

STONEYBROOK

COMMUNITY DEVELOPMENT DISTRICT

February 25, 2025

BOARD OF SUPERVISORS

**REGULAR MEETING
AGENDA**

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

Stoneybrook Community Development District
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

February 18, 2025

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

Board of Supervisors
Stoneybrook Community Development District

Dear Board Members:

NOTE: 5-Minute Speaker Limit; 30-Minute Topic

The Board of Supervisors of the Stoneybrook Community Development District will hold a Regular Meeting on February 25, 2025 at 6:00 p.m., at the Stoneybrook Community Center, 11800 Stoneybrook Golf Boulevard, Estero, Florida 33928. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments (*5 Minutes*)
3. District Engineer Staff Report: *Johnson Engineering, Inc.*
4. Golf Course Staff Reports
 - A. Golf Superintendent
 - B. Golf Pro
5. Board Member Reports
 - A. Phil Simonsen
 - Update: Golf Course Redo
 - B. Phil Olive
 - Update: Common Grounds
 - Update: Duffy's
 - Repair of Fencing Surrounding Community to Lessen Opportunity of Bears/Hogs Encroachment on Golf Course
 - C. Chris Brady
 - Update: Email and Other Communications
 - D. Adam Dalton
 - Update: Revenues

- Update: Roof with Wildcat and Insurance Issues
- E. Eileen Huff
 - Update: Expenses via QuickBooks
 - Update: Maintenance Department
- 6. Consideration: Hurricane Ian Roof Claims Representation Agreement
- 7. Continued Discussion: Lancaster Run Conveyance to District
- 8. Update: RFQ for Golf Course Architect-Engineering Services
- 9. Acceptance of Unaudited Financial Statements
 - A. as of November 30, 2024 (*to be provided under a separate cover*)
 - B. as of December 31, 2024
 - C. as of January 31, 2025
- 10. Approval of Minutes
 - A. January 28, 2025 Regular Meeting
 - B. January 28, 2025 Joint Workshop
- 11. Staff Reports
 - A. District Counsel: *Tony Pires, Esquire*
 - B. District Manager: *Wrathell, Hunt and Associates, LLC*
 - I. Irrigation Reports
 - a. High Irrigation Users
 - b. Irrigation Disconnect
 - II. NEXT MEETING DATE: March 25, 2025 at 9:00 AM
 - QUORUM CHECK


SEAT 1	PHILIP SIMONSEN	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 2	CHRIS BRADY	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 3	PHIL OLIVE	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 4	ADAM DALTON	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 5	EILEEN HUFF	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

12. Supervisors' Requests

13. Adjournment

Should you have any questions, please do not hesitate to contact me directly at (239) 464-7114.

Sincerely,



Chesley E. Adams, Jr.
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

**CALL IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 229 774 8903**

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

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2601 East Oakland Park Boulevard, Suite 503, Fort Lauderdale, Florida, 33306
HLLawGroup.com | Info@HLLawGroup.com | (855) 713-1212 | (954) 760-4239 Fax

REPRESENTATION AGREEMENT

Stoneybrook Community Development District (“Client”), does hereby retain HL LAW GROUP, P.A. (“Firm”) in connection with damage that occurred to the property located at 21251 Stoneybrook Golf Boulevard, Estero, FL 33928 (“Property”); Claim No. 02107902; Date of Loss September 28, 2022; Policy No. CPS7608374. Client understands that Firm will be seeking compensation for the damages primarily from Scottsdale Insurance Company, or any other insurance company that may be obligated to pay damages (“Insurance Company”). The terms of engagement shall be as follows:

1. ATTORNEY’S FEES.

- A. There shall be no fee for services of any kind unless recovery is made.
- B. If recovery is made, the Client agrees that the Firm’s fee for services pursuant to this Agreement will be the greater of:
 - (i) Twenty percent (20%) of the gross proceeds paid by the Insurance Company to the Client with respect to any payments made before the Firm files a lawsuit and Zero percent (0%) of the gross proceeds paid by the Insurance Company to the Client with respect to any payments made after the Firm files a lawsuit; or
 - (ii) Attorney’s fees negotiated with the Insurance Company or awarded pursuant to Florida Statutes Section 627.70152, or any other applicable Florida Statute, if any.

If any monies are paid pursuant to subsection (ii) above, those monies will be applied to the amount owed in subsection (i). If the monies paid pursuant to subsection (ii) are equal to or greater than the amount owed in subsection (i), then the Firm’s fee has been paid in full by the Insurance Company and no money for fees will be deducted from the “gross proceeds”. The term “gross proceeds” means the total amount recovered for the benefit of the Client, before application of the deductible, if any.

- C. The Firm may advance on Clients' behalf the reasonable and necessary costs associated with the representation, or may request that the Clients pay such costs directly. In the event of a recovery, Clients agree to reimburse the Firm for all costs advanced by the firm out of the recovery and acknowledges that *such costs are in addition to any attorneys’ fees that may be owed*. Typical costs include, but are not limited to, filing and service fees, deposition and transcript costs, expert fees such as engineers and appraisers, travel expenses and all mailing costs. Any and all costs incurred on Clients' behalf will be deducted from the Clients' recovery, after deducting the attorney’s fees from the gross proceeds.

2. MISCELLANEOUS.

- A. Client understands that if there is a mortgage on the Property, the mortgagee has a right to be a co-payee on all insurance checks for property damage and Client is solely responsible to obtain the Mortgagee's endorsement on any such check(s).
- B. Client understands that Client has certain obligations pursuant to the insurance policy and that failure to comply with these obligations could result in a denial of Client's claim. Client agrees to comply with all insurance policy requirements.
- C. This Agreement may be cancelled by written notification to the Firm at any time within three (3) business days of the date this Agreement was signed, as shown below, and if cancelled the Client shall not be obligated to pay any fees to the Firm for the work performed during that time. If the Firm has advanced funds to others in representation of the Client, the Firm is entitled to be reimbursed for such amounts as the Firm has reasonably advanced on behalf of the Client.
- D. The Client has, before signing this Agreement, received and read the Statement of Client's Rights and understands each of the rights set forth therein. The Client has signed the statement and received a signed copy to refer to while being represented by the Firm.
- E. Client acknowledges that Firm will likely be required to file suit on Client's behalf in connection with the representation hereunder. By signing below Client authorizes and consents to the Firm filing suit on Client's behalf in connection with the damages described in Section 1.A., above.
- F. If the Client elects to discharge the Firm without cause before a settlement or award of attorneys' fees, the Client shall be responsible for reasonable attorneys' fees (to be calculated on an hourly or percentage basis) and costs associated with the representation, from the date of this Agreement until discharge, at a rate to be determined by a court of competent jurisdiction.
- G. The Firm has the right, upon reasonable notice, to withdraw and terminate its obligations under this Agreement, in accordance with the Rules regulating the Florida Bar. If this Agreement is cancelled by the undersigned Attorney because the Client's conduct would (1) make the representation legally impossible or (2) cause the Firm to violate an ethical rule of the Rules Regulating The Florida Bar, then the Firm will be entitled to payment for all services rendered, and any costs incurred by the Firm up to the date of withdrawal. If the Firm has advanced funds to others in representation of the Client, the Attorney is entitled to be reimbursed for such amounts as has been reasonably advanced on behalf of the Client.
- H. The Firm shall have a lien upon the Client's claim that shall attach to the proceeds of Client's recovery, if any. The Firm shall not be in any way obligated to waive such fee lien until the fees and all costs have been fully paid. The Firm shall not be liable to the Client in any way whatsoever for any loss the Client may incur or suffer in connection with the fee lien or the Firm's exercise of its right to secure full payment of legal fees and costs under this Agreement. Should it be necessary to institute legal proceedings to collect fees or costs due pursuant to this Agreement, Client agrees to pay all reasonable attorney's fees and costs incurred by the Firm pre-suit and after filing. Client also agrees that if a dispute arises between Client and Firm, that any matters concerning or related to this Agreement shall be resolved in a state or federal court in Broward County Florida, which

shall be the exclusive forum for litigation concerning this Agreement or any aspect of the Firm's engagement. By signing below, Client consents to personal jurisdiction in such courts.

- I. This Agreement contains the entire understanding of Client and Firm. Client acknowledges receiving a copy of this Agreement.

By signing below, Client acknowledges that Client had an opportunity to review this Agreement before signing. This Agreement may be executed in counterparts which taken together shall constitute one and the same document. Electronic signatures will be treated as originals for all purposes.

as Authorized Signatory for Stoneybrook
Community Development District

Date: _____

Print Name

Authorized Signatory Title

HL LAW GROUP, P.A.



By: _____
For the Firm

Date: January 16, 2025

STATEMENT OF CLIENT'S RIGHTS FOR CONTINGENCY FEES

Before you, the prospective Client, arrange a contingent fee agreement with a lawyer, you should understand this statement of your rights as a client. This statement is not a part of the actual contract between you and your lawyer, but, as a prospective client, you should be aware of these rights:

1. There is no legal requirement that a lawyer charge a client a set fee or a percentage of money recovered in a case. You, the Client, have the right to talk with your lawyer about the proposed fee and to bargain about the rate or percentage as in any other contract. If you do not reach an agreement with 1 lawyer you may talk with other lawyers.
2. Any contingent fee contract must be in writing and you have 3 business days to reconsider the contract. You may cancel the contract without any reason if you notify your lawyer in writing within 3 business days of signing the contract. If you withdraw from the contract within the first 3 business days, you do not owe the lawyer a fee although you may be responsible for the lawyer's actual costs during that time. If your lawyer begins to represent you, your lawyer may not withdraw from the case without giving you notice, delivering necessary papers to you, and allowing you time to employ another lawyer. Often, your lawyer must obtain court approval before withdrawing from a case. If you discharge your lawyer without good cause after the 3-day period, you may have to pay a fee for work the lawyer has done.
3. Before hiring a lawyer, you, the Client, have the right to know about the lawyer's education, training, and experience. If you ask, the lawyer should tell you specifically about the lawyer's actual experience dealing with cases similar to yours. If you ask, the lawyer should provide information about special training or knowledge and give you this information in writing if you request it.
4. Before signing a contingent fee contract with you, a lawyer must advise you whether the lawyer intends to handle your case alone or whether other lawyers will be helping with the case. If your lawyer intends to refer the case to other lawyers, the lawyer should tell you what kind of fee sharing arrangement will be made with the other lawyers. If lawyers from different law firms will represent you, at least 1 lawyer from each law firm must sign the contingent fee contract.
5. If your lawyer intends to refer your case to another lawyer or counsel with other lawyers, your lawyer should tell you about that at the beginning. If your lawyer takes the case and later decides to refer it to another lawyer or to associate with other lawyers, you should sign a new contract that includes the new lawyers. You, the Client, also have the right to consult with each lawyer working on your case and each lawyer is legally responsible to represent your interests and is legally responsible for the acts of the other lawyers involved in the case.
6. You, the Client, have the right to know in advance how you will need to pay the expenses and the legal fees at the end of the case. If you pay a deposit in advance for costs, you may ask reasonable questions about how the money will be or has been spent and how much of it remains unspent. Your lawyer should give a reasonable estimate about future necessary costs. If your lawyer agrees to lend or advance you money to prepare or research the case, you have the right to know periodically how much money your lawyer has spent on your behalf. You also have the right to decide, after consulting with your lawyer, how much money is to be spent to prepare a case. If you pay the expenses, you have the right to decide how much to spend. Your lawyer should also inform you whether the fee will be based on the gross amount recovered or on the amount recovered minus the costs.

7. You, the Client, have the right to be told by your lawyer about possible adverse consequences if you lose the case. Those adverse consequences might include money that you might have to pay to your lawyer for costs and liability you might have for attorney's fees, costs, and expenses to the other side.
8. You, the Client, have the right to receive and approve a closing statement at the end of the case before you pay any money. The statement must list all of the financial details of the entire case, including the amount recovered, all expenses, and a precise statement of your lawyer's fee. Until you approve the closing statement your lawyer cannot pay any money to anyone, including you, without an appropriate order of the court. You also have the right to have every lawyer or law firm working on your case sign this closing statement.
9. You, the Client, have the right to ask your lawyer at reasonable intervals how the case is progressing and to have these questions answered to the best of your lawyer's ability.
10. You, the Client, have the right to make the final decision regarding settlement of a case. Your lawyer must notify you of all offers of settlement before and after the trial. Offers during the trial must be immediately communicated and you should consult with your lawyer regarding whether to accept a settlement. However, you must make the final decision to accept or reject a settlement.
11. If at any time you, the Client, believe that your lawyer has charged an excessive or illegal fee, you have the right to report the matter to The Florida Bar, the agency that oversees the practice and behavior of all lawyers in Florida. For information on how to reach The Florida Bar, call 850/561-5600, or contact the local bar association. Any disagreement between you and your lawyer about a fee can be taken to court and you may wish to hire another lawyer to help you resolve this disagreement. Usually fee disputes must be handled in a separate lawsuit, unless your fee contract provides for arbitration. You can request, but may not require, that a provision for arbitration (under Chapter 682, Florida Statutes, or under the fee arbitration rule of the Rules Regulating the Florida Bar) be included in your fee contract.

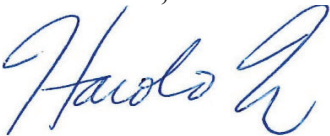
Date: _____

as Authorized Signatory for Stoneybrook
Community Development District

Print Name

Authorized Signatory Title

HL LAW GROUP, P.A.



By: _____
For the Firm

Date: January 16, 2025

**ADDENDUM TO REPRESENTATION AGREEMENT
FLORIDA INSURANCE GUARANTY ASSOCIATION**

This Addendum is entered into by and between the Client and Firm and is incorporated into and forms a part of the Representation Agreement. Capitalized terms used but not defined herein have the meanings ascribed to them in the Representation Agreement.

The Florida Insurance Guarantee Association (“FIGA”) is a governmental entity that protects policyholders when their insurance company becomes insolvent or bankrupt. FIGA is not responsible to pay the policyholders’ attorneys’ fees unless FIGA affirmatively denies coverage for the insurance claim. In the event Client’s Insurance Company is taken over by FIGA, the Client agrees that the Firm’s fee for services pursuant to this Agreement is 33.33% of the gross proceeds recovered, pursuant to Section 1.B. of the Representation Agreement.

Dated this 16th day of January, 2025.

as Authorized Signatory for Stoneybrook
Community Development District

Date: _____

Print Name

Authorized Signatory Title

HL LAW GROUP, P.A.



By: _____
For the Firm

Date: January 16, 2025

Informed Consent Form

We represent you in connection with an insurance claim in which we are seeking to recover money from your insurance company. Please be advised that whenever an attorney represents a client, that attorney and their law firm are bound by the Rules of the Florida Bar, including attorney client privilege and confidentiality requirements, and are restricted from revealing information relating to the representation of a client to a third party. Based on information you provided, however, we understand that you have engaged a contractor, roofer, public adjuster or other vendor to perform services on your behalf and that you have requested that we communicate with this individual, company and/or its employees regarding your case. We understand that such communication may be beneficial to you and/ or the representation. We also understand that in some cases you have requested that we provide information and/or documentation to such individual, company and/or its employees. As an example, if you or your vendor intend to seek financing to perform certain repairs before the conclusion of the claim, then the vendor or third-party financing company may require documentation in this regard. Please be advised that in communicating with, or providing documentation or information to, a third party we would necessarily be revealing client confidences if such information or documentation relates to the representation, and we are not permitted to reveal any such client confidences without first obtaining your informed consent. Please see the below the rules regarding confidentiality and let us know if you have any questions. If you have read the below rules, understand them and consent to our firm communicating or providing documentation or information relating to the representation to a third-party, please sign below indicating your informed consent to do so.

RULE 4-1.6 CONFIDENTIALITY OF INFORMATION (a) Consent Required to Reveal Information. **A lawyer must not reveal information relating to representation of a client except as stated in subdivisions (b), (c), and (d), unless the client gives informed consent.** (b) When Lawyer Must Reveal Information. A lawyer must reveal confidential information to the extent the lawyer reasonably believes necessary: (1) to prevent a client from committing a crime; or (2) to prevent a death or substantial bodily harm to another. (c) When Lawyer May Reveal Information. A lawyer may reveal confidential information to the extent the lawyer reasonably believes necessary: (1) to serve the client's interest unless it is information the client specifically requires not to be disclosed; (2) to establish a claim or defense on behalf of the lawyer in a controversy between the lawyer and client; (3) to establish a defense to a criminal charge or civil claim against the lawyer based on conduct in which the client was involved; (4) to respond to allegations in any proceeding concerning the lawyer's representation of the client; (5) to comply with the Rules Regulating The Florida Bar; or (6) to detect and resolve conflicts of interest between lawyers in different firms arising from the lawyer's change of employment or from changes in the composition or ownership of a firm, but only if the revealed information would not compromise the attorney-client privilege or otherwise prejudice the client. (d) Exhaustion of Appellate Remedies. When required by a tribunal to reveal confidential information, a lawyer may first exhaust all appellate remedies. (e) Inadvertent Disclosure of Information. A lawyer must make reasonable efforts to prevent the inadvertent or unauthorized disclosure of, or unauthorized access to, information relating to the representation of a client. (f) Limitation on Amount of Disclosure. When disclosure is mandated or permitted, the lawyer must disclose no more information than is required to meet the requirements or accomplish the purposes of this rule.

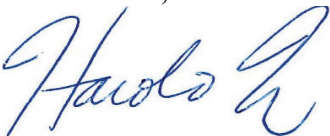
Date: _____

as Authorized Signatory for Stoneybrook
Community Development District

Print Name

Authorized Signatory Title

HL LAW GROUP, P.A.



