the Agreement for any and all injuries, damages, claims, expenses or claim expenses including attorneys' fees arising out of or relating to this Agreement regardless of whether it is based in warranty, tort, contract, strict liability, negligence, errors, omissions, or from any other cause or causes.

15. **Claims.** It is Client's duty to notify **EarthBalance®** in writing within **three (3) days** of the occurrence of any claim, defect or deficiency arising out of work, services or materials provided by **EarthBalance®** under this Agreement ("Occurrence"). Failure of Client to provide written notice of the Occurrence shall result in Client waiving all claims that may be brought against **EarthBalance®** arising out of or relating to the Occurrence, including claims arising in law, equity, contract, warranty (express or implied), tort or federal or state statutory claims.

16. **Shortages.** In the event that any specified material or equipment becomes unavailable either temporarily or permanently after the Agreement is executed, provided that such availability is a result of factors beyond **EarthBalance's®** control, then in the event of temporary unavailability, the Agreement time shall be extended to reflect the duration of time that **EarthBalance®** is delayed by the unavailability, and in the case of permanent unavailability, **EarthBalance®** shall be excused from providing said material or equipment and allowed to provide an available substitute. To the extent an available substitute is provided by **EarthBalance®** under this provision, any increase in the cost between the originally specified material or equipment and its substitute shall be paid by the Customer to the **EarthBalance®**. Due to material shortages, Client may experience delays related to the inability to timely obtain materials for this project. In the event of such a delay, **EarthBalance®** shall notify Client, and Client agrees to provide **EarthBalance®** with an extension of time for any delay attributable to the temporary inability to obtain materials.

17. **Miscellaneous.** The invalidity of any provision of the agreement shall not impair the validity of any other provision. If any provision of this agreement is determined to be unenforceable by a court of competent jurisdiction, such provision shall be deemed severable and the remaining provisions of the agreement shall be enforced. Headings are for convenience only and do not affect interpretation. This Agreement records the entire agreement of the parties and supersedes any previous or contemporaneous agreement, understanding, or representation, oral or written, by the parties and may only be amended, modified or terminated by the written mutual consent of all the parties hereto and duly executed by the authorized representatives of the parties hereto. All documents/exhibits referred to in this Agreement are an integral part of the Agreement and are incorporated by reference.





SCOPE OF SERVICES WOULD BE 15FT INTO THE CONSERVATION AREA BEHIND THE HOMES





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

**8**



**From:** Steve Bentley <steve@bentleyelectric.com>

**Sent:** Monday, February 19, 2024 9:56 AM

**To:** Cleo Adams <crismond@whhassociates.com>; Joe Bartoletti <bar2jr@outlook.com>

**Cc:** shane willis <williss@whhassociates.com>; Ian Diamond <ian@bentleyelectric.com>; James Merritt <jmerrittsw@gmail.com>

**Subject:** Re: Brooks follow up

Hi all,

See attached light report for FY23. You spent \$46,000 last year and already at \$20,000 this fiscal year. This report isn't 100% accurate as my guys tell me which poles were repaired and then lump all the material. Since the board meeting, they have started and will list out each fixture (+direction) and what they repaired, and I will share this with each invoice. I did my best to make assumptions, but this gives you an overview of how many lamps, fuses, and ballasts were replaced for each location and dates. The lamps, ballasts, fuses seem to affect all areas, but we seem to see more issues on Coconut Rd. This could be that these have globes vs Three Oaks. The lamps are hanging down on Coconut Rd (and vibrating more) vs on the side on Three Oaks. Although it appears darker on Three Oaks due to insect build-up.

There is a total of 249+/- fixtures for both Three Oaks and Coconut Pkwy. We replaced 166 lamps in 2023, and we are at 52 in 2024. Keep in mind this includes Hurricane Ian repairs (the wind will vibrate/damage the lamps).

Metal halide lamps should have a 2-3 year lifespan – this assumes the ballast is functioning at 100%. At the meeting, Aurelio mentioned they seem to be replacing lamps every 6 months. The guts of the fixtures are deteriorating, and you're going to continue having issues with lamps and ballasts failing. You'll also see a lot of fuses get replaced. Each pole has (2) fuses to protect the rest of the circuit from shorting. Lightning is one factor, but this is also due to frayed wires between the head and the pole. We replace the fuses, and the light may work for a few days/weeks, but then the wind might shift the exposed wires and blow the fuses again. It's tedious from the air to replace the wiring from fixture to pole with (2) bucket trucks.

I've been thinking all weekend about the best solution. While I don't want to see you spend almost \$200,000 to replace all wires and convert to LED as a temporary solution, I think we can first start with a section/circuit of lights (10-12) and replace with LEDs only and see how this performs over a period of time. If we see fuses blown on the same pole, we know that we have a wiring issue above. We will continue to see underground issues, but based on the report, these repairs were less than I originally thought.

We will want to look at a permanent solution with an engineer who can assess the lifespan of the poles and make recommendations on the light outputs. The bolts are rusting at the bases and it's a matter of time before poles start to fall in a heavy wind. Trebilcock Engineering in Naples specializes in roadway lighting.

I'll assume a new double-arm light pole is in the \$10,000 range. Another option would be to replace the heads only on the existing poles. We could then reuse those fixtures on new poles/arms down the road. Guessing \$2,000 each for a new fixture. Not sure if we would have to replace the arms as well (like we did after Hurricane Irma).

I understand this will be a process. We are keeping the costs down as best we can. Three Oaks especially is a dangerous road to make repairs with the winding road, landscape, and heavy traffic. We really should have multiple guys directing traffic, which is why we are repairing in the median (and I know this causes sod damage, unfortunately).

Feel free to give me a call to discuss further (239-398-7086). I'm happy to meet with a committee to discuss as well.

Steve Bentley  
Bentley Electric Co.  
239.643.5339



**Lights Out Report for Three Oaks Pkwy and Coconut Rd.**

**10/1/22 - 9/30/23**

Three Oaks	64 Poles	128 Fixtures
Coconut Rd	63 Poles	121 Fixtures (some are singles)
	127	249

**TOTALS FOR THE YEAR**

**Invoice Amounts**

400W Lamps	166	10/7-10/11	\$4,182.00
400W Ballasts	31	10/12 - 10/17	\$6,981.00
400W Capacitors	58	12/19 - 12/30	\$9,369.00
Sockets	44	3/9 - 4/10	\$7,051.00
10-amp Fuses	176	5/23 - 5/24	\$1,073.00
Fuseholders	9	7/24 - 7/25	\$6,885.00
250W Lamps	10	8/24-8/25	\$7,139.00
250W Ballasts	2	9/6 - 9/15	\$3,459.50
		<b>Total for 2023</b>	<b>\$46,139.50</b>

\*Includes 10 Globes

\*Includes 2 Globes

10/7, 10/10, 10/11/22

Three Oaks	31	Fuses	Lamps	21
	32	Fuses, Lamp	Ballasts	2
	35	Lamp, Fuses	Sockets	8
	37	Lamp	10-amp fuses	36
	42	Fuses, Lamp		
	43	Fuses, Lamp		
	48	Fuses, Lamp, Cap		
	47	Fuses, Lamp Ballast		
	51	Lamp, Fuses		
	52	Lamp, Cap		
	53	Fuses		
	54	Fuses, Lamp		
	58	Fuses, Ballast, Lamp		
	60	Lamp		
	62	Lamp		
Coconut	1 thru 8	Rebuilt streetlight fixtures		
		Repaired short between poles		
	2	Lamps, ballast		
	4	Lamps, ballast		
	5	Lamps, Ballast		
	6	Fuses		
	7	Fuses		



	8	Lamps, fuses
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10/12, 10/17/22

Coconut	6	fuses,lamps,cap,ballast	Lamps	37
	14	fuses, lamp	Ballasts	8
	15	fuses, lamp ,cap	Caps	6
	20	fuses, lamp, cap, ballast	10-amp fuses	48
	21	fuses, lamps, ballasts	Fuseholders	4
	22	fuses, lamps, cap	Sockets	10
	23	fuses, lamps, cap		
	26	fuses, lamps, cap		
	32	Fuses		
	34	Fuses, rewired pole		
	35	Fuses,lamp		
	37	Fuses, lamps		
	41	Fuses, lamps		
	44	Fuses, lamps		
	46	Fuses, lamps		
	48	Fuses, ballasts		
	49	Fuses,lamps		
	51	Fuses,lamps		
	52	Fuses, lamps, ballast		
	54	Fuses		
	60	Fuses, lamps		
	61	Fuses, ballast		
	62	Fuses		

12/19, 12/20, 12/27, 12,30

Three Oaks 1-35	1	lamps, fuses	400W Lamps	37
	2	lamp	Ballasts	4
	3	lamp	Caps	25
	4	lamps, fuses	10-amp fuses	30
	6	wire, dbr, fuses, replace burnt wire	250W Lamps	6
	14	lamps, fuses	Sockets	2
Three Oaks 36 - 64	36	fuses		
	37	lamps, fuses		
	38	lamp, ballast, cap		
	39	lamps, ballast, cap		
	40	lamps, fuses, cap		
	41	lamps, fuses, cap		
	42	lamps, fuses, cap		



	43	250 lamps
	44	lamps, fuses, cap
	45	lamp, fuses, cap
	46	fuses
	47	fuses
	48	fuses, ballast
	49	250 lamps, cap
	50	250 lamps, cap
	51	250 lamps, cap
	52	fuses, cap
	53	fuses, cap
	54	fuses, cap
	55	cap
	56	cap
	57	cap
	58	fuses
	59	fuses
	60	cap
	18-Nov	Replaced burnt wire between poles

3/9, 3/10, 4/10/23

Coconut	10	lamps, fuses, ballasts	400 Lamps	12
	11	lamps, fuses, ballasts	Ballasts	8
	12	fuses	10-amp fuses	20
	13	fuses		
	16	fuses		
	17	lamps, fuses, ballast		
	18	lamps, fuses, ballast		
	19	fuses		
	24	fuses		
	25	fuses, ballasts		
	27	lamp		
	28	lamps		
	29	lamp		

5/23, 5/24/23

Coconut Rd	18	fuses	400 Lamps	5
	24	fuses, lamp	Ballast	1
	25	fuses, lamp	Fuses	10
	27	fuses, lamp	Fuseholders	1
	35	fuses, ballast		



7/24 and 7/25

Coconut Rd	1	lamps, cap, ballasts	400 Lamps	30
	2	lamps, ballast	Ballasts	6
	7	lamps, cap, ballasts	Caps	19
	8	lamps, cap, ballasts	Sockets	8
	53	lamps, fuses, cap, ballasts	Fuseholders	4
	55	lamps, fuses, cap, ballasts	Fuses	18
	56	lamps, cap, replaced wiring		
	57	lamps, cap		
	58	lamps, fuses, ballasts		
	59	lamps, fuses, cap, ballasts		
Three Oaks	23	lamps		
	24	lamps, ballast, replaced wiring		
	26	lamps		
	64	lamps, fuses, ballasts		
	63	lamps, fuses, ballasts		

8/24 and 8/25

Coconut Rd	19	fuses, lamps, ballasts, cap	400W Lamps	22
	21	lamps	400W Ballasts	2
	22	fuses, lamps, cap	250W Lamps	4
	23	fuses, lamps, cap	250W Ballasts	2
	27	fuses, lamps, cap	400W Caps	8
	36	Lamp	Sockets	16
	37	Fuses, lamps	250W Caps	4
Three Oaks	35	Lamp	10-amp fuses	14
	37	Lamp		
	42	Fuses, Lamp		
	43	Fuses, Lamp		
	49	Fuses, Lamps, cap		
	50	250 Lamps, ballast, cap		
	51	250 lamps, ballast, cap		
		wire between poles 49-51		

9/12 and 9/15

Coconut	All streetlights from railroad tracks to Shadowwood		Lamps	2
	Replaced 500' of #6 Wire			



Brooks Streetlight Outage Report

29-Mar

Coconut Rd	1NS - 5NS	Pulled new wire between poles 3 and 4.		
Coconut Rd near Shadowood		Replaced lighting contactor		
Three Oaks		Replaced wiring between poles 38 and 39		

3/9/2024

Three Oaks	17EW	Lamps	400W Lamps	13
	19E	Lamp, cap	10-amp fuses	2
	31E	Lamp	400W Caps	8
	39E	Lamp, ballast	250W Lamps	2
	49W	Lamp, cap	400W Ballasts	4
	50EW	250W Lamps, Caps		
	52W	Lamp, ballast		
	55W	Lamp		
	56W	Lamp, cap		
	57W	Lamp		
	62E	Lamp		
	64W	Lamp, Ballast		
	48-59	Burnt wiring, short		

2/17/2024

Three Oaks	3EW	Lamps	400W Lamps	12
	5E	Lamp, cap	10-amp fuses	2
	8W	Lamp	400W Caps	5
	10W	Lamp	400W Ballasts	1
	14EW	Lamps		
	15EW	Lamp, ballast, cap and fuses		
	18EW	Lamp and cap		
	22E	Lamp		
	28W	Lamp, cap		
	31E	Fixed reflector		
	33W	Lamp, cap		

1/17-1/27/2024

Coconut	4S	Lamp, cap, fus	400W Lamps	14
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	7S	Lamp, ballast,	10-amp fuses	25
	11S	Lamp	400W Caps	6
	14N	Lamp, ballast,	400W Ballasts	2
	15S	Lamp		
	16S	Lamp, cap, fuses		
	20N	Lamps		
	22N	Lamp, fuses, wire		
	31N	Fuses		
	35S	Lamp		
	36N	Fuses		
	40S	Fuses		
	50N	Fuses		
	52N	Lamps, socket		
	24N	Short circuit inside box to the pole, lamps		
	26NS	Wires inside arms were replaced		
	27NS	Wires inside arms were replaced		
	23-30	Repaired shorts in 3 locations, replaced fuses, lamps, caps		

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

**9**



**THE BROOKS PATHWAY IMPROVEMENTS  
PROJECT PLANNING COST ESTIMATE  
EXISTING WIDTH ASPHALT PATHWAY REPLACEMENT (THREE OAKS PARKWAY & COCONUT ROAD)**

<b>PAY ITEM NO.</b>	<b>DESCRIPTION</b>	<b>UNIT</b>	<b>QUANTITY</b>	<b>UNIT PRICE</b>	<b>PAY ITEM TOTAL</b>
101-1	MOBILIZATION / DEMOBILIZATION	LS	1	\$ 150,000.00	\$ 150,000.00
102-1	MAINTENANCE OF TRAFFIC	LS	1	\$ 95,000.00	\$ 95,000.00
104-10-3	SEDIMENT BARRIER	LF	43,516	\$ 1.50	\$ 65,274.00
104-18	INLET PROTECTION SYSTEM	LS	1	\$ 21,200.00	\$ 21,200.00
110-1-1	CLEARING & GRUBBING	LS	1	\$ 80,000.00	\$ 80,000.00
285-704	OPTIONAL BASE, BASE GROUP 4	SY	1,209	\$ 45.00	\$ 54,405.00
285-704	OPTIONAL BASE, BASE GROUP 4 (CONTINGENCY)	SY	500	\$ 45.00	\$ 22,500.00
327-70-8	MILLING EXISTING ASPHALT PAVEMENT, 2.5" AVG. DEPTH	SY	27,591	\$ 5.50	\$ 151,750.50
334-1-12	SUPERPAVE ASPHALTIC CONCRETE, TRAFFIC A (SP 9.5) (1.5")	TN	2,257	\$ 225.00	\$ 507,825.00
425-6	VALVE BOXES ADJUST	LS	1	\$ 125,000.00	\$ 125,000.00
520-2-4	CONCRETE CURB, TYPE D	LF	356	\$ 52.00	\$ 18,496.40
522-2	CONCRETE SIDEWALKS AND DRIVEWAYS, 6" THICK, 3,000PSI	SY	640	\$ 70.00	\$ 44,800.00
527-2	DETECTABLE WARNINGS	SF	596	\$ 65.00	\$ 38,740.00
570-1-2	PERFORMANCE TURF (SOD)	SY	43,437	\$ 5.50	\$ 238,903.50
GRD-1	EARTHWORK AND FINAL GRADING	SY	43,437	\$ 8.25	\$ 358,355.25
580-12-35	ROOT BARRIER - 24" (ALLOWANCE)	LS	1	\$ 35,000.00	\$ 35,000.00
IRR-1	IRRIGATION ADJUST	LF	43,516	\$ 12.50	\$ 543,950.00
ASB-1	AS-BUILT	LS	1	\$ 15,000.00	\$ 15,000.00
<b>TOTAL PROJECT PLANNING ESTIMATE</b>					<b>\$ 2,566,199.65</b>

Notes: This cost assumes the replacement of existing asphalt pathways with a new asphalt pathway to match existing widths. This cost is to help for planning purposes only, Consultant cannot guarantee actual construction cost.

**THE BROOKS PATHWAY IMPROVEMENTS  
PROJECT PLANNING COST ESTIMATE  
CONCRETE PATHWAYS (THREE OAKS PARKWAY AND COCONUT ROAD)**

PAY ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	PAY ITEM TOTAL
101-1	MOBILIZATION / DEMOBILIZATION	LS	1	\$ 150,000.00	\$ 150,000.00
102-1	MAINTENANCE OF TRAFFIC	LS	1	\$ 95,000.00	\$ 95,000.00
104-10-3	SEDIMENT BARRIER	LF	43,516	\$ 1.50	\$ 65,274.00
104-18	INLET PROTECTION SYSTEM	LS	1	\$ 21,200.00	\$ 21,200.00
110-1-1	CLEARING & GRUBBING / DEMOLITION (INCLUDING EXISTING ASPHALT)	LS	1	\$ 250,000.00	\$ 250,000.00
285-704	OPTIONAL BASE, BASE GROUP 4	SY	1,209	\$ 45.00	\$ 54,405.00
425-6	VALVE BOXES ADJUST	LS	1	\$ 125,000.00	\$ 125,000.00
520-2-4	CONCRETE CURB, TYPE D	LF	356	\$ 52.00	\$ 18,496.40
522-2	CONCRETE SIDEWALKS AND DRIVEWAYS, 6" THICK (6' PATH) 3,000PSI	SY	7,700	\$ 70.00	\$ 539,000.00
522-2	CONCRETE SIDEWALKS AND DRIVEWAYS, 6" THICK (8' PATH) 3,000PSI	SY	21,409	\$ 70.00	\$ 1,498,616.00
527-2	DETECTABLE WARNINGS	SF	596	\$ 65.00	\$ 38,740.00
570-1-2	PERFORMANCE TURF (SOD)	SY	43,437	\$ 5.50	\$ 238,903.50
GRD-1	EARTHWORK AND FINAL GRADING	SY	43,437	\$ 8.25	\$ 358,355.25
580-12-35	ROOT BARRIER - 24" (ALLOWANCE)	LS	1	\$ 35,000.00	\$ 35,000.00
IRR-1	IRRIGATION ADJUST	LS	1	\$ 543,950.00	\$ 543,950.00
ASB-1	AS-BUILT	LS	1	\$ 15,000.00	\$ 15,000.00
<b>TOTAL PROJECT PLANNING ESTIMATE</b>					<b>\$ 4,046,940.15</b>

Notes: This cost assumes the replacement of existing asphalt pathways with new concrete pathways. This includes an 8-ft concrete pathway along the north and south sides of Coconut Road, an 8-ft concrete pathway along the east side of Three Oaks Parkway, and a 6-ft concrete sidewalk along the west side of Three Oaks Parkway. This cost is to help for planning purposes only, Consultant cannot guarantee actual construction cost.



