

Brooks of Bonita Springs

Community Development Districts I and II



August 16, 2024

To All Brooks Homeowners,

This letter is being sent to provide all Brooks homeowners with some background about the Bonita Springs Development Districts I and II (Brooks CDDs) and outline their budgeting process and its development schedule. It is important to note that the CDDs will be finalizing their budgets for fiscal year 2025 at their meeting on August 28, 2024. The meeting will start at 1 PM at the Estero Community Church at 21115 Design Parc Ln in Estero. As a homeowner in The Brooks, you have a right to attend and participate in this meeting. All residents are welcome.

What are the Bonita Springs Development Districts?

The Districts are units of the government in Florida and are typically referred to as Community Development Districts (CDDs). The authority for CDDs is contained in Florida's "Uniform Community Development District Act of 1980". Each District is run by five "Supervisors" elected by those homeowners in the communities that make up the Districts who are registered to vote in general elections in Florida. The districts retain outside professionals to help manage day-to-day activities, or when needed, for special purposes.

The CDDs provide a vehicle for financing everyday operation and maintenance costs, the costs of building and maintaining infrastructure (such as landscaping and utilities) as well as other shared services and amenities. Florida Law gives the CDDs special taxing authority to generate the funds necessary for these activities. The CDDs use their authority to assess taxes on the property owners within their districts. That assessment is paid annually as part of your Lee County property taxes.

The Brooks CDDs are separate entities from the four homeowners' associations (Copperleaf, Lighthouse Bay, Spring Run and Shadow Wood) that make up The Brooks Community. The Brooks CDDs are responsible for the upkeep of the landscaping, streetlights and sidewalks along the portions of Three Oaks Parkway and Coconut Road that run within The Brooks, ensuring that the water discharged from The Brooks to Estero Bay meets EPA water quality requirements; and managing water levels during a storm event to mitigate the possibility of flooding. All 154 lakes within The Brooks, and their interconnecting network of piping, are part of and critical to these water management responsibilities.

How do the CDDs determine what homeowners pay for these services?

The Brooks CDDs' fiscal year begins on October 1st and ends on September 30th. As required by Florida Law, the CDDs annual budgeting process begins at the April meeting of the Supervisors. Based on historical data and known new or additional current needs, the CDDs' professional staff proposes a draft budget for the Supervisors to review. As a result of those discussions, staff prepare a revised budget that is reviewed by the Supervisors at their July meeting. Following those discussions, the districts' professional staff make any necessary revisions for the Supervisors final approval at their meeting in August. The approved budget is then submitted to Lee County and used to prepare the tax bills that Brooks homeowners receive in November.

The portion of the annual property tax that you receive from Lee County that supports the Brooks CDDs (shown as Non-Ad Valorem Assessments) consist of two parts:

- Each homeowner's share of the operating and maintenance costs of The Brooks CDDs for the fiscal year. This includes the annual costs for repayment of principal and interest on a five-year loan which was taken out in fiscal year 2024 to cover expenses for recently identified projects necessitated by the aging infrastructure in the Brooks.
- Each homeowner's share of the annual cost for the retirement of any remaining original Brooks Development Bonds (Debt Service Assessment). This is only applicable for homes located in CDD II as the CDD I bonds were retired in 2018.

What are the components of the Districts' operating and maintenance costs?

- Professional and Administrative Costs
- Maintenance, including irrigation of the landscaping along Coconut Road and Three Oaks Parkway
- Management of the lakes and related storm water management system throughout The Brooks
- Maintenance and operation of the street lighting along Coconut Road and Three Oaks Parkway
- Other miscellaneous Expenses

Based on the discussions of the preliminary draft budget at the Supervisors July meeting, it is anticipated that the CDD portion of the property tax bill, you will receive in November 2024, will remain the same as it was in 2023. The budget will be finalized at our August 28th meeting.

More details regarding the proposed 2025 budget for the two Brooks CDDs are available at <https://brookscdds.net/documents>. The discussion concerning the draft budget is contained in the minutes of the July meeting.

As a reminder, you may find additional information regarding the CDDs' activities at our website, brookscdds.net. If you would like to provide input to all ten Supervisors representing both of your CDD's, you may email your input to feedback@brookscdds.net.

Thank you for your continued interest in the Districts' projects and activities.

Your Brooks of Bonita Springs CDD I & II Supervisors