

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

JOINT REGULAR MEETING AGENDA

June 26, 2019

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

June 19, 2019

ATTENDEES:

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

NOTE: Meeting Time

Boards of Supervisors

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

Dear Board Members:

A Joint Regular Meeting of the Brooks of Bonita Springs & Brooks of Bonita Springs II Community Development Districts' Boards of Supervisors will be held on June 26, 2019 at **2:00 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*)

BROOKS OF BONITA SPRINGS ITEMS

3. Presentation of Brooks of Bonita Springs Community Development District's Audited Financial Report for Fiscal Year Ended September 30, 2018, Prepared by Grau & Associates
4. Consideration of Resolution 2019-04, Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2018

BROOKS OF BONITA SPRINGS II ITEMS

5. Presentation of Brooks of Bonita Springs II Community Development District's Audited Financial Report for Fiscal Year Ended September 30, 2018, Prepared by Grau & Associates
6. Consideration of Resolution 2019-05, Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2018

JOINT BOARD ITEMS

7. Update: Hurricane Irma Recovery – FEMA Reimbursement

8. Discussion: Options for Remediation/Removal of Four Bald Cypress Trees Encroaching on Wilson Property on Cedar Glen
9. Continued Discussion/Review of Fiscal Year 2020 Draft Budget
10. Acceptance of Unaudited Financial Statements as of May 31, 2019
11. Approval of Minutes
 - A. September 26, 2018 Joint Special Meeting
 - B. January 30, 2019 Joint Regular Meeting
 - C. April 24, 2019 Joint Regular Meeting
12. Staff Reports
 - A. District Counsel: *Dan Cox, Esquire*
 - B. District Engineer: *Johnson Engineering, Inc.*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - i. NEXT MEETING DATE: July 24, 2019 at 1:00 P.M.
 - D. Operations: *Wrathell, Hunt and Associates, LLC*
 - i. Landscape Maintenance Activities
 - ii. Lake Maintenance Activities
13. Supervisors' Requests
14. Public Comments (*non-agenda items, only; four (4)-minute time limit*)
15. Adjournment

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

Sincerely,



Chesley E. Adams, Jr.
District Manager

<p><u>FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE</u> CALL IN NUMBER: 1-888-354-0094 CONFERENCE ID: 8593810</p>

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

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**BROOKS OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2018**

**BROOKS OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Brooks of Bonita Springs Community Development District
Lee County, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Brooks of Bonita Springs Community Development District, Lee County, Florida (the "District") as of and for the fiscal year ended September 30, 2018, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2018, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 11, 2019, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Report on Other Legal and Regulatory Requirements

We have also issued our report dated June 11, 2019, on our consideration of the District's compliance with the requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants

June 11, 2019

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Brooks of Bonita Springs Community Development District, Lee County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2018. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District plus deferred outflows of resources exceeded its liabilities at the close of the fiscal year ended September 30, 2018 resulting in a net position balance of \$13,244,765.
- The change in the District's total net position in comparison with the prior fiscal year was \$807,429, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2018, the District's governmental funds reported combined ending fund balances of \$802,661, a decrease of \$(2,187) in comparison with the prior fiscal year. A portion of the fund balance is restricted for debt service, non-spendable for prepaid items and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental funds. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service funds Series 2001 and Series 2006, which are considered to be major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets plus deferred outflows of resources exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2018	2017
Current and other assets	\$ 911,277	\$ 1,002,695
Capital assets, net of depreciation	14,573,416	14,818,849
Total assets	15,484,693	15,821,544
Deferred outflows of resources	31,024	68,258
Total assets and deferred outflows of resources	15,515,717	15,889,802
Current liabilities	144,685	259,684
Long-term liabilities	2,126,267	3,192,782
Total liabilities	2,270,952	3,452,466
Net position		
Net investment in capital assets	12,478,173	11,694,325
Restricted	454,573	430,592
Unrestricted	312,019	312,419
Total net position	\$ 13,244,765	\$ 12,437,336

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

	CHANGES IN NET POSITION	
	FOR THE FISCAL YEAR ENDED SEPTEMBER 30,	
	2018	2017
Revenues:		
Program revenues		
Charges for services	\$ 2,693,754	\$ 2,604,401
Operating grants and contributions	144,938	110,353
General revenues		
Unrestricted investment earnings	467	576
Total revenues	<u>2,839,159</u>	<u>2,715,330</u>
Expenses:		
General government	207,420	208,565
Maintenance and operations	1,645,439	1,568,131
Interest	178,871	233,896
Total expenses	<u>2,031,730</u>	<u>2,010,592</u>
Change in net position	<u>807,429</u>	<u>704,738</u>
Net position - beginning	<u>12,437,336</u>	<u>11,732,598</u>
Net position - ending	<u>\$ 13,244,765</u>	<u>\$ 12,437,336</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2018 was \$2,031,730. Program revenues are comprised primarily of assessments. The remainder of the current fiscal year revenue includes interest revenue and miscellaneous income.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2018 was amended to decrease revenues by \$81,448 and increase appropriations by \$198,725. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2018, the current fiscal year.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2018, the District had \$21,821,947 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$7,248,531 has been taken, which resulted in a net book value of \$14,573,416. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2018, the District had \$2,035,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Brooks of Bonita Springs Community Development District's Finance Department at 2300 Glades Road, Suite 410W, Boca Raton, Florida, 33431.

**BROOKS OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2018**

	Governmental Activities
ASSETS	
Cash	\$ 284,760
Accounts receivable	122,554
Assessments receivable	2,670
Prepays and deposits	525
Restricted assets:	
Investments	500,768
Capital assets:	
Nondepreciable	10,843,102
Depreciable, net	3,730,314
Total assets	15,484,693
 DEFERRED OUTFLOWS OF RESOURCES	
Deferred charge on refunding	31,024
Total deferred outflows of resources	31,024
 LIABILITIES	
Accounts payable	97,814
Accrued interest payable	46,871
Non-current liabilities:	
Due within one year	1,190,000
Due in more than one year	936,267
Total liabilities	2,270,952
 NET POSITION	
Net investment in capital assets	12,478,173
Restricted for debt service	454,573
Unrestricted	312,019
Total net position	\$ 13,244,765

See notes to the financial statements

**BROOKS OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018**

Functions/Programs	Expenses	Program Revenues		Net (Expense) Revenue Changes in and Net Position
		Charges for Services	Operating Grants and Contributions	Governmental Activities
Primary government:				
Governmental activities:				
General government	\$ 207,420	\$ 207,420	\$ -	\$ -
Maintenance and operations	1,645,439	1,171,705	137,434	(336,300)
Interest on long-term debt	178,871	1,314,629	7,504	1,143,262
Total governmental activities	2,031,730	2,693,754	144,938	806,962
General revenues:				
Unrestricted investment earnings				467
Total general revenues				467
Change in net position				807,429
Net position - beginning				12,437,336
Net position - ending				\$ 13,244,765

See notes to the financial statements

**BROOKS OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2018**

	Major Funds			Total Governmental Funds
	General	Debt Service 2001	Debt Service 2006	
ASSETS				
Cash	\$ 284,760	\$ -	\$ -	\$ 284,760
Investments	-	119,099	381,669	500,768
Assessments receivable	1,994	54	622	2,670
Accounts receivable	122,554	-	-	122,554
Prepays and deposits	525	-	-	525
Total assets	<u>\$ 409,833</u>	<u>\$ 119,153</u>	<u>\$ 382,291</u>	<u>\$ 911,277</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 97,814	\$ -	\$ -	\$ 97,814
Total liabilities	<u>97,814</u>	<u>-</u>	<u>-</u>	<u>97,814</u>
Deferred inflows of resources:				
Unavailable revenue	10,802	-	-	10,802
Total deferred inflows of resources	<u>10,802</u>	<u>-</u>	<u>-</u>	<u>10,802</u>
Fund balances:				
Nonspendable:				
Prepaid items	525	-	-	525
Restricted for:				
Debt service	-	119,153	382,291	501,444
Unassigned	300,692	-	-	300,692
Total fund balances	<u>301,217</u>	<u>119,153</u>	<u>382,291</u>	<u>802,661</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 409,833</u>	<u>\$ 119,153</u>	<u>\$ 382,291</u>	<u>\$ 911,277</u>

See notes to the financial statements

**BROOKS OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET- GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2018**

Fund balance - governmental funds \$ 802,661

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	21,821,947	
Accumulated depreciation	<u>(7,248,531)</u>	14,573,416

Deferred charges on refunding of long-term debt are shown as deferred outflows/inflows of resources in the government-wide financial statements; however, this amount is expensed in the governmental fund financial statements. 31,024

Assets recorded in the governmental fund financial statements that are not available to pay for current-period expenditures are unavailable revenue in the governmental funds. 10,802

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Judgements and claims	(90,000)	
Accrued interest payable	(46,871)	
Original issue discount/premium	(1,267)	
Bonds payable	<u>(2,035,000)</u>	<u>(2,173,138)</u>

Net position of governmental activities		<u>\$ 13,244,765</u>
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**BROOKS OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018**

	Major Funds			Total Governmental Funds
	General	Debt Service 2001	Debt Service 2006	
REVENUES				
Assessments	\$ 1,375,503	\$ 104,708	\$ 1,209,921	\$ 2,690,132
Interest income	467	1,317	6,187	7,971
Miscellaneous	137,434	-	-	137,434
Total revenues	<u>1,513,404</u>	<u>106,025</u>	<u>1,216,108</u>	<u>2,835,537</u>
EXPENDITURES				
Current:				
General government	207,420	-	-	207,420
Maintenance and operations	1,224,040	-	-	1,224,040
Debt service:				
Principal	-	50,000	1,105,000	1,155,000
Interest	-	64,048	101,250	165,298
Capital outlay	85,966	-	-	85,966
Total expenditures	<u>1,517,426</u>	<u>114,048</u>	<u>1,206,250</u>	<u>2,837,724</u>
Excess (deficiency) of revenues over (under) expenditures	(4,022)	(8,023)	9,858	(2,187)
Fund balances - beginning	<u>305,239</u>	<u>127,176</u>	<u>372,433</u>	<u>804,848</u>
Fund balances - ending	<u>\$ 301,217</u>	<u>\$ 119,153</u>	<u>\$ 382,291</u>	<u>\$ 802,661</u>

See notes to the financial statements

**BROOKS OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018**

Net change in fund balances - total governmental funds	\$	(2,187)
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds report capital outlays as expenditures; however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.		85,966
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the governmental fund financial statements.		3,622
Claims and judgements reported in the statement of activities that do not require the use of current financial resources are not reported as expenditures in the funds.		(90,000)
Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		(331,399)
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		1,155,000
Amortization/accretion of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		1,515
Amortization of the deferred charge on refunding is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		(37,234)
The change in accrued interest on long-term liabilities between the current and prior fiscal years is recorded in the statement of activities, but not in the governmental fund financial statements.		22,146
Change in net position of governmental activities	<u>\$</u>	<u>807,429</u>

See notes to the financial statements

**BROOKS OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Reporting Entity

Brooks of Bonita Springs Community Development District ("District") was created on March 25, 1998 by Rule 42Y-1.001 of the Florida Land and Water Adjudicatory Commission, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by qualified electors (residents) living within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The District and Brooks of Bonita Springs II ("Brooks II") share the majority of their costs based on a common budget whereby all appropriations are shared based on the total projected equivalent residential units for each District.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment (Operating-type special assessments for maintenance and debt service are treated as charges for services.) and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on all platted lots within the District. Assessments are levied each November 1 on property as of the previous January. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Funds Series 2001 and 2006

The debt service funds are used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt Series 2001 and Series 2006.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first, then unrestricted resources as they are needed.

Assets, Liabilities, Net Position and Fund Balance

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities, Net Position and Fund Balance (Continued)

Deposits and Investments (Continued)

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Inter-local Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Equipment	5 - 10
Infrastructure	20 - 40
Buildings and improvements	7 - 39

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Refunding of Debt

For current refundings and advance refundings resulting in the defeasance of debt, the difference between the reacquisition price and the net carrying amount of the old debt is reported as a deferred outflow of resources/deferred inflow of resources and recognized ratably as a component of interest expense over the remaining life of the old debt or the life of the new debt, whichever is shorter. In connection with the refunding, \$37,234 was recognized as a component of interest expense in the current fiscal year.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities, Net Position and Fund Balance (Continued)

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities, Net Position and Fund Balance (Continued)

Fund Equity/Net Position (Continued)

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal yearend.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2018:

	Amortized Cost	Credit Risk	Maturities
First American Government Obligations -Class Y	\$ 500,768	S&P AAAM	Weighted average of the fund portfolio: 26 days
Total Investments	<u>\$ 500,768</u>		

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2018 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land and land improvements	\$ 10,843,102	\$ -	\$ -	\$ 10,843,102
Total capital assets, not being depreciated	10,843,102	-	-	10,843,102
Capital assets, being depreciated				
Equipment	329,216	32,749	-	361,965
Buildings and improvements	1,416,582	-	-	1,416,582
Infrastructure	9,147,081	53,217	-	9,200,298
Total capital assets, being depreciated	10,892,879	85,966	-	10,978,845
Less accumulated depreciation for:				
Equipment	233,230	8,961	-	242,191
Buildings and improvements	1,416,582	-	-	1,416,582
Infrastructure	5,267,320	322,438	-	5,589,758
Total accumulated depreciation	6,917,132	331,399	-	7,248,531
Total capital assets, being depreciated, net	3,975,747	(245,433)	-	3,730,314
Governmental activities capital assets	\$ 14,818,849	\$ (245,433)	\$ -	\$ 14,573,416

Depreciation expense was charged to maintenance and operations function.

NOTE 6 – LONG TERM LIABILITIES

Series 2001

On July 1, 2001, the District issued \$1,555,000 of Capital Improvement Revenue Bonds, Series 2001 due on May 1, 2031 with a fixed interest rate of 6.85%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially from May 1, 2002 through May 1, 2031.

The Series 2001 Bonds are subject to optional redemption at the option of the District prior to maturity, in whole or in part, at any time on or after May 1, 2011 at the respective Redemption Price. The Series 2001 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. This occurred during the current fiscal year as the District collected prepaid assessments and paid down the Bonds by \$10,000.

The Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the debt service reserve requirement. The District is in compliance with the requirements of the Bond Indenture.

Series 2006

On July 27, 2006, the District issued \$11,775,000 of Capital Improvement Revenue Refunding Revenue Bond Series 2006, comprised of \$3,775,000 Serial Bonds due May 1, 2011, with interest rates ranging from 3.7% to 4%, and \$8,000,000 Term Bonds maturing May 1, 2019 with a fixed interest rate of 4.5%. The Bonds were issued to refund the District's outstanding Capital Improvements Revenue Bonds, Series 1998 (the "Refunded Bonds"); and pay certain costs associated with the issuance of the Bonds. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially from May 1, 2007 through May 1, 2019.

The Series 2006 Bonds are subject to optional redemption at the option of the District prior to maturity, in whole or in part, at any time on or after May 1, 2016 at the respective Redemption Price. The Series 2006 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture provides for a surety bond to be obtained in place of funding for the Debt Service Reserve Fund (the "Reserve Fund"). The Debt Service Reserve Fund Surety Bond constitutes a Debt Service Reserve Fund Insurance Policy issued by MBIA under the Bond Indenture. The District has obtained the required bonding and is in compliance with the reserve requirement.

The Bond Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the debt service reserve requirement. The District is in compliance with the requirements of the Bond Indenture.

Claims and Judgements

Subsequent to fiscal year end the District settled a claim which arose during the current fiscal year whereby the District will pay \$30,000 per year for the fiscal years 2020 through 2022. See Note 8 for more details.

NOTE 6 – LONG TERM LIABILITIES (Continued)

Long-term debt activity

Changes in long-term liability activity for the fiscal year ended September 30, 2018 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2001	\$ 940,000	\$ -	\$ 50,000	\$ 890,000	\$ 45,000
Series 2006	2,250,000	-	1,105,000	1,145,000	1,145,000
Plus: Bond premium	2,782	-	1,515	1,267	-
Judgements and claims	-	90,000	-	90,000	-
Total	<u>\$ 3,192,782</u>	<u>\$ 90,000</u>	<u>\$ 1,156,515</u>	<u>\$ 2,126,267</u>	<u>\$ 1,190,000</u>

At September 30, 2018, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2019	\$ 1,190,000	\$ 112,490	\$ 1,302,490
2020	45,000	57,883	102,883
2021	50,000	54,800	104,800
2022	55,000	51,375	106,375
2023	60,000	47,607	107,607
2024-2028	355,000	171,592	526,592
2029-2031	280,000	39,388	319,388
Total	<u>\$ 2,035,000</u>	<u>\$ 535,135</u>	<u>\$ 2,570,135</u>

NOTE 7 – OTHER TRANSACTIONS

The District and Brooks of Bonita Springs II (“Districts”) entered into a cost share agreement with Commons Club at the Brooks, Inc. (“Commons Club”) on September 29, 2010. The Commons Club is the owner of certain parcel of real property within the District. The maintenance costs associated with the landscape, hardscape and fixtures on both parties’ properties are allocated between the Commons Club and the Districts based on the actual expenditures incurred for each party. The District has the primary responsibility for the day to day maintenance and then invoices the Commons Club for its portion of the shared costs. As of September 30, 2018, the District reported \$107,632 Commons club revenue pursuant to the agreement.

The Districts are also the holder of a landscape easement that encumbers a portion of a property owned by Coconut Point-South Village Association, Inc. (“CP-SVA”) and has installed landscaping and related facilities within the easement area. The landscaping provides substantial aesthetic benefit to CP-SVA. To establish a fair and equitable means of allocating the costs of maintaining such landscaping, the Districts and CP-SVA entered into the Landscape Maintenance Agreement (“Agreement”) on March 15, 2006. The Districts have the primary responsibility for the day to day maintenance and invoice CP-SVA for its portion of the costs in accordance with the Agreement. In connection with the Agreement, as of September 30, 2018, CP-SVA owes the Districts \$16,442 of which \$10,802 was allocated to the District.

NOTE 8 – LITIGATION AND CLAIMS

During the current fiscal year, a claim was filed against the District by Harbour Club at Lighthouse Bay, Inc. (“Harbour Club”), one of the communities within the District, related to the lake bank repairs. Subsequent to fiscal year end the District reached a settlement agreement with Harbour Club, whereby the District will make annual payments of \$30,000 per year for fiscal years 2020 through 2022 and will perform repairs and maintenance to the lake banks within Harbour Club. The anticipated costs associated with the lake bank repairs and maintenance are not known at this time.

NOTE 9 – MANAGEMENT COMPANY

The District has contracted with Wrathell, Hunt and Associates, LLC to perform management advisory services, which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 10 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations.

**BROOKS OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Assessments	\$ 1,367,978	\$ 1,374,725	\$ 1,375,503	\$ 778
Interest	2,300	467	467	-
Miscellaneous	112,541	26,179	137,434	111,255
Total revenues	1,482,819	1,401,371	1,513,404	112,033
EXPENDITURES				
Current:				
General government	222,665	206,566	207,420	(854)
Maintenance and operations	1,074,224	1,227,889	1,224,040	3,849
Capital outlay	82,125	143,284	85,966	57,318
Total expenditures	1,379,014	1,577,739	1,517,426	60,313
Excess (deficiency) of revenues over (under) expenditures	\$ 103,805	\$ (176,368)	(4,022)	\$ 172,346
Fund balance - beginning			305,239	
Fund balance - ending			\$ 301,217	

See notes to required supplementary information

**BROOKS OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2018 was amended to decrease revenues by \$81,448 and increase appropriations by \$198,725. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2018, the current fiscal year.



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING
AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Brooks of Bonita Springs Community Development District
Lee County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Brooks of Bonita Springs Community Development District, Lee County, Florida ("District") as of and for the fiscal year ended September 30, 2018, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated June 11, 2019.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

June 11, 2019



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Brooks of Bonita Springs Community Development District
Lee County, Florida

We have examined Brooks of Bonita Springs Community Development District, Lee County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2018. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2018.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Brooks of Bonita Springs Community Development District, Lee County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

June 11, 2019



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Brooks of Bonita Springs Community Development District
Lee County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Brooks of Bonita Springs Community Development District ("District") as of and for the fiscal year ended September 30, 2018, and have issued our report thereon dated June 11, 2019.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 11, 2019, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Brooks of Bonita Springs Community Development District, Lee County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Brooks of Bonita Springs Community Development District, Lee County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

June 11, 2019

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2017.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2018.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2018.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

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

4

RESOLUTION 2019-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BROOKS OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT HEREBY ACCEPTING THE AUDITED FINANCIAL REPORT FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018

WHEREAS, the District's Auditor, Grau & Associates, has heretofore prepared and submitted to the Board, for accepting, the District's Audited Financial Report for Fiscal Year 2018;

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

1. The Audited Financial Report for Fiscal Year 2018, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2018, for the period ending September 30, 2018; and
2. A verified copy of said Audited Financial Report for Fiscal Year 2018 shall be attached hereto as an exhibit to this Resolution, in the District's "Official Record of Proceedings".