**THE BROOKS PATHWAY IMPROVEMENTS  
PROJECT PLANNING COST ESTIMATE  
6-FT CONCRETE THREE OAKS SIDEWALK & 8-FT ASPHALT COCONUT AND THREE OAKS PATHWAY**

PAY ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	PAY ITEM TOTAL
101-1	MOBILIZATION / DEMOBILIZATION	LS	1	\$ 150,000.00	\$ 150,000.00
102-1	MAINTENANCE OF TRAFFIC	LS	1	\$ 95,000.00	\$ 95,000.00
104-10-3	SEDIMENT BARRIER	LF	43,516	\$ 1.50	\$ 65,274.00
104-18	INLET PROTECTION SYSTEM	LS	1	\$ 21,200.00	\$ 21,200.00
110-1-1	CLEARING & GRUBBING / DEMOLITION (INCLUDING EXISTING ASPHALT)	LS	1	\$ 250,000.00	\$ 250,000.00
285-704	OPTIONAL BASE, BASE GROUP 4	SY	1,209	\$ 45.00	\$ 54,405.00
285-704	OPTIONAL BASE, BASE GROUP 4 (CONTINGENCY)	SY	500	\$ 45.00	\$ 22,500.00
327-70-8	MILLING EXISTING ASPHALT PAVEMENT, 2.5" AVG. DEPTH	SY	21,409	\$ 5.50	\$ 117,749.50
334-1-12	SUPERPAVE ASPHALTIC CONCRETE, TRAFFIC A (SP 9.5) (1.5")	TN	1,766	\$ 225.00	\$ 397,404.56
425-6	VALVE BOXES ADJUST	LS	1	\$ 125,000.00	\$ 125,000.00
520-2-4	CONCRETE CURB, TYPE D	LF	356	\$ 52.00	\$ 18,496.40
522-2	CONCRETE SIDEWALKS AND DRIVEWAYS, 6" THICK (6' PATH) 3,000PSI	SY	7,700	\$ 70.00	\$ 539,000.00
527-2	DETECTABLE WARNINGS	SF	596	\$ 65.00	\$ 38,740.00
570-1-2	PERFORMANCE TURF (SOD)	SY	43,437	\$ 5.50	\$ 238,903.50
GRD-1	EARTHWORK AND FINAL GRADING	SY	43,437	\$ 8.25	\$ 358,355.25
580-12-35	ROOT BARRIER - 24" (ALLOWANCE)	LS	1	\$ 35,000.00	\$ 35,000.00
IRR-1	IRRIGATION ADJUST	LS	1	\$ 543,950.00	\$ 543,950.00
ASB-1	AS-BUILT	LS	1	\$ 15,000.00	\$ 15,000.00
<b>TOTAL PROJECT PLANNING ESTIMATE</b>					<b>\$ 3,085,978.21</b>

Notes: This cost assumes the replacement of the existing asphalt pathway along Coconut Road with an 8-ft asphalt pathway along both the north and south sides of Coconut Road, replacement of the pathway along the east side of Three Oaks Parkway with an 8-ft asphalt pathway, and replacement of the west side of Three Oaks Parkway with a 6-ft concrete sidewalk. This cost is to help for planning purposes only, Consultant cannot guarantee actual construction cost.

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

**10**





March 11, 2024

Mr. Chesley E. Adams  
Director of Operations  
The Brooks of Bonita Springs I & II CDDs  
c/o Wrathell, Hunt and Associates, LLC  
9220 Bonita Beach Road, Suite 214  
Bonita Springs, FL 34135

Delivered via [adamsc@whhassociates.com](mailto:adamsc@whhassociates.com)

Re: Johnson Engineering, Inc. - New Rate Schedule

Dear Mr. Adams and Board of Supervisors:

Like many firms, we try to absorb increased expenses on a yearly basis. However, rising labor, health care, home and fuel costs have exceeded everyone's expectations, especially here in Southwest Florida. Revising our rates has also become necessary for us to retain and attract employees with the level of professional expertise that you have come to expect from us.

Attached is our new rate schedule that went into effect on September 6, 2023. Our master contract allows us to take a fee modification before the Board once a year. We believe our new rates continue to remain competitive with that of other top-tier consulting firms. We would appreciate it if this could be addressed at the Board Meeting on April 24, 2024, for implementation upon Board approval.

After 77 years, our firm's focus remains the same and that is your satisfaction. The community is important to us and if there is anything we can do better to help you, please let us know.

Very truly yours,  
JOHNSON ENGINEERING, INC.

Erik L. Howard, P.E., P.S.M.  
For the Firm

*Attachment*  
20023646-001



## PROFESSIONAL SERVICES HOURLY RATE SCHEDULE September 6, 2023

### **Professional**

9	\$330
8	\$270
7	\$248
6	\$220
5	\$193
4	\$176
3	\$165
2	\$138
1	\$127

### **Technician**

6	\$182
5	\$154
4	\$132
3	\$110
2	\$88
1	\$77

### **Administrative**

3	\$105
2	\$94
1	\$77

### **Field Crew**

4-Person	\$270
3-Person	\$231
2-Person	\$182

### **Field Equipment**

*Field Equipment on Separate Schedule*

**Expert Witness** \$440

**Reimbursable Expenses  
and Sub-Consultants** Cost + 10%

### **Construction Engineering and Inspection (CEI Services)**

CEI Services Manager	\$204
CEI Senior Project Administrator	\$182
CEI Project Administrator	\$165
Contract Support Specialist	\$138
Senior Inspector	\$127
CEI Inspector III	\$116
CEI Inspector II	\$105
CEI Inspector I	\$94
Compliance Specialist	\$105
CEI Inspector's Aide	\$77



**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  
AMENDED GENERAL FUND BUDGETS  
FISCAL YEAR 2023  
EFFECTIVE NOVEMBER 30, 2023**



**BROOKS OF BONITA SPRINGS & BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICTS  
AMENDED GENERAL FUND BUDGETS  
FISCAL YEAR 2023  
EFFECTIVE NOVEMBER 30, 2023**

	FY 23 Actual	FY 23 Original Budget	Budget to Actual Variance	Proposed Amended Increase/ (Decrease)	FY 23 Amended Budget
<b>REVENUES</b>					
Assessment levy - net	\$ 2,280,600	\$ 2,265,748	\$ (14,852)	\$ 14,852	2,280,600
Commons Club- share maint cost*	126,292	163,749	37,457	(37,457)	126,292
Coconut Road- cost sharing: mall contribution	6,979	13,000	6,021	(6,021)	6,979
Interest & miscellaneous	744	3,500	2,756	(2,756)	744
Total revenues	<u>2,414,615</u>	<u>2,445,997</u>	<u>31,382</u>	<u>(31,382)</u>	<u>2,414,615</u>
<b>EXPENDITURES</b>					
<b>Professional &amp; admin</b>					
Supervisors	13,134	14,000	866	(866)	13,134
Management	91,526	91,526	-	-	91,526
Accounting	38,077	38,077	-	-	38,077
Audit	19,000	19,000	-	-	19,000
Legal	24,249	10,000	(14,249)	14,249	24,249
Field management	43,576	43,576	-	-	43,576
Engineering	73,074	30,000	(43,074)	43,074	73,074
Trustee	4,463	12,900	8,437	(8,437)	4,463
Dissemination agent	2,000	2,000	-	-	2,000
Arbitrage	-	6,000	6,000	(6,000)	-
Assessment roll preparation	27,000	27,000	-	-	27,000
Telephone	1,035	1,035	-	-	1,035
Postage	5,795	1,200	(4,595)	4,595	5,795
Insurance	24,989	24,500	(489)	489	24,989
Printing & binding	2,277	2,277	-	-	2,277
Legal advertising	3,391	1,500	(1,891)	1,891	3,391
Contingencies	3,882	4,000	118	(118)	3,882
Annual District filing fee	350	350	-	-	350
ADA website compliance	210	351	141	(141)	210
Communication	-	1,000	1,000	(1,000)	-
Total professional & admin	<u>378,028</u>	<u>330,292</u>	<u>(47,736)</u>	<u>47,736</u>	<u>378,028</u>
<b>Water management</b>					
Contractual services	391,642	387,312	(4,330)	4,330	391,642
NPDES	10,720	18,501	7,781	(7,781)	10,720
Aquascaping	-	30,000	30,000	(30,000)	-
Aeration	63,837	65,000	1,163	(1,163)	63,837
Aeration - operating supplies	51,967	35,000	(16,967)	16,967	51,967
Culvert cleaning	66,630	85,000	18,370	(18,370)	66,630
Miscellaneous	3,477	5,000	1,523	(1,523)	3,477
Capital outlay - lake bank erosion repairs	476,786	100,000	(376,786)	406,786	506,786
Boundary exotic removal-Shared Ditch	20,000	48,000	28,000	(28,000)	20,000
Total water management	<u>1,085,059</u>	<u>773,813</u>	<u>(311,246)</u>	<u>341,246</u>	<u>1,115,059</u>
<b>Lighting</b>					
Contractual services	24,407	13,000	(11,407)	11,407	24,407
Electricity	44,959	38,000	(6,959)	6,959	44,959
Miscellaneous	2,524	2,500	(24)	24	2,524
Hurricane Repair	6,981	-	(6,981)	6,981	6,981
Total lighting	<u>78,871</u>	<u>53,500</u>	<u>(25,371)</u>	<u>25,371</u>	<u>78,871</u>

**BROOKS OF BONITA SPRINGS & BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICTS  
AMENDED GENERAL FUND BUDGETS  
FISCAL YEAR 2023  
EFFECTIVE NOVEMBER 30, 2023**

	FY 23 Actual	FY 23 Original Budget	Budget to Actual Variance	Proposed Amended Increase/ (Decrease)	FY 23 Amended Budget
<b>Landscape maintenance</b>					
<b>Coconut Rd. &amp; Three Oaks Parkway</b>					
Pine-straw/soil/sand	40,456	45,000	4,544	(4,544)	40,456
Plant replacement supplies	159,750	80,000	(79,750)	79,750	159,750
Maintenance supplies	4,200	30,000	25,800	(25,800)	4,200
Electricity	741	500	(241)	241	741
Irrigation water	117,265	110,000	(7,265)	7,265	117,265
Electric - 41 entry feature/irrigation	9,501	10,000	499	(499)	9,501
Contract services	13,116	8,000	(5,116)	5,116	13,116
Irrigation repair	5,706	25,000	19,294	(19,294)	5,706
Landscape maintenance contract	720,423	714,000	(6,423)	6,423	720,423
Capital Improvements 2023/24	140,184	-	(140,184)	190,184	190,184
Irrigation management	12,600	12,600	-	-	12,600
Hurricane clean up	173,518	-	(173,518)	173,518	173,518
Total Coconut Rd. & Three Oaks Parkway	<u>1,397,460</u>	<u>1,035,100</u>	<u>(362,360)</u>	<u>412,360</u>	<u>1,447,460</u>
<b>Parks and recreation</b>					
<b>Coconut Road Park</b>					
Capital outlay	56,673	10,000	(46,673)	46,673	56,673
License fees	175	1,050	875	(875)	175
Plant replacements	-	10,000	10,000	(10,000)	-
Other maintenance supplies	-	4,000	4,000	(4,000)	-
Electric	8,963	9,000	37	(37)	8,963
Irrigation water	9,708	6,000	(3,708)	3,708	9,708
Sewer/water	954	3,000	2,046	(2,046)	954
Contract services	93,727	55,000	(38,727)	38,727	93,727
Building R&M	1,272	5,000	3,728	(3,728)	1,272
Landscape maint contract	97,188	92,285	(4,904)	4,904	97,188
Hardscape repairs	42,556	10,000	(32,556)	32,556	42,556
Lighting repairs	21,027	6,000	(15,027)	15,027	21,027
Hardscape maintenance	17,489	4,000	(13,489)	13,489	17,489
Hurricane Clean Up	104,269	-	(104,269)	104,269	104,269
CC building landscaping	-	11,500	11,500	(11,500)	-
Total parks and recreation	<u>454,001</u>	<u>226,835</u>	<u>(227,167)</u>	<u>227,167</u>	<u>454,001</u>
<b>Other fees and charges</b>					
Property appraiser	3,555	4,127	572	(572)	3,555
Tax collector	4,070	5,331	1,261	(1,261)	4,070
Cost of Issuance	28,000	-	(28,000)	28,000	28,000
Total other fees and charges	<u>35,625</u>	<u>9,458</u>	<u>(26,167)</u>	<u>(1,833)</u>	<u>35,625</u>
Total expenditures	<u>3,429,044</u>	<u>2,428,998</u>	<u>(1,000,046)</u>	<u>1,052,046</u>	<u>3,509,044</u>
Excess/(deficiency) of revenues over/(under) expenditures	(1,014,429)	17,000	1,031,424	(1,111,424)	(1,094,429)
<b>OTHER FINANCING SOURCES/(USES)</b>					
Bond Proceeds	4,000,000	-	(4,000,000)	4,000,000	4,000,000
Total other financing sources/(uses)	<u>4,000,000</u>	<u>-</u>	<u>(4,000,000)</u>	<u>4,000,000</u>	<u>4,000,000</u>
Net change in fund balances	2,985,571	17,000	(2,968,576)	2,888,576	2,905,571
Fund balance: beginning (unaudited)	784,687	688,734	(95,953)	95,953	784,687
Fund balance: ending (projected)	480,652	480,652	-	-	480,652
Assigned: capital outlay projects	3,289,606	225,077	(3,064,529)	2,984,529	3,209,606
Unassigned	<u>\$ 3,770,258</u>	<u>\$ 705,729</u>	<u>\$ (3,064,529)</u>	<u>\$ 2,984,529</u>	<u>\$ 3,690,258</u>



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

	FY 23 Actual	FY 23 Original Budget	Budget to Actual Variance	Proposed Amended Increase/ (Decrease)	FY 23 Amended Budget
<b>REVENUES</b>					
Assessment levy - net	\$ 1,498,277	\$1,488,596	\$ (9,681)	\$ 9,681	\$1,498,277
Commons Club- share maint cost	82,974	107,583	24,609	(24,609)	82,974
Coconut Road- cost sharing: mall contribution	4,585	8,541	3,956	(3,956)	4,585
Interest & miscellaneous	325	2,300	1,975	(1,975)	325
Total revenues	<u>1,586,161</u>	<u>1,607,020</u>	<u>20,859</u>	<u>(20,859)</u>	<u>1,586,161</u>
<b>EXPENDITURES</b>					
<b>Professional &amp; admin</b>					
Supervisors	8,629	9,198	569	(569)	8,629
Management	60,133	60,133	-	-	60,133
Accounting	25,017	25,017	-	-	25,017
Audit	12,483	12,483	-	-	12,483
Legal	15,932	6,570	(9,362)	9,362	15,932
Field management	28,629	28,629	-	-	28,629
Engineering	48,010	19,710	(28,300)	28,300	48,010
Trustee	2,932	8,475	5,543	(5,543)	2,932
Dissemination Agent	1,314	1,314	-	-	1,314
Arbitrage	-	3,942	3,942	(3,942)	-
Assessment roll preparation	17,739	17,739	-	-	17,739
Telephone	680	680	-	-	680
Postage	3,807	788	(3,019)	3,019	3,807
Insurance	16,418	16,097	(321)	321	16,418
Printing & binding	1,496	1,496	-	-	1,496
Legal advertising	2,228	986	(1,242)	1,242	2,228
Contingencies	2,532	2,628	96	(96)	2,532
Annual District filing fee	230	230	-	-	230
ADA website compliance	138	231	93	(93)	138
Communication	-	657	657	(657)	-
Total professional & admin	<u>248,347</u>	<u>217,003</u>	<u>(31,344)</u>	<u>31,344</u>	<u>248,347</u>
<b>Water management</b>					
Contractual services	257,309	254,464	(2,845)	2,845	257,309
NPDES	7,043	12,155	5,112	(5,112)	7,043
Aquascaping	-	19,710	19,710	(19,710)	-
Aeration	41,941	42,705	764	(764)	41,941
Aeration - operating supplies	34,142	22,995	(11,147)	11,147	34,142
Culvert cleaning	43,776	55,845	12,069	(12,069)	43,776
Miscellaneous	2,284	3,285	1,001	(1,001)	2,284
Capital outlay - lake bank erosion repairs	313,249	65,700	(247,549)	247,549	313,249
Boundary exotic removal-Shared Ditch	13,140	31,536	18,396	(18,396)	13,140
Total water management	<u>712,884</u>	<u>508,395</u>	<u>(204,489)</u>	<u>204,489</u>	<u>712,884</u>
<b>Lighting</b>					
Contractual services	16,035	8,541	(7,494)	7,494	16,035
Electricity	29,538	24,966	(4,572)	4,572	29,538
Miscellaneous	1,658	1,643	(15)	15	1,658
Hurricane Repair	4,587	-	(4,587)	4,587	4,587
Total lighting	<u>51,818</u>	<u>35,150</u>	<u>(16,668)</u>	<u>16,668</u>	<u>51,818</u>

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

	FY 23 Actual	FY 23 Original Budget	Budget to Actual Variance	Proposed Amended Increase/ (Decrease)	FY 23 Amended Budget
<b>Landscape maintenance</b>					
<b>Coconut Rd. &amp; Three Oaks Parkway</b>					
Pine-straw/soil/sand	26,580	29,565	2,985	(2,985)	26,580
Plant replacement supplies	104,956	52,560	(52,396)	52,396	104,956
Maintenance supplies	2,759	19,710	16,951	(16,951)	2,759
Electricity	487	329	(158)	158	487
Irrigation water	77,043	72,270	(4,773)	4,773	77,043
Electric - 41 entry feature/irrigation	6,242	6,570	328	(328)	6,242
Contract services	8,617	5,256	(3,361)	3,361	8,617
Irrigation repair	3,749	16,425	12,676	(12,676)	3,749
Landscape maintenance contract	473,318	469,098	(4,220)	4,220	473,318
Capital Improvements 2023/24	92,101	-	(92,101)	142,101	142,101
Irrigation management	8,278	8,278	-	-	8,278
Hurricane clean up	114,001	-	(114,001)	114,001	114,001
Total Coconut Rd. & Three Oaks Parkway	<u>918,131</u>	<u>680,061</u>	<u>(238,070)</u>	<u>288,070</u>	<u>968,131</u>
<b>Parks and recreation</b>					
<b>Coconut Road Park</b>					
Capital outlay	37,234	6,570	(30,664)	30,664	37,234
License Fees	115	690	575	(575)	115
Plant Replacements	-	6,570	6,570	(6,570)	-
Other Maintenance Supplies	-	2,628	2,628	(2,628)	-
Electric	5,889	5,913	24	(24)	5,889
Irrigation Water	6,378	3,942	(2,436)	2,436	6,378
Sewer/Water	627	1,971	1,344	(1,344)	627
Contract Services	61,579	36,135	(25,444)	25,444	61,579
Building R&M	836	3,285	2,449	(2,449)	836
Landscape Maint Contract	63,853	60,631	(3,222)	3,222	63,853
Hardscape Repairs	27,959	6,570	(21,389)	21,389	27,959
Lighting Repairs	13,815	3,942	(9,873)	9,873	13,815
Hardscape Maintenance	11,490	2,628	(8,862)	8,862	11,490
Hurricane Clean Up	68,505	-	(68,505)	68,505	68,505
CC Building Landscaping	-	7,556	7,556	(7,556)	-
Total parks and recreation	<u>298,280</u>	<u>149,031</u>	<u>(149,249)</u>	<u>149,249</u>	<u>298,280</u>
<b>Other fees and charges</b>					
Property appraiser	2,336	2,711	375	(375)	2,336
Tax collector	2,673	3,502	829	(829)	2,673
Cost of Issuance	15,570	-	(15,570)	15,570	15,570
Total other fees and charges	<u>20,579</u>	<u>6,213</u>	<u>(14,366)</u>	<u>14,366</u>	<u>20,579</u>
Total expenditures	<u>2,250,039</u>	<u>1,595,853</u>	<u>(654,186)</u>	<u>704,186</u>	<u>2,300,039</u>
Excess/(deficiency) of revenues over/(under) expenditures	(663,878)	11,167	675,045	(725,045)	(713,878)
<b>OTHER FINANCING SOURCES/(USES)</b>					
Bond Proceeds	2,628,000	-	(2,628,000)	2,628,000	2,628,000
Total other financing sources/(uses)	<u>2,628,000</u>	<u>-</u>	<u>(2,628,000)</u>	<u>2,628,000</u>	<u>2,628,000</u>
Net change in fund balances	1,964,122	11,167	(1,952,955)	1,902,955	1,914,122
Fund balance: beginning (unaudited)	435,233	373,106	(62,127)	62,127	435,233
Fund balance: ending (projected)					
Assigned: capital outlay projects	315,788	315,788	-	-	315,788
Unreserved, undesignated	2,083,567	68,485	(2,015,082)	1,965,082	2,033,567
Fund balance: ending (projected)	<u>\$ 2,399,355</u>	<u>\$ 384,273</u>	<u>\$ (2,015,082)</u>	<u>\$ 1,965,082</u>	<u>\$ 2,349,355</u>



