

# **STONEYBROOK**

## **COMMUNITY DEVELOPMENT DISTRICT**

**March 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**

March 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 March 25, 2025 at 9:00 a.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. Review of Gordon G. Lewis Response to RFQ for Golf Course Architect-Engineering Services
  - A. Ranking/Evaluation
  - B. Authorization to Negotiate and Finalize Contract(s)
- 9. Discussion: CDD Website
- 10. Acceptance of Unaudited Financial Statements
  - A. as of November 30, 2024
  - B. as of December 31, 2024
  - C. as of January 31, 2025
  - D. as of February 28, 2025
- 11. Approval of Minutes
  - A. February 25, 2025 Regular Meeting
  - B. March 10, 2025 Workshop
- 12. 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: April 22, 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

13. Supervisors' Requests

14. 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**

**6**



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, Maintenance Building, Cart Barn and Pump House 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.

- C. The Firm may advance on Client’s 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* *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 Client’s behalf will be deducted from the Client’s recovery, after deducting the attorney’s fees from the gross proceeds.

### 2. SCCELLANEOUS .

- A. No Mortgage
- 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 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.

J. The terms and conditions in the attached Addendum As To E-Verify And Public Records i incorporated in full into this Agreement

By signing below, Client acknowledges that Client had an opportunity o review his Agreement before signing. This Agreement may be executed in counterparts which taken oge her hall constitute one and he ame 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: March 14, 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 flat 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 his 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: March 14, 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 term 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 20% of the gross proceeds recovered, pursuant to Section 1.B. of the Representation Agreement.

Dated this 16<sup>th</sup> 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: March 14, 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: March 14, 2025

## **ADDENDUM AS TO E-VERIFY AND PUBLIC RECORDS**

### **1. E-VERIFY**

FIRM shall comply with all applicable requirements of Section 448.095, Florida Statutes. FIRM shall register with and use the U.S. Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. If FIRM enters into a contract with a subcontractor relating to the services under this Agreement, the subcontractor must register with and use the E-Verify system and provide FIRM with an affidavit stating the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. FIRM shall maintain a copy of said affidavit for the duration of the contract with the subcontractor and provide a copy to the District upon request. For purposes of this section, the term "subcontractor" shall have such meaning as provided in Section 448.095(1)(j), Florida Statutes and the term "unauthorized alien" shall have such meaning as provided in Section 448.095(k), Florida Statutes.

If FIRM has a good faith belief that a subcontractor with which it is contracting has knowingly violated Section 448.095, Florida Statutes, then FIRM shall terminate the contract with such person or entity. Further, if Client has a good faith belief that a subcontractor of FIRM knowingly violated Section 448.095, Florida Statutes, but FIRM otherwise complied with its obligations hereunder, CLIENT shall promptly notify the FIRM and upon said notification, FIRM shall immediately terminate its contract with the subcontractor.

Notwithstanding anything else in this Agreement to the contrary, CLIENT may immediately terminate this Agreement for cause if there is a good faith belief that FIRM knowingly violated the provisions of Section 448.095, Florida Statutes, and any termination thereunder shall in no event be considered a breach of contract by CLIENT.

By entering into this Agreement, FIRM represents that no public employer has terminated a contract with FIRM under Section 448.095(2)(c), Florida Statutes, within the year immediately preceding the date of this Agreement. CLIENT has materially relied on this representation in entering into this Agreement with FIRM.

### **2. PUBLIC RECORDS**

During the term of the Contract, the FIRM shall comply with the Florida Public Records Law. The FIRM shall do the following: (1) keep and maintain public records required by the CLIENT in order to perform the Work; (2) Upon request from the CLIENT's custodian of public records, provide the CLIENT with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost allowed by law; (3) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the Firm does not transfer the records to the public agency; (4) Upon completion of the Contract, transfer, at no cost, to the CLIENT all public records in possession of the Firm or keep and maintain public records required by the

CLIENT to perform the service. If the Firm transfers all public records to the CLIENT upon completion of the Contract, the Firm shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Firm keeps and maintains public records upon completion of the Contract, the Firm shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the CLIENT, upon request from the CLIENT's custodian of public records, in a format that is compatible with the information technology systems of the CLIENT.

**IF THE FIRM HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES TO THE FIRM'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE DISTRICT CUSTODIAN OF RECORDS, DAPHNE GILLYARD. DIRECTOR OF ADMINISTRATIVE SERVICES, WRATHELL, HUNT AND ASSOCIATES, LLC, TOLL FREE; (877) 276-0889, PHONE: 561-571-0010, EXT. 400 ; GILLYARDD@WHHASSOCIATES.COM**

The Firm shall keep and make available to the CLIENT for inspection and copying, upon written request by the CLIENT all records in the Firm's possession relating to the Contract. Any document submitted to the CLIENT may be a public record and is open for inspection or copying by any person or entity unless considered confidential and exempt. Public records are defined as all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of physical form, characteristics, or means of transmission, made or received pursuant to law or ordinance or in connection with the transaction of official business by an agency. Any document in the Firm's possession is subject to inspection and copying unless exempted under Chapter 119 of the Florida Statutes. If the Firm fails to comply with the Public Records Law, the Firm shall be deemed to have breached a material provision of the Contract.

**STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT**

**8**



2-27-25

Chuck Adams  
Wrathell Hunt & Associates, LLC  
2300 Glades Road, Suite 410W  
Boca Raton, FL 33431

adamsc @ whhassociates . com

Dear Chuck:

Enclosed is the submittal for Golf Course Architectural Services in the rejuvenation of Stoneybrook Golf Course in Estero, Florida.

Rather than fill out the form completely, I added the History and Philosophy of my firm, My List of Golf Course Architectural Projects to Date, and my Resume.' Hopefully, this will be more comprehensive than an abbreviated list in the form.

This project is right in my wheelhouse. As you can see we have done a tremendous amount of renovations, having completed as many as 5 renovations and 5 new courses within 1 calendar year.

Besides Stoneybrook (I hope, I hope), we have 5 renovations under contract for this summer: a very similar project to Stoneybrook at Colonial in Fort Myers (my suggestion to anyone involved in Stoneybrook (John, Kyle, Phil, Tom, Mike, any Board member, and yourself make a site visit with me during construction to see the renovation process), a small 2 green renovation at Hunters Run in Cape Coral, 2 small tee renovations at Naples Heritage and Eagle Creek both in Naples, and a practice green and tee renovation at Bonita National in Bonita Springs. These are all designed and contracts are signed with contractors, Clarke and GCID (who I would suggest we have on the list of bidders for Stoneybrook). Our job on these is as inspector from now through completion; very manageable time-wise for me.

Also, we are about halfway through with inspections on Calusa National, a new course in Bradenton; again very manageable. This is being built by Ryan, another contractor I suggest we have bid on Stoneybrook.

We have several projects in the future that we will be drawing on from time-to-time over the next 5 years, they are: Unnamed course (presently I call it the Schwartz Property, a 27 hole course for Pulte Home), Stoneybrook (I hope, I hope), Boca Lago (27 hole course in Boca Raton), Heritage Bay (27 hole course in Naples), and a few other maybes.

We consider Stoneybrook one of the favorite courses we have designed. We have also been involved in all their renovations to date and want to continue to give them the service that they deserve.

Our office is only 20 minutes away (we are in north Naples) and can be on-site within an hours notice if needed. Throughout construction I will personally be on-site at least 2 to 3 times a week, but not limited to any amount. I will assist the contractor and John in the survey of the greens.

Ss - 1

I use part-time draftsmen as required, so I don't have any staff. My daughter, Sarah, assists me as needed. My adopted son, London, helps me from time-to-time in surveying. He is a minority. He was born in the Marshall Islands and is part Marshallese, Japanese, and Polynesian. When he was 8 years old, he was sworn in as a proud U.S. citizen on July 4<sup>th</sup>, 2000 on South Beach in Miami.

I would also like to include Russ Geiger as my irrigation designer. He is even closer to Stoneybrook than I am. He is the irrigation designer at Colonial. I have his resume' and list of work following mine.

Please contact me if you need any further information (239) 287-0101 or info @ myblueprinter . net.

Looking forward to continuing and nurturing our long-standing relationship with Stoneybrook!

Thank you!

Cordially,



Gordon G. Lewis  
Golf Course Architect

GGL/sjvl

# ARCHITECT-ENGINEER QUALIFICATIONS

## PART I - CONTRACT-SPECIFIC QUALIFICATIONS

### A. CONTRACT INFORMATION

1. TITLE AND LOCATION (City and State)  
**STONBYBROOK GC RENOVATION, ESTERO FL**

2. PUBLIC NOTICE DATE  
**2-21-25**

3. SOLICITATION OR PROJECT NUMBER  
**RFR STONBYBROOK**

### B. ARCHITECT-ENGINEER POINT OF CONTACT

4. NAME AND TITLE  
**GORDON G LEWIS, GCA**

5. NAME OF FIRM  
**" "**

6. TELEPHONE NUMBER  
**(239) 287-0101**

7. FAX NUMBER  
**NONE**

8. E-MAIL ADDRESS  
**INFO@MYBLUEPRINTER.NET**

### C. PROPOSED TEAM

(Complete this section for the prime contractor and all key subcontractors.)

	(Check)			9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
	PRIME	J-V	PARTNER-SUBCON-TRACTOR			
a.	<input checked="" type="checkbox"/>			<b>GORDON G LEWIS</b> <input type="checkbox"/> CHECK IF BRANCH OFFICE	<b>5980 GOLDEN OAKS LN                      NAPLES FL                      34119</b>	<b>GOLF COURSE                      ARCH.</b>
b.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		
c.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		
d.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		
e.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		
f.				<input type="checkbox"/> CHECK IF BRANCH OFFICE		

### D. ORGANIZATIONAL CHART OF PROPOSED TEAM

(Attached)

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

*(Complete one Section E for each key person.)*

12. NAME <b>GORDON G LEWIS</b>	13. ROLE IN THIS CONTRACT <b>G.C. ARCH.</b>	14. YEARS EXPERIENCE	
		a. TOTAL <b>52</b>	b. WITH CURRENT FIRM <b>47</b>
15. FIRM NAME AND LOCATION <i>(City and State)</i> <b>GORDON G LEWIS NAPLES FL</b>			
16. EDUCATION <i>(Degree and Specialization)</i> <b>BLA LAND PLANNING</b>		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> <b>NONE REQ'D FOR G.C. ARCH.</b>	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i>			

**19. RELEVANT PROJECTS**

(1) TITLE AND LOCATION <i>(City and State)</i> <b>* SEE FOLLOWING LIST</b>	(2) YEAR COMPLETED		
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE	<input type="checkbox"/> Check if project performed with current firm		
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED		
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE	<input type="checkbox"/> Check if project performed with current firm		
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED		
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE	<input type="checkbox"/> Check if project performed with current firm		
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED		
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE	<input type="checkbox"/> Check if project performed with current firm		
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED		
		PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE	<input type="checkbox"/> Check if project performed with current firm		

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER
21. TITLE AND LOCATION <i>(City and State)</i> <i>* SEE FOLLOWING LIST</i>	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT <i>(Include scope, size, and cost)</i>		

**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

a.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE



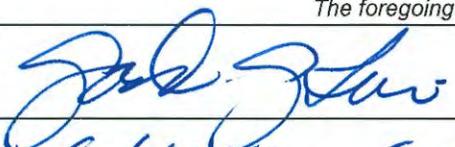
H. ADDITIONAL INFORMATION

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

\* SEE ATTACHED ADDITIONAL SHEETS.

I. AUTHORIZED REPRESENTATIVE  
*The foregoing is a statement of facts.*

31. SIGNATURE



32. DATE

2-27-25

33. NAME AND TITLE

GORDON G LEWIS, C.C.A.

**ARCHITECT-ENGINEER QUALIFICATIONS**

1. SOLICITATION NUMBER (If any)

RFR STONEYBROOK

**PART II - GENERAL QUALIFICATIONS**

(If a firm has branch offices, complete for each specific branch office seeking work.)

2a. FIRM (or Branch Office) NAME <b>GORDON G. LEWIS</b>			3. YEAR ESTABLISHED <b>1978</b>	4. UNIQUE ENTITY IDENTIFIER
2b. STREET <b>5980 GOLDEN OAKS LN</b>			5. OWNERSHIP	
2c. CITY <b>NAPLES</b>	2d. STATE <b>FL</b>	2e. ZIP CODE <b>34119</b>	a. TYPE <b>SOLE</b>	
6a. POINT OF CONTACT NAME AND TITLE <b>GORDY G.C.A.</b>			b. SMALL BUSINESS STATUS	
6b. TELEPHONE NUMBER <b>(239) 287-0101</b>			6c. EMAIL ADDRESS <b>INFO@MYBLUEPRINTS.NET</b>	
8a. FORMER FIRM NAME(S) (If any)			8b. YEAR ESTABLISHED	8c. UNIQUE ENTITY IDENTIFIER

9. EMPLOYEES BY DISCIPLINE				10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS		
a. Function Code	b. Discipline	c. Number of Employees		a. Profile Code	b. Experience	c. Revenue Index Number (see below)
		(1) FIRM	(2) BRANCH			
					<b>2024 DESIGN GC</b>	<b>2</b>
					<b>2023 " "</b>	<b>2</b>
					<b>2022 " "</b>	<b>2</b>
					<b>2021 " "</b>	<b>2</b>
					<b>2020 " "</b>	<b>2</b>
	Other Employees					
		<b>Total</b>				

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS (Insert revenue index number shown at right)		PROFESSIONAL SERVICES REVENUE INDEX NUMBER			
a. Federal Work		1. Less than \$100,000	6. \$2 million to less than \$5 million	7. \$5 million to less than \$10 million	8. \$10 million to less than \$25 million
b. Non-Federal Work		3. \$250,000 to less than \$500,000	9. \$25 million to less than \$50 million	10. \$50 million or greater	
c. Total Work	<b>2</b>	4. \$500,000 to less than \$1 million	5. \$1 million to less than \$2 million		

**12. AUTHORIZED REPRESENTATIVE**

The foregoing is a statement of facts.

a. SIGNATURE 	b. DATE <b>2-27-25</b>
c. NAME AND TITLE <b>GORDON G. LEWIS G.C.A.</b>	



HISTORY AND PHILOSOPHY  
OF  
THE GOLF COURSE ARCHITECTURAL FIRM,  
GORDON G. LEWIS

Since its inception in 1978, the Golf Course Architectural firm, Gordon G. Lewis, has been devoted to excellence in its design of golf courses and assurance to its clients of quality control through thorough inspection of construction.

With more than 90 links throughout the United States and the World to its credit, the staff has more than 80 years of experience in the design, construction, and maintenance of golf courses.

In the fall of 2007, GGL was the golf course architect for the Del Webb, Panther Run Golf Course, at Ave Maria. Mr. Lewis was extremely proud in being selected the designer for this course as the new town of Ave Maria was the largest construction project in the United States for a period of several years. Having been greatly influenced by ten time Club Champion Mother, Janet, and a very consistent, straight hitting Nana, Irene Murphy Panner, Mr. Lewis is excited that his judicious study of the women's golf game has resulted in Panther Run being rated the 39th Best Course for Women in a 2013 rating by Golf Digest.

The second course at Ave Maria, The National at Ave Maria, is a Lewis designed course that opened in 2021.

Gordy designed the first course for the nation's first solar powered community, Babcock National, in 2020. The developer of Babcock Ranch, Syd Kitson, was named by Time Magazine as its "Dreamer of the Year" for 2024 for this futuristic community. He also did the routing for Webb's Reserve, a Jack Nicklaus design, opened in 2024

In the July/August issue of "New Choices" magazine, Naples Heritage, a course designed by GGL, was listed among "20 Top Retirement Communities" in the United States.

Two courses Lewis has been involved with (The Hulman Links at Lost Creek and Meadowbrook Links) have been ranked in the top 50 and one course (Lagoon Park) has been ranked in the top 75 of all public layouts in the United States. The Forest, a 36 hole private course designed by Lewis, has been ranked in the top 25 courses in Florida. One hole, the 4<sup>th</sup> on the Bear 18, has been ranked in the top 9 holes in South Florida. Another public course Lewis was involved in (Sunflower Hills) has had 3 holes ranked in the top 18 holes in Kansas City.

Three courses designed by Lewis, The Forest, Estero (formerly called The Vintage and The Vines), and Spanish Wells, were featured in the October, 1986 issue of GOLF DIGEST, in the section on the best layouts in Florida. Rain Bird national calendars have featured two holes, both in the month of September: the 12<sup>th</sup> at Estero in 1986 and the 6<sup>th</sup> on the Bobcat 18 at The Forest in 1988.

Lexington Golf and Country Club (golf course architect, Gordon G. Lewis) in Fort Myers, Florida was voted "Community of the Year" in 1996 by the Pinnacle Awards. The Strand (formerly called Pelican Strand), also designed by Lewis, won the same award in 1998 and hosted the LPGA Memorial Tournament from 1999 to 2001.

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Spring Run and Copperhead, designed by Lewis, are part of The Brooks. It was named the 14<sup>th</sup> best selling community in the United States for 3 consecutive years by Robert Charles Lesser & Co. Other Lewis' courses to garner "Community of the Year" awards are Naples Heritage (Collier County Builders Association in 1999) and Lexington (Lee County Builders Association in 1997).

Gordon G. Lewis courses are all designed to enhance the natural beauty of their respective sites and minimize the construction and maintenance costs. His layouts are playable for golfers of all handicaps and yet challenge even the best touring pros.

The Golf Course Architectural firm of Gordon G. Lewis offers a love for the game of golf, extensive design and construction background, and personal attention to your project. Mr. Lewis makes numerous site visits during construction, completes all of the design and construction drawings and documents in-house, and personally attends all meetings.

Mr. Lewis is most proud of the fact that his firm has so many repeat clients . . . a rare feat among golf course architects considering how few people in the world even build one golf course.

Most notable among repeat clients are:

Darin McMurray (Lennar Communities) (239) 278-1177 - Bonita National, Kelly Greens, Stoneybrook in Estero, Olde Hickory (land plan/course routing for Ron Garl course), Country Creek, Cross Creek (renovations on an Art Hill designed course), Countryside (renovations on an Art Hill designed course), Arrowhead (formerly called Heritage Green. Collier Public, and Dove Pointe), Heritage Palms, Cedar Hammock, Forest Glen, Highland Woods, Naples Heritage, Heritage Oaks, Heritage Lakes, Heritage Harbor, Heritage Harbour, Heritage Bay, Heritage Isle, Cypress Shadows, Seranoa, Belle Meade, Toledo Village, Stoneybrooke North, Heritage Ranch, Heritage Creek, Palermo, Cypress Woods, Lakewood National (land plan/golf course routing for an Arnold Palmer course), Heritage Landing, Babcock National, Heritage Landing, Wellen Park, Calusa Landing, Ibis Landing, Webb's Reserve (land plan/course routing for a Jack Nicklaus course), and The National at Ave Maria.

Dennis Gilkey (Bonita Bay Group) (239) 495-1000 - Highland Woods, Spring Run, and Copperhead.

Fred Quinn - Eagle Ridge and Fairway Woodlands.

Bill Maddox (704) 259-9931 - Spanish Wells, The Forest, Alden Pines, Eagle Ridge, Sunflower Hills, Valley Forge, Lewistown, The Golf Club, The Brooks (formerly called Sweetwater Ranch), Pheasant Run, Pheasant Run Driving Range, and West Chicago.

David Swor (239) 481-0111 - The Forest, Kelly Greens, and Eagle Ridge.

Ed McArdle - Spanish Wells, The Brooks (formerly called Sweetwater Ranch), Pheasant Run, Pheasant Run Driving Range, and West Chicago.

Bob Troutman - Bay Beach and Shell Point (formerly called Sandpiper Cove).

Tom Carpenter (239) 283-0813 - Alden Pines and Hammerhead Bay.

Lehigh Corporation - Harder Hall, Lehigh Resort Course, Copperhead (formerly called Deer Run), Terraverde, and Rotunda West.

John Lueck - Charlotte Country Club at Hot Springs (now called Ibis Landing) and Royal Tee.

Weiner Homes - Villages of Country Creek and Stonebridge (formerly called Southhampton).

Craig Voight (505) 440-7010 - Forest Glen (formerly Naples Golf Estates) and Suntara.

Brian Bussen - Indian River Colony and The Savannahs.

Serafin Leal - Terraverde and Cutler Bay (as land planner/golf course routing for a Jack Nicklaus signature course).

Al Richards - Hunters Ridge and Caliente Springs (planning, now called Ibis Landing).

John Santini - Estero (formerly The Vintage and The Vines), The Forest, and Highland Woods (formerly called The Ryder Club).

Sheldon Bernstein - Forest Glen (formerly Naples Golf Estates) and The Golf Club of Greater Orlando (planning).

Jeff Darragh - Worthington, Lexington, Vanderbilt, and Arlington (planning).

Paul Hardy (239) 777-8000 - Worthington, Lexington, Vanderbilt, The Woodlands, Vasari (formerly called Survey Oaks), The Strand (formerly called Pelican Strand), Good Pines, Olde Cypress (land plan/golf course routing for a course designed by P.B. Dye), The Stadium, Twelve Lakes, Grandezzi' (formerly called Grande Oaks), and Belle Meade.

Roger Cox - Cross Creek and Oak Grove.

Jim Colosimo - Vasari (formerly called Survey Oaks), Village Links, The Ultimate, Golden Eagle, and Twin Eagles (land planning for courses designed by Jack Nicklaus and Gary Player).

Golf Trust - Mena (planning), The Golf Club of Greater Orlando (planning), and Viktoria (planning).

Paul Azinger, Jed Azinger, and the Azinger Golf Design Company - Otter Run, River Wilderness, Heritage Oaks, Canebrake, River Run, Heritage Isles, Heritage Greens, Heritage Palms, Heritage Harbor, Heritage Harbour, Heritage Bay, Tonawanda, Paris, and Heritage Lakes.

Greg Wolpert, Pulte Home (239) 498-7711 - Spring Run, Copperhead, Colonial, Ave Maria, Mirasol, and Sarasota National (formerly called Tuscano).

Matt Mootz (941) 769-5342 - Sabal Trace and Links of Naples.

Doug Schwartz, Taylor Woodrow (239) 592-0055 - Vasari, Stonebridge (land planning and course routing), and Magnolia Landing.

Mark Taylor, Ronto Group (239) 649-6310 - Horr's Island (planning), Arrowhead, Forest Glen, BBR (now called Bonita National), Collier, and Palmira.

Bob Hardy - Quail Creek (renovations), Cypress Woods, Quail Creek Village (renovations), and The Strand (formerly called Pelican Strand).

Pat Neal - (941) 586-8757 - Peridia and Boca Royale.

Most recent references include: Eagle Creek: sup't. - Jimmy 231-8601, GM - Don 739 - 0500; The Glades: sup't.- Adam 253-5242, GM- Todd 851-4412; Hunters Ridge: sup't. - Jose, GM - Don 565-4411; Colonial: sup't. - Pat (561) 215-0892; Lennar: Charlie 872-3051, Shawn (941) 416-4253, Doug (708) 830-4837; Heritage Palms: sup't. - Greg 292-5214; Boca Royale: sup't. - Keith (941) 830-2334.

PARTIAL LIST OF GOLF COURSE ARCHITECTURAL WORK TO DATE OF GORDON G. LEWIS

\*Courses Designed by the Firm, Gordon G. Lewis, Built and in Play.

IBIS LANDING, Lehigh, FL - 18 holes, private, open - planning, construction drawings, and inspection.

CALUSA NATIONAL, Lakewood Ranch, FL - 30 holes, private, 18 holes to open in 2025, 12 holes to follow - planning, construction drawings, and inspection.