PASSED AND ADOPTED this ____ day of _____, 2019.

BROOKS OF BONITA SPRINGS COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

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

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**BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2018**

**BROOKS OF BONITA SPRINGS II COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Brooks of Bonita Springs II Community Development District
Lee County, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Brooks of Bonita Springs II Community Development District, Lee County, Florida (the "District") as of and for the fiscal year ended September 30, 2018, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2018, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated May 28, 2019, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Report on Other Legal and Regulatory Requirements

We have also issued our report dated May 28, 2019, on our consideration of the District's compliance with the requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants.

May 28, 2019

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Brooks of Bonita Springs II Community Development District, Lee County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2018. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets plus deferred outflows of resources of the District exceeded its liabilities at the close of the fiscal year ended September 30, 2018 resulting in a net position balance of \$14,263,303.
- The change in the District's total net position in comparison with the prior fiscal year was \$313,292, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2018, the District's governmental funds reported combined ending fund balances of \$930,548, a decrease of \$(5,822) in comparison with the prior fiscal year. A portion of the fund balance is restricted for debt service and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessments. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains four individual governmental funds. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service Series 2003, 2006 and 2017 funds, all of which are considered to be major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets plus deferred outflows of resources exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION SEPTEMBER 30,	
	2018	2017
Current and other assets	\$ 987,254	\$ 1,040,046
Capital assets, net of depreciation	25,542,845	25,935,509
Total assets	26,530,099	26,975,555
Deferred outflows of resources	863,807	930,254
Total assets and deferred outflows of resources	27,393,906	27,905,809
Current liabilities	232,603	291,798
Long-term liabilities	12,898,000	13,664,000
Total liabilities	13,130,603	13,955,798
Net position		
Net investment in capital assets	13,508,652	13,201,763
Restricted	496,216	489,686
Unrestricted	258,435	258,562
Total net position	\$ 14,263,303	\$ 13,950,011

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

	CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,	
	2018	2017
Revenues:		
Program revenues		
Charges for services	\$ 1,933,629	\$ 1,937,728
Operating grants and contributions	80,342	58,608
General revenues		
Unrestricted investment earnings	619	600
Total revenues	<u>2,014,590</u>	<u>1,996,936</u>
Expenses:		
General government	108,385	128,588
Maintenance and operations	1,076,463	1,062,189
Interest	516,450	571,126
Bond issue costs	-	321,322
Total expenses	<u>1,701,298</u>	<u>2,083,225</u>
Change in net position	<u>313,292</u>	<u>(86,289)</u>
Net position - beginning	<u>13,950,011</u>	<u>14,036,300</u>
Net position - ending	<u>\$ 14,263,303</u>	<u>\$ 13,950,011</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2018 was \$1,701,298. Program revenues are comprised primarily of assessments. The remainder of the current fiscal year revenue includes interest revenue and miscellaneous income. In total, expenses decreased from the prior fiscal year. The majority of the change in expenses results from bond issuance costs incurred in the prior fiscal year in connection with the issuance of debt.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2018 was amended to decrease revenues by (\$42,473) and increase appropriations by \$103,746. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2018, the current fiscal year.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2018, the District had \$34,149,028 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$8,606,183 has been taken, which resulted in a net book value of \$25,542,845. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2018, the District had \$12,898,000 Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Brooks of Bonita Springs II Community Development District's Finance Department at 2300 Glades Road, Suite 410W, Boca Raton, Florida, 33431.

**BROOKS OF BONITA SPRINGS II COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2018**

	Governmental Activities
ASSETS	
Cash	\$ 244,457
Accounts receivable	63,981
Assessments receivable	1,686
Restricted assets:	
Investments	677,130
Capital assets:	
Nondepreciable	20,166,074
Depreciable, net	5,376,771
Total assets	26,530,099
 DEFERRED OUTFLOWS OF RESOURCES	
Deferred charge on refunding	863,807
Total deferred outflows of resources	863,807
 LIABILITIES	
Accounts payable	51,066
Accrued interest payable	181,537
Non-current liabilities:	
Due within one year	789,000
Due in more than one year	12,109,000
Total liabilities	13,130,603
 NET POSITION	
Net investment in capital assets	13,508,652
Restricted for debt service	496,216
Unrestricted	258,435
Total net position	\$ 14,263,303

See notes to the financial statements

**BROOKS OF BONITA SPRINGS II COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018**

<u>Functions/Programs</u>	Program Revenues			Net (Expense) Revenue and Changes in Net Position
<u>Expenses</u>	<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Governmental Activities</u>	
Primary government:				
Governmental activities:				
General government	\$ 108,385	\$ 108,385	\$ -	\$ -
Maintenance and operations	1,076,463	611,304	71,749	(393,410)
Interest on long-term debt	516,450	1,213,940	8,593	706,083
Total governmental activities	1,701,298	1,933,629	80,342	312,673
General revenues:				
Unrestricted investment earnings				619
Total general revenues				619
Change in net position				313,292
Net position - beginning				13,950,011
Net position - ending				\$ 14,263,303

See notes to the financial statements

**BROOKS OF BONITA SPRINGS II COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2018**

	Major Funds			Total Governmental Funds
	General	Debt Service 2003	Debt Service 2017	
ASSETS				
Cash	\$ 244,457	\$ -	\$ -	\$ 244,457
Investments	-	142,523	534,607	677,130
Assessments receivable	1,063	59	564	1,686
Accounts receivable	63,981	-	-	63,981
Total assets	<u>\$ 309,501</u>	<u>\$ 142,582</u>	<u>\$ 535,171</u>	<u>\$ 987,254</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 51,066	\$ -	\$ -	\$ 51,066
Total liabilities	<u>51,066</u>	<u>-</u>	<u>-</u>	<u>51,066</u>
Deferred inflows of resources:				
Unavailable revenue	5,640	-	-	5,640
Total deferred inflows of resources	<u>5,640</u>	<u>-</u>	<u>-</u>	<u>5,640</u>
Fund balances:				
Restricted for:				
Debt service	-	142,582	535,171	677,753
Unassigned	252,795	-	-	252,795
Total fund balances	<u>252,795</u>	<u>142,582</u>	<u>535,171</u>	<u>930,548</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 309,501</u>	<u>\$ 142,582</u>	<u>\$ 535,171</u>	<u>\$ 987,254</u>

See notes to the financial statements

**BROOKS OF BONITA SPRINGS II COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET- GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2018**

Fund balance - governmental funds \$ 930,548

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	34,149,028	
Accumulated depreciation	<u>(8,606,183)</u>	25,542,845

Deferred charges on refunding of long-term debt are shown as deferred outflows/inflows of resources in the government-wide financial statements; however, this amount is expensed in the governmental fund financial statements. 863,807

Assets recorded in the governmental fund financial statements that are not available to pay for current-period expenditures are unavailable revenue in the governmental funds. 5,640

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(181,537)	
Bonds and note payable	<u>(12,898,000)</u>	<u>(13,079,537)</u>

Net position of governmental activities		<u>\$ 14,263,303</u>
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See notes to the financial statements

**BROOKS OF BONITA SPRINGS II COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018**

	Major Funds				Total Governmental Funds
	General	Debt Service 2003	Debt Service 2006	Debt Service 2017	
REVENUES					
Assessments	\$ 717,797	\$ 115,797	\$ -	\$ 1,098,143	\$ 1,931,737
Interest income	619	1,561	-	7,032	9,212
Miscellaneous	71,749	-	-	-	71,749
Total revenues	<u>790,165</u>	<u>117,358</u>	<u>-</u>	<u>1,105,175</u>	<u>2,012,698</u>
EXPENDITURES					
Current:					
General government	108,385	-	-	-	108,385
Maintenance and operations	638,919	-	-	-	638,919
Debt service:					
Principal	-	45,000	-	721,000	766,000
Interest	-	74,572	-	385,764	460,336
Bond issuance costs	-	-	-	-	-
Capital outlay	44,880	-	-	-	44,880
Total expenditures	<u>792,184</u>	<u>119,572</u>	<u>-</u>	<u>1,106,764</u>	<u>2,018,520</u>
Excess (deficiency) of revenues over (under) expenditures	(2,019)	(2,214)	-	(1,589)	(5,822)
OTHER FINANCING SOURCES					
Transfers in	-	-	-	334	334
Transfers out	-	-	(334)	-	(334)
Total other financing sources	<u>-</u>	<u>-</u>	<u>(334)</u>	<u>334</u>	<u>-</u>
Net change in fund balances	(2,019)	(2,214)	(334)	(1,255)	(5,822)
Fund balances - beginning	<u>254,814</u>	<u>144,796</u>	<u>334</u>	<u>536,426</u>	<u>936,370</u>
Fund balances - ending	<u>\$ 252,795</u>	<u>\$ 142,582</u>	<u>\$ -</u>	<u>\$ 535,171</u>	<u>\$ 930,548</u>

See notes to the financial statements

**BROOKS OF BONITA SPRINGS II COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018**

Net change in fund balances - total governmental funds	\$	(5,822)
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds report capital outlays as expenditures; however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.		44,880
Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		(437,544)
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the governmental fund financial statements.		1,892
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		766,000
Amortization of the deferred charge on refunding is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		(66,447)
The change in accrued interest on long-term liabilities between the current and prior fiscal years is recorded in the statement of activities, but not in the governmental fund financial statements.		10,333
Change in net position of governmental activities	\$	<u>313,292</u>

See notes to the financial statements

**BROOKS OF BONITA SPRINGS II COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Reporting Entity

Brooks of Bonita Springs II Community Development District ("District") was created on December 1, 1999 by Rule 42Z of the Florida Land and Water Adjudicatory Commission, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by qualified electors (residents) living within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The District and Brooks of Bonita Springs ("Brooks") share the majority of their costs based on a common budget whereby all appropriations are shared based on the total projected equivalent residential units for each District.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment (Operating-type special assessments for maintenance and debt service are treated as charges for services.) and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on all platted lots within the District. Assessments are levied each November 1 on property as of the previous January. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Funds Series 2003, Series 2006, and Series 2017

These debt service funds are used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt Series 2003, Series 2006 and Series 2017.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first, then unrestricted resources as they are needed.

Assets, Liabilities, Net Position and Fund Balance

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities, Net Position and Fund Balance (Continued)

Deposits and Investments (Continued)

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Inter-local Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Equipment	5 - 10
Infrastructure	20 - 40
Buildings and improvements	7 - 39

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Refunding of Debt

For current refunding and advance refunding resulting in the defeasance of debt, the difference between the reacquisition price and the net carrying amount of the old debt is reported as a deferred outflow of resources/deferred inflow of resources and recognized ratably as a component of interest expense over the remaining life of the old debt or the life of the new debt, whichever is shorter. In connection with the refunding, \$66,447 was recognized as a component of interest expense in the current fiscal year.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received but not yet earned.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities, Net Position and Fund Balance (Continued)

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2018:

	Amortized Cost	Credit Risk	Maturities
First American Government Obligations Class Y	\$ 677,130	S&P AAAM	Weighted average of the fund portfolio: 26 days
Total Investments	<u>\$ 677,130</u>		

Credit Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2018 was as follows:

	Balance	Additions	Reductions	Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land and improvement	\$ 20,166,074	\$ -	\$ -	\$ 20,166,074
Total capital assets, not being depreciated	20,166,074	-	-	20,166,074
Capital assets, being depreciated				
Building and improvements	1,713,801	-	-	1,713,801
Furniture, fixtures and equipment	91,210	17,097	-	108,307
Infrastructure - water control and other	12,133,063	27,783	-	12,160,846
Total capital assets, being depreciated	13,938,074	44,880	-	13,982,954
Less accumulated depreciation for:				
Building and improvements	1,648,065	16,627	-	1,664,692
Furniture, fixtures and equipment	41,307	4,669	-	45,976
Infrastructure - water control and other	6,479,267	416,248	-	6,895,515
Total accumulated depreciation	8,168,639	437,544	-	8,606,183
Total capital assets, being depreciated, net	5,769,435	(392,664)	-	5,376,771
Governmental activities capital assets	\$ 25,935,509	\$ (392,664)	\$ -	\$ 25,542,845

Depreciation expense was charged to maintenance and operations function.

NOTE 6 – LONG TERM LIABILITIES

Series 2003

On December 18, 2003, the District issued \$1,645,000 of Capital Improvement Revenue Bonds, Series 2003A due on May 1, 2034 with a fixed interest rate of 6.125%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially from May 1, 2005 through May 1, 2034.

NOTE 6 – LONG TERM LIABILITIES (Continued)

Series 2003 (Continued)

The Series 2003A Bonds are subject to optional redemption at the option of the District prior to maturity, in whole or in part, at any time on or after May 1, 2013 at the respective Redemption Price. The Series 2003A Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2018.

Series 2017

On March 31, 2017, the District issued \$12,444,000 of Capital Improvement Revenue Refunding Bonds, Series 2017 due May 1, 2031, with a fixed interest rate of 3.10%. The Bonds were issued to refund the District's outstanding Capital Improvements Revenue Refunding Bonds, Series 2006 (the "Refunded Bonds"), and pay certain costs associated with the issuance of the Bonds. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2018 through May 1, 2031.

The Series 2017 Bonds are subject to redemption at the option of the District prior to maturity. The Series 2017 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2018.

Long-term debt activity

Changes in long-term liability activity for the fiscal year ended September 30, 2018 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2003	\$ 1,220,000	\$ -	\$ 45,000	\$ 1,175,000	\$ 45,000
Series 2017	12,444,000	-	721,000	11,723,000	744,000
Total	<u>\$ 13,664,000</u>	<u>\$ -</u>	<u>\$ 766,000</u>	<u>\$ 12,898,000</u>	<u>\$ 789,000</u>

NOTE 6 – LONG TERM LIABILITIES (Continued)

Long-term debt activity

At September 30, 2018, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2019	\$ 789,000	\$ 435,688	\$ 1,224,688
2020	812,000	412,624	1,224,624
2021	841,000	386,091	1,227,091
2022	871,000	355,751	1,226,751
2023	897,000	327,086	1,224,086
2024-2028	4,974,000	1,170,474	6,144,474
2029-2033	3,614,000	319,133	3,933,133
2034	100,000	6,433	106,433
Total	<u>\$ 12,898,000</u>	<u>\$ 3,413,280</u>	<u>\$ 16,311,280</u>

NOTE 7 – OTHER TRANSACTIONS

The District and Brooks of Bonita Springs (“Districts”) entered into a cost share agreement with Commons Club at the Brooks, Inc. (“Commons Club”) on September 29, 2010. The Commons Club is the owner of certain parcel of real property within the District. The maintenance costs associated with the landscape, hardscape and fixtures on both parties’ properties are allocated between the Commons Club and the Districts based on the actual expenditures incurred for each party. The Districts has the primary responsibility for the day to day maintenance and then invoices the Commons Club for its portion of the shared costs. As of September 30, 2018, the District reported \$56,191 Commons club revenue pursuant to the agreement.

The Districts are also the holder of a landscape easement that encumbers a portion of a property owned by Coconut Point-South Village Association, Inc. (“CP-SVA”) and has installed landscaping and related facilities within the easement area. The landscaping provides substantial aesthetic benefit to CP-SVA. To establish a fair and equitable means of allocating the costs of maintaining such landscaping, the Districts and CP-SVA entered into the Landscape Maintenance Agreement (“Agreement”) on March 15, 2006. The Districts have the primary responsibility for the day to day maintenance and invoice CP-SVA for its portion of the costs in accordance with the Agreement. In connection with the Agreement, as of September 30, 2018, CP-SVA owes the Districts \$16,442 of which \$5,640 was allocated to the District.

NOTE 8 – MANAGEMENT COMPANY

The District has contracted with Wrathell, Hunt and Associates, LLC to perform management advisory services, which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 9 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations.

**BROOKS OF BONITA SPRINGS II COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Assessments	\$ 714,180	\$ 717,377	\$ 717,797	\$ 420
Interest	1,201	618	619	1
Miscellaneous	58,754	13,667	71,749	58,082
Total revenues	<u>774,135</u>	<u>731,662</u>	<u>790,165</u>	<u>58,503</u>
EXPENDITURES				
Current:				
General government	116,248	107,845	108,385	(540)
Maintenance and operations	560,822	641,042	638,919	2,123
Capital outlay	42,875	74,804	44,880	29,924
Total expenditures	<u>719,945</u>	<u>823,691</u>	<u>792,184</u>	<u>31,507</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ 54,190</u>	<u>\$ (92,029)</u>	(2,019)	<u>\$ 90,010</u>
Fund balance - beginning			<u>254,814</u>	
Fund balance - ending			<u>\$ 252,795</u>	

See notes to required supplementary information

**BROOKS OF BONITA SPRINGS II COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2018 was amended to decrease revenues by (\$42,473) and increase appropriations by \$103,746. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2018, the current fiscal year.



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING
AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Brooks of Bonita Springs II Community Development District
Lee County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Brooks of Bonita Springs II Community Development District, Lee County, Florida ("District") as of and for the fiscal year ended September 30, 2018, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated May 28, 2019.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

May 28, 2019



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Brooks of Bonita Springs II Community Development District
Lee County, Florida

We have examined Brooks of Bonita Springs II Community Development District, Lee County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2018. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2018.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Brooks of Bonita Springs II Community Development District, Lee County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

May 28, 2019



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Brooks of Bonita Springs II Community Development District
Lee County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Brooks of Bonita Springs II Community Development District ("District") as of and for the fiscal year ended September 30, 2018, and have issued our report thereon dated May 28, 2019.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated May 28, 2019, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Brooks of Bonita Springs II Community Development District, Lee County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Brooks of Bonita Springs II Community Development District, Lee County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

May 28, 2019

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2017.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2018.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2018.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

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

6

RESOLUTION 2019-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BROOKS OF BONITA SPRINGS II COMMUNITY DEVELOPMENT DISTRICT HEREBY ACCEPTING THE AUDITED FINANCIAL REPORT FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2018

WHEREAS, the District's Auditor, Grau & Associates, has heretofore prepared and submitted to the Board, for accepting, the District's Audited Financial Report for Fiscal Year 2018;

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

1. The Audited Financial Report for Fiscal Year 2018, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2018, for the period ending September 30, 2018; and
2. A verified copy of said Audited Financial Report for Fiscal Year 2018 shall be attached hereto as an exhibit to this Resolution, in the District's "Official Record of Proceedings".

PASSED AND ADOPTED this ____ day of _____, 2019.