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

	FY 23 Actual	FY 23 Original Budget	Budget to Actual Variance	Proposed Amended Increase/ (Decrease)	FY 23 Amended Budget
<b>REVENUES</b>					
Assessment levy - net	\$ 782,323	\$ 777,152	\$ (5,171)	\$ 5,171	\$ 782,323
Commons Club- share maint cost	43,318	56,166	12,848	(12,848)	43,318
Coconut Road- cost sharing: mall contribution	2,394	4,459	2,065	(2,065)	2,394
Interest & miscellaneous	419	1,201	782	(782)	419
Total revenues	<u>828,454</u>	<u>838,978</u>	<u>10,524</u>	<u>(10,524)</u>	<u>828,454</u>
<b>EXPENDITURES</b>					
<b>Professional &amp; admin</b>					
Supervisors	4,505	4,802	297	(297)	4,505
Management	31,393	31,393	-	-	31,393
Accounting	13,060	13,060	-	-	13,060
Audit	6,517	6,517	-	-	6,517
Legal	8,317	3,430	(4,887)	4,887	8,317
Field management	14,947	14,947	-	-	14,947
Engineering	25,064	10,290	(14,774)	14,774	25,064
Trustee	1,531	4,425	2,894	(2,894)	1,531
Dissemination Agent	686	686	-	-	686
Arbitrage	-	2,058	2,058	(2,058)	-
Assessment roll preparation	9,261	9,261	-	-	9,261
Telephone	355	355	-	-	355
Postage	1,988	412	(1,576)	1,576	1,988
Insurance	8,571	8,404	(167)	167	8,571
Printing & binding	781	781	-	-	781
Legal advertising	1,163	515	(648)	648	1,163
Contingencies	1,350	1,372	22	(22)	1,350
Annual District filing fee	120	120	-	-	120
ADA website compliance	72	120	48	(48)	72
Communication	-	343	343	(343)	-
Total professional & admin	<u>129,681</u>	<u>113,291</u>	<u>(16,390)</u>	<u>16,390</u>	<u>129,681</u>
<b>Water management</b>					
Contractual services	134,333	132,848	(1,485)	1,485	134,333
NPDES	3,677	6,346	2,669	(2,669)	3,677
Aquascaping	-	10,290	10,290	(10,290)	-
Aeration	21,896	22,295	399	(399)	21,896
Aeration - operating supplies	17,825	12,005	(5,820)	5,820	17,825
Culvert cleaning	22,854	29,155	6,301	(6,301)	22,854
Miscellaneous	1,193	1,715	522	(522)	1,193
Capital outlay - lake bank erosion repairs	163,537	34,300	(129,237)	159,237	193,537
Boundary exotic removal-Shared Ditch	6,860	16,464	9,604	(9,604)	6,860
Total water management	<u>372,175</u>	<u>265,418</u>	<u>(106,757)</u>	<u>136,757</u>	<u>402,175</u>
<b>Lighting</b>					
Contractual services	8,372	4,459	(3,913)	3,913	8,372
Electricity	15,421	13,034	(2,387)	2,387	15,421
Miscellaneous	866	858	(8)	8	866
Hurricane Repair	2,394	-	(2,394)	2,394	2,394
Total lighting	<u>27,053</u>	<u>18,351</u>	<u>(8,702)</u>	<u>8,702</u>	<u>27,053</u>

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

	FY 23 Original Budget	Budget to Actual Variance	Proposed Amended Increase/ (Decrease)	FY 23 Amended Budget	
<u>FY 23 Actual</u>					
<b>Landscape maintenance</b>					
<b>Coconut Rd. &amp; Three Oaks Parkway</b>					
Pine-straw/soil/sand	13,876	15,435	1,559	(1,559)	13,876
Plant replacement supplies	54,794	27,440	(27,354)	27,354	54,794
Maintenance supplies	1,441	10,290	8,849	(8,849)	1,441
Electricity	254	172	(82)	82	254
Irrigation water	40,222	37,730	(2,492)	2,492	40,222
Electric - 41 entry feature/irrigation	3,259	3,430	171	(171)	3,259
Contract services	4,499	2,744	(1,755)	1,755	4,499
Irrigation repair	1,957	8,575	6,618	(6,618)	1,957
Landscape maintenance contract	247,105	244,902	(2,203)	2,203	247,105
Capital Improvements 2023/24	48,083	-	(48,083)	48,083	48,083
Irrigation management	4,322	4,322	-	-	4,322
Hurricane clean up	59,517	-	(59,517)	59,517	59,517
Total Coconut Rd. & Three Oaks Parkway	<u>479,329</u>	<u>355,040</u>	<u>(124,289)</u>	<u>124,289</u>	<u>479,329</u>
<b>Parks and recreation</b>					
<b>Coconut Road Park</b>					
Capital outlay	19,439	3,430	(16,009)	16,009	19,439
License Fees	60	360	300	(300)	60
Plant Replacements	-	3,430	3,430	(3,430)	-
Other Maintenance Supplies	-	1,372	1,372	(1,372)	-
Electric	3,074	3,087	13	(13)	3,074
Irrigation Water	3,330	2,058	(1,272)	1,272	3,330
Sewer/Water	327	1,029	702	(702)	327
Contract Services	32,148	18,865	(13,283)	13,283	32,148
Building R&M	436	1,715	1,279	(1,279)	436
Landscape Maint Contract	33,335	31,654	(1,681)	1,681	33,335
Hardscape Repairs	14,597	3,430	(11,167)	11,167	14,597
Lighting Repairs	7,212	2,058	(5,154)	5,154	7,212
Hardscape Maintenance	5,999	1,372	(4,627)	4,627	5,999
Hurricane Clean Up	35,764	-	(35,764)	35,764	35,764
CC Building Landscaping	-	3,945	3,945	(3,945)	-
Total parks and recreation	<u>155,721</u>	<u>77,805</u>	<u>(77,916)</u>	<u>77,916</u>	<u>155,721</u>
<b>Other fees and charges</b>					
Property appraiser	1,219	1,416	197	(197)	1,219
Tax collector	1,397	1,829	432	(432)	1,397
Cost of Issuance	12,430	-	(12,430)	12,430	12,430
Total other fees and charges	<u>15,046</u>	<u>3,245</u>	<u>(11,801)</u>	<u>11,801</u>	<u>15,046</u>
Total expenditures	<u>1,179,005</u>	<u>833,150</u>	<u>(345,855)</u>	<u>375,855</u>	<u>1,209,005</u>
Excess/(deficiency) of revenues over/(under) expenditures	(350,551)	5,828	356,379	(386,379)	(380,551)
<b>OTHER FINANCING SOURCES/(USES)</b>					
Bond Proceeds	1,372,000	-	(1,372,000)	1,372,000	1,372,000
Total other financing sources/(uses)	<u>1,372,000</u>	<u>-</u>	<u>(1,372,000)</u>	<u>1,372,000</u>	<u>1,372,000</u>
Net change in fund balances	1,021,449	5,828	(1,015,621)	985,621	991,449
Fund balance: beginning (unaudited)	349,454	315,628	(33,826)	33,826	349,454
Fund balance: ending (projected)					
Assigned: capital outlay projects	164,864	164,864	-	-	164,864
Unreserved, undesignated	1,206,039	156,592	(1,049,447)	1,019,447	1,176,039
Fund balance: ending (projected)	<u>\$ 1,370,903</u>	<u>\$ 321,456</u>	<u>\$ (1,049,447)</u>	<u>\$ 1,019,447</u>	<u>\$ 1,340,903</u>



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

**11A**

**RESOLUTION 2024-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BROOKS OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE AMENDMENT OF THE ANNUAL BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022 AND ENDING SEPTEMBER 30, 2023; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, on August 24, 2022, the Board of Supervisors (hereinafter referred to as the “Board”) of the Brooks of Bonita Springs Community Development District (hereinafter referred to as the “District”), adopted a Budget for Fiscal Year 2022/2023; and

**WHEREAS**, the Board desires to amend the General Fund portion of the budget previously approved for Fiscal Year 2023.

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

Section 1. The Fiscal Year 2022/2023 Budget is hereby amended in accordance with Exhibit “A” attached hereto; and

Section 2. This resolution shall become effective immediately upon its adoption, and shall be reflected in the monthly and Fiscal Year End September 30, 2023 Financial Statements and Audit Report of the District.

**PASSED AND ADOPTED** this 24th day of April, 2024.

ATTEST:

**BROOKS OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors



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

**11B**

**RESOLUTION 2024-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BROOKS OF BONITA SPRINGS II COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE AMENDMENT OF THE ANNUAL BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022 AND ENDING SEPTEMBER 30, 2023; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, on August 24, 2022, the Board of Supervisors (hereinafter referred to as the “Board”) of the Brooks of Bonita Springs II Community Development District (hereinafter referred to as the “District”), adopted a Budget for Fiscal Year 2022/2023; and

**WHEREAS**, the Board desires to amend the General Fund portion of the budget previously approved for Fiscal Year 2023.

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

Section 1. The Fiscal Year 2022/2023 Budget is hereby amended in accordance with Exhibit “A” attached hereto; and

Section 2. This resolution shall become effective immediately upon its adoption, and shall be reflected in the monthly and Fiscal Year End September 30, 2023 Financial Statements and Audit Report of the District.

**PASSED AND ADOPTED** this 24th day of April, 2024.

ATTEST:

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

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors



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

**12**

**BROOKS OF BONITA SPRINGS & BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICTS  
PROPOSED BUDGET  
FISCAL YEAR 2025**



**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 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy - gross	\$ 3,677,363				\$ 3,241,437
Allowable discounts (4%)	(147,095)				(129,657)
Assessment levy - net	3,530,268	\$ 3,377,420	\$ 152,848	\$ 3,530,268	3,111,780
Commons Club- share maint cost*	163,749	312,477	-	312,477	-
Coconut Road- cost sharing: mall contribution	13,000	42,680	25,000	67,680	13,000
Interest & miscellaneous	3,500	1,101	2,400	3,501	3,500
Total revenues	3,710,517	3,733,678	180,248	3,913,926	3,128,280
<b>EXPENDITURES</b>					
<b>Professional &amp; admin</b>					
Supervisors	14,000	9,042	4,958	14,000	14,000
Management	91,526	45,763	45,763	91,526	91,526
Accounting	38,077	19,038	19,039	38,077	38,077
Audit	19,000	-	19,000	19,000	19,000
Legal	10,000	10,715	3,000	13,715	10,000
Field management	43,576	21,787	21,789	43,576	43,576
Engineering	30,000	19,152	15,000	34,152	35,000
Trustee	12,900	-	12,900	12,900	12,900
Dissemination agent	2,000	1,000	1,000	2,000	2,000
Arbitrage	6,000	-	6,000	6,000	6,000
Assessment roll preparation	27,000	13,500	13,500	27,000	27,000
Telephone	1,035	518	517	1,035	1,035
Postage	1,200	549	651	1,200	1,200
Insurance	27,000	26,191	-	26,191	20,000
Printing & binding	2,277	1,139	1,138	2,277	2,277
Legal advertising	1,500	501	999	1,500	1,500
Contingencies	4,000	1,592	2,408	4,000	4,000
Capital outlay- 2023 note repayment	900,000	79,800	820,200	900,000	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	1,232,792	250,847	989,003	1,239,850	1,230,792
<b>Water management</b>					
Contractual services	376,488	147,760	228,728	376,488	376,500
NPDES	18,500	5,472	13,028	18,500	20,000
Aquascaping	30,000	-	-	-	30,000
Aeration	65,000	4,683	60,000	64,683	65,000
Aeration - operating supplies	35,000	24,001	10,999	35,000	41,380
Culvert cleaning	85,000	16,600	68,400	85,000	88,500
Miscellaneous	5,000	900	4,100	5,000	5,000
Capital outlay - lake bank erosion repairs	100,000	150,000	636,000	786,000	100,000
Capital outlay	-	279,074	1,500,000	1,779,074	-
Boundary exotic removal-Shared Ditch	48,000	5,000	43,000	48,000	48,000
Total water management	762,988	633,490	2,564,255	3,197,745	774,380
<b>Lighting</b>					
Contractual services	13,000	6,925	20,000	26,925	20,000
Electricity	42,000	22,856	23,000	45,856	46,000
Miscellaneous	2,500	1,374	1,126	2,500	2,500
Total lighting	57,500	31,155	44,126	75,281	68,500



**BROOKS OF BONITA SPRINGS & BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICTS  
COMBINED GENERAL FUND BUDGETS  
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
<b>Landscape maintenance</b>					
<b>Coconut Rd. &amp; Three Oaks Parkway</b>					
Pine-straw/soil/sand	55,000	74,594	-	74,594	55,000
Plant replacement supplies	80,000	7,143	20,000	27,143	80,000
Maintenance supplies	30,000	4,200	10,000	14,200	30,000
Electricity	650	309	341	650	650
Irrigation water	110,000	46,477	50,000	96,477	110,000
Electric - 41 entry feature/irrigation	10,000	4,445	5,555	10,000	10,000
Contract services	4,500	-	4,500	4,500	4,500
Irrigation repair	25,000	3,249	10,000	13,249	25,000
Landscape maintenance contract	717,000	274,987	442,013	717,000	717,000
Capital Improvement 2023/2024	-	11,271	-	11,271	-
Irrigation management	12,600	6,300	6,300	12,600	13,000
Total Coconut Rd. & Three Oaks Parkway	<u>1,044,750</u>	<u>432,975</u>	<u>548,709</u>	<u>981,684</u>	<u>1,045,150</u>
<b>Parks and recreation</b>					
<b>Coconut Road Park</b>					
Capital outlay	10,000	5,941	-	5,941	-
Capital outlay - playground surface repair	-	54,000	-	54,000	-
License fees	1,050	-	-	-	-
Plant replacements	10,000	-	-	-	-
Other maintenance supplies	4,000	-	-	-	-
Electric	9,000	1,982	-	1,982	-
Irrigation water	6,000	3,481	-	3,481	-
Sewer/water	1,500	278	-	278	-
Contract services	55,000	20,023	-	20,023	-
Building R&M	5,000	-	-	-	-
Landscape maint contract	101,000	110,205	-	110,205	-
Hardscape repairs	10,000	20,650	-	20,650	-
Lighting repairs	6,000	11,642	-	11,642	-
Hardscape maintenance	4,000	-	-	-	-
CC building landscaping	11,500	-	-	-	-
Total parks and recreation	<u>234,050</u>	<u>228,202</u>	<u>-</u>	<u>228,202</u>	<u>-</u>
<b>Other fees and charges</b>					
Tax collector & property appraiser	9,458	6,563	2,895	9,458	9,458
Total other fees and charges	<u>9,458</u>	<u>6,563</u>	<u>2,895</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 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
Total expenditures	3,341,538	1,583,232	4,148,988	5,732,220	3,128,280
Excess/(deficiency) of revenues over/(under) expenditures	368,979	2,150,446	(3,968,740)	(1,818,294)	-
<b>OTHER FINANCING SOURCES/(USES)</b>					
Capital outlay - series 2023	(2,475,000)	-	-	-	-
Proceeds of real property sale	-	1,012,500	-	1,012,500	-
Closing costs	-	(25,090)	-	(25,090)	-
Total other financing sources/(uses)	(2,475,000)	987,410	-	-	-
Net change in fund balances	(2,106,021)	3,137,856	(3,968,740)	(1,818,294)	-
Fund balance: beginning (unaudited)	2,890,706	3,770,257	6,908,113	3,770,257	1,951,963
Fund balance: ending (projected)					
Assigned: capital outlay projects	480,652	480,652	480,652	480,652	200,000
Unassigned	304,033	6,427,461	2,458,721	1,471,311	1,751,963
Fund balance: ending (projected)	<u>\$ 784,685</u>	<u>\$ 6,908,113</u>	<u>\$ 2,939,373</u>	<u>\$ 1,951,963</u>	<u>\$ 1,951,963</u>

	Cost Sharing Analysis		Assessments Per Unit		Total
	# of Units	Cost Allocation	FY '24 Per Unit	FY '25 Per Unit	
Brooks I	2,375	65.70%	\$ 1,017.25	\$ 896.66	\$2,129,575
Brooks II	1,240	34.30%	\$ 1,017.25	\$ 896.66	1,111,862
	<u>3,615</u>	<u>100%</u>			<u>\$3,241,437</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	35,000
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.	

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

**EXPENDITURES (continued)**

Postage	1,200
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Insurance	20,000
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	376,500
Contracts entered into by the Districts for water management related professional services and Cane Toad Management.	
NPDES	20,000
Fees associated with maintaining water quality and compliance with the National Pollutant Discharge Elimination System's (NPDES) program standards.	
Aquascaping	30,000
Expenses incurred relating to supplemental planting of lakes and wetlands.	
Aeration	65,000
Expenses incurred in installing new aeration systems within the community. The Districts anticipate installing several new systems during the fiscal year.	
Aeration - operating supplies	41,380
Electricity, service and maintenance of the Districts' existing aeration systems.	
Culvert cleaning	88,500
Expenses for hiring a contractor to inspect and clean the Districts' drainage culvert system. This program intends to inspect and clean all pipes on a three year rotation.	
Miscellaneous	5,000
Miscellaneous expenses incurred relating to water management of the Districts.	
Capital outlay - lake bank erosion repairs	100,000
The District's has which began implemented a multi-year lake bank erosion repair program in Fiscal Year 2015. The program is geared towards insuring compliance with the District's surface water management permits and will continue to be implemented on a priority basis.	
Boundary exotic removal-Shared Ditch	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 .	