HERITAGE LANDING, Punta Gorda, FL - 18 holes, private, open and in play - planning, construction drawings, and inspection.

BABCOCK NATIONAL - North Fort Myers, FL - 18 holes, private, open and in play - planning, construction drawings, and inspection.

THE NATIONAL at AVE MARIA - Ave Maria, FL - 18 holes, private, open and in play - planning, construction drawings, and inspection.

WELLEN PARK - Northport, FL - 18 holes, private, opening Fall/Winter 2022 - planning, construction drawings, and inspection.

BRADENTON NATIONAL - Bradenton, FL - 30 holes, private, opening Fall/Winter 2023 - planning, construction drawings, and inspection.

THE HAMLET - North Fort Myers, FL - 18 holes, private, opening 2023 - planning, construction drawings, and inspection.

HIGHLAND WOODS, Bonita Springs, FL - 18 holes, private, open - planning, construction drawings, inspection.

VALENCIA, Naples, FL - 18 holes, public, open - planning, construction drawings, inspection.

PYRAMID ISLAND RESORT, Caye Chapel, Belize - 18 holes, resort, open - planning, construction drawings, and inspection.

THE SAVANNAHS, North Merritt Island, FL - 18 holes, public, open - planning, construction drawings, inspection.

WORTHINGTON, Bonita Springs, FL - 18 holes, private, open - planning, construction drawings, inspection.

VANDERBILT, Naples, FL - 18 holes, private, open - planning, construction drawings, inspection.

COPPERHEAD, Lehigh, FL - 18 holes, semi-private, open - planning, construction drawings, inspection.

CEDAR HAMMOCK, Naples, FL - 18 holes, private, open - planning, construction drawings, and inspection in partnership with Azinger Design.

FOREST GLEN, Naples, FL - 18 holes, private, open - planning, construction drawings, inspection.

SPRING RUN, Bonita Springs, FL - 18 holes, private, open - planning, construction drawings, and inspection - part of 72 hole community, The Brooks, named the 14<sup>th</sup> best selling community in the U.S. by Robert Charles Lesser and Co. for 3 consecutive years.

TSAI-HSING, Taipei, Taiwan - 18 holes, private, open - planning, construction drawings.

LEXINGTON, Fort Myers, FL - 18 holes, private, open - planning, construction drawings, inspection - voted "Community of the Year" in 1997 by the Lee County Builders Association.

PENNBROOKE, Leesburg, FL - 27 hole executive, private, open - planning, construction drawings, inspection.

LEXINGTON OAKS, Tampa, FL - 18 holes, public, open - planning, construction drawings, and inspection in partnership with GLS.

THE STRAND (formerly called Pelican Strand), Naples, FL - 27 holes, open - planning, construction drawings, and inspection - hosted the inaugural 1999 LPGA Memorial Tournament honoring Patty Berg and the 2000 and 2001 tournaments.

INDIAN RIVER COLONY - Melbourne, FL - 18 holes, private, open - planning, construction drawings, inspection.

THE FOREST, Fort Myers, FL - 36 holes, private, open - planning, construction drawings, inspection.

NAPLES HERITAGE, Naples, FL - 18 holes, private, open - planning, construction drawings, and inspection - in 1999 was voted by the Collier Builders Association, "Community of the Year."

SARASOTA NATIONAL (formerly called Tuscano), Venice, FL - 18 holes, private, open - planning, construction drawings, inspection.

BONITA NATIONAL, Bonita Springs, FL - 18 holes, private, open - planning, construction drawings, inspection.

ARROWHEAD, Naples, FL - 18 holes, private, open - planning, construction drawings, and inspection.

HERITAGE OAKS, Sarasota, FL - 18 holes, private, open - planning, construction drawings, and inspection in partnership with Azinger Design.

HERITAGE ISLES, Tampa, FL - 18 holes, private, open - planning, construction drawings, and inspection in partnership with Azinger Design.

VASARI, Naples, FL - 18 holes, private, open - planning, construction drawings, inspection.

HERITAGE PALMS, Fort Myers, FL - 36 holes, private, open - planning, construction drawings, and inspection in partnership with Azinger Design.

HERITAGE HARBOUR, Tampa, FL - 18 holes, private, open - planning, construction drawings, and inspection in partnership with Azinger Design.

PARIS, Paris, Ontario, Canada - 18 holes, private, open - planning, construction drawings, and inspection in partnership with Azinger Design.

HERITAGE BAY, Naples, FL - 27 holes, private, open - planning, construction drawings, and inspection in partnership with Azinger Design.

HIGHLAND WOODS, Bonita Springs, FL - 18 holes, private, open - planning, construction drawings, and inspection.

COLONIAL, Fort Myers, FL - 18 holes, private, open - planning, construction drawings, inspection.

STONEBROOKE, Estero, FL - 18 holes, public, open - planning, construction drawings, and inspection in partnership with Azinger Design.

CANDLER HILLS, Ocala, FL - 18 holes, public, open - planning, construction drawings, and inspection.

ESTERO (formerly called The Vines and The Vintage), Estero, FL - 18 holes, private, open - planning, construction drawings, inspection.

PANTHER RUN, Collier County, FL - 27 holes, private, 18 holes open - planning, construction drawings, and inspection - ranked the 39<sup>th</sup> Best Course for Women by Golf Digest.

KELLY GREENS, Fort Myers Beach, FL - 18 holes, private, open - planning, construction drawings, inspection.

VASARI, Naples, FL - 18 holes, private, open - planning, construction drawings, and inspection.

COPPERLEAF, Estero, FL - 18 holes, private, open - planning, construction drawings, and inspection - part of 72 hole community, The Brooks, named the 14<sup>th</sup> best selling community in the U.S. by Robert Charles Lesser and Co. for 3 consecutive years.

GRANDEZZA' (formerly called Grande Oaks), Estero, FL - 18 holes, private, open - planning, construction drawings, and inspection in partnership with Darwin Sharp III and GLS, Golf Course Architects.

PALMIRA, Bonita Springs, FL - 27 holes, private, open - planning, construction drawings, and inspection.

MAGNOLIA LANDING, North Fort Myers, FL - 18 holes, private, open - planning, construction drawings, inspection.

EAGLE LAKES, Naples, FL - 18 holes, private, open - planning, construction drawings, inspection.

BBR, Naples, FL - 27 holes, private, no opening date set - planning, construction drawings, and inspection.

PALERMO (originally called Crane Landing), North Fort Myers, FL - 18 holes, private, no opening date set - planning, construction drawings, and inspection.

HERITAGE LAKES, Fort Myers, FL - 36 holes, private, no opening date set - planning and course routing of all 36 holes, construction drawings, and inspection of 18 holes in partnership with Azinger Design.

LINKS OF NAPLES, Naples, FL - 18 hole executive, semi-private, open - planning, construction drawings, and inspection in partnership with Dave Relford of Tour 18.

BONITA FAIRWAYS, Bonita Springs, FL - 18 hole executive, semi-private, open - planning, construction drawings, inspection.

SABAL TRACE, North Port, FL - 18 holes, semi-private, open - planning, construction drawings, and inspection in partnership with Dave Relford of Tour 18.

SPANISH WELLS, Bonita Springs, FL - 27 holes, private, open - planning, construction drawings, supervision, staking, planting plan.

ALDEN PINES, Pine Island, FL - 18 holes, semi-private, open - planning, construction drawings, inspection.

EAGLE RIDGE, Fort Myers, FL - 18 holes, semi-private, open - planning, construction drawings, inspection.

BENTLEY VILLAGE, Naples, FL - 18 hole executive, private, open - planning, construction drawings, and inspection adding a second 9 holes.

SABAL SPRINGS, North Fort Myers, FL - 18 holes executive, private, open - planning, construction drawings, inspection.

COUNTRY CREEK, Estero, FL - 18 hole executive, private, open - planning, construction drawings, inspection.

SUMMERLIN RIDGE, Fort Myers Beach, FL - 18 hole executive, private, open - planning, construction drawings, inspection.

NEWPORT, Port Charlotte, FL - 18 hole executive, semi-private, open - planning and construction drawings.

TERREVERDE, Fort Myers, FL - 9 hole, par 3, private, open - planning, construction drawings, inspection.

ROYAL TEE, Cape Coral, FL - 27 holes, semi-private, open - planning, construction drawings, inspection.

GOLFVIEW, Fort Myers, FL - 9 hole, par 3, private, open - planning, construction drawings, inspection.

HUNTERS RIDGE, Bonita Springs, FL - 18 holes, private, open - planning, construction drawings, inspection.

SHELL POINT, Fort Myers Beach, FL - 18 holes, semi-private, open - planning, construction drawings, inspection.

TOLEDO VILLAGE, North Port, FL - 18 holes, public, no opening date set - planning, construction drawings, inspection.

BELLE MEADE, Naples, FL - 18 holes, private, no opening date set - planning, construction drawings, inspection.

NAPLES RESERVE, Naples, FL - 18 holes, private, no opening date set - planning, construction drawings, inspection.

CYPRESS SHADOWS, Estero, FL - 18 holes, public, no opening date set - planning, construction drawings, inspection.

COLLIER, Naples, FL - 27 holes, private, no opening date set - planning, construction drawings, and inspection.

**\*Construction Work and Design Work with Other Golf Course Architects**

WEBBS RESERVE, North Fort Myers, FL - 18 holes, private, open - land plan and course routing for a Jack Nicklaus design.

LAKEWOOD NATIONAL, Bradenton, FL - 36 holes, private, open - land plan and course routing for a Arnold Palmer design.

OVERLAND PARK, Overland Park, KS - 18 holes, public, open - involved in all aspects of construction, irrigation, and staking; designed by Floyd Farley.

OSAWATOMIE, Osawatomie, KS - 18 holes, public, open - involved in construction and irrigation for second 9 and planting plan for all 18.

THE HULMAN LINKS AT LOST CREEK, Terre Haute, IN - 18 holes, public, open - planning and construction drawings while employed by David Gill. HAS BEEN RANKED IN TOP 50 OF ALL PUBLIC COURSES IN THE UNITED STATES.

ARLINGTON HEIGHTS, Arlington, IL - 18 holes, public, open - preliminary and master planning while employed by David Gill.

THE LINKS AT HARRINGTON FORD, Geneva, IL - 18 holes, semi-private - preliminary and master planning while employed by David Gill.

MEADOWBROOK LINKS, Rapid City, SD - 18 holes, public, open - planning and construction drawings while employed by David Gill. HAS BEEN RANKED IN THE TOP 50 OF ALL PUBLIC COURSES IN THE UNITED STATES.

JACKSONVILLE, Jacksonville, IL - 18 holes, public, open - planning while employed by David Gill.

SUNFLOWER HILLS, Kansas City, KS - 18 holes, public, open - construction and irrigation supervision, staking while employed by William Maddox.

LAGOON PARK, Montgomery, AL - 18 holes, public, open - construction drawings and inspection, planting plan while employed by Charles Graves. HAS BEEN RANKED IN THE TOP 75 OF ALL PUBLIC COURSES IN THE UNITED STATES.

CUTLER BAY, Miami, FL - 18 holes, private - land plan and course routing for a proposed Jack Nicklaus signature course.

ALEXANDRIA, Alexandria, LA - 36 holes, public - planning while employed by Charles Graves.

OLDE HICKORY, Fort Myers, FL - 18 holes, private, open - land planning and course routing for a Ron Garl golf course.

CANEBRAKE, Hattiesburg, MS - 18 holes, semi-private - land planning and course routing for what was originally going to be a Jed and Paul Azinger course, but became a Jerry Pate course design.

OTTER RUN, Otterville, Ontario, Canada - 18 holes, semi-private - planning and construction drawings in partnership with Jed and Paul Azinger.

MORGAN COUNTY, Morgan County, AL - 36 holes, public - planning while employed by Charles Graves.

DOTHAN, Dothan, AL - 18 holes, public - planning while employed by Charles Graves.

NORTH DEKALB, Dekalb County, GA - 18 holes, public - planning while employed by Charles Graves.

TUSCALOOSA, Tuscaloosa, AL - 18 holes, public - planning while employed by Charles Graves.

POINT MALLARD, Decatur, AL - 18 holes, public, open - bunker details and inspection while employed by Charles Graves.

SOUTHAMPTON, Naples, FL - 18 holes, private, open - planning for course designed by Gene Bates, presently called Stonebridge.

**\*Renovations Designed by the Firm, Gordon G. Lewis**

BAY BEACH, Fort Myers Beach, FL - 18 hole executive, public, open - planning, construction drawings, inspections for various renovation projects.

HARDER HALL, Sebring, FL - 18 holes, resort/public, open - planning, construction drawings, inspection renovating 5 holes for an original Dick Wilson design.

KELLY GREENS, Fort Myers Beach, FL - planning, construction drawings, inspection of renovation of greens, tees, traps for an original Gordon G. Lewis design.

ESTERO (formerly called The Vines and The Vintage), Estero, FL - 18 holes, private, open - planning, construction drawings, inspection of renovation of greens, tees, bunkers for an original Gordon G. Lewis design.

HUNTERS RIDGE, Bonita Springs, FL - 18 holes, private, open - construction drawings for renovation of the greens for an original Gordon G. Lewis design.

SOUTH SHORE, Naples, FL - 18 holes, semi-private, open - landscape plans. Presently called Eagle Lakes, a course we renovated.

PLACID LAKES, Lake Placid, FL - 18 holes, resort course, open - surveying, planning, construction drawings, inspection of course renovations.

SEVEN LAKES, Fort Myers, FL - 18 hole executive, private, open - surveying, planning, construction drawings, inspection of green renovations.

COUNTRY CREEK, Estero, FL - 18 hole executive, private, open - planning, construction drawings, inspection for course renovations on a course we designed.

QUAIL CREEK, Naples, FL - 36 holes, private, open - planning, construction drawings, inspection of course renovations of course designed by Art Hill.

LAKEWOOD, St. Petersburg, FL - 18 holes, private, open - surveying, planning, construction drawings, inspection for renovation of front nine greens of course originally designed by Donald Ross.

BURNT STORE, Punta Gorda, FL - 18 holes, private, open - surveying, planning, construction drawings, inspection of course renovations.

LEHIGH RESORT, Lehigh, FL - 18 holes, semi-private, open - surveying, planning, construction drawings, inspection of course renovations.

THE COUNTRY CLUB OF NAPLES, Naples, FL - 18 holes, private, open - surveying, planning, construction drawings, inspection of course renovations, original designer, Bill Diddle.

VILLAGE LINKS, Glen Ellen, IL - 27 holes, public, open - surveying, planning, construction drawings, inspection of course renovations, original designer, David Gill.

EAGLE CREEK, Naples, FL - 18 holes, private, open - surveying, planning, construction drawings, inspection for renovations, course originally designed by Ken Venturi.

CYPRESS LAKE, Fort Myers, FL - 18 holes, private, open - surveying, planning, construction drawings, inspection for renovation of course originally designed by Dick Wilson.

WHISKEY CREEK, Fort Myers, FL - 18 hole executive, private, open - surveying, planning, construction drawings, inspection for course renovations.

HIDEAWAY, Fort Myers, FL - 18 hole presidential, private, open - surveying, planning, construction drawings, inspection for course renovations.

BONITA FAIRWAYS, Bonita Springs, FL - 18 hole executive, semi-private, open - planning, construction drawings, inspection for a course originally designed by Gordon G. Lewis.

KISSIMMEE GOLF CLUB - Kissimmee, FL - 18 holes, public, open - surveying, planning, construction drawings, inspection for course renovations and the rerouting of 4 new holes.

CROSS CREEK, Fort Myers, FL - 18 hole executive, private, open - surveying, planning, construction drawings, inspection of renovations, original course designed by Art Hill.

LEGENDS, Fort Myers, FL - 18 holes, private, open - planning, construction drawings, and inspection for the addition of a chipping course to a Joe Lee designed course.

BENTLEY VILLAGE, Naples, FL - 9 hole executive, private, open - planning, construction drawings, and inspection of complete renovations.

LEXINGTON, Fort Myers, FL - 18 holes, private, open - planning, construction drawings, inspection for renovations for a course originally designed by Gordon G. Lewis.

BEACHVIEW, Sanibel Island, FL - 18 holes, private, open - surveying, planning, construction drawings, inspection for renovations on several holes.

COUNTRY CREEK - Estero, FL - 18 hole executive, private, open - surveying, planning, construction drawings, inspection of renovations of a course we previously designed.

COUNTRYSIDE - Naples, FL - 18 hole executive, private, open - surveying, planning, construction drawings, inspection of renovations of a course designed by Art Hill.

ISLAND, Marco Island, FL - 18 hole, private, open - planning, construction drawings, and inspection for renovations for Gene Sarazen's home course.

PERIDIA, Bradenton, FL - 18 hole executive, private, open - planning, construction drawings, and inspection for renovations in partnership with Azinger Design.

RIVER WILDERNESS, Bradenton, FL - 18 holes, private, open - planning, construction drawings, and inspection for renovations in partnership with Azinger Design.

ROYAL PALM, Naples, FL - 18 holes, private, open - planning, construction drawings, and inspection for renovations in partnership with Azinger Design.

RIVER RUN, Bradenton, FL - 18 holes, public, open - planning, construction drawings, and inspection for renovations in partnership with Azinger Design.

LAKEWOOD, Naples, FL - 18 holes executive, private, open - planning, construction drawings, and inspection for renovations in partnership with Azinger Design.

SPRING RUN, Bonita Springs, FL - 18 holes, private, open - planning, construction drawings, and inspection for renovations on a course we designed - part of 72 hole community, The Brooks, named the 14<sup>th</sup> best selling community in the U.S. by Robert Charles Lesser and Co. for 3 consecutive years.

VANDERBILT, Naples, FL - 18 holes, private, open - planning, construction drawings, and inspection - renovations on several holes for a course originally designed by Gordon G. Lewis.

GLADES, Naples, FL - 36 holes, private, open - planning, construction drawings, and inspection for the complete renovation of all 36 holes.

QUAIL VILLAGE - Naples, FL - 18 holes, private, open - surveying, planning, construction drawings, inspection of renovations of a course designed by Art Hill.

COPPERLEAF, Bonita Springs, FL - 18 holes, private, open - consulting, planning, construction drawings, and inspection for renovations on an annual basis for a course we designed - part of 72 hole community, The Brooks, named the 14<sup>th</sup> best selling community in the U.S. by Robert Charles Lesser and Co. for 3 consecutive years.

SIX LAKES, North Fort Myers, FL - 18 hole executive, private, open - surveying, planning, construction drawings, inspection of renovations.

SPANISH WELLS, Bonita Springs, FL - 27 holes, private, open - planning, construction drawings, and inspection of renovations for a course we originally designed.

MAPLE LEAF, Port Charlotte, FL - 18 hole executive, private, open - planning, construction drawings, and inspection of green, tee, and drainage renovations.

HIDEAWAY BEACH, Marco Island, FL - 9 hole executive, private, open - surveying, planning, construction drawings, inspection for course renovations.

HERONS GLEN, North Fort Myers, FL - 18 holes, private, open - surveying, planning, construction drawings, inspection for renovation of course originally designed by Ron Garl.

GLEN EAGLE - Naples, FL - 18 holes, private, open - surveying, planning, construction drawings, inspection of renovations of a course designed by Mark McCumber and Bob Darland.

MOORINGS - Naples, FL - 18 hole executive, private, open - surveying, planning, construction drawings, inspection of renovations.

OLDSMAR, Oldsmar, FL - 18 hole executive, public - planning.

NAPLES GOLF ESTATES, Naples, FL -18 holes, private, open - planning.

BURNT STORE MARINA - Punta Gorda, FL - 27 hole executive, semi-private, open - surveying, planning, construction drawings, inspection of renovations of a course designed by Mark McCumber and Ron Garl .

HERITAGE PALMS - Ft. Myers, FL - 36 holes, private, open - surveying, planning, construction drawings, inspection of renovations over a two year period for all 36 holes of a course we designed with Jed Azinger.

THE FOREST - Ft. Myers, FL - 36 holes, private, open - surveying, planning, construction drawings, inspection of renovations for a course we designed.

STONEBRIDGE - Naples, FL - 18 holes, private, open - surveying, planning, construction drawings, inspection of renovations for a Gene Bates designed course.

CYPRESS WOODS - Naples, FL - 18 holes, private, open - surveying, planning, construction drawings, inspections of a course we originally designed.

VENICE - Venice, FL - 18 holes, private, open - surveying, planning, construction drawings, inspections for a course designed by Ted McAnliss.

NAPLES HERITAGE - Naples, FL - 18 holes, private, open - surveying, construction drawings, inspections for a course we designed with Jed Azinger.

PELICAN SOUND - Bonita Springs, FL - 27 holes, private, open - surveying, construction drawings, inspections for renovations to a course designed by Chip Powell.

HERITAGE BAY - Naples, FL - 27 holes, private, open - surveying, construction drawings, inspections for renovations on a course we designed.

HIGH POINT - Naples, FL - 9 holes, private , open - surveying, construction drawings, inspections.

SILVER LAKES - Naples, FL - 9 holes, private, open - surveying, construction drawings, and inspections to rebuild #9 green.

BOCA ROYALE - Englewood, FL - 18 holes, semi-private, open - surveying construction drawings, and inspections.

BOCA LAGO - Boca Raton, FL - 18 holes, semi-private, open - surveying construction drawings, and inspections for future renovations.

LEHIGH - Lehigh Acres, FL - 9 holes, semi-private, open - surveying construction drawings, and inspections.

HUNTERS RUN - Cape Coral, FL - 9 holes, semi-private, open - surveying construction drawings, and inspections for future renovations.

\*Courses Planned by Gordon G. Lewis, Built and in Play.

GREEN VALLEY, Clearwater, FL - 18 holes, private, open - planning.

LEWISTOWN, Lewistown, IL - 18 holes, private, open - planning.

VALLEY FORGE, Valley Forge, PA - 18 holes, private, open - preliminary and master planning.

\*Courses Planned by Gordon G. Lewis, not yet built.

TIMBER CREEK, Bradenton, FL - 9 hole executive - planning.

ARCADIA, Arcadia, FL - 9 hole addition - planning.

CHARLOTTE COUNTRY CLUB AT HOT SPRINGS, Punta Gorda, FL - 27 holes - planning.

DEER RUN, Lehigh, FL - 18 hole executive - planning, construction plans.

NALLE PINES, North Fort Myers, FL - 9 hole executive - planning.

THE GOLF CLUB, Fort Myers, FL - 18 hole, private - planning.

ROTUNDA WEST, Englewood, FL - 18 hole executive - planning.

FAIRWAY WOODLANDS, North Fort Myers, FL - 18 holes, private - planning.

FOUNTAIN LAKES, Estero, FL - 18 hole executive, private - planning.

TIMBER CREEK, Bradenton, FL - 9 hole executive - planning.

RIVERWOODS, Estero, FL - 9 hole executive, private - planning.

SUNTARA, Naples, FL - 18 holes, public - planning.

HAMMERHEAD, Pine Island, FL - 18 holes, private - planning.

SANDPIPER BAY, Tampa, FL - 18 holes, private - planning.

ARMADA BAY, St. George Island, FL - 9 hole executive, resort - planning.

CASA DEL SOL, Naples, FL - 18 hole executive, private - planning.

COUNTRYSIDE, Arcadia, FL - 18 hole executive, private - planning.

LAKE VILLAGE, Lake Placid, FL - 18 holes, private - planning.

COCOA BEACH MUNICIPAL, Cocoa Beach, FL - 18 holes, public, open - planning for the addition of 9 holes.

BRADENTON, Bradenton, FL - 18 holes, private, open - planning for renovations.

CALIENTE SPRINGS, Punta Gorda, FL - 36 holes, 18 public, 18 private - planning.

CYPRESS KEEP AT GREAT LAKES, Estero, FL - 54 holes, public - planning.