By: _____
For the Firm

Date: January 16, 2025

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

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**REQUEST FOR QUALIFICATIONS FOR GOLF COURSE ARCHITECT-ENGINEERING SERVICES
FOR THE STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT**

RFQ for Golf Course Architect -Engineering Services

The Stoneybrook Community Development District (“**District**”), located in the Village of Estero, Lee County, Florida, announces that professional golf course design, engineering and construction management services will be required specifically for the District’s golf course rehabilitation project, including stormwater management system, landscaping improvements, utilities, recreational improvements, and other public improvements authorized by Chapter 190, *Florida Statutes*. The firm selected will act in the specific capacity outlined above.

Any firm or individual (“**Applicant**”) desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement (“**Qualification Statement**”) of its qualifications and past experience on U.S. General Service Administration’s “Architect-Engineer Qualifications, Standard Form No. 330,” with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant’s professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant’s willingness to meet time and budget requirements; d) the Applicant’s past experience and performance, including but not limited to past experience as a golf course architect/engineer for any community development districts and past experience with the Village of Estero, Lee County, Florida; e) the geographic location of the Applicant’s headquarters and offices; f) the current and projected workloads of the Applicant; and g) the volume of work previously awarded to the Applicant by the District. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, including the Consultant’s Competitive Negotiations Act, Chapter 287, Florida Statutes (“CCNA”). All applicants interested must submit one (1) unbound and (1) electronic copy of Standard Form No. 330 and Qualification Statement by 10:00 a.m. on Friday, March 7, 2025 to the attention of Chuck Adams, Wrathell Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“District Manager’s Office”).

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations for this specific project. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to

object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00). Additional information and requirements regarding protests are set forth in the District's proposed Rules of Procedure, which are available from the District Manager.

STONEBROOK COMMUNITY DEVELOPMENT DISTRICT

DISTRICT ARCHITECT/ENGINEER GOLF COURSE REHABILITATION PROJECT

COMPETITIVE SELECTION CRITERIA

1) Ability and Adequacy of Professional Personnel (Weight: 25 Points)

Consider the capabilities and experience of key personnel within the firm including certification, training, and education; affiliations and memberships with professional organizations; etc.

2) Consultant's Past Performance (Weight: 25 Points)

Past performance for other Community Development Districts in other contracts; amount of experience on similar projects; character, integrity, reputation, of respondent; etc.

3) Geographic Location (Weight: 15 Points)

Consider the geographic location of the firm's headquarters, offices and personnel in relation to the project.

4) Willingness to Meet Time and Budget Requirements (Weight: 15 Points)

Consider the consultant's ability and desire to meet time and budget requirements including rates, staffing levels and past performance on previous projects; etc.

5) Certified Minority Business Enterprise (Weight: 5 Points)

Consider whether the firm is a Certified Minority Business Enterprise. Award either all eligible points or none.

6) Recent, Current and Projected Workloads (Weight: 5 Points)

Consider the recent, current and projected workloads of the firm.

7) Volume of Work Previously Awarded to Consultant by District (Weight: 10 Points)

Consider the desire to diversify the firms that receive work from the District; etc.

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

A

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
NOVEMBER 30, 2024**

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
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**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
NOVEMBER 30, 2024**

	Major Funds						Total Governmental Funds
	General	Special Revenue Fund	Debt Service Series 2022-1	Debt Service Series 2022-2	Capital Projects Series 2022-1	Capital Projects Series 2022-2	
ASSETS							
Cash/investments							
SunTrust	\$ 346,539	\$ 490,675	\$ -	\$ -	\$ -	\$ -	\$ 837,214
Bank United	60,000	-	-	-	-	-	60,000
Bank United - ICS	356,567	-	-	-	-	-	356,567
Revenue	-	-	18,889	64,464	-	-	83,353
Reserve	-	-	127,682	271,734	-	-	399,416
Construction	-	-	-	-	2,021,088	8,386	2,029,474
Due from other funds							
General fund	-	-	41,285	92,029	-	-	133,314
Due from enterprise fund (golf course)	-	45,126	-	-	-	-	45,126
Lease receivable	-	536,289	-	-	-	-	536,289
Total assets	<u>\$ 763,106</u>	<u>\$ 1,072,090</u>	<u>\$ 187,856</u>	<u>\$ 428,227</u>	<u>\$ 2,021,088</u>	<u>\$ 8,386</u>	<u>\$ 4,480,753</u>
LIABILITIES & FUND BALANCES							
Liabilities:							
Accounts payable	\$ 4,773	\$ 1,864	\$ -	\$ -	\$ -	\$ -	\$ 6,637
Sales tax payable	-	528	-	-	-	-	528
Contracts payable	-	-	-	-	12,046	-	12,046
Retainage payable	-	-	-	-	148,672	-	148,672
Due to other funds							
Debt service series 2022-1	41,285	-	-	-	-	-	41,285
Debt service series 2022-2	92,029	-	-	-	-	-	92,029
Enterprise fund: irrigation	24,577	-	-	-	-	-	24,577
Enterprise fund: golf course	10,214	-	-	-	-	-	10,214
Total liabilities	<u>172,878</u>	<u>2,392</u>	<u>-</u>	<u>-</u>	<u>160,718</u>	<u>-</u>	<u>335,988</u>
DEFERRED INFLOWS OF RESOURCES							
Deferred receipts	-	521,388	-	-	-	-	521,388
Total deferred inflows of resources	<u>-</u>	<u>521,388</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>521,388</u>
Fund balances:							
Restricted:							
Debt service	-	-	187,856	428,227	-	-	616,083
Capital projects	-	-	-	-	1,860,370	8,386	1,868,756
Assigned:							
Assigned - catastrophe response	300,000	-	-	-	-	-	300,000
Assigned - working capital	290,228	-	-	-	-	-	290,228
Assigned - CAM reserves	-	35,139	-	-	-	-	35,139
Assigned - Common area maint	-	180,242	-	-	-	-	180,242
Unassigned	-	332,929	-	-	-	-	332,929
Total fund balances	<u>590,228</u>	<u>548,310</u>	<u>187,856</u>	<u>428,227</u>	<u>1,860,370</u>	<u>8,386</u>	<u>3,623,377</u>
Total liabilities and fund balances	<u>\$ 763,106</u>	<u>\$ 1,072,090</u>	<u>\$ 187,856</u>	<u>\$ 428,227</u>	<u>\$ 2,021,088</u>	<u>\$ 8,386</u>	<u>\$ 4,480,753</u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES - GENERAL FUND
FOR THE PERIOD ENDED NOVEMBER 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 157,907	\$ 157,907	\$768,350	21%
Interest and miscellaneous (incl. FEMA)	1,055	2,673	20,000	13%
Total revenues	<u>158,962</u>	<u>160,580</u>	<u>788,350</u>	20%
EXPENDITURES				
Administrative				
Supervisors	1,612	3,016	12,918	23%
Management	4,093	8,187	49,123	17%
Accounting	416	831	4,991	17%
Assessment roll preparation	1,122	2,243	13,461	17%
Arbitrage rebate calculation	-	-	2,000	0%
Dissemination agent	83	167	1,000	17%
Trustee fees - series 2014 resident	-	-	3,000	0%
Audit	-	-	4,330	0%
Legal	2,972	2,972	20,000	15%
Engineering	2,675	2,675	5,000	54%
Postage	341	350	2,000	18%
Insurance	-	4,415	4,625	95%
Printing and binding	142	283	1,700	17%
Legal advertising	-	262	2,000	13%
Contingencies	353	1,232	2,000	62%
Annual district filing fee	-	175	175	100%
Total administrative	<u>13,809</u>	<u>26,808</u>	<u>128,323</u>	21%
Landscape Maintenance				
Other contractual				
Personnel services	15,053	30,147	329,124	9%
Capital outlay-mowers/carts	-	-	9,000	0%
Utility carts	-	-	6,000	0%
Blowers/edgers/trimmers etc.	-	-	3,500	0%
Chemicals	-	-	7,500	0%
Fertilizers	1,677	3,354	24,000	14%
Annals	8,250	8,250	12,000	69%
Fuel	1,400	2,800	9,000	31%
Irrigation parts	163	163	8,000	2%
Parts and maintenance	932	932	12,000	8%
Horticultural debris and trash disposal	1,352	1,352	8,500	16%
Uniforms	275	440	5,000	9%
Continuing educations/BMP certi	-	-	1,500	0%
Golf maintenance - ball fields	-	1,667	20,000	8%
Golf maintenance management	-	2,084	25,008	8%
Tree trimming	-	-	30,000	0%
Mulch	19,651	23,011	40,000	58%
Plant replacement	-	-	5,000	0%
Equipment lease - TCF113	-	-	7,000	0%
Storm Water Management				
Pipe inspections	-	-	35,000	0%
Conservation area maintenance	-	-	40,000	0%
Roadway				
Annual inspection and repairs	-	-	15,000	0%
Signage repairs	-	-	5,000	0%
Total landscape maintenance	<u>48,753</u>	<u>74,200</u>	<u>657,132</u>	11%
Other fees and charges				
Tax collector	3,186	3,186	2,895	110%
Total other fees and charges	<u>3,186</u>	<u>3,186</u>	<u>2,895</u>	110%
Total expenditures	<u>65,748</u>	<u>104,194</u>	<u>788,350</u>	13%
Excess/(deficiency) of revenues over/(under) expenditures	93,214	56,386	-	
Fund balance - beginning	497,014	533,842	489,311	
Fund balance - ending				
Assigned:				
Assigned - catastrophe response	300,000	300,000	300,000	
Assigned - working capital	290,228	290,228	189,311	
Fund balance - ending	<u>\$ 590,228</u>	<u>\$ 590,228</u>	<u>\$489,311</u>	

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - SPECIAL REVENUE FUND
FOR THE PERIOD ENDED NOVEMBER 30, 2024**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
OPERATING REVENUES				
Commercial rental				
Duffy's	\$ 19,936	\$ 39,872	\$ 179,124	22%
Duffy's % of sales	-	-	79,216	0%
Stoneybrook Golf	-	-	57,351	0%
Cam reserves				
Duffy's	1,528	3,056	14,460	21%
Stoneybrook Golf	-	-	3,876	0%
Common area maintenance				
Duffy's	7,846	15,692	59,748	26%
Stoneybrook Golf	-	-	34,404	0%
Total operating revenues	<u>29,310</u>	<u>58,620</u>	<u>428,179</u>	14%
OPERATING EXPENSES				
Administrative Expenses				
Legal fees	3,068	3,068	-	N/A
Trustee fee	-	-	4,500	0%
Taxes & assessments: Lee County	-	-	16,727	0%
Office supplies	-	-	250	0%
Miscellaneous	688	877	6,000	15%
Total administrative expenses	<u>3,756</u>	<u>3,945</u>	<u>27,477</u>	14%
Maintenance Services				
Property management	1,400	2,800	16,800	17%
Electricity	34	34	600	6%
Repairs & maintenance	6,240	6,240	75,000	8%
Irrigation	176	176	2,400	7%
Building maintenance	34,138	34,138	35,000	98%
Hurricane clean-up	-	-	5,000	0%
Total maintenance services	<u>41,988</u>	<u>43,388</u>	<u>134,800</u>	32%
Total operating expenses	<u>45,744</u>	<u>47,333</u>	<u>162,277</u>	29%
Operating gain/(loss)	(16,434)	11,287	265,902	
OTHER FINANCING SOURCES/(USES)				
Transfers out	-	-	(104,210)	N/A
Total other financing sources/(uses)	<u>-</u>	<u>-</u>	<u>(104,210)</u>	N/A
Change in net position	(16,434)	11,287	161,692	
Total net position - beginning	564,744	537,023	601,027	
Total net position - ending	<u>\$ 548,310</u>	<u>\$ 548,310</u>	<u>\$ 762,719</u>	

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2022-1
FOR THE PERIOD ENDED NOVEMBER 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 43,829	\$ 43,829	\$ 139,592	31%
Interest	864	1,745	11,380	N/A
Total revenues	<u>44,693</u>	<u>45,574</u>	<u>150,972</u>	0%
EXPENDITURES				
Debt Service				
Principal	\$ -	\$ -	\$ 80,000	0%
Interest	84,545	84,545	161,205	52%
Total expenditures	<u>84,545</u>	<u>84,545</u>	<u>241,205</u>	35%
Excess (deficiency) of revenues over (under) expenditures	(39,852)	(38,971)	(90,233)	
OTHER SOURCES (USES)				
Transfers in	-	-	104,210	0%
Total other sources/(uses)	<u>-</u>	<u>-</u>	<u>104,210</u>	0%
Net change in fund balance	(39,852)	(38,971)	13,977	
Fund balance - beginning	227,708	226,827	222,559	
Fund balance - ending	<u>\$ 187,856</u>	<u>\$ 187,856</u>	<u>\$ 236,536</u>	

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2022-2
FOR THE PERIOD ENDED NOVEMBER 30, 2024**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy	\$ 97,701	\$ 97,701	\$ 543,467	18%
Interest	2,057	4,155	-	N/A
Total revenues	<u>99,758</u>	<u>101,856</u>	<u>543,467</u>	19%
EXPENDITURES				
Debt Service				
Principal	\$ -	\$ -	\$ 115,000	0%
Interest	213,588	213,588	427,175	50%
Total expenditures	<u>213,588</u>	<u>213,588</u>	<u>542,175</u>	39%
Excess (deficiency) of revenues over (under) expenditures	(113,830)	(111,732)	1,292	
Fund balance - beginning	542,057	539,959	534,123	
Fund balance - ending	<u>\$ 428,227</u>	<u>\$ 428,227</u>	<u>\$ 535,415</u>	

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2022-1
FOR THE PERIOD ENDED NOVEMBER 30, 2024**

	Current Month	Year to Date
REVENUES		
Interest	\$ 7,608	\$ 15,512
Total revenues	7,608	15,512
EXPENDITURES		
Capital outlay	7,746	7,746
Total expenditures	7,746	7,746
Excess (deficiency) of revenues over (under) expenditures	(138)	7,766
Fund balance - beginning	1,860,508	1,852,604
Fund balance - ending	\$ 1,860,370	\$ 1,860,370

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2022-2
FOR THE PERIOD ENDED NOVEMBER 30, 2024**

	Current Month	Year to Date
REVENUES		
Interest	32	64
Total revenues	32	64
EXPENDITURES		
Total expenditures	-	-
	-	-
Excess (deficiency) of revenues over (under) expenditures	32	64
Fund balance - beginning	8,354	8,322
Fund balance - ending	\$ 8,386	\$ 8,386

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF NET POSITION
PROPRIETARY FUND - IRRIGATION
NOVEMBER 30, 2024**

ASSETS	Balance
Current assets:	
Cash	\$ 26,449
Bank United	10,303
Accounts receivable	(16,578)
Less allowance for doubtful accounts	(14,704)
Due from golf course	4,412
Due from general fund	24,577
Total current assets	34,459
Noncurrent assets:	
Capital assets	
Equipment - irrigation	559,257
Resident irrigation & wells	494,808
Pumphouse	371,990
Less accumulated depreciation	(699,145)
Total capital assets, net of accumulated depreciation	726,910
Total noncurrent assets	726,910
Total assets	761,369
LIABILITIES	
Current liabilities:	
Accounts payable	5,306
Customer deposits	12,868
Total current liabilities	18,174
Total liabilities	18,174
NET POSITION	
Net investment in capital assets	(204,337)
Unrestricted	947,532
Total net position	\$ 743,195

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - PROPRIETARY FUND - IRRIGATION
FOR THE PERIOD ENDED NOVEMBER 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
OPERATING REVENUES				
Assessment levy	\$ 26,091	\$ 26,091	\$ 125,921	21%
Direct bill: golf course	-	4,978	59,742	8%
Irrigation revenue	9,484	22,606	170,000	13%
Total revenues	<u>35,575</u>	<u>53,675</u>	<u>355,663</u>	15%
OPERATING EXPENSES				
Professional fees				
Audit	-	-	4,635	0%
Accounting	728	1,457	8,742	17%
Utility billing	-	-	45,000	0%
Miscellaneous	306	601	3,000	20%
Total professional fees	<u>1,034</u>	<u>2,058</u>	<u>61,377</u>	3%
Irrigation services				
Service/permit monitoring contracts	-	-	3,000	0%
Line repairs/labor	145	2,802	50,000	6%
Insurance	-	-	15,685	0%
Effluent water supply	-	-	114,000	0%
Electricity	1,741	1,741	30,000	6%
Pumps & machinery	244	3,418	15,000	23%
Depreciation	-	3,384	40,603	8%
Personnel	-	1,771	27,000	7%
Total utility expenses	<u>2,130</u>	<u>13,116</u>	<u>295,288</u>	4%
Total operating expenses	<u>3,164</u>	<u>15,174</u>	<u>356,665</u>	4%
Operating gain/(loss)	32,411	38,501	(1,002)	
NONOPERATING REVENUES/(EXPENSES)				
Interest, penalties & miscellaneous income	28	61	100	61%
Total nonoperating revenues (expenses)	<u>28</u>	<u>61</u>	<u>100</u>	61%
Change in net position	32,439	38,562	(902)	
Total net position - beginning	710,756	704,633	287,963	
Total net position - ending	<u>\$ 743,195</u>	<u>\$ 743,195</u>	<u>\$ 287,061</u>	

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF NET POSITION
PROPRIETARY FUND - GOLF
NOVEMBER 30, 2024**

ASSETS	<u>Balance</u>
Current assets:	
Cash	
SunTrust acct #1660	\$ 252,910
SunTrust acct #7736 (petty cash)	3,234
SunTrust acct #3187 (petty cash)	2,088
Bank United	83,037
Petty cash - registers	200
Lunch bar	100
Pro shop	200
Investments	
Cost of issuance - series 2014	344
Reserve - series 2014	220,142
Interest - series 2014	17,284
Sinking - series 2014	77,494
Reserve - series 2019	9,994
Inventory	
Pro shop	
Bags & accessories	3,824
Balls	17,530
Clubs	41
Gloves	5,546
Headwear	3,745
Ladies wear	1,950
Mens wear	22,720
Shoes	6,270
Miscellaneous	(3,437)
Concession	
Food	2,442
Beer	5,292
Soft beverages	2,704
Due from general fund	10,214
Lease deposit	860
Capital improvements	59,144
Total current assets	<u>805,872</u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF NET POSITION
PROPRIETARY FUND - GOLF
NOVEMBER 30, 2024**