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

**EXPENDITURES (continued)**

Contractual services	20,000
Expenses for hiring a sub-contractor for electrical maintenance and repair.	
Electricity	46,000
Monthly street lighting fees paid to Florida Power & Light.	
Miscellaneous	2,500
Unforeseen miscellaneous costs relating to lighting.	
Pine-straw/soil/sand	55,000
This expense is based on the actual cost for one application of pine straw and soil as needed.	
Plant replacement supplies	80,000
For fiscal year 2023, it is anticipated that the District will need to continue to replace dead, deteriorated plant materials that are determined not to be the result of negligence on the part of the maintenance contractor.	
Maintenance supplies	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	13,000
Intended to cover the costs associated with the irrigation management contract with Irrigation Design Group.	
Tax collector & property appraiser	9,458
The tax collector's fee is 1.5% of the total assessments levied.	
Total expenditures	<u><u>\$ 3,128,280</u></u>

**BROOKS OF BONITA SPRINGS  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy - gross	\$ 2,416,027				\$ 2,129,624
Allowable discounts (4%)	(96,641)				(85,185)
Assessment levy - net	2,319,386	\$ 2,213,013	\$ 106,373	\$ 2,319,386	2,044,439
Commons Club- share maint cost	107,583	205,297	-	205,297	-
Coconut Road- cost sharing: mall contribution	8,541	28,041	15,000	43,041	8,541
Interest & miscellaneous	2,300	831	1,469	2,300	2,300
Total revenues	2,437,810	2,447,182	122,842	2,570,024	2,055,280
<b>EXPENDITURES</b>					
<b>Professional &amp; admin</b>					
Supervisors	9,198	5,941	3,257	9,198	9,198
Management	60,133	30,067	30,066	60,133	60,133
Accounting	25,017	12,508	12,509	25,017	25,017
Audit	12,483	-	12,483	12,483	12,483
Legal	6,570	7,040	1,971	9,011	6,570
Field management	28,629	14,314	14,315	28,629	28,629
Engineering	19,710	12,583	9,855	22,438	22,995
Trustee	8,475	-	8,475	8,475	8,475
Dissemination Agent	1,314	657	657	1,314	1,314
Arbitrage	3,942	-	3,942	3,942	3,942
Assessment roll preparation	17,739	8,870	8,870	17,740	17,739
Telephone	680	340	340	680	680
Postage	788	361	428	789	788
Insurance	17,739	17,207	-	17,207	13,140
Printing & binding	1,496	748	748	1,496	1,496
Legal advertising	986	329	656	985	986
Contingencies	2,628	1,038	1,582	2,620	2,628
Capital outlay- 2023 note repayment	591,300	52,429	538,871	591,300	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	809,945	164,800	649,775	814,575	808,631
<b>Water management</b>					
Contractual services	247,353	97,078	150,274	247,352	247,361
NPDES	12,155	3,595	8,559	12,154	13,140
Aquascaping	19,710	-	-	-	19,710
Aeration	42,705	3,077	39,420	42,497	42,705
Aeration - operating supplies	22,995	15,769	7,226	22,995	27,187
Culvert cleaning	55,845	10,906	44,939	55,845	58,145
Miscellaneous	3,285	591	2,694	3,285	3,285
Capital outlay - lake bank erosion repairs	65,700	98,550	417,852	516,402	65,700
Capital outlay	-	183,352	985,500	1,168,852	-
Boundary exotic removal-Shared Ditch	31,536	3,285	28,251	31,536	31,536
Total water management	501,284	416,203	1,684,716	2,100,919	508,769
<b>Lighting</b>					
Contractual services	8,541	4,550	13,140	17,690	13,140
Electricity	27,594	15,016	15,111	30,127	30,222
Miscellaneous	1,643	903	740	1,643	1,643
Total lighting	37,778	20,469	28,991	49,460	45,005



**BROOKS OF BONITA SPRINGS  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
<b>Landscape maintenance</b>					
<b>Coconut Rd. &amp; Three Oaks Parkway</b>					
Pine-straw/soil/sand	36,135	44,979	-	44,979	36,135
Plant replacement supplies	52,560	1,718	13,140	14,858	52,560
Maintenance supplies	19,710	2,759	6,570	9,329	19,710
Electricity	427	203	224	427	427
Irrigation water	72,270	30,535	32,850	63,385	72,270
Electric - 41 entry feature/irrigation	6,570	2,920	3,650	6,570	6,570
Contract services	2,957	-	2,957	2,957	2,957
Irrigation repair	16,425	2,135	6,570	8,705	16,425
Landscape maintenance contract	471,069	183,641	290,403	474,044	471,069
Capital Improvement 2023/2024	-	7,405	-	7,405	-
Irrigation management	8,278	4,139	4,139	8,278	8,541
<b>Total Coconut Rd. &amp; Three Oaks Parkway</b>	<b>686,401</b>	<b>280,434</b>	<b>360,502</b>	<b>640,936</b>	<b>686,664</b>
<b>Parks and recreation</b>					
<b>Coconut Road Park</b>					
Capital outlay	6,570	3,903	-	3,903	-
Capital outlay - playground surface repair	-	35,478	-	35,478	-
License Fees	690	-	-	-	-
Plant Replacements	6,570	-	-	-	-
Other Maintenance Supplies	2,628	-	-	-	-
Electric	5,913	1,302	-	1,302	-
Irrigation Water	3,942	2,287	-	2,287	-
Sewer/Water	986	183	-	183	-
Contract Services	36,135	13,155	-	13,155	-
Building R&M	3,285	-	-	-	-
Landscape Maint Contract	66,357	72,405	-	72,405	-
Hardscape Repairs	6,570	13,567	-	13,567	-
Lighting Repairs	3,942	7,649	-	7,649	-
Hardscape Maintenance	2,628	-	-	-	-
CC Building Landscaping	7,556	-	-	-	-
Hurricane clean-up	-	-	-	-	-
<b>Total parks and recreation</b>	<b>153,772</b>	<b>149,929</b>	<b>-</b>	<b>149,929</b>	<b>-</b>
<b>Other fees and charges</b>					
Tax collector & property appraiser	6,213	4,274	1,902	6,176	6,214
Total other fees and charges	6,213	4,274	1,902	6,176	6,214
<b>Total expenditures</b>	<b>2,195,393</b>	<b>1,036,109</b>	<b>2,725,885</b>	<b>3,761,994</b>	<b>2,055,283</b>
Excess/(deficiency) of revenues over/(under) expenditures	242,417	1,411,073	(2,603,043)	(1,191,970)	(3)
<b>OTHER FINANCING SOURCES/(USES)</b>					
Capital outlay - series 2023	(1,626,075)	-	-	-	-
Proceeds of real property sale	-	665,214	-	665,214	-
Closing costs	-	(16,484)	-	(16,484)	-
<b>Total other financing sources/(uses)</b>	<b>(1,626,075)</b>	<b>648,730</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Net change in fund balances</b>	<b>(1,383,658)</b>	<b>2,059,803</b>	<b>(2,603,043)</b>	<b>(1,191,970)</b>	<b>(3)</b>
Fund balance: beginning (unaudited)	1,817,501	2,399,357	4,459,160	2,399,357	1,207,387
Fund balance: ending (projected)					
Assigned: capital outlay projects	315,788	315,788	315,788	315,788	131,400
Unreserved, undesignated	118,055	4,143,372	1,540,329	891,599	1,075,984
Fund balance: ending (projected)	<b>\$ 433,843</b>	<b>\$ 4,459,160</b>	<b>\$ 1,856,117</b>	<b>\$ 1,207,387</b>	<b>\$ 1,207,384</b>

**BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy - gross	\$ 1,261,336				\$ 1,111,813
Allowable discounts (4%)	(50,454)				(44,472)
Assessment levy - net	1,210,882	\$ 1,164,407	\$ 46,475	\$ 1,210,882	1,067,341
Commons Club- share maint cost	56,166	107,180	-	107,180	-
Coconut Road- cost sharing: mall contribution	4,459	14,639	10,000	24,639	4,459
Interest & miscellaneous	1,201	270	931	1,201	1,201
Total revenues	1,272,708	1,286,496	57,406	1,343,902	1,073,001
<b>EXPENDITURES</b>					
<b>Professional &amp; admin</b>					
Supervisors	4,802	3,101	1,701	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	3,675	1,029	4,704	3,430
Field management	14,947	7,473	7,474	14,947	14,947
Engineering	10,290	6,569	5,145	11,714	12,005
Trustee	4,425	-	4,425	4,425	4,425
Dissemination Agent	686	343	343	686	686
Arbitrage	2,058	-	2,058	2,058	2,058
Assessment roll preparation	9,261	4,630	4,631	9,261	9,261
Telephone	355	178	177	355	355
Postage	412	188	223	411	412
Insurance	9,261	8,984	-	8,984	6,860
Printing & binding	781	391	390	781	781
Legal advertising	515	172	343	515	515
Contingencies	1,372	554	826	1,380	1,372
Capital outlay- 2023 note repayment	308,700	27,371	281,329	308,700	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	422,848	86,047	339,228	425,275	422,162
<b>Water management</b>					
Contractual services	129,135	50,682	78,454	129,136	129,140
NPDES	6,346	1,877	4,469	6,346	6,860
Aquascaping	10,290	-	-	-	10,290
Aeration	22,295	1,606	20,580	22,186	22,295
Aeration - operating supplies	12,005	8,232	3,773	12,005	14,193
Culvert cleaning	29,155	5,694	23,461	29,155	30,356
Miscellaneous	1,715	309	1,406	1,715	1,715
Capital outlay - lake bank erosion repairs	34,300	51,450	218,148	269,598	34,300
Capital outlay	-	95,722	514,500	610,222	-
Boundary exotic removal-Shared Ditch	16,464	1,715	14,749	16,464	16,464
Total water management	261,705	217,287	879,539	1,096,826	265,613
<b>Lighting</b>					
Contractual services	4,459	2,375	6,860	9,235	6,860
Electricity	14,406	7,840	7,889	15,729	15,778
Miscellaneous	858	471	386	857	858
Hurricane repair	-	-	-	-	-
Total lighting	19,723	10,686	15,135	25,821	23,496



**BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
<b>Landscape maintenance</b>					
<b>Coconut Rd. &amp; Three Oaks Parkway</b>					
Pine-straw/soil/sand	18,865	29,615	-	29,615	18,865
Plant replacement supplies	27,440	5,425	6,860	12,285	27,440
Maintenance supplies	10,290	1,441	3,430	4,871	10,290
Electricity	223	106	117	223	223
Irrigation water	37,730	15,942	17,150	33,092	37,730
Electric - 41 entry feature/irrigation	3,430	1,525	1,905	3,430	3,430
Contract services	1,544	-	1,544	1,544	1,544
Irrigation repair	8,575	1,114	3,430	4,544	8,575
Landscape maintenance contract	245,931	91,346	151,610	242,956	245,931
Capital Improvement 2023/2024	-	3,866	-	3,866	-
Irrigation management	4,322	2,161	2,161	4,322	4,459
Total Coconut Rd. & Three Oaks Parkway	<u>358,350</u>	<u>152,541</u>	<u>188,207</u>	<u>340,748</u>	<u>358,487</u>
<b>Parks and recreation</b>					
<b>Coconut Road Park</b>					
Capital outlay	3,430	2,038	-	2,038	-
Capital outlay - playground surface repair	-	18,522	-	18,522	-
License Fees	360	-	-	-	-
Plant Replacements	3,430	-	-	-	-
Other Maintenance Supplies	1,372	-	-	-	-
Electric	3,087	680	-	680	-
Irrigation Water	2,058	1,194	-	1,194	-
Sewer/Water	515	95	-	95	-
Contract Services	18,865	6,868	-	6,868	-
Building R&M	1,715	-	-	-	-
Landscape Maint Contract	34,643	37,800	-	37,800	-
Hardscape Repairs	3,430	7,083	-	7,083	-
Lighting Repairs	2,058	3,993	-	3,993	-
Hardscape Maintenance	1,372	-	-	-	-
CC Building Landscaping	3,945	-	-	-	-
Total parks and recreation	<u>80,280</u>	<u>78,273</u>	<u>-</u>	<u>78,273</u>	<u>-</u>
<b>Other fees and charges</b>					
Tax collector & property appraiser	3,245	2,289	993	3,282	3,244
Total other fees and charges	<u>3,245</u>	<u>2,289</u>	<u>993</u>	<u>3,282</u>	<u>3,244</u>
Total expenditures	<u>1,146,151</u>	<u>547,123</u>	<u>1,423,103</u>	<u>1,970,226</u>	<u>1,073,002</u>
Excess/(deficiency) of revenues over/(under) expenditures	126,557	739,373	(1,365,697)	(626,324)	(1)
<b>OTHER FINANCING SOURCES/(USES)</b>					
Capital outlay - series 2023	(848,925)	-	-	-	-
Proceeds of real property sale	-	347,286	-	347,286	-
Closing costs	-	(8,606)	-	(8,606)	-
Total other financing sources/(uses)	<u>(848,925)</u>	<u>338,680</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balances	<u>(722,368)</u>	<u>1,078,053</u>	<u>(1,365,697)</u>	<u>(626,324)</u>	<u>(1)</u>
Fund balance: beginning (unaudited)	1,073,205	1,370,900	2,448,953	1,370,900	744,576
Fund balance: ending (projected)					
Assigned: capital outlay projects	164,864	164,864	164,864	164,864	68,600
Unreserved, undesignated	185,973	2,284,089	918,392	579,712	675,975
Fund balance: ending (projected)	<u>\$ 350,837</u>	<u>\$ 2,448,953</u>	<u>\$ 1,083,256</u>	<u>\$ 744,576</u>	<u>\$ 744,575</u>

**BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2017 BONDS (REFUNDED SERIES 2006)  
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 1,138,500				\$ 1,138,500
Allowable discounts (4%)	(45,540)				(45,540)
Assessment levy: on-roll - net	1,092,960	\$ 1,049,364	\$ 43,596	\$ 1,092,960	1,092,960
Interest & miscellaneous	-	11,898	-	11,898	-
Total Revenues	1,092,960	1,061,262	43,596	1,104,858	1,092,960
<b>EXPENDITURES</b>					
<b>Debt Service</b>					
Principal	868,000	-	868,000	868,000	891,000
Interest	239,878	119,939	119,939	239,878	212,970
Total expenditures	1,107,878	119,939	987,939	1,107,878	1,103,970
Excess/(deficiency) of revenues over/(under) expenditures	(14,918)	941,323	(944,343)	(3,020)	(11,010)
Beginning fund balance (unaudited)	515,674	535,970	1,477,293	535,970	532,950
Ending fund balance (projected)	<u>\$ 500,756</u>	<u>\$ 1,477,293</u>	<u>\$ 532,950</u>	<u>\$ 532,950</u>	<u>521,940</u>
Use of fund balance					
Debt service reserve account balance (required)					(273,970)
Interest expense - November 1, 2025					(92,675)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 155,295</u>



## Brooks II

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

### Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2024	-	-	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>\$6,870,000.00</b>		<b>\$878,168.00</b>	<b>\$7,748,168.00</b>

**BROOKS OF BONITA SPRINGS I  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2021 LOAN (REFUNDED SERIES 2001)  
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	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>	<u>\$ 68,985</u>	<u>\$ 3,454</u>	<u>\$ 72,439</u>	<u>72,439</u>
Total revenues	<u>72,439</u>	<u>68,985</u>	<u>3,454</u>	<u>72,439</u>	<u>72,439</u>
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	50,000	-	50,000	50,000	55,000
Interest	<u>18,161</u>	<u>9,081</u>	<u>9,080</u>	<u>18,161</u>	<u>16,286</u>
Total expenditures	<u>68,161</u>	<u>9,081</u>	<u>59,080</u>	<u>68,161</u>	<u>71,286</u>
Excess/(deficiency) of revenues over/(under) expenditures	4,278	59,904	(55,626)	4,278	1,153
Net change in fund balances	4,278	59,904	(55,626)	4,278	1,153
Beginning fund balance (unaudited)	<u>30,888</u>	<u>35,733</u>	<u>95,637</u>	<u>35,733</u>	<u>40,011</u>
Ending fund balance (projected)	<u>\$35,166</u>	<u>\$ 95,637</u>	<u>\$ 40,011</u>	<u>\$40,011</u>	<u>41,164</u>
Use of Fund Balance					
Debt Service Reserve Account Balance (Required)					(19,000)
Interest Expense - November 1, 2025					<u>(7,112)</u>
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 15,052</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>
11/01/2024		-	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>\$434,294.76</b>		<b>\$69,377.37</b>	<b>\$503,672.13</b>

**BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2021 LOAN (REFUNDED SERIES 2003)  
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll - gross	\$ 97,331				\$ 97,330
Allowable discounts (4%)	(3,893)				(3,893)
Assessment levy: on-roll - net	93,438	\$ 89,748	\$ 3,690	\$ 93,438	93,437
Total revenues	93,438	89,748	3,690	93,438	93,437
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	60,000	-	60,000	60,000	65,000
Interest	30,788	15,394	15,394	30,788	28,538
Total expenditures	90,788	15,394	75,394	90,788	93,538
Excess/(deficiency) of revenues over/(under) expenditures	2,650	74,354	(71,704)	2,650	(101)
Net change in fund balances	2,650	74,354	(71,704)	2,650	(101)
Beginning fund balance (unaudited)	35,168	40,219	114,573	40,219	42,869
Ending fund balance (projected)	<u>\$ 37,818</u>	<u>\$ 114,573</u>	<u>\$ 42,869</u>	<u>\$ 42,869</u>	<u>42,768</u>
Use of Fund Balance					
Debt Service Reserve Account Balance (Required)					(22,000)
Interest Expense - November 1, 2025					(13,050)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 7,718</u>



## Brooks II

Community Development District

Series 2021

\$1,025,000

### Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
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>\$761,000.00</b>	<b>-</b>	<b>\$168,562.50</b>	<b>\$929,562.50</b>

**Brooks of Bonita Springs  
Community Development District  
2024 - 2025 Preliminary Assessments**

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

<b>Lee County PAID IN FULL</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 2024-2025 tax payment</b>
Orchid Ridge	Est SF	\$ -	\$ 896.66	\$ 896.66	\$ -
Magnolia Bend	Est SF 2	\$ -	\$ 896.66	\$ 896.66	\$ -
Summerfield	Stand SF	\$ -	\$ 896.66	\$ 896.66	\$ -
Cedar Glen	Stand SF	\$ -	\$ 896.66	\$ 896.66	\$ -
Sycamore Grove	Stand SF	\$ -	\$ 896.66	\$ 896.66	\$ -
Idlewilde	Stand SF 2	\$ -	\$ 896.66	\$ 896.66	\$ -
Tamarind Trace	Patio 1 (a)	\$ -	\$ 896.66	\$ 896.66	\$ -
Ginger Pointe	Patio 1 (b)	\$ -	\$ 896.66	\$ 896.66	\$ -
Sweet Bay	Patio 1 ( c )	\$ -	\$ 896.66	\$ 896.66	\$ -
Laurel Meadow	Patio 2	\$ -	\$ 896.66	\$ 896.66	\$ -
Oak Strand	Patio 2 (a)	\$ -	\$ 896.66	\$ 896.66	\$ -
Morningside	Coach 1	\$ -	\$ 896.66	\$ 896.66	\$ -
Cypress Hammock	Coach 2	\$ -	\$ 896.66	\$ 896.66	\$ -
Silver/Shady/Whisper/Willow Creek	D-Villa	\$ -	\$ 896.66	\$ 896.66	\$ -
Sabal Cove/Coral Cove	A-Villa	\$ -	\$ 896.66	\$ 896.66	\$ -
Autumn Lake/Hidden Lakes	Carriage H	\$ -	\$ 896.66	\$ 896.66	\$ -
Streamside/Sunset/Winding Stream	Garden C	\$ -	\$ 896.66	\$ 896.66	\$ -
Copperleaf - Wisteria Point Bldg 11	Carriage H	\$ -	\$ 896.66	\$ 896.66	\$ -
Lighthouse Bay	PAID IN FULL	\$ -	\$ 896.66	\$ 896.66	\$ -