THE GOLF CLUB, Orlando, FL - 27 holes, public - planning.

RIDGEWOOD, Bonita Springs, FL - 18 holes, private - planning.

RYDER CUP, Bonita Springs, FL - 18 holes, private - planning.

THE LYNX, Fort Myers, FL - 18 holes, private - planning.

CORKSCREW PINES, Estero, FL - 18 holes, private - planning.

THE HABITAT, Estero, FL - 18 holes, private - planning.

TRAPPE, Trappe, MD - 18 holes, public - planning.

WINDSOR LINKS, E. Windsor, CT - 18 holes, public - planning.

NEW SMYRNA BEACH, New Smyrna Beach, FL - 18 holes, public - analyzed 3 sites for future course.

TWIN LAKES, Fort Myers, FL - 18 holes, resort - planning and construction drawings.

GOLF AND COUNTRY WORLD, Quilin, China - 18 holes, resort - planning and construction drawings.

ARROWHEAD, Spencerport, NY - 18 hole executive, semi-private - planning to expand course to championship caliber.

HORR'S ISLAND, Marco Island, FL - planning and construction drawings for an 18 hole putting course.

GAMBLE CREEK, Bradenton, FL - 18 holes, private - planning.

OVER OAKS, Kissimmee, FL - 18 holes, semi-private, open - planning for renovations to existing course.

PRESIDENTIAL, Taipei, Taiwan - 18 holes, private - planning.

SUN 'N LAKE, Sebring, FL - 18 holes, private, open - planning for a third nine holes.

THAI-PARK, Bangkok, Thailand - 18 holes, private - planning.

ARLINGTON, Arlington Heights, IL - 18 holes, private - planning.

VIKTORIA, Utica, NY - 27 holes, resort - planning and construction drawings.

LAKE HILL VALLEY, Bangkok, Thailand - 18 holes, private - planning.

LAKESIDE PLANTATION, North Port, FL - 18 holes, private - planning.

HAVANA, Havana, FL - 9 hole addition to existing course, open - planning.

NAPLES EXECUTIVE, Naples, FL - 18 hole executive - planning and construction drawings.

LISBON INTERNATIONAL, Lisbon, Portugal - 45 holes, resort - planning.

QUINTA DA COUTADA, Portalegre, Portugal -27 holes, resort - planning.

SURVEY POINTE, Bonita Springs, FL - 18 holes, public - planning.

HOUSTON SPRINGS, Valdosta, GA - 18 holes, semi-private - planning.

WINTASTA, Huron, OH - 18 holes, private - planning.

COLLIER PUBLIC, Naples, FL - 18 holes, public - planning and construction plans.

WOODLANDS, Naples, FL - 18 holes, public - planning.

GOLDEN EAGLES, Naples, FL - 18 holes, private - planning.

SUN 'N LAKE, Lake Placid, FL - 18 holes, private - planning.

THE STADIUM, Naples, FL - 27 holes, private - planning.

SAWGRASS BAY, Kissimmee, FL - 18 hole executive, public - planning.

DOVE POINTE, Naples, FL - 18 holes, private - planning.

GOLDEN OCALA, Ocala, FL - 18 holes, private, open, designed by Ron Garl - planning for the addition of 18 new holes.

HAWKS HAVEN, Fort Myers, FL - 27 holes, public - planning.

ISLAND FALL, Shanghai, China - 18 holes, resort - planning.

GUANGZHOU F.C., Guangzhou, China - 18 holes, private - planning.

SIX MILE CYPRESS, Fort Myers, FL - 18 holes, private - planning.

OAK GROVE, Terrell, TX - 9 holes, semi-private, open - planning for addition of 9 holes and rerouting of the existing 9.

VANDERBILT, Naples, FL - 18 holes, private, open - planning for a third 9 for a course originally designed by Gordon G. Lewis.

HERITAGE POINTE, Naples, FL - 18 holes, public- planning.

MENA, Cairo, Egypt - 18 holes resort - planning.

HERITAGE OAKES, Port Charlotte, FL - 9 hole executive, private - planning.

VILLAGE LINKS, Pine Island, FL - 18 holes, public - planning.

WESTFIELD, Naples, FL - 18 hole executive, private - planning.

GOOD PINES, Naples, FL - 18 holes, public - planning.

GLENDEVON, Fort Myers, FL - 18 holes, public - planning.

LANDINGS, Fort Myers, FL - 18 hole executive, private, open - planning for renovations.

COLONY CLUB OF VIERA, Melbourne, FL - 18 holes, private - planning.

RIVER WILDERNESS, Bradenton, FL - 18 holes, private, open - planning for adding another 18 holes.

HERITAGE CREEK, Fort Myers, FL - 18 hole championship and 18 hole executive, private - planning.

HICKORY HERITAGE, Fort Myers, FL - 18 hole championship, private - planning.

HERITAGE GREENS, Naples, FL - 18 hole championship, private - planning.

HERITAGE RANCH, Fort Myers, FL - 36 hole championship, private - planning.

SERANOVA, Collier County, FL - 36 hole championship, private - planning.

HERITAGE HARBOR, Bradenton, FL - 45 hole championship, 18 public, 27 private - planning and course routing for an Art Hill design.

STONEBROOKE NORTH, North Fort Myers, FL - 18 hole championship, public - planning..

RIVER OAKS, Tulsa, OK - 18 hole championship and 18 hole executive, semi-private - planning.

SWEETWATER RANCH, Estero, FL - 45 holes, private - planning.

VANDERBILT PINES, Naples, FL - 18 holes, private - planning.

MIRASOL, Naples, FL - 27 holes, private - planning.

SEVILLE, Brooksville, FL - 18 holes, private - planning.

HERITAGE LAKES, Naples, FL - 54 holes, private - planning.

TERRA CEIA BAY, Palmetto, FL - 9 hole executive, semi-private, open - planning to convert into a championship 18 holes.

LEGENDS, Fort Myers, FL - 18 holes, private, open - course routing for a Joe Lee designed course.

TONAWANDA, Tonawanda, NY - 9 hole executive, public - planning with Azinger Design.

LIVINGSTON OAKS, Bonita Springs, FL - 18 holes, private, open - planning.

SCHWARTZ, Punta Gorda, FL - 27 holes - planning.



RESUME'  
Gordon G. Lewis  
GOLF COURSE ARCHITECT

EDUCATION

Graduate of Paola High School, Paola, KS (15<sup>th</sup> out of 123).

Studies included 4 years of mechanical and architectural drawing.

Extra-curricular activities and awards include: Boys' State, NEDT certificate, Reporter (newspaper) and Yearbook staff, Officer in FCA (Fellowship of Christian Athletes), Mu Alpha Theta (math) and Science Clubs, Golf letter (4 years), Quill and Scroll, and Architectural Scholarship.

Voted "Most Likely to Succeed" by classmates.

Graduate of Kansas State University, Bachelor of Landscape Architecture in May, 1974.

Dean's Honor Roll 3 semesters with a 2.7 GPA (4.0 scale).

Extra-curricular activities and awards include: Golf letter (3 years - #1 man, Spring, 1973 - won 2 college tournaments), member of Phi Gamma Delta fraternity, and involved in all intramural sports as a referee and participant.

CAREER

Passed CLARB Exam (National Landscape Architectural Registration Exam) in 1974.

Licensed Landscape Architect in Alabama, Florida, and Kansas.

Member of National Golf Foundation, United States Golf Association, and Calusa and Everglades chapters of Golf Course Superintendent's Association.

1978 to present	Owner of own Golf Course Architectural firm: Gordon G. Lewis
1975 to 1978	Golf Course Architect with the firm, Charles M. Graves Organization in Atlanta, Georgia
1974 to 1975	Golf Course Architect with the firm, David Gill in St. Charles, Illinois
1964 to 1974	during summer vacations worked on maintenance, design, and construction of the following golf courses:  Paola, Osawatomie, Manhattan, Overland Park, and Sunflower Hills  for the following:  Floyd Farley, Golf Course Architect Steve Lyons, Golf Course Contractor Bill Maddox, Golf Course Contractor Clem Egger, Engineer/Surveyor Pete Reyburn, Golf Course Manager Ron Fogler, Golf Course Manager, Kansas State Golf coach Fred Heintz, Golf Course Superintendent

# Russell A. Geiger, CGIA, CGCS

9419 Crocus Court  
Fort Myers, Florida 33967

Phone: (239) 571-4619  
Email: rgeiger@hydrologic-irr.com



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## Career Objective

**To further enhance my career in the areas of irrigation design, construction project management, agronomy, and technical consulting.**

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## Summary of Skills and Qualifications

- **Advanced knowledge of agricultural sciences including irrigation, turfgrass management, soils, water quality, and drainage**
  - **Certified Irrigation Auditor #119457, Irrigation Association**
  - **Certified Golf Course Superintendent (CGCS) - since 2003**
  - **Strong knowledge and experience in master planning and construction**
  - **Successful management of large-scale landscape projects**
- 

## Professional Highlights

### **HYDROLOGIC IRRIGATION DESIGN, CONSULTING & ENGINEERING**

Fort Myers, Florida E.I.D.; 47-1264335

#### **Principal (*June 2014 to Present*)**

- Project Management/Consulting
- Irrigation System Design
- GPS Surveying
- Mapping, Aerial Imagery Analysis
- Certified Golf Course Irrigation Auditing

### **PLANTATION GOLF AND COUNTRY CLUB**

Venice, Florida

#### **Director of Golf Course Operations (*October 2014 to March 2016*)**

Course description: Private; 36 holes, *Bobcat* and *Panther* Golf Courses; opened 1980;  
GC Architect: *Ron Garf*; Greens: *Tif Eagle Ultra-Dwarf Bermuda-grass*; Tees & Fairways: 419 and *Celebration Bermuda-grass*

### **HOLE-IN-THE-WALL GOLF CLUB**

Naples, Florida

Director of Golf Course Operations (*June 1996 to May 2014*)

Course description: Exclusive private club; 18 holes; Course opened: 1958; GC Architect: *Dick Wilson*;  
Greens: *Tif Eagle Ultra-Dwarf Bermuda-grass*; Tees & Fairways: *Celebration Bermuda-grass*

### **PELICAN'S NEST GOLF CLUB**

Bonita Springs, Florida

Assistant Golf Course Superintendent (*June 1995 to May 1996*)

Private; 36 holes; GC Architect: *Tom Fazio*

- Supervised all maintenance operations and pesticide/fertilizer applications

### **DOUGLASS FERTILIZER & CHEMICAL CORPORATION**

Lake Placid, Florida

Sales/Consulting Associate (*March 1991 to December 1994*)

Crop consulting and sales for turf, citrus and vegetable industry markets

- Management all programs involving liquid fertilizers and pesticide materials

### **UNIVERSITY OF FLORIDA, AGRICULTURAL ENGINEERING DEPARTMENT**

Gainesville, Florida

Research Assistant (*October 1988 to January 1991*)

- Supervision of research conducted in engineering economics of intensive agriculture production systems technology

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## **Education**

**University of Florida** – Gainesville, Florida  
Master of Science, Agricultural Engineering

**University of Florida** – Gainesville, Florida  
Bachelor of Science, Agricultural Operations Management

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**HYDROLOGIC IRRIGATION DESIGN, CONSULTING & ENGINEERING**  
**GOLF COURSE IRRIGATION DESIGN REFERENCE LIST**

The Little Club, Gulf Stream, FL  
Colonial Golf and Country Club, Ft. Myers, FL  
Miccosukee Golf and Country Club, Miami, FL  
Bradenton Country Club, Bradenton, FL  
Clearwater Country Club, Clearwater, FL  
Gateway Golf & Country Club, Ft. Myers, FL  
Highpoint Country Club, Naples, FL  
Orange Tree Golf Club, Orlando, FL  
Twin Rivers Golf Club, Oviedo, FL  
Burnt Store Marina Golf and Country Club, Punta Gorda, FL  
Copperleaf Golf and Country Club, Estero, FL  
Crane Watch Golf Club, Palm City, FL  
Cypress Wood Golf Club, Winterhaven, FL  
Deep Creek Golf Club, Punta Gorda, FL  
Eagle Lakes Golf Club, Naples, FL  
Highland Lakes, Palm Harbor, FL  
Savanna Club Golf Course, Port St. Lucie, FL  
The Saints at Port St. Lucie Golf Club, Port St. Lucie, FL

**STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT**

**8A**

**Stoneybrook Community Development District**  
**Request for Qualifications – District Golf Course Architect-Engineering Services**

**Competitive Selection Criteria**

	Ability and Adequacy of Professional Personnel	Consultant's Past Performance	Geographic Location	Willingness to Meet Time and Budget Requirements	Certified Minority Business Enterprise	Recent, Current and Projected Workloads	Volume of Work Previously Awarded to Consultant by District	TOTAL SCORE
<i>weight factor</i>	<b>25</b>	<b>25</b>	<b>15</b>	<b>15</b>	<b>5</b>	<b>5</b>	<b>10</b>	<b>100</b>
NAME OF RESPONDENT								
1 <b>Gordon G. Lewis</b>								

\_\_\_\_\_  
Board Member's Signature

\_\_\_\_\_  
Date

**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	
<b>ASSETS</b>							
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>
<b>LIABILITIES &amp; FUND BALANCES</b>							
<b>Liabilities:</b>							
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>
<b>DEFERRED INFLOWS OF RESOURCES</b>							
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>
<b>Fund balances:</b>							
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
<b>REVENUES</b>				
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%
<b>EXPENDITURES</b>				
<b>Administrative</b>				
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%
<b>Landscape Maintenance</b>				
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%
<b>Storm Water Management</b>				
Pipe inspections	-	-	35,000	0%
Conservation area maintenance	-	-	40,000	0%
<b>Roadway</b>				
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%
<b>Other fees and charges</b>				
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>
<b>OPERATING REVENUES</b>				
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%
<b>OPERATING EXPENSES</b>				
<b>Administrative Expenses</b>				
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%
<b>Maintenance Services</b>				
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	
<b>OTHER FINANCING SOURCES/(USES)</b>				
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
<b>REVENUES</b>				
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%
<b>EXPENDITURES</b>				
<b>Debt Service</b>				
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)	
<b>OTHER SOURCES (USES)</b>				
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>
<b>REVENUES</b>				
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%
<b>EXPENDITURES</b>				
<b>Debt Service</b>				
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**

	<u>Current Month</u>	<u>Year to Date</u>
<b>REVENUES</b>		
Interest	\$ 7,608	\$ 15,512
Total revenues	<u>7,608</u>	<u>15,512</u>
<b>EXPENDITURES</b>		
Capital outlay	<u>7,746</u>	<u>7,746</u>
Total expenditures	<u>7,746</u>	<u>7,746</u>
Excess (deficiency) of revenues over (under) expenditures	(138)	7,766
Fund balance - beginning	<u>1,860,508</u>	<u>1,852,604</u>
Fund balance - ending	<u><u>\$ 1,860,370</u></u>	<u><u>\$ 1,860,370</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 NOVEMBER 30, 2024**

	Current Month	Year to Date
<b>REVENUES</b>		
Interest	32	64
Total revenues	32	64
<b>EXPENDITURES</b>		
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**

<b>ASSETS</b>	<b>Balance</b>
<b>Current assets:</b>	
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
<b>Noncurrent assets:</b>	
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
<b>LIABILITIES</b>	
<b>Current liabilities:</b>	
Accounts payable	5,306
Customer deposits	12,868
Total current liabilities	18,174
Total liabilities	18,174
<b>NET POSITION</b>	
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
<b>OPERATING REVENUES</b>				
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%
<b>OPERATING EXPENSES</b>				
<b>Professional fees</b>				
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%
<b>Irrigation services</b>				
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)	
<b>NONOPERATING REVENUES/(EXPENSES)</b>				
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**

<b>ASSETS</b>	<b>Balance</b>
<b>Current assets:</b>	
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	805,872

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

<b>Noncurrent assets:</b>	<u>Balance</u>
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>
<b>LIABILITIES</b>	
<b>Current liabilities:</b>	
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>
<b>Noncurrent liabilities:</b>	
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>
<b>NET POSITION</b>	
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
<b>REVENUES</b>												
<b>Consolidated</b>												
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>
<b>Cost of sales</b>												
<b>Consolidated</b>												
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>
<b>Expenses</b>												
<b>Consolidated</b>												
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>
<b>NONOPERATING REVENUES/(EXPENSES)</b>												
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
<b>REVENUES</b>												
Unclassified revenue	\$ 550	\$ -	\$ (550)	\$ -	N/A	\$ -	2,060	\$ 79	\$ (1,981)	\$ -	N/A	\$ 79
<b>Administrative</b>												
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
<b>EXPENSES</b>												
<b>Administrative</b>												
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
<b>REVENUES</b>												
<b>Concession</b>												
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)
<b>Total concession revenues</b>	<b>13,716</b>	<b>14,809</b>	<b>1,093</b>	<b>18,135</b>	<b>82%</b>	<b>(3,326)</b>	<b>28,058</b>	<b>24,445</b>	<b>(3,613)</b>	<b>36,635</b>	<b>67%</b>	<b>(12,190)</b>
<b>Cost of goods sold</b>												
<b>Concession</b>												
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)
<b>Total cost of goods sold</b>	<b>3,311</b>	<b>-</b>	<b>(3,311)</b>	<b>4,061</b>	<b>0%</b>	<b>(4,061)</b>	<b>6,172</b>	<b>3,715</b>	<b>(2,457)</b>	<b>7,257</b>	<b>51%</b>	<b>(3,542)</b>
<b>Gross concession earnings</b>	<b>10,405</b>	<b>14,809</b>	<b>4,404</b>	<b>14,074</b>	<b>105%</b>	<b>735</b>	<b>21,886</b>	<b>20,730</b>	<b>(1,156)</b>	<b>29,378</b>	<b>71%</b>	<b>(8,648)</b>
<b>EXPENSES</b>												
<b>Concession</b>												
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
<b>Total concession expenses</b>	<b>10,576</b>	<b>13,316</b>	<b>2,740</b>	<b>6,901</b>	<b>193%</b>	<b>6,415</b>	<b>16,414</b>	<b>17,995</b>	<b>1,581</b>	<b>13,702</b>	<b>131%</b>	<b>4,293</b>
<b>Net concession earnings</b>	<b>(171)</b>	<b>1,493</b>	<b>1,664</b>	<b>7,173</b>	<b>21%</b>	<b>(5,680)</b>	<b>5,472</b>	<b>2,735</b>	<b>(2,737)</b>	<b>15,676</b>	<b>17%</b>	<b>(12,941)</b>

**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	Actual			'24 to '25		Actual	Actual
<b>REVENUES</b>												
<b>Golf Course</b>												
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)
<b>Total golf course</b>	<b>331,358</b>	<b>366,430</b>	<b>35,072</b>	<b>329,802</b>	<b>111%</b>	<b>36,628</b>	<b>556,378</b>	<b>585,398</b>	<b>29,020</b>	<b>515,993</b>	<b>113%</b>	<b>69,405</b>
<b>Pro Shop</b>												
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)
<b>Total pro shop</b>	<b>18,185</b>	<b>19,254</b>	<b>1,069</b>	<b>16,797</b>	<b>115%</b>	<b>2,457</b>	<b>37,298</b>	<b>30,835</b>	<b>(6,463)</b>	<b>35,167</b>	<b>88%</b>	<b>(4,332)</b>
<b>Total revenues</b>	<b>349,543</b>	<b>385,684</b>	<b>36,141</b>	<b>346,599</b>	<b>111%</b>	<b>39,085</b>	<b>593,676</b>	<b>616,233</b>	<b>22,557</b>	<b>551,160</b>	<b>112%</b>	<b>65,073</b>
<b>Cost of goods sold</b>												
<b>Pro shop</b>												
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
<b>Total cost of goods sold</b>	<b>12,512</b>	<b>(52)</b>	<b>(12,564)</b>	<b>11,197</b>	<b>0%</b>	<b>(11,249)</b>	<b>36,377</b>	<b>8,160</b>	<b>(28,217)</b>	<b>22,787</b>	<b>36%</b>	<b>(14,627)</b>
<b>Gross earnings</b>	<b>337,031</b>	<b>385,736</b>	<b>48,705</b>	<b>335,402</b>	<b>115%</b>	<b>50,334</b>	<b>557,299</b>	<b>608,073</b>	<b>50,774</b>	<b>528,373</b>	<b>115%</b>	<b>79,700</b>

**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
<b>EXPENSES</b>												
<b>Pro shop</b>												
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
<b>Total pro shop</b>	<b>93,258</b>	<b>87,866</b>	<b>(5,392)</b>	<b>87,939</b>	<b>100%</b>	<b>(73)</b>	<b>178,466</b>	<b>156,963</b>	<b>(21,503)</b>	<b>177,898</b>	<b>88%</b>	<b>(20,935)</b>

**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
<b>Golf course</b>												
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
<b>Total golf course</b>	<b>146,400</b>	<b>154,410</b>	<b>8,010</b>	<b>158,067</b>	<b>98%</b>	<b>(3,657)</b>	<b>329,657</b>	<b>273,240</b>	<b>(56,417)</b>	<b>350,789</b>	<b>78%</b>	<b>(77,549)</b>

**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)
<b>NONOPERATING REVENUES/(EXPENSES)</b>												
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  
FINANCIAL  
STATEMENTS**

**B**

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
GOLF FUND  
UNAUDITED  
DECEMBER 31, 2024**

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

<b>ASSETS</b>	<b>Balance</b>
<b>Current assets:</b>	
Cash	
SunTrust acct #1660	\$ 332,343
SunTrust acct #7736 (petty cash)	2,776
SunTrust acct #3187 (petty cash)	1,289
Bank United	70,000
Bank United ICS	13,076
Petty cash - registers	200
Lunch bar	100
Pro shop	200
Investments	
Cost of issuance - series 2014	346
Reserve - series 2014	220,925
Interest - series 2014	22,599
Sinking - series 2014	88,622
Reserve - series 2019	9,994
Inventory	
Pro shop	
Bags & accessories	3,824
Balls	11,662
Clubs	41
Gloves	4,214
Headwear	4,753
Ladies wear	(4,708)
Mens wear	20,119
Shoes	2,694
Miscellaneous	(4,038)
Concession	
Food	3,294
Beer	400
Soft beverages	141
Due from general fund	11,187
Due from special revenue fund	(528)
Due from irrigation fund	11,293
Due from other governments	
Lease deposit	860
Capital improvements	59,144
Total current assets	886,822

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

<b>Noncurrent assets:</b>	<b>Balance</b>
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>(4,817,195)</u>
Total capital assets, net of accumulated depreciation	<u>4,875,313</u>
Total noncurrent assets	<u>4,875,313</u>
Total assets	<u>5,762,135</u>
<b>LIABILITIES</b>	
<b>Current liabilities:</b>	
Accounts payable	51,700
Gratuities payable	9,238
Sales tax payable	16,766
Rainchecks	6
Due to special revenue fund	52,269
Due to irrigation fund	14,369
Due to others	34,890
Gift certificates	53,583
Credit books	23,343
Wages payable	44,659
Accrued interest - series 2014	<u>36,750</u>
Total current liabilities	<u>337,573</u>
<b>Noncurrent liabilities:</b>	
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>2,035,310</u>
<b>NET POSITION</b>	
Net investment in capital assets	4,057,469
Unrestricted	<u>(330,644)</u>
Total net position	<u>\$ 3,726,825</u>

\*Inventory is overstated and will be written down in a future period when the Auditor