BROOKS OF BONITA SPRINGS II COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**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
PROPOSED BUDGET
FISCAL YEAR 2020
JUNE 19, 2019**

**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 2020**

	Fiscal Year 2019			Total Revenue & Expenditures	Proposed Budget FY 2020
	Adopted Budget FY 2019	Actual through 3/31/2019	Projected through 9/30/2019		
REVENUES					
Assessment levy - gross	\$ 2,167,352				\$ 2,167,339
Allowable discounts (4%)	(86,694)				(86,694)
Assessment levy - net	2,080,658	\$ 1,996,808	\$ 83,850	\$ 2,080,658	2,080,645
Commons Club- share maint cost*	158,295	-	158,295	158,295	158,295
Coconut Road- cost sharing: mall contribution	13,000	-	13,000	13,000	13,000
Interest & miscellaneous	3,500	547	31,084	31,631	3,500
Total revenues	2,255,453	1,997,355	286,229	2,283,584	2,255,440
EXPENDITURES					
Professional & admin					
Supervisors	14,000	6,458	7,542	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	1,500	17,500	19,000	19,000
Legal	10,000	5,342	4,658	10,000	10,000
Field management	43,576	21,789	21,787	43,576	43,576
Engineering	30,000	4,081	25,919	30,000	30,000
Trustee	12,900	4,089	8,811	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	37,500	37,501	-	37,501	37,500
Telephone	1,035	518	517	1,035	1,035
Postage	1,200	577	600	1,177	1,200
Insurance	14,712	14,011	-	14,011	14,712
Printing & binding	2,277	1,138	1,139	2,277	2,277
Legal advertising	1,500	1,011	489	1,500	1,500
Contingencies	2,800	2,415	2,000	4,415	4,500
Settlement Payment- Lighthouse Bay	-	-	-	-	30,000
Annual District filing fee	350	350	-	350	350
ADA website compliance	-	138	-	138	351
Communication	1,000	-	1,000	1,000	1,000
Total professional & admin	329,453	166,719	163,764	330,483	361,504
Water management					
Contractual services	316,488	131,870	184,618	316,488	316,488
NPDES	17,000	17,203	5,000	22,203	17,000
Aquascaping	30,000	-	30,000	30,000	30,000
Aeration	75,000	-	75,000	75,000	75,000
Aeration - operating supplies	30,000	14,020	15,980	30,000	30,000
Culvert cleaning	5,000	-	5,000	5,000	5,000
Miscellaneous	5,000	-	2,500	2,500	5,000
Capital outlay - lake bank erosion repairs	100,000	-	100,000	100,000	200,000
Boundary exotic removal-Shared Ditch	20,000	23,895	-	23,895	20,000
Total water management	598,488	186,988	418,098	605,086	698,488
Lighting					
Contractual services	18,000	5,003	7,500	12,503	18,000
Electricity	30,000	14,365	15,635	30,000	30,000
Miscellaneous	2,500	953	1,547	2,500	2,500
Total lighting	50,500	20,321	24,682	45,003	50,500

**BROOKS OF BONITA SPRINGS & BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICTS
COMBINED GENERAL FUND BUDGETS
FISCAL YEAR 2020**

	Fiscal Year 2019			Total Revenue & Expenditures	Proposed Budget FY 2020
	Adopted Budget FY 2019	Actual through 3/31/2019	Projected through 9/30/2019		
Maintenance					
Railroad crossing lease	13,410	-	13,410	13,410	13,410
Total maintenance	13,410	-	13,410	13,410	13,410
Landscape maintenance					
Coconut Rd. & Three Oaks Parkway					
Pine-straw/soil/sand	50,000	38,850	5,000	43,850	50,000
Plant replacement supplies	80,000	83,303	20,000	103,303	80,000
Maintenance supplies	1,500	9,200	-	9,200	7,500
Electricity	700	226	250	476	500
Irrigation water	70,000	50,476	25,000	75,476	75,000
Electric - 41 entry feature/irrigation	10,000	5,405	5,500	10,905	11,000
Contract services	10,000	20,607	10,000	30,607	10,000
Irrigation repair	2,500	33,349	3,000	36,349	2,500
Landscape maintenance contract	629,294	289,319	300,000	589,319	680,000
Irrigation management	10,000	4,600	5,400	10,000	10,000
Capital outlay - signal poles	-	33,802	-	33,802	-
Total Coconut Rd. & Three Oaks Parkway	863,994	569,137	374,150	943,287	926,500
Parks and recreation					
Coconut Road Park					
Capital outlay	30,000	-	30,000	30,000	30,000
License fees	150	-	150	150	150
Plant replacements	13,000	2,015	10,985	13,000	13,000
Other maintenance supplies	4,000	539	3,461	4,000	4,000
Electric	15,000	3,919	4,500	8,419	9,000
Irrigation water	6,000	2,859	3,141	6,000	6,000
Sewer/water	1,000	764	236	1,000	1,000
Contract services	15,000	3,275	11,725	15,000	21,000
Building R&M	1,000	-	1,000	1,000	1,000
Landscape maint contract	109,000	39,802	45,000	84,802	86,000
Hardscape repairs	15,000	125	10,000	10,125	15,000
Lighting repairs	5,000	4,018	2,000	6,018	5,000
Hardscape maintenance	6,500	15,376	2,500	17,876	12,000
CC building landscaping	11,500	-	11,500	11,500	11,500
Total parks and recreation	232,150	72,692	136,198	208,890	214,650
Other fees and charges					
Property appraiser	4,127	3,556	571	4,127	4,127
Tax collector	5,331	5,175	156	5,331	5,331
Total other fees and charges	9,458	8,731	727	9,458	9,458
Total expenditures	2,097,453	1,024,588	1,131,029	2,155,617	2,274,510
Excess/(deficiency) of revenues over/(under) expenditures	158,000	972,767	(844,800)	127,967	(19,070)
Fund balance: beginning (unaudited)	559,160	554,013	1,526,780	554,013	681,980
Fund balance: ending (projected)					
Assigned: capital outlay projects	480,652	-	-	-	480,652
Unassigned	236,508	1,526,780	681,980	681,980	182,258
Fund balance: ending (projected)	\$ 717,160	\$ 1,526,780	\$ 681,980	\$ 681,980	\$ 662,910

**BROOKS OF BONITA SPRINGS & BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICTS
COMBINED GENERAL FUND BUDGETS
FISCAL YEAR 2020**

	Fiscal Year 2019				Proposed Budget FY 2020
	Adopted Budget FY 2019	Actual through 3/31/2019	Projected through 9/30/2019	Total Revenue & Expenditures	
Cost Sharing Analysis		Assessments Per Unit			
	# of Units	Cost Allocation	FY '19 Per Unit	FY '20 Per Unit	Total
Brooks I	2,375	65.70%	\$ 599.54	\$ 599.54	\$1,423,909
Brooks II	1,240	34.30%	\$ 599.54	\$ 599.54	743,430
	<u>3,615</u>	<u>100%</u>			<u>\$2,167,339</u>

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

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

EXPENDITURES

Supervisors	\$ 14,000
The amount paid to each Supervisor for time devoted to District business and monthly meetings. The amount paid is \$200 per meeting for each member of the board. The Districts anticipate five meetings, in addition to applicable taxes.	
Management	91,526
Wrathell, Hunt and Associates, LLC , specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the districts, develop financing programs, oversee the issuance of tax exempt bonds, and operate and maintain the assets of the communities.	
Accounting	38,077
Fees related to all aspects of accounting for the Districts' funds, including budget and financial statement preparation, cash management and accounts payable. These functions are performed by Wrathell, Hunt and Associates, LLC , on behalf of the districts.	
Audit	19,000
The Districts are required to complete annual, independent examinations of their accounting records and procedures. These audits are conducted pursuant to Florida Law and the Rules of the Florida Auditor General. The Districts currently have a contract with Grau and Associates to provide this service.	
Legal	10,000
Daniel H. Cox, PA., provides on-going general counsel and legal representation. Attorneys attend the noticed Board meetings in order to anticipate and deal with possible legal issues as they may arise and to respond to questions. In this capacity, as local government lawyers, realize that this type of local government is very limited in its scope - providing infrastructure and service to development.	
Field management	43,576
The Field Manager is responsible for day-to-day field operations. These responsibilities include preparing and bidding of services and commodities, contract administration, preparation and implementation of operating schedules and policies, ensuring compliance with operating permits, preparing field budgets, being a resource for the Districts' programs and attending board meetings. .	
Engineering	30,000
Johnson Engineering provides an array of engineering and consulting services to the Districts, assists in developing infrastructure and improvement-related solutions, in addition to advising on facility maintenance.	
Trustee	12,900
Annual fees paid to U.S. Bank for acting as trustee, paying agent and registrar.	
Dissemination agent	2,000
The Districts must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities & Exchange Act of 1934.	
Arbitrage	6,000
To ensure the Districts' compliance with all tax regulations, annual computations are necessary to calculate arbitrage rebate liability.	
Assessment roll preparation	37,500
The Districts have contracts with AJC Associates, Inc., to prepare and maintain the annual assessment rolls.	
Telephone	1,035
Telephone and fax machine services.	
Postage	1,200
Mailing of agenda packages, overnight deliveries, correspondence, etc.	

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

EXPENDITURES (continued)

Insurance	14,712
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	4,500
Bank charges and miscellaneous expenses incurred throughout the year.	
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	316,488
Contracts entered into by the Districts for water management related professional services.	
NPDES	17,000
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	75,000
Expenses incurred in installing new aeration systems within the community. The Districts anticipate installing several new systems during the fiscal year.	
Aeration - operating supplies	30,000
Electricity, service and maintenance of the Districts' existing aeration systems.	
Culvert cleaning	5,000
Expenses for hiring a contractor to inspect and clean the Districts' drainage culvert system. Due to minimal findings the last few years of this program, the District anticipates a spot check only approach for the next few years.	
Miscellaneous	5,000
Miscellaneous expenses incurred relating to water management of the Districts.	
Capital outlay - lake bank erosion repairs	200,000
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 be implemented on a priority basis.	
Boundary exotic removal-Shared Ditch	20,000
Fees associated with, in accordance with regulatory permits, the removal of exotic material from the boundaries of the water management system on a periodic basis including the shared cost agreement with San Carlos Estates. Includes a quarterly bush-hogging program .	
Contractual services	18,000
Expenses for hiring a sub-contractor for electrical maintenance and repair.	
Electricity	30,000
Monthly street lighting fees paid to Florida Power & Light.	

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

EXPENDITURES (continued)

Miscellaneous	2,500
Unforeseen miscellaneous costs relating to lighting.	
Railroad crossing lease	13,410
Coconut Rd. & Three Oaks Parkway	
Pine-straw/soil/sand	50,000
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 2020, 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	7,500
This cost is based on the actual out-of-pocket expenses to continue the holiday decorations program.	
Electricity	500
This cost is based on the metered expenses for various fountains, irrigation, lighting and entry features.	
Irrigation water	75,000
The annual budget assumes normal weather patterns. Cost is based on actual metered volume.	
Electric - 41 entry feature/irrigation	11,000
Contract Services	10,000
This is for the cost of pressure washing/painting the entry monuments and irrigation mgmt..	
Irrigation repair	2,500
Costs associated with the repair of irrigation facilities that are not covered under the maintenance contract.	
Landscape maintenance contract	680,000
Covers the routine landscape maintenance cost associated with the District's current contract with Girard Environmental Services Inc., for all areas.	
Irrigation Management	10,000
Intended to cover the costs associated with the irrigation management contract with Irrigation Design Group.	
Parks and recreation	
Coconut Road Park	
Capital outlay	30,000
Intended to address annual capital needs	
License Fees	150
Covers the annual cost of renewing the health department permit for the interactive fountain.	
Plant Replacements	13,000
Intended to cover the costs of replacing dead or deteriorated plants.	
Other Maintenance Supplies	4,000
Intended to cover the miscellaneous costs of supplies for the restrooms and playground.	
Electric	9,000
Intended to cover the electrical costs associated with the lighting and fountains.	
Irrigation Water	6,000
Intended to cover the cost of irrigation water received from RCS.	
Sewer/Water	1,000
Intended to cover the costs of water and sewer service to the restrooms and interactive fountain.	

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

EXPENDITURES (continued)

Contract Services	21,000
Intended to cover the costs of contractor providing routine services to the restrooms, fountains, periodic security patrol and holiday decorations.	
Building R&M	1,000
Intended to cover restroom repairs and maintenance.	
Landscape Maint Contract	86,000
Intended to cover the costs associated with maintaining the landscaping.	
Hardscape Repairs	15,000
Intended to cover the periodic costs of repairing signs/monuments, court surfaces, paver walkways etc.	
Lighting Repairs	5,000
Intended to cover the cost of periodic repairs to parking lot and walkway lighting as well as landscape lighting.	
Hardscape Maintenance	12,000
Intended to cover the periodic cost of pressure washing monument signs, walkways etc.	
CC Building Landscaping	11,500
Intended to cover the costs associated maintaining the landscaping immediately adjacent to the Commons Club buildings.	
Property appraiser	4,127
The property appraiser's fee is \$1.00 per parcel in the Districts' boundaries.	
Tax collector	5,331
The tax collector's fee is 1.5% of the total assessments levied.	
Total expenditures	<u><u>\$ 2,244,510</u></u>

**BROOKS OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2020**

	Fiscal Year 2019			Total Revenue & Expenditures	Proposed Budget FY 2020
	Adopted Budget FY 2019	Actual through 3/31/2019	Projected through 9/30/2019		
REVENUES					
Assessment levy - gross	\$ 1,423,950				\$ 1,423,942
Allowable discounts (4%)	(56,958)				(56,958)
Assessment levy - net	1,366,992	\$ 1,306,990	\$ 60,002	\$ 1,366,992	1,366,984
Commons Club- share maint cost	104,000	-	104,000	104,000	104,000
Coconut Road- cost sharing: mall contribution	8,541	-	8,541	8,541	8,541
Interest & miscellaneous	2,300	243	20,538	20,781	2,300
Total revenues	1,481,833	1,307,233	193,081	1,500,314	1,481,825
EXPENDITURES					
Professional & admin					
Supervisors	9,198	4,243	4,955	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	985	11,498	12,483	12,483
Legal	6,570	3,510	3,060	6,570	6,570
Field management	28,629	14,315	14,314	28,629	28,629
Engineering	19,710	2,681	17,029	19,710	19,710
Trustee	8,475	2,687	5,789	8,476	8,475
Dissemination Agent	1,314	657	657	1,314	1,314
Arbitrage	3,942	-	3,942	3,942	3,942
Assessment roll preparation	24,638	24,638	-	24,638	24,638
Telephone	680	340	340	680	680
Postage	788	379	394	773	788
Insurance	9,666	9,205	-	9,205	9,666
Printing & binding	1,496	748	748	1,496	1,496
Legal advertising	986	664	321	985	986
Contingencies	1,840	1,587	1,314	2,901	2,957
Settlement Payment- Lighthouse Bay	-	-	-	-	30,000
Annual District filing fee	230	230	-	230	230
ADA website compliance	-	91	-	91	231
Communication	657	-	657	657	657
Total professional & admin	216,452	109,535	107,593	217,128	247,800
Water management					
Contractual services	207,933	86,639	121,294	207,933	207,933
NPDES	11,169	11,302	3,285	14,587	11,169
Aquascaping	19,710	-	19,710	19,710	19,710
Aeration	49,275	-	49,275	49,275	49,275
Aeration - operating supplies	19,710	9,211	10,499	19,710	19,710
Culvert cleaning	3,285	-	3,285	3,285	3,285
Miscellaneous	3,285	-	1,643	1,643	3,285
Capital outlay - lake bank erosion repairs	65,700	-	65,700	65,700	131,400
Boundary exotic removal-Shared Ditch	13,140	15,699	-	15,699	13,140
Total water management	393,207	122,851	274,690	397,541	458,907
Lighting					
Contractual services	11,826	3,287	4,928	8,215	11,826
Electricity	19,710	9,438	10,272	19,710	19,710
Miscellaneous	1,643	626	1,016	1,642	1,643
Total lighting	33,179	13,351	16,216	29,567	33,179

**BROOKS OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2020**

	Fiscal Year 2019			Total Revenue & Expenditures	Proposed Budget FY 2020
	Adopted Budget FY 2019	Actual through 3/31/2019	Projected through 9/30/2019		
Maintenance					
Railroad crossing lease	8,810	-	8,810	8,810	8,810
Total maintenance	8,810	-	8,810	8,810	8,810
Landscape maintenance					
Coconut Rd. & Three Oaks Parkway					
Pine-straw/soil/sand	32,850	25,524	3,285	28,809	32,850
Plant replacement supplies	52,560	54,025	13,140	67,165	52,560
Maintenance supplies	986	6,044	-	6,044	4,928
Electricity	460	149	164	313	329
Irrigation water	45,990	33,163	16,425	49,588	49,275
Electric - 41 entry feature/irrigation	6,570	3,551	3,614	7,165	7,227
Contract services	6,570	13,539	6,570	20,109	6,570
Irrigation repair	1,643	21,669	1,971	23,640	1,643
Landscape maintenance contract	413,446	191,029	197,100	388,129	446,760
Irrigation management	6,570	3,022	3,548	6,570	6,570
Capital outlay - signal poles	-	22,208	-	22,208	-
Total Coconut Rd. & Three Oaks Parkway	567,645	373,923	245,817	619,740	608,712
Parks and recreation					
Coconut Road Park					
Capital outlay	19,710	-	19,710	19,710	19,710
License Fees	99	-	99	99	99
Plant Replacements	8,541	1,324	7,217	8,541	8,541
Other Maintenance Supplies	2,628	354	2,274	2,628	2,628
Electric	9,855	2,575	2,957	5,532	5,913
Irrigation Water	3,942	1,878	2,064	3,942	3,942
Sewer/Water	657	502	155	657	657
Contract Services	9,855	2,152	7,703	9,855	13,797
Building R&M	657	-	657	657	657
Landscape Maint Contract	71,613	26,150	29,565	55,715	56,502
Hardscape Repairs	9,855	82	6,570	6,652	9,855
Lighting Repairs	3,285	2,640	1,314	3,954	3,285
Hardscape Maintenance	4,271	10,102	1,643	11,745	7,884
CC Building Landscaping	7,556	-	7,556	7,556	7,556
Total parks and recreation	152,524	47,759	89,482	137,241	141,026
Other fees and charges					
Property appraiser	2,711	2,336	375	2,711	2,711
Tax collector	3,502	3,370	102	3,472	3,502
Total other fees and charges	6,213	5,706	478	6,184	6,213
Total expenditures	1,378,030	673,125	743,086	1,416,211	1,504,647
Excess/(deficiency) of revenues over/(under) expenditures	103,803	634,108	(550,005)	84,103	(22,822)
Fund balance: beginning (unaudited)	304,644	301,216	935,324	301,216	385,319
Fund balance: ending (projected)					
Assigned: capital outlay projects	315,788	-	-	-	315,788
Unreserved, undesignated	92,659	935,324	385,319	385,319	46,709
Fund balance: ending (projected)	\$ 408,447	\$ 935,324	\$ 385,319	\$ 385,319	\$ 362,497

**BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2020**

	Fiscal Year 2019			Total Revenue & Expenditures	Proposed Budget FY 2020
	Adopted Budget FY 2019	Actual through 3/31/2019	Projected through 9/30/2019		
REVENUES					
Assessment levy - gross	\$ 743,402				\$ 743,397
Allowable discounts (4%)	(29,736)				(29,736)
Assessment levy - net	713,666	\$ 689,818	\$ 23,848	\$ 713,666	713,661
Commons Club- share maint cost	54,295	-	54,295	54,295	54,295
Coconut Road- cost sharing: mall contribution	4,459	-	4,459	4,459	4,459
Interest & miscellaneous	1,201	304	10,546	10,850	1,201
Total revenues	773,621	690,122	93,148	783,270	773,616
EXPENDITURES					
Professional & admin					
Supervisors	4,802	2,215	2,587	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	515	6,003	6,518	6,517
Legal	3,430	1,832	1,598	3,430	3,430
Field management	14,947	7,474	7,473	14,947	14,947
Engineering	10,290	1,400	8,890	10,290	10,290
Trustee	4,425	1,402	3,022	4,424	4,425
Dissemination Agent	686	343	343	686	686
Arbitrage	2,058	-	2,058	2,058	2,058
Assessment roll preparation	12,863	12,863	-	12,863	12,863
Telephone	355	178	177	355	355
Postage	412	198	206	404	412
Insurance	5,046	4,806	-	4,806	5,046
Printing & binding	781	390	391	781	781
Legal advertising	515	347	168	515	515
Contingencies	960	828	686	1,514	1,544
Settlement Payment- Lighthouse Bay	-	-	-	-	-
Annual District filing fee	120	120	-	120	120
ADA website compliance	-	47	-	47	120
Communication	343	-	343	343	343
Total professional & admin	113,003	57,184	56,171	113,355	113,707
Water management					
Contractual services	108,555	45,231	63,324	108,555	108,555
NPDES	5,831	5,901	1,715	7,616	5,831
Aquascaping	10,290	-	10,290	10,290	10,290
Aeration	25,725	-	25,725	25,725	25,725
Aeration - operating supplies	10,290	4,809	5,481	10,290	10,290
Culvert cleaning	1,715	-	1,715	1,715	1,715
Miscellaneous	1,715	-	858	858	1,715
Capital outlay - lake bank erosion repairs	34,300	-	34,300	34,300	68,600
Boundary exotic removal-Shared Ditch	6,860	8,196	-	8,196	6,860
Total water management	205,281	64,137	143,408	207,545	239,581
Lighting					
Contractual services	6,174	1,716	2,573	4,289	6,174
Electricity	10,290	4,927	5,363	10,290	10,290
Miscellaneous	858	327	531	858	858
Total lighting	17,322	6,970	8,466	15,436	17,322

**BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2020**

	Fiscal Year 2019			Total Revenue & Expenditures	Proposed Budget FY 2020
	Adopted Budget FY 2019	Actual through 3/31/2019	Projected through 9/30/2019		
Maintenance					
Railroad crossing lease	4,600	-	4,600	4,600	4,600
Total maintenance	4,600	-	4,600	4,600	4,600
Landscape maintenance					
Coconut Rd. & Three Oaks Parkway					
Pine-straw/soil/sand	17,150	13,326	1,715	15,041	17,150
Plant replacement supplies	27,440	29,278	6,860	36,138	27,440
Maintenance supplies	515	3,156	-	3,156	2,573
Electricity	240	77	86	163	172
Irrigation water	24,010	17,313	8,575	25,888	25,725
Electric - 41 entry feature/irrigation	3,430	1,854	1,887	3,741	3,773
Contract services	3,430	7,068	3,430	10,498	3,430
Irrigation repair	858	11,680	1,029	12,709	858
Landscape maintenance contract	215,848	98,290	102,900	201,190	233,240
Irrigation management	3,430	1,578	1,852	3,430	3,430
Capital outlay - signal poles	-	11,594	-	11,594	-
Total Coconut Rd. & Three Oaks Parkway	296,351	195,214	128,333	323,547	317,791
Parks and recreation					
Coconut Road Park					
Capital outlay	10,290	-	10,290	10,290	10,290
License Fees	51	-	51	51	51
Plant Replacements	4,459	691	3,768	4,459	4,459
Other Maintenance Supplies	1,372	185	1,187	1,372	1,372
Electric	5,145	1,344	1,544	2,888	3,087
Irrigation Water	2,058	981	1,077	2,058	2,058
Sewer/Water	343	262	81	343	343
Contract Services	5,145	1,123	4,022	5,145	7,203
Building R&M	343	-	343	343	343
Landscape Maint Contract	37,387	13,652	15,435	29,087	29,498
Hardscape Repairs	5,145	43	3,430	3,473	5,145
Lighting Repairs	1,715	1,378	686	2,064	1,715
Hardscape Maintenance	2,230	5,274	858	6,132	4,116
CC Building Landscaping	3,945	-	3,945	3,945	3,945
Total parks and recreation	79,628	24,933	46,716	71,649	73,625
Other fees and charges					
Property appraiser	1,416	1,220	196	1,416	1,416
Tax collector	1,829	1,805	54	1,859	1,829
Total other fees and charges	3,245	3,025	249	3,274	3,245
Total expenditures	719,430	351,463	387,943	739,406	769,871
Excess/(deficiency) of revenues over/(under) expenditures	54,191	338,659	(294,795)	43,864	3,745
Fund balance: beginning (unaudited)	254,516	252,797	591,456	252,797	296,661
Fund balance: ending (projected)					
Assigned: capital outlay projects	164,864	-	-	-	164,864
Unreserved, undesignated	143,843	591,456	296,661	296,661	135,542
Fund balance: ending (projected)	\$ 308,707	\$ 591,456	\$ 296,661	\$ 296,661	\$ 300,406

