

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

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

Description	Page Number(s)
Combined General Fund Budgets	1-3
Definitions of General Fund Expenditures	4-6
General Fund Budget - Brooks of Bonita Springs	7-8
General Fund Budget - Brooks of Bonita Springs II	9-10
Debt Service Fund Budget - Brooks II - Series 2017 Bonds	11
Debt Service Fund - Brooks II - Series 2017 - Debt Service Schedule	12
Debt Service Fund Budget - Brooks of Bonita Springs - Series 2021 Loan	13
Debt Service Fund - Brooks of Bonita Springs - Series 2021 - Debt Service Schedule	14
Debt Service Fund Budget - Brooks II - Series 2021 Loan	15
Debt Service Fund - Brooks II - Series 2021 - Debt Service Schedule	16
Proposed Fiscal Year 2025 Assessments - Brooks I Series 2006	17
Proposed Fiscal Year 2025 Assessments - Brooks I Series 2021	18
Proposed Fiscal Year 2025 Assessments - Brooks II Series 2017	19
Proposed Fiscal Year 2025 Assessments - Brooks II Series 2021	20

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

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
REVENUES					
Assessment levy - gross	\$ 3,677,363				\$ 3,677,375
Allowable discounts (4%)	(147,095)				(147,095)
Assessment levy - net	3,530,268	\$ 3,377,420	\$ 152,848	\$ 3,530,268	3,530,280
Commons Club- share maint cost*	163,749	312,477	-	312,477	-
Coconut Road- cost sharing: mall contribution	13,000	42,680	25,000	67,680	13,000
Interest & miscellaneous	3,500	1,101	2,400	3,501	3,500
Total revenues	3,710,517	3,733,678	180,248	3,913,926	3,546,780
EXPENDITURES					
Professional & admin					
Supervisors	14,000	9,042	4,958	14,000	14,000
Management	91,526	45,763	45,763	91,526	91,526
Accounting	38,077	19,038	19,039	38,077	38,077
Audit	19,000	-	19,000	19,000	19,000
Legal	10,000	10,715	3,000	13,715	10,000
Field management	43,576	21,787	21,789	43,576	43,576
Engineering	30,000	19,152	15,000	34,152	35,000
Trustee	12,900	-	12,900	12,900	12,900
Dissemination agent	2,000	1,000	1,000	2,000	2,000
Arbitrage	6,000	-	6,000	6,000	6,000
Assessment roll preparation	27,000	13,500	13,500	27,000	27,000
Telephone	1,035	518	517	1,035	1,035
Postage	1,200	549	651	1,200	1,200
Insurance	27,000	26,191	-	26,191	20,000
Printing & binding	2,277	1,139	1,138	2,277	2,277
Legal advertising	1,500	501	999	1,500	1,500
Contingencies	4,000	1,592	2,408	4,000	4,000
Capital outlay- 2023 note repayment	900,000	79,800	820,200	900,000	900,000
Annual District filing fee	350	350	-	350	350
ADA website compliance	351	210	141	351	351
Communication	1,000	-	1,000	1,000	1,000
Total professional & admin	1,232,792	250,847	989,003	1,239,850	1,230,792
Water management					
Contractual services	376,488	147,760	228,728	376,488	376,500
NPDES	18,500	5,472	13,028	18,500	20,000
Aquascaping	30,000	-	-	-	30,000
Aeration	65,000	4,683	60,000	64,683	65,000
Aeration - operating supplies	35,000	24,001	10,999	35,000	41,380
Culvert cleaning	85,000	16,600	68,400	85,000	88,500
Miscellaneous	5,000	900	4,100	5,000	5,000
Capital outlay - lake bank erosion repairs	100,000	150,000	636,000	786,000	100,000
Capital outlay	-	279,074	1,500,000	1,779,074	-
Boundary exotic removal-Shared Ditch	48,000	5,000	43,000	48,000	48,000
Total water management	762,988	633,490	2,564,255	3,197,745	774,380
Lighting					
Contractual services	13,000	6,925	20,000	26,925	20,000
Electricity	42,000	22,856	23,000	45,856	46,000
Miscellaneous	2,500	1,374	1,126	2,500	2,500
Total lighting	57,500	31,155	44,126	75,281	68,500