**Brooks of Bonita Springs  
Community Development District  
2024 - 2025 Preliminary Assessments**

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

<b>Lee County 6 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 2024-2025 tax payment</b>
Foxtail Creek (lots 26-51)	D-Villa	\$ 853.83	\$ 896.66	\$1,750.49	\$ 4,291.89
Jasmine Lake (lots 7-30)	D-Villa	\$ 853.83	\$ 896.66	\$1,750.49	\$ 4,291.89
Winding Stream (Bldgs 30, 31, 32)	Garden C	\$ 556.84	\$ 896.66	\$1,453.50	\$ 2,799.03
Lighthouse Bay	PAID IN FULL	\$ -	\$ 896.66	\$896.66	\$ -
Town Ctr Bldg #1	PAID IN FULL	\$ -	\$ 17,933.26	\$17,933.26	\$ -
Fitness Center	PAID IN FULL	\$ -	\$ 4,483.32	\$4,483.32	\$ -
Restaurant	PAID IN FULL	\$ -	\$ 4,483.32	\$4,483.32	\$ -
Community Bldg	PAID IN FULL	\$ -	\$ 2,689.99	\$2,689.99	\$ -
Balance of Town Ctr	Comm	\$ 16,059.83	\$ 26,899.89	\$ 42,959.72	\$ 80,726.90

**Brooks of Bonita Springs II  
Community Development District  
2024 - 2025 Preliminary Assessments**

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

<b>Lee County 6 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 2024-2025 tax payment</b>
Lake Forest	\$ 36,213.77	Estate SF	\$ 2,208.89	\$896.66	\$3,105.55	\$ 11,600.31
Oak Brook	\$ 36,213.77	Estate SF	\$ 2,208.89	\$896.66	\$3,105.55	\$ 11,600.31
The Reserve	\$ 36,213.77	Estate SF	\$ 2,208.89	\$896.66	\$3,105.55	\$ 11,600.31
Glen Lakes - C (lots 10-12)	\$ 30,178.14	Standard SF-IV	\$ 1,840.74	\$896.66	\$2,737.40	\$ 9,666.92
Glen Lakes - B (lots 7-9,13-22)	\$ 24,142.51	Standard SF-III	\$ 1,472.59	\$896.66	\$2,369.25	\$ 7,733.53
Glen Lakes - A (lots 1-6, 23-35)	\$ 19,314.01	Standard SF	\$ 1,178.08	\$896.66	\$2,074.74	\$ 6,186.86
Willow Walk	\$ 19,314.01	Standard SF	\$ 1,178.08	\$896.66	\$2,074.74	\$ 6,186.86
Banyan Cove	\$ 19,314.01	Standard SF	\$ 1,178.08	\$896.66	\$2,074.74	\$ 6,186.86
Chartwell	\$ 19,314.01	Standard SF	\$ 1,178.08	\$896.66	\$2,074.74	\$ 6,186.86
Fairview	\$ 19,314.01	Standard SF	\$ 1,178.08	\$896.66	\$2,074.74	\$ 6,186.86
Northridge	\$ 16,296.20	Villa 55	\$ 994.00	\$896.66	\$1,890.66	\$ 5,220.14
Glenview	\$ 13,881.94	SF I	\$ 846.74	\$896.66	\$1,743.40	\$ 4,446.78
Woodmont	\$ 13,881.94	SF I	\$ 846.74	\$896.66	\$1,743.40	\$ 4,446.78
Kenwood	\$ 14,485.51	SF II	\$ 883.56	\$896.66	\$1,780.22	\$ 4,640.15
Mahogany Cove	\$ 10,260.57	Patio	\$ 625.85	\$896.66	\$1,522.51	\$ 3,286.74
Hawthorne	\$ 12,071.26	Patio II	\$ 736.30	\$896.66	\$1,632.96	\$ 3,866.79
Longleaf	\$ 11,467.69	Patio I	\$ 699.48	\$896.66	\$1,596.14	\$ 3,673.42
Indigo Isle	\$ 9,053.44	Coach	\$ 552.22	\$896.66	\$1,448.88	\$ 2,900.07
Palmetto Ridge	\$ 9,053.44	Coach	\$ 552.22	\$896.66	\$1,448.88	\$ 2,900.07
Oak Hammock	\$ 9,053.44	Coach	\$ 552.22	\$896.66	\$1,448.88	\$ 2,900.07
Whispering Ridge	\$ 19,314.01	75" SF	\$ 1,178.07	\$896.66	\$2,074.73	\$ 6,186.81
Copper Lakes	\$ 19,314.01	75" SF	\$ 1,178.07	\$896.66	\$2,074.73	\$ 6,186.81
Stillwater Cay	\$ 18,106.88	65" SF	\$ 1,104.45	\$896.66	\$2,001.11	\$ 5,800.18
Juniper Walk	\$ 18,106.88	65" SF	\$ 1,104.45	\$896.66	\$2,001.11	\$ 5,800.18
Caraway Lakes	\$ 18,106.88	65" SF	\$ 1,104.45	\$896.66	\$2,001.11	\$ 5,800.18
Sage Meadow	\$ 16,899.76	D-Villas	\$ 1,030.82	\$896.66	\$1,927.48	\$ 5,413.50
Cinnamon Ridge	\$ 16,899.76	D-Villas	\$ 1,030.82	\$896.66	\$1,927.48	\$ 5,413.50
Foxtail Creek (lots 1-25, 52-68)	\$ 16,899.76	D-Villas	\$ 1,030.82	\$896.66	\$1,927.48	\$ 5,413.50
Jasmine Lakes (lots 1-6)	\$ 16,899.76	D-Villas	\$ 1,030.82	\$896.66	\$1,927.48	\$ 5,413.50
Wisteria Pointe (except bldg 11)	\$ 12,071.26	Carriage	\$ 736.30	\$896.66	\$1,632.96	\$ 3,866.79
Sago Pointe	\$ 12,071.26	Carriage	\$ 736.30	\$896.66	\$1,632.96	\$ 3,866.79

**Brooks of Bonita Springs II  
Community Development District  
2024 - 2025 Preliminary Assessments**

**2021 Series Loan**

<b>Lee County 9 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 2024-2025 tax payment</b>
Woodsedge (lots 1-5,11-17,24-26)	\$38,285.49	Estate SF A	\$ 2,284.75	\$896.66	\$3,181.41	\$ 16,338.09
Woodsedge (lots 7,10,18,19,20,21)	\$44,666.41	Estate SF B	\$ 2,665.55	\$896.66	\$3,562.21	\$ 19,061.16
Woodsedge (lots 6,8,9,22,23)	\$51,047.32	Estate SF C	\$ 3,046.34	\$896.66	\$3,943.00	\$ 21,784.16
Plumbago Pointe	\$14,038.01	SF - 65	\$ 837.74	\$896.66	\$1,734.40	\$ 5,990.62
Bay Crest	\$14,038.01	SF - 65	\$ 837.74	\$896.66	\$1,734.40	\$ 5,990.62



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

**12A**

## RESOLUTION 2024-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF BROOKS OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024/2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Brooks of Bonita Springs Community Development District ("**District**") prior to June 15, 2024, a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("**Fiscal Year 2024/2025**"); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set as follows:

DATE: August 28, 2024

HOUR: 1:00 p.m.

LOCATION: The Commons Club at the Brooks Enrichment Center  
9930 Coconut Road  
Bonita Springs, Florida 34135

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Lee County, Florida at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 24TH DAY OF APRIL, 2024.**

ATTEST:

**BROOKS OF BONITA SPRINGS COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

**Exhibit A:** Fiscal Year 2024/2025 Proposed Budget



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

**12B**

**RESOLUTION 2024-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF BROOKS OF BONITA SPRINGS II COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024/2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Brooks of Bonita Springs II Community Development District (“**District**”) prior to June 15, 2024, a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1.     **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2.     **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set as follows:

DATE:           August 28, 2024

HOUR:           1:00 p.m.

LOCATION:       The Commons Club at the Brooks Enrichment Center  
9930 Coconut Road  
Bonita Springs, Florida 34135

3.     **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Lee County, Florida at least 60 days prior to the hearing set above.

4.     **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

5.     **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 24TH DAY OF APRIL, 2024.**

ATTEST:

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

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

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

**Exhibit A:** Fiscal Year 2024/2025 Proposed Budget



**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  
MARCH 31, 2024**

**BROOKS OF BONITA SPRINGS & BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICTS  
COMBINED BALANCE SHEET  
MARCH 31, 2024**

	General Funds	Debt Service Funds	Total Governmental Funds
<b>ASSETS</b>			
Cash & investments	\$6,130,065	\$1,477,293	\$ 7,607,358
Deposits	525	-	525
Due from clearing fund	994,371	-	994,371
Accounts receivable	30,543	-	30,543
Brooks I			
General fund	-	95,748	95,748
Brooks II			
General fund	-	114,590	114,590
Due from other governments			
Brooks I			
General Fund	21,035	-	21,035
Total assets	<u>\$ 7,176,539</u>	<u>\$ 1,687,631</u>	<u>\$ 8,864,170</u>
<b>LIABILITIES &amp; FUND BALANCES</b>			
<b>Liabilities:</b>			
Accounts payable	\$ 6,510	\$ -	\$ 6,510
Due to other funds			
Brooks I			
Debt service - series 2021	95,748	-	95,748
Brooks II			
Debt service - series 2021	114,590	-	114,590
Due to other governments			
Brooks II			
General fund	21,035	-	21,035
Total liabilities	<u>237,883</u>	<u>-</u>	<u>237,883</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Deferred receipts	30,543	-	30,543
Total deferred inflows of resources	<u>30,543</u>	<u>-</u>	<u>30,543</u>
<b>Fund balances:</b>			
Restricted for:			
Debt service	-	1,687,631	1,687,631
Capital outlay projects	480,652	-	480,652
Unassigned	6,427,461	-	6,427,461
Total fund balances	<u>6,908,113</u>	<u>1,687,631</u>	<u>8,595,744</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 7,176,539</u>	<u>\$ 1,687,631</u>	<u>\$ 8,864,170</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 MARCH 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy	\$ -	\$ 3,377,420	\$ 3,530,268	96%
Commons Club - share maint cost	-	312,477	163,749	191%
Coconut Road - cost sharing (mall contribution)	1,764	42,680	13,000	328%
Interest & miscellaneous	243	1,101	3,500	31%
Total revenues	<u>2,007</u>	<u>3,733,678</u>	<u>3,710,517</u>	101%
<b>EXPENDITURES</b>				
<b>Administrative</b>				
Supervisors	-	9,042	14,000	65%
Management	7,627	45,763	91,526	50%
Accounting	3,173	19,038	38,077	50%
Audit	-	-	19,000	0%
Legal	76	10,715	10,000	107%
Field management	3,632	21,787	43,576	50%
Engineering	5,665	19,152	30,000	64%
Trustee	-	-	12,900	0%
Dissemination agent	167	1,000	2,000	50%
Arbitrage rebate calculation	-	-	6,000	0%
Assessment roll preparation	2,250	13,500	26,999	50%
Telephone	87	518	1,035	50%
Postage	32	549	1,200	46%
Insurance	-	26,191	27,000	97%
Printing and binding	190	1,139	2,277	50%
Legal advertising	-	501	1,500	33%
Contingencies	402	1,592	3,999	40%
Capital outlay - 2023 note repayment	-	79,800	899,999	9%
Annual district filing fee	-	350	350	100%
ADA website compliance	-	210	351	60%
Communication	-	-	1,000	0%
Total administrative	<u>23,301</u>	<u>250,847</u>	<u>1,232,789</u>	20%
<b>Water management</b>				
Contractual services	26,374	147,760	376,488	39%
NPDES permit	371	5,472	18,501	30%
Aquascaping	-	-	30,000	0%
Aeration	2,373	4,683	65,000	7%
Aeration operating supplies	4,256	24,001	35,000	69%
Culvert cleaning	-	16,600	85,000	20%
Capital outlay	-	279,074	-	N/A
Capital outlay-lake bank erosion	-	150,000	100,000	150%
Boundary exotic removal	-	5,000	48,000	10%
Miscellaneous	-	900	5,000	18%
Total water management	<u>33,374</u>	<u>633,490</u>	<u>762,989</u>	83%

**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 MARCH 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
<b>Lighting services</b>				
Contractual services	2,065	6,925	13,000	53%
Electricity	3,810	22,856	42,000	54%
Miscellaneous	227	1,374	2,500	55%
Total lighting services	<u>6,102</u>	<u>31,155</u>	<u>57,500</u>	54%
<b>Coconut Rd. &amp; Three Oaks Parkway</b>				
Pine straw/soil/sand	-	74,594	55,000	136%
Plant replacement supplies	2,615	7,143	80,000	9%
Maintenance supplies	2,100	4,200	29,999	14%
Electricity	61	309	649	48%
Irrigation water	10,164	46,477	110,000	42%
Electric - 41 entry feature/irrigation	1,038	4,445	10,000	44%
Contract services	-	-	4,501	0%
Irrigation repairs	-	3,249	24,999	13%
Landscape maintenance contract	55,752	274,987	717,000	38%
Capital Improvement 2023/2024	1,734	11,271	-	N/A
Irrigation management	1,050	6,300	12,600	50%
Total Coconut Rd. & Three Oaks Parkway	<u>74,514</u>	<u>432,975</u>	<u>1,044,748</u>	41%
<b>Coconut Road Park</b>				
Capital outlay	-	5,941	10,000	59%
Capital outlay - playground surface repair	-	54,000	-	N/A
License fees	-	-	1,050	0%
Plant replacements	-	-	10,000	0%
Other maintenance supplies	-	-	4,000	0%
Electric	-	1,982	9,000	22%
Irrigation water	-	3,481	6,000	58%
Sewer/water	-	278	1,501	19%
Contract services	11,790	20,023	55,000	36%
Building R&M	-	-	5,000	0%
Landscape maint contract	-	110,205	101,000	109%
Hardscape repairs	-	20,650	10,000	207%
Lighting repairs	-	11,642	6,000	194%
Hardscape maintenance	-	-	3,999	0%
CC building landscaping	-	-	11,500	0%
Total parks and recreation	<u>11,790</u>	<u>228,202</u>	<u>234,050</u>	98%

**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 MARCH 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
<b>Other fees and charges</b>				
Property appraiser	-	-	4,127	0%
Tax collector	-	6,563	5,331	123%
Total other fees and charges	-	6,563	9,458	69%
Total expenditures	149,081	1,583,232	3,341,534	47%
Excess/(deficiency) of revenues over/(under) expenditures	(147,074)	2,150,446	368,983	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Capital outlay - Series 2023	-	-	(2,475,000)	0%
Proceeds of real property sale	-	1,012,500	-	N/A
Closing costs	-	(25,090)	-	N/A
Total other financing sources/(uses)	-	987,410	(2,475,000)	N/A
Net change in fund balances	(147,074)	3,137,856	(2,106,017)	
Fund balances - beginning	7,055,187	3,770,257	2,890,706	
Assigned: capital outlay projects	480,652	480,652	480,652	
Unassigned	6,427,461	5,440,051	304,028	
Fund balances - ending	<u>\$ 6,908,113</u>	<u>\$ 6,908,113</u>	<u>\$ 784,689</u>	



**BROOKS OF BONITA SPRINGS  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GENERAL FUND  
MARCH 31, 2024**

	Balance
<b>ASSETS</b>	
SunTrust	\$ 1,683,978
Centennial Bank	26,817
Finemark: MMF	29,838
SunTrust - reserve	10,044
Series 2023 B1	2,176,040
Deposits	525
Due from clearing fund	652,978
Accounts receivable	20,067
Total assets	\$ 4,600,287
 <b>LIABILITIES &amp; FUND BALANCES</b>	
<b>Liabilities:</b>	
Accounts payable	\$ 4,277
Due to other funds	
Brooks I	
Debt service - series 2021	95,748
Brooks II	
General fund	21,035
Total liabilities	121,060
 <b>DEFERRED INFLOWS OF RESOURCES</b>	
Deferred receipts	20,067
Total deferred inflows of resources	20,067
 <b>Fund balances:</b>	
Reserved for:	
Capital outlay projects	315,788
Unassigned	4,143,372
Total fund balances	4,459,160
Total liabilities, deferred inflows of resources and fund balances	\$ 4,600,287

**BROOKS OF BONITA SPRINGS  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED MARCH 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy	\$ -	\$ 2,213,013	\$ 2,319,386	95%
Commons Club - share maint cost	-	205,297	107,583	191%
Coconut Road - cost sharing (mall contribution)	1,159	28,041	8,541	328%
Interest & miscellaneous	172	831	2,300	36%
Total revenues	<u>1,331</u>	<u>2,447,182</u>	<u>2,437,810</u>	100%
<b>EXPENDITURES</b>				
<b>Administrative</b>				
Supervisors	-	5,941	9,198	65%
Management	5,011	30,067	60,133	50%
Accounting	2,085	12,508	25,017	50%
Audit	-	-	12,483	0%
Legal	50	7,040	6,570	107%
Field management	2,386	14,314	28,629	50%
Engineering	3,722	12,583	19,710	64%
Trustee	-	-	8,475	0%
Dissemination agent	110	657	1,314	50%
Arbitrage rebate calculation	-	-	3,942	0%
Assessment roll preparation	1,478	8,870	17,739	50%
Telephone	57	340	680	50%
Postage	21	361	788	46%
Insurance	-	17,207	17,739	97%
Printing and binding	125	748	1,496	50%
Legal advertising	-	329	986	33%
Contingencies	264	1,038	2,628	39%
Capital outlay - 2023 note repayment	-	52,429	591,300	9%
Annual district filing fee	-	230	230	100%
ADA website compliance	-	138	231	60%
Communication	-	-	657	0%
Total administrative	<u>15,309</u>	<u>164,800</u>	<u>809,945</u>	20%
<b>Water management</b>				
Contractual services	17,328	97,078	247,353	39%
NPDES permit	244	3,595	12,155	30%
Aquascaping	-	-	19,710	0%
Aeration	1,559	3,077	42,705	7%
Aeration operating supplies	2,796	15,769	22,995	69%
Culvert cleaning	-	10,906	55,845	20%
Capital outlay	-	183,352	-	N/A
Capital outlay-lake bank erosion	-	98,550	65,700	150%
Boundary exotic removal	-	3,285	31,536	10%
Miscellaneous	-	591	3,285	18%
Total water management	<u>21,927</u>	<u>416,203</u>	<u>501,284</u>	83%