	Balance
Noncurrent assets:	
Capital assets	
Land	1,556,677
Maintenance building	133,566
Land improvements	1,950,012
Golf course	4,516,919
Furniture & equipment	720,317
Vehicles-financed purchase agreement	37,430
Leased equipment and vehicles	777,587
Accumulated depreciation	<u>(4,784,195)</u>
Total capital assets, net of accumulated depreciation	<u>4,908,313</u>
Total noncurrent assets	<u>4,908,313</u>
Total assets	<u>5,714,185</u>
 LIABILITIES	
Current liabilities:	
Accounts payable	82,869
Gratuities payable	6,995
Sales tax payable	18,975
Rainchecks	6
Due to special revenue fund	45,126
Due to irrigation fund	1,975
Due to others	34,890
Gift certificates	51,123
Credit books	22,127
Wages payable	44,659
Accrued interest - series 2014	<u>27,358</u>
Total current liabilities	<u>336,103</u>
 Noncurrent liabilities:	
Capital leases payable	-
Lease payable	453,979
Note payable - financed purchase agreement	28,758
Note payable - series 2024	550,000
Bonds payable - series 2014	<u>665,000</u>
Total noncurrent liabilities	<u>1,697,737</u>
Total liabilities	<u>2,033,840</u>
 NET POSITION	
Net investment in capital assets	4,090,469
Unrestricted	<u>(410,124)</u>
Total net position	<u>\$ 3,680,345</u>

STONEYBROOK
STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - PROPRIETARY FUND - GOLF
CONSOLIDATED
FOR THE PERIOD ENDED NOVEMBER 30, 2024

	Current Month						Year to Date					
	Actual	Actual	Actual	Budget	Budget to	Budget to	Actual	Actual	Actual	Budget	Budget to	Budget to
REVENUES												
Consolidated												
Unclassified revenue	\$ 550	\$ -	\$ (550)	\$ -	N/A	\$ -	\$ 2,060	\$ 79	\$ (1,981)	\$ -	N/A	\$ 79
Administrative	1,286	1,183	(103)	-	N/A	1,183	2,478	2,745	267	-	N/A	2,745
Golf course	331,358	366,430	35,072	329,802	111%	36,628	556,378	585,398	29,020	515,993	113%	69,405
Pro shop	18,185	19,254	1,069	16,797	115%	2,457	37,298	30,835	(6,463)	35,167	88%	(4,332)
Concession	13,716	14,809	1,093	18,135	82%	(3,326)	28,058	24,445	(3,613)	36,635	67%	(12,190)
Total consolidated revenues	<u>365,095</u>	<u>401,676</u>	<u>36,581</u>	<u>364,734</u>	110%	<u>36,942</u>	<u>626,272</u>	<u>643,502</u>	<u>17,230</u>	<u>587,795</u>	109%	<u>55,628</u>
Cost of sales												
Consolidated												
Pro shop	12,512	(52)	(12,564)	11,197	0%	(11,249)	36,377	8,160	(28,217)	22,787	36%	(14,627)
Concession	3,311	-	(3,311)	4,061	0%	(4,061)	6,172	3,715	(2,457)	7,257	51%	(3,542)
Total consolidated cost of sales	<u>15,823</u>	<u>(52)</u>	<u>(15,875)</u>	<u>15,258</u>	0%	<u>(15,310)</u>	<u>42,549</u>	<u>11,875</u>	<u>(30,674)</u>	<u>30,044</u>	40%	<u>(18,169)</u>
Gross consolidated earnings	<u>349,272</u>	<u>401,728</u>	<u>52,456</u>	<u>349,476</u>	115%	<u>52,252</u>	<u>583,723</u>	<u>631,627</u>	<u>47,904</u>	<u>557,751</u>	113%	<u>73,797</u>
Expenses												
Consolidated												
Administrative	47,417	27,722	(19,695)	79,156	35%	(51,434)	96,898	75,964	(20,934)	157,250	48%	(81,286)
Concession	10,576	13,316	2,740	6,901	193%	6,415	16,414	17,995	1,581	13,702	131%	4,293
Golf course	146,400	154,410	8,010	158,067	98%	(3,657)	329,657	273,240	(56,417)	350,789	78%	(77,549)
Pro shop	93,258	87,866	(5,392)	87,939	100%	(73)	178,466	156,963	(21,503)	177,898	88%	(20,935)
Total consolidated expenses	<u>297,651</u>	<u>283,314</u>	<u>(14,337)</u>	<u>332,063</u>	85%	<u>(48,749)</u>	<u>621,435</u>	<u>524,162</u>	<u>(97,273)</u>	<u>699,639</u>	75%	<u>(175,477)</u>
NONOPERATING REVENUES/(EXPENSES)												
Interest	(4,696)	(23,275)	(18,579)	(3,879)	600%	(19,396)	(9,392)	(27,971)	(18,579)	(7,758)	300%	(20,213)
Total other financing sources/(uses)	<u>(4,696)</u>	<u>(23,275)</u>	<u>(18,579)</u>	<u>(3,879)</u>	600%	<u>(19,396)</u>	<u>(9,392)</u>	<u>(27,971)</u>	<u>(18,579)</u>	<u>(7,758)</u>	300%	<u>(20,213)</u>
Change in net position	46,925	95,139	<u>\$ 48,214</u>	13,534		<u>\$ 81,605</u>	(47,104)	79,494	<u>\$ 126,598</u>	(149,646)		<u>\$ 229,061</u>
Total net position - beginning	<u>4,287,005</u>	<u>3,585,206</u>		<u>3,934,572</u>			<u>4,381,034</u>	<u>3,600,851</u>		<u>4,097,752</u>		
Total net position - ending	<u>\$ 4,333,930</u>	<u>\$ 3,680,345</u>		<u>\$ 3,948,106</u>			<u>\$ 4,333,930</u>	<u>\$ 3,680,345</u>		<u>\$ 3,948,106</u>		

**STONEYBROOK
STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - PROPRIETARY FUND - GOLF
ADMINISTRATIVE
FOR THE PERIOD ENDED NOVEMBER 30, 2024**

	Current Month						Year to Date					
	FY '24 Actual	FY '25 Actual	Variance Actual '24 to '25	FY '25 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '24 Actual	FY '25 Actual	Variance Actual '24 to '25	FY '25 Budget	Variance Budget to Actual	Variance Budget to Actual
REVENUES												
Unclassified revenue	\$ 550	\$ -	\$ (550)	\$ -	N/A	\$ -	2,060	\$ 79	\$ (1,981)	\$ -	N/A	\$ 79
Administrative												
Other	30	35	5	-	N/A	35	60	65	5	-	N/A	65
Interest	1,256	1,148	(108)	-	N/A	1,148	2,418	2,680	262	-	N/A	2,680
Total administrative revenues	1,286	1,183	(103)	-	N/A	1,183	2,478	2,745	267	-	N/A	2,745
EXPENSES												
Administrative												
Legal	-	-	-	291	0%	(291)	-	-	-	582	0%	(582)
Accounting services	4,083	4,083	-	-	N/A	4,083	8,167	8,167	-	-	N/A	8,167
A/C maintenance	-	-	-	-	N/A	-	-	-	-	500	0%	(500)
Audit	-	-	-	981	0%	(981)	-	-	-	1,962	0%	(1,962)
Building maintenance	6,479	1,192	(5,287)	40,000	3%	(38,808)	16,725	2,496	(14,229)	70,000	4%	(67,504)
Copy machine lease	2,291	1,827	(464)	660	277%	1,167	2,747	3,489	742	1,320	264%	2,169
Fire alarm (cart barn)	-	-	-	25	0%	(25)	-	-	-	50	0%	(50)
Depreciation	16,500	-	(16,500)	16,500	0%	(16,500)	33,000	16,500	(16,500)	33,000	50%	(16,500)
Insurance	9,248	11,891	2,643	8,640	138%	3,251	18,496	27,820	9,324	17,280	161%	10,540
Management fee	-	-	-	4,083	0%	(4,083)	-	-	-	8,166	0%	(8,166)
Pest control	165	-	(165)	167	0%	(167)	165	-	(165)	334	0%	(334)
Meeting expenses, travel expenses	-	-	-	125	0%	(125)	-	-	-	250	0%	(250)
Postage	-	-	-	250	0%	(250)	-	-	-	500	0%	(500)
Taxes	-	145	145	-	N/A	145	-	145	145	-	N/A	145
Window cleaning	-	-	-	-	N/A	-	-	-	-	50	0%	(50)
Utilities (Electricity paid to FP&L)	454	370	(84)	416	89%	(46)	982	796	(186)	832	96%	(36)
Utilities (Water paid to Duffy's)	-	-	-	50	0%	(50)	-	-	-	100	0%	(100)
CAM	-	-	-	2,407	0%	(2,407)	-	-	-	4,814	0%	(4,814)
Lease	8,199	8,199	-	4,561	180%	3,638	16,398	16,398	-	9,122	180%	7,276
Trustee fees	-	-	-	-	N/A	-	-	-	-	5,388	0%	(5,388)
Dissemination agent	-	-	-	-	N/A	-	-	-	-	1,000	0%	(1,000)
Arbitrage rebate calculation	-	-	-	-	N/A	-	-	-	-	2,000	0%	(2,000)
Software errors	3	-	(3)	-	N/A	-	33	-	(33)	-	N/A	-
Miscellaneous	(5)	15	20	-	N/A	15	185	153	(32)	-	N/A	153
Total administrative expenses	47,417	27,722	(19,695)	79,156	35%	(51,434)	96,898	75,964	(20,934)	157,250	48%	(81,286)
Net administrative earnings	(46,131)	(26,539)	19,592	(79,156)	34%	52,617	(94,420)	(73,219)	21,201	(157,250)	47%	84,031

**STONEYBROOK
STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - PROPRIETARY FUND - GOLF
CONCESSION
FOR THE PERIOD ENDED NOVEMBER 30, 2024**

	Current Month						Year to Date					
	FY '24 Actual	FY '25 Actual	Variance Actual '24 to '25	FY '25 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '24 Actual	FY '25 Actual	Variance Actual '24 to '25	FY '25 Budget	Variance Budget to Actual	Variance Budget to Actual
REVENUES												
Concession												
Food sales	2,401	1,641	(760)	5,000	33%	(3,359)	4,510	2,443	(2,067)	9,000	27%	(6,557)
Food cart sales	-	-	-	300	0%	(300)	-	-	-	1,200	0%	(1,200)
Beer sales	8,096	9,675	1,579	10,000	97%	(325)	17,088	16,404	(684)	20,500	80%	(4,096)
Beer cart sales	-	-	-	535	0%	(535)	-	-	-	1,135	0%	(1,135)
Soft beverage sales	3,219	3,493	274	2,000	175%	1,493	6,460	5,598	(862)	3,500	160%	2,098
Soft beverage cart sales	-	-	-	300	0%	(300)	-	-	-	1,300	0%	(1,300)
Total concession revenues	13,716	14,809	1,093	18,135	82%	(3,326)	28,058	24,445	(3,613)	36,635	67%	(12,190)
Cost of goods sold												
Concession												
Food	923	-	(923)	1,000	0%	(1,000)	1,972	424	(1,548)	1,750	24%	(1,326)
Beer	1,209	-	(1,209)	2,200	0%	(2,200)	2,561	2,224	(337)	3,950	56%	(1,726)
Soft beverage	1,179	-	(1,179)	861	0%	(861)	1,639	1,067	(572)	1,557	69%	(490)
Total cost of goods sold	3,311	-	(3,311)	4,061	0%	(4,061)	6,172	3,715	(2,457)	7,257	51%	(3,542)
Gross concession earnings	10,405	14,809	4,404	14,074	105%	735	21,886	20,730	(1,156)	29,378	71%	(8,648)
EXPENSES												
Concession												
Beverage cart lease	-	-	-	400	0%	(400)	-	-	-	800	0%	(800)
Equipment repair	-	-	-	150	0%	(150)	-	-	-	200	0%	(200)
Payroll concession	8,524	12,212	3,688	5,040	242%	7,172	13,435	17,690	4,255	10,080	175%	7,610
Payroll taxes/concession	768	1,067	299	811	132%	256	1,208	1,546	338	1,622	95%	(76)
Pay related 401(k)	31	71	40	-	N/A	71	46	144	98	-	N/A	144
Cash over/short	(248)	(885)	(637)	-	N/A	(885)	(362)	(2,402)	(2,040)	-	N/A	(2,402)
Supplies	1,501	851	(650)	500	170%	351	2,087	1,017	(1,070)	1,000	102%	17
Total concession expenses	10,576	13,316	2,740	6,901	193%	6,415	16,414	17,995	1,581	13,702	131%	4,293
Net concession earnings	(171)	1,493	1,664	7,173	21%	(5,680)	5,472	2,735	(2,737)	15,676	17%	(12,941)

**STONEYBROOK
STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - PROPRIETARY FUND - GOLF
PRO SHOP & GOLF COURSE
FOR THE PERIOD ENDED NOVEMBER 30, 2024**

	Current Month						Year to Date					
	FY '24	FY '25	Variance	FY '25	Variance	Variance	FY '24	FY '25	Variance	FY '25	Variance	Variance
	Actual	Actual	Actual	Budget	Budget to	Budget to	Actual	Actual	Actual	Budget	Budget to	Budget to
		'24 to '25		Actual	Actual				'24 to '25		Actual	Actual
REVENUES												
Golf Course												
Annual pass	\$ 41,450	\$ 23,700	\$ (17,750)	\$ -	N/A	\$ 23,700	\$ 79,120	\$ 77,850	\$ (1,270)	\$ -	N/A	\$ 77,850
Green fees + gps	269,286	231,244	(38,042)	312,131	74%	(80,887)	421,281	375,787	(45,494)	477,729	79%	(101,942)
Public green fees - TT	-	61,789	61,789	-	N/A	61,789	-	61,789	61,789	-	N/A	61,789
Range fees	18,057	50,977	32,920	13,421	380%	37,556	50,843	75,672	24,829	30,225	250%	45,447
Club rentals	1,990	(1,360)	(3,350)	2,300	-59%	(3,660)	3,810	(5,805)	(9,615)	4,300	-135%	(10,105)
Handicaps	75	80	5	500	16%	(420)	245	105	(140)	900	12%	(795)
Lake ball	-	-	-	257	0%	(257)	-	-	-	462	0%	(462)
Irrigation - Stoney Master	-	-	-	43	0%	(43)	-	-	-	77	0%	(77)
Sbjrgolf	-	-	-	400	0%	(400)	-	-	-	800	0%	(800)
Contract instructors	-	-	-	-	N/A	-	-	-	-	750	0%	(750)
Miscellaneous	500	-	(500)	750	0%	(750)	1,079	-	(1,079)	750	0%	(750)
Total golf course	331,358	366,430	35,072	329,802	111%	36,628	556,378	585,398	29,020	515,993	113%	69,405
Pro Shop												
Bags & accessories	1,039	1,121	82	1,950	57%	(829)	2,775	1,701	(1,074)	5,950	29%	(4,249)
Balls	5,037	5,676	639	6,649	85%	(973)	11,590	12,027	437	11,308	106%	719
Clubs	-	5,236	5,236	30	17453%	5,206	-	5,236	5,236	565	927%	4,671
Gloves	1,556	1,229	(327)	1,200	102%	29	3,652	2,191	(1,461)	2,200	100%	(9)
Headwear	3,116	890	(2,226)	1,690	53%	(800)	4,432	1,705	(2,727)	4,440	38%	(2,735)
Ladies wear	1,480	1,384	(96)	703	197%	681	2,270	1,847	(423)	1,481	125%	366
Mens wear	3,419	2,523	(896)	1,977	128%	546	7,440	4,132	(3,308)	5,308	78%	(1,176)
Shoes	2,538	1,195	(1,343)	2,598	46%	(1,403)	5,139	1,996	(3,143)	3,915	51%	(1,919)
Total pro shop	18,185	19,254	1,069	16,797	115%	2,457	37,298	30,835	(6,463)	35,167	88%	(4,332)
Total revenues	349,543	385,684	36,141	346,599	111%	39,085	593,676	616,233	22,557	551,160	112%	65,073
Cost of goods sold												
Pro shop												
Bags & accessories	-	-	-	800	0%	(800)	873	-	(873)	2,800	0%	(2,800)
Balls	3,326	-	(3,326)	5,115	0%	(5,115)	7,569	4,119	(3,450)	8,699	47%	(4,580)
Clubs	-	-	-	26	0%	(26)	-	-	-	372	0%	(372)
Gloves	649	-	(649)	800	0%	(800)	1,505	514	(991)	1,525	34%	(1,011)
Headwear	1,825	-	(1,825)	1,150	0%	(1,150)	2,559	735	(1,824)	2,650	28%	(1,915)
Ladies wear	1,430	-	(1,430)	624	0%	(624)	2,319	435	(1,884)	1,091	40%	(656)
Mens wear	2,624	-	(2,624)	1,282	0%	(1,282)	7,637	1,528	(6,109)	3,456	44%	(1,928)
Shoes	2,115	-	(2,115)	1,567	0%	(1,567)	9,964	615	(9,349)	2,528	24%	(1,913)
Miscellaneous	560	-	(560)	-	N/A	-	4,144	266	(3,878)	-	N/A	266
Discounts earned	(17)	(52)	(35)	(167)	31%	115	(193)	(52)	141	(334)	16%	282
Total cost of goods sold	12,512	(52)	(12,564)	11,197	0%	(11,249)	36,377	8,160	(28,217)	22,787	36%	(14,627)
Gross earnings	337,031	385,736	48,705	335,402	115%	50,334	557,299	608,073	50,774	528,373	115%	79,700