**STONEYBROOK  
STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN  
NET POSITION - PROPRIETARY FUND - GOLF  
CONSOLIDATED  
FOR THE PERIOD ENDED DECEMBER 31, 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
<b>REVENUES</b>												
<b>Consolidated</b>												
Unclassified revenue	\$ -	\$ 502	\$ 502	\$ -	N/A	\$ 502	2,060	\$ 581	\$ (1,479)	-	N/A	581
Administrative	1,192	1,136	(56)	-	N/A	1,136	3,669	3,875	206	-	N/A	3,875
Golf course	315,282	346,997	31,715	463,472	75%	(116,475)	871,660	941,568	69,908	979,465	96%	(37,897)
Pro shop	15,270	18,743	3,473	10,695	175%	8,048	52,568	49,577	(2,991)	45,862	108%	3,715
Concession	15,870	14,463	(1,407)	17,380	83%	(2,917)	43,927	38,908	(5,019)	54,015	72%	(15,107)
Total consolidated revenues	347,614	381,841	34,227	491,547	78%	(109,706)	973,884	1,034,509	60,625	1,079,342	96%	(44,833)
<b>Cost of sales</b>												
<b>Consolidated</b>												
Pro shop	13,844	17,973	4,129	8,559	210%	9,414	50,219	39,670	(10,549)	31,346	127%	8,324
Concession	10,550	5,805	(4,745)	4,329	134%	1,476	16,722	15,389	(1,333)	11,586	133%	3,803
Total consolidated cost of sales	24,394	23,778	(616)	12,888	184%	10,890	66,941	55,059	(11,882)	42,932	128%	12,127
Gross consolidated earnings	323,220	358,063	34,843	478,659	75%	(120,596)	906,943	979,450	72,507	1,036,410	95%	(56,960)
<b>Expenses</b>												
<b>Consolidated</b>												
Administrative	60,776	67,092	6,817	39,207	171%	27,885	157,673	159,556	1,883	196,457	81%	(36,901)
Concession	9,603	15,216	5,613	8,364	182%	6,852	26,018	33,211	7,193	22,066	151%	11,145
Golf course	141,911	107,804	(34,107)	168,204	64%	(61,004)	471,568	377,375	(94,193)	518,993	73%	(141,618)
Pro shop	81,351	88,620	7,269	112,615	79%	(23,995)	259,811	246,046	(13,765)	290,513	85%	(44,467)
Total consolidated expenses	293,641	278,732	(14,408)	328,390	85%	(50,262)	915,070	816,188	(98,882)	1,028,029	79%	(211,841)
<b>NONOPERATING REVENUES/(EXPENSES)</b>												
Interest	(4,696)	(4,696)	-	(3,879)	121%	(817)	(14,087)	(37,362)	(23,275)	(11,637)	321%	(25,725)
Total other financing sources/(uses)	(4,696)	(4,696)	-	(3,879)	121%	(817)	(14,087)	(37,362)	(23,275)	(11,637)	321%	(25,725)
Change in net position	24,883	74,635	\$ 49,251	146,390		\$ (71,151)	(22,214)	125,900	\$ 148,114	(3,256)		\$ 129,156
Total net position - beginning	4,333,938	3,652,190		3,948,106			4,381,035	3,600,925		4,097,752		
Total net position - ending	\$ 4,358,821	\$ 3,726,825		\$ 4,094,496			\$ 4,358,821	\$ 3,726,825		\$ 4,094,496		

**STONEYBROOK**  
**STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT**  
**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN**  
**NET POSITION - PROPRIETARY FUND - GOLF**  
**ADMINISTRATIVE**  
**FOR THE PERIOD ENDED DECEMBER 31, 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
<b>REVENUES</b>												
Unclassified revenue	\$ -	\$ 502	\$ 502	\$ -	N/A	\$ 502	2,060	\$ 581	\$ (1,479)	\$ -	N/A	\$ 581
<b>Administrative</b>												
Other	30	30	-	-	N/A	30	90	90	-	-	N/A	90
Interest	1,162	1,106	(56)	-	N/A	1,106	3,579	3,785	206	-	N/A	3,785
Total administrative revenues	1,192	1,136	(56)	-	N/A	1,136	3,669	3,875	206	-	N/A	3,875
<b>EXPENSES</b>												
<b>Administrative</b>												
Legal	-	980	980	291	337%	689	-	980	980	873	112%	107
Accounting services	4,083	4,083	-	-	N/A	4,083	12,250	12,250	-	-	N/A	12,250
A/C maintenance	-	-	-	-	N/A	-	-	-	-	500	0%	(500)
Audit	-	-	-	981	0%	(981)	-	-	-	2,943	0%	(2,943)
Building maintenance	18,254	6,916	(11,338)	-	N/A	6,916	34,979	9,413	(25,566)	70,000	13%	(60,587)
Copy machine lease	1,212	3,655	2,443	660	554%	2,995	3,959	7,143	3,184	1,980	361%	5,163
Fire alarm (cart barn)	-	-	-	25	0%	(25)	-	-	-	75	0%	(75)
Depreciation	16,500	16,500	-	16,500	100%	-	49,500	49,500	-	49,500	100%	-
Insurance	9,238	24,428	15,190	8,640	283%	15,788	27,733	52,248	24,515	25,920	202%	26,328
Management fee	-	-	-	4,084	0%	(4,084)	-	-	-	12,250	0%	(12,250)
Pest control	165	-	(165)	167	0%	(167)	330	-	(330)	501	0%	(501)
Meeting expenses, travel expenses	-	-	-	125	0%	(125)	-	-	-	375	0%	(375)
Postage	-	-	-	250	0%	(250)	-	-	-	750	0%	(750)
Taxes	-	-	-	-	N/A	-	-	145	145	-	N/A	145
Window cleaning	-	-	-	50	0%	(50)	-	-	-	100	0%	(100)
Utilities (Electricity paid to FP&L)	292	-	(292)	416	0%	(416)	1,274	796	(478)	1,248	64%	(452)
Utilities (Water paid to Duffy's)	-	-	-	50	0%	(50)	-	-	-	150	0%	(150)
CAM	-	-	-	2,407	0%	(2,407)	-	-	-	7,221	0%	(7,221)
Lease	8,199	8,199	-	4,561	180%	3,638	24,597	24,597	-	13,683	180%	10,914
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)
Miscellaneous	2,832	2,331	-	-	N/A	2,331	3,017	2,484	(533)	-	N/A	2,484
Total administrative expenses	60,776	67,092	6,817	39,207	171%	27,885	157,673	159,556	1,883	196,457	81%	(36,901)
Net administrative earnings	(59,584)	(65,956)	(6,372)	(39,207)	168%	(26,749)	(154,004)	(155,681)	(1,677)	(196,457)	79%	40,776

**STONEYBROOK**  
**STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT**  
**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN**  
**NET POSITION - PROPRIETARY FUND - GOLF**  
**CONCESSION**  
**FOR THE PERIOD ENDED DECEMBER 31, 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
<b>REVENUES</b>												
<b>Concession</b>												
Food sales	2,897	1,400	(1,497)	4,010	35%	(2,610)	7,407	3,843	(3,564)	13,010	30%	(9,167)
Food cart sales	-	-	-	400	0%	(400)	-	-	-	1,600	0%	(1,600)
Beer sales	10,066	10,079	13	10,020	101%	59	27,154	26,483	(671)	30,520	87%	(4,037)
Beer cart sales	-	-	-	400	0%	(400)	-	-	-	1,535	0%	(1,535)
Soft beverage sales	2,907	2,984	77	2,250	133%	734	9,366	8,582	(784)	5,750	149%	2,832
Soft beverage cart sales	-	-	-	300	0%	(300)	-	-	-	1,600	0%	(1,600)
Total concession revenues	15,870	14,463	(1,407)	17,380	83%	(2,917)	43,927	38,908	(5,019)	54,015	72%	(15,107)
<b>Cost of goods sold</b>												
<b>Concession</b>												
Food	3,680	788	(2,892)	1,000	79%	(212)	5,652	2,089	(3,563)	2,750	76%	(661)
Beer	4,572	3,308	(1,264)	2,400	138%	908	7,133	8,658	1,525	6,350	136%	2,308
Soft beverage	2,298	1,709	(589)	929	184%	780	3,937	4,642	705	2,486	187%	2,156
Total cost of goods sold	10,550	5,805	(4,745)	4,329	134%	1,476	16,722	15,389	(1,333)	11,586	133%	3,803
Gross concession earnings	5,320	8,658	3,338	13,051	66%	(4,393)	27,205	23,519	(3,686)	42,429	55%	(18,910)
<b>EXPENSES</b>												
<b>Concession</b>												
Beverage cart lease	-	-	-	400	0%	(400)	-	-	-	1,200	0%	(1,200)
Equipment repair	-	-	-	150	0%	(150)	-	-	-	350	0%	(350)
Licenses & permits	-	292	292	-	N/A	292	-	292	292	-	N/A	292
Payroll concession	7,812	13,443	5,631	6,300	213%	7,143	21,247	31,133	9,886	16,380	190%	14,753
Payroll taxes/concession	1,704	1,174	(530)	1,014	116%	160	2,913	2,720	(193)	2,636	103%	84
Pay related 401(k)	22	92	70	-	N/A	92	68	236	168	-	N/A	236
Cash over/short	(35)	(91)	(56)	-	N/A	(91)	(397)	(2,493)	(2,096)	-	N/A	(2,493)
Supplies	100	306	206	500	61%	(194)	2,187	1,323	(864)	1,500	88%	(177)
Total concession expenses	9,603	15,216	5,613	8,364	182%	6,852	26,018	33,211	7,193	22,066	151%	11,145
Net concession earnings	(4,283)	(6,558)	(2,275)	4,687	-140%	(11,245)	1,187	(9,692)	(10,879)	20,363	-48%	(30,055)

**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 DECEMBER 31, 2024**

	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
<b>REVENUES</b>												
<b>Golf Course</b>												
Annual pass	7,128	\$ 12,000	4,872	60,500	20%	(48,500)	86,248	\$ 89,850	3,602	60,500	149%	29,350
Green fees + gps	284,783	204,829	(79,954)	380,379	54%	(175,550)	706,064	580,615	(125,449)	858,108	68%	(277,493)
Public green fees - TT	-	97,053	97,053	-	N/A	97,053	-	168,015	168,015	-	N/A	168,015
Range fees	20,258	29,615	9,357	18,251	162%	11,364	71,101	105,288	34,187	48,476	217%	56,812
Club rentals	3,113	3,440	327	2,400	143%	1,040	6,923	(2,365)	(9,288)	6,700	-35%	(9,065)
Handicaps	-	60	60	500	12%	(440)	245	165	(80)	1,400	12%	(1,235)
Lake ball	-	-	-	250	0%	(250)	-	-	-	712	0%	(712)
Irrigation - Stoney Master	-	-	-	42	0%	(42)	-	-	-	119	0%	(119)
Sbjrgolf	-	-	-	400	0%	(400)	-	-	-	1,200	0%	(1,200)
Contract instructors	-	-	-	-	N/A	-	-	-	-	750	0%	(750)
Miscellaneous	-	-	-	750	0%	(750)	1,079	-	(1,079)	1,500	0%	(1,500)
Total golf course	315,282	346,997	31,715	463,472	75%	(116,475)	871,660	941,568	69,908	979,465	96%	(37,897)
<b>Pro Shop</b>												
Bags & accessories	880	1,271	391	1,750	73%	(479)	3,655	2,972	(683)	7,700	39%	(4,728)
Balls	5,404	5,689	285	3,079	185%	2,610	16,994	17,716	722	14,387	123%	3,329
Clubs	-	-	-	-	N/A	-	-	5,236	5,236	565	927%	4,671
Gloves	1,393	1,481	88	1,350	110%	131	5,045	3,672	(1,373)	3,550	103%	122
Headwear	1,898	1,054	(844)	1,750	60%	(696)	6,330	2,758	(3,572)	6,190	45%	(3,432)
Ladies wear	822	6,253	5,431	463	1351%	5,790	3,092	8,100	5,008	1,944	417%	6,156
Mens wear	3,505	1,982	(1,523)	1,689	117%	293	10,945	6,113	(4,832)	6,997	87%	(884)
Shoes	1,368	1,013	(355)	614	165%	399	6,507	3,010	(3,497)	4,529	66%	(1,519)
Total pro shop	15,270	18,743	3,473	10,695	175%	8,048	52,568	49,577	(2,991)	45,862	108%	3,715
Total revenues	330,552	365,740	35,188	474,167	77%	(108,427)	924,228	991,145	66,917	1,025,327	97%	(34,182)
<b>Cost of goods sold</b>												
<b>Pro shop</b>												
Bags & accessories	-	-	-	800	0%	(800)	873	-	(873)	3,600	0%	(3,600)
Balls	3,582	3,566	(16)	2,438	146%	1,128	11,151	11,207	56	11,137	101%	70
Clubs	383	-	(383)	393	0%	(383)	383	-	(383)	765	0%	(765)
Gloves	574	726	152	925	78%	(199)	2,079	1,846	(233)	2,450	75%	(604)
Headwear	1,113	916	(197)	925	99%	(9)	3,671	2,572	(1,099)	3,575	72%	(1,003)
Ladies wear	1,169	7,061	5,892	948	745%	6,113	3,488	9,704	6,216	2,039	476%	7,665
Mens wear	5,481	3,317	(2,164)	1,660	200%	1,657	13,118	8,796	(4,322)	5,116	172%	3,680
Shoes	1,125	1,788	663	637	281%	1,151	11,089	4,191	(6,898)	3,165	132%	1,026
Miscellaneous	537	670	133	-	N/A	670	4,681	1,477	(3,204)	-	N/A	1,477
Discounts earned	(120)	(71)	49	(167)	43%	96	(314)	(123)	191	(501)	25%	378
Total cost of goods sold	13,844	17,973	4,129	8,559	210%	9,414	50,219	39,670	(10,549)	31,346	127%	8,324
Gross earnings	316,708	347,767	31,059	465,608	75%	(117,841)	874,009	951,475	77,466	993,981	96%	(42,506)

**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 DECEMBER 31, 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
<b>EXPENSES</b>												
<b>Pro shop</b>												
Advertising	2,200	-	(2,200)	1,000	0%	(1,000)	3,300	-	(3,300)	3,000	0%	(3,000)
Alarm	234	129	(105)	77	168%	52	352	503	151	231	218%	272
Association dues	150	-	(150)	500	0%	(500)	150	-	(150)	500	0%	(500)
Credit card expense**	11,173	9,058	(2,115)	18,076	50%	(9,018)	30,048	26,292	(3,756)	39,251	67%	(12,959)
Bank charges	357	483	126	2,500	19%	(2,017)	1,208	1,507	299	2,500	60%	(993)
Cart lease	13,358	13,358	-	13,153	102%	205	46,777	40,073	(6,704)	39,459	102%	614
Cart maintenance	-	1,852	1,852	500	370%	1,352	429	2,804	2,375	1,500	187%	1,304
Cash (over)/short	-	-	-	-	N/A	-	67	-	(67)	-	N/A	-
Commission	-	-	-	615	0%	(615)	-	-	-	1,905	0%	(1,905)
Computer support (IBS)	385	302	(83)	-	N/A	302	4,843	1,272	(3,571)	-	N/A	1,272
Electric cart barn	(998)	-	998	1,037	0%	(1,037)	2,804	2,957	153	3,236	91%	(279)
Equipment repair/maintenance	-	-	-	95	0%	(95)	-	-	-	261	0%	(261)
Handicap system/GHIN	-	-	-	67	0%	(67)	-	-	-	190	0%	(190)
Internet access	-	-	-	132	0%	(132)	-	626	626	396	158%	230
Education	-	-	-	-	N/A	-	-	1,308	1,308	-	N/A	1,308
Office supplies	15	-	(15)	95	0%	(95)	1,803	2,565	762	285	900%	2,280
Payroll	43,605	43,566	(39)	52,226	83%	(8,660)	135,296	123,159	(12,137)	132,059	93%	(8,900)
Payroll taxes & fees	3,033	3,806	773	8,408	45%	(4,602)	11,666	10,737	(929)	21,069	51%	(10,332)
Pay related group insurance	864	226	(638)	5,223	4%	(4,997)	2,590	676	(1,914)	13,087	5%	(12,411)
Pay related 401k match	2,095	2,682	587	580	462%	2,102	5,755	7,797	2,042	1,508	517%	6,289
Printing	-	-	-	95	0%	(95)	-	-	-	95	0%	(95)
Range	753	3,714	2,961	6,000	62%	(2,286)	1,209	7,726	6,517	18,000	43%	(10,274)
Repairs & maintenance	-	-	-	48	0%	(48)	-	-	-	167	0%	(167)
Scorecards/pencils	-	-	-	-	N/A	-	-	-	-	2,500	0%	(2,500)
Storage unit	134	753	619	81	930%	672	402	1,235	833	243	508%	992
Supplies	1,112	304	(808)	750	41%	(446)	1,670	2,685	1,015	3,000	90%	(315)
Telephone	517	20	(497)	208	10%	(188)	2,187	91	(2,096)	624	15%	(533)
Towels	389	-	(389)	432	0%	(432)	2,137	241	(1,896)	1,296	19%	(1,055)
Trash removal	1,488	1,601	113	600	267%	1,001	4,440	4,691	251	1,800	261%	2,891
Uniforms	399	5,836	5,437	-	N/A	5,836	399	5,836	5,437	2,000	292%	3,836
Water & sewer	88	930	842	62	1500%	868	279	1,163	884	186	625%	977
Website	-	-	-	55	0%	(55)	-	102	102	165	62%	(63)
<b>Total pro shop</b>	<b>81,351</b>	<b>88,620</b>	<b>7,269</b>	<b>112,615</b>	<b>79%</b>	<b>(23,995)</b>	<b>259,811</b>	<b>246,046</b>	<b>(13,765)</b>	<b>290,513</b>	<b>85%</b>	<b>(44,467)</b>

**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 DECEMBER 31, 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
<b>Golf course</b>												
Alarm	34	34	-	65	N/A	(31)	165	131	(34)	65	202%	66
Association dues & seminars	750	72	(678)	1,261	6%	(1,189)	1,045	1,212	167	4,507	27%	(3,295)
Bridge maintenance	-	-	-	-	N/A	-	14,281	-	(14,281)	-	N/A	-
Building maintenance	525	-	(525)	-	N/A	-	525	2,009	1,484	12,500	16%	(10,491)
Chemicals	4,287	-	(4,287)	5,154	0%	(5,154)	51,630	9,573	(42,057)	44,911	21%	(35,338)
Contract labor	335	345	10	1,150	30%	(805)	6,727	9,366	2,639	2,350	399%	7,016
Cart path fill	596	-	(596)	1,500	0%	(1,500)	2,343	640	(1,703)	3,000	21%	(2,360)
Electricity maintenance bldg	226	-	(226)	460	0%	(460)	810	577	(233)	1,380	42%	(803)
Equipment lease JLG/American Pride	-	-	-	1,500	0%	(1,500)	-	-	-	4,850	0%	(4,850)
Equipment lease Toro Fiscal Year 2019	6,909	-	(6,909)	-	N/A	-	20,727	11,584	(9,143)	-	N/A	11,584
Equipment lease - GE Capital Toro Equip (cap)	640	-	(640)	250	0%	(250)	1,359	480	(879)	750	64%	(270)
Equipment Lease-TCF Toro Lease 114	3,288	6,576	3,288	7,980	82%	(1,404)	9,864	9,864	-	24,237	41%	(14,373)
Equipment Lease-TCF Toro Lease 115	746	6,325	5,579	3,300	192%	3,025	2,237	9,487	7,250	10,150	93%	(663)
Equipment Lease-TCF Toro Lease 116	467	935	468	880	106%	55	1,402	1,402	-	2,940	48%	(1,538)
Equipment Lease- Huntington Lease 309	-	-	-	-	N/A	-	-	-	-	3,000	0%	(3,000)
Equipment rental	1,023	1,023	-	-	N/A	1,023	3,068	3,068	-	-	N/A	3,068
Equipment repair	3,122	2,600	(522)	5,500	47%	(2,900)	22,202	17,509	(4,693)	16,500	106%	1,009
Fertilizer	25,439	7,263	(18,176)	28,000	26%	(20,737)	34,146	13,276	(20,870)	36,553	36%	(23,277)
Fuels/lubricants \$4.00 avg/gal	2,826	-	(2,826)	4,500	0%	(4,500)	6,389	3,943	(2,446)	13,500	29%	(9,557)
Fuel sales*	-	-	-	(96)	0%	96	-	-	-	(240)	0%	240
Golf service	124	-	(124)	3,000	0%	(3,000)	15,551	3,920	(11,631)	15,461	25%	(11,541)
Interest - bunker renovation	-	-	-	-	N/A	-	-	13,171	13,171	-	N/A	13,171
Irrigation water	4,980	4,979	(1)	7,000	71%	(2,021)	14,939	19,472	4,533	21,000	93%	(1,528)
Irrigation repairs	341	172	(169)	1,250	14%	(1,078)	3,181	5,525	2,344	3,750	147%	1,775
Lake bank restoration/GC Improvements	-	7,000	7,000	-	N/A	7,000	-	7,000	7,000	-	N/A	7,000
Capital outlay - bridge	-	-	-	-	N/A	-	-	20,089	20,089	-	N/A	20,089
Mulch	543	-	(543)	-	N/A	-	3,944	-	(3,944)	16,000	0%	(16,000)
Office supplies	-	216	216	1,700	13%	(1,484)	461	259	(202)	2,944	9%	(2,685)
Payroll	66,220	62,955	(3,265)	74,940	84%	(11,985)	202,915	192,994	(9,921)	210,369	92%	(17,375)
Payroll taxes & fees	7,907	11,501	3,594	11,930	96%	(429)	27,616	31,690	4,074	33,480	95%	(1,790)
Pay related group insurance	7,774	176	(7,598)	7,452	2%	(7,276)	22,570	528	(22,042)	22,356	2%	(21,828)
Pay related 401k match	-	-	-	500	0%	(500)	-	-	-	1,500	0%	(1,500)
Labor & benefits (Irrigation fund)	(4,428)	(4,428)	-	(4,428)	100%	-	(13,284)	(13,284)	-	(13,284)	100%	-
Labor & benefits (Common area maint.)	(2,084)	(2,084)	-	(2,131)	98%	47	(6,252)	(6,252)	-	(6,393)	98%	141
Ball field maintenance*	(1,500)	(1,667)	(167)	(1,750)	95%	83	(4,500)	(5,000)	(500)	(5,250)	95%	250
BMP/Safety (EPA req.)	800	800	-	800	100%	-	2,375	2,400	25	2,400	100%	-
Postage	10	55	45	-	N/A	55	22	40	18	-	N/A	40
Small tools	-	-	-	-	N/A	-	284	1,836	1,552	4,000	46%	(2,164)
Sod	-	-	-	-	N/A	-	-	-	-	3,000	0%	(3,000)
Supplies	2,429	1,696	(733)	750	226%	946	4,058	2,559	(1,499)	2,250	114%	309
Telephone	422	107	(315)	400	27%	(293)	631	686	55	1,200	57%	(514)
Top dressing	1,805	-	(1,805)	1,962	0%	(1,962)	1,805	-	(1,805)	5,482	0%	(5,482)
Trash removal	329	-	(329)	1,400	0%	(1,400)	3,089	1,352	(1,737)	4,200	32%	(2,848)
Trees & shrubs	465	-	(465)	250	0%	(250)	543	-	(543)	750	0%	(750)
Tree trimming	-	-	-	-	N/A	-	-	-	-	3,000	0%	(3,000)
Tree removal	-	-	-	-	N/A	-	-	-	-	3,000	0%	(3,000)
Uniforms	189	274	85	750	37%	(476)	1,007	1,163	156	3,750	31%	(2,587)
Wash rack maintenance	300	-	(300)	525	0%	(525)	900	654	(246)	1,575	42%	(921)
Water & sewer	486	867	381	500	173%	367	1,420	2,363	943	1,500	158%	863
Uncoded	3,586	12	(3,574)	-	N/A	(592)	9,368	89	(9,279)	-	N/A	89
<b>Total golf course</b>	<b>141,911</b>	<b>107,804</b>	<b>(34,107)</b>	<b>168,204</b>	<b>64%</b>	<b>(61,004)</b>	<b>471,568</b>	<b>377,375</b>	<b>(94,193)</b>	<b>518,993</b>	<b>73%</b>	<b>(141,618)</b>