**BROOKS OF BONITA SPRINGS  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED MARCH 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
<b>Lighting services</b>				
Contractual services	1,357	4,550	8,541	53%
Electricity	2,503	15,016	27,594	54%
Miscellaneous	149	903	1,643	55%
Total lighting services	<u>4,009</u>	<u>20,469</u>	<u>37,778</u>	54%
<b>Coconut Rd. &amp; Three Oaks Parkway</b>				
Pine straw/soil/sand	-	44,979	36,135	124%
Plant replacement supplies	1,718	1,718	52,560	3%
Maintenance supplies	1,380	2,759	19,710	14%
Electricity	40	203	427	48%
Irrigation water	6,678	30,535	72,270	42%
Electric - 41 entry feature/irrigation	682	2,920	6,570	44%
Contract services	-	-	2,957	0%
Irrigation repairs	-	2,135	16,425	13%
Landscape maintenance contract	36,629	183,641	471,069	39%
Capital Improvement 2023/2024	1,139	7,405	-	N/A
Irrigation management	690	4,139	8,278	50%
Total Coconut Rd. & Three Oaks Parkway	<u>48,956</u>	<u>280,434</u>	<u>686,401</u>	41%
<b>Coconut Road Park</b>				
Capital outlay	-	3,903	6,570	59%
Capital outlay - playground surface repair	-	35,478	-	N/A
License fees	-	-	690	0%
Plant replacements	-	-	6,570	0%
Other maintenance supplies	-	-	2,628	0%
Electric	-	1,302	5,913	22%
Irrigation water	-	2,287	3,942	58%
Sewer/water	-	183	986	19%
Contract services	7,746	13,155	36,135	36%
Building R&M	-	-	3,285	0%
Landscape maint contract	-	72,405	66,357	109%
Hardscape repairs	-	13,567	6,570	206%
Lighting repairs	-	7,649	3,942	194%
Hardscape maintenance	-	-	2,628	0%
CC building landscaping	-	-	7,556	0%
Total parks and recreation	<u>7,746</u>	<u>149,929</u>	<u>153,772</u>	98%



**BROOKS OF BONITA SPRINGS  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED MARCH 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
<b>Other fees &amp; charges</b>				
Property appraiser	-	-	2,711	0%
Tax collector	-	4,274	3,502	122%
Total other fees & charges	-	4,274	6,213	69%
Total expenditures	97,947	1,036,109	2,195,393	47%
Excess/(deficiency) of revenues over/(under) expenditures	(96,616)	1,411,073	242,417	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Capital outlay - series 2023	-	-	(1,626,075)	0%
Proceeds of real property sale	-	665,214	-	N/A
Closing costs	-	(16,484)	-	N/A
Total other financing sources/(uses)	-	648,730	(1,626,075)	-40%
Net change in fund balances	(96,616)	2,059,803	(1,383,658)	
Fund balances - beginning	4,555,776	2,399,357	1,817,501	
Assigned: capital outlay projects	315,788	315,788	315,788	
Unassigned	4,143,372	3,494,642	118,055	
Fund balances - ending	<u>\$ 4,459,160</u>	<u>\$ 4,459,160</u>	<u>\$ 433,843</u>	

**BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GENERAL FUND  
MARCH 31, 2024**

	Balance
<b>ASSETS</b>	
BankUnited	\$ 101,353
SunTrust	908,083
Centennial Bank	52,124
Series 2023bill	1,131,744
Finemark: MMF	10,044
Due from clearing fund	341,393
Accounts receivable	10,476
Due from other governments	
Brooks I	
General fund	21,035
Total assets	\$ 2,576,252
 <b>LIABILITES &amp; FUND BALANCES</b>	
<b>Liabilities:</b>	
Accounts payable	\$ 2,233
Due to other funds	
Brooks II	
Debt service - series 2021	114,590
Total liabilities	116,823
 <b>DEFERRED INFLOWS OF RESOURCES</b>	
Deferred receipts	10,476
Total deferred inflows of resources	10,476
 <b>Fund balances:</b>	
Reserved for:	
Capital outlay projects	164,864
Unassigned	2,284,089
Total fund balances	2,448,953
 Total liabilities, deferred inflows of resources and fund balances	 \$ 2,576,252

**BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED MARCH 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy	\$ -	\$ 1,164,407	\$ 1,210,882	96%
Commons Club - share maint cost	-	107,180	56,166	191%
Coconut Road - cost sharing (mall contribution)	605	14,639	4,459	328%
Interest & miscellaneous	71	270	1,201	22%
Total revenues	<u>676</u>	<u>1,286,496</u>	<u>1,272,708</u>	101%
<b>EXPENDITURES</b>				
<b>Administrative</b>				
Supervisors	-	3,101	4,802	65%
Management	2,616	15,696	31,393	50%
Accounting	1,088	6,530	13,060	50%
Audit	-	-	6,517	0%
Legal	26	3,675	3,430	107%
Field management	1,246	7,473	14,947	50%
Engineering	1,943	6,569	10,290	64%
Trustee	-	-	4,425	0%
Dissemination agent	57	343	686	50%
Arbitrage rebate calculation	-	-	2,058	0%
Assessment roll preparation	772	4,630	9,261	50%
Telephone	30	178	355	50%
Postage	11	188	412	46%
Insurance	-	8,984	9,261	97%
Printing and binding	65	391	781	50%
Legal advertising	-	172	515	33%
Contingencies	138	554	1,372	40%
Capital outlay - 2023 note repayment	-	27,371	308,700	9%
Annual district filing fee	-	120	120	100%
ADA website compliance	-	72	120	60%
Communication	-	-	343	0%
Total administrative	<u>7,992</u>	<u>86,047</u>	<u>422,848</u>	20%
<b>Water management</b>				
Contractual services	9,046	50,682	129,135	39%
NPDES permit	127	1,877	6,346	30%
Aquascaping	-	-	10,290	0%
Aeration	814	1,606	22,295	7%
Aeration operating supplies	1,460	8,232	12,005	69%
Culvert cleaning	-	5,694	29,155	20%
Capital outlay	-	95,722	-	N/A
Capital outlay-lake bank erosion	-	51,450	34,300	150%
Boundary exotic removal	-	1,715	16,464	10%
Miscellaneous	-	309	1,715	18%
Total water management	<u>11,447</u>	<u>217,287</u>	<u>261,705</u>	83%



**BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED MARCH 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
<b>Lighting services</b>				
Contractual services	708	2,375	4,459	53%
Electricity	1,307	7,840	14,406	54%
Miscellaneous	78	471	858	55%
Total lighting services	<u>2,093</u>	<u>10,686</u>	<u>19,723</u>	54%
<b>Coconut Rd. &amp; Three Oaks Parkway</b>				
Pine straw/soil/sand	-	29,615	18,865	157%
Plant replacement supplies	897	5,425	27,440	20%
Maintenance supplies	720	1,441	10,290	14%
Electricity	21	106	223	48%
Irrigation water	3,486	15,942	37,730	42%
Electric - 41 entry feature/irrigation	356	1,525	3,430	44%
Contract services	-	-	1,544	0%
Irrigation repairs	-	1,114	8,575	13%
Landscape maintenance contract	19,123	91,346	245,931	37%
Capital Improvement 2023/2024	595	3,866	-	N/A
Irrigation management	360	2,161	4,322	50%
Total Coconut Rd. & Three Oaks Parkway	<u>25,558</u>	<u>152,541</u>	<u>358,350</u>	43%
<b>Coconut Road Park</b>				
Capital outlay	-	2,038	3,430	59%
Capital outlay - playground surface repair	-	18,522	-	N/A
License fees	-	-	360	0%
Plant replacements	-	-	3,430	0%
Other maintenance supplies	-	-	1,372	0%
Electric	-	680	3,087	22%
Irrigation water	-	1,194	2,058	58%
Sewer/water	-	95	515	18%
Contract services	4,044	6,868	18,865	36%
Building R&M	-	-	1,715	0%
Landscape maint contract	-	37,800	34,643	109%
Hardscape repairs	-	7,083	3,430	207%
Lighting repairs	-	3,993	2,058	194%
Hardscape maintenance	-	-	1,372	0%
CC building landscaping	-	-	3,945	0%
Total parks and recreation	<u>4,044</u>	<u>78,273</u>	<u>80,280</u>	98%

**BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED MARCH 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
<b>Other fees &amp; charges</b>				
Property appraiser	-	-	1,416	0%
Tax collector	-	2,289	1,829	125%
Total other fees & charges	-	2,289	3,245	71%
Total expenditures	51,134	547,123	1,146,151	48%
Excess/(deficiency) of revenues over/(under) expenditures	(50,458)	739,373	126,557	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Capital outlay - series 2023	-	-	(848,925)	0%
Proceeds of real property sale	-	347,286	-	N/A
Closing costs	-	(8,606)	-	N/A
Total other financing sources/(uses)	-	338,680	(848,925)	-40%
Net change in fund balances	(50,458)	1,078,053	(722,368)	
Fund balances - beginning	2,499,411	1,370,900	1,073,205	
Assigned: capital outlay projects	164,864	164,864	164,864	
Unassigned	2,284,089	1,945,409	185,973	
Fund balances - ending	<u>\$2,448,953</u>	<u>\$2,448,953</u>	<u>\$ 350,837</u>	

**BROOKS OF BONITA SPRINGS  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
DEBT SERVICE FUND SERIES 2021 (REFUNDED SERIES 2001)  
MARCH 31, 2024**

	Balance
<b>ASSETS</b>	
Due from other funds	
Brooks I	
General fund	\$ 95,748
Total assets	\$ 95,748
 <b>LIABILITIES &amp; FUND BALANCES</b>	
<b>Liabilities:</b>	\$ -
Total liabilities	-
 <b>Fund balances:</b>	
Restricted for:	
Debt service	95,748
Total fund balances	95,748
 Total liabilities & fund balances	\$ 95,748



**68985**  
**68985**  
**STATEMENT OF REVENUES, EXPENDITURES,**  
**AND CHANGES IN FUND BALANCES**  
**DEBT SERVICE FUND SERIES 2021 (REFUNDED SERIES 2001)**  
**FOR THE PERIOD ENDED MARCH 31, 2024**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Special assessment: on-roll	\$ -	\$ 68,985	\$ 72,439	95%
Total revenues	<u>-</u>	<u>68,985</u>	<u>72,439</u>	95%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	-	50,000	0%
Interest	-	8,970	18,161	49%
Total debt service	<u>-</u>	<u>8,970</u>	<u>68,161</u>	13%
Excess/(deficiency) of revenues over/(under) expenditures	-	60,015	4,278	
Fund balances - beginning	95,748	35,733	30,888	
Fund balances - ending	<u>\$ 95,748</u>	<u>\$ 95,748</u>	<u>\$ 35,166</u>	

**BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
DEBT SERVICE FUND SERIES 2017 (REFUNDED SERIES 2006)  
MARCH 31, 2024**

	Balance
<b>ASSETS</b>	
Investments:	
Revenue	\$ 1,202,807
Prepayment	198
Reserve	273,970
Sinking	318
Total assets	\$ 1,477,293
 <b>LIABILITIES &amp; FUND BALANCES</b>	
<b>Liabilities:</b>	\$ -
Total liabilities	-
 <b>Fund balances:</b>	
Restricted for:	
Debt service	1,477,293
Total fund balances	1,477,293
 Total liabilities & fund balances	 \$ 1,477,293

**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 MARCH 31, 2024**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Special assessment: on-roll	\$ -	\$ 1,049,364	\$ 1,092,960	96%
Interest	1,072	11,898	-	N/A
Total revenues	<u>1,072</u>	<u>1,061,262</u>	<u>1,092,960</u>	97%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	-	868,000	0%
Interest	-	119,939	239,878	50%
Total debt service	<u>-</u>	<u>119,939</u>	<u>1,107,878</u>	11%
Excess/(deficiency) of revenues over/(under) expenditures	1,072	941,323	(14,918)	
Fund balances - beginning	1,476,221	535,970	515,674	
Fund balances - ending	<u>\$ 1,477,293</u>	<u>\$ 1,477,293</u>	<u>\$ 500,756</u>	



**BROOKS OF BONITA SPRINGS II  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
DEBT SERVICE FUND SERIES 2021 (REFUNDED SERIES 2003)  
MARCH 31, 2024**

	Balance
<b>ASSETS</b>	
Due from other funds	
Brooks II	
General fund	\$ 114,590
Total assets	\$ 114,590
 <b>LIABILITIES &amp; FUND BALANCES</b>	
<b>Liabilities:</b>	\$ -
Total liabilities	-
 <b>Fund balances:</b>	
Restricted for:	
Debt service	114,590
Total fund balances	114,590
 Total liabilities & fund balances	\$ 114,590

**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 MARCH 31, 2024**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Special assessment: on-roll	\$ -	\$ 89,748	\$ 93,438	96%
Total revenues	<u>-</u>	<u>89,748</u>	<u>93,438</u>	96%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	-	60,000	0%
Interest	-	15,377	30,788	50%
Total debt service	<u>-</u>	<u>15,377</u>	<u>90,788</u>	17%
Excess/(deficiency) of revenues over/(under) expenditures	-	74,371	2,650	
Fund balances - beginning	114,590	40,219	35,168	
Fund balances - ending	<u>\$ 114,590</u>	<u>\$ 114,590</u>	<u>\$ 37,818</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 January 24, 2024 at 1:00 p.m., at Estero Community Church, 21115 Design Parc Lane, Estero, Florida 33928.

**Present for Brooks CDD:**

James Merritt	Chair
Sandra Varnum	Vice Chair
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	Field Operations Manager
Dan H. Cox (via telephone)	District Counsel
Brent Burford (via telephone)	District Engineer
Leah Holmes	Johnson Engineering Inc. (JEI)
Blake Grimes	GulfScapes
David Sirenord	GulfScapes
Steve Bentley	Bentley Electric
Ed Franklin	Supervisor-Appointee
Wayne Adaska	Homeowner

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 1:03 p.m. For Brooks of Bonita Springs, Supervisors Merritt, Varnum, Garner and Woolsey were present. One seat was vacant. For Brooks of Bonita Springs II, all Supervisors were present.

43 **SECOND ORDER OF BUSINESS**

**Public Comments [3 minutes per person]**

44

45 No members of the public spoke.

46

47 **BROOKS OF BONITA SPRINGS CDD ITEMS**

48 **THIRD ORDER OF BUSINESS**

**Consider Appointment of Qualified Elector  
to Fill Unexpired Term of Seat 1; Term  
Expires November 2024**

49

50

51

52 Mrs. Adams stated that the HOA sent an e-blast soliciting resumes for the vacant seat.

53 Two resumes were received and forwarded to the Chair of each CDD for their review.

54 Mr. Merritt stated that he and Mr. Bartoletti vetted both candidates and found them to  
55 be similarly well-qualified. One candidate elected to withdraw due to a conflict of interest  
56 based on an affiliation with the Village of Estero. The other candidate, Mr. Ed Franklin, has an  
57 impressive resume and background in IT. Both Chairs agree that Mr. Franklin would be an asset.

58 Mr. Merritt nominated Mr. Ed Franklin to fill Seat 1.

59 Mr. Bartoletti voiced his support of Mr. Merritt's recommendation and stated that,  
60 while Mr. Franklin's background is in IT, his perspective as a relatively new member of the  
61 Brooks community is that he sees the infrastructure differently than a long-term resident and  
62 has a desire to make a difference from that viewpoint.

63

64 **On MOTION for Brooks of Bonita Springs by Mr. Merritt and seconded by Mr.**  
65 **Garner, with all in favor, the appointment of Mr. Ed Franklin to Seat 1, was**  
66 **approved.**

67

68

69 • **Administration of Oath of Office to Appointed Supervisor**

70 Mrs. Adams, a Notary of the State of Florida and duly authorized, administered the Oath  
71 of Office to Mr. Ed Franklin. She provided and briefly described the contents of the new  
72 Supervisor's packet.

73

74 **FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-01,  
Appointing and Removing Officers of the  
District and Providing for an Effective Date**

75

76

77

78 Mr. Adams presented Resolution 2024-01. Mr. Merritt nominated the following slate:

- |    |                 |                     |
|----|-----------------|---------------------|
| 79 | James Merritt   | Chair               |
| 80 | Sandra Varnum   | Vice Chair          |
| 81 | John Woolsey    | Assistant Secretary |
| 82 | David Garner    | Assistant Secretary |
| 83 | Ken D. Gould    | Assistant Secretary |
| 84 | Edward Franklin | Assistant Secretary |

85 No other nominations were made. This Resolution removes Mr. William Stoehr as an  
86 Assistant Secretary. Prior appointments by the Board for Secretary, Treasurer, Assistant  
87 Treasurer, and Assistant Secretary Craig Wrathell, remain unaffected by this Resolution.

88

89 **On MOTION by Mr. Woolsey and seconded by Mr. Garner, with all in favor,**  
90 **Resolution 2024-01, Appointing and Removing Officers of the District, as**  
91 **nominated, and Providing for an Effective Date, was adopted.**

92  
93

94 **JOINT BUSINESS ITEMS**

95 **FIFTH ORDER OF BUSINESS** **Landscape Report: GulfScapes Landscape**  
96 **Management Services**

97  
98 Mr. Grimes introduced Mr. David Sirenord, the new Account Manager and reported the  
99 following:

- 100 ➤ Flowers were ordered and will be installed on March 1, 2024.
- 101 ➤ Normal trimming and weed control are occurring and fungus is being kept under  
102 control.
- 103 ➤ The grasses are green and the plants are healthy and reacting well to the fair weather.

104 Mr. Grimes responded to questions regarding chemical applications, an updated module  
105 for Clock 7 on Three Oaks Parkway, the condition of the irrigation system, updating the  
106 faceplate with a rainbird, stuck valves and how to protect the streetlight cables from rats.

107 • **Irrigation Reports**

108 Mr. Grimes presented the following reports:

- 109 **A. Meter Usage by Clock**
- 110 **B. Year-Over-Year Water Usage**



111 In response to Mr. Bartoletti’s question, Mr. Grimes stated Clock 9 is only dedicated to  
112 The Commons Club and Clock 2 is dedicated to the Brooks. However, there are cables that  
113 control valves directly around the buildings. The benefit is that the clocks are in such close  
114 proximity that a 200’ trench could be dug to run the cables through. Mr. Grimes will coordinate  
115 with The Commons Club regarding clock upgrades.

116

117 **SIXTH ORDER OF BUSINESS**

**Consideration of Bentley Electric Co of  
Naples FL, Inc. Proposal 23-460 [Street  
Lights on Coconut Road and Three Oaks  
Parkway**

118

119

120

121

122 Mr. Bentley presented Proposal 23-460 to replace the streetlights on Coconut Road and  
123 Three Oaks Parkway. He responded to questions regarding project costs, cutting back the tree  
124 canopy, if approval from the Village of Estero or Lee County is necessary and LED conversion.

125 Discussion ensued regarding the \$94,500 cost to upgrade the lighting, the sidewalk  
126 project, replacing a conduit, replacing wires from pole to pole, installing a directional bore,  
127 obtaining an Engineer’s evaluation before proceeding with the project, whether to engage JEI  
128 for the evaluation, establishing a timeline for the lighting project, legal liability for lighting and  
129 maintaining the lighting every two weeks.

130 Mr. Bartoletti voiced his opinion that the Boards should do the basics; contact the  
131 Village and/or Lee County to find out the requirements. Mr. Merritt suggested assembling a  
132 team to confer with JEI. The consensus was to have the circuits reviewed every two weeks.

133 Mr. Bentley will present a report with every visit. Mr. Merritt stated, at some point, the  
134 Boards will want to confer with Ms. Mary Gibbs, of the Village of Estero, regarding tree removal  
135 and replacement along Coconut Road and Three Oaks Parkway.