**BROOKS OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2001 BONDS
FISCAL YEAR 2020**

	Fiscal Year 2019				Proposed Budget FY 2020
	Adopted Budget FY 2019	Actual through 3/31/2019	Projected through 9/30/2019	Total Revenue & Expenditures	
REVENUES					
Assessment levy: on-roll - gross	\$ 110,380				\$ 106,813
Allowable discounts (4%)	(4,415)				(4,273)
Assessment levy: on-roll - net	105,965	\$ 101,055	\$ 4,910	\$ 105,965	102,540
Interest Income	-	1,087	-	1,087	-
Total revenues	105,965	102,142	4,910	107,052	102,540
EXPENDITURES					
Debt service					
Principal	45,000	-	45,000	45,000	45,000
Principal prepayment	-	5,000	-	5,000	-
Interest	60,965	30,482	30,311	60,793	57,540
Total debt service	105,965	35,482	75,311	110,793	102,540
Fund balance:					
Net increase/(decrease) in fund balance	-	66,660	(70,401)	(3,741)	-
Beginning fund balance (unaudited)	117,568	119,153	185,813	119,153	115,412
Ending fund balance (projected)	\$117,568	\$ 185,813	\$115,412	\$ 115,412	115,412
Use of fund balance					
Debt service reserve account balance (required)					(67,284)
Interest expense - November 1, 2020					(27,229)
Projected fund balance surplus/(deficit) as of September 30, 2020					\$ 20,899

Brooks I

Community Development District

Series 2001

\$1,555,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2019	-	-	28,770.00	28,770.00
05/01/2020	45,000.00	6.850%	28,770.00	73,770.00
11/01/2020	-	-	27,228.75	27,228.75
05/01/2021	50,000.00	6.850%	27,228.75	77,228.75
11/01/2021	-	-	25,516.25	25,516.25
05/01/2022	55,000.00	6.850%	25,516.25	80,516.25
11/01/2022	-	-	23,632.50	23,632.50
05/01/2023	60,000.00	6.850%	23,632.50	83,632.50
11/01/2023	-	-	21,577.50	21,577.50
05/01/2024	60,000.00	6.850%	21,577.50	81,577.50
11/01/2024	-	-	19,522.50	19,522.50
05/01/2025	65,000.00	6.850%	19,522.50	84,522.50
11/01/2025	-	-	17,296.25	17,296.25
05/01/2026	70,000.00	6.850%	17,296.25	87,296.25
11/01/2026	-	-	14,898.75	14,898.75
05/01/2027	75,000.00	6.850%	14,898.75	89,898.75
11/01/2027	-	-	12,330.00	12,330.00
05/01/2028	80,000.00	6.850%	12,330.00	92,330.00
11/01/2028	-	-	9,590.00	9,590.00
05/01/2029	85,000.00	6.850%	9,590.00	94,590.00
11/01/2029	-	-	6,678.75	6,678.75
05/01/2030	95,000.00	6.850%	6,678.75	101,678.75
11/01/2030	-	-	3,425.00	3,425.00
05/01/2031	100,000.00	6.850%	3,425.00	103,425.00
Total	\$840,000.00	-	\$420,932.50	\$1,260,932.50

**BROOKS OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2006 BONDS
FISCAL YEAR 2020**

	Fiscal Year 2019			Total Revenue & Expenditures	Proposed Budget FY 2020
	Adopted Budget FY 2019	Actual through 3/31/2019	Projected through 9/30/2019		
REVENUES					
Assessment levy: on-roll - gross	\$ 856,752				\$ -
Allowable discounts (4%)	(34,270)				-
Assessment levy: on-roll - net	822,482	\$ 784,378	\$ 38,104	\$ 822,482	-
Interest & miscellaneous	-	5,051	-	5,051	-
Total revenues	822,482	789,429	38,104	827,533	-
EXPENDITURES					
Debt service					
Principal	1,145,000	-	1,145,000	1,145,000	-
Interest	51,525	25,762	25,762	51,524	-
Total debt service	1,196,525	25,762	1,170,762	1,196,524	-
Net change in fund balances	-	763,667	(1,132,658)	(368,991)	-
Beginning fund balance (unaudited)	374,043	382,290	1,145,957	382,290	13,299
Ending fund balance (projected)	\$ 374,043	\$ 1,145,957	\$ 13,299	\$ 13,299	\$ 13,299
Use of fund balance					
Interest expense - November 1, 2020					-
Projected fund balance surplus/(deficit) as of September 30, 2020					\$ 13,299

**BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2003 BONDS
FISCAL YEAR 2020**

	Fiscal Year 2019			Total Revenue & Expenditures	Proposed Budget FY 2020
	Adopted Budget FY 2019	Actual through 3/31/2019	Projected through 9/30/2019		
REVENUES					
Assessment levy: on-roll - gross	\$ 121,843				\$ 118,333
Allowable discounts (4%)	(4,874)				(4,733)
Assessment levy: on-roll - net	116,969	\$ 111,571	\$ 5,398	\$ 116,969	113,600
Interest & miscellaneous	-	1,290	-	1,290	-
Total revenues	116,969	112,861	5,398	118,259	113,600
EXPENDITURES					
Debt service					
Principal	45,000	-	45,000	45,000	45,000
Principal prepayment	-	5,000	5,000	10,000	-
Interest	71,969	35,984	35,831	71,815	68,600
Total debt service	116,969	40,984	85,831	126,815	113,600
Net change in fund balances	-	71,877	(80,433)	(8,556)	-
Beginning fund balance (unaudited)	140,413	142,582	214,459	142,582	134,026
Ending fund balance (projected)	\$ 140,413	\$ 214,459	\$ 134,026	\$ 134,026	134,026
Use of Fund Balance					
Debt Service Reserve Account Balance (Required)					(84,230)
Interest Expense - November 1, 2020					(32,922)
Projected fund balance surplus/(deficit) as of September 30, 2020					\$ 16,874

Brooks II
Community Development District
Series 2003 A
\$1,645,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+i
11/01/2019	-	-	34,300.00	34,300.00
05/01/2020	45,000.00	6.125%	34,300.00	79,300.00
11/01/2020	-	-	32,921.88	32,921.88
05/01/2021	50,000.00	6.125%	32,921.88	82,921.88
11/01/2021	-	-	31,390.63	31,390.63
05/01/2022	55,000.00	6.125%	31,390.63	86,390.63
11/01/2022	-	-	29,706.25	29,706.25
05/01/2023	55,000.00	6.125%	29,706.25	84,706.25
11/01/2023	-	-	28,021.88	28,021.88
05/01/2024	60,000.00	6.125%	28,021.88	88,021.88
11/01/2024	-	-	26,184.38	26,184.38
05/01/2025	65,000.00	6.125%	26,184.38	91,184.38
11/01/2025	-	-	24,193.75	24,193.75
05/01/2026	70,000.00	6.125%	24,193.75	94,193.75
11/01/2026	-	-	22,050.00	22,050.00
05/01/2027	75,000.00	6.125%	22,050.00	97,050.00
11/01/2027	-	-	19,753.13	19,753.13
05/01/2028	75,000.00	6.125%	19,753.13	94,753.13
11/01/2028	-	-	17,456.25	17,456.25
05/01/2029	80,000.00	6.125%	17,456.25	97,456.25
11/01/2029	-	-	15,006.25	15,006.25
05/01/2030	85,000.00	6.125%	15,006.25	100,006.25
11/01/2030	-	-	12,403.13	12,403.13
05/01/2031	90,000.00	6.125%	12,403.13	102,403.13
11/01/2031	-	-	9,646.88	9,646.88
05/01/2032	100,000.00	6.125%	9,646.88	109,646.88
11/01/2032	-	-	6,584.38	6,584.38
05/01/2033	105,000.00	6.125%	6,584.38	111,584.38
11/01/2033	-	-	3,368.75	3,368.75
05/01/2034	110,000.00	6.125%	3,368.75	113,368.75
Total	\$1,120,000.00	-	\$625,975.00	\$1,745,975.00

**BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2017 BONDS (REFUNDED SERIES 2006)
FISCAL YEAR 2020**

	Fiscal Year 2019			Total Revenue & Expenditures	Proposed Budget FY 2020
	Adopted Budget FY 2019	Actual through 3/31/2019	Projected through 9/30/2019		
REVENUES					
Assessment levy: on-roll - gross	\$ 1,141,518				\$ 1,141,518
Allowable discounts (4%)	(45,661)				(45,661)
Assessment levy: on-roll - net	1,095,857	\$ 1,059,922	\$ 35,935	\$ 1,095,857	1,095,857
Interest & miscellaneous	-	6,057	-	6,057	-
Total Revenues	1,095,857	1,065,979	35,935	1,101,914	1,095,857
EXPENDITURES					
Debt Service					
Principal	744,000	-	744,000	744,000	767,000
Interest	363,413	181,706	181,706	363,412	340,349
Total debt service	1,107,413	181,706	925,706	1,107,412	1,107,349
Excess/(deficiency) of revenues over/(under) expenditures	(11,556)	884,273	(889,771)	(5,498)	(11,492)
Beginning fund balance (unaudited)	527,664	535,172	-	535,172	529,674
Ending fund balance (projected)	\$ 516,108	\$ 1,419,445	\$ (889,771)	\$ 529,674	518,182
Use of fund balance					
Debt service reserve account balance (required)					(273,970)
Interest expense - November 1, 2020					(158,286)
Projected fund balance surplus/(deficit) as of September 30, 2020					\$ 85,926

Brooks II

Community Development District

Series 2017 (Refunded Series 2006)

\$12,444,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2019	-	-	170,174.50	170,174.50
05/01/2020	767,000.00	3.100%	170,174.50	937,174.50
11/01/2020	-	-	158,286.00	158,286.00
05/01/2021	791,000.00	3.100%	158,286.00	949,286.00
11/01/2021	-	-	146,025.50	146,025.50
05/01/2022	816,000.00	3.100%	146,025.50	962,025.50
11/01/2022	-	-	133,377.50	133,377.50
05/01/2023	842,000.00	3.100%	133,377.50	975,377.50
11/01/2023	-	-	120,326.50	120,326.50
05/01/2024	868,000.00	3.100%	120,326.50	988,326.50
11/01/2024	-	-	106,872.50	106,872.50
05/01/2025	896,000.00	3.100%	106,872.50	1,002,872.50
11/01/2025	-	-	92,984.50	92,984.50
05/01/2026	924,000.00	3.100%	92,984.50	1,016,984.50
11/01/2026	-	-	78,662.50	78,662.50
05/01/2027	953,000.00	3.100%	78,662.50	1,031,662.50
11/01/2027	-	-	63,891.00	63,891.00
05/01/2028	983,000.00	3.100%	63,891.00	1,046,891.00
11/01/2028	-	-	48,654.50	48,654.50
05/01/2029	1,014,000.00	3.100%	48,654.50	1,062,654.50
11/01/2029	-	-	32,937.50	32,937.50
05/01/2030	1,046,000.00	3.100%	32,937.50	1,078,937.50
11/01/2030	-	-	16,724.50	16,724.50
05/01/2031	1,079,000.00	3.100%	16,724.50	1,095,724.50
Total	\$10,979,000.00	-	\$2,337,834.00	\$13,316,834.00

**Brooks of Bonita Springs
Community Development District
2019 - 2020 Preliminary Assessments**

2006 Series Bond Issue (REFINANCED Series 1998)

Lee County PAID IN FULL

Neighborhood	Bond Designation	Debt Service Assessment	O & M Assessment	Total Assessment	Outstanding Principal after 2019-2020 tax payment
Orchid Ridge	Est SF	\$ -	\$ 599.54	\$ 599.54	\$ -
Magnolia Bend	Est SF 2	\$ -	\$ 599.54	\$ 599.54	\$ -
Summerfield	Stand SF	\$ -	\$ 599.54	\$ 599.54	\$ -
Cedar Glen	Stand SF	\$ -	\$ 599.54	\$ 599.54	\$ -
Sycamore Grove	Stand SF	\$ -	\$ 599.54	\$ 599.54	\$ -
Idlewilde	Stand SF 2	\$ -	\$ 599.54	\$ 599.54	\$ -
Tamarind Trace	Patio 1 (a)	\$ -	\$ 599.54	\$ 599.54	\$ -
Ginger Pointe	Patio 1 (b)	\$ -	\$ 599.54	\$ 599.54	\$ -
Sweet Bay	Patio 1 (c)	\$ -	\$ 599.54	\$ 599.54	\$ -
Laurel Meadow	Patio 2	\$ -	\$ 599.54	\$ 599.54	\$ -
Oak Strand	Patio 2 (a)	\$ -	\$ 599.54	\$ 599.54	\$ -
Morningside	Coach 1	\$ -	\$ 599.54	\$ 599.54	\$ -
Cypress Hammock	Coach 2	\$ -	\$ 599.54	\$ 599.54	\$ -
Silver/Shady/Whisper/Willow Creek	D-Villa	\$ -	\$ 599.54	\$ 599.54	\$ -
Sabal Cove/Coral Cove	A-Villa	\$ -	\$ 599.54	\$ 599.54	\$ -
Autumn Lake/Hidden Lakes	Carriage H	\$ -	\$ 599.54	\$ 599.54	\$ -
Streamside/Sunset/Winding Stream	Garden C	\$ -	\$ 599.54	\$ 599.54	\$ -
Copperleaf - Whisteria Point Bldg 11	Carriage H	\$ -	\$ 599.54	\$ 599.54	\$ -
Lighthouse Bay	PAID IN FULL	\$ -	\$ 599.54	\$ 599.54	\$ -

**Brooks of Bonita Springs
Community Development District
2019 - 2020 Preliminary Assessments**

2001 Series A Bond Issue

Lee County 11 years remaining
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Neighborhood	Bond Designation	Debt Service Assessment	O & M Assessment	Total Assessment	Outstanding Principal after 2019-2020 tax payment
Foxtail Creek (lots 26-51)	D-Villa	\$ 1,058.03	\$ 599.54	\$1,657.57	\$ 7,924.35
Jasmine Lake (lots 7-30)	D-Villa	\$ 1,058.03	\$ 599.54	\$1,657.57	\$ 7,924.35
Winding Stream (Bldgs 30, 31, 32)	Garden C	\$ 690.02	\$ 599.54	\$1,289.56	\$ 5,168.05
Lighthouse Bay	PAID IN FULL	\$	\$ 599.54	\$599.54	\$
Town Ctr Bldg #1	Comm	\$ 13,310.24	\$ 11,990.81	\$25,301.05	\$ 99,690.05
Fitness Center	PAID IN FULL	\$	\$ 2,997.70	\$2,997.70	\$
Restaurant	PAID IN FULL	\$	\$ 2,997.70	\$2,997.70	\$
Community Bldg	PAID IN FULL	\$	\$ 1,798.62	\$1,798.62	\$
Balance of Town Ctr	Comm	\$ 19,900.70	\$ 17,986.22	\$ 37,886.92	\$ 149,050.74

**Brooks of Bonita Springs II
Community Development District
2019 - 2020 Preliminary Assessments**

2017 Series Bond Issue (REFINANCED Series 2006)

**Lee County
11 years remaining**

Neighborhood	Original Assessment	Bond Designation	Debt Service Assessment	O & M Assessment	Total Assessment	Outstanding Principal after 2019-2020 tax payment
Lake Forest	\$ 36,213.77	Estate SF	\$ 2,208.89	\$599.54	\$2,808.43	\$ 19,760.70
Oak Brook	\$ 36,213.77	Estate SF	\$ 2,208.89	\$599.54	\$2,808.43	\$ 19,760.70
The Reserve	\$ 36,213.77	Estate SF	\$ 2,208.89	\$599.54	\$2,808.43	\$ 19,760.70
Glen Lakes - C (lots 10-12)	\$ 30,178.14	Standard SF-IV	\$ 1,840.74	\$599.54	\$2,440.28	\$ 16,467.25
Glen Lakes - B (lots 7-9,13-22)	\$ 24,142.51	Standard SF-III	\$ 1,472.59	\$599.54	\$2,072.13	\$ 13,173.80
Glen Lakes - A (lots 1-6, 23-35)	\$ 19,314.01	Standard SF	\$ 1,178.08	\$599.54	\$1,777.62	\$ 10,539.04
Willow Walk	\$ 19,314.01	Standard SF	\$ 1,178.08	\$599.54	\$1,777.62	\$ 10,539.04
Banyan Cove	\$ 19,314.01	Standard SF	\$ 1,178.08	\$599.54	\$1,777.62	\$ 10,539.04
Chartwell	\$ 19,314.01	Standard SF	\$ 1,178.08	\$599.54	\$1,777.62	\$ 10,539.04
Fairview	\$ 19,314.01	Standard SF	\$ 1,178.08	\$599.54	\$1,777.62	\$ 10,539.04
Northridge	\$ 16,296.20	Villa 55	\$ 994.00	\$599.54	\$1,593.54	\$ 8,892.32
Glenview	\$ 13,881.94	SF I	\$ 846.74	\$599.54	\$1,446.28	\$ 7,574.93
Woodmont	\$ 13,881.94	SF I	\$ 846.74	\$599.54	\$1,446.28	\$ 7,574.93
Kenwood	\$ 14,485.51	SF II	\$ 883.56	\$599.54	\$1,483.10	\$ 7,904.28
Mahogany Cove	\$ 10,260.57	Patio	\$ 625.85	\$599.54	\$1,225.39	\$ 5,598.87
Hawthorne	\$ 12,071.26	Patio II	\$ 736.30	\$599.54	\$1,335.84	\$ 6,586.90
Longleaf	\$ 11,467.69	Patio I	\$ 699.48	\$599.54	\$1,299.02	\$ 6,257.56
Indigo Isle	\$ 9,053.44	Coach	\$ 552.22	\$599.54	\$1,151.76	\$ 4,940.17
Palmetto Ridge	\$ 9,053.44	Coach	\$ 552.22	\$599.54	\$1,151.76	\$ 4,940.17
Oak Hammock	\$ 9,053.44	Coach	\$ 552.22	\$599.54	\$1,151.76	\$ 4,940.17
Whispering Ridge	\$ 19,314.01	75" SF	\$ 1,178.07	\$599.54	\$1,777.61	\$ 10,539.04
Copper Lakes	\$ 19,314.01	75" SF	\$ 1,178.07	\$599.54	\$1,777.61	\$ 10,539.04
Stillwater Cay	\$ 18,106.88	65" SF	\$ 1,104.45	\$599.54	\$1,703.99	\$ 9,880.35
Juniper Walk	\$ 18,106.88	65" SF	\$ 1,104.45	\$599.54	\$1,703.99	\$ 9,880.35
Caraway Lakes	\$ 18,106.88	65" SF	\$ 1,104.45	\$599.54	\$1,703.99	\$ 9,880.35
Sage Meadow	\$ 16,899.76	D-Villas	\$ 1,030.82	\$599.54	\$1,630.36	\$ 9,221.66
Cinnamon Ridge	\$ 16,899.76	D-Villas	\$ 1,030.82	\$599.54	\$1,630.36	\$ 9,221.66
Foxtail Creek (lots 1-25, 52-68)	\$ 16,899.76	D-Villas	\$ 1,030.82	\$599.54	\$1,630.36	\$ 9,221.66
Jasmine Lakes (lots 1-6)	\$ 16,899.76	D-Villas	\$ 1,030.82	\$599.54	\$1,630.36	\$ 9,221.66
Wisteria Pointe	\$ 12,071.26	Carriage	\$ 736.30	\$599.54	\$1,335.84	\$ 6,586.90
Sago Pointe	\$ 12,071.26	Carriage	\$ 736.30	\$599.54	\$1,335.84	\$ 6,586.90