STONEYBROOK
STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - PROPRIETARY FUND - GOLF
PRO SHOP & GOLF COURSE
FOR THE PERIOD ENDED NOVEMBER 30, 2024

	Current Month						Year to Date					
	FY '24 Actual	FY '25 Actual	Variance Actual '24 to '25	FY '25 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '24 Actual	FY '25 Actual	Variance Actual '24 to '25	FY '25 Budget	Variance Budget to Actual	Variance Budget to Actual
EXPENSES												
Pro shop												
Advertising	1,100	-	(1,100)	1,000	0%	(1,000)	1,100	-	(1,100)	2,000	0%	(2,000)
Alarm	-	255	255	77	331%	178	119	373	254	154	242%	219
Credit card expense**	11,417	9,787	(1,630)	14,537	67%	(4,750)	18,875	17,233	(1,642)	21,175	81%	(3,942)
Bank charges	432	402	(30)	-	N/A	402	851	1,024	173	-	N/A	1,024
Cart lease	13,152	13,152	-	13,153	100%	(1)	33,419	26,715	(6,704)	26,306	102%	409
Cart maintenance	429	798	369	500	160%	298	429	952	523	1,000	95%	(48)
Cash (over)/short	-	-	-	-	N/A	-	67	-	(67)	-	N/A	-
Commission	-	-	-	731	0%	(731)	-	-	-	1,290	0%	(1,290)
Computer support (IBS)	3,910	560	(3,350)	-	N/A	560	4,459	930	(3,529)	-	N/A	930
Electric cart barn	1,950	1,575	(375)	1,183	133%	392	3,803	2,957	(846)	2,199	134%	758
Equipment repair/maintenance	-	-	-	71	0%	(71)	-	-	-	166	0%	(166)
Handicap system/GHIN	-	-	-	68	0%	(68)	-	-	-	123	0%	(123)
Internet access	-	626	626	132	474%	494	-	626	626	264	237%	362
Education	-	-	-	-	N/A	-	-	1,308	1,308	-	N/A	1,308
Office supplies	612	2,455	1,843	95	2584%	2,360	1,788	2,509	721	190	1321%	2,319
Payroll	50,008	45,280	(4,728)	38,049	119%	7,231	91,691	79,593	(12,098)	79,833	100%	(240)
Payroll taxes & fees	4,376	3,944	(432)	5,934	66%	(1,990)	8,634	6,931	(1,703)	12,661	55%	(5,730)
Pay related group insurance	864	-	(864)	3,686	0%	(3,686)	1,727	452	(1,275)	7,864	6%	(7,412)
Pay related 401k match	1,741	2,670	929	464	575%	2,206	3,660	5,115	1,455	928	551%	4,187
Range	456	3,512	3,056	6,000	59%	(2,488)	456	4,012	3,556	12,000	33%	(7,988)
Repairs & maintenance	-	-	-	71	0%	(71)	-	-	-	119	0%	(119)
Scorecards/pencils	-	-	-	-	N/A	-	-	-	-	2,500	0%	(2,500)
Storage unit	134	337	203	81	416%	256	268	482	214	162	298%	320
Supplies	288	564	276	750	75%	(186)	557	2,005	1,448	2,250	89%	(245)
Telephone	766	20	(746)	208	10%	(188)	1,671	40	(1,631)	416	10%	(376)
Towels	777	241	(536)	432	56%	(191)	1,749	241	(1,508)	864	28%	(623)
Trash removal	738	1,544	806	600	257%	944	2,952	3,090	138	1,200	258%	1,890
Uniforms	-	-	-	-	N/A	-	-	-	-	2,000	0%	(2,000)
Water & sewer	108	124	16	62	200%	62	191	233	42	124	188%	109
Website	-	-	-	55	0%	(55)	-	102	102	110	93%	(8)
Uncoded	-	20	20	-	N/A	20	-	40	40	-	N/A	40
Total pro shop	93,258	87,866	(5,392)	87,939	100%	(73)	178,466	156,963	(21,503)	177,898	88%	(20,935)

STONEYBROOK
STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - PROPRIETARY FUND - GOLF
PRO SHOP & GOLF COURSE
FOR THE PERIOD ENDED NOVEMBER 30, 2024

	Current Month					Year to Date						
	FY '24 Actual	FY '25 Actual	Variance Actual '24 to '25	FY '25 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '24 Actual	FY '25 Actual	Variance Actual '24 to '25	FY '25 Budget	Variance Budget to Actual	Variance Budget to Actual
Golf course												
Alarm	34	-	(34)	-	255%	-	131	63	(68)	-	N/A	63
Association dues & seminars	-	79	79	1,706	5%	(1,627)	295	863	568	3,246	27%	(2,383)
Bridge maintenance	-	-	-	-	N/A	-	14,281	-	(14,281)	-	N/A	-
Building maintenance	-	2,009	2,009	-	N/A	2,009	-	2,009	-	12,500	16%	(10,491)
Chemicals	6,658	6,813	155	12,757	53%	(5,944)	47,343	9,573	(37,770)	39,757	24%	(30,184)
Contract labor	5,742	7,740	1,998	850	911%	6,890	6,392	9,021	2,629	1,200	752%	7,821
Cart path fill	595	-	(595)	-	N/A	-	1,747	640	(1,107)	1,500	43%	(860)
Electricity maintenance bldg	280	266	(14)	460	58%	(194)	584	577	(7)	920	63%	(343)
Equipment lease JLG/American Pride	-	-	-	\$ 1,500	0%	(1,500)	-	-	-	3,350	0%	(3,350)
Equipment lease Toro Fiscal Year 2019	6,909	5,792	1	-	N/A	5,792	13,818	11,584	-	-	N/A	11,584
Equipment lease - GE Capital Toro Equip (cap)	240	240	-	250	96%	(10)	719	480	(239)	500	96%	(20)
Equipment Lease-TCF Toro Lease 114	3,288	3,288	-	7,980	41%	(4,692)	6,576	3,288	(3,288)	16,257	20%	(12,969)
Equipment Lease-TCF Toro Lease 115	746	3,162	2,416	3,300	96%	(138)	1,491	3,162	1,671	6,850	46%	(3,688)
Equipment Lease-TCF Toro Lease 116	467	467	-	880	53%	(413)	935	467	(468)	2,060	23%	(1,593)
Equipment Lease- Hunington Lease 309	-	-	-	-	N/A	-	-	-	-	3,000	0%	(3,000)
Equipment rental	1,023	1,023	-	-	N/A	1,023	2,045	2,045	-	-	N/A	2,045
Equipment repair	10,248	7,021	(3,227)	5,500	128%	1,521	19,081	14,329	(4,752)	11,000	130%	3,329
Fertilizer	4,207	4,625	418	4,388	105%	237	8,707	6,013	(2,694)	8,553	70%	(2,540)
Fuels/lubricants \$4.00 avg/gal	1,539	2,457	918	4,500	55%	(2,043)	3,563	3,943	380	9,000	44%	(5,057)
Fuel sales*	-	-	-	(48)	0%	48	-	-	-	(144)	0%	144
Golf service	5,524	-	(5,524)	9,000	0%	(9,000)	15,427	3,668	(11,759)	12,461	29%	(8,793)
Interest - bunker renovation	-	-	-	-	N/A	-	-	13,171	13,171	-	N/A	13,171
Irrigation water	4,980	4,537	(443)	7,000	65%	(2,463)	9,959	9,515	(444)	14,000	68%	(4,485)
Irrigation repairs	400	4,391	3,991	1,250	351%	3,141	2,840	5,353	2,513	2,500	214%	2,853
Capital outlay - bridge	-	20,089	20,089	-	N/A	20,089	-	20,089	20,089	-	N/A	20,089
Mulch	3,401	-	(3,401)	16,000	0%	(16,000)	3,401	-	(3,401)	16,000	0%	(16,000)
Office supplies	461	-	(461)	600	0%	(600)	461	-	(461)	1,244	0%	(1,244)
Payroll	72,895	65,613	(7,282)	62,989	104%	2,624	136,695	130,039	(6,656)	135,429	96%	(5,390)
Payroll taxes & fees	9,562	10,044	482	10,023	100%	21	19,709	20,190	481	21,550	94%	(1,360)
Pay related group insurance	7,774	(96)	(7,870)	7,452	-1%	(7,548)	14,797	352	(14,445)	14,904	2%	(14,552)
Pay related 401k match	-	-	-	500	0%	(500)	-	-	-	1,000	0%	(1,000)
Labor & benefits (Irrigation fund)	(4,428)	-	4,428	(4,428)	0%	4,428	(8,856)	(4,428)	4,428	(8,856)	50%	4,428
Labor & benefits (Common area maint.)	(2,084)	-	2,084	(2,131)	0%	2,131	(4,168)	(2,084)	2,084	(4,262)	49%	2,178
Ball field maintenance*	(1,500)	-	1,500	(1,750)	0%	1,750	(3,000)	(1,667)	1,333	(3,500)	48%	1,833
BMP/Safety (EPA req.)	800	800	-	800	100%	-	1,575	1,600	25	1,600	100%	-
Postage	12	-	(12)	-	N/A	-	12	(11)	(23)	-	N/A	(11)
Small tools	-	-	-	-	N/A	-	284	1,836	1,552	4,000	46%	(2,164)
Sod	-	-	-	-	N/A	-	-	-	-	3,000	0%	(3,000)
Supplies	926	(485)	(1,411)	750	-65%	(1,235)	1,629	716	(913)	1,500	48%	(784)
Telephone	210	539	329	400	135%	139	210	559	349	800	70%	(241)
Top dressing	-	-	-	1,558	0%	(1,558)	-	-	-	3,520	0%	(3,520)
Trash removal	2,029	1,352	(677)	1,400	97%	(48)	2,760	1,352	(1,408)	2,800	48%	(1,448)
Trees & shrubs	78	-	(78)	250	0%	(250)	78	-	(78)	500	0%	(500)
Tree trimming	-	-	-	-	N/A	-	-	-	-	3,000	0%	(3,000)
Tree removal	-	-	-	-	N/A	-	-	-	-	3,000	0%	(3,000)
Uniforms	446	509	63	1,356	38%	(847)	819	836	17	3,000	28%	(2,164)
Wash rack maintenance	300	300	-	525	57%	(225)	600	654	54	1,050	62%	(396)
Water & sewer	516	790	274	500	158%	290	933	1,496	563	1,000	150%	496
Miscellaneous	5	-	(5)	-	N/A	-	5	-	(5)	-	N/A	-
Uncoded	2,117	1,045	(1,072)	-	N/A	1,045	5,779	1,947	(3,832)	-	N/A	1,947
Total golf course	146,400	154,410	8,010	158,067	98%	(3,657)	329,657	273,240	(56,417)	350,789	78%	(77,549)

**STONEYBROOK
STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - PROPRIETARY FUND - GOLF
PRO SHOP & GOLF COURSE
FOR THE PERIOD ENDED NOVEMBER 30, 2024**

	Current Month					Year to Date						
	FY '24 Actual	FY '25 Actual	Variance Actual '24 to '25	FY '25 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '24 Actual	FY '25 Actual	Variance Actual '24 to '25	FY '25 Budget	Variance Budget to Actual	Variance Budget to Actual
Total golf course & pro shop expenses	239,658	242,276	2,618	246,006	98%	(3,730)	508,123	430,203	(77,920)	528,687	81%	(98,484)
Net golf course & pro shop earnings	97,373	143,460	46,087	89,396	160%	54,064	49,176	177,870	128,694	(314)	-56646%	178,184
Total revenues	365,095	401,676	36,581	364,734	110%	36,942	626,272	643,502	17,230	587,795	109%	55,628
Total cost of goods sold	15,823	(52)	(15,875)	15,258	0%	(15,310)	42,549	11,875	(30,674)	30,044	40%	(18,169)
Total expenses	297,651	283,314	(14,337)	332,063	85%	(48,749)	621,435	524,162	(97,273)	699,639	75%	(175,477)
NONOPERATING REVENUES/(EXPENSES)												
Interest	(4,696)	(23,275)	(18,579)	(3,879)	600%	(19,396)	(9,392)	(27,971)	(18,579)	(7,758)	300%	(20,213)
Total other financing sources/(uses)	(4,696)	(23,275)	(18,579)	(3,879)	600%	(19,396)	(9,392)	(27,971)	(18,579)	(7,758)	300%	(20,213)
Change in net position	46,925	95,139	<u>\$ 48,214</u>	13,534		<u>\$ 81,605</u>	(47,104)	79,494	<u>\$ 126,598</u>	(149,646)		<u>\$ 229,061</u>
Total net position - beginning	4,287,005	3,585,206		3,934,572			4,381,034	3,600,851		4,097,752		
Total net position - ending	<u>\$ 4,333,930</u>	<u>\$ 3,680,345</u>		<u>\$ 3,948,106</u>			<u>\$ 4,333,930</u>	<u>\$ 3,680,345</u>		<u>\$ 3,948,106</u>		

*FY is an abbreviation for fiscal year, which covers the time period from October 1 through September 30. In other words, FY 2022 refers to October 1, 2021 through September 30, 2022.

**This amount was previously budgeted for and reflected in Bank charges. The expenses have now been split and the budget amount is now reflected in Credit card expense.

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
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**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT
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**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2024**

	Major Funds						Total Governmental Funds
	General	Special Revenue Fund	Debt Service Series 2022-1	Debt Service Series 2022-2	Capital Projects Series 2022-1	Capital Projects Series 2022-2	
ASSETS							
Cash/investments							
SunTrust	\$ 657,482	\$ 496,375	\$ -	\$ -	\$ -	\$ -	\$ 1,153,857
Bank United	60,000	-	-	-	-	-	60,000
Bank United - ICS	357,658	-	-	-	-	-	357,658
Revenue	-	-	186,955	439,140	-	-	626,095
Reserve	-	-	127,682	271,734	-	-	399,416
Construction	-	-	-	-	2,023,939	8,416	2,032,355
Due from other funds							
General fund	-	-	12,557	27,990	-	-	40,547
Due from enterprise fund (golf course)	-	3,604	-	-	-	-	3,604
Lease receivable	-	536,289	-	-	-	-	536,289
Total assets	<u>\$ 1,075,140</u>	<u>\$ 1,036,268</u>	<u>\$ 327,194</u>	<u>\$ 738,864</u>	<u>\$ 2,023,939</u>	<u>\$ 8,416</u>	<u>\$ 5,209,821</u>
LIABILITIES & FUND BALANCES							
Liabilities:							
Accounts payable	\$ 1,631	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,631
Sales tax payable	-	528	-	-	-	-	528
Contracts payable	-	-	-	-	7,746	-	7,746
Retainage payable	-	-	-	-	148,671	-	148,671
Due to other funds							
Debt service series 2022-1	12,557	-	-	-	-	-	12,557
Debt service series 2022-2	27,990	-	-	-	-	-	27,990
Enterprise fund: golf course	3,686	-	-	-	-	-	3,686
Total liabilities	<u>45,864</u>	<u>528</u>	<u>-</u>	<u>-</u>	<u>156,417</u>	<u>-</u>	<u>202,809</u>
DEFERRED INFLOWS OF RESOURCES							
Deferred receipts	-	521,388	-	-	-	-	521,388
Total deferred inflows of resources	<u>-</u>	<u>521,388</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>521,388</u>
Fund balances:							
Restricted:							
Debt service	-	-	327,194	738,864	-	-	1,066,058
Capital projects	-	-	-	-	1,867,522	8,416	1,875,938
Assigned:							
Assigned - catastrophe response	300,000	-	-	-	-	-	300,000
Assigned - working capital	729,276	-	-	-	-	-	729,276
Assigned - CAM reserves	-	35,139	-	-	-	-	35,139
Assigned - Common area maint	-	180,242	-	-	-	-	180,242
Unassigned	-	298,971	-	-	-	-	298,971
Total fund balances	<u>1,029,276</u>	<u>514,352</u>	<u>327,194</u>	<u>738,864</u>	<u>1,867,522</u>	<u>8,416</u>	<u>4,485,624</u>
Total liabilities and fund balances	<u>\$ 1,075,140</u>	<u>\$ 1,036,268</u>	<u>\$ 327,194</u>	<u>\$ 738,864</u>	<u>\$ 2,023,939</u>	<u>\$ 8,416</u>	<u>\$ 5,209,821</u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES - GENERAL FUND
FOR THE PERIOD ENDED DECEMBER 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 493,628	\$ 651,535	\$768,350	85%
Interest and miscellaneous (incl. FEMA)	1,099	3,772	20,000	19%
Total revenues	<u>494,727</u>	<u>655,307</u>	<u>788,350</u>	83%
EXPENDITURES				
Administrative				
Supervisors	1,612	4,628	12,918	36%
Management	4,093	12,281	49,123	25%
Accounting	416	1,248	4,991	25%
Assessment roll preparation	1,122	3,365	13,461	25%
Arbitrage rebate calculation	-	-	2,000	0%
Dissemination agent	83	250	1,000	25%
Trustee fees - series 2014 resident	-	-	3,000	0%
Audit	-	-	4,330	0%
Legal	2,869	5,841	20,000	29%
Engineering	2,942	5,617	5,000	112%
Postage	50	401	2,000	20%
Insurance	-	4,415	4,625	95%
Printing and binding	142	425	1,700	25%
Legal advertising	1,625	1,887	2,000	94%
Contingencies	151	1,378	2,000	69%
Annual district filing fee	-	175	175	100%
Total administrative	<u>15,105</u>	<u>41,911</u>	<u>128,323</u>	33%
Landscape Maintenance				
Other contractual				
Personnel services	14,659	44,806	329,124	14%
Capital outlay-mowers/carts	-	-	9,000	0%
Utility carts	-	-	6,000	0%
Blowers/edgers/trimmers etc.	-	-	3,500	0%
Chemicals	-	-	7,500	0%
Fertilizers	-	3,354	24,000	14%
Annuals	-	8,250	12,000	69%
Fuel	-	2,800	9,000	31%
Irrigation parts	361	524	8,000	7%
Parts and maintenance	-	932	12,000	8%
Horticultural debris and trash disposal	-	1,352	8,500	16%
Uniforms	265	705	5,000	14%
Continuing educations/BMP certi	-	-	1,500	0%
Golf maintenance - ball fields	-	1,667	20,000	8%
Golf maintenance management	-	2,084	25,008	8%
Tree trimming	17,892	17,892	30,000	60%
Mulch	-	23,011	40,000	58%
Plant replacement	-	-	5,000	0%
Equipment lease - TCF113	898	898	7,000	13%
Storm Water Management				
Pipe inspections	-	-	35,000	0%
Conservation area maintenance	6,500	6,500	40,000	16%
Roadway				
Annual inspection and repairs	-	-	15,000	0%
Signage repairs	-	-	5,000	0%
Total landscape maintenance	<u>40,575</u>	<u>114,775</u>	<u>657,132</u>	17%
Other fees and charges				
Tax collector	-	3,187	2,895	110%
Total other fees and charges	<u>-</u>	<u>3,187</u>	<u>2,895</u>	110%
Total expenditures	<u>55,680</u>	<u>159,873</u>	<u>788,350</u>	20%
Excess/(deficiency) of revenues over/(under) expenditures	439,047	495,434	-	
Fund balance - beginning	590,229	533,842	489,311	
Fund balance - ending				
Assigned:				
Assigned - catastrophe response	300,000	300,000	300,000	
Assigned - working capital	<u>729,276</u>	<u>729,276</u>	<u>189,311</u>	
Fund balance - ending	<u>\$1,029,276</u>	<u>\$1,029,276</u>	<u>\$489,311</u>	