136 **Mr. Franklin left the meeting at 2:00 p.m.**

137

138 **SEVENTH ORDER OF BUSINESS**

**Continued Discussion: Pathway  
Improvement Plans**

139

140

141 • **Specifications Related to Request for Proposals (RFP)**

142 Mr. Merritt recalled that, about a year ago, the Boards commissioned the District  
143 Engineer to have the current pathway/sidewalks replaced, but the project is still in the

144 discovery phase. Earlier today, the Sidewalk Advisory Committee, which includes two volunteer  
145 residents, determined that the standard pavement width should be 8', the asphalt should be 8'  
146 and the concrete should be 7.5' or 8' as a starting point. The Village voiced concerns regarding  
147 the flow of the sidewalks. The existing landscaping and irrigation will be impacted if the  
148 footprints of the existing sidewalks change; the Committee is attempting to deal with that. The  
149 Committee's first meeting with the District Engineer was on December 13, 2023, wherein they  
150 presented plans and asked what the standard width should be. The cost differential between  
151 concrete and asphalt paving and related repairs were discussed but no final decision was made.

152 Resident and a Committee Member Wayne Adaska stated he volunteered to be on the  
153 Committee because he has 42 years of experience in the concrete industry. He recently spoke  
154 with a contractor in the asphalt industry who educated him on the difference between asphalt  
155 that is 8' wide and less than 8'. Concrete is superior in terms of thickness and maintenance.  
156 The overall lifespan of concrete is 40 to 50 years and it is 20 to 25 years for asphalt.

157 Ms. Holmes reported the following:

158 ➤ A cost comparison is being prepared for the asphalt and concrete options both at the 8'  
159 width, along with the maintenance cost for the life of the concrete or asphalt. The report  
160 should be completed and ready for submission to the Boards by the following week.

161 ➤ Staff has been working with the Village of Estero, who is considering doing an alignment  
162 study for the existing sidewalks.

163 Discussion ensued regarding the alignment study, the higher cost of concrete, lime rock,  
164 yardage, the size of the existing sidewalks, irrigation costs, setting a marker, establishing a  
165 baseline, a recent sidewalk project on Estero Boulevard, increasing annual assessments,  
166 communicating this to residents and a funding source and loan options.

167 Mr. Merritt recapped that progress is being made but at a slower pace than expected.  
168 He thinks that Staff should schedule a Special meeting in March to further address this matter.  
169 Mr. Adams will update the sources and funds for the Capital Improvement Plan (CIP) project.

170

171 **EIGHTH ORDER OF BUSINESS**

**Continued Discussion/Consideration:  
Request for the CDDs to Pursue Audubon  
Certification of its Conservation Areas**

172

173

174

- 175 • **Presentation Regarding an Assessment of Wildlife and CDD Preserves**

176 The consensus was to remove this item from future agendas.

177

178 **NINTH ORDER OF BUSINESS**

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

188 Mr. Adams presented the following:

189 **A. Resolution 2024-02, Brooks of Bonita Springs Community Development District**

190 Mrs. Adams stated, for Brooks of Bonita Springs CDD, Seats 1, 2 and 3, currently held by  
191 Mr. Franklin, Mr. Merritt and Ms. Varnum, respectively, will be up for election. For Brooks of  
192 Bonita Springs II CDD, Seats 1 and 2, currently held by Ms. Bunting and Mr. Gould, respectively,  
193 will be up for election.

194

195 **On MOTION for Brooks of Bonita Springs by Mr. Woolsey and seconded by Ms.**  
196 **Varnum, with all in favor, Resolution 2024-02, Implementing Section**  
197 **190.006(3), Florida Statutes, and Requesting that the Lee County Supervisor of**  
198 **Elections Begin Conducting the Districts' General Elections; Providing for**  
199 **Compensation; Setting for the Terms of Office; Authorizing Notice of the**  
200 **Qualifying Period; and Providing for Severability and an Effective Date, was**  
201 **adopted.**

202

203

204 **B. Resolution 2024-01, Brooks of Bonita Springs II Community Development District**

205 **On MOTION for Brooks of Bonita Springs II by Mr. Bartoletti and seconded by**  
206 **Ms. Bunting, with all in favor, Resolution 2024-01, Implementing Section**  
207 **190.006(3), Florida Statutes, and Requesting that the Lee County Supervisor of**  
208 **Elections Begin Conducting the Districts' General Elections; Providing for**  
209 **Compensation; Setting for the Terms of Office; Authorizing Notice of the**  
210 **Qualifying Period; and Providing for Severability and an Effective Date, was**  
211 **adopted.**

212

213



214 **TENTH ORDER OF BUSINESS**

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

215  
216

217 Mr. Bartoletti asked if Coconut Point paid its outstanding debt in full. Mrs. Adams stated  
218 she was unable to obtain confirmation from Accounting.

219 Mr. Woolsey voiced his opinion that an executive summary highlighting abnormal  
220 entries would be helpful. Mr. Adams stated Staff usually prepares a highlights summary but did  
221 not have an opportunity to complete one for this meeting.

222 Mrs. Adams will prepare and email a financial report to the Board at the next meeting.

223 Mr. Adams, Mrs. Adams and Mr. Willis responded to questions about the “Cash &  
224 Investments,” “Capital outlay-lake bank erosion” and “Lighting repairs” line items, contributions  
225 from The Commons Club, cost-sharing, \$19,000 of escrowed funds and progress on the court  
226 resurfacing.

227 Regarding the repayment from the mall, Mr. Cox stated the principal was received and  
228 the interest will be billed via a separate invoice and be sent with the first quarter invoice.

229 The financials were accepted.

230

231 **ELEVENTH ORDER OF BUSINESS**

**Approval of Minutes**

232

233 Mr. Adams presented the following:

234 **A. October 25, 2023 Joint Regular Meeting**

235 The following changes were made:

236 Line 187: Insert “sub” before “bases”

237 Lines 230 to 233: Move paragraph to just before Ninth Order of Business

238 Lines 272 and 373: Delete “one is unable to continue and”

239 Line 398: Change “volunteering” to “their service”

240

241 **On MOTION for Brooks of Bonita Springs by Mr. Merritt and seconded by Ms.**  
242 **Varnum, with all in favor, the October 25, 2023 Joint Regular Meeting Minutes,**  
243 **as amended, were approved.**

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**On MOTION for Brooks of Bonita Springs II by Mr. Bartoletti and seconded by Ms. O'Connor with all in favor, the October 25, 2023 Joint Regular Meeting Minutes, as amended, were approved.**

**B. November 15, 2023 Joint Special Meeting**

The following changes were made:

Line 210: Change "Dave.Garner" to "Dave Garner"

**On MOTION for Brooks of Bonita Springs by Mr. Merritt and seconded by Mr. Woolsey, with all in favor, the November 15, 2023 Joint Special Meeting Minutes, as amended, were approved.**

**On MOTION for Brooks of Bonita Springs II by Mr. Bartoletti and seconded by Mr. Gould with all in favor, the November 15, 2023 Joint Special Meeting Minutes, as amended, were approved.**

**TWELFTH ORDER OF BUSINESS**

**Staff Reports**

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

- **Update: Required Ethics Training**

There was no report.

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

There was no report.

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

- **Monthly Status Report – Field Operations**

The Field Operations Report was included for informational purposes.

Mr. Bartoletti noted that the total bill for culvert cleaning, from inspection to completion, was \$68,000 and asked if that is typical. Mrs. Adams replied affirmatively and stated she will email the projects from 2022 to Mr. Bartoletti.

Referencing a handout, Mr. Willis discussed the geotubes in Phases 2 and 3 and responded to questions about geotube filling and littoral plantings.

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

- **NEXT MEETING DATE: April 24, 2024 at 1:00 PM**

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

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

282

283 **THIRTEENTH ORDER OF BUSINESS**

**Supervisors’ Requests: Supervisor Rod  
Woolsey**

284

285

286 •     **Assessment of Wildlife on CDD Preserve Lands by Fish and Wildlife Services**

287                   Mrs. Adams stated this item is related to the Eighth Order of Business, which was  
288 removed.

289                   Mr. Bartoletti stated, at a Copperleaf Board meeting, he was asked why there was a  
290 reduction in pond, fish and wildlife and he told them that it was due to the cane toads. Since  
291 this is an active fishing community, he believes that the CDDs have a responsibility to keep the  
292 lakes stocked.

293                   Discussion ensued regarding environmental factors, fishkills, cane toads, predatory birds  
294 and overfishing by non-residents.

295                   Mr. Cox stated, due to illness, he will be unable to continue representing the CDDs. He  
296 advised the Boards to consider advertising a Request for Qualifications (RFQ) for District  
297 Counsel Services. Asked if he can work remotely, Mr. Cox replied affirmatively.

298

299 **FOURTEENTH ORDER OF BUSINESS**

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

300

301

302                   No members of the public spoke.

303

304 **FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

305

306                   There being nothing further to discuss, the meeting adjourned at 2:58 p.m.

307

308   [SIGNATURES APPEAR ON THE FOLLOWING PAGE]



309 **FOR BROOKS OF BONITA SPRINGS:**

310

311

312

313

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

315

316

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

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

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

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

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

**STAFF  
REPORTS  
A**

## MEMORANDUM

**To: Board of Supervisors**

**From: District Manager**

**Re: Updates and Reminders: Ethics Training for Special District Supervisors and Form 1**

---

The purpose of this memorandum is to remind our clients of new ethics training requirements applicable to Special District Supervisors. This requirement is the result of changes to Section 112.3142, Florida Statutes, which were passed during the 2023 Legislative Session. **The new requirements will apply in 2024.**

### **What is required and when is the deadline?**

Supervisors will be required to complete four (4) hours of training each calendar year. For those Supervisors seated on or before March 31, 2024, the four hours of training must be completed by December 31, 2024. For new Supervisors seated after March 31, 2024, training must be completed by December 31, 2025. The training must address, at a minimum, Article II of the State Constitution, the Code of Ethics for Public Officers and Employees, and Florida's public records and open meetings laws. It may be completed by taking a continuing legal education class or other continuing professional education class, seminar, or presentation, if the required information is covered. Compliance will be reported on Form 1 each year.

### **Where can I find training materials?**

The Florida Commission on Ethics has provided links to on-demand courses on their Ethics Training web page: <https://ethics.state.fl.us/Training/Training.aspx>. There are also many courses – both free and for a charge – available online and in-person. There may also be the ability to include training within your existing Board meeting schedule.

#### **Free Ethics Law Training**

The COE provides several videos for Ethics training, none of which are exactly two (2) hours in length. Please ensure you complete 120 minutes of Ethics training when choosing a combination of the below.

#### **State Ethics Laws for Constitutional Officers & Elected Municipal Officers (100 minutes)**

Click here: [Kinetic Ethics](#)

#### **Business and Employment Conflicts and Post-Public-Service (56 minutes) Restriction**

Click here: [Business and Employment Conflicts](#)



**Gifts (50 minutes)**

Click here: [Ethics Laws Governing Acceptance of Gifts](#)

**Voting Conflicts - Local Officers (58 minutes)<sup>1</sup>**

Click here: [Voting Vertigo](#)

**Free Sunshine/Public Records Law Training**

The Office of the Attorney General provides a two (2) hour online training course (audio only) that meets the requirements of the Sunshine Law and Public Records Law portion of Supervisors' annual training.

Click here to access: [Public Meeting and Public Records Law](#)

**Other Training Options**

**4- Hour Course**

Some courses will provide a certificate upon completion (not required), like the one found from the Florida State University, Florida Institute of Government, linked here: [4-Hour Ethics Course](#). This course meets all the ethics training requirements for the year, including Sunshine Law and Public Records training. This course is currently \$79.00

**CLE Course**

The COE's website includes a link to the Florida Bar's Continuing Legal Education online tutorial which also meets all the Ethics training requirements. However, this is a CLE course designed more specifically for attorneys. The 5 hours 18 minutes' long course exceeds the 4-hour requirement and its cost is significantly higher than the 4-Hour Ethics course provided by the Florida State University. The course is currently \$325.00. To access this course, click here: [Sunshine Law, Public Records and Ethics for Public Officers and Public Employees](#).

**Form 1 Submittal Changes.**

Beginning January 1, 2024, Form 1 will no longer be filed with your local Supervisor of Elections office. Instead, all Form 1s will be filed electronically with the Commission on Ethics. Please see detailed directions on filing here: <https://ethics.state.fl.us/>. Please note that Special District Supervisors are not required to file Form 6.

2023 Form 1 - Statement of Financial Interests

**General Information**

Name: DISCLOSURE FILER

Address: SAMPLE ADDRESS

County: SAMPLE COUNTY

PID SAMPLE

**AGENCY INFORMATION**

Organization	Suborganization	Title
SAMPLE	SAMPLE	SAMPLE

**Disclosure Period**

THIS STATEMENT REFLECTS YOUR FINANCIAL INTERESTS FOR CALENDAR YEAR ENDING DECEMBER 31, 2023 .

**Primary Sources of Income**

PRIMARY SOURCE OF INCOME (Over \$2,500). (Major sources of income to the reporting person)  
(If you have nothing to report, write "none" or "n/a")

Name of Source of Income	Source's Address	Description of the Source's Principal Business Activity

**Secondary Sources of Income**

SECONDARY SOURCES OF INCOME (Major customers, clients, and other sources of income to businesses owned by the reporting person) (If you have nothing to report, write "none" or "n/a")

Name of Business Entity	Name of Major Sources of Business' Income	Address of Source	Principal Business Activity of Source

**Real Property**

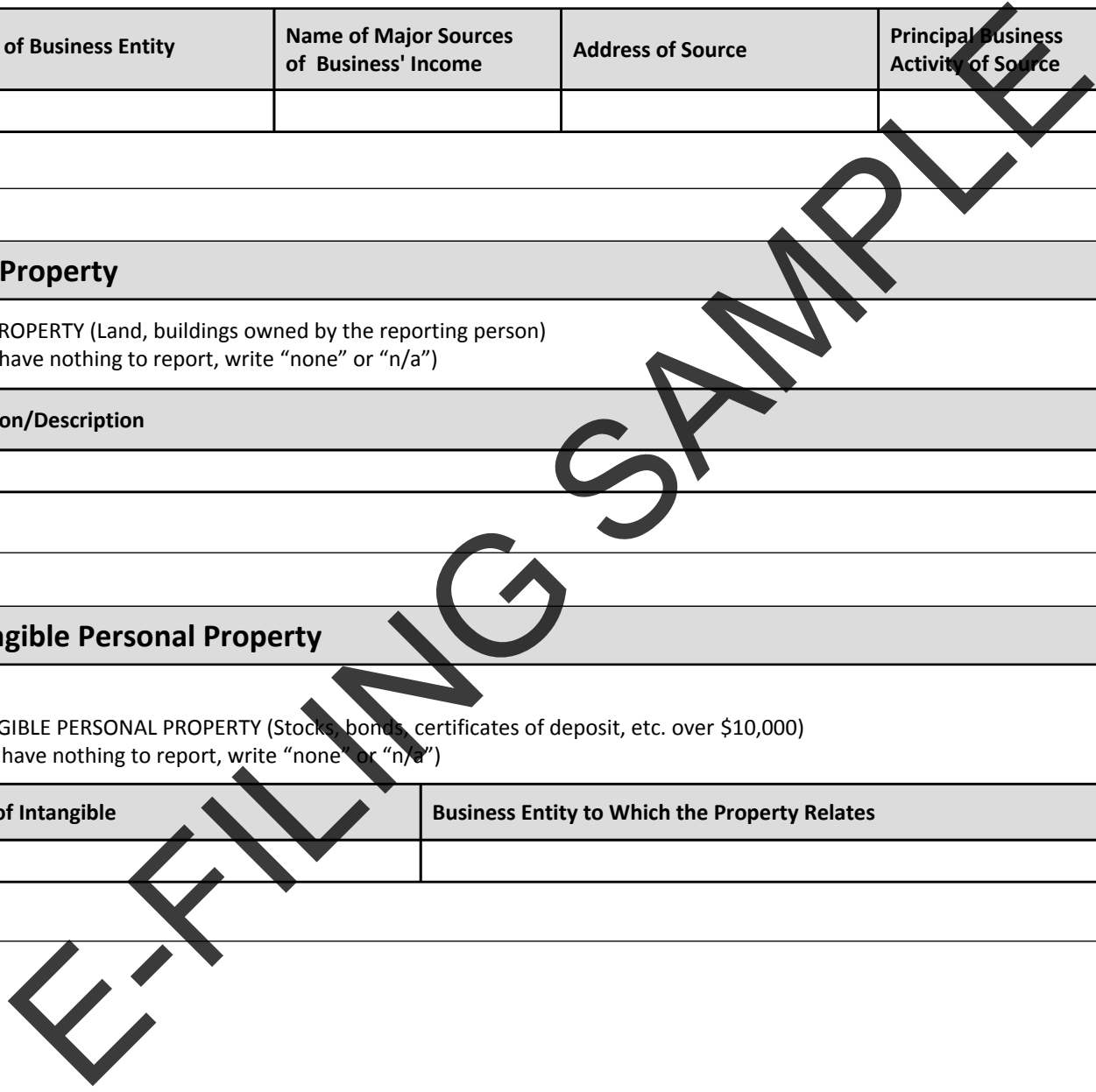
REAL PROPERTY (Land, buildings owned by the reporting person) (If you have nothing to report, write "none" or "n/a")

Location/Description

**Intangible Personal Property**

INTANGIBLE PERSONAL PROPERTY (Stocks, bonds, certificates of deposit, etc. over \$10,000) (If you have nothing to report, write "none" or "n/a")

Type of Intangible	Business Entity to Which the Property Relates





2023 Form 1 - Statement of Financial Interests

**Liabilities**

LIABILITIES (Major debts valued over \$10,000):  
(If you have nothing to report, write "none" or "n/a")

Name of Creditor	Address of Creditor

**Interests in Specified Businesses**

INTERESTS IN SPECIFIED BUSINESSES (Ownership or positions in certain types of businesses)  
(If you have nothing to report, write "none" or "n/a")

Business Entity # 1

**Training**

Based on the office or position you hold, the certification of training required under Section 112.3142, F.S., is not applicable to you for this form year.

E-FILED SAMPLE

**Signature of Filer**

Digitally signed:

**Filed with COE:**

**E-FILING SAMPLE**

# 2023 Form 1 Instructions Statement of Financial Interests

## Notice

The annual Statement of Financial Interest is due July 1, 2024. If the annual form is not submitted via the electronic filing system created and maintained by the Commission September 3, 2024, an automatic fine of \$25 for each day late will be imposed, up to a maximum penalty of \$1,500. Failure to file also can result in removal from public office or employment. [s. 112.3145, F.S.]

In addition, failure to make any required disclosure constitutes grounds for and may be punished by one or more of the following: disqualification from being on the ballot, impeachment, removal or suspension from office or employment, demotion, reduction in salary, reprimand, or a civil penalty not exceeding \$10,000. [s. 112.317, F.S.]

## When To File:

**Initially**, each local officer/employee, state officer, and specified state employee must file **within 30 days** of the date of his or her appointment or of the beginning of employment. Appointees who must be confirmed by the Senate must file prior to confirmation, even if that is less than 30 days from the date of their appointment.