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

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

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

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
Total expenditures	3,341,538	1,583,232	4,148,988	5,732,220	3,128,280
Excess/(deficiency) of revenues over/(under) expenditures	368,979	2,150,446	(3,968,740)	(1,818,294)	418,500
OTHER FINANCING SOURCES/(USES)					
Capital outlay - series 2023	(2,475,000)	-	-	-	-
Proceeds of real property sale	-	1,012,500	-	1,012,500	-
Closing costs	-	(25,090)	-	(25,090)	-
Total other financing sources/(uses)	(2,475,000)	987,410	-	-	-
Net change in fund balances	(2,106,021)	3,137,856	(3,968,740)	(1,818,294)	418,500
Fund balance: beginning (unaudited)	2,890,706	3,770,257	6,908,113	3,770,257	1,951,963
Fund balance: ending (projected)					
Assigned: capital outlay projects	480,652	480,652	480,652	480,652	200,000
Unassigned	304,033	6,427,461	2,458,721	1,471,311	2,170,463
Fund balance: ending (projected)	<u>\$ 784,685</u>	<u>\$ 6,908,113</u>	<u>\$ 2,939,373</u>	<u>\$ 1,951,963</u>	<u>\$ 2,370,463</u>

	Cost Sharing Analysis		Assessments Per Unit		Total
	# of	Cost	FY '24	FY '25	
	Units	Allocation	Per Unit	Per Unit	
Brooks I	2,375	65.70%	\$ 1,017.25	\$ 1,017.25	\$2,415,979
Brooks II	1,240	34.30%	\$ 1,017.25	\$ 1,017.25	1,261,396
	<u>3,615</u>	<u>100%</u>			<u>\$3,677,375</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	35,000
Johnson Engineering provides an array of engineering and consulting services to the Districts, assists in developing infrastructure and improvement-related solutions, in addition to advising on facility maintenance.	
Trustee	12,900
Annual fees paid to U.S. Bank for acting as trustee, paying agent and registrar.	
Dissemination agent	2,000
The Districts must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities & Exchange Act of 1934.	
Arbitrage	6,000
To ensure the Districts' compliance with all tax regulations, annual computations are necessary to calculate arbitrage rebate liability.	
Assessment roll preparation	27,000
The Districts have contracts with AJC Associates, Inc., to prepare and maintain the annual assessment rolls.	
Telephone	1,035
Telephone and fax machine services.	

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

EXPENDITURES (continued)

Postage	1,200
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Insurance	20,000
The Districts carry public officials liability, general liability and fire damage insurance. Each District has a general liability insurance limit of \$1,000,000 (\$2,000,000 general aggregate limit), a public officials liability limit of \$1,000,000 (\$2,000,000 general aggregate limit) and a fire damage liability limit of \$50,000.	
Printing & binding	2,277
Checks, letterhead, envelopes, copies, etc.	
Legal advertising	1,500
Required advertisements for monthly meetings, special meetings, public hearings, bidding, etc.	
Contingencies	4,000
Bank charges and miscellaneous expenses incurred throughout the year.	
Capital outlay- 2023 note repayment	900,000
Annual District filing fees	350
Annual fees paid to the Department of Economic Opportunity.	
ADA website compliance	351
Communication	1,000
Periodic written communications to residents in addition to website design and maintenance.	
Contractual services	376,500
Contracts entered into by the Districts for water management related professional services and Cane Toad Management.	
NPDES	20,000
Fees associated with maintaining water quality and compliance with the National Pollutant Discharge Elimination System's (NPDES) program standards.	
Aquascaping	30,000
Expenses incurred relating to supplemental planting of lakes and wetlands.	
Aeration	65,000
Expenses incurred in installing new aeration systems within the community. The Districts anticipate installing several new systems during the fiscal year.	
Aeration - operating supplies	41,380
Electricity, service and maintenance of the Districts' existing aeration systems.	
Culvert cleaning	88,500
Expenses for hiring a contractor to inspect and clean the Districts' drainage culvert system. This program intends to inspect and clean all pipes on a three year rotation.	
Miscellaneous	5,000
Miscellaneous expenses incurred relating to water management of the Districts.	
Capital outlay - lake bank erosion repairs	100,000
The District's has which began implemented a multi-year lake bank erosion repair program in Fiscal Year 2015. The program is geared towards insuring compliance with the District's surface water management permits and will continue to be implemented on a priority basis.	
Boundary exotic removal-Shared Ditch	48,000
Fees associated with, in accordance with regulatory permits, the removal of exotic material from the boundaries of the water management system on a periodic basis including the shared cost agreement with San Carlos Estates. Includes a quarterly bush-hogging program .	