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - SPECIAL REVENUE FUND
FOR THE PERIOD ENDED DECEMBER 31, 2024**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
OPERATING REVENUES				
Commercial rental				
Duffy's	\$ 14,927	\$ 44,781	\$ 179,124	25%
Duffy's % of sales	-	-	79,216	0%
Stoneybrook Golf	-	-	57,351	0%
Cam reserves				
Duffy's	1,205	3,614	14,460	25%
Stoneybrook Golf	-	-	3,876	0%
Common area maintenance				
Duffy's	4,979	14,936	59,748	25%
Stoneybrook Golf	-	-	34,404	0%
Miscellaneous revenue	-	-	-	N/A
Total operating revenues	<u>21,111</u>	<u>63,331</u>	<u>428,179</u>	15%
OPERATING EXPENSES				
Administrative Expenses				
Legal fees	885	3,953	-	N/A
Trustee fee	-	-	4,500	0%
Taxes & assessments: Lee County	-	-	16,727	0%
Office supplies	-	-	250	0%
Miscellaneous	152	1,029	6,000	17%
Total administrative expenses	<u>1,037</u>	<u>4,982</u>	<u>27,477</u>	18%
Maintenance Services				
Property management	1,400	4,200	16,800	25%
Electricity	77	111	600	19%
Repairs & maintenance	2,443	8,683	75,000	12%
Irrigation	175	351	2,400	15%
Building maintenance	8,942	43,078	35,000	123%
Hurricane clean-up	-	-	5,000	0%
Total maintenance services	<u>13,037</u>	<u>56,423</u>	<u>134,800</u>	42%
Total operating expenses	<u>14,074</u>	<u>61,405</u>	<u>162,277</u>	38%
Operating gain/(loss)	7,037	1,926	265,902	
OTHER FINANCING SOURCES/(USES)				
Transfers out	-	-	(104,210)	N/A
Total other financing sources/(uses)	<u>-</u>	<u>-</u>	<u>(104,210)</u>	N/A
Change in net position	7,037	1,926	161,692	
Total net position - beginning	507,315	512,426	601,027	
Total net position - ending	<u>\$ 514,352</u>	<u>\$ 514,352</u>	<u>\$ 762,719</u>	

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2022-1
FOR THE PERIOD ENDED DECEMBER 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 138,828	\$ 182,657	\$ 139,592	131%
Interest	510	2,255	11,380	N/A
Total revenues	<u>139,338</u>	<u>184,912</u>	<u>150,972</u>	0%
EXPENDITURES				
Debt Service				
Principal	\$ -	\$ -	\$ 80,000	0%
Interest	-	84,545	161,205	52%
Total expenditures	<u>-</u>	<u>84,545</u>	<u>241,205</u>	35%
Excess (deficiency) of revenues over (under) expenditures	139,338	100,367	(90,233)	
OTHER SOURCES (USES)				
Transfers in	-	-	104,210	0%
Total other sources/(uses)	<u>-</u>	<u>-</u>	<u>104,210</u>	0%
Net change in fund balance	139,338	100,367	13,977	
Fund balance - beginning	187,856	226,827	222,559	
Fund balance - ending	<u>\$ 327,194</u>	<u>\$ 327,194</u>	<u>\$ 236,536</u>	

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2022-2
FOR THE PERIOD ENDED DECEMBER 31, 2024**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy	\$ 309,466	\$ 407,167	\$ 543,467	75%
Interest	1,171	5,326	-	N/A
Total revenues	<u>310,637</u>	<u>412,493</u>	<u>543,467</u>	76%
EXPENDITURES				
Debt Service				
Principal	\$ -	\$ -	\$ 115,000	0%
Interest	-	213,588	427,175	50%
Total expenditures	<u>-</u>	<u>213,588</u>	<u>542,175</u>	39%
Excess (deficiency) of revenues over (under) expenditures	310,637	198,905	1,292	
Fund balance - beginning	428,227	539,959	534,123	
Fund balance - ending	<u>\$ 738,864</u>	<u>\$ 738,864</u>	<u>\$ 535,415</u>	

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2022-1
FOR THE PERIOD ENDED DECEMBER 31, 2024**

	Current Month	Year to Date
REVENUES		
Interest	\$ 7,152	\$ 22,664
Total revenues	7,152	22,664
EXPENDITURES		
Capital outlay	-	7,746
Total expenditures	-	7,746
Excess (deficiency) of revenues over (under) expenditures	7,152	14,918
Fund balance - beginning	1,860,370	1,852,604
Fund balance - ending	\$ 1,867,522	\$ 1,867,522

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2022-2
FOR THE PERIOD ENDED DECEMBER 31, 2024**

	Current Month	Year to Date
REVENUES		
Interest	30	94
Total revenues	30	94
EXPENDITURES		
Total expenditures	-	-
Excess (deficiency) of revenues over (under) expenditures	30	94
Fund balance - beginning	8,386	8,322
Fund balance - ending	\$ 8,416	\$ 8,416

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF NET POSITION
PROPRIETARY FUND - IRRIGATION
DECEMBER 31, 2024**

ASSETS	Balance
Current assets:	
Cash	\$ 93,443
Bank United	10,331
Accounts receivable	(8,333)
Less allowance for doubtful accounts	(14,704)
Due from golf course	4,412
Total current assets	85,149
Noncurrent assets:	
Capital assets	
Equipment - irrigation	559,257
Resident irrigation & wells	494,808
Pumphouse	371,990
Less accumulated depreciation	(699,142)
Total capital assets, net of accumulated depreciation	726,913
Total noncurrent assets	726,913
Total assets	812,062
LIABILITIES	
Current liabilities:	
Customer deposits	12,868
Total current liabilities	12,868
Total liabilities	12,868
NET POSITION	
Net investment in capital assets	(204,334)
Unrestricted	1,003,528
Total net position	\$ 799,194

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - PROPRIETARY FUND - IRRIGATION
FOR THE PERIOD ENDED DECEMBER 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
OPERATING REVENUES				
Assessment levy	\$ 82,644	\$ 108,735	\$ 125,921	86%
Direct bill: golf course	-	4,978	59,742	8%
Irrigation revenue	17,277	39,883	170,000	23%
Total revenues	<u>99,921</u>	<u>153,596</u>	<u>355,663</u>	43%
OPERATING EXPENSES				
Professional fees				
Audit	-	-	4,635	0%
Accounting	728	2,185	8,742	25%
Utility billing	7,766	7,766	45,000	17%
Miscellaneous	290	891	3,000	30%
Total professional fees	<u>8,784</u>	<u>10,842</u>	<u>61,377</u>	18%
Irrigation services				
Service/permit monitoring contracts	-	-	3,000	0%
Line repairs/labor	145	2,947	50,000	6%
Insurance	-	-	15,685	0%
Effluent water supply	28,811	28,811	114,000	25%
Electricity	5,171	6,912	30,000	23%
Pumps & machinery	1,039	4,458	15,000	30%
Depreciation	-	3,383	40,603	8%
Personnel	-	1,771	27,000	7%
Total utility expenses	<u>35,166</u>	<u>48,282</u>	<u>295,288</u>	16%
Total operating expenses	<u>43,950</u>	<u>59,124</u>	<u>356,665</u>	17%
Operating gain/(loss)	55,971	94,472	(1,002)	
NONOPERATING REVENUES/(EXPENSES)				
Interest, penalties & miscellaneous income	28	89	100	89%
Total nonoperating revenues (expenses)	<u>28</u>	<u>89</u>	<u>100</u>	89%
Change in net position	55,999	94,561	(902)	
Total net position - beginning	743,195	704,633	287,963	
Total net position - ending	<u>\$ 799,194</u>	<u>\$ 799,194</u>	<u>\$ 287,061</u>	

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
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**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT
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**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JANUARY 31, 2025**

	Major Funds						Total Governmental Funds
	General	Special Revenue Fund	Debt Service Series 2022-1	Debt Service Series 2022-2	Capital Projects Series 2022-1	Capital Projects Series 2022-2	
ASSETS							
Cash/investments							
SunTrust	\$ 180,708	\$ 512,130	\$ -	\$ -	\$ -	\$ -	\$ 692,838
Bank United	60,000	-	-	-	-	-	60,000
Bank United - ICS	757,658	-	-	-	-	-	757,658
Revenue	-	-	207,758	485,547	-	-	693,305
Reserve	-	-	127,682	271,734	-	-	399,416
Construction	-	-	-	-	2,031,117	8,446	2,039,563
Due from other funds							
Due from enterprise fund (golf course)	-	60,996	-	-	-	-	60,996
Lease receivable	-	536,289	-	-	-	-	536,289
Total assets	<u>\$ 998,366</u>	<u>\$ 1,109,415</u>	<u>\$ 335,440</u>	<u>\$ 757,281</u>	<u>\$ 2,031,117</u>	<u>\$ 8,446</u>	<u>\$ 5,240,065</u>
LIABILITIES & FUND BALANCES							
Liabilities:							
Sales tax payable	\$ -	\$ 1,056	\$ -	\$ -	\$ -	\$ -	\$ 1,056
Contracts payable	-	-	-	-	17,736	-	17,736
Retainage payable	-	-	-	-	148,672	-	148,672
Due to other funds							
Enterprise fund: golf course	3,926	-	-	-	-	-	3,926
Total liabilities	<u>3,926</u>	<u>1,056</u>	<u>-</u>	<u>-</u>	<u>166,408</u>	<u>-</u>	<u>171,390</u>
DEFERRED INFLOWS OF RESOURCES							
Deferred receipts	-	521,388	-	-	-	-	521,388
Total deferred inflows of resources	<u>-</u>	<u>521,388</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>521,388</u>
Fund balances:							
Restricted:							
Debt service	-	-	335,440	757,281	-	-	1,092,721
Capital projects	-	-	-	-	1,864,709	8,446	1,873,155
Assigned:							
Assigned - catastrophe response	300,000	-	-	-	-	-	300,000
Assigned - working capital	694,440	-	-	-	-	-	694,440
Assigned - CAM reserves	-	35,139	-	-	-	-	35,139
Assigned - Common area maint	-	180,242	-	-	-	-	180,242
Unassigned	-	371,590	-	-	-	-	371,590
Total fund balances	<u>994,440</u>	<u>586,971</u>	<u>335,440</u>	<u>757,281</u>	<u>1,864,709</u>	<u>8,446</u>	<u>4,547,287</u>
Total liabilities and fund balances	<u>\$ 998,366</u>	<u>\$ 1,109,415</u>	<u>\$ 335,440</u>	<u>\$ 757,281</u>	<u>\$ 2,031,117</u>	<u>\$ 8,446</u>	<u>\$ 5,240,065</u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES - GENERAL FUND
FOR THE PERIOD ENDED JANUARY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 27,222	\$ 678,757	\$768,350	88%
Interest and miscellaneous (incl. FEMA)	6	3,778	20,000	19%
Total revenues	<u>27,228</u>	<u>682,535</u>	<u>788,350</u>	87%
EXPENDITURES				
Administrative				
Supervisors	2,169	6,796	12,918	53%
Management	4,093	16,374	49,123	33%
Accounting	416	1,664	4,991	33%
Assessment roll preparation	1,122	4,487	13,461	33%
Arbitrage rebate calculation	-	-	2,000	0%
Dissemination agent	83	333	1,000	33%
Trustee fees - series 2014 resident	-	-	3,000	0%
Audit	-	-	4,330	0%
Legal	6,168	12,008	20,000	60%
Engineering	3,582	9,200	5,000	184%
Postage	140	541	2,000	27%
Insurance	-	4,415	4,625	95%
Printing and binding	142	567	1,700	33%
Legal advertising	-	1,887	2,000	94%
Contingencies	158	1,536	2,000	77%
Annual district filing fee	-	175	175	100%
Total administrative	<u>18,073</u>	<u>59,983</u>	<u>128,323</u>	47%
Landscape Maintenance				
Other contractual				
Personnel services	16,930	61,737	329,124	19%
Capital outlay-mowers/carts	-	-	9,000	0%
Utility carts	-	-	6,000	0%
Blowers/edgers/trimmers etc.	-	-	3,500	0%
Chemicals	-	-	7,500	0%
Fertilizers	4,042	7,396	24,000	31%
Annuals	2,720	10,970	12,000	91%
Fuel	-	2,800	9,000	31%
Irrigation parts	619	1,142	8,000	14%
Parts and maintenance	-	932	12,000	8%
Horticultural debris and trash disposal	-	1,352	8,500	16%
Uniforms	110	815	5,000	16%
Continuing educations/BMP certi	-	-	1,500	0%
Golf maintenance - ball fields	-	1,667	20,000	8%
Golf maintenance management	-	2,084	25,008	8%
Tree trimming	678	18,570	30,000	62%
Mulch	15,194	38,205	40,000	96%
Plant replacement	-	-	5,000	0%
Equipment lease - TCF113	449	1,347	7,000	19%
Storm Water Management				
Pipe inspections	-	-	35,000	0%
Conservation area maintenance	3,250	9,750	40,000	24%
Roadway				
Annual inspection and repairs	-	-	15,000	0%
Signage repairs	-	-	5,000	0%
Total landscape maintenance	<u>43,992</u>	<u>158,767</u>	<u>657,132</u>	24%
Other fees and charges				
Tax collector	-	3,187	2,895	110%
Total other fees and charges	<u>-</u>	<u>3,187</u>	<u>2,895</u>	110%
Total expenditures	<u>62,065</u>	<u>221,937</u>	<u>788,350</u>	28%
Excess/(deficiency) of revenues over/(under) expenditures	(34,837)	460,598	-	
Fund balance - beginning	1,029,277	533,842	489,311	
Fund balance - ending				
Assigned:				
Assigned - catastrophe response	300,000	300,000	300,000	
Assigned - working capital	694,440	694,440	189,311	
Fund balance - ending	<u>\$ 994,440</u>	<u>\$ 994,440</u>	<u>\$489,311</u>	

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - SPECIAL REVENUE FUND
FOR THE PERIOD ENDED JANUARY 31, 2025**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
OPERATING REVENUES				
Commercial rental				
Duffy's	\$ 19,936	\$ 79,743	\$ 179,124	45%
Duffy's % of sales	-	-	79,216	0%
Stoneybrook Golf	-	-	57,351	0%
Cam reserves				
Duffy's	1,528	6,111	14,460	42%
Stoneybrook Golf	-	-	3,876	0%
Common area maintenance				
Duffy's	7,846	31,383	59,748	53%
Stoneybrook Golf	-	-	34,404	0%
Total operating revenues	<u>29,310</u>	<u>117,237</u>	<u>428,179</u>	27%
OPERATING EXPENSES				
Administrative Expenses				
Legal fees	-	3,953	-	N/A
Trustee fee	-	-	4,500	0%
Taxes & assessments: Lee County	-	-	16,727	0%
Office supplies	-	-	250	0%
Miscellaneous	153	1,180	6,000	20%
Total administrative expenses	<u>153</u>	<u>5,133</u>	<u>27,477</u>	19%
Maintenance Services				
Property management	1,400	5,600	16,800	33%
Electricity	-	111	600	19%
Repairs & maintenance	-	8,683	75,000	12%
Irrigation	176	526	2,400	22%
Building maintenance	4,156	47,236	35,000	135%
Hurricane clean-up	-	-	5,000	0%
Total maintenance services	<u>5,732</u>	<u>62,156</u>	<u>134,800</u>	46%
Total operating expenses	<u>5,885</u>	<u>67,289</u>	<u>162,277</u>	41%
Operating gain/(loss)	23,425	49,948	265,902	
OTHER FINANCING SOURCES/(USES)				
Transfers out	-	-	(104,210)	N/A
Total other financing sources/(uses)	<u>-</u>	<u>-</u>	<u>(104,210)</u>	N/A
Change in net position	23,425	49,948	161,692	
Total net position - beginning	<u>563,546</u>	<u>537,023</u>	<u>601,027</u>	
Total net position - ending	<u>\$ 586,971</u>	<u>\$ 586,971</u>	<u>\$ 762,719</u>	