**STONEBROOK  
STONEBROOK COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN  
NET POSITION - PROPRIETARY FUND - GOLF  
PRO SHOP & GOLF COURSE  
FOR THE PERIOD ENDED DECEMBER 31, 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	223,262	196,424	(26,838)	280,819	70%	(84,999)	731,379	623,421	(107,958)	809,506	77%	(186,085)
Net golf course & pro shop earnings	93,446	151,343	57,897	184,789	82%	(32,842)	142,630	328,054	185,424	184,475	178%	143,579
Total revenues	347,614	381,841	34,227	491,547	78%	(110,208)	973,884	1,034,509	60,625	1,079,342	96%	(45,414)
Total cost of goods sold	24,394	23,778	(616)	12,888	184%	10,890	66,941	55,059	(11,882)	42,932	128%	12,127
Total expenses	293,641	278,732	(14,408)	328,390	85%	(50,262)	915,070	816,188	(98,882)	1,028,029	79%	(211,841)
<b>NONOPERATING REVENUES/(EXPENSES)</b>												
Interest	(4,696)	(4,696)	-	(3,879)	121%	(817)	(14,087)	(37,362)	(23,275)	(11,637)	321%	(25,725)
Total other financing sources/(uses)	(4,696)	(4,696)	-	(3,879)	121%	(817)	(14,087)	(37,362)	(23,275)	(11,637)	321%	(25,725)
Change in net position	24,883	74,635	<u>\$ 49,251</u>	146,390		<u>\$ (71,653)</u>	(22,214)	125,900	<u>\$ 148,114</u>	(3,256)		<u>\$ 128,575</u>
Total net position - beginning	4,333,938	3,652,190		3,948,106			4,381,035	3,600,925		4,097,752		
Total net position - ending	<u>\$ 4,358,821</u>	<u>\$ 3,726,825</u>		<u>\$ 4,094,496</u>			<u>\$ 4,358,821</u>	<u>\$ 3,726,825</u>		<u>\$ 4,094,496</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  
FINANCIAL  
STATEMENTS**

**C**

**STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
GOLF FUND  
UNAUDITED  
JANUARY 31, 2025**

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

<b>ASSETS</b>	<u>Balance</u>
<b>Current assets:</b>	
Cash	
SunTrust acct #1660	\$ 605,863
SunTrust acct #7736 (petty cash)	986
SunTrust acct #3187 (petty cash)	1,824
Bank United	70,000
Bank United ICS	13,117
Petty cash - registers	200
Lunch bar	100
Pro shop	200
Cost of issuance - series 2014	347
Reserve - series 2014	221,711
Interest - series 2014	22,642
Sinking - series 2014	88,859
Reserve - series 2019	9,994
Inventory	
Pro shop	
Bags & accessories	3,823
Balls	18,246
Clubs	280
Gloves	3,575
Headwear	4,280
Ladies wear	(3,914)
Mens wear	20,288
Shoes	1,460
Miscellaneous	(2,670)
Concession	
Food	5,417
Beer	2,036
Soft beverages	130
Due from general fund	19,726
Due from irrigation fund	15,722
Lease deposit	860
Capital improvements	59,144
Total current assets	<u>1,184,246</u>

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

<b>Noncurrent assets:</b>	<u>Balance</u>
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>(4,833,695)</u>
Total capital assets, net of accumulated depreciation	<u>4,858,813</u>
Total noncurrent assets	<u>4,858,813</u>
Total assets	<u>6,043,059</u>
<b>LIABILITIES</b>	
<b>Current liabilities:</b>	
Accounts payable	115,186
Gratuities payable	11,173
Sales tax payable	27,563
Rainchecks	6
Due to special revenue fund	60,468
Due to irrigation fund	19,348
Due to others	34,890
Gift certificates	48,754
Credit books	23,403
Wages payable	44,659
Accrued interest - series 2014	<u>41,446</u>
Total current liabilities	<u>426,896</u>
<b>Noncurrent liabilities:</b>	
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>2,124,633</u>
<b>NET POSITION</b>	
Net investment in capital assets	4,040,969
Unrestricted	<u>(122,543)</u>
Total net position	<u>\$ 3,918,426</u>

\*Inventory is overstated and will be written down in a future period when the Auditor

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

	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
<b>REVENUES</b>												
<b>Consolidated</b>												
Unclassified revenue	\$ 74	\$ -	\$ (74)	\$ -	N/A	\$ -	2,135	\$ 581	\$ (1,554)	-	N/A	581
Administrative	1,308	1,144	(164)	-	N/A	1,144	4,977	5,018	41	-	N/A	5,018
Golf course	528,736	560,135	31,399	744,123	75%	(183,988)	1,400,397	1,501,703	101,306	1,723,588	87%	(221,885)
Pro shop	16,792	13,020	(3,772)	13,602	96%	(582)	69,359	62,599	(6,760)	59,464	105%	3,135
Concession	11,742	12,936	1,194	19,700	66%	(6,764)	55,669	51,844	(3,825)	73,715	70%	(21,871)
Total consolidated revenues	<u>558,652</u>	<u>587,235</u>	<u>28,583</u>	<u>777,425</u>	<u>76%</u>	<u>(190,190)</u>	<u>1,532,537</u>	<u>1,621,745</u>	<u>89,208</u>	<u>1,856,767</u>	<u>87%</u>	<u>(235,022)</u>
<b>Cost of sales</b>												
<b>Consolidated</b>												
Pro shop	12,973	9,648	(3,325)	11,134	87%	(1,486)	63,195	49,319	(13,876)	42,480	116%	6,839
Concession	4,780	5,715	935	5,520	104%	195	21,502	21,104	(398)	17,106	123%	3,998
Total consolidated cost of sales	<u>17,753</u>	<u>15,363</u>	<u>(2,390)</u>	<u>16,654</u>	<u>92%</u>	<u>(1,291)</u>	<u>84,697</u>	<u>70,423</u>	<u>(14,274)</u>	<u>59,586</u>	<u>118%</u>	<u>10,837</u>
Gross consolidated earnings	<u>540,899</u>	<u>571,872</u>	<u>30,973</u>	<u>760,771</u>	<u>75%</u>	<u>(188,899)</u>	<u>1,447,840</u>	<u>1,551,322</u>	<u>103,482</u>	<u>1,797,181</u>	<u>86%</u>	<u>(245,859)</u>
<b>Expenses</b>												
<b>Consolidated</b>												
Administrative	52,326	73,717	21,093	30,851	239%	42,866	209,999	233,274	23,275	227,308	103%	5,966
Concession	8,621	18,386	9,765	6,901	266%	11,485	34,637	51,596	16,959	28,967	178%	22,629
Golf course	158,291	168,604	10,313	133,304	126%	35,300	629,859	545,980	(83,879)	652,297	84%	(106,317)
Pro shop	111,815	114,870	3,055	101,697	113%	13,173	371,626	360,913	(10,713)	392,210	92%	(31,297)
Total consolidated expenses	<u>331,053</u>	<u>375,577</u>	<u>44,226</u>	<u>272,753</u>	<u>138%</u>	<u>102,824</u>	<u>1,246,121</u>	<u>1,191,763</u>	<u>(54,358)</u>	<u>1,300,782</u>	<u>92%</u>	<u>(109,019)</u>
<b>NONOPERATING REVENUES/(EXPENSES)</b>												
Interest	(4,696)	(4,696)	-	(3,879)	121%	(817)	(18,783)	(42,058)	(23,275)	(15,516)	271%	(26,542)
Total other financing sources/(uses)	<u>(4,696)</u>	<u>(4,696)</u>	<u>-</u>	<u>(3,879)</u>	<u>121%</u>	<u>(817)</u>	<u>(18,783)</u>	<u>(42,058)</u>	<u>(23,275)</u>	<u>(15,516)</u>	<u>271%</u>	<u>(26,542)</u>
Change in net position	205,150	191,599	<u>\$ (13,253)</u>	484,139		<u>\$ (292,540)</u>	182,936	317,501	<u>\$ 134,565</u>	480,883		<u>\$ (163,382)</u>
Total net position - beginning	<u>4,358,821</u>	<u>3,726,827</u>		<u>4,094,496</u>			<u>4,381,035</u>	<u>3,600,925</u>		<u>4,097,752</u>		
Total net position - ending	<u>\$ 4,563,971</u>	<u>\$ 3,918,426</u>		<u>\$ 4,578,635</u>			<u>\$ 4,563,971</u>	<u>\$ 3,918,426</u>		<u>\$ 4,578,635</u>		

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

	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
<b>REVENUES</b>												
Unclassified revenue	\$ 74	\$ -	\$ (74)	\$ -	N/A	\$ -	\$ 2,135	\$ 581	\$ (1,554)	\$ -	N/A	\$ 581
<b>Administrative</b>												
Other	30	30	-	-	N/A	30	120	120	-	-	N/A	120
Interest	1,278	1,114	(164)	-	N/A	1,114	4,857	4,898	41	-	N/A	4,898
Total administrative revenues	1,308	1,144	(164)	-	N/A	1,144	4,977	5,018	41	-	N/A	5,018
<b>EXPENSES</b>												
<b>Administrative</b>												
Legal	-	-	-	291	0%	(291)	-	980	980	1,164	84%	(184)
Accounting services	4,083	4,083	-	-	N/A	4,083	16,333	16,333	-	-	N/A	16,333
A/C maintenance	-	-	-	-	N/A	-	-	-	-	500	0%	(500)
Audit	-	-	-	981	0%	(981)	-	-	-	3,924	0%	(3,924)
Building maintenance	8,623	21,804	13,181	-	N/A	21,804	43,602	31,217	(12,385)	70,000	45%	(38,783)
Copy machine lease	5,387	3,821	(1,566)	660	579%	3,161	9,346	10,964	1,618	2,640	415%	8,324
Fire alarm (cart barn)	-	-	-	360	0%	(360)	-	-	-	435	0%	(435)
Depreciation	16,500	16,500	-	16,500	100%	-	66,000	66,000	-	66,000	100%	-
Insurance	9,238	18,745	9,507	-	N/A	18,745	36,971	70,993	34,022	25,920	274%	45,073
Management fee	-	-	-	4,083	0%	(4,083)	-	-	-	16,333	0%	(16,333)
Pest control	-	-	-	167	0%	(167)	330	-	(330)	668	0%	(668)
Meeting expenses, travel expenses	-	-	-	125	0%	(125)	-	-	-	500	0%	(500)
Postage	-	-	-	250	0%	(250)	-	-	-	1,000	0%	(1,000)
Taxes	-	-	-	-	N/A	-	-	145	145	-	N/A	145
Window cleaning	-	-	-	-	N/A	-	-	-	-	100	0%	(100)
Utilities (Electricity paid to FP&L)	295	267	(28)	416	64%	(149)	1,569	1,064	(505)	1,664	64%	(600)
Utilities (Water paid to Duffy's)	-	-	-	50	0%	(50)	-	-	-	200	0%	(200)
CAM	-	-	-	2,407	0%	(2,407)	-	-	-	9,628	0%	(9,628)
Lease	8,199	8,199	-	4,561	180%	3,638	32,796	32,796	-	18,244	180%	14,552
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	1	-	(1)	-	N/A	-	35	-	(35)	-	N/A	-
Miscellaneous	-	298	-	-	N/A	298	3,017	2,782	(235)	-	N/A	2,782
Total administrative expenses	52,326	73,717	21,093	30,851	239%	42,866	209,999	233,274	23,275	227,308	103%	5,966
Net administrative earnings	(51,018)	(72,573)	(21,555)	(30,851)	235%	(41,722)	(205,022)	(228,256)	(23,234)	(227,308)	100%	(948)

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

	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
<b>REVENUES</b>												
<b>Concession</b>												
Food sales	3,048	2,647	(401)	3,500	76%	(853)	10,455	6,490	(3,965)	16,510	39%	(10,020)
Food cart sales	-	-	-	500	0%	(500)	-	-	-	2,100	0%	(2,100)
Beer sales	6,410	8,310	1,900	11,500	72%	(3,190)	33,564	34,793	1,229	42,020	83%	(7,227)
Beer cart sales	-	-	-	1,500	0%	(1,500)	-	-	-	3,035	0%	(3,035)
Soft beverage sales	2,284	1,979	(305)	2,000	99%	(21)	11,650	10,561	(1,089)	7,750	136%	2,811
Soft beverage cart sales	-	-	-	700	0%	(700)	-	-	-	2,300	0%	(2,300)
Total concession revenues	11,742	12,936	1,194	19,700	66%	(6,764)	55,669	51,844	(3,825)	73,715	70%	(21,871)
<b>Cost of goods sold</b>												
<b>Concession</b>												
Food	1,847	2,083	236	1,250	167%	833	7,499	4,172	(3,327)	4,000	104%	172
Beer	1,995	2,718	723	3,100	88%	(382)	9,128	11,376	2,248	9,450	120%	1,926
Soft beverage	938	914	(24)	1,170	78%	(256)	4,875	5,556	681	3,656	152%	1,900
Total cost of goods sold	4,780	5,715	935	5,520	104%	195	21,502	21,104	(398)	17,106	123%	3,998
Gross concession earnings	6,962	7,221	259	14,180	51%	(6,959)	34,167	30,740	(3,427)	56,609	54%	(25,869)
<b>EXPENSES</b>												
<b>Concession</b>												
Beverage cart lease	-	-	-	400	0%	(400)	-	-	-	1,600	0%	(1,600)
Equipment repair	-	-	-	150	0%	(150)	-	-	-	500	0%	(500)
Licenses & permits	-	-	-	-	N/A	-	-	292	292	-	N/A	292
Payroll concession	7,199	15,449	8,250	5,040	307%	10,409	28,445	46,582	18,137	21,420	217%	25,162
Payroll taxes/concession	649	1,350	701	811	166%	539	3,562	4,070	508	3,447	118%	623
Pay related 401(k)	18	198	180	-	N/A	198	85	434	349	-	N/A	434
Cash over/short	-	(269)	(269)	-	N/A	(269)	(397)	(2,763)	(2,366)	-	N/A	(2,763)
Supplies	755	1,658	903	500	332%	1,158	2,942	2,981	39	2,000	149%	981
Total concession expenses	8,621	18,386	9,765	6,901	266%	11,485	34,637	51,596	16,959	28,967	178%	22,629
Net concession earnings	(1,659)	(11,165)	(9,506)	7,279	-153%	(18,444)	(470)	(20,856)	(20,386)	27,642	-75%	(48,498)

**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 JANUARY 31, 2025**

	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
<b>REVENUES</b>												
<b>Golf Course</b>												
Annual pass	49,900	27,800	(22,100)	60,000	46%	(32,200)	136,148	117,650	(18,498)	120,500	98%	(2,850)
Green fees + gps	442,857	357,903	(84,954)	651,377	55%	(293,474)	1,148,921	938,519	(210,402)	1,509,485	62%	(570,966)
Public green fees - TT	-	119,041	119,041	-	N/A	119,041	-	287,056	287,056	-	N/A	287,056
Range fees	28,793	48,506	19,713	27,744	175%	20,762	99,895	153,793	53,898	76,220	202%	77,573
Club rentals	1,856	2,880	1,024	3,000	96%	(120)	8,779	515	(8,264)	9,700	5%	(9,185)
Handicaps	3,330	2,705	(625)	500	541%	2,205	3,575	2,870	(705)	1,900	151%	970
Lake ball	-	-	-	302	0%	(302)	-	-	-	1,014	0%	(1,014)
Irrigation - Stoney Master	-	-	-	50	0%	(50)	-	-	-	169	0%	(169)
Sbjrgolf	-	-	-	400	0%	(400)	-	-	-	1,600	0%	(1,600)
Contract instructors	-	-	-	-	N/A	-	-	-	-	750	0%	(750)
Pga staff	-	710	710	-	N/A	710	-	710	710	-	N/A	710
Miscellaneous	2,000	590	(1,410)	750	79%	(160)	3,079	590	(2,489)	2,250	26%	(1,660)
Total golf course	528,736	560,135	31,399	744,123	75%	(183,988)	1,400,397	1,501,703	101,306	1,723,588	87%	(221,885)
<b>Pro Shop</b>												
Bags & accessories	1,669	1,201	(468)	1,505	80%	(304)	5,323	4,174	(1,149)	9,205	45%	(5,031)
Balls	4,054	5,561	1,507	3,835	145%	1,726	21,049	23,277	2,228	18,222	128%	5,055
Clubs	-	-	-	110	0%	(110)	-	5,236	5,236	675	776%	4,561
Gloves	1,103	1,303	200	1,250	104%	53	6,148	4,975	(1,173)	4,800	104%	175
Headwear	1,925	1,195	(730)	1,625	74%	(430)	8,255	3,953	(4,302)	7,815	51%	(3,862)
Ladies wear	2,433	607	(1,826)	703	86%	(96)	5,524	8,707	3,183	2,647	329%	6,060
Mens wear	4,048	1,751	(2,297)	1,976	89%	(225)	14,993	7,865	(7,128)	8,973	88%	(1,108)
Shoes	1,560	1,402	(158)	2,598	54%	(1,196)	8,067	4,412	(3,655)	7,127	62%	(2,715)
Total pro shop	16,792	13,020	(3,772)	13,602	96%	(582)	69,359	62,599	(6,760)	59,464	105%	3,135
Total revenues	545,528	573,155	27,627	757,725	76%	(184,570)	1,469,756	1,564,302	94,546	1,783,052	88%	(218,589)
<b>Cost of goods sold</b>												
<b>Pro shop</b>												
Bags & accessories	-	-	-	2,000	0%	(2,000)	873	-	(873)	5,600	0%	(5,600)
Balls	2,786	3,500	714	2,949	119%	551	13,937	14,707	770	14,086	104%	621
Clubs	-	-	-	476	0%	(476)	383	-	(383)	1,241	0%	(1,241)
Gloves	444	639	195	850	75%	(211)	2,524	2,485	(39)	3,300	75%	(815)
Headwear	1,038	844	(194)	1,100	77%	(256)	4,710	3,416	(1,294)	4,675	73%	(1,259)
Ladies wear	2,839	631	(2,208)	1,148	55%	(517)	6,327	10,335	4,008	3,187	324%	7,148
Mens wear	3,772	1,538	(2,234)	2,008	77%	(470)	16,890	10,334	(6,556)	7,124	145%	3,210
Shoes	1,245	1,930	685	770	251%	1,160	12,334	6,121	(6,213)	3,935	156%	2,186
Miscellaneous	911	598	(313)	-	N/A	598	5,592	2,076	(3,516)	-	N/A	2,076
Discounts earned	(62)	(32)	30	(167)	19%	135	(375)	(155)	220	(668)	23%	513
Total cost of goods sold	12,973	9,648	(3,325)	11,134	87%	(1,486)	63,195	49,319	(13,876)	42,480	116%	6,839
Gross earnings	532,555	563,507	30,952	746,591	75%	(183,084)	1,406,561	1,514,983	108,422	1,740,572	87%	(225,589)

**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 JANUARY 31, 2025**

	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
<b>EXPENSES</b>												
<b>Pro shop</b>												
Advertising	1,100	-	(1,100)	1,000	0%	(1,000)	4,400	-	(4,400)	4,000	0%	(4,000)
Alarm	237	129	(108)	2,000	6%	(1,871)	589	632	43	2,231	28%	(1,599)
Association dues	-	-	-	-	N/A	-	150	-	(150)	500	0%	(500)
Credit card expense**	16,765	13,644	(3,121)	27,186	50%	(13,542)	46,813	39,935	(6,878)	66,437	60%	(26,502)
Bank charges	378	497	119	-	N/A	497	1,586	2,004	418	2,500	80%	(496)
Cart lease	25,286	24,030	(1,256)	13,153	183%	10,877	72,062	64,103	(7,959)	52,612	122%	11,491
Cart maintenance	-	1,143	1,143	500	229%	643	429	3,946	3,517	2,000	197%	1,946
Cash (over)/short	-	-	-	-	N/A	-	67	-	(67)	-	N/A	-
Commission	-	-	-	986	0%	(986)	-	-	-	2,891	0%	(2,891)
Computer support (IBS)	3,095	1,655	(1,440)	-	N/A	1,655	7,938	2,927	(5,011)	-	N/A	2,927
Electric cart barn	4,661	1,651	(3,010)	1,436	115%	215	7,465	4,608	(2,857)	4,672	99%	(64)
Equipment repair/maintenance	-	-	-	71	0%	(71)	-	-	-	332	0%	(332)
Handicap system/GHIN	-	-	-	81	0%	(81)	-	-	-	271	0%	(271)
Internet access	-	696	696	132	527%	564	-	1,321	1,321	528	250%	793
Education	-	815	815	-	N/A	815	-	2,123	2,123	-	N/A	2,123
License/permits	-	-	-	476	0%	(476)	-	-	-	476	0%	(476)
Office supplies	-	527	527	476	111%	51	1,803	3,092	1,289	761	406%	2,331
Payroll	41,454	57,748	16,294	38,857	149%	18,891	176,750	180,908	4,158	170,916	106%	9,992
Payroll taxes & fees	3,998	5,024	1,026	5,934	85%	(910)	15,664	15,761	97	27,003	58%	(11,242)
Pay related group insurance	864	226	(638)	3,686	6%	(3,460)	3,454	902	(2,552)	16,773	5%	(15,871)
Pay related 401k match	2,199	3,862	1,663	464	832%	3,398	7,955	11,659	3,704	1,972	591%	9,687
Printing	-	-	-	-	N/A	-	-	-	-	95	0%	(95)
Range	6,073	194	(5,879)	-	N/A	194	7,281	7,919	638	18,000	44%	(10,081)
Repairs & maintenance	-	-	-	71	0%	(71)	-	-	-	238	0%	(238)
Scorecards/pencils	2,141	-	(2,141)	1,000	0%	(1,000)	2,141	-	(2,141)	3,500	0%	(3,500)
Storage unit	134	-	(134)	81	0%	(81)	536	1,235	699	324	381%	911
Supplies	319	420	101	750	56%	(330)	1,989	3,105	1,116	3,750	83%	(645)
Telephone	293	726	433	208	349%	518	2,480	817	(1,663)	832	98%	(15)
Towels	777	-	(777)	432	0%	(432)	2,915	241	(2,674)	1,728	14%	(1,487)
Trash removal	1,459	1,553	94	600	259%	953	5,899	6,244	345	2,400	260%	3,844
Uniforms	488	191	(297)	2,000	10%	(1,809)	887	6,027	5,140	4,000	151%	2,027
Water & sewer	94	139	45	62	224%	77	373	1,302	929	248	525%	1,054
Website	-	-	-	55	0%	(55)	-	102	102	220	46%	(118)
<b>Total pro shop</b>	<b>111,815</b>	<b>114,870</b>	<b>3,055</b>	<b>101,697</b>	<b>113%</b>	<b>13,173</b>	<b>371,626</b>	<b>360,913</b>	<b>(10,713)</b>	<b>392,210</b>	<b>92%</b>	<b>(31,297)</b>