**Brooks of Bonita Springs II
Community Development District
2019 - 2020 Preliminary Assessments**

Series 2003 Bond Issue

Lee County 14 years remaining
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Neighborhood	Original Assessment	Bond Designation	Debt Service Assessment	O & M Assessment	Total Assessment	Outstanding Principal after 2019-2020 tax payment
Woodsedge (lots 1-5,11-17,24-26)	\$38,285.49	Estate SF A	\$ 2,777.77	\$599.54	\$3,377.31	\$ 25,469.49
Woodsedge (lots 7,10,18,19,20,21)	\$44,666.41	Estate SF B	\$ 3,240.73	\$599.54	\$3,840.27	\$ 29,714.41
Woodsedge (lots 6,8,9,22,23)	\$51,047.32	Estate SF C	\$ 3,703.69	\$599.54	\$4,303.23	\$ 33,959.32
Plumbago Pointe	\$14,038.01	SF - 65	\$ 1,018.52	\$599.54	\$1,618.06	\$ 9,338.81
Bay Crest	\$14,038.01	SF - 65	\$ 1,018.52	\$599.54	\$1,618.06	\$ 9,338.81

**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
FINANCIAL STATEMENTS
UNAUDITED
MAY 31, 2019**

**BROOKS OF BONITA SPRINGS & BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICTS
COMBINED BALANCE SHEET
MAY 31, 2019**

	General Funds	Debt Service Funds	Total Governmental Funds
	<u> </u>	<u> </u>	<u> </u>
ASSETS			
Cash & investments	\$1,388,627	\$ 769,802	\$ 2,158,429
Deposits	525	-	525
Due from clearing fund	463	-	463
Accounts receivable	16,441	-	16,441
Due from other funds			
Brooks I			
General Fund	-	1,229	1,229
Brooks II			
General Fund	-	9,487	9,487
Total assets	<u>\$ 1,406,056</u>	<u>\$ 780,518</u>	<u>\$ 2,186,574</u>
LIABILITIES & FUND BALANCES			
Liabilities:			
Accounts payable	\$ 17,501	\$ -	\$ 17,501
Due to other funds			
Brooks I			
Debt service - series 2001	1,229	-	1,229
Brooks II			
Debt service - series 2003	904	-	904
Debt service - series 2017	8,583	-	8,583
Total liabilities	<u>28,217</u>	<u>-</u>	<u>28,217</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred receipts	16,441	-	16,441
Total deferred inflows of resources	<u>16,441</u>	<u>-</u>	<u>16,441</u>
Fund balances:			
Restricted for:			
Debt service	-	780,518	780,518
Unassigned	1,361,398	-	1,361,398
Total fund balances	<u>1,361,398</u>	<u>780,518</u>	<u>2,141,916</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 1,406,056</u>	<u>\$ 780,518</u>	<u>\$ 2,186,574</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 MAY 31, 2019**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 21,423	\$ 2,071,697	\$ 2,080,658	100%
Commons Club - share maint cost	-	-	158,295	0%
Coconut Road - cost sharing (mall contribution)	-	-	13,000	0%
FEMA/State grant	20,930	28,130	-	N/A
Interest & miscellaneous	92	753	3,501	22%
Total revenues	<u>42,445</u>	<u>2,100,580</u>	<u>2,255,454</u>	93%
EXPENDITURES				
Administrative				
Supervisors	-	8,612	14,000	62%
Management	7,627	61,018	91,526	67%
Accounting	3,173	25,385	38,077	67%
Audit	-	19,000	19,000	100%
Legal	771	7,179	10,000	72%
Field management	3,632	29,051	43,576	67%
Engineering	-	4,271	30,000	14%
Trustee	-	4,089	12,900	32%
Dissemination agent	166	1,333	2,000	67%
Arbitrage rebate calculation	-	-	6,000	0%
Assessment roll preparation	-	37,501	37,501	100%
Telephone	87	691	1,035	67%
Postage	167	784	1,200	65%
Insurance	-	14,011	14,712	95%
Printing and binding	190	1,518	2,277	67%
Legal advertising	-	1,011	1,501	67%
Contingencies	154	2,744	2,800	98%
Annual district filing fee	-	350	350	100%
ADA website compliance	-	138	-	N/A
Communication	-	-	1,000	0%
Total administrative	<u>15,967</u>	<u>218,686</u>	<u>329,455</u>	66%
Water management				
Contractual services	26,374	184,618	316,488	58%
NPDES permit	1,099	20,525	17,000	121%
Aquascaping	-	-	30,000	0%
Aeration	-	-	75,000	0%
Aeration operating supplies	2,719	19,432	30,000	65%
Culvert cleaning	1,875	1,875	5,000	38%
Capital outlay	-	-	100,000	0%
Boundary exotic removal	-	23,895	20,000	119%
Miscellaneous	-	-	5,000	0%
Total water management	<u>32,067</u>	<u>250,345</u>	<u>598,488</u>	42%

**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 MAY 31, 2019**

	Current Month	Year to Date	Budget	% of Budget
Lighting services				
Contractual services	-	10,953	18,000	61%
Electricity	2,859	20,112	30,000	67%
Miscellaneous	163	1,282	2,500	51%
Total lighting services	<u>3,022</u>	<u>32,347</u>	<u>50,500</u>	64%
Maintenance				
Railroad crossing lease	-	-	13,410	0%
Total maintenance	<u>-</u>	<u>-</u>	<u>13,410</u>	0%
Coconut Rd. & Three Oaks Parkway				
Pine straw/soil/sand	-	41,450	50,000	83%
Plant replacement supplies	-	83,303	80,000	104%
Maintenance supplies	-	9,200	1,500	613%
Electricity	46	316	700	45%
Irrigation water	10,504	66,507	70,000	95%
Electric - 41 entry feature/irrigation	1,114	7,533	10,000	75%
Contract services	-	22,408	10,000	224%
Irrigation repairs	-	33,349	2,501	1333%
Landscape maintenance contract	37,235	386,789	629,294	61%
Capital outlay - signal poles	-	33,802	-	N/A
Irrigation management	1,150	6,900	10,000	69%
Total Coconut Rd. & Three Oaks Parkway	<u>50,049</u>	<u>691,557</u>	<u>853,995</u>	81%
Coconut Road Park				
Capital outlay - lighting	-	-	30,000	0%
License fees	-	-	150	0%
Plant replacements	-	3,755	13,000	29%
Other maintenance supplies	-	539	4,000	13%
Electric	820	5,697	15,000	38%
Irrigation water	516	3,798	6,000	63%
Sewer/Water	-	889	1,000	89%
Contract services	525	4,375	15,000	29%
Building R&M	-	-	1,000	0%
Landscape maint contract	4,237	55,298	109,000	51%
Hardscape repairs	-	430	15,000	3%
Lighting repairs	-	6,149	5,000	123%
Hardscape maintenance	2,380	20,137	6,501	310%
CC building landscaping	-	-	11,501	0%
Total parks and recreation	<u>8,478</u>	<u>101,067</u>	<u>232,152</u>	44%

**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 MAY 31, 2019**

	Current Month	Year to Date	Budget	% of Budget
Other fees and charges				
Property appraiser	-	3,556	4,127	86%
Tax collector	-	5,175	5,331	97%
Total other fees and charges	-	8,731	9,458	92%
Total expenditures	109,583	1,302,733	2,087,458	62%
Excess/(deficiency) of revenues over/(under) expenditures	(67,138)	797,847	167,996	
OTHER FINANCING SOURCES/(USES)				
Transfers in	9,538	9,538	-	N/A
Total other financing sources/(uses)	9,538	9,538	-	N/A
Net change in fund balances	(57,600)	807,385	167,996	
Fund balances - beginning	1,418,998	554,013	559,160	
Fund balances - ending	<u>\$ 1,361,398</u>	<u>\$ 1,361,398</u>	<u>\$ 727,156</u>	

**BROOKS OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GENERAL FUND
MAY 31, 2019**

	Balance
ASSETS	
SunTrust	\$ 798,319
Centennial Bank	26,658
Finemark: MMF	28,844
Deposits	525
Due from clearing fund	304
Accounts receivable	10,802
Total assets	\$ 865,452
 LIABILITIES & FUND BALANCES	
Liabilities:	
Accounts payable	\$ 11,498
Due to other funds	
Brooks I	
Debt service - series 2001	1,229
Total liabilities	12,727
 DEFERRED INFLOWS OF RESOURCES	
Deferred receipts	10,802
Total deferred inflows of resources	10,802
 Fund balances:	
Reserved for:	
Unreserved, reported in:	
Unassigned	841,923
Total fund balances	841,923
Total liabilities, deferred inflows of resources and fund balances	\$ 865,452

**FEMA/State grant
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED MAY 31, 2019**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 15,851	\$ 1,361,026	\$ 1,366,992	100%
Commons Club - share maint cost	-	-	104,000	0%
Coconut Road - cost sharing (mall contribution)	-	-	8,541	0%
FEMA/State grant	20,930	25,660	-	N/A
Interest & miscellaneous	44	349	2,300	15%
Total revenues	<u>36,825</u>	<u>1,387,035</u>	<u>1,481,833</u>	94%
EXPENDITURES				
Administrative				
Supervisors	-	5,658	9,198	62%
Management	5,011	40,089	60,133	67%
Accounting	2,085	16,678	25,017	67%
Audit	-	12,483	12,483	100%
Legal	507	4,717	6,570	72%
Field management	2,386	19,086	28,629	67%
Engineering	-	2,806	19,710	14%
Trustee	-	2,687	8,475	32%
Dissemination agent	109	876	1,314	67%
Arbitrage rebate calculation	-	-	3,942	0%
Assessment roll preparation	-	24,638	24,638	100%
Telephone	57	454	680	67%
Postage	110	515	788	65%
Insurance	-	9,205	9,666	95%
Printing and binding	125	997	1,496	67%
Legal advertising	-	664	986	67%
Contingencies	101	1,803	1,840	98%
Annual district filing fee	-	230	230	100%
ADA website compliance	-	91	-	N/A
Communication	-	-	657	0%
Total administrative	<u>10,491</u>	<u>143,677</u>	<u>216,452</u>	66%
Water management				
Contractual services	17,328	121,294	207,933	58%
NPDES permit	722	13,485	11,169	121%
Aquascaping	-	-	19,710	0%
Aeration	-	-	49,275	0%
Aeration operating supplies	1,786	12,767	19,710	65%
Culvert cleaning	1,232	1,232	3,285	38%
Capital outlay	-	-	65,700	0%
Boundary exotic removal	-	15,699	13,140	119%
Miscellaneous	-	-	3,285	0%
Total water management	<u>21,068</u>	<u>164,477</u>	<u>393,207</u>	42%

**FEMA/State grant
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED MAY 31, 2019**

	Current Month	Year to Date	Budget	% of Budget
Lighting services				
Contractual services	-	7,196	11,826	61%
Electricity	1,878	13,214	19,710	67%
Miscellaneous	107	842	1,643	51%
Total lighting services	<u>1,985</u>	<u>21,252</u>	<u>33,179</u>	64%
Maintenance				
Railroad crossing lease	-	-	8,810	0%
Total maintenance	<u>-</u>	<u>-</u>	<u>8,810</u>	0%
Coconut Rd. & Three Oaks Parkway				
Pine straw/soil/sand	-	27,233	32,850	83%
Plant replacement supplies	-	54,025	52,560	103%
Maintenance supplies	-	6,044	986	613%
Electricity	30	208	460	45%
Irrigation water	6,901	43,695	45,990	95%
Electric - 41 entry feature/irrigation	732	4,949	6,570	75%
Contract services	-	14,722	6,570	224%
Irrigation repairs	-	21,669	1,643	1319%
Landscape maintenance contract	24,463	255,067	413,446	62%
Capital outlay - signal poles	-	22,208	-	N/A
Irrigation management	756	4,533	6,570	69%
Total Coconut Rd. & Three Oaks Parkway	<u>32,882</u>	<u>454,353</u>	<u>567,645</u>	80%
Coconut Road Park				
Capital outlay - lighting	-	-	19,710	0%
License fees	-	-	99	0%
Plant replacements	-	2,467	8,541	29%
Other maintenance supplies	-	354	2,628	13%
Electric	539	3,743	9,855	38%
Irrigation water	339	2,495	3,942	63%
Sewer/Water	-	584	657	89%
Contract services	345	2,874	9,855	29%
Building R&M	-	-	657	0%
Landscape maint contract	2,784	36,331	71,613	51%
Hardscape repairs	-	283	9,855	3%
Lighting repairs	-	4,040	3,285	123%
Hardscape maintenance	1,563	13,230	4,271	310%
CC building landscaping	-	-	7,556	0%
Total parks and recreation	<u>5,570</u>	<u>66,401</u>	<u>152,524</u>	44%

**FEMA/State grant
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED MAY 31, 2019**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Other fees & charges				
Property appraiser	-	2,336	2,711	86%
Tax collector	-	3,370	3,502	96%
Total other fees & charges	-	5,706	6,213	92%
Total expenditures	<u>71,996</u>	<u>855,866</u>	<u>1,378,030</u>	62%
 Excess/(deficiency) of revenues over/(under) expenditures	 (35,171)	 531,169	 103,803	
OTHER FINANCING SOURCES/(USES)				
Transfers in	9,538	9,538	-	N/A
Total other financing sources/(uses)	<u>9,538</u>	<u>9,538</u>	<u>-</u>	N/A
Net change in fund balances	(25,633)	540,707	103,803	
Fund balances - beginning	867,556	301,216	304,644	
Fund balances - ending	<u>\$ 841,923</u>	<u>\$ 841,923</u>	<u>\$ 408,447</u>	

**BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GENERAL FUND
MAY 31, 2019**

	Balance
ASSETS	
BankUnited	\$ 100,714
SunTrust	382,387
Centennial Bank	51,705
Due from clearing fund	159
Accounts receivable	5,639
Total assets	\$ 540,604
 LIABILITES & FUND BALANCES	
Liabilities:	
Accounts payable	\$ 6,003
Due to other funds	
Brooks II	
Debt service - series 2003	904
Debt service - series 2017	8,583
Total liabilities	15,490
 DEFERRED INFLOWS OF RESOURCES	
Deferred receipts	5,639
Total deferred inflows of resources	5,639
 Fund balances:	
Unassigned	519,475
Total fund balances	519,475
Total liabilities, deferred inflows of resources and fund balances	\$ 540,604

**BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED MAY 31, 2019**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 5,572	\$ 710,671	\$ 713,666	100%
Commons Club - share maint cost	-	-	54,295	0%
Coconut Road - cost sharing (mall contribution)	-	-	4,459	0%
FEMA/State grant	-	2,470	-	N/A
Interest & miscellaneous	48	404	1,201	34%
Total revenues	<u>5,620</u>	<u>713,545</u>	<u>773,621</u>	92%
EXPENDITURES				
Administrative				
Supervisors	-	2,954	4,802	62%
Management	2,616	20,929	31,393	67%
Accounting	1,088	8,707	13,060	67%
Audit	-	6,517	6,517	100%
Legal	264	2,462	3,430	72%
Field management	1,246	9,965	14,947	67%
Engineering	-	1,465	10,290	14%
Trustee	-	1,402	4,425	32%
Dissemination agent	57	457	686	67%
Arbitrage rebate calculation	-	-	2,058	0%
Assessment roll preparation	-	12,863	12,863	100%
Telephone	30	237	355	67%
Postage	57	269	412	65%
Insurance	-	4,806	5,046	95%
Printing and binding	65	521	781	67%
Legal advertising	-	347	515	67%
Contingencies	53	941	960	98%
Annual district filing fee	-	120	120	100%
ADA website compliance	-	47	-	N/A
Communication	-	-	343	0%
Total administrative	<u>5,476</u>	<u>75,009</u>	<u>113,003</u>	66%
Water management				
Contractual services	9,046	63,324	108,555	58%
NPDES permit	377	7,040	5,831	121%
Aquascaping	-	-	10,290	0%
Aeration	-	-	25,725	0%
Aeration operating supplies	933	6,665	10,290	65%
Culvert cleaning	643	643	1,715	37%
Capital outlay	-	-	34,300	0%
Boundary exotic removal	-	8,196	6,860	119%
Miscellaneous	-	-	1,715	0%
Total water management	<u>10,999</u>	<u>85,868</u>	<u>205,281</u>	42%

**BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED MAY 31, 2019**

	Current Month	Year to Date	Budget	% of Budget
Lighting services				
Contractual services	-	3,757	6,174	61%
Electricity	981	6,898	10,290	67%
Miscellaneous	56	440	858	51%
Total lighting services	<u>1,037</u>	<u>11,095</u>	<u>17,322</u>	64%
Maintenance				
Railroad crossing lease	-	-	4,600	0%
Total maintenance	<u>-</u>	<u>-</u>	<u>4,600</u>	0%
Coconut Rd. & Three Oaks Parkway				
Pine straw/soil/sand	-	14,217	17,150	83%
Plant replacement supplies	-	29,278	27,440	107%
Maintenance supplies	-	3,156	515	613%
Electricity	16	108	240	45%
Irrigation water	3,603	22,812	24,010	95%
Electric - 41 entry feature/irrigation	382	2,584	3,430	75%
Contract services	-	7,686	3,430	224%
Irrigation repairs	-	11,680	858	1361%
Landscape maintenance contract	12,772	131,722	215,848	61%
Capital outlay - signal poles	-	11,594	-	N/A
Irrigation management	394	2,367	3,430	69%
Total Coconut Rd. & Three Oaks Parkway	<u>17,167</u>	<u>237,204</u>	<u>296,351</u>	80%
Coconut Road Park				
Capital outlay - lighting	-	-	10,290	0%
License fees	-	-	51	0%
Plant replacements	-	1,288	4,459	29%
Other maintenance supplies	-	185	1,372	13%
Electric	281	1,954	5,145	38%
Irrigation water	177	1,303	2,058	63%
Sewer/Water	-	305	343	89%
Contract services	180	1,501	5,145	29%
Building R&M	-	-	343	0%
Landscape maint contract	1,453	18,967	37,387	51%
Hardscape repairs	-	147	5,145	3%
Lighting repairs	-	2,109	1,715	123%
Hardscape maintenance	817	6,907	2,230	310%
CC building landscaping	-	-	3,945	0%
Total parks and recreation	<u>2,908</u>	<u>34,666</u>	<u>79,628</u>	44%

**BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED MAY 31, 2019**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
Other fees & charges				
Property appraiser	-	1,220	1,416	86%
Tax collector	-	1,805	1,829	99%
Total other fees & charges	<u>-</u>	<u>3,025</u>	<u>3,245</u>	93%
Total expenditures	<u>37,587</u>	<u>446,867</u>	<u>719,430</u>	62%
 Excess/(deficiency) of revenues over/(under) expenditures	 (31,967)	 266,678	 54,191	
 Fund balances - beginning	 551,442	 252,797	 254,516	
Fund balances - ending	<u>\$ 519,475</u>	<u>\$ 519,475</u>	<u>\$ 308,707</u>	

**BROOKS OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
DEBT SERVICE FUND SERIES 2001
MAY 31, 2019**

	Balance
ASSETS	
Investments:	
Revenue	\$ 42,792
Reserve	70,889
Prepayment	400
Due from other funds	
General Fund	1,229
Total assets	\$ 115,310
 LIABILITIES & FUND BALANCES	
Liabilities:	\$ -
Total liabilities	-
 Fund balances:	
Restricted for:	
Debt service	115,310
Total fund balances	115,310
 Total liabilities & fund balances	 \$ 115,310

**BROOKS OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2001
FOR THE PERIOD ENDED MAY 31, 2019**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Special assessment: on-roll	\$ 1,229	\$ 105,245	\$ 105,965	99%
Interest	307	1,705	-	N/A
Total revenues	<u>1,536</u>	<u>106,950</u>	<u>105,965</u>	101%
EXPENDITURES				
Debt service				
Principal	45,000	45,000	45,000	100%
Interest	30,311	60,793	60,965	100%
Principal prepayment	-	5,000	-	N/A
Total debt service	<u>75,311</u>	<u>110,793</u>	<u>105,965</u>	105%
Excess/(deficiency) of revenues over/(under) expenditures	(73,775)	(3,843)	-	
Fund balances - beginning	<u>189,085</u>	<u>119,153</u>	<u>117,568</u>	
Fund balances - ending	<u><u>\$ 115,310</u></u>	<u><u>\$ 115,310</u></u>	<u><u>\$ 117,568</u></u>	

**BROOKS OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
DEBT SERVICE FUND SERIES 2006
MAY 31, 2019**

	Balance
ASSETS	
Investments:	
Revenue	\$ 1,965
Reserve	1
Total assets	\$ 1,966
 LIABILITIES & FUND BALANCES	
Liabilities:	\$ -
Total liabilities	-
 Fund balances:	
Restricted for:	
Debt service	1,966
Total fund balances	1,966
 Total liabilities & fund balances	\$ 1,966