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2022-1
FOR THE PERIOD ENDED JANUARY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 7,656	\$ 190,313	\$ 139,592	136%
Interest	590	2,845	11,380	N/A
Total revenues	<u>8,246</u>	<u>193,158</u>	<u>150,972</u>	0%
EXPENDITURES				
Debt Service				
Principal	\$ -	\$ -	\$ 80,000	0%
Interest	-	84,545	161,205	52%
Total expenditures	<u>-</u>	<u>84,545</u>	<u>241,205</u>	35%
Excess (deficiency) of revenues over (under) expenditures	8,246	108,613	(90,233)	
OTHER SOURCES (USES)				
Transfers in	-	-	104,210	0%
Total other sources/(uses)	<u>-</u>	<u>-</u>	<u>104,210</u>	0%
Net change in fund balance	8,246	108,613	13,977	
Fund balance - beginning	327,194	226,827	222,559	
Fund balance - ending	<u>\$ 335,440</u>	<u>\$ 335,440</u>	<u>\$ 236,536</u>	

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2022-2
FOR THE PERIOD ENDED JANUARY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 17,066	\$ 424,234	\$ 543,467	78%
Interest	1,349	6,676	-	N/A
Total revenues	<u>18,415</u>	<u>430,910</u>	<u>543,467</u>	79%
EXPENDITURES				
Debt Service				
Principal	\$ -	\$ -	\$ 115,000	0%
Interest	-	213,588	427,175	50%
Total expenditures	<u>-</u>	<u>213,588</u>	<u>542,175</u>	39%
Excess (deficiency) of revenues over (under) expenditures	18,415	217,322	1,292	
Fund balance - beginning	738,866	539,959	534,123	
Fund balance - ending	<u>\$ 757,281</u>	<u>\$ 757,281</u>	<u>\$ 535,415</u>	

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2022-1
FOR THE PERIOD ENDED JANUARY 31, 2025**

	<u>Current Month</u>	<u>Year to Date</u>
REVENUES		
Interest	\$ 7,178	\$ 29,841
Total revenues	<u>7,178</u>	<u>29,841</u>
EXPENDITURES		
Capital outlay	<u>9,990</u>	<u>17,736</u>
Total expenditures	<u>9,990</u>	<u>17,736</u>
Excess (deficiency) of revenues over (under) expenditures	(2,812)	12,105
Fund balance - beginning	<u>1,867,521</u>	<u>1,852,604</u>
Fund balance - ending	<u><u>\$ 1,864,709</u></u>	<u><u>\$ 1,864,709</u></u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2022-2
FOR THE PERIOD ENDED JANUARY 31, 2025**

	Current Month	Year to Date
REVENUES		
Interest	30	124
Total revenues	30	124
EXPENDITURES		
Total expenditures	-	-
Excess (deficiency) of revenues over (under) expenditures	30	124
Fund balance - beginning	8,416	8,322
Fund balance - ending	\$ 8,446	\$ 8,446

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF NET POSITION
PROPRIETARY FUND - IRRIGATION
JANUARY 31, 2025**

ASSETS	Balance
Current assets:	
Cash	\$ 84,504
Bank United	10,331
Accounts receivable	(2,595)
Less allowance for doubtful accounts	(14,704)
Due from golf course	4,412
Total current assets	81,948
Noncurrent assets:	
Capital assets	
Equipment - irrigation	559,257
Resident irrigation & wells	494,808
Pumphouse	371,990
Less accumulated depreciation	(699,142)
Total capital assets, net of accumulated depreciation	726,913
Total noncurrent assets	726,913
Total assets	808,861
LIABILITIES	
Current liabilities:	
Customer deposits	12,903
Total current liabilities	12,903
Total liabilities	12,903
NET POSITION	
Net investment in capital assets	(204,334)
Unrestricted	1,000,292
Total net position	\$ 795,958

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - PROPRIETARY FUND - IRRIGATION
FOR THE PERIOD ENDED JANUARY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
OPERATING REVENUES				
Assessment levy	\$ 4,558	\$ 113,293	\$ 125,921	90%
Direct bill: golf course	-	4,978	59,742	8%
Irrigation revenue	12,574	52,457	170,000	31%
Total revenues	<u>17,132</u>	<u>170,728</u>	<u>355,663</u>	48%
OPERATING EXPENSES				
Professional fees				
Audit	-	-	4,635	0%
Accounting	728	2,914	8,742	33%
Utility billing	-	7,766	45,000	17%
Miscellaneous	344	1,237	3,000	41%
Total professional fees	<u>1,072</u>	<u>11,917</u>	<u>61,377</u>	19%
Irrigation services				
Service/permit monitoring contracts	-	-	3,000	0%
Line repairs/labor	435	3,382	50,000	7%
Insurance	-	-	15,685	0%
Effluent water supply	18,254	47,065	114,000	41%
Electricity	-	6,912	30,000	23%
Pumps & machinery	606	5,064	15,000	34%
Depreciation	-	3,383	40,603	8%
Personnel	-	1,771	27,000	7%
Total utility expenses	<u>19,295</u>	<u>67,577</u>	<u>295,288</u>	23%
Total operating expenses	<u>20,367</u>	<u>79,494</u>	<u>356,665</u>	22%
Operating gain/(loss)	(3,235)	91,234	(1,002)	
NONOPERATING REVENUES/(EXPENSES)				
Interest, penalties & miscellaneous income	1	91	100	91%
Total nonoperating revenues (expenses)	<u>1</u>	<u>91</u>	<u>100</u>	91%
Change in net position	(3,234)	91,325	(902)	
Total net position - beginning	799,192	704,633	287,963	
Total net position - ending	<u>\$ 795,958</u>	<u>\$ 795,958</u>	<u>\$ 287,061</u>	

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

A

DRAFT

**MINUTES OF MEETING
STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stoneybrook Community Development District held a Regular Meeting on January 28, 2025 at 9:00 a.m., at the Stoneybrook Community Center, 11800 Stoneybrook Golf Boulevard, Estero, Florida 33928.

Present were:

Eileen Huff	Chair
Chris Brady	Vice Chair
Adam Dalton	Assistant Secretary
Philip Simonson	Assistant Secretary
Phil Olive	Assistant Secretary

Also present:

Chuck Adams	District Manager
Lenore Brakefield	District Counsel
Mark Zordan	District Engineer
Kyle Schulte	Head Golf Pro
John Vuknic	Golf Superintendent
Lisa Paul	Property Manager
David Capinski (via telephone)	Grau & Associates
Joe Mongillo	Insurance Agent
Stan Dale	Resident
Joyce Cornwell	Resident/HOA Treasurer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 9:00 a.m. All Supervisors were present.

- **Presentation of Stoneybrook Community Development District's Audited Financial Report for Fiscal Year Ended September 30, 2023, Prepared by Grau & Associates**
This item, previously the Fifth Order of Business, was presented out of order.

Mr. Capinski thanked the Board for choosing his firm to conduct the audit and thanked Management and Staff for providing the necessary financial data. He stated the Audited Financial Report for Fiscal Year Ended September 30, 2023 received an unmodified and clean opinion, which is the best opinion that can be given. There were no findings, recommendations,

40 deficiencies on internal control or instances of non-compliance. The Audit was submitted to
41 District Management and subsequently submitted to the State.

42 Mr. Capinski and Mr. Adams responded to questions about a shift in the Balance Sheet,
43 on Page 10, of by 10% to 15%; the "Operating expenses" line items, on Page 15, under the Net
44 Position-Proprietary Fund; the \$34,880 in outstanding checks noted under "2023-01 Stale dated
45 checks"; and expenditures exceeding appropriations, on Page 37, under "2023-03 Budget". Mr.
46 Adams will investigate the outstanding checks noted and email his findings to the Board.

47 ■ **Consideration of Resolution 2025-03, Hereby Accepting the Audited Financial Report**
48 **for the Fiscal Year Ended September 30, 2023**

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

50 Ms. Huff presented Resolution 2025-03.

51

52 **On MOTION by Mr. Simonsen and seconded by Mr. Brady, with all in favor,**
53 **Resolution 2025-03, Hereby Accepting the Audited Financial Report for the**
54 **Fiscal Year Ended September 30, 2023, was adopted.**

55

56

57 **SECOND ORDER OF BUSINESS**

Public Comments (5 Minutes)

58

59 Resident Stan Dale voiced his opinion that roots from the berm are encroaching on the
60 foundation of his home. He discussed the remediation actions he is taking to protect his home,
61 including hiring a tree company to cut overhang and another vendor to mitigate the
62 encroachment of the roots by digging a 4' trench as close to the property line as possible, and
63 backfilling it with concrete, while measuring the utilities.

64 Discussion ensued regarding tree removal, an Architectural Review Committee (ARC)
65 request and hiring insured vendors.

66 Ms. Huff consented to the remediation work and urged Mr. Dale to contact Mr. Vuknic
67 or email Mr. Brady if he needs anything.

68 Resident Joyce Cornwell thanked Mr. Vuknic for coordinating with her team to
69 investigate an irrigation concern; specifically, related to water flowing from the HOA's meter
70 being used to irrigate CDD clocks and zones. She stated Mr. Vuknic has been working on
71 identifying areas and quantifying the water flow and he expressed interest in the possible
72 solutions. She looks forward to Mr. Vuknic's report later in the meeting.

73

74 **THIRD ORDER OF BUSINESS**

Administration of Oath of Office to Newly Elected Supervisor Chris Brady - Seat 2 (the following to be provided in separate package)

75
76
77
78

79 Mr. Adams stated the Oath of Office was administered to Mr. Chris Brady prior to the
80 meeting. As an experienced Board Member, Mr. Brady is familiar with the following:

81 **A. Required Ethics Training and Disclosure Filing**

- 82 • **Sample Form 1 2023/Instructions**

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

84 **C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**

85 **D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local**
86 **Public Officers**

87

88 **FOURTH ORDER OF BUSINESS**

Ratification of Resolution 2025-01, Electing and Removing Officers of the District and Providing for an Effective Date

89
90
91

92 Mr. Adams presented Resolution 2025-01. Mr. Dalton nominated the following:

93	Eileen Huff	Chair
94	Chris Brady	Vice Chair
95	Adam Dalton	Assistant Secretary
96	Phil Simonsen	Assistant Secretary
97	Phil Olive	Assistant Secretary

98 No other nominations were made.

99 The following prior appointments by the Board remain unaffected by this Resolution:

100	Chuck E. Adams, Jr.	Secretary
101	Craig Wrathell	Assistant Secretary
102	Craig Wrathell	Treasurer
103	Jeff Pinder	Assistant Treasurer

104

On MOTION by Mr. Dalton and seconded by Mr. Brady, with all in favor, Resolution 2025-01, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

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110 **FIFTH ORDER OF BUSINESS**

Presentation of Stoneybrook Community Development District’s Audited Financial Report for Fiscal Year Ended September 30, 2023, Prepared by Grau & Associates

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112
113
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This item was presented following the First Order of Business.

116

117 **SIXTH ORDER OF BUSINESS**

Consideration of Resolution 2025-03, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2023

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This item was presented following the First Order of Business.

123

124 **SEVENTH ORDER OF BUSINESS**

District Engineer Staff Report: Johnson Engineering, Inc.

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Mr. Zordan reported the following:

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➤ Regarding a prior inquiry about the possibility of constructing a sidewalk through the berm in the Duffy’s parking lot, Staff feels it is doable. However, a proposal for a survey and design would include minimum berm elevation, tree removals and replacements, a parking lot island, lighting, landscape and irrigation, pedestrian pavement markings and LDO permitting from the Village of Estero and Lee County, at an estimated cost of \$30,000.

133
134

Discussion ensued regarding the scope of work, total project costs, including Engineering services, construction and LDO costs.

135

The Board’s consensus was to reject the project.

136

On MOTION by Mr. Olive and seconded by Mr. Simonsen, with all in favor, deferring constructing a sidewalk through the berm at Duffy’s from the parking lot to Corkscrew Road indefinitely a project, was approved.

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144

➤ Regarding erosion wall repairs at Hole #18 to mitigate hydraulic pressure, Mr. Zordan stated, per his research, a good geotextile fabric is needed to facilitate wall repairs and curtain silt migration into the lake.

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146
147

Discussion ensued regarding the geotextile fabric, golf course renovation, the remaining life span of the wall, temporary repair versus wall replacement costs and establishing a not-to-exceed amount for the repair.

148

149

150

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154

On MOTION by Ms. Huff and seconded by Mr. Brady, with all in favor, allotting a not-to-exceed amount of \$10,000 for retaining wall repairs at Hole #18, was approved.

155

156

157

Mr. Zordan provided updates regarding removing the cypress trees at Hole #13, a previous proposal to remove a large oak tree near the gate house and the LDO for Duffy's drainage. He stated that construction of the Duffy's parking lot re-design is scheduled to commence after Easter.

158

159

Per Ms. Huff, Mr. Olive and Lisa will coordinate with Mr. Zordan to facilitate the landscaping around Duffy's.

160

▪ **Insurance Update: Joe Mongillo**

161

This item was an addition to the agenda.

162

Ms. Huff stated Mr. Mongillo is in attendance to present Stoneybrook's insurance coverage package and answer questions.

164

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172

In response to Mr. Dalton's question regarding the CDD's insurance policies, Mr. Mongillo stated the CDD carries general liability, slip and fall, property umbrella, prime and employment practice coverage, in addition to employee benefits. He discussed golf ball injury claims, the increase in homeowner insurance policies, tee to green coverage not being renewed after Hurricane Ian and the lack of wind coverage on the commercial side. Staff was able to secure property coverage that is significantly less because there is no tee/green coverage, yet it covers debris removal, damage to the golf course, the bridges, pump houses and cart barns. If the Board would like tee/green coverage, he could re-book the green and wind insurance but the property premium will increase.

173

174

175

Mr. Mongillo responded to questions regarding tee/green, wind, general liability and tent coverage, along with whether golf camps are covered during tournaments and junior golfers.

176

177

EIGHTH ORDER OF BUSINESS

Golf Course Staff Reports

178

179

A. Golf Superintendent

180

Mr. Vuknic reported the following:

181 ➤ Staffing: The common grounds are fully-staffed but the golf course is short one person.
182 The job opening will be advertised.

183 ➤ New flowers were recently installed. Staff is mulching the common grounds, the
184 Duffy's area and the center median.

185 ➤ The flooring project in the golf course restrooms is complete.

186 ➤ Quotes received for office renovations were \$74,000 and \$77,000, instead of the
187 anticipated \$18,000. This will need to be addressed at budget time.

188 ➤ Waste Pro pickup will cost \$785 per month.

189 Discussion ensued regarding what the monthly HOA contribution should be for trash
190 pickup. The Board agreed to charge the HOA \$1,800 annually for dumpster use, retroactive for
191 one year, starting January 1, 2025.

192 ➤ Mr. Vuknic suggested the CDD allocate \$150 per month for his cellular phone
193 reimbursement, instead of submitting the monthly bill.

194 ➤ The tree removal process was recently explained to an inquiring homeowner.

195 ➤ Referencing a handout, Mr. Vuknic presented a \$429,550 Superior Fence & Rail estimate
196 for a perimeter fence.

197 Discussion ensued regarding obtaining other quotes, compromised areas, linear
198 footage, whether to repair or replace the perimeter fence, access funds and bond financing.

199 The consensus was to consider this item at a future meeting.

200 Discussion ensued regarding water meter readings, increased water usage, issuing
201 credits to residents, the HOA, the irrigation fund, irrigation zones, the general fund, the golf
202 course budget and Lee County water restriction.

203 **B. Golf Pro**

204 Mr. Schulte discussed improvements in round costs and the driving range from the prior
205 year. He stated recent investments in benches, trash receptacles, water stations, restroom
206 renovations.

207 Mr. Schulte reported the following:

208 ➤ The radio and PA system on the driving range are contributing to increased revenue.

209 Overall golf course conditions have improved and Staff has addressed the pace of play issue.

210 ➤ Upcoming Events: beginning February 3, 2025, and every Monday going forward, there
211 will be a 9-hole couples league at resident rates.

212 Mr. Schulte and Mr. Dalton responded to questions regarding league sign-ups, reduced
213 league tee slots in the Golf Now system, pre-paid rounds, net profits, PGM rounds and range
214 ball round usage numbers, the January numbers and the expenses versus revenue.

215 ➤ Staffing: A new Second Assistant was recently hired.

216 Mr. Brady voiced his opinion that a recent golf staff trip to Orlando seemed like excess.
217 He thinks a future re-opening of the Estero range might adversely-impact the CDD's range
218 revenue.

219

220 NINTH ORDER OF BUSINESS

Board Member Reports

221

222 A. Phil Simonsen

223 • **Update: Golf Course Redo**

224 • **Update: Golf Course Grounds**

225 Mr. Simonsen stated he met with Mr. Adams and Mr. Pires to prepare the Request for
226 Qualifications (RFQ) for the golf design/renovation project and discussed a \$6 million estimated
227 cost. Staff is anticipating three responses to the RFQ. Mr. Adams discussed modifying the
228 selection criteria.

229 Mr. Simonsen provided updates regarding meeting with Mr. Vuknic and Mr. Schulte,
230 asking Staff to compile a list of employees that need to be kept on when the golf course is
231 closed, discussing blended tees to reduce the number of tees on the golf course and the
232 aeration process.

233 Discussion ensued regarding an upcoming meeting scheduled with the VOE regarding
234 the golf renovation, securing grant funds, renaming the golf course, the bond issue,
235 contingency and the Engineer's Report.

236 B. Phil Olive

237 • **Update: Common Grounds**

238 Mr. Olive stated he recently met with Mr. Vuknic to discuss the common grounds,
239 toured the community and observed a few areas of concern on Lancaster. He stated some of
240 the roundabouts on Ms. Huff's street have either dead grass or dead plantings, a few areas are
241 in need of sod replacement and, in his opinion, the shrubbery on the northwest side of the
242 parking lot looks terrible and should be replaced with clusia. He stated that the common
243 grounds are underway; the clubhouse looks great and is 95% complete.