**Candidates** must file at the same time they file their qualifying papers.

**Thereafter**, file by July 1 following each calendar year in which they hold their positions.

**Finally**, file a final disclosure form (Form 1F) within 60 days of leaving office or employment. Filing a CE Form 1F (Final Statement of Financial Interests) does not relieve the filer of filing a CE Form 1 if the filer was in his or her position on December 31, 2023.

## Who Must File Form 1

1. Elected public officials not serving in a political subdivision of the state and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.
2. Appointed members of each board, commission, authority, or council having statewide jurisdiction, excluding those required to file full disclosure on Form 6 as well as members of solely advisory bodies, but including judicial nominating commission members; Directors of Enterprise Florida, Scripps Florida Funding Corporation, and Career Source Florida; and members of the Council on the Social Status of Black Men and Boys; the Executive Director, Governors, and senior managers of Citizens Property Insurance Corporation; Governors and senior managers of Florida Workers' Compensation Joint Underwriting Association; board members of the Northeast Fla. Regional Transportation Commission; board members of Triumph Gulf Coast, Inc; board members of Florida Is For Veterans, Inc.; and members of the Technology Advisory Council within the Agency for State Technology.
3. The Commissioner of Education, members of the State Board of Education, the Board of Governors, the local Boards of Trustees and Presidents of state universities, and the Florida Prepaid College Board.
4. Persons elected to office in any political subdivision (such as municipalities, counties, and special districts) and any person appointed to fill a vacancy in such office, unless required to file Form 6.
5. Appointed members of the following boards, councils, commissions, authorities, or other bodies of county, municipality, school district, independent special district, or other political subdivision: the governing body of the subdivision; community college or junior college district boards of trustees; boards having the power to enforce local code provisions; boards of adjustment; community redevelopment agencies; planning or zoning boards having the power to recommend, create, or modify land planning or zoning within a political subdivision, except for citizen advisory committees, technical coordinating committees, and similar groups who only have the power to make recommendations to planning or zoning boards, and except for representatives of a military installation acting on behalf of all military installations within that jurisdiction; pension or retirement boards empowered to invest pension or retirement funds or determine entitlement to or amount of pensions or other retirement benefits, and the Pinellas County Construction Licensing Board.
6. Any appointed member of a local government board who is required to file a statement of financial interests by the appointing authority or the enabling legislation, ordinance, or resolution creating the board.
7. Persons holding any of these positions in local government: county or city manager; chief administrative employee or finance director of a county, municipality, or other political subdivision; county or municipal attorney; chief county or municipal building inspector; county or municipal water resources coordinator; county or municipal pollution control director; county or municipal environmental control director; county or municipal administrator with power to grant or deny a land development permit; chief of police; fire chief; municipal clerk; appointed district school superintendent; community college president; district medical examiner; purchasing agent (regardless of title) having the authority to make any purchase exceeding \$35,000 for the local governmental unit.

8. Officers and employees of entities serving as chief administrative officer of a political subdivision.
9. Members of governing boards of charter schools operated by a city or other public entity.
10. Employees in the office of the Governor or of a Cabinet member who are exempt from the Career Service System, excluding secretarial, clerical, and similar positions.
11. The following positions in each state department, commission, board, or council: Secretary, Assistant or Deputy Secretary, Executive Director, Assistant or Deputy Executive Director, and anyone having the power normally conferred upon such persons, regardless of title.
12. The following positions in each state department or division: Director, Assistant or Deputy Director, Bureau Chief, and any person having the power normally conferred upon such persons, regardless of title.
13. Assistant State Attorneys, Assistant Public Defenders, criminal conflict and civil regional counsel, and assistant criminal conflict and civil regional counsel, Public Counsel, full-time state employees serving as counsel or assistant counsel to a state agency, administrative law judges, and hearing officers.
14. The Superintendent or Director of a state mental health institute established for training and research in the mental health field, or any major state institution or facility established for corrections, training, treatment, or rehabilitation.
15. State agency Business Managers, Finance and Accounting Directors, Personnel Officers, Grant Coordinators, and purchasing agents (regardless of title) with power to make a purchase exceeding \$35,000.
16. The following positions in legislative branch agencies: each employee (other than those employed in maintenance, clerical, secretarial, or similar positions and legislative assistants exempted by the presiding officer of their house); and each employee of the Commission on Ethics.
17. Each member of the governing body of a "large-hub commercial service airport," as defined in Section 112.3144(1)(c), Florida Statutes, except for members required to comply with the financial disclosure requirements of s. 8, Article II of the State Constitution.

**ATTACHMENTS:** A filer may include and submit attachments or other supporting documentation when filing disclosure.

**PUBLIC RECORD:** The disclosure form is a public record and is required by law to be posted to the Commission's website. Your Social Security number, bank account, debit, charge, and credit card numbers, mortgage or brokerage account numbers, personal identification numbers, or taxpayer identification numbers are not required and should not be included. If such information is included in the filing, it may be made available for public inspection and copying unless redaction is required by the filer, without any liability to the Commission. If you are an active or former officer or employee listed in Section 119.071, F.S., whose home address or other information is exempt from disclosure, the Commission will maintain that confidentiality *if you submit a written and notarized request.*

**QUESTIONS** about this form or the ethics laws may be addressed to the Commission on Ethics, Post Office Drawer 15709, Tallahassee, Florida 32317-5709; physical address: 325 John Knox Road, Building E, Suite 200, Tallahassee, FL 32303; telephone (850) 488-7864.

## Instructions for Completing Form 1

### Primary Sources of Income

[Required by s. 112.3145(3)(b)1, F.S.]

This section is intended to require the disclosure of your principal sources of income during the disclosure period. You do not have to disclose any public salary or public position(s). The income of your spouse need not be disclosed; however, if there is joint income to you and your spouse from property you own jointly (such as interest or dividends from a bank account or stocks), you should disclose the source of that income if it exceeded the threshold.

Please list in this part of the form the name, address, and principal business activity of each source of your income which exceeded \$2,500 of gross income received by you in your own name or by any other person for your use or benefit.

"Gross income" means the same as it does for income tax purposes, even if the income is not actually taxable, such as interest on tax-free bonds. Examples include: compensation for services, income from business, gains from property dealings, interest, rents, dividends, pensions, IRA distributions, social security, distributive share of partnership gross income, and alimony if considered gross income under federal law, but not child support.

Examples:

- If you were employed by a company that manufactures computers and received more than \$2,500, list the name of the company, its address, and its principal business activity (computer manufacturing).
- If you were a partner in a law firm and your distributive share of partnership gross income exceeded \$2,500, list the name of the firm, its address, and its principal business activity (practice of law).
- If you were the sole proprietor of a retail gift business and your gross income from the business exceeded \$2,500, list the name of the business, its address, and its principal business activity (retail gift sales).
- If you received income from investments in stocks and bonds, list each individual company from which you derived more than \$2,500. Do not aggregate all of your investment income.



- If more than \$2,500 of your gross income was gain from the sale of property (not just the selling price), list as a source of income the purchaser's name, address and principal business activity. If the purchaser's identity is unknown, such as where securities listed on an exchange are sold through a brokerage firm, the source of income should be listed as "sale of (name of company) stock," for example.
- If more than \$2,500 of your gross income was in the form of interest from one particular financial institution (aggregating interest from all CD's, accounts, etc., at that institution), list the name of the institution, its address, and its principal business activity.

## Secondary Sources of Income

[Required by s. 112.3145(3)(b)2, F.S.]

This part is intended to require the disclosure of major customers, clients, and other sources of income to businesses in which you own an interest. It is not for reporting income from second jobs. That kind of income should be reported in "Primary Sources of Income," if it meets the reporting threshold. You will not have anything to report unless, during the disclosure period:

1. You owned (either directly or indirectly in the form of an equitable or beneficial interest) more than 5% of the total assets or capital stock of a business entity (a corporation, partnership, LLC, limited partnership, proprietorship, joint venture, trust, firm, etc., doing business in Florida); **and**,
2. You received more than \$5,000 of your gross income during the disclosure period from that business entity.

If your interests and gross income exceeded these thresholds, then for that business entity you must list every source of income to the business entity which exceeded 10% of the business entity's gross income (computed on the basis of the business entity's most recently completed fiscal year), the source's address, and the source's principal business activity.

Examples:

- You are the sole proprietor of a dry cleaning business, from which you received more than \$5,000. If only one customer, a uniform rental company, provided more than 10% of your dry cleaning business, you must list the name of the uniform rental company, its address, and its principal business activity (uniform rentals).
- You are a 20% partner in a partnership that owns a shopping mall and your partnership income exceeded the above thresholds. List each tenant of the mall that provided more than 10% of the partnership's gross income and the tenant's address and principal business activity.

## Real Property

[Required by s. 112.3145(3)(b)3, F.S.]

In this part, list the location or description of all real property in Florida in which you owned directly or indirectly at any time during the disclosure period in excess of 5% of the property's value. You are not required to list your residences. You should list any vacation homes if you derive income from them.

Indirect ownership includes situations where you are a beneficiary of a trust that owns the property, as well as situations where you own more than 5% of a partnership or corporation that owns the property. The value of the property may be determined by the most recently assessed value for tax purposes, in the absence of a more accurate fair market value.

The location or description of the property should be sufficient to enable anyone who looks at the form to identify the property. A street address should be used, if one exists.

## Intangible Personal Property

[Required by s. 112.3145(3)(b)3, F.S.]

Describe any intangible personal property that, at any time during the disclosure period, was worth more than \$10,000 and state the business entity to which the property related. Intangible personal property includes things such as cash on hand, stocks, bonds, certificates of deposit, vehicle leases, interests in businesses, beneficial interests in trusts, money owed you (including, but not limited to, loans made as a candidate to your own campaign), Deferred Retirement Option Program (DROP) accounts, the Florida Prepaid College Plan, and bank accounts in which you have an ownership interest. Intangible personal property also includes investment products held in IRAs, brokerage accounts, and the Florida College Investment Plan. Note that the product contained in a brokerage account, IRA, or the Florida College Investment Plan is your asset—not the account or plan itself. Things like automobiles and houses you own, jewelry, and paintings are not intangible property. Intangibles relating to the same business entity may be aggregated; for example, CDs and savings accounts with the same bank. Property owned as tenants by the entirety or as joint tenants with right of survivorship, including bank accounts owned in such a manner, should be valued at 100%. The value of a leased vehicle is the vehicle's present value minus the lease residual (a number found on the lease document).

## Liabilities

[Required by s. 112.3145(3)(b)4, F.S.]

List the name and address of each creditor to whom you owed more than \$10,000 at any time during the disclosure period. The amount of the liability of a vehicle lease is the sum of any past-due payments and all unpaid prospective lease payments. You are not required to list the amount of any debt. You do not have to disclose credit card and retail installment accounts, taxes owed (unless reduced to a judgment), indebtedness on a life insurance policy owed to the company of issuance, or contingent liabilities. A "contingent liability" is one that will become an actual liability only when one or more future events occur or fail to occur, such as where you are liable only as a guarantor, surety, or endorser on a promissory note. If you are a "co-maker" and are jointly liable or jointly and severally liable, then it is not a contingent liability.

### **Interests in Specified Businesses**

[Required by s. 112.3145(7), F.S.]

The types of businesses covered in this disclosure include: state and federally chartered banks; state and federal savings and loan associations; cemetery companies; insurance companies; mortgage companies; credit unions; small loan companies; alcoholic beverage licensees; pari-mutuel wagering companies, utility companies, entities controlled by the Public Service Commission; and entities granted a franchise to operate by either a city or a county government.

Disclose in this part the fact that you owned during the disclosure period an interest in, or held any of certain positions with the types of businesses listed above. You must make this disclosure if you own or owned (either directly or indirectly in the form of an equitable or beneficial interest) at any time during the disclosure period more than 5% of the total assets or capital stock of one of the types of business entities listed above. You also must complete this part of the form for each of these types of businesses for which you are, or were at any time during the disclosure period, an officer, director, partner, proprietor, or agent (other than a resident agent solely for service of process).

If you have or held such a position or ownership interest in one of these types of businesses, list the name of the business, its address and principal business activity, and the position held with the business (if any). If you own(ed) more than a 5% interest in the business, indicate that fact and describe the nature of your interest.

### **Training Certification**

[Required by s. 112.3142, F.S.]

If you are a Constitutional or elected municipal officer appointed school superintendent, a commissioner of a community redevelopment agency created under Part III, Chapter 163, or an elected local officers of independent special districts, including any person appointed to fill a vacancy on an elected special district board, whose service began on or before March 31 of the year for which you are filing, you are required to complete four hours of ethics training which addresses Article II, Section 8 of the Florida Constitution, the Code of Ethics for Public Officers and Employees, and the public records and open meetings laws of the state. You are required to certify on this form that you have taken such training.

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

**STAFF  
REPORTS  
C**



**Wrathell, Hunt and Associates, LLC**

TO: Brooks I & II Board of Supervisors  
FROM: Cleo Adams – District Manager  
DATE: April 24, 2024  
SUBJECT: Status Report – Field Operations

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**For 2024/25 Budget Purposes:**

Water Management:

- Contract Services: \$376,500.00 (\$316,500. + \$60K)
- NPDES: \$ 20K
- Aeration Operating Supplies: \$ 41,380.00 (Replacement Schedule)
- Culvert Cleaning: \$ 88,500.00
- Boundary Exotic Removal: \$ 40K (\$20K + 20K)

Lighting:

- Contractual Service: \$ 13K

Landscape:

- Landscape Maint. Contract: \$717K
- Irrigation Manager: \$13K

**Lake Maintenance:**

Lake & Wetland Maintenance Contract: The current contract with Solitude Lake Management is set to expire August 31, 2024. Pre-bid meeting has been scheduled for Wednesday, June 12<sup>th</sup> with a bid opening to be held on Tuesday, July 2<sup>nd</sup>.

**Note:** This will be an agenda item for Board's consideration at your July 24<sup>th</sup> meeting.

**Note:** Staff received a solicitation from Estate Management Services, out of Brunswick, GA. Staff has reached out and requested a local list of Clients/Contacts in the SW Florida Region.

Fixed Structure Inspection Reporting: Due June annually.



I-75 Boundary Exotic Removals (Berm Maintenance): The current contract with Superior Waterway is set to expire June 2026. Current contract \$20K. 2025/26 Fiscal year will be \$22K.

**Note:** Quarterly maintenance events continue, with the entire berm maintained twice per year, and Pebble Point maintained four times per year. (June/September/December/March).

**Note:** San Carlos Estates Water Control District: The District continues to participate in the annual canal cleaning, exotic removals, etc. This is the drainage ditch located on the South side of Spring Run and LHB and adjacent to Bonita Bill Street. Annual cost \$20K.

Pesky Varmints (Cane Toad removal): The current contract \$60K which expires November 30, 2024. Staff has reached out to Lindsey to determine if they will be increasing for the fiscal year 2025.

Johnson Engineering (NPDES) Water Quality Monitoring/Reporting The current contract - \$20K (executed in 2023).

Aeration New Installs (2024): Budget for these services \$65K. Executed contract with Superior Waterway March 2024. New Installations: Lakes 101, 102, 115, 116 and 133. Total Cost \$60K.

Bi-Annual Aeration Inspections/Reporting: The bi-annual maintenance event was submitted in December. Aeration Repairs year to date \$23K against a budget of \$35K.  
**Note:** Next maintenance event is scheduled for June.

Culvert Inspections/Cleaning: structure cleaning of LHB/Spring Run was completed January 2024. Total Cost \$56,400.00

**Note:** As a reminder, this exercise is on a three-year rotation.

**Note:** Budget Purposes: Shadow Wood/Copperleaf completed in 2022 for a cost of \$86,500.00. This exercise will be scheduled in the Spring of 2025.

**Note:** As request during the January 24<sup>th</sup> Board meeting; Staff provide Supervisor Bartoletti a copy of the 2022 reports/projects completed for Shadow Wood and Copperleaf on March 18<sup>th</sup>.

**Landscape Maintenance:** Due to the continued issues with Street Lights/Hardwood trees and the dim visibility, Staff retained Davie Tree Services and had the hardwoods (Oaks & Shady Lady Trees) Crown Reduced/25% - these two projects were completed between January and March: Three Oaks/Imperial as well as Coconut Road. Cost \$41,200.00.

Annual Hard Cuts: As outlined in the specifications of the contract agreement, hard cutting of all shrubs commenced the Monday following Easter, and are scheduled to be completed June 30<sup>th</sup>. Commencing on Imperial Parkway and working North down Three Oaks Parkway. Once complete GulfScapes will work West down Coconut Road towards 41 to finish.

Landscape Contract Agreement: Is set to expire November 30, 2024. Staff will be going out to sealed bidding later in the year, and will be presented to the Board for approval.

Irrigation Management Contract: Is set to expire September 30, 2024. Staff has reached out to GulfScapes for any increase request.

Clock Repair: Irrigation controller Clock 7 was replaced during the month of February. Cost \$3K.

Holiday Lighting Program: Coconut Road US 41 Entry & Williams Road/Three Oaks Monument: The current contract with Trimmers is \$4,200.00 (no increases although expired January 2024. Staff has reached out to Timmers w request for new proposal.

GIS Mapping: The Geospatial Services Agreement with FL GIS Solutions executed June 1, 2024 and will expire May 31, 2026. Services have slightly increased up from \$100.00 per hour to \$120.00 per hour.

Insurance: For Fiscal Year 2024/25 Premium \$28,150.00. Staff has requested the current documents to review exact coverages.

**2024 Elections**: Brooks I: Seats 1, 2 & 3  
Brooks II: Seats 1 & 2

Seats are set to expire in November. Qualifying period with the Supervisor of Elections office is Noon, June 10<sup>th</sup> thru Noon, June 14<sup>th</sup>.

**Ethics Training For Special District Supervisors**: Supervisors will be required to complete four (4) hours of training each calendar year. For those seated on or before March 31, 2024, the four hours of training must be completed by December 31, 2024. For new Supervisors seated after March 31, 2024, training must be completed by December 31, 2025. Ethics Training Website: <https://ethics.state.fl.us/Training/Training.aspx>.



**Wrathell, Hunt and Associates, LLC**

TO: Brooks of Bonita Springs I & II CDD Board of Supervisors  
FROM: Shane Willis – Operations Manager  
DATE: April 24, 2024  
SUBJECT: Status Report – Field Operations

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**Aquatics & Wetlands:**

- Lake Bank Restoration Projects: All pumping for all phases will be completed by 5/1/24, slope grading for phases 2, 3, & 4 will begin then.
- Littoral Planting Projects: Littoral order will be made once slope grading begins 5/1/24.

**Cane Toad Program:**

New service schedule to begin in February 2024

**Misc.**

- All contracted vendors that serviced the Coconut Park have been cancelled.
- All hurricane repairs and openings have been completed on the Three Oaks fence line; vendor will now begin small hardware repairs along the same stretch. Expected to be completed by mid-May.
- Pine straw installation has been completed for 2024.
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**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 2023/2024 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 4, 2023</b>	<b>Special Meeting</b>	<b>1:00 PM</b>
<b>October 25, 2023</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>November 15, 2023</b>	<b>Special Meeting</b>	<b>1:00 PM</b>
<b>January 24, 2024<sup>1</sup></b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>March 27, 2024 CANCELED</b>	<b>Special Meeting</b>	<b>1:00 PM</b>
<b>April 24, 2024</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>July 24, 2024</b>	<b>Regular Meeting</b>	<b>1:00 PM</b>
<b>August 28, 2024</b>	<b>Public Hearing &amp; Regular Meeting</b>	<b>1:00 PM</b>