

Brooks of Bonita Springs Community Development Districts I and II

July 23, 2026



To All Brooks Homeowners,

The Brooks of Bonita Springs Development Districts I and II (aka The Brooks CDDs) are in the process of developing their operating budget for fiscal year 2027. This budget will be officially reviewed and adopted at their joint meeting on August 26, 2026. There will be a “Public Comment” period at that meeting before the proposed budget is reviewed and adopted. The CDDs’ budget period runs from October 1, 2026, through September 30, 2027.

What are the expenditure components of the Districts’ *Operating and Maintenance (O&M)* Budget for fiscal year 2027?

Expense Category	Fiscal Year 2027 Budget
Professional and Administrative Costs	\$ 1,264,751*
Maintenance, including irrigation of the land- scaping along Coconut Road & Three Oaks Parkway	\$ 1,076,950
Management of the lakes and related storm water management system throughout The Brooks	\$ 870,000
Maintenance and operation of street lighting along Coconut Road & Three Oaks Parkway	\$ 82,500
Miscellaneous Expenses	\$ 10,102
Total	\$ 3,304,303

* Includes \$900,000 for repayment of 2023 Capital Improvements Loan

Capital Project for fiscal year 2027.

The Brooks was constructed starting in the late 1990’s and is now 25+ years old. The CDDs were formed to maintain certain aspects of the infrastructure--most visibly, the landscaping, streetlights and sidewalks along Coconut Road and Three Oaks Parkway. Within the four Brooks Communities, a significant CDD responsibility is maintaining water quality standards (and prescribed water levels) in the 152 lakes comprising the stormwater drainage system.

Periodic maintenance has regularly been performed to maintain the appeal and quality of our collective infrastructure and thus aided in maintaining the value of homes throughout The Brooks. However, there comes a time when major repair or replacement of our more significant infrastructure elements becomes necessary. To help finance this work, The Brooks CDD’s procured a loan in fiscal 2023 in the amount of \$4MM.

During fiscal 2025, the asphalt sidewalks along both Coconut Road and Three Oaks Parkway were replaced with safer and more durable concrete. The CDDs have received much positive feedback regarding this significant improvement. Also, a multi-year project to refurbish twenty-six of our lake banks was completed.

During fiscal 2026, we have been assessing several options for replacing the street lights along both Coconut Road and Three Oaks Parkway. The current lighting system requires ever-increasing repairs, and replacement parts are becoming harder to find (and more expensive). The CDDs, along with outside consultants, have been working to identify replacement options and associated costs. These options have been reviewed with both Lee County and the Village of Estero. Unfortunately, progress toward a final approach has been slow, and as of this date, not finished. We plan to do a small test installation later this fall and hope that the full project will be started thereafter, hopefully during the summer of 2027.

Your annual CDD assessment will remain the same as it was for fiscal year 2025/26.

Part of your annual Lee County Property Tax bill reflects your share of the CDDs' Operating and Maintenance expenses and the costs of any capital loan repayments. The CDDs want you to be aware of where your tax dollars are being spent and why. ***Based on the proposed 2027 budget, the CDD portion of the property tax bill you will receive in November of this year will be the same as it was last year.***

More details regarding the proposed 2027 fiscal year budget of the two CDDs are available by clicking [Proposed Brooks CDDs' 2027 Operating Budget](#) (Section 10, Page 87).

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

Your Brooks of Bonita Springs CDD I & II Supervisors