244 • **Update: Duffy's**

245 Mr. Olive stated he conferred with Ms. Paul about the parking lot lights, the exhaust
246 system in the kitchen and increasing concessions. Ms. Paul provided updates regarding the
247 light poles the pavers and the balance report.

248 Mr. Olive will schedule a meeting with the Duffy's Managers regarding concessions.

249 Ms. Huff suggested he meet with Joe Webb and Chris Sanchez and suggested part of the
250 conversation be about the lack of use of the outdoor patio.

251 Discussion ensued regarding the patio, using Duffy's liquor license and installing an
252 overhead or over the top cover on the patio.

253 • **Repair of Fencing Surrounding Community to Lessen Opportunity of**
254 **Bears/Hogs Encroachment on Golf Course**

255 Mr. Olive will contact Smith Fence and obtain a second bid for the perimeter fencing
256 and present it at the next meeting.

257 **C. Chris Brady**

258 • **Update: Email and Other Communications**

259 Mr. Brady reported that he received emails regarding areas with dead vegetation,
260 clogged filters due to snails, bear sightings and the lake banks being in need of maintenance.
261 There were a few complaints about the phone system for residents who attend via telephone.

262 Mr. Olive will meet with Dorman regarding the landscaping on Lancaster and the
263 landscaping project in general.

264 **D. Adam Dalton**

265 • **Update: Revenues**

266 Referencing a handout, Mr. Dalton reviewed three charts/graphs that he prepared, and
267 discussed the monthly revenue; ACH payments coming in from Golf Now, the driving machine,
268 any deposited checks, Cumulative Credit into Bank data and Year to date (YTD) revenue. The
269 golf course is 5% ahead of last year's number through December.

270 • **Update: Roof with Wildcat and Insurance Issues**

271 Mr. Dalton presented a spreadsheet outlining the five buildings that need new roofs and
272 discussed the Wildcat Roofing prices for the five buildings, the deductibles and the cost and
273 benefit data. He suggested a budget breakdown. The CDD would be responsible for 23% of the
274 new roofs and insurance would cover 77%. He stated there is an open claim.

275 Discussion ensued regarding the maintenance building, cart barn and pump house roofs,
276 a denied claim, if an adjuster is involved, the Wildcat Agreement, litigation costs, an attorney
277 cap, how long it will take to receive the settlement and what happens if a storm occurs during
278 the litigation process.

279 Mr. Dalton will coordinate with Mr. Pires to confer with Wildcat Roofing and HL Wall
280 Group and report their findings at the next meeting.

281 **E. Eileen Huff**

282 • **Update: Expenses via QuickBooks**

283 Ms. Huff stated she is reviewing the expenses and working with Kyle and John going
284 through each invoice to see who is paying which costs. She will have a more complete update
285 on the expenses at the next meeting.

286 • **Update: Maintenance Department**

287 Ms. Huff met with Mr. Vuknic about this; the department is doing a good job.

288 Ms. Brakefield stated, regarding the Duffy’s Balance Report, Mr. Pires sent a request to
289 Duffy’s and received a response that it is not their responsibility. Ms. Huff stated the CDD will
290 proceed with the repairs to the exhaust system and charge Duffy’s.

291

292 **TENTH ORDER OF BUSINESS**

**Consideration: Hurricane Ian Roof Claims
Representation Agreement**

293

294

295 This item was deferred to the next meeting.

296

297 **ELEVENTH ORDER OF BUSINESS**

**Consideration of Community Development
District Systems and Facilities Operation
and Maintenance Agreement**

298

299

300

301 Mr. Brady stated the Community Development District Systems and Facilities Operation
302 and Maintenance Agreement is still in progress and the HOA recently followed up. Ms. Huff
303 stated the Agreement will be discussed further at an upcoming meeting with the HOA.

304

305 **TWELFTH ORDER OF BUSINESS**

**Continued Discussion: Lancaster Run
Conveyance to District**

306

307

308 Mr. Adams stated this item is ongoing; there was no real progress.

309 This item will be included on the next agenda.

310

311 **THIRTEENTH ORDER OF BUSINESS** **Consideration/Authorization to Pursue**
 312 **RFQ for Golf Course Design, Engineering**
 313 **and Construction Management Services for**
 314 **Golf Course Rehabilitation Project**
 315

316 Referencing a handout, Mr. Adams presented a sample RFQ for golf course design and
 317 discussed permitting, the Selection Criteria and point values.

318 Discussion ensued regarding golf course irrigation and TORO equipment and technology.
 319

320 **FOURTEENTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**
 321 **Statements as of December 31, 2024**
 322

323 Ms. Huff presented the Unaudited Financial Statements as of December 31, 2024.

324 She requested the October, November and December 2024 financial, data under
 325 separate cover.

326 Discussion ensued regarding exporting Golf Now point data and engaging another point-
 327 of-sale vendor.
 328

329 **FIFTEENTH ORDER OF BUSINESS** **Approval of December 10, 2024 Public**
 330 **Hearing and Regular Meeting Minutes**
 331

332 The following changes were made:

333 Line 19: Insert "Shane Willis" and "WHA"

334 Line 159: Change "Mr. Albani" to "Mr. Oldani"

335 Line 225: Change "Mr. Zordan" to "Mr. Simonsen"
 336

337 **On MOTION by Mr. Simonsen and seconded by Ms. Huff, with all in favor, the**
 338 **December 10, 2024 Public Hearing and Regular Meeting Minutes, as amended,**
 339 **were approved.**

340

341

342 **SIXTEENTH ORDER OF BUSINESS** **Staff Reports**
 343

344 **A. District Counsel: Tony Pires, Esquire**

- 345 • **Update: Duffy's Balance Report**

346 This item was addressed during Item 9E.

347 **B. District Manager: Wrathell, Hunt and Associates, LLC**

- 348 I. Irrigation Reports
- 349 a. High Irrigation Users
- 350 b. Irrigation Disconnect

351 These items were included for informational purposes.

352 II. UPCOMING MEETING/WORKSHOP

- 353 ➤ January 28, 2025 at 5:30 PM [Joint Workshop with Homeowner’s
- 354 Association]
- 355 ➤ February 25, 2025 at 6:00 PM [Regular Meeting]
- 356 ○ QUORUM CHECK

357

358 SEVENTEENTH ORDER OF BUSINESS

Supervisors’ Requests

359

360 Mr. Simonsen asked about the flower changeout schedule.

361 Mr. Dalton asked if environmental services are set up and getting paid. Mr. Adams
362 stated they generally provide services the first part of the month and forward their report by
363 mid-month.

364 Mr. Brady asked to be updated about an incident involving children playing on the golf
365 course. Ms. Huff explained what happened. Golf course staff was made aware of the incident
366 and Mr. Schulte will order “No Children Playing on Cart Path” signage.

367 Discussion ensued regarding risks to the golf course and the Junior Golf Program.

368

369 EIGHTEENTH ORDER OF BUSINESS

Adjournment

370

371 **On MOTION by Mr. Dalton and seconded by Ms. Huff, with all in favor, the**
372 **meeting adjourned at 12:56 p.m.**

373

374

375

376

377

378 _____
Secretary/Assistant Secretary

_____ Chair/Vice Chair

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

B

DRAFT

**MINUTES OF MEETING
STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stoneybrook Community Development District and the Stoneybrook Estero Homeowners' Association Board of Directors held a Joint Workshop on January 28 2025 at 5:30 p.m., at the Stoneybrook Community Center, 11800 Stoneybrook Golf Boulevard, Estero, Florida 33928.

Present from the CDD were:

Eileen Huff	Chair
Chris Brady	Vice Chair
Phil Olive	Assistant Secretary
Adam Dalton	

Present from the HOA were:

Denis Oldani	
Matt Reed	
Eliazbeth Hanson	
Nicole Rodriquez	HOA Manager

**AUDIO WAS NOT AVAILABLE
MINUTES TRANSCRIBED FROM THE CHAIR'S WORKSHOP NOTES**

FIRST ORDER OF BUSINESS

Call to Order

The workshop was called to order at 5:30 p.m.

SECOND ORDER OF BUSINESS

Introduction of Board Members

Present from the CDD were Supervisors Huff, Brady, Olive and Dalton.

Present from the HOA were Board Members Oldani, Reed and Hanson and HOA Manager Rodriquez.

39 THIRD ORDER OF BUSINESS**Discussion: Joint Interest Items**

40

41 The Boards discussed the following items:

42 Pressure Washing & Painting43 ➤ Mr. Oldani stated the front signage was power washed when the Duffy's sign was power
44 washed.

45 ➤ The fence behind the sign was also painted by the HOA.

46 ➤ The wood behind the sign will be painted as well.

47 ➤ The HOA has hired a power washer to do the sidewalks and gutters in the community.

48 The residents need to understand that their driveway apron sidewalk will not be power washed
49 by this company.**50 Preserve Maintenance**51 ➤ The HOA will send the funds to the CDD as the work is done, they have asked us to send
52 the invoices to be reimbursed The HOA will work with the CDD to notify residents and the
53 major vendors who are regularly in the community.**54 Escrow**

55 ➤ An Escrow account was discussed and, at this point in time, all felt it was not necessary.

56 Insurance57 ➤ The HOA requested that the CDD sign a form putting the CDD as second insured on their
58 policy as the DD does preform work on their property.**59 Aldi's**60 ➤ The sidewalk from the community and the school to Aldi's was discussed. It is necessary
61 to find out what Aldi's has planned for the sidewalks. Johnson Engineering will look into this.62 ➤ The HOA is considering a type of access for walkers and bikers to and from the back
63 gate.**64 OWL System**65 ➤ Regarding the OWL system, the HOA uses Zoom and are not interested in this system.
66 Zoom works for them.**67 Pavillion**

68 ➤ The HOA is considering a Pavillion over the former inline hockey rink.

69 ➤ The CDD asked if the HOA if would they be interested in the tent if the CDD did a
70 covered project over the new patio. This will be discussed later if either of these projects
71 proceeds.

72

73 **FOURTH ORDER OF BUSINESS**

Adjournment

74

75 The workshop adjourned at 6:26 p.m.

76

77

78

79

80

81

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

82
83
84
85
86
87

Secretary/Assistant Secretary

Chair/Vice Chair

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

Bla

RTE-LOCT-RS	RTECD	SERVICE DESCRIPTION	PRESENT	PREVIOUS	MULT	CONSUMED	BILLED	TAXES-S	DEMAND	DAYS	LST MON	LST YEAR	REL CONS	PERIOD DATES
770-0009-01		RAUL/REBECCA ROJAS W15519327	I 001	SFR	IRRIGATION	11516	720530	704810	1	15720	11.51	00000040	31	10460 13830 H 15701 12/24/24- 1/24/25
770-0012-02		EDWIN RIVERA W20501036	I 001	SFR	IRRIGATION	11521	611410	569000	1	42410	80.01	00000065	31	40510 8360 H 15701 12/24/24- 1/24/25
770-0015-03		OWEN F FEENEY W86626682	I 001	SFR	IRRIGATION	21501	1367800	1345040	1	22760	27.35	00000300	31	20220 21440 H 15701 12/24/24- 1/24/25
770-0016-02		CHRISTINA GEHROLD W37159091	I 001	SFR	IRRIGATION	21504	1123660	1105800	1	17860	16.32	00000310	31	17780 H 15701 12/24/24- 1/24/25
770-0022-03		STEPHEN/PAM ELLER W22223100	I 001	SFR	IRRIGATION	21516	314170	287730	1	26440	36.10	00000325	31	27930 16290 H 15701 12/24/24- 1/24/25
770-0035-01		GAIL WOJTYNA W37810910	I 001	SFR	IRRIGATION	21540	927360	896540	1	30820	48.14	00000355	31	30470 27170 H 15701 12/24/24- 1/24/25
770-0036-03		JEFFREY/JENNIFER GRADY W37158911	I 001	SFR	IRRIGATION	21543	878970	863000	1	15970	12.07	00000245	31	11490 15690 H 15701 12/24/24- 1/24/25
770-0040-01		MARK/KAREN MCCAW W37159047	I 001	SFR	IRRIGATION	21552	936120	909330	1	26790	37.06	00000370	31	29080 18380 H 15701 12/24/24- 1/24/25
770-0044-03		CHRISTOPHER SIMONEAU W37158900	I 001	SFR	IRRIGATION	21560	1083120	1059030	1	24090	30.34	00000380	31	24880 15940 H 15701 12/24/24- 1/24/25
770-0047-01		DAVE/ANN BEVERLY W20062596	I 001	SFR	IRRIGATION	21568	884130	863100	1	21030	23.45	00000385	31	26090 13210 H 15701 12/24/24- 1/24/25
770-0048-01		GARY W. MULLINS W22223105	I 001	SFR	IRRIGATION	21571	296200	277760	1	18440	17.63	00000215	31	19840 10290 H 15701 12/24/24- 1/24/25
770-0049-01		STEPHEN/ANDREA KOLLASCH W86626636	I 001	SFR	IRRIGATION	21573	2124750	2099860	1	24890	32.14	00000210	31	15250 7270 H 15701 12/24/24- 1/24/25
770-0060-02		JOHN/TATIANA KIKEL W20062631	I 001	SFR	IRRIGATION	21601	961770	926990	1	34780	59.03	00000190	31	33820 23508 H 15701 12/24/24- 1/24/25
770-0061-01		HUDSON/ELSA ROGERS W36889018	I 001	SFR	IRRIGATION	21604	870040	850130	1	19910	20.93	00000075	31	20890 9050 H 15701 12/24/24- 1/24/25
770-0065-04		TRACI/PETER MACIOW W23124207	I 001	SFR	IRRIGATION	21612	1601910	1586070	1	15840	11.78	00000085	31	18990 16830 H 15701 12/24/24- 1/24/25
770-0075-02		GARY WHEELER W37810837	I 001	SFR	IRRIGATION	21633	984900	953300	1	31600	50.29	00000155	31	28850 26080 H 15701 12/24/24- 1/24/25
770-0079-02		SCOTT/MIRIAM SUTTON W21058948	I 001	SFR	IRRIGATION	21645	176270	147530	1	28740	42.42	00000140	31	31110 14660 H 15701 12/24/24- 1/24/25
770-0082-01		RALPH/ELLEN LERMAN W20062578	I 001	SFR	IRRIGATION	21654	692110	673610	1	18500	17.76	00000125	31	6310 12360 H 15701 12/24/24- 1/24/25

UB130DCL QSYSPRT

RTE-LOCT-RS	RTECD	SERVICE DESCRIPTION	PRESENT	PREVIOUS	MULT	CONSUMED	BILLED	TAXES-S	DEMAND	DAYS	LST MON	LST YEAR	REL CONS	PERIOD DATES
770-0089-09	I 001	*DAVID MYERS W37158882 SFR IRRIGATION	21509	651440	635260	1	16180	12.54	00000580	31	16140	10050	H 15701	12/24/24- 1/24/25
770-0095-01	I 001	STEPHEN/DENISE SMYDER W22142714 SFR IRRIGATION	21521	1884550	1838790	1	45760	89.23	00000565	31	6820	9110	H 15701	12/24/24- 1/24/25
770-0096-01	I 001	SUSAN CUNNINGHAM W37158883 SFR IRRIGATION	21525	684300	663730	1	20570	22.42	00000560	31	2370	9330	H 15701	12/24/24- 1/24/25
770-0117-01	I 001	ANTHONY/HELEN RUOCCO, JR W24001842 SFR IRRIGATION	21575	71070	50750	1	20320	21.86	00000510	31	20350	23260	H 15701	12/24/24- 1/24/25
770-0129-01	I 001	STUART/DONNA RAYNOR W22186856 SFR IRRIGATION	21607	1439670	1417240	1	22430	26.60	00000480	31	21480	8100	H 15701	12/24/24- 1/24/25
770-0130-03	I 001	GALEN WHITE W22127658 SFR IRRIGATION	21608	1632320	1611990	1	20330	21.88	00000710	31	19470		H 15701	12/24/24- 1/24/25
770-0132-03	I 001	ROBERT/MICHELE LASARACINA W36889008 SFR IRRIGATION	21612	771970	751630	1	20340	21.90	00000715	31	14700		H 15701	12/24/24- 1/24/25
770-0134-03	I 001	PATRICIA/RUTH ANN SWICK W22295378 SFR IRRIGATION	21616	1126980	1106280	1	20700	22.71	00000720	31		6670	H 15701	12/24/24- 1/24/25
770-0146-01	I 001	JACK/KAREN LUEBBERT W22223118 SFR IRRIGATION	21652	166370	145340	1	21030	23.45	00000755	31	13870	16270	H 15701	12/24/24- 1/24/25
770-0165-02	I 001	DONALD/FERNANDE AUSTIN W21058943 SFR IRRIGATION	21140	248620	225990	1	22630	27.05	00000830	31	21720	17450	H 15701	12/24/24- 1/24/25
770-0168-02	I 001	THOMAS PELUSE W24001829 SFR IRRIGATION	21152	52470	23780	1	28690	42.28	00000845	31	23730	1850	H 15701	12/24/24- 1/24/25
770-0170-03	I 001	GUIKA GROUP LLC W21058926 SFR IRRIGATION	21159	600930	581290	1	19640	20.33	00001185	31	19230	21480	H 15701	12/24/24- 1/24/25
770-0171-02	I 001	MICHEL GOUDREULT W20062511 SFR IRRIGATION	21160	616350	599220	1	17130	14.68	00000860	31	16220	11760	H 15701	12/24/24- 1/24/25
770-0184-01	I 001	BILL/KRISTY MOORE W23011014 SFR IRRIGATION	21188	280380	264490	1	15890	11.89	00000890	31	14810	15740	H 15701	12/24/24- 1/24/25
770-0187-05	I 001	DAVID S./KRISTEN LINGEBACH W24001830 SFR IRRIGATION	21193	28580	10480	1	18100	16.86	00001140	31	10450	11430	H 15701	12/24/24- 1/24/25
770-0191-02	I 001	STEVEN/JUDY BOEKER W86626298 SFR IRRIGATION	21204	2045310	2028960	1	16350	12.92	00000910	31	16130	3940	H 15701	12/24/24- 1/24/25
770-0199-02	I 001	KURT R. BRINKMAN W86626264 SFR IRRIGATION	21219	2663720	2647810	1	15910	11.93	00001110	31	16000	17590	H 15701	12/24/24- 1/24/25
770-0206-02	I 001	FRANCISCO ARIAS W19208755 SFR IRRIGATION	21233	594790	569050	1	25740	34.17	00001095	31	13820	15430	H 15701	12/24/24- 1/24/25

