



## The Brooks CDD 2013 Budget

<b>TOTAL REVENUES (\$1,986):</b>	
Assessment Brooks' Residents	\$1,852
Assessment to Commons Club	\$117
Mall Contribution	\$13
Miscellaneous	\$4
<b>TOTAL</b>	<b>\$1,986</b>
<b>TOTAL EXPENDITURES (\$1,986):</b>	
Administrative Expenses	\$352
Lake and Water Management	\$392
Landscape and Lighting Maintenance	\$951
Coconut Road Park Property—Loan	\$203
Miscellaneous	\$88
<b>TOTAL</b>	<b>\$1,986</b>

Your Assessments paid as part of your annual Lee County Tax Bill

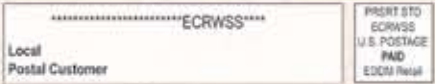
Your CDD Assessments are paid as a part of your Lee County Tax bill each year. The assessment is located within the non ad valorem portion of your bill and the amount is made up of two components; Operations & Maintenance and Debt Service.

The Debt Service Assessment component repays the Bonds that the CDDs issued to construct and/or acquire Community Infrastructure. Each CDD has issued 2 bonds, one larger and 1 smaller Bond. In 2006, the CDDs each refinanced their larger bonds and were successful in reducing the interest rates to 4.5%. Unfortunately, when considering the size of each of the smaller bonds and the cost to refinance, it does not make financial sense to consider refinancing the smaller bonds at this time. Please note that you may pay off the outstanding principal amount of your bond at anytime by contacting the District's Lien Roll Manager, Alice Carlson, at 239 435 3988. Please have your Brooks address or County Folio number available when contacting her for a payoff.

"For more information regarding your assessments, please visit our website at [www.brookscdds.net](http://www.brookscdds.net) and click on the Assessment Summary Link where they are broken down by CDD, Bond Series and Neighborhood"

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[www.BrooksCDDs.net](http://www.BrooksCDDs.net)



## Breakdown of Expenses & Your Cost

### Administrative

This includes the cost of a professional management company to manage the CDD affairs as well as legal, accounting, engineering, insurance, Lee County costs, trustee and CDD Board Supervisor costs.

**Annual cost per Brooks' resident = \$97**

### Lake and Water Management

This includes the cost of a professional lake management and maintenance company to ensure the quality of The Brooks' 152 community lakes. This company handles aquascaping, aeration, plant maintenance, culvert cleaning, and, as necessary, capital costs.

**Annual cost per Brooks' resident = \$108**

### Landscape and Lighting Maintenance

This includes all landscape, irrigation and lighting costs along The Brooks' portion of Three Oaks Parkway and Coconut Road, from pine straw and mulch to lawn and plant maintenance to plant and turf replacement as necessary. This also includes the maintenance of Coconut Road Park/Commons Club property. Please note that these costs are predominantly offset by an allocation to the Commons Club of \$117,023.

**Annual cost per Brooks' resident (after the allocation) = \$231**

### Coconut Road Park Property (Loan)

This is the annual principal and interest cost of the five-year loan to purchase the common area park property on Coconut Road.

**Annual cost per Brooks' resident = \$56**

## MEET YOUR BOARD

### CDD #1 BOARD MEMBERS

**James A. Merritt**  
Chairman

**Jim Ward**  
Vice Chairman

**Robert Bonner**  
Assistant Secretary

**Rollin H. Crawford**  
Assistant Secretary

**Phil Douglas**  
Assistant Secretary

### CDD #2 BOARD MEMBERS

**Joseph R. Bartoletti**  
Chairman

**James Strecansky**  
Vice Chairman

**Gary R. Davidson**  
Assistant Secretary

**Jack Meeker**  
Assistant Secretary

**Ray Pierce**  
Assistant Secretary



## The Who, What, How & Why of The Brooks CDD

The Brooks is served by two Community Development Districts (CDDs):

The Brooks of Bonita Springs CDD and The Brooks of Bonita Springs II CDD.

Lee County created the CDDs at the request of the The Brooks' developer in order to finance the community's basic infrastructure:

- landscaping, irrigation, lighting, signage and sidewalks to ensure that The Brooks' residents' expectations are met and asset values are maintained;
- the storm water management system, which includes the lakes, wetlands, interconnecting pipes and control structures;
- park and recreational facilities adjacent to the Commons Club, intended to be used by all residents.



# Property Updates

## Sidewalks

The sidewalk overlay project along both sides of Coconut Road and Three Oaks Parkway has been completed.

## Playground

The Playground at the park adjacent to the Commons Club has been replaced and updated; including a new primary feature, rubberized surfaces for safety, refurbishment of the swings and a decorative shade system. The renovation also meets current ADA requirements.

## Lakes and Wetlands

Storm water detention ponds reduce flooding during high water periods and they play an important role by trapping sediments and other large solids carried by run-off from roads, parking lots and lawns. In addition to sediments, storm water ponds also collect a number of other pollutants such as bacteria, oils, fertilizers, heavy metals and organic contaminants such as animal wastes, pesticides and herbicides. Stagnant water allows heavier contaminants, such as solids or metals, to sink to the bottom of the pond and eventually become bottom layer sediment. The retained water or clean water is passed onto nearby streams or wetlands. Nutrients from storm water runoff can seep into the water and provide food for unwanted plants, like algae. Excessive algal growth can lead to decreased oxygen in the water needed by fish to breathe, resulting in fish kills. Bacteria and other pathogens from pet waste can create health hazards in ponds.

## What are Littoral Shelves?

By design and regulation, newer ponds constructed since 1993 contain littoral shelves, which are shallow areas along perimeter of the pond. Littoral shelves provide emergent aquatic vegetation appropriate water depth necessary to thrive and compete with algae for space, light and nutrients as well as filter out pollutants such as heavy metals, oils and fertilizers. The littoral shelf also prevents lake bank erosion and provides a rich habitat for wildlife.

Littoral shelves are usually 1-3 feet in depth and occupy up to 30 percent of the entire surface area of the pond. An unplanted littoral shelf or one that is sparsely covered by vegetation will regularly make algae blooms worse. In the deeper areas of a pond, water depths deprive algae the benefit of full sunlight needed to grow algae; but in an area that is just a few feet deep such as a littoral shelf, the algae have the benefit of full, consistent sunlight. In these shallow areas, algae can grow rapidly. The thicker and denser the littoral vegetation, the less sunlight, living space and nutrients will be available for algae growth.

If managed properly, ponds and littoral shelves can provide an aesthetically pleasing and healthy habitat for a wide variety of wildlife; including insects, fish, birds and turtles.



## Littoral Plants

Plants growing on the littoral shelf must be selected based upon expected water level fluctuations and maximum water depths. The shelf must be planted with at least four native species:

- 85 percent of these plants must survive and they must cover a minimum of 85 percent of the surface area of the littoral shelf
- Exotic or nuisance species must stay below 15 percent
- Regular maintenance must be provided to control native nuisance plants, which can overpopulate and crowd out native species

## Commercially available native trees and shrubs that meet Lee County's requirement for Littoral Plants are:

3" below normal water level	3" - 12" below normal water level	2" - 24" below normal water level	24" - 36" below normal water level
Maidencane	Arrowhead	Spikerush	Fragrant Water Lily
Softrush	Sand Cordgrass	Pickeralweed	Spatterdock
Swamp Lily	Blueflag Iris	Bulrush	
Golden Canna			
Bacopa			