**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 JANUARY 31, 2025**

	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
<b>Golf course</b>												
Alarm	97	97	-	-	N/A	97	262	228	(34)	65	351%	163
Association dues & seminars	-	148	148	270	55%	(122)	1,045	1,360	315	4,777	28%	(3,417)
Building maintenance	254	6,206	5,952	-	N/A	6,206	779	8,215	7,436	12,500	66%	(4,285)
Chemicals	9,292	6,548	(2,744)	5,639	116%	909	60,922	16,121	(44,801)	50,550	32%	(34,429)
Contract labor	345	345	-	1,772	19%	(1,427)	7,072	9,711	2,639	4,122	236%	5,589
Cart path fill	-	704	704	-	N/A	704	2,343	1,344	(999)	3,000	45%	(1,656)
Electricity maintenance bldg	228	208	(20)	460	45%	(252)	1,037	784	(253)	1,840	43%	(1,056)
Equipment lease JLG/American Pride	-	-	-	1,500	0%	(1,500)	-	-	-	6,350	0%	(6,350)
Equipment lease Toro Fiscal Year 2019	6,909	5,792	(1,117)	-	N/A	5,792	27,636	17,375	(10,261)	-	N/A	17,375
Equipment lease - GE Capital Toro Equip (cap)	240	480	240	250	192%	230	1,599	959	(640)	1,000	96%	(41)
Equipment Lease-TCF Toro Lease 114	3,288	3,288	-	7,980	41%	(4,692)	13,153	13,153	-	32,217	41%	(19,064)
Equipment Lease-TCF Toro Lease 115	3,462	3,162	(300)	3,300	96%	(138)	5,700	12,650	6,950	13,450	94%	(800)
Equipment Lease-TCF Toro Lease 116	467	-	(467)	880	0%	(880)	1,869	1,402	(467)	3,820	37%	(2,418)
Equipment Lease- Hunington Lease 309	-	-	-	-	N/A	-	-	-	-	3,000	0%	(3,000)
Equipment rental	1,023	1,023	-	-	N/A	1,023	4,090	4,090	-	-	N/A	4,090
Equipment repair	8,600	14,766	6,166	5,500	268%	9,266	30,802	32,275	1,473	22,000	147%	10,275
Fertilizer	407	-	(407)	4,385	0%	(4,385)	34,553	13,276	(21,277)	40,938	32%	(27,662)
Fuels/lubricants \$4.00 avg/gal	3,164	1,466	(1,698)	4,500	33%	(3,034)	9,553	5,409	(4,144)	18,000	30%	(12,591)
Fuel sales*	-	-	-	(48)	0%	48	-	-	-	(288)	0%	288
Golf service	3,688	246	(3,442)	1,000	25%	(754)	19,238	4,166	(15,072)	16,461	25%	(12,295)
Interest - bunker renovation	1,296	-	(1,296)	-	N/A	-	1,296	13,171	11,875	-	N/A	13,171
Irrigation water	24,978	11,014	(13,964)	7,000	157%	4,014	39,917	30,486	(9,431)	28,000	109%	2,486
Irrigation repairs	-	2,378	2,378	1,250	190%	1,128	3,181	7,903	4,722	5,000	158%	2,903
Lake bank restoration/GC Improvements	-	-	-	-	N/A	-	-	7,000	7,000	-	N/A	7,000
Capital outlay - bridge	-	-	-	-	N/A	-	-	20,089	20,089	-	N/A	20,089
Mulch	10,400	10,940	540	-	N/A	10,940	14,344	10,940	(3,404)	16,000	68%	(5,060)
Office supplies	-	-	-	192	0%	(192)	461	259	(202)	3,136	8%	(2,877)
Payroll	60,056	84,572	24,516	69,791	121%	14,781	262,970	277,566	14,596	280,160	99%	(2,594)
Payroll taxes & fees	8,607	11,018	2,411	11,107	99%	(89)	36,223	42,709	6,486	44,587	96%	(1,878)
Pay related group insurance	7,774	176	(7,598)	7,452	2%	(7,276)	30,344	704	(29,640)	29,808	2%	(29,104)
Pay related 401k match	-	-	-	500	0%	(500)	-	-	-	2,000	0%	(2,000)
Labor & benefits (Irrigation fund)	(4,428)	(4,428)	-	(4,428)	100%	-	(17,712)	(17,712)	-	(17,712)	100%	-
Labor & benefits (Common area maint.)	(2,084)	(2,084)	-	(2,131)	98%	47	(8,336)	(8,336)	-	(8,524)	98%	188
Ball field maintenance*	(1,500)	(1,667)	(167)	(1,750)	95%	83	(6,000)	(6,667)	(667)	(7,000)	95%	333
BMP/Safety (EPA req.)	800	800	-	800	100%	-	3,175	3,200	25	3,200	100%	-
Postage	-	53	53	-	N/A	53	22	96	74	-	N/A	96
Small tools	-	216	216	-	N/A	216	284	2,052	1,768	4,000	51%	(1,948)
Sod	6,925	-	(6,925)	-	N/A	-	6,925	-	(6,925)	3,000	0%	(3,000)
Supplies	1,353	1,450	97	750	193%	700	5,411	4,010	(1,401)	3,000	134%	1,010
Telephone	91	1,719	1,628	400	430%	1,319	723	2,405	1,682	1,600	150%	805
Top dressing	-	1,119	1,119	1,558	72%	(439)	1,805	1,119	(686)	7,040	16%	(5,921)
Trash removal	625	5,000	4,375	1,400	357%	3,600	3,714	6,352	2,638	5,600	113%	752
Trees & shrubs	-	-	-	250	0%	(250)	543	-	(543)	1,000	0%	(1,000)
Tree trimming	-	-	-	-	N/A	-	-	-	-	3,000	0%	(3,000)
Tree removal	-	-	-	-	N/A	-	-	-	-	3,000	0%	(3,000)
Uniforms	521	354	(167)	750	47%	(396)	1,529	1,516	(13)	4,500	34%	(2,984)
Wash rack maintenance	300	600	300	525	114%	75	1,200	1,254	54	2,100	60%	(846)
Water & sewer	417	769	352	500	154%	269	1,837	3,131	1,294	2,000	157%	1,131
Uncoded	696	126	(570)	-	N/A	126	10,064	215	(9,849)	-	N/A	215
<b>Total golf course</b>	<b>158,291</b>	<b>168,604</b>	<b>10,313</b>	<b>133,304</b>	<b>126%</b>	<b>35,300</b>	<b>629,859</b>	<b>545,980</b>	<b>(83,879)</b>	<b>652,297</b>	<b>84%</b>	<b>(106,317)</b>

**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 JANUARY 31, 2025**

	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	270,106	283,474	13,368	235,001	121%	48,473	1,001,485	906,893	(94,592)	1,044,507	87%	(137,614)
Net golf course & pro shop earnings	262,449	280,033	17,584	511,590	55%	(231,557)	405,076	608,090	203,014	696,065	87%	(87,975)
Total revenues	558,652	587,235	28,583	777,425	76%	(190,190)	1,532,537	1,621,745	89,208	1,856,767	87%	(235,603)
Total cost of goods sold	17,753	15,363	(2,390)	16,654	92%	(1,291)	84,697	70,423	(14,274)	59,586	118%	10,837
Total expenses	331,053	375,577	44,226	272,753	138%	102,824	1,246,121	1,191,763	(54,358)	1,300,782	92%	(109,019)
<b>NONOPERATING REVENUES/(EXPENSES)</b>												
Interest	(4,696)	(4,696)	-	(3,879)	121%	(817)	(18,783)	(42,058)	(23,275)	(15,516)	271%	(26,542)
Total other financing sources/(uses)	(4,696)	(4,696)	-	(3,879)	121%	(817)	(18,783)	(42,058)	(23,275)	(15,516)	271%	(26,542)
Change in net position	205,150	191,599	<u>\$ (13,253)</u>	484,139		<u>\$ (292,540)</u>	182,936	317,501	<u>\$ 134,565</u>	480,883		<u>\$ (163,963)</u>
Total net position - beginning	4,358,821	3,726,827		4,094,496			4,381,035	3,600,925		4,097,752		
Total net position - ending	<u>\$ 4,563,971</u>	<u>\$ 3,918,426</u>		<u>\$ 4,578,635</u>			<u>\$ 4,563,971</u>	<u>\$ 3,918,426</u>		<u>\$ 4,578,635</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  
FINANCIAL  
STATEMENTS  
D**

**STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
GOLF FINANCIAL STATEMENTS  
UNAUDITED  
FEBRUARY 28, 2025**

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
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**STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
FEBRUARY 28, 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	
<b>ASSETS</b>							
Cash/investments							
SunTrust	\$ 143,882	\$ 532,873	\$ -	\$ -	\$ -	\$ -	\$ 676,755
Bank United	60,000	-	-	-	-	-	60,000
Bank United - ICS	760,515	-	-	-	-	-	760,515
Revenue	-	-	214,212	499,965	-	-	714,177
Reserve	-	-	127,682	271,734	-	-	399,416
Construction	-	-	-	-	2,014,230	8,474	2,022,704
Due from other funds							
Due from enterprise fund (golf course)	-	68,139	-	-	-	-	68,139
Lease receivable	-	536,289	-	-	-	-	536,289
Total assets	<u>\$ 964,397</u>	<u>\$ 1,137,301</u>	<u>\$ 341,894</u>	<u>\$ 771,699</u>	<u>\$ 2,014,230</u>	<u>\$ 8,474</u>	<u>\$ 5,237,995</u>
<b>LIABILITIES &amp; FUND BALANCES</b>							
<b>Liabilities:</b>							
Sales tax payable	\$ -	\$ 1,782	\$ -	\$ -	\$ -	\$ -	\$ 1,782
Retainage payable	-	-	-	-	148,672	-	148,672
Total liabilities	<u>-</u>	<u>1,782</u>	<u>-</u>	<u>-</u>	<u>148,672</u>	<u>-</u>	<u>150,454</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>							
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>
<b>Fund balances:</b>							
Restricted:							
Debt service	-	-	341,894	771,699	-	-	1,113,593
Capital projects	-	-	-	-	1,865,558	8,474	1,874,032
Assigned:							
Assigned - catastrophe response	300,000	-	-	-	-	-	300,000
Assigned - working capital	664,397	-	-	-	-	-	664,397
Assigned - CAM reserves	-	35,139	-	-	-	-	35,139
Assigned - Common area maint	-	180,242	-	-	-	-	180,242
Unassigned	-	398,750	-	-	-	-	398,750
Total fund balances	<u>964,397</u>	<u>614,131</u>	<u>341,894</u>	<u>771,699</u>	<u>1,865,558</u>	<u>8,474</u>	<u>4,566,153</u>
Total liabilities and fund balances	<u>\$ 964,397</u>	<u>\$ 1,137,301</u>	<u>\$ 341,894</u>	<u>\$ 771,699</u>	<u>\$ 2,014,230</u>	<u>\$ 8,474</u>	<u>\$ 5,237,995</u>

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES - GENERAL FUND  
FOR THE PERIOD ENDED FEBRUARY 28, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy	\$ 19,355	\$ 698,112	\$768,350	91%
Interest and miscellaneous (incl. FEMA)	1,760	6,637	20,000	33%
Total revenues	<u>21,115</u>	<u>704,749</u>	<u>788,350</u>	89%
<b>EXPENDITURES</b>				
<b>Administrative</b>				
Supervisors	-	6,796	12,918	53%
Management	4,093	20,468	49,123	42%
Accounting	416	2,080	4,991	42%
Assessment roll preparation	1,122	5,609	13,461	42%
Arbitrage rebate calculation	-	-	2,000	0%
Dissemination agent	83	417	1,000	42%
Trustee fees - series 2014 resident	-	-	3,000	0%
Audit	-	-	4,330	0%
Legal	5,862	17,870	20,000	89%
Engineering	1,088	10,287	5,000	206%
Postage	151	692	2,000	35%
Insurance	493	4,908	4,625	106%
Printing and binding	142	708	1,700	42%
Legal advertising	225	2,112	2,000	106%
Contingencies	167	1,703	2,000	85%
Annual district filing fee	-	175	175	100%
Total administrative	<u>13,842</u>	<u>73,825</u>	<u>128,323</u>	58%
<b>Landscape Maintenance</b>				
Other contractual				
Common ground oversight	7,300	7,300	-	N/A
Personnel services	13,724	79,199	329,124	24%
Capital outlay-mowers/carts	-	-	9,000	0%
Utility carts	-	-	6,000	0%
Blowers/edgers/trimmers etc.	-	-	3,500	0%
Chemicals	2,368	2,368	7,500	32%
Fertilizers	-	7,396	24,000	31%
Annuals	-	10,970	12,000	91%
Fuel	2,100	5,600	9,000	62%
Irrigation parts	1,307	2,449	8,000	31%
Parts and maintenance	300	1,232	12,000	10%
Horticultural debris and trash disposal	-	1,352	8,500	16%
Uniforms	369	1,294	5,000	26%
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	-	18,570	30,000	62%
Mulch	2,700	40,905	40,000	102%
Plant replacement	-	-	5,000	0%
Equipment lease - TCF113	449	1,796	7,000	26%
<b>Storm Water Management</b>				
Pipe inspections	-	-	35,000	0%
Conservation area maintenance	3,250	13,000	40,000	33%
<b>Roadway</b>				
Annual inspection and repairs	-	-	15,000	0%
Signage repairs	-	-	5,000	0%
Total landscape maintenance	<u>33,867</u>	<u>197,182</u>	<u>657,132</u>	30%
<b>Other fees and charges</b>				
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>47,709</u>	<u>274,194</u>	<u>788,350</u>	35%
Excess/(deficiency) of revenues over/(under) expenditures	(26,594)	430,555	-	
Fund balance - beginning	990,991	533,842	489,311	
Fund balance - ending				
Assigned:				
Assigned - catastrophe response	300,000	300,000	300,000	
Assigned - working capital	664,397	664,397	189,311	
Fund balance - ending	<u>\$ 964,397</u>	<u>\$ 964,397</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 FEBRUARY 28, 2025**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>OPERATING REVENUES</b>				
Commercial rental				
Duffy's	\$ 70,096	\$ 149,839	\$ 179,124	84%
Duffy's % of sales	-	-	79,216	0%
Stoneybrook Golf	-	-	57,351	0%
Cam reserves				
Duffy's	1,528	7,639	14,460	53%
Stoneybrook Golf	-	-	3,876	0%
Common area maintenance				
Duffy's	7,846	39,229	59,748	66%
Stoneybrook Golf	-	-	34,404	0%
Total operating revenues	<u>79,470</u>	<u>196,707</u>	<u>428,179</u>	46%
<b>OPERATING EXPENSES</b>				
<b>Administrative Expenses</b>				
Legal fees	-	3,953	-	N/A
Trustee fee	-	-	4,500	0%
Taxes & assessments: Lee County	-	-	16,727	0%
Office supplies	-	-	250	0%
Miscellaneous	164	1,342	6,000	22%
Total administrative expenses	<u>164</u>	<u>5,295</u>	<u>27,477</u>	19%
<b>Maintenance Services</b>				
Property management	1,400	7,000	16,800	42%
Electricity	32	143	600	24%
Repairs & maintenance	180	8,863	75,000	12%
Irrigation	225	752	2,400	31%
Building maintenance	50,310	97,546	35,000	279%
Hurricane clean-up	-	-	5,000	0%
Total maintenance services	<u>52,147</u>	<u>114,304</u>	<u>134,800</u>	85%
Total operating expenses	<u>52,311</u>	<u>119,599</u>	<u>162,277</u>	74%
Operating gain/(loss)	27,159	77,108	265,902	
<b>OTHER FINANCING SOURCES/(USES)</b>				
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	27,159	77,108	161,692	
Total net position - beginning	<u>586,972</u>	<u>537,023</u>	<u>601,027</u>	
Total net position - ending	<u>\$ 614,131</u>	<u>\$ 614,131</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 FEBRUARY 28, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy	\$ 5,443	\$ 195,756	\$ 139,592	140%
Interest	1,011	3,856	11,380	N/A
Total revenues	<u>6,454</u>	<u>199,612</u>	<u>150,972</u>	0%
<b>EXPENDITURES</b>				
<b>Debt Service</b>				
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	6,454	115,067	(90,233)	
<b>OTHER SOURCES (USES)</b>				
Transfers in	-	-	104,210	0%
Total other sources/(uses)	<u>-</u>	<u>-</u>	<u>104,210</u>	0%
Net change in fund balance	6,454	115,067	13,977	
Fund balance - beginning	335,440	226,827	222,559	
Fund balance - ending	<u>\$ 341,894</u>	<u>\$ 341,894</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 FEBRUARY 28, 2025**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy	\$ 12,134	\$ 436,368	\$ 543,467	80%
Interest	2,285	8,960	-	N/A
Total revenues	<u>14,419</u>	<u>445,328</u>	<u>543,467</u>	82%
<b>EXPENDITURES</b>				
<b>Debt Service</b>				
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	14,419	231,740	1,292	
Fund balance - beginning	757,280	539,959	534,123	
Fund balance - ending	<u>\$ 771,699</u>	<u>\$ 771,699</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 FEBRUARY 28, 2025**

	Current Month	Year to Date
<b>REVENUES</b>		
Interest	\$ 6,917	\$ 36,758
Total revenues	6,917	36,758
<b>EXPENDITURES</b>		
Capital outlay	6,068	23,804
Total expenditures	6,068	23,804
Excess (deficiency) of revenues over (under) expenditures	849	12,954
Fund balance - beginning	1,864,709	1,852,604
Fund balance - ending	\$ 1,865,558	\$ 1,865,558

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2022-2  
FOR THE PERIOD ENDED FEBRUARY 28, 2025**

	Current Month	Year to Date
<b>REVENUES</b>		
Interest	28	152
Total revenues	28	152
<b>EXPENDITURES</b>		
Total expenditures	-	-
	-	-
Excess (deficiency) of revenues over (under) expenditures	28	152
Fund balance - beginning	8,446	8,322
Fund balance - ending	\$ 8,474	\$ 8,474

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF NET POSITION  
PROPRIETARY FUND - IRRIGATION  
FEBRUARY 28, 2025**

<b>ASSETS</b>	Balance
<b>Current assets:</b>	
Cash	\$ 73,493
Bank United	10,386
Accounts receivable	(7,543)
Less allowance for doubtful accounts	(14,704)
Due from golf course	4,412
Total current assets	66,044
<b>Noncurrent assets:</b>	
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	792,954
<b>LIABILITIES</b>	
<b>Current liabilities:</b>	
Customer deposits	12,903
Total current liabilities	12,903
Total liabilities	12,903
<b>NET POSITION</b>	
Net investment in capital assets	(204,337)
Unrestricted	984,388
Total net position	\$ 780,051

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN  
NET POSITION - PROPRIETARY FUND - IRRIGATION  
FOR THE PERIOD ENDED FEBRUARY 28, 2025**

	Current Month	Year to Date	Budget	% of Budget
<b>OPERATING REVENUES</b>				
Assessment levy	\$ 3,240	\$ 116,533	\$ 125,921	93%
Direct bill: golf course	-	4,978	59,742	8%
Irrigation revenue	7,186	59,643	170,000	35%
Total revenues	<u>10,426</u>	<u>181,154</u>	<u>355,663</u>	51%
<b>OPERATING EXPENSES</b>				
<b>Professional fees</b>				
Audit	-	-	4,635	0%
Accounting	729	3,643	8,742	42%
Utility billing	3,877	11,643	45,000	26%
Miscellaneous	340	1,579	3,000	53%
Total professional fees	<u>4,946</u>	<u>16,865</u>	<u>61,377</u>	27%
<b>Irrigation services</b>				
Service/permit monitoring contracts	-	-	3,000	0%
Line repairs/labor	1,662	5,044	50,000	10%
Insurance	-	-	15,685	0%
Effluent water supply	15,684	62,749	114,000	55%
Electricity	2,489	9,401	30,000	31%
Pumps & machinery	1,606	6,670	15,000	44%
Depreciation	-	3,383	40,603	8%
Personnel	-	1,771	27,000	7%
Total utility expenses	<u>21,441</u>	<u>89,018</u>	<u>295,288</u>	30%
Total operating expenses	<u>26,387</u>	<u>105,883</u>	<u>356,665</u>	30%
Operating gain/(loss)	(15,961)	75,271	(1,002)	
<b>NONOPERATING REVENUES/(EXPENSES)</b>				
Interest, penalties & miscellaneous income	27	147	100	147%
Total nonoperating revenues (expenses)	<u>27</u>	<u>147</u>	<u>100</u>	147%
Change in net position	(15,934)	75,418	(902)	
Total net position - beginning	795,985	704,633	287,963	
Total net position - ending	<u>\$ 780,051</u>	<u>\$ 780,051</u>	<u>\$ 287,061</u>	

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
GOLF FUND  
UNAUDITED  
FEBRUARY 28, 2025**

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF NET POSITION  
PROPRIETARY FUND - GOLF  
FEBRUARY 28, 2025**

<b>ASSETS</b>	<b>Balance</b>
<b>Current assets:</b>	
Cash	
SunTrust acct #1660	\$ 960,479
SunTrust acct #7736 (petty cash)	2,093
SunTrust acct #3187 (petty cash)	1,645
Bank United	70,000
Bank United ICS	13,153
Petty cash - registers	200
Lunch bar	100
Pro shop	200
Cost of issuance - series 2014	348
Reserve - series 2014	222,469
Interest - series 2014	22,712
Sinking - series 2014	89,147
Reserve - series 2019	9,984
Inventory	
Pro shop	
Bags & accessories	3,823
Balls	19,574
Clubs	759
Gloves	4,195
Headwear	3,888
Ladies wear	(1,719)
Mens wear	21,338
Shoes	459
Miscellaneous	(2,510)
Concession	
Food	5,379
Beer	(3,618)
Soft beverages	(340)
Due from general fund	15,003
Due from irrigation fund	20,149
Due from other governments	
Lease deposit	860
Capital improvements	59,144
Total current assets	1,538,914

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF NET POSITION  
PROPRIETARY FUND - GOLF  
FEBRUARY 28, 2025**

<b>Noncurrent assets:</b>	<u>Balance</u>
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>(4,850,195)</u>
Total capital assets, net of accumulated depreciation	<u>4,842,313</u>
Total noncurrent assets	<u>4,842,313</u>
Total assets	<u>6,381,227</u>
<b>LIABILITIES</b>	
<b>Current liabilities:</b>	
Accounts payable	107,224
Gratuities payable	13,523
Sales tax payable	31,468
Rainchecks	6
Due to special revenue fund	68,139
Due to irrigation fund	24,326
Due to others	34,890
Gift certificates	46,333
Credit books	25,454
Wages payable	44,659
Accrued interest - series 2014	<u>46,142</u>
Total current liabilities	<u>442,164</u>
<b>Noncurrent liabilities:</b>	
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>2,139,901</u>
<b>NET POSITION</b>	
Net investment in capital assets	4,024,469
Unrestricted	<u>216,857</u>
Total net position	<u><u>\$ 4,241,326</u></u>

\*Inventory is overstated and will be written down in a future period when the Auditor

**STONEYBROOK**  
**STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT**  
**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN**  
**NET POSITION - PROPRIETARY FUND - GOLF**  
**CONSOLIDATED**  
**FOR THE PERIOD ENDED FEBRUARY 28, 2025**