**BROOKS OF BONITA SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2006
FOR THE PERIOD ENDED MAY 31, 2019**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll	\$ 9,538	\$ 816,891	\$ 822,482	99%
Interest	1,894	8,847	-	N/A
Total revenues	<u>11,432</u>	<u>825,738</u>	<u>822,482</u>	100%
EXPENDITURES				
Debt service				
Principal	1,145,000	1,145,000	1,145,000	100%
Interest	25,763	51,525	51,525	100%
Total expenditures	<u>1,170,763</u>	<u>1,196,525</u>	<u>1,196,525</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	(1,159,331)	(370,787)	(374,043)	
OTHER FINANCING SOURCES/(USES)				
Transfers out	(9,537)	(9,537)	-	N/A
Total other financing sources/(uses)	<u>(9,537)</u>	<u>(9,537)</u>	<u>-</u>	N/A
Net change in fund balances	(1,168,868)	(380,324)	(374,043)	
Fund balances - beginning	1,170,834	382,290	374,043	
Fund balances - ending	<u>\$ 1,966</u>	<u>\$ 1,966</u>	<u>\$ -</u>	

**BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
DEBT SERVICE FUND SERIES 2003
MAY 31, 2019**

	Balance
ASSETS	
Investments:	
Revenue	\$ 44,063
Reserve	87,753
Due from other funds	
General Fund	904
Total assets	\$ 132,720
 LIABILITIES & FUND BALANCES	
Liabilities:	\$ -
Total liabilities	-
 Fund balances:	
Restricted for:	
Debt service	132,720
Total fund balances	132,720
 Total liabilities & fund balances	 \$ 132,720

**BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2003
FOR THE PERIOD ENDED MAY 31, 2019**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Special assessment: on-roll	\$ 903	\$ 114,953	\$ 116,969	98%
Interest	354	2,001	-	N/A
Total revenues	<u>1,257</u>	<u>116,954</u>	<u>116,969</u>	100%
EXPENDITURES				
Principal	45,000	45,000	45,000	100%
Interest	35,831	71,816	71,969	100%
Principal prepayment	5,000	10,000	-	N/A
Total debt service	<u>85,831</u>	<u>126,816</u>	<u>116,969</u>	108%
Excess/(deficiency) of revenues over/(under) expenditures	(84,574)	(9,862)	-	
Fund balances - beginning	<u>217,294</u>	<u>142,582</u>	<u>140,413</u>	
Fund balances - ending	<u><u>\$ 132,720</u></u>	<u><u>\$ 132,720</u></u>	<u><u>\$ 140,413</u></u>	

**BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
DEBT SERVICE FUND SERIES 2017 (REFUNDED SERIES 2006)
MAY 31, 2019**

	Balance
ASSETS	
Investments:	
Revenue	\$ 247,968
Reserve	273,970
Interest	1
Due from other funds	
General Fund	8,583
Total assets	\$ 530,522
 LIABILITIES & FUND BALANCES	
Liabilities:	\$ -
Total liabilities	-
 Fund balances:	
Restricted for:	
Debt service	530,522
Total fund balances	530,522
 Total liabilities & fund balances	 \$ 530,522

**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 MAY 31, 2019**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Special assessment: on-roll	\$ 8,582	\$ 1,092,047	\$ 1,095,857	100%
Interest	2,330	10,716	-	N/A
Total revenues	<u>10,912</u>	<u>1,102,763</u>	<u>1,095,857</u>	101%
EXPENDITURES				
Principal	744,000	744,000	744,000	100%
Interest	181,706	363,413	363,413	100%
Total other fees & charges	<u>925,706</u>	<u>1,107,413</u>	<u>1,107,413</u>	100%
Total expenditures	<u>925,706</u>	<u>1,107,413</u>	<u>1,107,413</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	(914,794)	(4,650)	(11,556)	
Fund balances - beginning	1,445,316	535,172	527,664	
Fund balances - ending	<u>\$ 530,522</u>	<u>\$ 530,522</u>	<u>\$ 516,108</u>	

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

11A

DRAFT

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

The Brooks of Bonita Springs & Brooks of Bonita Springs II Community Development Districts' Boards of Supervisors held a Joint Special Meeting on September 26, 2018 at 2:00 p.m., at The Commons Club at The Brooks Enrichment Center, 9930 Coconut Road, Bonita Springs, Florida 34135.

Present for Brooks CDD were:

James Merritt	Chair
Jim Ward (via telephone)	Vice Chair
Rollin Crawford	Assistant Secretary
Phil Douglas	Assistant Secretary

Present for Brooks II CDD were:

Joseph Bartoletti	Chair
Jack Meeker	Assistant Secretary
Ray Pierce (via telephone)	Assistant Secretary
James Strecansky	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Cleo Adams	Assistant Regional Manager
Jason Olson	Assistant Regional Manager
Dan H. Cox	District Counsel
Doug Bonar	Ramco Protective Services
Alex Messerle	Resident
Glenn Korthage	Resident
Jerry O'Connor	Resident and President of Oak Hammock 1
Ike Eikelberner	Resident and President of Copperleaf
Kathleen McCarthy	Resident
Darlene Damstrom	Resident
David Rudnik	Resident
Bill Hollister	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

42 Mr. Adams called the meeting to order at 2:00 p.m. Supervisors Douglas, Merritt and
43 Crawford were present, in person, for Brooks of Bonita Springs. Supervisor Ward was attending
44 via telephone. Supervisor Varnum was not present. Supervisors Strecansky, Meeker and
45 Bartoletti were present, in person, for Brooks of Bonita Springs II. Supervisor Pierce was
46 attending via telephone. Supervisor Davidson was not present.

47

On MOTION for Brooks of Bonita Springs by Mr. Merritt and seconded by Mr. Crawford, with all in favor, authorizing Mr. Ward attendance and full participation, via telephone, due to exceptional circumstances, was approved.

51

52

On MOTION for Brooks of Bonita Springs II by Mr. Bartoletti and seconded by Mr. Meeker, with all in favor, authorizing Mr. Pierce attendance and full participation, via telephone, due to exceptional circumstances, was approved.

56

57

SECOND ORDER OF BUSINESS

Public Comments (*agenda items only*)

59

60 Mr. Alex Messerle, a resident, complimented the CDDs and The Commons Club for the
61 upgrades to the tennis court area, which further encouraged residents of Copperleaf to use the
62 facilities. He provided a brief history about increasing the popularity of pickleball for
63 Copperleaf residents and asked the CDDs to allow the Saturday morning schedule to continue.

64 Mr. Glenn Korthage, a resident, voiced concern about blocking a significant amount of
65 time every week for one, as it is unfair to the other three communities; if done, the same
66 amount of time should be blocked off for the other communities. He addressed this in an email
67 to Board Members on Monday.

68 Mr. Jerry O'Connor, a resident and President of Oak Hammock 1, received an email from
69 their Advisory Committee expressing concerns about the Pickleball Rule Changes being
70 presented at today's meeting. Since they were not able to attend today, he read a revised copy
71 of the letter that was originally sent to CDD Board Members as follows:

72 *"It's been reported to me that the CDD Brooks Board is going to consider making*
73 *pickleball rule changes at its September 26, 2018 Board meeting. In the spring of*
74 *2018 a pickleball Advisory Committee was established with one representative*

75 *from each community within the Brooks. It seems logical that the CDD Board*
76 *would be wise to consider any recommendations it receives from this group. If*
77 *the Board does not have personnel with detailed knowledge of the pickleball*
78 *issues within the Brooks, good decisions will be difficult to find without a detailed*
79 *review of the opinions offered by your own pickleball Advisory Committee.*

80 *My personal concern involves the reported actions of Mr. Bartoletti who, as the*
81 *Chairperson, prepared the entire presentation you are about to review without*
82 *any Advisory Committee approval to review. The pickleball committee met with*
83 *each other over a six month period and I believe Mr. Bartoletti participated in*
84 *these discussions. Committee member(s) report that they were instructed not to*
85 *discuss anything regarding these issues with anyone other than committee*
86 *members. As such, your CDD Board is effectively restricting communication*
87 *between people who possess more knowledge than any of its current board*
88 *members. Mr. Bartoletti apparently took no Advisory Committee votes on any*
89 *matter. In the final analysis, he drafted a full presentation for this CDD Board*
90 *meeting without notifying anyone on the Advisory Committee. In other words,*
91 *this entire presentation could represent the personal views of only one person.*

92 *I would strongly recommend you delay any vote on virtually all pickleball issues*
93 *until your Board consults with and hears the detailed perspectives from your*
94 *Advisory Committee. This group appears to take issue with many of the*
95 *recommendations being made today by Mr. Bartoletti. When opinions differ, you*
96 *are best served by reviewing the details of all positions being offered.” [sic]*

97 A copy of the revised letter would be distributed to the CDD Board.

98 Mr. Ike Eikelberner, a resident and President of Copperleaf, discussed his participation
99 in Brooks of Bonita Springs purchasing The Commons Club. While he appreciated Mr. Messerle
100 comments, they were solely views of the group he represents, since the Copperleaf Board has
101 not addressed this issue or discussed the request for a separate time.

102 Ms. Kathleen McCarthy, a resident, stated the schedule was the best part when she and
103 her husband started playing pickleball. The most fun was that interested players came on

104 Monday, Wednesday and Friday mornings but now they want to set limits, if the Chelsea
105 System is implemented. This takes the fun out of playing and the potential to meet new
106 people. Cooperleaf residents should not feel they cannot come and play with that group.

107 Ms. Darlene Damstrom, a resident, highlighted some of the concerns listed in her
108 September 24th email and asked why the Boards were considering switching back to a system
109 and restricting play time to 1½ hours, when the current system is working fine. She was not
110 aware of any scheduling conflicts, except when it comes to blocking out play for CopperLeaf
111 residents. She was concerned about preventing non-members from joining. She started
112 playing as a non-member and, because of pickleball, then decided to purchase a home in the
113 community. She and others did not receive the survey.

114 Mr. David Rudnik, a resident, commented on several issues, and asked:

- 115 ➤ Why there was just one bid being presented from Ramco Protective Services (Ramco).
- 116 ➤ Whether bids were solicited from other firms.
- 117 ➤ Why were advanced payments being made, when it is customary for payments on
118 commercial construction to be made on a progress-billing basis.
- 119 ➤ What assurance there was that the proposal contains a financial review of the bonded
120 insured.
- 121 ➤ How does the manufacturer's warranty compare to competitive bids, if any were
122 received.

123 Mr. Rudnik referred to Question #5 of the Pickleball Survey, and asked:

- 124 ➤ Who made the changes to the survey question and why, when the current play time is
125 two hours and the survey indicates 90 minutes of play time.
- 126 ➤ How decisions were made in designating certain groups to specific time slots.
- 127 ➤ Why the largest group did not receive their preferred time slot.

128 Mr. Bill Hollister, a resident, recalled several reasons why the CDDs purchased The
129 Commons Club and the enhancements made; however, as a concerned resident and on behalf
130 of the taxpayers, he is opposed to the CDDs establishing a Sports Club, providing additional
131 security and rules to this parcel, resulting in unintended consequences, and asked the Boards to
132 consider selling the property back to them or to one of the surrounding communities.

133 **JOINT BOARD ITEMS**

134 **THIRD ORDER OF BUSINESS**

Ramco Proposal Review Plus Q&A

135

136 Mr. Doug Bonar, of Ramco, provided examples of key fobs from two manufacturers and
137 stated that, once the contract is finalized Ramco will purchase the access control system from
138 DoorKing, who provides a two year manufacturer's warranty. Ramco is properly insured and
139 located in the vicinity; more information can be found on their website.

140 Mr. Meeker asked if other competitive bids were received. Mr. Bartoletti stated that
141 Ramco was recommended, since they performed work in other communities, and was asked to
142 provide a quote. Other quotes were being obtained. The purpose of this presentation was to
143 update the Boards, ask questions, review the proposal and, if necessary, make modifications.
144 They could choose to proceed with this proposal or direct Mr. Bartoletti to obtain more
145 proposals. Some felt that the presentation was premature and voting should not occur.

146

147 **FOURTH ORDER OF BUSINESS**

Pickleball Survey Results

148

149 Mr. Bartoletti explained how the survey and proposal process was initiated, as a result
150 of certain Pickleball Players Group Board Members making comments in March about non-
151 residents playing on the courts and requesting more play for The Brooks community. Since the
152 CDDs are public entities, requiring the facilities to be accessible to the public, they obtained
153 advice from District Counsel as to the appropriate process to determine if a non-resident
154 membership fee can be created and how they can obtain access. To avoid having Mr. Bonar sit
155 through an entire meeting, the proposal review was before the Membership Fee Proposal. He
156 discussed those involved in creating the survey questions and the number of residents that
157 participated and completed the survey. The survey was presented, via conference call, to two
158 other private clubs who implemented the Chelsea System, initiating 90 minute play time
159 periods. Those involved in creating the survey heard their answers to the survey. He contacted
160 them again once the resident's survey results were submitted and calculated and made the
161 decision to reduce playing time to allow more players to use the courts.

162 Discussion ensued regarding the survey not being reflective of the actual activity at the
163 courts that would benefit from reduced play time, reducing play time is not reflective of off

164 season play, the CDDs were not the forum to resolve this complex issue since they only meet a
165 few times a year and, therefore, should consider the previous suggestion of involving the
166 pickleball operation to either The Commons Club or whomever.

167 Mr. Meeker agreed with the prior comment and suggests asking District Counsel to
168 explore the issue of divesting the CDDs from The Commons Club and sell it, as the sole purpose
169 of purchasing it was because it had no funds. Now that The Commons Club is financially secure,
170 the CDD should not be involved in the "Country Club" business.

171 Mr. Douglas stated he did not agree with most of the prior statement but agreed with
172 the part about whether the CDDs should be in the business of amenity management. He was
173 not prepared to suggest selling the property but, rather, look at the concept of amenity
174 management.

175 Mr. Pierce agreed that it is time to debate the issue of whether the CDDs should sell the
176 property.

177 Mr. Strecansky stated that he agreed that the CDDs should not be responsible for this
178 issue and that they should engage someone from The Commons Club to set a system in place.
179 He did not think the CDDs should own the property; they should sell it or lease it.

180 Mr. Bartoletti stated, as the person involved in these discussions and the complexity he
181 has encountered these last six months, from performing surveys, determining membership fees
182 between residents and non-residents, etc., he agreed the CDDs should not be involved in
183 running an amenity, such as pickleball. Since the CDDs cannot have discussions outside of
184 public meetings, the purpose of today's meeting was to provide information; he did not expect
185 approval today.

186 In response to several questions, Mr. Cox confirmed that the property could be leased
187 or sold and recommended an open sale process, where factors other than dollar values can be
188 considered. Mr. Adams asked Mr. Cox to explain his opinion on leasing a public-owned
189 property to a private entity, which potentially could give them the opportunity to restrict access
190 to the general public. Mr. Cox referred to a similar case in point, where the City of Tallahassee
191 owned land that had a golf course on it and a private organization established in the 1960's,
192 wanted to lease the golf course for members only to play and recalled the ruling was they could

193 not operate it as a segregated facility, they could still have the membership only capability but
194 they had to have it open to anybody that was interested and any protected classes. He stated
195 non-residents were not considered a protected class.

196 Mr. Crawford stated that, besides the financial outcome, the Boards must first decide
197 whether it makes sense to explore how to accomplish a transfer of this amenity into the hands
198 of the right entity to manage it and off the CDDs' responsibilities.

199 Mr. Merritt recalled a caveat in which the CDDs had to be involved in the process of
200 monitoring and completing the pickleball courts and now the CDDs were not the appropriate
201 entity to do so. He felt that the CDDs needed to be careful in how they proceed going forward,
202 since other integral parts, such as the fountain, playground, parking lots, etc., were involved.
203 The external use of the property was critical to him and he suggested moving cautiously and
204 possibly finding an entity to administer the pickleball courts, rather than the other options.

205 Mr. Strecansky's recommendation was for The Commons Club to own and operate the
206 courts and have them come up with a program to present to the Boards.

207

208 **On MOTION for Brooks of Bonita Springs by Mr. Crawford and seconded by Mr.**
209 **Douglas, with Mr. Crawford and Mr. Douglas in favor and Mr. Merritt and Mr.**
210 **Ward dissenting, exploring the options to convey the property as a lease or to**
211 **sell the park property and facilities, under certain caveats, was not approved.**
212 **[Motion failed 2-2]**

213

214

215 **On MOTION for Brooks of Bonita Springs II by Mr. Bartoletti and seconded by**
216 **Mr. Meeker, with all in favor, exploring options to convey the property as a**
217 **lease or to sell the park property and facilities, under certain caveats, was**
218 **approved.**

219

220

221 Mr. Bartoletti stated there was an issue with Brooks and Brooks II, combining with a
222 formal affirmative.

223 Mr. Crawford noted the property is located in Brooks. Discussion ensued regarding
224 Brooks having the controlling vote but both CDDs sharing expenses. Mr. Adams stated that the
225 property is deeded to both Districts with both CDDs listed.

226 In response to Mr. Ward's question, Mr. Cox stated that he must research the outcome
227 of the case he discussed, before rendering a definitive answer regarding whether the facilities
228 must be open to nonresidents if the CDDs leased the property to a third party.

229 Mr. Ward stated that the sale occurred because both sides thought it was in the best
230 interest of both parties to sell the land to the CDDs and not because The Commons Club was
231 not financially viable.

232 Regarding his prior comment about whether the CDDs should be involved in pickleball
233 and the amenities, Mr. Ward recalled discussions, at the time, and Mr. Adams stating it was not
234 uncommon for CDDs to be involved with amenity programs within their jurisdiction. He noted
235 the CDDs performed due diligence before entering into this transaction and were aware they
236 would have to deal with offering it to people outside of The Brooks community.

237 Mr. Meeker asked Mr. Ward if, once the CDDs purchased and closed on the property,
238 the CDDs paid the bank. Mr. Ward replied affirmatively. Mr. Meeker asked why the CDDs had
239 to come up with the funds and borrow money from the bank. Mr. Ward stated that, at the
240 time, it was the conclusion of the Board of Directors of The Commons Club that the land that
241 was sold to the CDDs was not necessary for the operations of The Commons Club and there
242 were members of The Commons Club Board who believed there was an opportunity to sell it to
243 a third party and raise funds in order to decrease The Commons Club's debt. At the time, there
244 were two dissenting votes questioning whether purchasing it was the right thing to do. Mr.
245 Bartoletti felt that the CDDs should reimburse homeowners who contributed to it, since surplus
246 funds that could have been used to reduce operating expenses, etc., were used. The CDDs are
247 now concentrating on capital improvement items, such as lake bank erosion and aerating lakes,
248 rather than using funds to construct more pickleball courts. An increase to the operating
249 maintenance cost was made two years ago to build surplus to perform these functions, protect
250 the property, protect the lake banks and improve water quality.

251 Mr. Adams stated a series of meetings would be needed to resolve this matter. Mr.
252 Bartoletti suggested tabling these items until the next meeting. The current process of
253 accepting non-resident members would stay and they would be entitled to play on the courts
254 and the areas mentioned and should not be told otherwise.

255 Mr. Adams asked Mr. Cox to provide an update on the Lighthouse Bay issue. Mr.
256 Bartoletti stated that, when in Executive Session, it was never adjourned. He stated that Mr.
257 Meeker asked for the Executive Session to continue. He asked if this meeting needs to adjourn
258 to go into the Executive Session to have that discussion.

259 Mr. Cox stated it was not possible since there is no Court Reporter present. He stated
260 that he received an email from the other side asking his availability to participate in a
261 conference call. The time limit is September 30, 2018.

262

263 **FIFTH ORDER OF BUSINESS** **Pickleball 2018-2019 Calendar**

264

265 This item was deferred to the next meeting.

266

267 **SIXTH ORDER OF BUSINESS** **Chelsea Reservation Explanation for Open
268 and Private Play**

269

270 This item was deferred to the next meeting.

271

272 **SEVENTH ORDER OF BUSINESS** **Brooks CDD Park Membership Fee Policies
273 (2) Review and Approval**

274

275 This item was deferred to the next meeting.

276

277 **EIGHTH ORDER OF BUSINESS** **Brooks CDD Pickleball Association
278 Formation Document Review and Approval**

279

280 This item was deferred to the next meeting.

281

282 **NINTH ORDER OF BUSINESS** **Brooks CDD Pickleball Association
283 Attachments A Thru E Review and
284 Approval**

285

286 This item was deferred to the next meeting.

287

288 **TENTH ORDER OF BUSINESS** **Establish Date for Public Hearing for
289 Membership Fee Approvals**

290 This item was deferred to the next meeting.

291

292 **ELEVENTH ORDER OF BUSINESS** **Approval of Email to Brooks Owners on**
293 **Survey Results, Membership Fees, etc.**

294

295 This item was deferred to the next meeting.

296

297 **TWELFTH ORDER OF BUSINESS** **Establishment of Paypal Account and**
298 **Setup Information**

299

300 This item was deferred to the next meeting.

301

302 **THIRTEENTH ORDER OF BUSINESS** **Supervisors' Requests**

303

304 This item was not addressed.

305

306 **FOURTEENTH ORDER OF BUSINESS** **Public Comments (*non-agenda items, only;***
307 ***four (4)-minute time limit*)**

308

309 There being no public comments, the next item followed.

310

311 **FIFTEENTH ORDER OF BUSINESS** **Adjournment**

312

313 There being nothing further to discuss, the meeting adjourned.

314

315 **On MOTION for Brooks of Bonita Springs II by Mr. Meeker and seconded by**
316 **Mr. Bartoletti, with all in favor, the meeting adjourned at 3:10 p.m.**

317

318

319 **On MOTION for Brooks of Bonita Springs by Mr. Crawford and seconded by Mr.**
320 **Douglas, with all in favor, the meeting adjourned at 3:10 p.m.**

321

322

323

324

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

325 **FOR BROOKS OF BONITA SPRINGS:**

326

327

328

329 _____

330 Secretary/Assistant Secretary

331

332

333

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

335

336

337

338 _____

339 Secretary/Assistant Secretary

340

341

Chair/Vice Chair

Chair/Vice Chair

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

11B

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 30, 2019 at 1:00 p.m., at The Commons Club at The Brooks Enrichment Center, 9930 Coconut Road, Bonita Springs, Florida 34135.