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

EXPENDITURES (continued)

Contractual services	20,000
Expenses for hiring a sub-contractor for electrical maintenance and repair.	
Electricity	46,000
Monthly street lighting fees paid to Florida Power & Light.	
Miscellaneous	2,500
Unforeseen miscellaneous costs relating to lighting.	
Pine-straw/soil/sand	55,000
This expense is based on the actual cost for one application of pine straw and soil as needed.	
Plant replacement supplies	80,000
For fiscal year 2023, it is anticipated that the District will need to continue to replace dead, deteriorated plant materials that are determined not to be the result of negligence on the part of the maintenance contractor.	
Maintenance supplies	30,000
This cost is based on the actual out-of-pocket expenses to continue the holiday decorations program as well as costs associated with annual sidewalk repairs.	
Electricity	650
This cost is based on the metered expenses for various fountains, irrigation, lighting and entry features.	
Irrigation water	110,000
The annual budget assumes normal weather patterns. Cost is based on actual metered volume.	
Electric - 41 entry feature/irrigation	10,000
Contract Services	4,500
This is for the cost of pressure washing/painting the entry monuments.	
Irrigation repair	25,000
Costs associated with the repair of irrigation facilities that are not covered under the maintenance contract.	
Landscape maintenance contract	717,000
Covers the routine landscape maintenance cost associated with the District's current contract with Gulfscapes Landscape Services Inc., for all areas.	
Irrigation Management	13,000
Intended to cover the costs associated with the irrigation management contract with Irrigation Design Group.	
Tax collector & property appraiser	9,458
The tax collector's fee is 1.5% of the total assessments levied.	
Total expenditures	<u><u>\$ 3,128,280</u></u>

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

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
REVENUES					
Assessment levy - gross	\$ 2,416,027				\$ 2,416,035
Allowable discounts (4%)	(96,641)				(96,641)
Assessment levy - net	2,319,386	\$ 2,213,013	\$ 106,373	\$ 2,319,386	2,319,394
Commons Club- share maint cost	107,583	205,297	-	205,297	-
Coconut Road- cost sharing: mall contribution	8,541	28,041	15,000	43,041	8,541
Interest & miscellaneous	2,300	831	1,469	2,300	2,300
Total revenues	2,437,810	2,447,182	122,842	2,570,024	2,330,235
EXPENDITURES					
Professional & admin					
Supervisors	9,198	5,941	3,257	9,198	9,198
Management	60,133	30,067	30,066	60,133	60,133
Accounting	25,017	12,508	12,509	25,017	25,017
Audit	12,483	-	12,483	12,483	12,483
Legal	6,570	7,040	1,971	9,011	6,570
Field management	28,629	14,314	14,315	28,629	28,629
Engineering	19,710	12,583	9,855	22,438	22,995
Trustee	8,475	-	8,475	8,475	8,475
Dissemination Agent	1,314	657	657	1,314	1,314
Arbitrage	3,942	-	3,942	3,942	3,942
Assessment roll preparation	17,739	8,870	8,870	17,740	17,739
Telephone	680	340	340	680	680
Postage	788	361	428	789	788
Insurance	17,739	17,207	-	17,207	13,140
Printing & binding	1,496	748	748	1,496	1,496
Legal advertising	986	329	656	985	986
Contingencies	2,628	1,038	1,582	2,620	2,628
Capital outlay- 2023 note repayment	591,300	52,429	538,871	591,300	591,300
Annual District filing fee	230	230	-	230	230
ADA website compliance	231	138	93	231	231
Communication	657	-	657	657	657
Total professional & admin	809,945	164,800	649,775	814,575	808,631
Water management					
Contractual services	247,353	97,078	150,274	247,352	247,361
NPDES	12,155	3,595	8,559	12,154	13,140
Aquascaping	19,710	-	-	-	19,710
Aeration	42,705	3,077	39,420	42,497	42,705
Aeration - operating supplies	22,995	15,769	7,226	22,995	27,187
Culvert cleaning	55,845	10,906	44,939	55,845	58,145
Miscellaneous	3,285	591	2,694	3,285	3,285
Capital outlay - lake bank erosion repairs	65,700	98,550	417,852	516,402	65,700
Capital outlay	-	183,352	985,500	1,168,852	-
Boundary exotic removal-Shared Ditch	31,536	3,285	28,251	31,536	31,536
Total water management	501,284	416,203	1,684,716	2,100,919	508,769
Lighting					
Contractual services	8,541	4,550	13,140	17,690	13,140
Electricity	27,594	15,016	15,111	30,127	30,222
Miscellaneous	1,643	903	740	1,643	1,643
Total lighting	37,778	20,469	28,991	49,460	45,005