UB130DCL

QSYSPRT

RTE-LOCT-RS	RTECD	SERVICE DESCRIPTION	PRESENT	PREVIOUS	MULT	CONSUMED	BILLED	TAXES-S	DEMAND	DAYS	LST MON	LST YEAR	REL	CONS	PERIOD DATES
770-0212-02	GARY TROESTER W16377277	I 001 SFR IRRIGATION	21252 BRAXFIELD LOOP	539310	521150	1	18160	17.00	00000970	31	16270	10980	H	15701	12/24/24- 1/24/25
770-0223-02	SHANA/ANDREW THOMAS W19208751	I 001 SFR IRRIGATION	21282 BRAXFIELD LOOP	590530	561050	1	29480	44.46	00001005	31	11130	30000	H	15701	12/24/24- 1/24/25
770-0232-02	DAVID RAMPSON W36889001	I 001 SFR IRRIGATION	21302 BRAXFIELD LOOP	1091750	1072600	1	19150	19.22	00001030	31	11970	14690	H	15701	12/24/24- 1/24/25
770-0233-02	JU CHOU W23011018	I 001 SFR IRRIGATION	21306 BRAXFIELD LOOP	297830	278040	1	19790	20.66	00001035	31	15150	9340	H	15701	12/24/24- 1/24/25
770-0234-01	CHRISTOPHER/MARY VANDERHOEF W19208765	I 001 SFR IRRIGATION	21310 BRAXFIELD LOOP	656710	637850	1	18860	18.57	00001040	31	18770	15230	H	15701	12/24/24- 1/24/25
770-0244-04	WILLIAM/LINDA WEISBURGER W20501033	I 001 SFR IRRIGATION	21527 BRIXHAM RUN LOOP	354840	333330	1	21510	24.53	00001715	31	19800	2860	H	15701	12/24/24- 1/24/25
770-0251-01	JOEY/SANDRA HATFIELD W19208778	I 001 SFR IRRIGATION	21540 BRIXHAM RUN LOOP	943980	925780	1	18200	17.09	00001225	31	17090		H	15701	12/24/24- 1/24/25
770-0269-02	JOHN/LESLIE DULMER W86626803	I 001 SFR IRRIGATION	21580 BRIXHAM RUN LOOP	2593590	2574010	1	19580	20.19	00001265	31	16910	4910	H	15701	12/24/24- 1/24/25
770-0314-05	VALERIE JEAN/JOHN BOSTROM W86626726	I 001 SFR IRRIGATION	21698 BRIXHAM RUN LOOP	981230	953070	1	28160	40.83	00001340	31	16100		H	15701	12/24/24- 1/24/25
770-0340-02	MICHAEL GORMAN W2001848	I 001 SFR IRRIGATION	21777 BRIXHAM RUN LOOP	54380	22260	1	32120	51.72	00001400	7	22390	10	H	15701	12/24/24- 1/24/25
770-0344-03	MARIA F. MELARA W86626423	I 001 SFR IRRIGATION	21785 BRIXHAM RUN LOOP	1848880	1832230	1	16650	13.60	00001390	31	14170	18140	H	15701	12/24/24- 1/24/25
770-0354-04	ALISON/KENNETH BROWN W21058952	I 001 SFR IRRIGATION	11536 CHAPLIS LANE	414250	383460	1	30790	48.06	00001755	31	20840		H	15701	12/24/24- 1/24/25
770-0363-02	BRUCE VIENS W37810851	I 001 SFR IRRIGATION	21619 HELMSDALE RUN	1018160	998690	1	19470	19.94	00001815	31	12220	34590	H	15701	12/24/24- 1/24/25
770-0365-01	CLANCY/ROSEMARY BYRNE W15145916	I 001 SFR IRRIGATION	21626 HELMSDALE RUN	1052710	1013160	1	39550	72.15	00001985	31	15120	8910	H	15701	12/24/24- 1/24/25
770-0371-03	PETER PRESTON W22223092	I 001 SFR IRRIGATION	21646 HELMSDALE RUN	193490	171400	1	22090	25.84	00001970	31	19790	8470	H	15701	12/24/24- 1/24/25
770-0380-03	RYAN MACPHEE W37810842	I 001 SFR IRRIGATION	21680 HELMSDALE RUN	407200	377810	1	29390	44.21	00001945	31	19020	11690	H	15701	12/24/24- 1/24/25
770-0388-04	NICHOLAS MAZZOLA W22186854	I 001 SFR IRRIGATION	21715 HELMSDALE RUN	2659380	2642180	1	17200	14.84	00001865	31	14690	35810	H	15701	12/24/24- 1/24/25
770-0391-02	PHILLIP/JULIE FRANKLIN W37158894	I 001 SFR IRRIGATION	21727 HELMSDALE RUN	1414970	1392670	1	22300	26.31	00001870	31	20700	20260	H	15701	12/24/24- 1/24/25

UB130DCL QSYSPRT

RTE-LOCT-RS	RTECD	SERVICE DESCRIPTION	PRESENT	PREVIOUS	MULT	CONSUMED	BILLED	TAXES-S	DEMAND	DAYS	LST MON	LST YEAR	REL CONS	PERIOD DATES		
770-0395-02	DAVID/MARTINA O'HORA W37158933	I 001 SFR IRRIGATION	21746	HELMSDALE RUN	513440	495860	1	17580	15.69		00001895	31	6620	23410	H	15701 12/24/24- 1/24/25
770-0398-02	CHARLES/DEBRA MURPHY W22142719	I 001 SFR IRRIGATION	21751	HELMSDALE RUN	1927580	1901340	1	26240	35.55		00001885	31	22390	29880	H	15701 12/24/24- 1/24/25
770-0680-01	JON D./BARBARA S. LIVERSEDGE W21058929	I 001 SFR IRRIGATION	21501	LANGHOLM RUN	638060	594810	1	43250	82.32		00003020	31	14820		H	15701 12/24/24- 1/24/25
770-0688-02	TIMOTHY/KIMBERLY ROBINSON W37810841	I 001 SFR IRRIGATION	21516	LANGHOLM RUN	852480	834580	1	17900	16.41		00002055	31	15880	18850	H	15701 12/24/24- 1/24/25
770-0689-02	DAVID BARLOCK W21058937	I 001 SFR IRRIGATION	21520	LANGHOLM RUN	291470	271660	1	19810	20.71		00002060	31	11920		H	15701 12/24/24- 1/24/25
770-0693-03	ANGELA STONE W12133330	I 001 SFR IRRIGATION	21528	LANGHOLM RUN	1956390	1933920	1	22470	26.69		00002070	31	17290	20240	H	15701 12/24/24- 1/24/25
770-0695-02	PAUL M. CARVEY W24001845	I 001 SFR IRRIGATION	21532	LANGHOLM RUN	103799	69730	1	34069	57.07		00002075	31	26760	35440	H	15701 12/24/24- 1/24/25
770-0698-01	JOHN/KATHLEEN CULLEN W37158916	I 001 SFR IRRIGATION	11401	PEMBROOK RUN	1436690	1403700	1	32990	54.11		00003150	31	25720	25690	H	15701 12/24/24- 1/24/25
770-0704-03	JOHN/VIRGINIA DETTERBECK W37159040	I 001 SFR IRRIGATION	11421	PEMBROOK RUN	1088940	1067690	1	21250	23.95		00003135	31	9670	22980	H	15701 12/24/24- 1/24/25
770-0709-02	TRISHA/TIMOTHY GOFF W37810835	I 001 SFR IRRIGATION	11434	PEMBROOK RUN	902260	877890	1	24370	30.97		00003055	31	12740	24728	H	15701 12/24/24- 1/24/25
770-0714-01	SHIRLEY RUEHL W37159042	I 001 SFR IRRIGATION	11451	PEMBROOK RUN	827420	810960	1	16460	13.17		00003110	31	13990	13760	H	15701 12/24/24- 1/24/25
770-0826-04	ROBERT/CYNTHIA FOREST W86626610	I 001 SFR IRRIGATION	21405	SHERIDAN RUN	2285530	2266460	1	19070	19.04		00003285	31	8100	9060	H	15701 12/24/24- 1/24/25
770-0829-04	SAMANTHA/TIMOTHY GRIFFIN W86626605	I 001 SFR IRRIGATION	21410	SHERIDAN RUN	1699070	1682620	1	16450	13.15		00003305	31	16050	20630	H	15701 12/24/24- 1/24/25
770-0842-01	VIRGIL P./CATHERINE KUNTZ W16398834	I 001 SFR IRRIGATION	21437	SHERIDAN RUN	283580	267580	1	16000	12.14		00003245	31	16230	16990	H	15701 12/24/24- 1/24/25
770-0850-01	STEWART/PHYLLIS EMSLIE W86626596	I 001 SFR IRRIGATION	21453	SHERIDAN RUN	2115980	2100070	1	15910	11.93		00003225	31	12670	10890	H	15701 12/24/24- 1/24/25
770-0855-01	ALAN RODRIGUEZ W20062613	I 001 SFR IRRIGATION	21462	SHERIDAN RUN	867170	847430	1	19740	20.55		00003370	31	19600	20940	H	15701 12/24/24- 1/24/25
770-0877-02	CHERYL GALLAGHER W86626547	I 001 SFR IRRIGATION	21506	SHERIDAN RUN	1993080	1976900	1	16180	12.54		00003425	31	15720	18120	H	15701 12/24/24- 1/24/25
770-0886-06	DIANE FRANCES/ALLEN RYAN SHAW W37158909	I 001 SFR IRRIGATION	11385	STRATHAM LOOP	1266340	1248800	1	17540	15.60		00003585	31	16070	20380	H	15701 12/24/24- 1/24/25

UB130DCL

QSYSPRT

RTE-LOCT-RS	RTECD	SERVICE DESCRIPTION	PRESENT	PREVIOUS	MULT	CONSUMED	BILLED	TAXES-S	DEMAND	DAYS	LST MON	LST YEAR	REL CONS	PERIOD DATES
770-0888-02	I 001	CURT/CYNTHIA MILLER W37158888	1302570	1282500	1	20070	21.29		00003460	31	14810	18020	H 15701	12/24/24- 1/24/25
770-0894-03	I 001	RAFAEL LOPEZ W37159033	708950	692040	1	16910	14.18		00003475	31	12870	16680	H 15701	12/24/24- 1/24/25
770-0899-01	I 001	KENNETH H. HASHIMOTO W37810916	1005370	987150	1	18220	17.13		00003560	31	17800	6220	H 15701	12/24/24- 1/24/25
770-0906-02	I 001	ROBERT/LISA SCHOBER W37159014	1467900	1448580	1	19320	19.61		00003545	31	19800	13420	H 15701	12/24/24- 1/24/25
770-0908-03	I 001	MICHAEL MCGUNN W23011009	302970	280660	1	22310	26.33		00003540	31	16370	15860	H 15701	12/24/24- 1/24/25
770-0909-02	I 001	18TH TEE LLC W21383628	1839560	1817750	1	21810	25.21		00003520	31	17830	13630	H 15701	12/24/24- 1/24/25
770-0912-01	I 001	DONALD/SANDRA BARTCH W22223189	248040	225440	1	22600	26.99		00003530	31	19100	10700	H 15701	12/24/24- 1/24/25
770-0922-04	I 001	KATHY/LAWRENCE GREGORY W22223185	169880	149700	1	20180	21.54		00003675	31	19400		H 15701	12/24/24- 1/24/25
770-0942-02	I 001	ROBERT E. ANDREWS W37810869	228010	210790	1	17220	14.88		00003610	31	15450		H 15701	12/24/24- 1/24/25
770-0963-04	I 001	DAVID/DEBRA KURSH W86626443	1952920	1936760	1	16160	12.50		00004165	31	17780	11040	H 15701	12/24/24- 1/24/25
770-0991-01	I 001	MAUREEN LISTRO W37158929	815050	780900	1	34150	57.30		00004095	31	27040	9910	H 15701	12/24/24- 1/24/25
770-1029-02	I 001	MORSHED KHAN W37158922	1157810	1138520	1	19290	19.54		00003790	31	21800	41650	H 15701	12/24/24- 1/24/25
770-1057-02	I 001	VAUGHN/BARBARA WILLIAMS W86424089	1210760	1185630	1	25130	32.68		00003930	31	33100	28780	H 15701	12/24/24- 1/24/25
770-1088-03	I 001	ANDREW J.WILLIS/NATALIE GAGNON W19208790	796070	778550	1	17520	15.56		00004435	31	14450	24130	H 15701	12/24/24- 1/24/25
770-1104-01	I 001	JAMES/KARIN MARCHETTI W21383629	3146960	3125380	1	21580	24.69		00004545	31	19680	16680	H 15701	12/24/24- 1/24/25
770-1105-02	I 001	JERRY/BONNIE BOLLIN W21026754	466490	444560	1	21930	25.48		00004550	31	19250	4060	H 15701	12/24/24- 1/24/25
770-1109-03	I 001	JOSEPH LETSON W21058931	1171340	1132500	1	38840	70.20		00004560	31	47230	8960	H 15701	12/24/24- 1/24/25
770-1115-03	I 001	MELISSA MCDUGAL/SCOTT BROWN W21058930	704960	679560	1	25400	33.29		00004575	31	23410	22450	H 15701	12/24/24- 1/24/25

UB130DCL

QSYSPRT

RTE-LOCT-RS	RTECD	SERVICE DESCRIPTION	PRESENT	PREVIOUS	MULT	CONSUMED	BILLED	TAXES-S	DEMAND	DAYS	LST MON	LST YEAR	REL	CONS	PERIOD DATES
770-1117-01 TONY/PAULA SANCHEZ W21058925	I 001	11426 WORCESTER RUN SFR IRRIGATION	603720	581740	1	21980	25.59		00004580	31	18760	22410	H	15701	12/24/24- 1/24/25
770-9001-01 STONEBROOK VILLAS W20083177	I DEPT.567 I 002 MULTI-FAM/CONDO	CONSUMPTION BILLED @ 88%	57736	57449	100	275880	201.39		00002010	25	257576	422488	H	75501	12/24/24- 1/24/25
770-9010-01 VILLAS II STONEYBROOK W20083153	I 002	MASTER PORTRUSH COMMUNITY MULTI-FAM/CONDO	559248	554947	100	378488	276.30		00002015	31	643544	616088	H	75501	12/24/24- 1/24/25
770-9015-01 PINECREST W20201072	I 003	PINECREST #1 IRRIGATION VILLA	518373	502411	100	399050	527.00		00002020	31	252250		H	75501	12/24/24- 1/24/25
770-9016-01 PINECREST W20201072	I 003	PINECREST #3 IRRIGATION VILLA	518373	502411	100	399050	527.00		00002025	31	252250		H	75501	12/24/24- 1/24/25
770-9017-01 PINECREST C/O PRECEDENT HOSP W20201072	I 003	PINECREST #2 IRRIGATION VILLA	518373	502411	100	399050	527.00		00000000	31	252250		H	75501	12/24/24- 1/24/25
770-9018-01 PINECREST C/O PRECEDENT HOSP W20201072	I 003	PINECREST #4 IRRIGATION VILLA	518373	502411	100	399050	527.00		00000000	31	252250		H	75501	12/24/24- 1/24/25

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS
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STONEBROOK CDD

FROM: ANA VIVIAN GIRALDEZ

2/6/2025

UPDATED LIST FOR IRRIGATION WATER DISCONNECTED

NAME	ADDRESS	METER	ACCT #	AMOUNT
CLARK	21201 BRAXFIELD LOOP	W19208757	770-0190-02	\$392.33
ZOLA	21600 WINDHAM RUN	W86423997	770-1001-01	\$3,207.49
PICKARD	21667 WINDHAM RUN	W37810843	770-1033-02	\$294.15
MONTUFAR	21523 BELHAVEN WAY	W86626670	770-0026-01	\$177.22
KOETH	21175 BRAXFIELD LOOP	W36888997	770-0177-02	\$285.87

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS
BII**

STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE

LOCATION

Stoneybrook Community Center, 11800 Stoneybrook Golf Boulevard, Estero, Florida 33928

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 22, 2024	Regular Meeting	9:00 AM
November 12, 2024*	Regular Meeting	6:00 PM
December 10, 2024**	Public Hearing & Regular Meeting	9:00 AM
January 28, 2025	Regular Meeting	9:00 AM
January 28, 2025	Joint Workshop with Homeowner's Association	5:30 PM
February 25, 2025	Regular Meeting	6:00 PM
March 25, 2025	Regular Meeting	9:00 AM
April 22, 2025	Regular Meeting	9:00 AM
May 27, 2025	Regular Meeting	6:00 PM
June 24, 2025	Regular Meeting	9:00 AM
July 22, 2025	Regular Meeting	9:00 AM
August 26, 2025	Regular Meeting	6:00 PM
September 23, 2025	Regular Meeting	9:00 AM

Exceptions

**November meeting is two (2) weeks earlier to accommodate Thanksgiving holiday*

***December meeting is two (2) weeks earlier to accommodate Christmas holiday*