Present for Brooks CDD were:

James Merritt	Chair
Jim Ward	Vice Chair
Rollin Crawford (via telephone)	Assistant Secretary
Sandra Varnum	Assistant Secretary
Phil Douglas	Assistant Secretary

Present for Brooks II CDD were:

Joseph Bartoletti	Chair
Jack Meeker	Vice Chair
Ray Pierce	Assistant Secretary
Kenneth Gould	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Cleo Adams	Assistant Regional Manager
Jason Olson	Assistant Regional Manager
Dan H. Cox	District Counsel
Dana Hume	Johnson Engineering/Lee Health Rep.
Suzanne Bradach	Lee Health
Hal Korbee	Resident
Alex Messerle	Resident
Court Reporter	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 1:00 p.m. For Brooks of Bonita Springs, Supervisors Douglas, Merritt, Varnum and Ward were present, in person. Supervisor Crawford

41 was attending via telephone. For Brooks of Bonita Springs II, Supervisor Pierce, Davidson,
42 Meeker and Bartoletti were present, in person. Supervisor Strecansky was not present.

43

44 **SECOND ORDER OF BUSINESS** **Announce Executive Session/Joint Meeting**
45 **Recess**

46

47 Mr. Adams recalled that an Executive Session was requested at the last meeting. The
48 meeting recessed at 1:01 p.m.

49

50 **THIRD ORDER OF BUSINESS** **Commencement of Executive Session**

51

52 The Executive Session commenced at 1:01 p.m.

53

54 **FOURTH ORDER OF BUSINESS** **Adjourn Executive Session/Reconvene**
55 **Joint Meeting**

56

57 The Executive Session adjourned at 1:51 p.m., and the joint meeting reconvened.

58 The joint meeting recessed at 1:52 p.m.

59

60 **FIFTH ORDER OF BUSINESS** **Consideration of Any Actions Resulting**
61 **from Executive Session**

62

63 The joint meeting reconvened at 1:59 p.m.

64 Mr. Adams stated that all Supervisors were present, in person, for both Boards, with the
65 exception of Supervisor Crawford, for Brooks, who was attending via telephone, and Supervisor
66 Strecansky for Brooks II, who was not present.

67 Mr. Bartoletti asked to move Item 16 up to allow the presenters to speak and leave.

68 **▪ Consideration of Lee Health Emergency Signage at Coconut Road**

69 **This item, previously the Sixteenth Order of Business was presented out of order.**

70 Referencing a map, Mr. Dana Hume, Johnson Engineering and Lee Health
71 representative, reported the following:

72 ➤ The Lee Health and Coconut Point Facility have been operational as of December 3,
73 2018.

74 ➤ Approximately 1,000 individuals have come to the emergency room since the facility
75 opened and, from that number, 300 were admitted.

76 ➤ It was discovered that people were having trouble locating the facility by car.

77 ➤ The proposed sign would be installed at Coconut Road and US 41, addressing the
78 setbacks off of US 41, meeting The Villages criteria.

79 ➤ Since the CDDs own the roadway, before approaching the Villages, Mr. Hume must
80 obtain the joint Boards' approval to proceed with the project.

81 ➤ The Emergency sign is designed to blend in with the big monument sign and would be
82 positioned by itself and visible to motorists coming from the north and south; if they pass via
83 Coconut Point, then they will see another Emergency sign.

84 ➤ If the Boards grant approval, Lee Health would be required to construct and maintain
85 the signage and make any modifications to the existing irrigation within the median to install
86 the signs and electrical.

87 ➤ Mr. Hume proposed the plant materials as part of the initial plantings and stated that, in
88 the future, if the CDDs decide to change the landscaping, he hoped that it would incorporate
89 new plantings around the signage.

90 ➤ The initial plantings must meet the Village guidelines, which is what is currently in the
91 median. The plant material needs to be kept low for the Emergency sign to stand out.

92 Mr. Bartoletti asked who would maintain and care for the landscaping. Mr. Hume hoped
93 that the CDDs would take over the initial plantings and incorporate the maintenance into its
94 median landscape schedule. As to benefits and contributions, Mr. Hume stated that is
95 something that Lee Health would entertain. Discussion ensued regarding the median, the
96 approval process and having the light poles painted at the corner of US 41 and Coconut Road.

97

98 **On MOTION for Brooks of Bonita Springs by Mr. Ward and seconded by Mr.**
99 **Douglas with all in favor, the Lee Health Emergency Signage at Coconut Road,**
100 **was approved.**

101

102

On MOTION for Brooks of Bonita Springs II by Mr. Meeker and seconded by Mr. Pierce, with all in favor, the Lee Health Emergency Signage at Coconut Road, was approved.

SIXTH ORDER OF BUSINESS

Public Comments (*agenda items only*)

This item was addressed following the Tenth Order of Business.

BROOKS OF BONITA SPRINGS ITEMS

SEVENTH ORDER OF BUSINESS

Administrative of Oath of Office to Newly Elected Supervisors, Rollin Crawford [SEAT 4] and James Ward [SEAT 5] (*the following to be provided in a separate package*)

Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Ward. He provided but did not review the following items, as Mr. Ward was an incumbent.

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Financial Disclosure Forms**
 - i. Form 1: Statement of Financial Interests**
 - ii. Form 1X: Amendment to Form 1, Statement of Financial Interests**
 - iii. Form 1F: Final Statement of Financial Interests**
- D. Form 8B – Memorandum of Voting Conflict**

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2019-02, Electing the Officers of the District, and Providing for an Effective date

Mr. Adams presented Resolution 2019-02. Mr. Douglas nominated the following slate of officers:

- | | |
|------------|---------------|
| Chair | James Merritt |
| Vice Chair | Jim Ward |

137	Secretary	Chuck Adams
138	Assistant Secretary	Sandra Varnum
139	Assistant Secretary	Phil Douglas
140	Assistant Secretary	Rollin Crawford
141	Assistant Secretary	Craig Wrathell
142	Treasurer	Craig Wrathell
143	Assistant Treasurer	Jeff Pinder

144 No other nominations were made.

145

On MOTION by Mr. Douglas and seconded by Mr. Ward, with all in favor, Resolution 2019-02, Electing the Officers of the District, and Providing for an Effective date, as nominated, was adopted.

149

150

151 **BROOKS OF BONITA SPRINGS II ITEMS**

152 **NINTH ORDER OF BUSINESS**

Administrative of Oath of Office to Newly Elected Supervisors, James Strecansky [SEAT 3] and Jack Meeker [SEAT 4] and Joseph Bartoletti [SEAT 5] (*the following to be provided in a separate package*)

153

154

155

156

157

158 Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath
159 of Office to Mr. Meeker and Mr. Bartoletti. Mr. Strecansky was not present. He provided the
160 following items:

161 **A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**

162 **B. Membership, Obligations and Responsibilities**

163 **C. Financial Disclosure Forms**

164 **i. Form 1: Statement of Financial Interests**

165 **ii. Form 1X: Amendment to Form 1, Statement of Financial Interests**

166 **iii. Form 1F: Final Statement of Financial Interests**

167 **D. Form 8B – Memorandum of Voting Conflict**

168

169

170 **TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2019-02,
Electing the Officers of the District, and
Providing for an Effective date**

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174 Mr. Adams presented Resolution 2019-02. Mr. Meeker nominated the following slate of
175 officers:

176	Chair	James Strecansky
177	Vice Chair	Joseph Bartoletti
178	Secretary	Chuck Adams
179	Assistant Secretary	Ray Pierce
180	Assistant Secretary	Kenneth Gould
181	Assistant Secretary	Jack Meeker
182	Assistant Secretary	Craig Wrathell
183	Treasurer	Craig Wrathell
184	Assistant Treasurer	Jeff Pinder

185 No other nominations were made.

186

187 **On MOTION by Mr. Meeker and seconded by Mr. Pierce, with all in favor,**
188 **Resolution 2019-02, Electing the Officers of the District, and Providing for an**
189 **Effective date, as nominated, was adopted.**

190

191

192 **▪ Public Comments (*agenda items only*)**

193 **This item, previously the Sixth Order of Business, was presented out of order.**

194 Mr. Alex Messerle, a resident, stated that the administration of the Coconut Park by the
195 Commons Club leadership has been fair and professional. As an advocate for the use of the
196 pickleball courts and playground area, he believed that most of his neighbors in the four Brooks
197 communities are hopeful that, if the CDDs sell Coconut Park, the sales agreement will afford the
198 residents of all four Brooks communities access to the Coconut Park facilities, on a reasonable
199 frequency basis, at desirable periods of the week and at a reasonable cost. Since every resident
200 paid for the Coconut Park facilities, through assessments, he asked the Boards to please
201 consider turning over ownership of those facilities to either a committee that the leaders of the

202 four Brooks communities would form or to the Commons Club for the purpose of management
203 of the Coconut Park facilities for the benefit of the residents of the four Brooks communities.

204

205 **JOINT BOARD ITEMS**

206 **ELEVENTH ORDER OF BUSINESS**

**Discussion: Coconut Park Facilities
Operation/Ownership Options**

207

208

209 Mr. Cox stated that the Bond Counsel confirmed that the monies that the CDDs
210 borrowed to pay for facilities was paid off and there were no further restrictions on the
211 Districts' facilities, as far as the IRS was concerned.

212

213 **TWELFTH ORDER OF BUSINESS**

**Discussion: Request to Clear Downed
Vegetation Along First 10' Perimeter of
Conservation Area Abutting Cedar Glen
Neighborhood**

214

215

216

217

218 Mr. Hal Korbee, a resident, stated that he represents the Cedar Glen neighborhood, a
219 key area in Shadow Wood. An extensive preserve along a portion of Hollow Pine Drive has a lot
220 of dead brush and trees along the first ten homes, which could be a fire hazard. He respectfully
221 requested that minor maintenance be performed in the area, which would provide more
222 security to the residents.

223 Mr. Bartoletti asked District Staff for their input on what is required, in relation to
224 preserves. Mrs. Adams discussed a 60' clearance work project performed on over 26 acres of
225 preserves in the Mediterra CDD, in the wake of Hurricane Irma. Mr. Adams stated that the area
226 was categorized as a Home Ignition Zone (HIG); the project included removal of dead material,
227 duff layer, lattering and separating vines from the ground to the tree canopies. The contractor
228 encountered several challenges and took a major loss on the project, which required
229 management planning. As a part of that permit, that CDD has the right to re-enter and
230 maintain the area, at the same level, in three-year cycles, after the initial clearance. In
231 response to a question regarding cost, Mr. Adams stated, going forward it would be in the
232 \$40,000 to \$50,000 range for the three-year cycle. With regard to the current request for
233 preserve maintenance, the preserves are basically off limits; CDDs are very limited in terms of

234 clearance and, generally, only minor maintenance on exotic species can be performed or
235 removal of trees that are dying or dead that could cause personal property damage. Only
236 certified licensed contractors can perform the work. Regarding Mr. Korbee's request, Mr.
237 Adams stated that the response is that it cannot be performed unless the Districts proceed with
238 obtaining a permit and commence a HIG/fuel reduction program. Discussion ensued regarding
239 the Firewise program, tree removal, encroachment, dead material, size of the Cedar Glen area,
240 similar requests, the cost of mediation, etc. The Boards' consensus was to do nothing at this
241 time. Mrs. Adams provided Mr. Korbee with several handouts regarding things that individual
242 homeowners should do to safeguard their properties and suggested sharing it with his
243 neighbors.

244

245 **THIRTEENTH ORDER OF BUSINESS**

Update: Hurricane Irma Recovery

246

247 Mr. Adams stated that two of the District's three projects have transitioned from the
248 Federal Emergency Management Agency (FEMA) to the State and he would soon execute and
249 submit a verification letter, which would complete the remainder of the FEMA reimbursement
250 process. Completion should be in February.

251

252 **FOURTEENTH ORDER OF BUSINESS**

**Consideration of GulfScapes Landscape
Management Services Zoysia Turf Proposal**

253

254

255 Mrs. Adams presented a \$38,825 GulfScapes Landscape Management Services
256 (GulfScapes) proposal for Zoysia Turf Replacement at the Enrichment Center. A Board Member
257 asked if the proposal was approved by the Commons Club. Mrs. Adams replied no. The Boards
258 and Staff discussed problems with the turf, spotting issues, Zoysia maintenance, the Commons
259 Club and the cost-sharing agreement. The consensus was that Zoysia is not the right choice for
260 the area in question. Mrs. Adams was directed to provide the proposal to the Commons Club to
261 consider, as this was a capital improvement.

262

263 **FIFTEENTH ORDER OF BUSINESS**

Discussion: Flow Meter Work

264

265

This item was deferred.

266

267 **SIXTEENTH ORDER OF BUSINESS** **Consideration of Lee Health Emergency**
268 **Signage at Coconut Road**

269

270 This item was addressed following the Fifth Order of Business.

271

272 **SEVENTEENTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**
273 **Statements as of December 31, 2018**

274

275 Mr. Adams presented the Unaudited Financial Statements as of December 31, 2018.

276 Assessment revenue collections were at 88%. Mr. Davidson inquired about the lighting repairs

277 and hardscape maintenance in Coconut Park. Mr. Adams stated that the signage and

278 monument were repainted and pressure-washed and the lights were replaced. In response to a

279 question regarding the "Sewer/Water" line item, Mr. Adams confirmed that the charge was for

280 the restrooms. Mr. Merritt noted streetlight outages on Coconut Road from the Commons Club

281 to Shadow Wood entrance. Mrs. Adams would report the outages to Bentley Electric.

282

283 **On MOTION for Brooks of Bonita Springs by Mr. Merritt and seconded by Mr.**
284 **Douglas, with all in favor, the Unaudited Financial Statements as of December**
285 **31, 2018, were approved.**

286

287

288 **On MOTION for Brooks of Bonita Springs II by Mr. Davidson and seconded by**
289 **Mr. Pierce, with all in favor, the Unaudited Financial Statements as of**
290 **December 31, 2018, were approved.**

291

292

293 In response to Mr. Bartoletti's inquiry regarding lake maintenance, Mrs. Adams stated

294 that the information was included in the Operations Report.

295

296 **EIGHTEENTH ORDER OF BUSINESS** **Approval of October 24, 2018 Joint Regular**
297 **Meeting Minutes**

298

299 Mr. Bartoletti presented the October 24, 2018 Joint Regular Meeting Minutes.

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On MOTION for Brooks of Bonita Springs by Mr. Merritt and seconded by Mr. Douglas, with all in favor, the October 24, 2018 Joint Regular Meeting Minutes, as presented, were approved.

On MOTION for Brooks of Bonita Springs II by Mr. Gould and seconded by Mr. Pierce, with all in favor, the October 24, 2018 Joint Regular Meeting Minutes, as presented, were approved.

NINETEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Dan Cox, Esquire*

In response to a question regarding the land transfer, Mr. Cox stated that he received an email from Shadow Wood Country Club and would follow up with their attorney.

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

Mr. Hume stated that he was reviewing modifying the sluice gate operations and, if the Boards want to proceed, it should be prior to the rainy season. Discussion ensued regarding rain events, control elevations, keeping the gates open, the cone of influence and the SFWMD.

On MOTION for Brooks of Bonita Springs by Mr. Merritt and seconded by Mr. Douglas, with all in favor, authorizing Staff to proceed with a storm structure operation schedule, was approved.

On MOTION for Brooks of Bonita Springs II by Mr. Gould and seconded by Mr. Meeker, with all in favor, authorizing Staff to proceed with a storm structure operation schedule, was approved.

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

i. NEXT MEETING DATE: April 24, 2019 at 1:00 P.M.

The next meeting will be held on April 24, 2019 at 1:00 p.m.

D. Operations: *Wrathell, Hunt and Associates, LLC*

i. Landscape Maintenance Activities

336 Mrs. Adams commented that the Boards did the right thing by approving GulfScapes as
337 its new landscape company and they are doing a great job. Discussion ensued regarding the
338 flowers, plants and the changing weather.

339 **ii. Lake Maintenance Activities**

340 Mr. Pierce asked the status of this year’s aeration installation project. Mrs. Adams
341 stated that the information is included in the report and she does not need Board approval to
342 start the project and was told to wait until the funds were budgeted. Mr. Pierce asked when
343 the project would commence. Mr. Adams confirmed that funds are available. Mrs. Adams
344 would get the project underway.

345

346 **TWENTIETH ORDER OF BUSINESS**

Supervisors’ Requests

347

348 Mr. Ward stated that some of the communities in Spring Run have been advised by their
349 insurance carriers that they are now in a flood zone and asked what changed. Mr. Adams stated
350 that the maps were revised and became more detailed.

351 Mr. Bartoletti stated that, with regard to the land transfer, the Boards should consider
352 whether to survey the fence line along Pebble Point, near Lighthouse Bay and Copper Leaf; he
353 asked Staff to look into it.

354

355 **TWENTY-FIRST ORDER OF BUSINESS**

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

356

357

358 There being no public comments, the next item followed.

359

360 **TWENTY-SECOND ORDER OF BUSINESS**

Adjournment, *Brooks of Bonita Springs*

361

362 There being nothing further to discuss, the meeting adjourned.

363

364 **On MOTION for Brooks of Bonita Springs by Mr. Merritt and seconded by Mr.**
365 **Crawford, with all in favor, the meeting adjourned at 3:06 p.m.**

366

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368 **BROOKS OF BONITA SPRINGS II ITEMS**

369 TWENTY-THIRD ORDER OF BUSINESS

Accept Resignation of Supervisor Gary Davidson, SEAT 2, Term Expires November, 2020

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373

Mr. Bartoletti presented Mr. Gary Davidson's resignation letter.

374 **On MOTION for Brooks of Bonita Springs II by Mr. Meeker and seconded by**
375 **Mr. Pierce, with all in favor, the resignation of Mr. Gary Davidson, dated**
376 **January 14, 2019, was accepted.**

377
378

379 TWENTY-FOURTH ORDER OF BUSINESS

Consider Appointment of Kenneth Dean Gould to Seat 2

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381
382

Mr. Meeker nominated Mr. Gould to Seat 2. No other nominations were made.

383

384 **On MOTION for Brooks of Bonita Springs II by Mr. Meeker and seconded by**
385 **Mr. Pierce, the appointment of Mr. Kenneth Dean Gould to Seat 2, was**
386 **approved.**

387
388

- 389 • **Administration of Oath of Office to New Elected Supervisor, Kenneth Dean Gould (*the***
390 ***following to be distributed in a separate package*)**

391 Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath
392 of Office to Mr. Gould. He provided the following items and would explain them off the record:

393 **A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**

394 **B. Membership, Obligations and Responsibilities**

395 **C. Financial Disclosure Forms**

396 **i. Form 1: Statement of Financial Interests**

397 **ii. Form 1X: Amendment to Form 1, Statement of Financial Interests**

398 **iii. Form 1F: Final Statement of Financial Interests**

399 **D. Form 8B – Memorandum of Voting Conflict**

400

401 TWENTY-FIFTH ORDER OF BUSINESS

Consideration of Resolution 2019-03, Electing the Officers of the District, and Providing for an Effective date

402
403
404

405 Mr. Adams presented Resolution 2019-03. Mr. Meeker nominated the following slate of
406 officers:

407	Chair	James Strecansky
408	Vice Chair	Joseph Bartoletti
409	Secretary	Chuck Adams
410	Assistant Secretary	Ray Pierce
411	Assistant Secretary	Kenneth Gould
412	Assistant Secretary	Jack Meeker
413	Assistant Secretary	Craig Wrathell
414	Treasurer	Craig Wrathell
415	Assistant Treasurer	Jeff Pinder

416 No other nominations were made.

417

418 **On MOTION by Mr. Meeker and seconded by Mr. Pierce, with all in favor,**
419 **Resolution 2019-03, Electing the Officers of the District, and Providing for an**
420 **Effective date, as nominated, was adopted.**

421

422

423 **TWENTY-SIXTH ORDER OF BUSINESS**

Adjournment, *Brooks of Bonita Springs II*

424

425 There being nothing further to discuss, the meeting adjourned at 3:11 p.m.

426

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

430 **FOR BROOKS OF BONITA SPRINGS:**

431

432

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434 _____

435 Secretary/Assistant Secretary

436

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

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443 _____

444 Secretary/Assistant Secretary

Chair/Vice Chair

Chair/Vice Chair

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

11C

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 April 24, 2019 at 1:00 p.m., at The Commons Club at The Brooks Enrichment Center, 9930 Coconut Road, Bonita Springs, Florida 34135.