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

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
Landscape maintenance					
Coconut Rd. & Three Oaks Parkway					
Pine-straw/soil/sand	36,135	44,979	-	44,979	36,135
Plant replacement supplies	52,560	1,718	13,140	14,858	52,560
Maintenance supplies	19,710	2,759	6,570	9,329	19,710
Electricity	427	203	224	427	427
Irrigation water	72,270	30,535	32,850	63,385	72,270
Electric - 41 entry feature/irrigation	6,570	2,920	3,650	6,570	6,570
Contract services	2,957	-	2,957	2,957	2,957
Irrigation repair	16,425	2,135	6,570	8,705	16,425
Landscape maintenance contract	471,069	183,641	290,403	474,044	471,069
Capital Improvement 2023/2024	-	7,405	-	7,405	-
Irrigation management	8,278	4,139	4,139	8,278	8,541
Total Coconut Rd. & Three Oaks Parkway	686,401	280,434	360,502	640,936	686,664
Parks and recreation					
Coconut Road Park					
Capital outlay	6,570	3,903	-	3,903	-
Capital outlay - playground surface repair	-	35,478	-	35,478	-
License Fees	690	-	-	-	-
Plant Replacements	6,570	-	-	-	-
Other Maintenance Supplies	2,628	-	-	-	-
Electric	5,913	1,302	-	1,302	-
Irrigation Water	3,942	2,287	-	2,287	-
Sewer/Water	986	183	-	183	-
Contract Services	36,135	13,155	-	13,155	-
Building R&M	3,285	-	-	-	-
Landscape Maint Contract	66,357	72,405	-	72,405	-
Hardscape Repairs	6,570	13,567	-	13,567	-
Lighting Repairs	3,942	7,649	-	7,649	-
Hardscape Maintenance	2,628	-	-	-	-
CC Building Landscaping	7,556	-	-	-	-
Hurricane clean-up	-	-	-	-	-
Total parks and recreation	153,772	149,929	-	149,929	-
Other fees and charges					
Tax collector & property appraiser	6,213	4,274	1,902	6,176	6,214
Total other fees and charges	6,213	4,274	1,902	6,176	6,214
Total expenditures	2,195,393	1,036,109	2,725,885	3,761,994	2,055,283
Excess/(deficiency) of revenues over/(under) expenditures	242,417	1,411,073	(2,603,043)	(1,191,970)	274,952
OTHER FINANCING SOURCES/(USES)					
Capital outlay - series 2023	(1,626,075)	-	-	-	-
Proceeds of real property sale	-	665,214	-	665,214	-
Closing costs	-	(16,484)	-	(16,484)	-
Total other financing sources/(uses)	(1,626,075)	648,730	-	-	-
Net change in fund balances	(1,383,658)	2,059,803	(2,603,043)	(1,191,970)	274,952
Fund balance: beginning (unaudited)	1,817,501	2,399,357	4,459,160	2,399,357	1,207,387
Fund balance: ending (projected)					
Assigned: capital outlay projects	315,788	315,788	315,788	315,788	131,400
Unreserved, undesignated	118,055	4,143,372	1,540,329	891,599	1,350,939
Fund balance: ending (projected)	\$ 433,843	\$ 4,459,160	\$ 1,856,117	\$ 1,207,387	\$ 1,482,339

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

	Fiscal Year 2024			Total Actual & Projected	Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024		
REVENUES					
Assessment levy - gross	\$ 1,261,336				\$ 1,261,340
Allowable discounts (4%)	(50,454)				(50,454)
Assessment levy - net	1,210,882	\$ 1,164,407	\$ 46,475	\$ 1,210,882	1,210,886
Commons Club- share maint cost	56,166	107,180	-	107,180	-
Coconut Road- cost sharing: mall contribution	4,459	14,639	10,000	24,639	4,459
Interest & miscellaneous	1,201	270	931	1,201	1,201
Total revenues	1,272,708	1,286,496	57,406	1,343,902	1,216,546
EXPENDITURES					
Professional & admin					
Supervisors	4,802	3,101	1,701	4,802	4,802
Management	31,393	15,696	15,697	31,393	31,393
Accounting	13,060	6,530	6,530	13,060	13,060
Audit	6,517	-	6,517	6,517	6,517
Legal	3,430	3,675	1,029	4,704	3,430
Field management	14,947	7,473	7,474	14,947	14,947
Engineering	10,290	6,569	5,145	11,714	12,005
Trustee	4,425	-	4,425	4,425	4,425
Dissemination Agent	686	343	343	686	686
Arbitrage	2,058	-	2,058	2,058	2,058
Assessment roll preparation	9,261	4,630	4,631	9,261	9,261
Telephone	355	178	177	355	355
Postage	412	188	223	411	412
Insurance	9,261	8,984	-	8,984	6,860
Printing & binding	781	391	390	781	781
Legal advertising	515	172	343	515	515
Contingencies	1,372	554	826	1,380	1,372
Capital outlay- 2023 note repayment	308,700	27,371	281,329	308,700	308,700
Annual District filing fee	120	120	-	120	120
ADA website compliance	120	72	48	120	120
Communication	343	-	343	343	343
Total professional & admin	422,848	86,047	339,228	425,275	422,162
Water management					
Contractual services	129,135	50,682	78,454	129,136	129,140
NPDES	6,346	1,877	4,469	6,346	6,860
Aquascaping	10,290	-	-	-	10,290
Aeration	22,295	1,606	20,580	22,186	22,295
Aeration - operating supplies	12,005	8,232	3,773	12,005	14,193
Culvert cleaning	29,155	5,694	23,461	29,155	30,356
Miscellaneous	1,715	309	1,406	1,715	1,715
Capital outlay - lake bank erosion repairs	34,300	51,450	218,148	269,598	34,300
Capital outlay	-	95,722	514,500	610,222	-
Boundary exotic removal-Shared Ditch	16,464	1,715	14,749	16,464	16,464
Total water management	261,705	217,287	879,539	1,096,826	265,613
Lighting					
Contractual services	4,459	2,375	6,860	9,235	6,860
Electricity	14,406	7,840	7,889	15,729	15,778
Miscellaneous	858	471	386	857	858
Hurricane repair	-	-	-	-	-
Total lighting	19,723	10,686	15,135	25,821	23,496