	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
<b>REVENUES</b>												
<b>Consolidated</b>												
Unclassified revenue	\$ -	\$ 132	\$ 132	\$ -	N/A	\$ 132	2,135	\$ 712	\$ (1,423)	-	N/A	712
Administrative	1,370	1,191	(179)	-	N/A	1,191	6,347	6,208	(139)	-	N/A	6,208
Golf course	560,792	684,342	123,550	691,251	99%	(6,909)	1,961,188	2,186,045	224,857	2,414,839	91%	(228,794)
Pro shop	19,650	16,176	(3,474)	16,017	101%	159	89,010	78,775	(10,235)	75,481	104%	3,294
Concession	18,849	22,689	3,840	20,150	113%	2,539	74,519	74,533	14	93,865	79%	(19,332)
Total consolidated revenues	600,661	724,530	123,869	727,418	100%	(2,888)	2,133,199	2,346,273	213,074	2,584,185	91%	(237,912)
<b>Cost of sales</b>												
<b>Consolidated</b>												
Pro shop	14,585	10,360	(4,225)	10,969	94%	(609)	77,778	59,680	(18,098)	53,449	112%	6,231
Concession	8,597	13,473	4,876	6,063	222%	7,410	30,100	34,577	4,477	23,169	149%	11,408
Total consolidated cost of sales	23,182	23,833	651	17,032	140%	6,801	107,878	94,257	(13,621)	76,618	123%	17,639
Gross consolidated earnings	577,479	700,697	123,218	710,386	99%	(9,689)	2,025,321	2,252,016	226,695	2,507,567	90%	(255,551)
<b>Expenses</b>												
<b>Consolidated</b>												
Administrative	51,262	57,161	5,937	30,979	185%	26,182	261,262	290,435	29,173	258,287	112%	32,148
Concession	12,711	15,392	2,681	6,901	223%	8,491	47,346	66,989	19,643	35,868	187%	31,121
Golf course	129,626	190,065	60,439	126,645	150%	63,420	759,487	736,044	(23,443)	778,942	94%	(42,898)
Pro shop	115,945	110,481	(5,464)	92,901	119%	17,580	487,569	471,393	(16,176)	485,111	97%	(13,718)
Total consolidated expenses	309,544	373,099	63,593	257,426	145%	115,673	1,555,664	1,564,861	9,197	1,558,208	100%	6,653
<b>NONOPERATING REVENUES/(EXPENSES)</b>												
Interest	(4,696)	(4,696)	-	(3,879)	121%	(817)	(23,479)	(46,754)	(23,275)	(19,395)	24%	(27,359)
Total other financing sources/(uses)	(4,696)	(4,696)	-	(3,879)	121%	(817)	(23,479)	(46,754)	(23,275)	(19,395)	24%	(27,359)
Change in net position	263,239	322,902	\$ 59,625	449,081		\$ (126,179)	446,178	640,401	\$ 194,223	929,964		\$ (289,563)
Total net position - beginning	4,563,974	3,918,424		4,578,635			4,381,035	3,600,925		4,097,752		
Total net position - ending	\$ 4,827,213	\$ 4,241,326		\$ 5,027,716			\$ 4,827,213	\$ 4,241,326		\$ 5,027,716		

**STONEYBROOK**  
**STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT**  
**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN**  
**NET POSITION - PROPRIETARY FUND - GOLF**  
**ADMINISTRATIVE**  
**FOR THE PERIOD ENDED FEBRUARY 28, 2025**

	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
<b>REVENUES</b>												
Unclassified revenue	\$ -	\$ 132	\$ 132	\$ -	N/A	\$ 132	2,135	\$ 712	\$ (1,423)	\$ -	N/A	\$ 712
<b>Administrative</b>												
Other	30	30	-	-	N/A	30	150	150	-	-	N/A	150
Interest	1,340	1,161	(179)	-	N/A	1,161	6,197	6,058	(139)	-	N/A	6,058
Total administrative revenues	1,370	1,191	(179)	-	N/A	1,191	6,347	6,208	(139)	-	N/A	6,208
<b>EXPENSES</b>												
<b>Administrative</b>												
Legal	-	-	-	292	0%	(292)	-	980	980	1,456	67%	(476)
Accounting services	4,083	4,083	-	-	N/A	4,083	20,417	20,417	-	-	N/A	20,417
A/C maintenance	-	-	-	-	N/A	-	-	-	-	500	0%	(500)
Audit	-	-	-	981	0%	(981)	-	-	-	4,905	0%	(4,905)
Building maintenance	12,809	1,735	(11,074)	-	N/A	1,735	56,411	32,952	(23,459)	70,000	47%	(37,048)
Copy machine lease	149	164	15	660	25%	(496)	9,495	11,128	1,633	3,300	337%	7,828
Fire alarm (cart barn)	-	-	-	435	0%	(435)	-	-	-	870	0%	(870)
Depreciation	16,500	16,500	-	16,500	100%	-	82,500	82,500	-	82,500	100%	-
Insurance	9,238	25,831	16,593	-	N/A	25,831	46,209	96,824	50,615	25,920	374%	70,904
Management fee	-	-	-	4,084	0%	(4,084)	-	-	-	20,417	0%	(20,417)
Pest control	-	-	-	167	0%	(167)	330	-	(330)	835	0%	(835)
Meeting expenses, travel expenses	-	-	-	125	0%	(125)	-	-	-	625	0%	(625)
Postage	-	-	-	250	0%	(250)	-	-	-	1,250	0%	(1,250)
Taxes	-	-	-	-	N/A	-	-	145	145	-	N/A	145
Window cleaning	-	-	-	50	0%	(50)	-	-	-	150	0%	(150)
Utilities (Electricity paid to FP&L)	285	690	405	417	165%	273	1,854	1,753	(101)	2,081	84%	(328)
Utilities (Water paid to Duffy's)	-	-	-	50	0%	(50)	-	-	-	250	0%	(250)
CAM	-	-	-	2,407	0%	(2,407)	-	-	-	12,035	0%	(12,035)
Lease	8,199	8,199	-	4,561	180%	3,638	40,995	40,995	-	22,805	180%	18,190
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)
Miscellaneous	(3)	(41)	-	-	N/A	(41)	3,014	2,741	(273)	-	N/A	2,741
Total administrative expenses	51,262	57,161	5,937	30,979	185%	26,182	261,262	290,435	29,173	258,287	112%	32,148
Net administrative earnings	(49,892)	(55,970)	(6,078)	(30,979)	181%	(24,991)	(254,915)	(284,227)	(29,312)	(258,287)	110%	(25,940)

**STONEYBROOK**  
**STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT**  
**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN**  
**NET POSITION - PROPRIETARY FUND - GOLF**  
**CONCESSION**  
**FOR THE PERIOD ENDED FEBRUARY 28, 2025**

	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
<b>REVENUES</b>												
<b>Concession</b>												
Food sales	2,305	2,772	467	3,000	92%	(228)	12,760	9,262	(3,498)	19,510	47%	(10,248)
Food cart sales	-	-	-	900	0%	(900)	-	-	-	3,000	0%	(3,000)
Beer sales	13,180	16,043	2,863	12,000	134%	4,043	46,744	50,836	4,092	54,020	94%	(3,184)
Beer cart sales	-	-	-	600	0%	(600)	-	-	-	3,635	0%	(3,635)
Soft beverage sales	3,364	3,874	510	2,900	134%	974	15,015	14,435	(580)	10,650	136%	3,785
Soft beverage cart sales	-	-	-	750	0%	(750)	-	-	-	3,050	0%	(3,050)
<b>Total concession revenues</b>	<b>18,849</b>	<b>22,689</b>	<b>3,840</b>	<b>20,150</b>	<b>113%</b>	<b>2,539</b>	<b>74,519</b>	<b>74,533</b>	<b>14</b>	<b>93,865</b>	<b>79%</b>	<b>(19,332)</b>
<b>Cost of goods sold</b>												
<b>Concession</b>												
Food	982	1,794	812	1,400	128%	394	8,481	5,966	(2,515)	5,400	110%	566
Beer	6,117	9,735	3,618	3,400	286%	6,335	15,246	21,111	5,865	12,850	164%	8,261
Soft beverage	1,498	1,944	446	1,263	154%	681	6,373	7,500	1,127	4,919	152%	2,581
<b>Total cost of goods sold</b>	<b>8,597</b>	<b>13,473</b>	<b>4,876</b>	<b>6,063</b>	<b>222%</b>	<b>7,410</b>	<b>30,100</b>	<b>34,577</b>	<b>4,477</b>	<b>23,169</b>	<b>149%</b>	<b>11,408</b>
<b>Gross concession earnings</b>	<b>10,252</b>	<b>9,216</b>	<b>(1,036)</b>	<b>14,087</b>	<b>65%</b>	<b>(4,871)</b>	<b>44,419</b>	<b>39,956</b>	<b>(4,463)</b>	<b>70,696</b>	<b>57%</b>	<b>(30,740)</b>
<b>EXPENSES</b>												
<b>Concession</b>												
Beverage cart lease	-	-	-	400	0%	(400)	-	-	-	2,000	0%	(2,000)
Equipment repair	-	(250)	(250)	150	-167%	(400)	-	(250)	(250)	650	-38%	(900)
Licenses & permits	-	-	-	-	N/A	-	-	292	292	-	N/A	292
Payroll concession	11,203	14,109	2,906	5,040	280%	9,069	39,649	60,691	21,042	26,460	229%	34,231
Payroll taxes/concession	944	1,231	287	811	152%	420	4,506	5,301	795	4,258	124%	1,043
Pay related 401(k)	60	236	176	-	N/A	236	142	670	528	-	N/A	670
Cash over/short	5	(1,328)	(1,333)	-	N/A	(1,328)	(392)	(4,090)	(3,698)	-	N/A	(4,090)
Supplies	499	1,394	895	500	279%	894	3,441	4,375	934	2,500	175%	1,875
<b>Total concession expenses</b>	<b>12,711</b>	<b>15,392</b>	<b>2,681</b>	<b>6,901</b>	<b>223%</b>	<b>8,491</b>	<b>47,346</b>	<b>66,989</b>	<b>19,643</b>	<b>35,868</b>	<b>187%</b>	<b>31,121</b>
<b>Net concession earnings</b>	<b>(2,459)</b>	<b>(6,176)</b>	<b>(3,717)</b>	<b>7,186</b>	<b>-86%</b>	<b>(13,362)</b>	<b>(2,927)</b>	<b>(27,033)</b>	<b>(24,106)</b>	<b>34,828</b>	<b>-78%</b>	<b>(61,861)</b>

**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 FEBRUARY 28, 2025**

	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
<b>REVENUES</b>												
<b>Golf Course</b>												
Annual pass	\$ 10,200	\$ 30,300	20,100	-	N/A	30,300	146,348	\$ 147,950	1,602	120,500	123%	27,450
Green fees + gps	509,344	443,583	(65,761)	651,068	68%	(207,485)	1,658,265	1,382,102	(276,163)	2,160,553	64%	(778,451)
Public green fees - TT	-	151,843	151,843	-	N/A	151,843	-	438,899	438,899	-	N/A	438,899
Range fees	36,850	54,796	17,946	36,240	151%	18,556	136,745	208,589	71,844	112,460	185%	96,129
Club rentals	2,478	2,630	152	1,800	146%	830	11,256	3,145	(8,111)	11,500	27%	(8,355)
Handicaps	920	690	(230)	600	115%	90	4,495	3,560	(935)	2,500	142%	1,060
Lake ball	-	-	-	337	0%	(337)	-	-	-	1,351	0%	(1,351)
Irrigation - Stoney Master	-	-	-	56	0%	(56)	-	-	-	225	0%	(225)
Sbjrgolf	-	-	-	400	0%	(400)	-	-	-	2,000	0%	(2,000)
Contract instructors	-	-	-	-	N/A	-	-	-	-	750	0%	(750)
Pga staff	-	500	500	-	N/A	500	-	1,210	1,210	-	N/A	1,210
Miscellaneous	1,000	-	(1,000)	750	0%	(750)	4,079	590	(3,489)	3,000	20%	(2,410)
Total golf course	560,792	684,342	123,550	691,251	99%	(6,909)	1,961,188	2,186,045	224,857	2,414,839	91%	(228,794)
<b>Pro Shop</b>												
Bags & accessories	3,180	1,349	(1,831)	1,450	93%	(101)	8,504	5,523	(2,981)	10,655	52%	(5,132)
Balls	6,037	6,771	734	4,282	158%	2,489	27,085	30,048	2,963	22,504	134%	7,544
Clubs	1,389	900	(489)	506	178%	394	1,389	6,136	4,747	1,181	520%	4,955
Gloves	1,009	1,593	584	1,850	86%	(257)	7,158	6,568	(590)	6,650	99%	(82)
Headwear	3,965	1,995	(1,970)	2,025	99%	(30)	12,220	5,948	(6,272)	9,840	60%	(3,892)
Ladies wear	1,081	720	(361)	1,687	43%	(967)	6,606	9,427	2,821	4,334	218%	5,093
Mens wear	2,221	1,851	(370)	3,205	58%	(1,354)	17,213	9,716	(7,497)	12,178	80%	(2,462)
Shoes	768	997	229	1,012	99%	(15)	8,835	5,409	(3,426)	8,139	66%	(2,730)
Total pro shop	19,650	16,176	(3,474)	16,017	101%	159	89,010	78,775	(10,235)	75,481	104%	3,294
Total revenues	580,442	700,518	120,076	707,268	99%	(6,750)	2,050,198	2,264,820	214,622	2,490,320	91%	(225,500)
<b>Cost of goods sold</b>												
<b>Pro shop</b>												
Bags & accessories	-	-	-	800	0%	(800)	873	-	(873)	6,400	0%	(6,400)
Balls	4,856	4,316	(540)	3,294	131%	1,022	18,793	19,023	230	17,380	109%	1,643
Clubs	1,127	670	(457)	531	126%	139	1,509	670	(839)	1,772	38%	(1,102)
Gloves	421	839	418	925	91%	(86)	2,945	3,324	379	4,225	79%	(901)
Headwear	2,990	1,264	(1,726)	1,200	105%	64	7,700	4,680	(3,020)	5,875	80%	(1,195)
Ladies wear	774	445	(329)	1,282	35%	(837)	7,101	10,780	3,679	4,469	241%	6,311
Mens wear	1,763	1,274	(489)	2,244	57%	(970)	18,653	11,608	(7,045)	9,368	124%	2,240
Shoes	645	1,001	356	860	116%	141	12,979	7,122	(5,857)	4,795	149%	2,327
Miscellaneous	2,273	674	(1,599)	-	N/A	674	7,865	2,750	(5,115)	-	N/A	2,750
Discounts earned	(264)	(123)	141	(167)	74%	44	(640)	(277)	363	(835)	33%	558
Total cost of goods sold	14,585	10,360	(4,225)	10,969	94%	(609)	77,778	59,680	(18,098)	53,449	112%	6,231
Gross earnings	565,857	690,158	124,301	696,299	99%	(6,141)	1,972,420	2,205,140	232,720	2,436,871	90%	(231,731)

**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 FEBRUARY 28, 2025**

	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
<b>EXPENSES</b>												
<b>Pro shop</b>												
Advertising	1,600	225	(1,375)	1,000	23%	(775)	6,000	225	(5,775)	5,000	5%	(4,775)
Alarm	234	255	21	77	331%	178	823	887	64	2,308	38%	(1,421)
Association dues	-	-	-	-	N/A	-	150	-	(150)	500	0%	(500)
Credit card expense**	16,708	21,662	4,954	23,660	92%	(1,998)	63,521	61,597	(1,924)	90,097	68%	(28,500)
Bank charges	435	621	186	-	N/A	621	2,021	2,625	604	2,500	105%	125
Cart lease	13,358	13,152	(206)	13,153	100%	(1)	85,420	77,255	(8,165)	65,765	117%	11,490
Cart maintenance	403	785	382	500	157%	285	832	4,731	3,899	2,500	189%	2,231
Cash (over)/short	(2)	-	2	-	N/A	-	65	-	(65)	-	N/A	-
Commission	-	-	-	843	0%	(843)	-	-	-	3,734	0%	(3,734)
Computer support (IBS)	5,545	254	(5,291)	-	N/A	254	13,483	3,181	(10,302)	-	N/A	3,181
Electric cart barn	2,019	3,701	1,682	1,336	277%	2,365	9,484	8,309	(1,175)	6,008	138%	2,301
Equipment repair/maintenance	-	-	-	95	0%	(95)	-	-	-	427	0%	(427)
Handicap system/GHIN	-	-	-	333	0%	(333)	-	-	-	604	0%	(604)
Internet access	-	304	304	132	230%	172	-	1,625	1,625	660	246%	965
Education	-	-	-	-	N/A	-	-	2,123	2,123	-	N/A	2,123
License/permits	492	-	(492)	-	N/A	-	492	-	(492)	476	0%	(476)
Office supplies	253	468	215	95	493%	373	2,056	3,561	1,505	856	416%	2,705
Payroll	54,819	51,586	(3,233)	38,857	133%	12,729	231,569	232,493	924	209,773	111%	22,720
Payroll taxes & fees	4,568	4,518	(50)	5,934	76%	(1,416)	20,232	20,279	47	32,937	62%	(12,658)
Pay related group insurance	1,742	226	(1,516)	3,686	6%	(3,460)	5,196	1,128	(4,068)	20,459	6%	(19,331)
Pay related 401k match	2,838	3,147	309	464	678%	2,683	10,792	14,805	4,013	2,436	608%	12,369
Printing	-	-	-	-	N/A	-	-	-	-	95	0%	(95)
Range	6,000	7,100	1,100	-	N/A	7,100	13,281	15,019	1,738	18,000	83%	(2,981)
Repairs & maintenance	-	-	-	48	0%	(48)	-	-	-	286	0%	(286)
Scorecards/pencils	-	-	-	500	0%	(500)	2,141	-	(2,141)	4,000	0%	(4,000)
Storage unit	134	-	(134)	81	0%	(81)	670	1,235	565	405	305%	830
Supplies	57	452	395	750	60%	(298)	2,046	3,557	1,511	4,500	79%	(943)
Telephone	895	177	(718)	208	85%	(31)	3,375	994	(2,381)	1,040	96%	(46)
Towels	496	31	(465)	432	7%	(401)	3,411	272	(3,139)	2,160	13%	(1,888)
Trash removal	1,459	1,571	112	600	262%	971	7,358	7,815	457	3,000	261%	4,815
Uniforms	1,791	19	(1,772)	-	N/A	19	2,678	6,046	3,368	4,000	151%	2,046
Water & sewer	101	124	23	62	200%	62	473	1,426	953	310	460%	1,116
Website	-	-	-	55	0%	(55)	-	102	102	275	37%	(173)
Uncoded	-	103	103	-	N/A	103	-	103	103	-	N/A	103
Total pro shop	115,945	110,481	(5,464)	92,901	119%	17,580	487,569	471,393	(16,176)	485,111	97%	(13,718)

**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 FEBRUARY 28, 2025**

	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
<b>Golf course</b>												
Alarm	34	1,498	1,464	-	N/A	1,498	296	1,726	1,430	65	2655%	1,661
Association dues & seminars	200	66	(134)	751	9%	(685)	1,245	1,427	182	5,528	26%	(4,101)
Bridge maintenance	-	-	-	-	N/A	-	14,281	-	(14,281)	-	N/A	-
Building maintenance	-	-	-	-	N/A	-	779	8,215	7,436	12,500	66%	(4,285)
Chemicals	3,422	37,927	34,505	5,890	644%	32,037	64,344	54,048	(10,296)	56,440	96%	(2,392)
Contract labor	345	355	10	350	101%	5	7,417	10,066	2,649	4,472	225%	5,594
Cart path fill	-	691	691	-	N/A	691	2,343	2,036	(307)	3,000	68%	(964)
Electricity maintenance bldg	223	493	270	460	107%	33	1,261	1,277	16	2,300	56%	(1,023)
Equipment lease JLG/American Pride	-	-	-	1,500	0%	(1,500)	-	-	-	7,850	0%	(7,850)
Equipment lease Toro Fiscal Year 2019	6,909	880	(6,029)	-	N/A	880	34,545	18,255	(16,290)	-	N/A	18,255
Equipment lease - GE Capital Toro Equip (cap)	240	240	-	250	96%	(10)	1,839	1,199	(640)	1,250	96%	(51)
Equipment Lease-TCF Toro Lease 114	3,288	3,288	-	7,980	41%	(4,692)	16,441	16,441	-	40,197	41%	(23,756)
Equipment Lease-TCF Toro Lease 115	3,162	3,162	-	3,300	96%	(138)	8,862	15,812	6,950	16,750	94%	(938)
Equipment Lease-TCF Toro Lease 116	467	467	-	880	53%	(413)	2,337	1,869	(468)	4,700	40%	(2,831)
Equipment Lease- Hunington Lease 309	-	-	-	-	N/A	-	-	-	-	3,000	0%	(3,000)
Equipment rental	1,023	1,023	-	-	N/A	1,023	5,113	5,113	-	-	N/A	5,113
Equipment repair	3,148	10,355	7,207	5,500	188%	4,855	33,950	42,629	8,679	27,500	155%	15,129
Fertilizer	1,200	20,539	19,339	4,385	468%	16,154	35,753	33,815	(1,938)	45,323	75%	(11,508)
Fuels/lubricants \$4.00 avg/gal	1,030	4,020	2,990	4,500	89%	(480)	10,583	9,429	(1,154)	22,500	42%	(13,071)
Fuel sales*	-	-	-	(96)	0%	96	-	-	-	(384)	0%	384
Golf service	387	256	(131)	1,836	14%	(1,580)	19,626	4,422	(15,204)	18,297	24%	(13,875)
Interest - bunker renovation	-	-	-	-	N/A	-	1,296	13,171	11,875	-	N/A	13,171
Irrigation water	9,194	24,579	15,385	7,000	351%	17,579	49,110	55,065	5,955	35,000	157%	20,065
Irrigation repairs	1,614	789	(825)	1,250	63%	(461)	4,794	8,692	3,898	6,250	139%	2,442
Lake bank restoration/GC Improvements	-	7,400	7,400	-	N/A	7,400	-	14,400	14,400	-	N/A	14,400
Capital outlay - bridge	-	-	-	-	N/A	-	-	20,089	20,089	-	N/A	20,089
License/permits	-	-	-	240	0%	(240)	-	-	-	240	0%	(240)
Mulch	-	-	-	-	N/A	-	14,344	10,940	(3,404)	16,000	68%	(5,060)
Office supplies	468	-	(468)	96	0%	(96)	928	259	(669)	3,232	8%	(2,973)
Payroll	76,555	64,702	(11,853)	63,489	102%	1,213	339,526	342,268	2,742	343,649	100%	(1,381)
Payroll taxes & fees	11,342	10,079	(1,263)	10,104	100%	(25)	47,565	52,788	5,223	54,691	97%	(1,903)
Pay related group insurance	7,774	176	(7,598)	7,452	2%	(7,276)	38,118	880	(37,238)	37,260	2%	(36,380)
Pay related 401k match	-	-	-	500	0%	(500)	-	-	-	2,500	0%	(2,500)
Labor & benefits (Irrigation fund)	(4,428)	(4,428)	-	(4,428)	100%	-	(22,140)	(22,140)	-	(22,140)	100%	-
Labor & benefits (Common area maint.)	(2,084)	(2,084)	-	(2,131)	98%	47	(10,420)	(10,420)	-	(10,655)	98%	235
Ball field maintenance*	(1,500)	(1,667)	(167)	(1,750)	95%	83	(7,500)	(8,333)	(833)	(8,750)	95%	417
BMP/Safety (EPA req.)	800	800	-	800	100%	-	3,975	4,000	25	4,000	100%	-
Postage	-	17	17	-	N/A	17	22	110	88	-	N/A	110
Small tools	-	-	-	-	N/A	-	284	2,052	1,768	4,000	51%	(1,948)
Sod	-	-	-	-	N/A	-	6,925	-	(6,925)	3,000	0%	(3,000)
Supplies	1,539	1,292	(247)	750	172%	542	6,951	5,301	(1,650)	3,750	141%	1,551
Telephone	900	1,097	197	400	274%	697	1,622	3,502	1,880	2,000	175%	1,502
Top dressing	-	-	-	1,962	0%	(1,962)	1,805	1,119	(686)	9,002	12%	(7,883)
Trash removal	689	-	(689)	1,400	0%	(1,400)	4,403	6,352	1,949	7,000	91%	(648)
Trees & shrubs	-	-	-	250	0%	(250)	543	-	(543)	1,250	0%	(1,250)
Tree trimming	-	-	-	-	N/A	-	-	-	-	3,000	0%	(3,000)
Tree removal	-	-	-	-	N/A	-	-	-	-	3,000	0%	(3,000)
Uniforms	487	857	370	750	114%	107	2,016	2,373	357	5,250	45%	(2,877)
Wash rack maintenance	300	650	350	525	124%	125	1,500	1,904	404	2,625	73%	(721)
Water & sewer	437	546	109	500	109%	46	2,275	3,678	1,403	2,500	147%	1,178
Miscellaneous	-	-	-	-	N/A	-	5	-	(5)	-	N/A	-
Uncoded	461	-	(461)	-	N/A	-	10,525	215	(10,310)	-	N/A	215
<b>Total golf course</b>	<b>129,626</b>	<b>190,065</b>	<b>60,439</b>	<b>126,645</b>	<b>150%</b>	<b>63,420</b>	<b>759,487</b>	<b>736,044</b>	<b>(23,443)</b>	<b>778,942</b>	<b>94%</b>	<b>(42,898)</b>

**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 FEBRUARY 28, 2025**

	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
Total golf course & pro shop expenses	245,571	300,546	54,975	219,546	137%	81,000	1,247,056	1,207,437	(39,619)	1,264,053	96%	(56,616)
Net golf course & pro shop earnings	320,286	389,612	69,326	476,753	82%	(87,141)	725,364	997,703	272,339	1,172,818	85%	(175,115)
Total revenues	600,661	724,530	123,869	727,418	100%	(2,888)	2,133,199	2,346,273	213,074	2,584,185	91%	(238,624)
Total cost of goods sold	23,182	23,833	651	17,032	140%	6,801	107,878	94,257	(13,621)	76,618	123%	17,639
Total expenses	309,544	373,099	63,593	257,426	145%	115,673	1,555,664	1,564,861	9,197	1,558,208	100%	6,653
<b>NONOPERATING REVENUES/(EXPENSES)</b>												
Interest	(4,696)	(4,696)	-	(3,879)	121%	(817)	(23,479)	(46,754)	(23,275)	(19,395)	24%	(27,359)
Total other financing sources/(uses)	(4,696)	(4,696)	-	(3,879)	121%	(817)	(23,479)	(46,754)	(23,275)	(19,395)	24%	(27,359)
Change in net position	263,239	322,902	59,625	449,081		(126,179)	446,178	640,401	194,223	929,964		(290,275)
Total net position - beginning	4,563,974	3,918,424		4,578,635			4,381,035	3,600,925		4,097,752		
Total net position - ending	<u>\$ 4,827,213</u>	<u>\$ 4,241,326</u>		<u>\$ 5,027,716</u>			<u>\$ 4,827,213</u>	<u>\$ 4,241,326</u>		<u>\$ 5,027,716</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**

**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 February 25, 2025 at 6:00 p.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
Tony Pires (via telephone)	District Counsel
Mark Zordan (via telephone)	District Engineer
Kyle Schulte	Head Golf Pro
John Vuknic	Golf Superintendent
Lisa Paul	Property Manager
Chase Marinelli	Golf course Staff
Andy Scott	Golf course Staff
Joyce Cornwell	Resident/HOA Treasurer

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 6:00 p.m. All Supervisors were present.