Present for Brooks CDD were:

James Merritt	Chair
Jim Ward	Vice Chair
Rollin Crawford	Assistant Secretary
Sandra Varnum	Assistant Secretary
Phil Douglas	Assistant Secretary

Present for Brooks II CDD were:

Joseph Bartoletti	Chair
James Strecansky	Vice Chair
Ray Pierce	Assistant Secretary
Kenneth Gould	Assistant Secretary
Jack Meeker	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Cleo Adams	Assistant Regional Manager
Jason Olson	Assistant Regional Manager
Dan H. Cox	District Counsel
Brent Burford	District Engineer
Ray Komray	Resident
Kim Becker	Resident
Tim Miller	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 1:00 p.m. For Brooks of Bonita Springs, Supervisors Douglas, Merritt, Varnum, Ward and Crawford were present, in person. For Brooks of Bonita Springs II, Supervisors Bartoletti, Strecansky, Pierce, Davidson and Meeker were present, in person.

43 **SECOND ORDER OF BUSINESS** **Public Comments (*agenda items only*)**
44

45 Mr. Ray Komray, a resident, read the following remarks into the record:

46 "As an 18-year resident of the Brooks residing previously in the Light House Bay and for
47 the last 14 years at Copperleaf, I recognize the value and the importance to the entire Brooks
48 community of the "park and pickleball" property next to the commons club. This property has
49 been well managed under your guidance and the daily supervision of the Commons Club. This
50 property is outside of any individual community, as well as, individual ownership either in a
51 direct or indirect fashion. Any future change in ownership must provide for ongoing and equal
52 access to all members of the Brooks communities. This property should therefore be
53 considered a shared asset within the Brooks just as much as all the roads and other community
54 properties are viewed. If there is a transfer of ownership from CDD, I would strongly urge the
55 Board to respectfully consider these recommendations:

- 56 1. The ownership of this property should be transferred in kind without any net money
57 exchange to a newly created entity with equal membership between the four Brooks
58 communities.
- 59 2. The entity would be responsible for the maintenance, up keep and use of the facilities.
- 60 3. A board would be created that would be equally represented by the four communities
- 61 4. Each of the four communities would pay equally for the ongoing costs of the property,
62 including additional improvements. Ideally, this would continue under the proven capable
63 supervision of the commons club.
- 64 5. The issues of potential taxes would need to be addressed and hopefully handled to
65 minimize cost thru any appropriate means such as creating a foundation with a 501 C7
66 classification providing an Estero Benefit.

67 I strongly believe that these recommendations will enable an ongoing and future use for
68 the Brooks and prevent unnecessary division within our four communities. This property is a
69 great asset that must be maintained for the benefit of all Brooks' residents.

70 Thank you for your consideration."

71 Ms. Kim Becker, a resident, stated there is more to what Mr. Komray just related. With
72 regard to the possibility of transferring ownership of the CDD Park, she asked that the transfer
73 only be completed if the Supervisors stipulate an equal 25% share to all four communities.

74 With the uneven number of door-fronts in each community, it could create a David and Goliath
75 situation where the Park is not used as an equal asset.

76 Mr. Tim Miller, a resident and Lighthouse Bay Master Association member, stated he
77 previously addressed the Boards about the proposition with respect to satisfying and settling a
78 dispute between the Brooks of Bonita Springs (BOBS) CDD and Lighthouse Bay related to the
79 care and maintenance of the lake banks. He thanked Mr. Cox for his participation and stated
80 that Lighthouse Bay has provided an appropriate settlement document, which is the sum of all
81 events that occurred. He supports the agreement of the BOBS CDD, with respect to the
82 proposal of settlement, and solicited the Boards approval.

83

84 **BROOKS OF BONITA SPRINGS ITEM**

85 **THIRD ORDER OF BUSINESS**

**Discussion/Consideration: Proposed
Settlement Agreement between The
Harbour Club at Lighthouse Bay, Inc., and
Brooks of Bonita Springs CDD**

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87
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89

90 Mr. Merritt presented the Proposed Settlement Agreement between The Harbour Club
91 at Lighthouse Bay, Inc., and Brooks of Bonita Springs CDD. Mr. Cox stated, after receiving
92 direction from the Boards, he attempted to negotiate a lesser dollar amount payment of
93 approximately \$20,000, which was countered with \$90,000. He did not think the complaint was
94 sufficient and the Districts would end up expending a considerable amount of funds; there
95 would be a hearing and a motion to dismiss, once District Counsel showed that a proper forum
96 would be the South Florida Water Management District (SFWMD), which would have adopted
97 an administrative process. In light of that, the Districts would save time and money by agreeing
98 to the agreement. In response to a Board Member's request for an explanation, Mr. Cox stated
99 that the lakes at Lighthouse Bay were platted differently than any of the other lakes within the
100 District, which caused erosion issues and the District would have to go on private property to
101 make repairs, which is costly. The dispute was with the surveys that were done; some lake
102 banks are within areas that could be repaired by the Districts and some of them extend out. In
103 the agreement the Districts would be granted access onto the property to perform
104 maintenance. The Districts have the authority, responsibility and willingness to repair the lake
105 banks with the understanding that access must first be provided. Mr. Merritt asked Staff if
106 there was anything in the agreement that they were uncomfortable with, specifically, as to the

107 time frame. Mr. Adams stated that the time frame would require Management to adjust
108 scheduling that was planned for next year. Mr. Cox stated, as part of the agreement, the
109 Districts would evaluate all the lakes and Lighthouse Bay would submit a priorities list. The
110 older lakes would have more damage and be remediated first. Mr. Adams stated that the cost
111 would be programmed into the budget each year for a three-year period.

112

On MOTION for Brooks of Bonita Springs by Mr. Douglas and seconded by Mr. Crawford, with all in favor, the Settlement Agreement between The Harbour Club at Lighthouse Bay, Inc., and Brooks of Bonita Springs CDD, was approved.

116

117

118

A Board Member asked why the Brooks of Bonita Springs II (BOBSII) CDD was not included in the agreement, since the CDDs have a joint budget, and it is the responsibility of the CDDs to maintain the lakes. He asked if the CDDs had not performed their duty to protect the lake banks in Lighthouse Bay. Mr. Cox stated the Boards identified that there was a dispute over responsibility but, rather than fight about it, came to an agreement to settle. In response to a question, Mr. Adams stated that the only impact to CDD II would be a change in the ponds that would be treated in Fiscal Year 2020; some of the lake banks in Copperleaf would not be repaired as planned because of this shift. There would be a shift away from Spring Run in order to do the few Lighthouse Bay ponds mentioned in the agreement and then work would return to the priority schedule of those that remain between Lighthouse Bay and Spring Run, with the District Engineer determining which ones have priority. As to whether the CDDs would be impacted, Mr. Adams replied no, they would all be treated as one system, no longer excluding Lighthouse Bay, because the Districts have ownership and access rights issues, which were being disputed but are now resolved with approval of the agreement. The cost of \$30,000 per year, for three years, would be paid out of the BOBS CDD, not the BOBSII CDD. BOBSII CDD's remaining lakes in Copperleaf are being repaired as part of the 2019 schedule. Discussion ensued regarding the settlement agreement, the priority schedule/list, Lighthouse Bay, Spring Run and budgeting.

136

137 JOINT BOARD ITEMS

138 FOURTH ORDER OF BUSINESS

Update: Hurricane Irma Recovery

139

140 Mr. Adams stated he was expecting a check in excess of \$100,000 from the Federal
141 Emergency Management Agency (FEMA) any day and would divulge the amount, upon receipt.

142 Mr. Bartoletti summarized that the District already identified certain lakes as a priority
143 and would fit Lighthouse Bay within the calendar in accordance to the agreement; funding for
144 the repairs would be drawn from the reserves. He requested permission to add one item to the
145 agenda involving an individual property owner in Cedar Glen.

146

147 **On MOTION for Brooks of Bonita Springs and seconded, with all in favor,**
148 **amending the agenda to include an item involving a Cedar Glen resident, was**
149 **approved.**

150

151

152 ■ **Presentation: Cedar Glen Resident Cypress Tree Encroachment**

153 **This item was an addition to the agenda.**

154 Mr. Nick Betos, a resident, presented a slideshow and reported the following:

155 ➤ Mr. Betos' neighbors, Mr. and Mrs. Wilson, who are currently in Canada, asked him to
156 present photographs depicting the evolution of their property and to appeal to the Boards to
157 have the four cypress trees removed.

158 ➤ The Wilsons have resided in Cedar Glen since 1998. At that time, the
159 preserves/wetlands west of their home was not yet developed and there was nothing in place.

160 ➤ Over time, the preserves were planted and now four bald cypress trees have extended
161 their roots by 30' from the wetlands onto their property, encroaching under their pool deck.

162 ➤ So far, the Wilsons have expended \$2,400 to protect their property. They are not asking
163 to be reimbursed but would like the Districts to consider removing the four cypress trees in the
164 hopes of preventing the roots from growing any further; their property is in jeopardy if the
165 CDDs do not help.

166 Mr. Adams stated the District Engineer was alerted to the issue and added five slides to
167 the PowerPoint presentation and advised of the District's options. Mr. Brent Burford, of
168 Johnson Engineering, stated the area in question is in a conservation area that was given to the
169 District and mitigation would be necessary to remove the trees. One option would be to
170 remove the trees and install smaller shrubs and plant material but there would still be
171 mitigation issues. As to the root barrier, it does not look sufficient to stop the roots from

172 encroaching into the Wilson’s property. It was suggested that installing a stronger, concrete-
173 reinforced barrier could help but to enter and remove the trees would require mitigation, even
174 for removal with no replanting. The Boards and Staff discussed the other options, the trees,
175 roots, the barriers and deferring this item to the next meeting. Mr. Bartoletti felt that the
176 Landowner has a very good case. Mr. Adams stated that he was comfortable that remediation
177 would not be an issue in the three months between meetings.

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179 **FIFTH ORDER OF BUSINESS**

**Discussion: CDD Park Facilities/Ownership
Options**

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- 182 • **Possible Ways to Transfer Property to the Four Brooks Communities**
- 183 • **How to Value Property**

184 Mr. Cox asked if the Boards would want a non-profit organization to take title to the
185 property or possibly a for-profit one, and noted that the Districts have unlimited options. Mr.
186 Meeker questioned why the Boards are considering divesting from the property and changing it
187 when it was previously bought to complete the purchase of The Commons Club from Bonita
188 Bay. Mr. Bartoletti stated, over one year ago, certain residents asked the Boards to restrict
189 access of the park land to those members of The Brooks that paid to establish those amenities
190 because members of the public, outside of The Brooks’ residency, were spotted on park land,
191 and that would probably continue to occur. What is being proposed is a way to change the
192 property to a private status but still retain access for all members of The Brooks by creating a
193 not-for-profit organization, like Mr. Komray suggested which would achieve the private
194 designation, while retaining the opportunity for all Brooks’ members who paid to have access
195 to it. Discussion ensued regarding deeding public property, controlling outside use of the park
196 land, a 501(c)(7) designation, imminent domain and the 48 housing units that were not built.
197 Mr. Bartoletti motioned to vote on the possibility of transferring the park, 3.73 acres to the four
198 communities, on a non-profit basis, with the transfer price to be determined by the legal
199 process necessary, at the lowest possible cost to the members who put the park in place. A
200 Board Member asked to view the minutes prior to the next meeting, reflecting who voted for
201 the transfer etc.

202

On MOTION for Brooks of Bonita Springs II by Mr. Bartoletti and seconded by Mr. Strecansky, with all in favor, to transfer the CDD Park, 3.73 acres, to the four Brooks communities, on a non-profit basis, under a 501(c)(7) designation, at the lowest transfer price that meets the legalities of the public body making that transfer, was approved.

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Mr. Crawford made the same motion for BOBS CDD; the motion failed due to lack of a second.

SIXTH ORDER OF BUSINESS Discussion: Lake Bank Erosion Start Date for Copperleaf and Spring Run

Mrs. Adams stated she did not have the start date yet. Mr. Bartoletti asked that enough notice be given so the Board Members and residents in the Copperleaf and Spring Run have a chance to advise the community of what is going on before the contractor begins to excavate certain areas. Mrs. Adams would email the dates to the Board Members.

SEVENTH ORDER OF BUSINESS Discussion: Irrigation Design System – Water Usage Update and Recommendations by Zone or Controller

Mr. Adams provided the following Water Usage update:

- Approximately \$20,000 of irrigation repairs were made upon BrightView’s departure.
- Staff had to replenish landscape materials along fence and hedge lines and replace \$50,000 worth of Duranta throughout the center medians, so a lot of extra water is being used to irrigate and establish those plantings.
- The CDDs are in a much better position with GulfScapes managing the system and there is less reliance on Irrigation Design Group (IDG), which was costly.

Mr. Bartoletti commented that the annual flowers are more vibrant than ever before and he was very impressed with GulfScapes’ staff; he noticed that Management reduced the line item to \$75,000 in the proposed Fiscal Year 2020 budget.

EIGHTH ORDER OF BUSINESS Discussion: Irrigation Flow Meter Work Order

239 This item was not addressed and is no longer needed on the agenda.

240

241 **NINTH ORDER OF BUSINESS** **Consideration of Resolutions Approving**
242 **the Districts' Proposed Budgets for Fiscal**
243 **Year 2019/2020 and Setting a Public**
244 **Hearing Thereon Pursuant to Florida Law**
245 **and Providing for an Effective Date**

246

247 Mr. Adams presented the proposed Fiscal Year 2019/2020 budget and noted that the
248 budget would be discussed in more detail and adjusted, as necessary, prior to adoption.
249 Discussion ensued regarding the public hearing date and scheduling a meeting in June. Mr.
250 Adams would email all Supervisors of potential meeting dates in June.

251 **A. Resolution 2019-03, Brooks of Bonita Springs Community Development District**

252

On MOTION for Brooks of Bonita Springs by Mr. Ward and seconded by Mr. Douglas, with all in favor, Resolution 2019-03, Approving the Districts' Proposed Budgets for Fiscal Year 2019/2020 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 28, 2019 at 1:00 p.m., at The Commons Club at The Brooks Enrichment Center, 9930 Coconut Road, Bonita Springs, Florida 34135 and Providing for an Effective Date, was adopted.

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261 **B. Resolution 2019-04, Brooks of Bonita Springs II Community Development District**

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On MOTION for Brooks of Bonita Springs II by Mr. Bartoletti and seconded by Mr. Strecansky, with all in favor, Resolution 2019-04, Approving the Districts' Proposed Budgets for Fiscal Year 2019/2020 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 28, 2019 at 1:00 p.m., at The Commons Club at The Brooks Enrichment Center, 9930 Coconut Road, Bonita Springs, Florida 34135, and Providing for an Effective Date, was adopted.

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271 **TENTH ORDER OF BUSINESS** **Ratification of Shadow Wood Community**
272 **Association, Inc., Consent to Use District**
273 **Property**

274

275 • **Fiscal Year 2019 Fountain Specifications**

276 Mr. Bartoletti presented the Consent to Use District Property Agreement between the
277 BOBS CDD and Shadow Wood Community Association Inc., for ratification.

On MOTION for Brooks of Bonita Springs II by Mr. Bartoletti and seconded by Mr. Pierce, with all in favor, the February 26, 2019 Joint Special Meeting Minutes, as amended, were approved.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Dan Cox, Esquire*

Mrs. Adams called attention to Page 2 of the Operations Report regarding a situation with BrightView whereby payment was being withheld to cover costs related to correcting defective work and reported that BrightView agreed to owing for irrigation repairs but denied responsibility for other items.

Mr. Cox stated the initial amount withheld was \$115,000 and Mrs. Adams eventually approved payment of \$62,000, resulting in a remaining outstanding balance of \$58,000. BrightView sent a letter on March 13, which Mr. Cox responded to a few days later with the photo evidence of the damages, and BrightView's response was pending. As to the next course of action, Mr. Cox anticipated that BrightView would drop the matter of receiving payment of the balance and take a loss. Discussion ensued regarding the amounts spent to repair damages related to BrightView's defective work, etc.

Regarding the transfer, Mr. Cox stated that they were ready to be recorded; the outstanding communities were Lighthouse Bay and Ginger Point. Mr. Merritt would try to contact Ginger Point.

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

Mr. Burford would follow up with prices and the options for the conservation area.

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

Mr. Adams stated that he performed a final review of the draft audit and it would be presented at the June meeting.

i. Registered Voters in Districts as of April 15, 2019

- Brooks of Bonita Springs: 2,081
- Brooks of Bonita Springs II: 1,374

There were 2,081 registered voters residing within Brooks of Bonita Springs and 1,374 within Brooks of Bonita Springs II as of April 15, 2019. In response to a question regarding the

347 number of registered voters, Mr. Adams stated the Supervisor of Elections (SOE) is legally-
348 required to provide this information annually.

349 **ii. NEXT MEETING DATE: July 24, 2019 at 1:00 P.M.**

350 A meeting may be scheduled for June; otherwise, the next meeting will be held on July
351 24, 2019 at 1:00 p.m.

352 **D. Operations: *Wrathell, Hunt and Associates, LLC***

353 **i. Landscape Maintenance Activities**

354 Mrs. Adams stated that the Operations Report was submitted.

355 **ii. Lake Maintenance Activities**

356 Mr. Olson stated that, over the past few months, he had the opportunity to review the
357 lakes in the communities to ensure that they are being maintained properly by SOLitude and
358 remain in compliance, which is the case. Any minor issues that were identified were submitted
359 to SOLitude and were subsequently rectified by the time a follow-up inquiry was made.
360 Regarding landscape maintenance, Mr. Olson noted that, since GulfScapes took over the
361 account, there was a marked improvement in the landscape. He continues to monitor this item
362 at least twice per month. In response to a question regarding the outfalls, Mr. Olson stated, in
363 touring the lakes, he checked the outfalls and everything was clear and in good condition. Mr.
364 Merritt stated that the two outfalls on Via Coconut were overgrown with trees and vegetation.
365 Mrs. Adams stated that the contractor cleaned the outfall two weeks ago. A Board Member
366 asked if the concrete structures were the responsibility of the CDDs. Mrs. Adams stated that,
367 although the area is not owned by the CDDs, years ago the Districts included it as part of the
368 maintenance program, as they could not depend on others to maintain it.

369

370 **FOURTEENTH ORDER OF BUSINESS**

Supervisors' Requests

371

372 A Board Member asked when the next round of lake bank remediation would occur,
373 once the Copperleaf, Spring Run and Lighthouse Bay projects are completed. Mr. Adams stated
374 that all lake banks should be reviewed every few years and the budget should be reviewed so
375 as to designate any surplus fund balance to future lake bank erosion repairs.

376 Mr. Merritt remarked that the littoral plantings were much more effective and dense
377 several years ago, compared to the current plantings. Mr. Adams stated that some areas are as
378 thick as always and, in other areas, there were some species of undesirable plant material that

379 was resistant to chemical treatment requiring a higher rate of the chemical treatment, which
380 impacts the plants, particularly if it they are treated regularly. Mrs. Adams stated more budget
381 funds would be allotted to acquiring littoral plantings. Discussion ensued regarding the littoral
382 shelf, compliance, the budget, restricted funding and continued excavation by various
383 contractors.

384

385 **FIFTEENTH ORDER OF BUSINESS**

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

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387

388 There being no public comments, the next item followed.

389

390 **SIXTEENTH ORDER OF BUSINESS**

Adjournment, *Brooks of Bonita Springs*

391

392 There being nothing further to discuss, the meeting adjourned.

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**On MOTION for Brooks of Bonita Springs by Mr. Douglas and seconded by Mr.
Merritt, with all in favor, the meeting adjourned at 2:38 p.m.**

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**On MOTION for Brooks of Bonita Springs II by Mr. Meeker and seconded by
Mr. Bartoletti, with all in favor, the meeting adjourned at 2:38 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

407 **FOR BROOKS OF BONITA SPRINGS:**

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Secretary/Assistant Secretary

_____ Chair/Vice Chair

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

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Secretary/Assistant Secretary

_____ Chair/Vice Chair

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

12Ci

**BROOKS OF BONITA SPRINGS & BROOKS OF BONITA SPRINGS II
COMMUNITY DEVELOPMENT DISTRICTS
NOTICE OF FISCAL YEAR 2019 JOINT MEETINGS**

The Boards of Supervisors (“Boards”) of the Brooks of Bonita Springs and Brooks of Bonita Springs II Community Development Districts (“Districts”) will hold Joint Regular Meetings for Fiscal Year 2019 at 1:00 p.m., at The Commons Club at The Brooks Enrichment Center, 9930 Coconut Road, Bonita Springs, Florida 34135, on the following dates:

October 24, 2018
January 30, 2019
February 26, 2019 at 3:30 p.m. [Special Meeting]
April 24, 2019
June 26, 2019 at 2:00 p.m.
July 24, 2019
August 28, 2019

The purpose of the meetings is for the Boards to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida law. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 or by calling (561) 571-0010.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the Districts Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the Office of the Districts.

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

District Manager

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