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

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
Landscape maintenance					
Coconut Rd. & Three Oaks Parkway					
Pine-straw/soil/sand	18,865	29,615	-	29,615	18,865
Plant replacement supplies	27,440	5,425	6,860	12,285	27,440
Maintenance supplies	10,290	1,441	3,430	4,871	10,290
Electricity	223	106	117	223	223
Irrigation water	37,730	15,942	17,150	33,092	37,730
Electric - 41 entry feature/irrigation	3,430	1,525	1,905	3,430	3,430
Contract services	1,544	-	1,544	1,544	1,544
Irrigation repair	8,575	1,114	3,430	4,544	8,575
Landscape maintenance contract	245,931	91,346	151,610	242,956	245,931
Capital Improvement 2023/2024	-	3,866	-	3,866	-
Irrigation management	4,322	2,161	2,161	4,322	4,459
Total Coconut Rd. & Three Oaks Parkway	<u>358,350</u>	<u>152,541</u>	<u>188,207</u>	<u>340,748</u>	<u>358,487</u>
Parks and recreation					
Coconut Road Park					
Capital outlay	3,430	2,038	-	2,038	-
Capital outlay - playground surface repair	-	18,522	-	18,522	-
License Fees	360	-	-	-	-
Plant Replacements	3,430	-	-	-	-
Other Maintenance Supplies	1,372	-	-	-	-
Electric	3,087	680	-	680	-
Irrigation Water	2,058	1,194	-	1,194	-
Sewer/Water	515	95	-	95	-
Contract Services	18,865	6,868	-	6,868	-
Building R&M	1,715	-	-	-	-
Landscape Maint Contract	34,643	37,800	-	37,800	-
Hardscape Repairs	3,430	7,083	-	7,083	-
Lighting Repairs	2,058	3,993	-	3,993	-
Hardscape Maintenance	1,372	-	-	-	-
CC Building Landscaping	3,945	-	-	-	-
Total parks and recreation	<u>80,280</u>	<u>78,273</u>	<u>-</u>	<u>78,273</u>	<u>-</u>
Other fees and charges					
Tax collector & property appraiser	3,245	2,289	993	3,282	3,244
Total other fees and charges	<u>3,245</u>	<u>2,289</u>	<u>993</u>	<u>3,282</u>	<u>3,244</u>
Total expenditures	<u>1,146,151</u>	<u>547,123</u>	<u>1,423,103</u>	<u>1,970,226</u>	<u>1,073,002</u>
Excess/(deficiency) of revenues over/(under) expenditures	126,557	739,373	(1,365,697)	(626,324)	143,544
OTHER FINANCING SOURCES/(USES)					
Capital outlay - series 2023	(848,925)	-	-	-	-
Proceeds of real property sale	-	347,286	-	347,286	-
Closing costs	-	(8,606)	-	(8,606)	-
Total other financing sources/(uses)	<u>(848,925)</u>	<u>338,680</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balances	<u>(722,368)</u>	<u>1,078,053</u>	<u>(1,365,697)</u>	<u>(626,324)</u>	<u>143,544</u>
Fund balance: beginning (unaudited)	1,073,205	1,370,900	2,448,953	1,370,900	744,576
Fund balance: ending (projected)					
Assigned: capital outlay projects	164,864	164,864	164,864	164,864	68,600
Unreserved, undesignated	185,973	2,284,089	918,392	579,712	819,520
Fund balance: ending (projected)	<u>\$ 350,837</u>	<u>\$ 2,448,953</u>	<u>\$ 1,083,256</u>	<u>\$ 744,576</u>	<u>\$ 888,120</u>

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

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

Brooks II

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

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2024	-	-	106,485.00	106,485.00
05/01/2025	891,000.00	3.100%	106,485.00	997,485.00
11/01/2025	-	-	92,674.50	92,674.50
05/01/2026	922,000.00	3.100%	92,674.50	1,014,674.50
11/01/2026	-	-	78,383.50	78,383.50
05/01/2027	951,000.00	3.100%	78,383.50	1,029,383.50
11/01/2027	-	-	63,643.00	63,643.00
05/01/2028	980,000.00	3.100%	63,643.00	1,043,643.00
11/01/2028	-	-	48,453.00	48,453.00
05/01/2029	1,010,000.00	3.100%	48,453.00	1,058,453.00
11/01/2029	-	-	32,798.00	32,798.00
05/01/2030	1,042,000.00	3.100%	32,798.00	1,074,798.00
11/01/2030	-	-	16,647.00	16,647.00
05/01/2031	1,074,000.00	3.100%	16,647.00	1,090,647.00
Total	\$6,870,000.00		\$878,168.00	\$7,748,168.00

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

	Fiscal Year 2024				
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	Proposed Budget FY 2025
REVENUES					
Assessment levy: on-roll - gross	\$ 75,457				\$ 75,457
Allowable discounts (4%)	(3,018)				(3,018)
Assessment levy: on-roll - net	<u>72,439</u>	\$ 68,985	\$ 3,454	\$ 72,439	<u>72,439</u>
Total revenues	<u>72,439</u>	<u>68,985</u>	<u>3,454</u>	<u>72,439</u>	<u>72,439</u>
EXPENDITURES					
Debt service					
Principal	50,000	-	50,000	50,000	55,000
Interest	18,161	9,081	9,080	18,161	16,286
Total expenditures	<u>68,161</u>	<u>9,081</u>	<u>59,080</u>	<u>68,161</u>	<u>71,286</u>
Excess/(deficiency) of revenues over/(under) expenditures	4,278	59,904	(55,626)	4,278	1,153
Net change in fund balances	4,278	59,904	(55,626)	4,278	1,153
Beginning fund balance (unaudited)	30,888	35,733	95,637	35,733	40,011
Ending fund balance (projected)	<u>\$35,166</u>	<u>\$ 95,637</u>	<u>\$ 40,011</u>	<u>\$40,011</u>	<u>41,164</u>
Use of Fund Balance					
Debt Service Reserve Account Balance (Required)					(19,000)
Interest Expense - November 1, 2025					(7,112)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 15,052</u>

Brooks I

Community Development District

Series 2021

\$740,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2024		-	8,143.03	8,143.03
05/01/2025	55,000.00	3.750%	8,143.03	63,143.03
11/01/2025		-	7,111.78	7,111.78
05/01/2026	55,000.00	3.750%	7,111.78	62,111.78
11/01/2026		-	6,080.53	6,080.53
05/01/2027	55,000.00	3.750%	6,080.53	61,080.53
11/01/2027		-	5,049.28	5,049.28
05/01/2028	60,000.00	3.750%	5,049.28	65,049.28
11/01/2028		-	3,924.28	3,924.28
05/01/2029	60,000.00	3.750%	3,924.28	63,924.28
11/01/2029		-	2,799.28	2,799.28
05/01/2030	65,000.00	3.750%	2,799.28	67,799.28
11/01/2030		-	1,580.53	1,580.53
05/01/2031	84,294.76	3.750%	1,580.53	85,875.29
Total	\$434,294.76		\$69,377.37	\$503,672.13

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

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

Brooks II
 Community Development District
 Series 2021
 \$1,025,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2024		-	14,268.75	14,268.75
05/01/2025	65,000.00	3.750%	14,268.75	79,268.75
11/01/2025		-	13,050.00	13,050.00
05/01/2026	65,000.00	3.750%	13,050.00	78,050.00
11/01/2026		-	11,831.25	11,831.25
05/01/2027	65,000.00	3.750%	11,831.25	76,831.25
11/01/2027		-	10,612.50	10,612.50
05/01/2028	70,000.00	3.750%	10,612.50	80,612.50
11/01/2028		-	9,300.00	9,300.00
05/01/2029	70,000.00	3.750%	9,300.00	79,300.00
11/01/2029		-	7,987.50	7,987.50
05/01/2030	75,000.00	3.750%	7,987.50	82,987.50
11/01/2030		-	6,581.25	6,581.25
05/01/2031	80,000.00	3.750%	6,581.25	86,581.25
11/01/2031		-	5,081.25	5,081.25
05/01/2032	80,000.00	3.750%	5,081.25	85,081.25
11/01/2032		-	3,581.25	3,581.25
05/01/2033	85,000.00	3.750%	3,581.25	88,581.25
11/01/2033		-	1,987.50	1,987.50
05/01/2034	106,000.00	3.750%	1,987.50	107,987.50
Total	\$761,000.00	-	\$168,562.50	\$929,562.50

**Brooks of Bonita Springs
Community Development District
2024 - 2025 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 2024-2025 tax payment
Orchid Ridge	Est SF	\$ -	\$ 1,017.25	\$ 1,017.25	\$ -
Magnolia Bend	Est SF 2	\$ -	\$ 1,017.25	\$ 1,017.25	\$ -
Summerfield	Stand SF	\$ -	\$ 1,017.25	\$ 1,017.25	\$ -
Cedar Glen	Stand SF	\$ -	\$ 1,017.25	\$ 1,017.25	\$ -
Sycamore Grove	Stand SF	\$ -	\$ 1,017.25	\$ 1,017.25	\$ -
Idlewilde	Stand SF 2	\$ -	\$ 1,017.25	\$ 1,017.25	\$ -
Tamarind Trace	Patio 1 (a)	\$ -	\$ 1,017.25	\$ 1,017.25	\$ -
Ginger Pointe	Patio 1 (b)	\$ -	\$ 1,017.25	\$ 1,017.25	\$ -
Sweet Bay	Patio 1 (c)	\$ -	\$ 1,017.25	\$ 1,017.25	\$ -
Laurel Meadow	Patio 2	\$ -	\$ 1,017.25	\$ 1,017.25	\$ -
Oak Strand	Patio 2 (a)	\$ -	\$ 1,017.25	\$ 1,017.25	\$ -
Morningside	Coach 1	\$ -	\$ 1,017.25	\$ 1,017.25	\$ -
Cypress Hammock	Coach 2	\$ -	\$ 1,017.25	\$ 1,017.25	\$ -
Silver/Shady/Whisper/Willow Creek	D-Villa	\$ -	\$ 1,017.25	\$ 1,017.25	\$ -
Sabal Cove/Coral Cove	A-Villa	\$ -	\$ 1,017.25	\$ 1,017.25	\$ -
Autumn Lake/Hidden Lakes	Carriage H	\$ -	\$ 1,017.25	\$ 1,017.25	\$ -
Streamside/Sunset/Winding Stream	Garden C	\$ -	\$ 1,017.25	\$ 1,017.25	\$ -
Copperleaf - Wisteria Point Bldg 11	Carriage H	\$ -	\$ 1,017.25	\$ 1,017.25	\$ -
Lighthouse Bay	PAID IN FULL	\$ -	\$ 1,017.25	\$ 1,017.25	\$ -

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

2021 Series Loan (REFINANCED Series 2001)

Lee County 6 years remaining

Neighborhood	Bond Designation	Debt Service Assessment	O & M Assessment	Total Assessment	Outstanding Principal after 2024-2025 tax payment
Foxtail Creek (lots 26-51)	D-Villa	\$ 853.83	\$ 1,017.25	\$1,871.08	\$ 4,291.89
Jasmine Lake (lots 7-30)	D-Villa	\$ 853.83	\$ 1,017.25	\$1,871.08	\$ 4,291.89
Winding Stream (Bldgs 30, 31, 32)	Garden C	\$ 556.84	\$ 1,017.25	\$1,574.09	\$ 2,799.03
Lighthouse Bay	PAID IN FULL	\$ -	\$ 1,017.25	\$1,017.25	\$ -
Town Ctr Bldg #1	PAID IN FULL	\$ -	\$ 20,345.09	\$20,345.09	\$ -
Fitness Center	PAID IN FULL	\$ -	\$ 5,086.27	\$5,086.27	\$ -
Restaurant	PAID IN FULL	\$ -	\$ 5,086.27	\$5,086.27	\$ -
Community Bldg	PAID IN FULL	\$ -	\$ 3,051.76	\$3,051.76	\$ -
Balance of Town Ctr	Comm	\$ 16,059.83	\$ 30,517.63	\$ 46,577.46	\$ 80,726.90

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

2017 Series Bond Issue (REFINANCED Series 2006)

Lee County 6 years remaining

Neighborhood	Original Assessment	Bond Designation	Debt Service Assessment	O & M Assessment	Total Assessment	Outstanding Principal after 2024-2025 tax payment
Lake Forest	\$ 36,213.77	Estate SF	\$ 2,208.89	\$1,017.25	\$3,226.14	\$ 11,600.31
Oak Brook	\$ 36,213.77	Estate SF	\$ 2,208.89	\$1,017.25	\$3,226.14	\$ 11,600.31
The Reserve	\$ 36,213.77	Estate SF	\$ 2,208.89	\$1,017.25	\$3,226.14	\$ 11,600.31
Glen Lakes - C (lots 10-12)	\$ 30,178.14	Standard SF-IV	\$ 1,840.74	\$1,017.25	\$2,857.99	\$ 9,666.92
Glen Lakes - B (lots 7-9,13-22)	\$ 24,142.51	Standard SF-III	\$ 1,472.59	\$1,017.25	\$2,489.84	\$ 7,733.53
Glen Lakes - A (lots 1-6, 23-35)	\$ 19,314.01	Standard SF	\$ 1,178.08	\$1,017.25	\$2,195.33	\$ 6,186.86
Willow Walk	\$ 19,314.01	Standard SF	\$ 1,178.08	\$1,017.25	\$2,195.33	\$ 6,186.86
Banyan Cove	\$ 19,314.01	Standard SF	\$ 1,178.08	\$1,017.25	\$2,195.33	\$ 6,186.86
Chartwell	\$ 19,314.01	Standard SF	\$ 1,178.08	\$1,017.25	\$2,195.33	\$ 6,186.86
Fairview	\$ 19,314.01	Standard SF	\$ 1,178.08	\$1,017.25	\$2,195.33	\$ 6,186.86
Northridge	\$ 16,296.20	Villa 55	\$ 994.00	\$1,017.25	\$2,011.25	\$ 5,220.14
Glenview	\$ 13,881.94	SF I	\$ 846.74	\$1,017.25	\$1,863.99	\$ 4,446.78
Woodmont	\$ 13,881.94	SF I	\$ 846.74	\$1,017.25	\$1,863.99	\$ 4,446.78
Kenwood	\$ 14,485.51	SF II	\$ 883.56	\$1,017.25	\$1,900.81	\$ 4,640.15
Mahogany Cove	\$ 10,260.57	Patio	\$ 625.85	\$1,017.25	\$1,643.10	\$ 3,286.74
Hawthorne	\$ 12,071.26	Patio II	\$ 736.30	\$1,017.25	\$1,753.55	\$ 3,866.79
Longleaf	\$ 11,467.69	Patio I	\$ 699.48	\$1,017.25	\$1,716.73	\$ 3,673.42
Indigo Isle	\$ 9,053.44	Coach	\$ 552.22	\$1,017.25	\$1,569.47	\$ 2,900.07
Palmetto Ridge	\$ 9,053.44	Coach	\$ 552.22	\$1,017.25	\$1,569.47	\$ 2,900.07
Oak Hammock	\$ 9,053.44	Coach	\$ 552.22	\$1,017.25	\$1,569.47	\$ 2,900.07
Whispering Ridge	\$ 19,314.01	75" SF	\$ 1,178.07	\$1,017.25	\$2,195.32	\$ 6,186.81
Copper Lakes	\$ 19,314.01	75" SF	\$ 1,178.07	\$1,017.25	\$2,195.32	\$ 6,186.81
Stillwater Cay	\$ 18,106.88	65" SF	\$ 1,104.45	\$1,017.25	\$2,121.70	\$ 5,800.18
Juniper Walk	\$ 18,106.88	65" SF	\$ 1,104.45	\$1,017.25	\$2,121.70	\$ 5,800.18
Caraway Lakes	\$ 18,106.88	65" SF	\$ 1,104.45	\$1,017.25	\$2,121.70	\$ 5,800.18
Sage Meadow	\$ 16,899.76	D-Villas	\$ 1,030.82	\$1,017.25	\$2,048.07	\$ 5,413.50
Cinnamon Ridge	\$ 16,899.76	D-Villas	\$ 1,030.82	\$1,017.25	\$2,048.07	\$ 5,413.50
Foxtail Creek (lots 1-25, 52-68)	\$ 16,899.76	D-Villas	\$ 1,030.82	\$1,017.25	\$2,048.07	\$ 5,413.50
Jasmine Lakes (lots 1-6)	\$ 16,899.76	D-Villas	\$ 1,030.82	\$1,017.25	\$2,048.07	\$ 5,413.50
Wisteria Pointe (except bldg 11)	\$ 12,071.26	Carriage	\$ 736.30	\$1,017.25	\$1,753.55	\$ 3,866.79
Sago Pointe	\$ 12,071.26	Carriage	\$ 736.30	\$1,017.25	\$1,753.55	\$ 3,866.79

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

2021 Series Loan

Lee County 9 years remaining

Neighborhood	Original Assessment	Bond Designation	Debt Service Assessment	O & M Assessment	Total Assessment	Outstanding Principal after 2024-2025 tax payment
Woodsedge (lots 1-5,11-17,24-26)	\$38,285.49	Estate SF A	\$ 2,284.75	\$1,017.25	\$3,302.00	\$ 16,338.09
Woodsedge (lots 7,10,18,19,20,21)	\$44,666.41	Estate SF B	\$ 2,665.55	\$1,017.25	\$3,682.80	\$ 19,061.16
Woodsedge (lots 6,8,9,22,23)	\$51,047.32	Estate SF C	\$ 3,046.34	\$1,017.25	\$4,063.59	\$ 21,784.16
Plumbago Pointe	\$14,038.01	SF - 65	\$ 837.74	\$1,017.25	\$1,854.99	\$ 5,990.62
Bay Crest	\$14,038.01	SF - 65	\$ 837.74	\$1,017.25	\$1,854.99	\$ 5,990.62