**SECOND ORDER OF BUSINESS**

**Public Comments (5 Minutes)**

Ms. Huff stated rules of civility will be in place. She urged the Board Members to let residents finish their statements, not interrupt and be respectful through the entire meeting.

Stoneybrook Villas resident and HOA Treasurer Joyce Cornwell read a prepared statement regarding inaccurate irrigation billing. The statement highlighted the following items:

- Her HOA has been paying for water that is used to irrigate CDD property at an average of 120,000 monthly gallons.
- She contacted representatives from CSID, a water billing agency, regarding this issue.

- 41 ➤ Going forward, the software program that creates the monthly bill will be adjusted to  
42 reduce the 120,000 gallons from the HOA's account before the amount due is calculated.
- 43 ➤ The HOA would like to petition the CDD for reimbursement.
- 44 ➤ Per Brian Kein, of CSID, there has never been an adjustment to the HOA account for the  
45 CDD's water usage during his 10+ years of employment.
- 46 ➤ The HOA respectfully requests seven years of reimbursement from the CDD, in the  
47 amount of \$6,368.

48 Discussion ensued regarding when the CDD was alerted that the HOA's irrigation billing  
49 was inaccurate, current monthly HOA irrigation statements, the meters, the common areas,  
50 and whether to issue a check or a credit.

51 The consensus was to offer the HOA a credit on its account.

52

53 **On MOTION by Mr. Simonsen and seconded by Mr. Brady, with all in favor,**  
54 **offering an irrigation credit of \$6,368 and providing a monthly reconciliation**  
55 **statement until the credit is zeroed out, was approved.**

56

57

58 **THIRD ORDER OF BUSINESS**

**District Engineer Staff Report: Johnson  
Engineering, Inc.**

59

60

61 Mr. Zordan reported the following:

- 62 ➤ Regarding the South Florida Water Management District (SFWMD) non-compliance  
63 issue, CES performed an initial treatment of 1.5 miles of fence line in mid-January, a follow-up  
64 treatment was completed last week and a third treatment will occur in mid-March. Staff  
65 updated SFWMD officials on the progress; another inspection will occur in late March. Mr.  
66 Vuknic is obtaining fence proposals. Once a proposal is approved, installation can be scheduled.  
67 Mr. Adams, Mr. Pires and Mr. Vuknic were copied on all the correspondence.

68 Ms. Huff stated that Mr. Olive previously obtained two proposals; she will have them  
69 forwarded to Mr. Zordan for his records.

- 70 ➤ Staff is obtaining a tree removal vegetation permit from the Village of Estero (VOE); a  
71 landscape plan was previously submitted.

- 72 ➤ Staff obtained a proposal/change order from Collier Paving to re-mill an area in the  
73 Duffy's parking lot, in the amount of \$8,083. The proposal was forwarded to Mr. Adams.

74 Ms. Huff motioned to approve the proposal. Mr. Vuknic voiced his opinion that repaving  
75 will not solve the ponding issue.

76 Discussion ensued regarding the scope of work, the cause of the ponding, stormwater  
77 runoff versus grease runoff, a grease trap, relocating the dumpster and approaching Duffy’s  
78 about controlling the grease.

79 Ms. Huff rescinded her motion and asked Ms. Paul to coordinate with Mr. Olive to see  
80 what Duffy’s can do to mitigate the ponding. Mr. Pires will review the Duffy’s lease to examine  
81 their liability responsibility.

82 **▪ Repair of Fencing Surrounding Community to Lessen Opportunity of Bears/Hogs**  
83 **Encroachment on Golf Course**

84 **This item, previously part of Item 5B, was presented out of order.**

85 Referencing handouts, Mr. Olive presented quotes from Smith Fence Company and Fore  
86 Fence & Gate LLC. He discussed the scope of work, fence height, costs and completion time. He  
87 suggested replacing the fence entirely, instead of repairing certain areas.

88 Discussion ensued regarding the proposals, permitting, demolition and price.  
89 Ms. Huff asked Staff to obtain an estimate from CES for debris removal.

90

91 **On MOTION by Ms. Huff and seconded by Mr. Dalton, with all in favor, the**  
92 **Fore Fence & Gate LLC proposal to replace the conservation area fence, in the**  
93 **amount of \$225,000, was approved.**

94

95

96 **FOURTH ORDER OF BUSINESS**

**Golf Course Staff Reports**

97

98 **A. Golf Superintendent**

99 Mr. Vuknic reported the following:

100 ➤ Staffing: Franco resigned; his assistant was promoted. There are currently two Assistant  
101 Mechanics and a third will be hired. A common grounds employee will start work on Monday.

102 ➤ The retaining wall on Hole #18 was repaired.

103 ➤ Duffy’s: Pavers were installed today; the sod and plantings are in progress.

104 **B. Golf Pro**

105 Mr. Schulte reported the following:

106 ➤ February has been profitable; revenues are at \$635,000 and end of month projections  
107 are \$715,000 to \$750,000.

108 ➤ The Monday afternoon couples' mixer that commenced on February 2<sup>nd</sup>, is going very  
109 well; over 30 couples participated.

110 Ms. Huff noted that golfers do not have to be married to participate as a couple; single  
111 individuals can partner with other singles.

112 Asked for the couples' mixer details, Mr. Schulte stated tee time is between 4:00 p.m.  
113 and 5:00 p.m., every Monday for nine holes. The cost is \$35 for residents and \$65 for non-  
114 residents. Asked if the current revenue includes the Chicago weekend event, Mr. Schulte  
115 replied affirmatively. Asked when December and January financials will be presented, Mr.  
116 Adams stated they should be ready. Asked about expenses, Mr. Schulte stated they are 7%  
117 down, year to date.

118 Mr. Schulte stated two of his staffers, Mr. Chase Marinelli and Mr. Andy Scott are in  
119 attendance at tonight's meeting and wish to address the Board.

120 Mr. Marinelli recalled a discussion at the last meeting about Junior Golf not being  
121 monetized and stated that has always been the case at Stoneybrook but, with the program  
122 being as popular as it is, he believes it would be advantageous if Stoneybrook monetized Junior  
123 Golf and hires him as Junior Golf's Official Program Coordinator. Mr. Marinelli discussed his  
124 professional background as an influential Junior Golf Instructor in Southwest Florida, how his  
125 participation in two local programs contributed to the growth of the game, how he takes pride  
126 in working with area youth and in setting junior golfers up on a path for future success. He  
127 stated, if engaged as Stoneybrook's Junior Golf Coordinator, he will provide full transparency in  
128 the form of regular reports. He explained how he would run the program and listed the many  
129 ways that Stoneybrook would benefit financially, including increased visibility and reputation,  
130 increased revenue, increased community engagement and a role in providing a pathway for  
131 junior golfers to become future members of the club. He concluded with his belief that there  
132 will be tremendous value for Stoneybrook if the Board approves his proposal.

133 Discussion ensued regarding if Mr. Marinelli would be hired as a contractor, a  
134 compensation package, the anticipated revenue from monetizing the program, the Junior Golf  
135 Foundation transferring ownership from Mr. Nixon to Mr. Marinelli, how to proceed with

136 dissolving a previous 501c Stoneybrook Junior Golf program from 2014, program details and  
137 scheduling a workshop to consider Mr. Marinelli's proposal.

138 Mr. Scott stated, when he first started at Stoneybrook, his contract stipulated that he  
139 would be paid a certain amount to teach golf; compensation started at \$1,000 annually, which  
140 has since increased to \$6,000 annually and, when Mr. Marinelli was hired, a decision was made  
141 to split the costs. He discussed how much he enjoys his position as a Golf Instructor and  
142 proposed coordinating with Mr. Marinelli to teach and manage the Junior Golf program.

143 Mr. Schulte stated, upon being hired as Golf Pro, he worked with District Counsel to  
144 develop a formal contract and an agreement was reached to charge instructors \$250 per month  
145 for the use of the facilities, with range balls, with the understanding that the range ball usage  
146 can be tracked to provide more accurate information.

147 Discussion ensued regarding limiting the number of contracted golf instructors on staff,  
148 the current golf instructor structure, issues that prevent instructors from teaching more, first  
149 time driving range members and strong resident support of the instructors.

150 Ms. Huff voiced her opinion that it is a great idea to have Mr. Scott manage the Junior  
151 Golf program. Once the workshop is set, both Mr. Marinelli and Mr. Scott will be informed of  
152 the Board's decision regarding their proposals.

153 **Mr. Marinelli and Mr. Scott left the meeting.**

154

## 155 **FIFTH ORDER OF BUSINESS**

## **Board Member Reports**

156

### 157 **A. Phil Simonsen**

#### 158 • **Update: Golf Course Grounds**

159 Mr. Simonsen stated he followed up and the VOE is not interested in helping fund the  
160 project and does not want to market a golf course. It is necessary for Staff to help setup the  
161 Irrigation Consultant as soon as possible, to commence with the drawings. Mr. Simonsen  
162 discussed the proposed improvements to the putting green, the chipping green and Hole #18,  
163 and asked for the Board's feedback about the Pro Shop.

164 Discussion ensued regarding whether to keep the concession stand, the need to obtain  
165 bids to renovate/enlarge the restrooms in the Pro Shop, obtaining another bid for seawall  
166 repairs, the changes that will be made to the golf course and the cart path on #17.

### 167 **B. Phil Olive**

168           •       **Update: Common Grounds**

169           Mr. Vuknic stated the common grounds were sprayed last week.

170           •       **Update: Duffy's**

171           Mr. Olive stated he conferred with Ms. Paul about a few items, including checking the  
172 capacity overhead in the kitchen area. Ms. Paul stated Duffy's replaced the makeup air unit. She  
173 discussed a test imbalance on the kitchen hood, securing an HVAC balance, Staff making sure  
174 that the entire space is balanced and balance report costs. Per Mr. Pires, Ms. Paul will  
175 coordinate a call with Mr. Olive, herself and Mr. Pires to follow up with Duffy's to discuss the  
176 test imbalances and the state of the entire Duffy's building.

177           Discussion ensued regarding the CDD obtaining a liquor license, if two beverage  
178 establishments at the same location can have liquor licenses, whether to renew the Duffy's  
179 lease, the patio and the snack shop.

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

182           This item was discussed following the Third Order of Business.

183 **C. Chris Brady**

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

185           Mr. Brady reported that he worked on the insurance coverage issue with the HOA;  
186 naming them secondary insureds. He conferred with Mr. Pires regarding the agreement. Mr.  
187 Pires stated the agreement is still in process and should be ready by the next meeting. Mr.  
188 Brady stated a resident pointed out that one of the blue markers near the fire hydrant is gone.  
189 Mr. Adams stated the fire department typically monitors the markers; he suggested the  
190 resident contact the fire department.

191 **D. Adam Dalton**

192           •       **Update: Revenues**

193           Mr. Dalton distributed handouts of two spreadsheets; one listing credits into the bank  
194 account and the other with debits/costs being withdrawn from the bank account. He  
195 understands the frustration of not having the financials and stated he is doing his best to track  
196 the CDD's cash. He coordinated with Mr. Schulte, Tyler Black and Kieran of Golf Now (GN) to  
197 better understand what they need to do to prepare all their output to be formatted into  
198 Management's version of QuickBooks, which is a 15-step reconciliation process. He reviewed

199 the expense data on the spreadsheets and discussed the Pro Shop inventory, transactional  
 200 golfer data, revenues from leagues and groups, the golf course’s utilization rate and tee time  
 201 bookings. He acknowledged that January revenues were low due to weather but anticipates  
 202 that February and March revenue totals will be favorable.

- 203 • **Update: Roof with Wildcat and Insurance Issues**

204 There was no update.

205 **E. Eileen Huff**

- 206 • **Update: Expenses via QuickBooks**

207 Ms. Huff stated she reviewed the QuickBooks data and the year-to-date expenses are  
 208 down for February. The memorial bricks for Jeremy, Joe Gereau and Clint Bay were installed.

209 Ms. Huff reported that she and Mr. Schulte met with an insurance agent from Brown  
 210 and Brown Insurance, who resides in the CDD; Brown and Brown can provide better/more  
 211 affordable coverage for certain areas. The agent will email a PDF file to her and she will forward  
 212 it to Mr. Adams. Since there is an open claim for the roofs, if there was a switch in carriers, the  
 213 previous insurer would still handle the claim.

214 Mr. Olive reported that he recently observed a cart attendant not doing his job at 7:45  
 215 p.m. He voiced his opinion that the golf course has too many employees and the CDD’s costs  
 216 are too high. Ms. Huff suggested Board Members inform Mr. Schulte of any issues with  
 217 employees the next day instead of waiting for the Board meeting.

- 218 • **Update: Maintenance Department**

219 Ms. Huff stated the maintenance department is doing well.

221 **SIXTH ORDER OF BUSINESS**

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

222  
 223  
 224 Mr. Dalton stated he and Mr. Pires have had conversations with HL Law Group; Mr. Pires  
 225 made modifications to the agreement and submitted it for feedback.

226 This item was deferred to the next meeting.

228 **SEVENTH ORDER OF BUSINESS**

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

229  
 230  
 231 Mr. Pires stated the survey is pending.

232

233 **EIGHTH ORDER OF BUSINESS**

**Update: RFQ for Golf Course Architect-Engineering Services**

234

235

236 Mr. Adams stated the Request for Qualifications (RFQ) was advertised; Gordy has it and  
237 next Friday is the deadline.

238

239 **NINTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements**

240

241

242 **A. as of November 30, 2024 (to be provided under a separate cover)**

243 **B. as of December 31, 2024**

244 **C. as of January 31, 2025**

245 These items were deferred to the March meeting, along with golf course financial data.

246

247 **TENTH ORDER OF BUSINESS**

**Approval of Minutes**

248

249 **A. January 28, 2025 Regular Meeting**

250 The following changes were made:

251 Line 195: Change "Superior Fence & Rail" to "Carter Fence"

252 Line 279: Change "HL Wall Group" to "HL Law Group"

253

254 **On MOTION by Ms. Huff and seconded by Mr. Brady, with all in favor, the**  
255 **January 28, 2025 Regular Meeting Minutes, as amended, were approved.**

256

257

258 **B. January 28, 2025 Joint Workshop**

259 The following changes were made:

260 Line 15: Insert "Assistant Secretary" after "Adam Dalton"

261 Line 19: Insert "HOA Board Member" after "Dennis Oldani"

262 Line 20: Insert "HOA Board Member" after "Matt Reed"

263 Line 21: Insert "HOA Board Member" after "Elizabeth Hanson"

264 Line 51: Change "Is" to "is"

265 Line 58: Change "DD" to "CDD"

266 Line 69: Change "if would" to "would"

267

268

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**On MOTION by Mr. Brady and seconded by Ms. Dalton, with all in favor, the January 28, 2025 Joint Workshop Meeting Minutes, as amended, were approved.**

271

272

273

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

274

275

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

276

There was no report.

277

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

278

**I. Irrigation Reports**

279

**a. High Irrigation Users**

280

**b. Irrigation Disconnect**

281

These items were included for informational purposes.

282

**II. UPCOMING MEETING DATE: March 25, 2025 at 9:00 AM**

283

**o QUORUM CHECK**

284

285

**TWELFTH ORDER OF BUSINESS**

**Supervisors' Requests**

286

287

Mr. Olive stated he wants to discuss obtaining designs for the pavilion. He asked if there are any leads for the construction. Ms. Huff stated she envisions a pergola with pull-down screens that can be rolled down when hurricanes are coming. Mr. Dalton thinks the pavilion should be a permanent structure that is weather proof.

291

Discussion ensued regarding pavilion designs, the roof line and construction costs.

292

Mr. Dalton stated that he sent a letter to the VOE regarding the driving range and he forwarded an email to Mr. Adams and Mr. Pires regarding the dog park proposal. With regard to the golf course redesign project, he proposed sending Mr. Vuknic and Mr. Schulte to Augusta National to take photographs of the golf course and report their findings.

296

Discussion ensued regarding Mr. Dalton's proposal. The consensus was to hold off.

297

298

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

299

300

301

**On MOTION by Mr. Simonsen and seconded by Mr. Olive, with all in favor, the meeting adjourned at 8:40 p.m.**

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Secretary/Assistant Secretary

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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 held a Workshop on March 10, 2025 at 6:00 p.m., at the Stoneybrook Community Center, 11800 Stoneybrook Golf Boulevard, Estero, Florida 33928.

**Present from the CDD were:**

Eileen Huff	Chair
Phil Olive	Assistant Secretary
Adam Dalton	Assistant Secretary
Kyle Schulte	Golf Pro
Chase Marinell	Stoneybrook Golf

**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 6:00 p.m.

Supervisors Huff, Olive and Dalton were present.

**SECOND ORDER OF BUSINESS**

**Discussion: Joint Interest Items**

The Board and Mr. Schulte and Mr. Marinell discussed the following:

- The Junior Golf Position is not a new paid position at the Stoneybrook Golf Course.
- Tylor Renaud, Assistant Golf Pro, will still be an integral part of the Junior Golf Program.
- The facilities that Junior Golf will use are the covered positions on the driving range, the chipping green, still giving access for golfers, and, on Saturdays, the Putt Green will also be used as it is currently used.

- 36 ➤ Mr. Marinell's current website is "Chase 'n Birdies". It was suggested that, with this new  
37 position, he retitle it to "Chase 'n Birdies at Stoneybrook". Mr. Marinell was fine with that  
38 suggestion.
- 39 ➤ Mr. Marinell will update his website to include all the programs he is planning on  
40 promoting at Stoneybrook. This will include the afterschool program from Pinewoods, but  
41 adding an evening class for those juniors who attend schools other than Pinewoods. A tentative  
42 plan is for 5:00 to 6:30 p.m.
- 43 ➤ The current fee is \$25 per student. Which Mr. Marinell feels could have approximately  
44 25 students. It was suggested that he raise it to \$30 per student. (Still less expensive than  
45 aftercare or sitters). There are approximately 15 kids in the afternoon classes.
- 46 ➤ Saturday classes will still continue from 9:00 a.m. to 10:30 a.m. and 11:00 a.m. to 12:00  
47 p.m. The current fee for this is \$20 per student. It was suggested to increase it to \$25 per  
48 student. There are approximately 30 students in each session of the Saturday classes.
- 49 ➤ Summer camps will still be available and Mr. Marinell will give the Board a cost for that  
50 and the Board will discuss that with him.
- 51 ➤ The Board has suggested that Mr. Marinell take over the insurance for the 8-passenger  
52 cart, as he is the one using it. Mr. Schulte is checking to see if there is anything left on the lease;  
53 if so, Mr. Marinell will also take that over.
- 54 ➤ Mr. Marinell will be redoing his website to incorporate all that the Board approves.
- 55 ➤ The Board suggested that Mr. Marinell and the Board Members market this program  
56 with local vendors to get funds to support this and to advertise more of this program.
- 57 ➤ The Board discussed waiving his \$250 per month fee and he will give the CDD a  
58 percentage, to be determined by the 10<sup>th</sup> of the month. This will begin June 1, 2025.
- 59 ➤ Mr. Schulte, Mr. Renaud and Mr. Marinell will be the only ones with access to the Golf  
60 Genius application that Mr. Marinell uses and the Board Members can ask for reports, as  
61 needed. The board felt that everyone did not need to have access to this application.
- 62 ➤ Mr. Marinell also has his "Suncoast Junior Golf Tour", which is a separate website, but  
63 the Board feels the CDD can build its Junior Program to have more students involved in this  
64 program, as well.

65

66 **THIRD ORDER OF BUSINESS**

**Adjournment**

67

68       The workshop adjourned at 7:00 p.m.

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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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
770-0371-03	PETER PRESTON W22223092	I 001 SFR IRRIGATION	21646 HELMSDALE RUN	214240	193490	1	20750	22.82	00001970	32	22090	5760	H	15701	1/24/25- 2/25/25
770-0388-04	NICHOLAS MAZZOLA W22186854	I 001 SFR IRRIGATION	21715 HELMSDALE RUN	2675180	2659380	1	15800	11.69	00001865	32	17200	29380	H	15701	1/24/25- 2/25/25
770-0391-02	PHILLIP/JULIE FRANKLIN W37158894	I 001 SFR IRRIGATION	21727 HELMSDALE RUN	1436630	1414970	1	21660	24.87	00001870	32	22300	27980	H	15701	1/24/25- 2/25/25
770-0398-02	CHARLES/DEBRA MURPHY W22142719	I 001 SFR IRRIGATION	21751 HELMSDALE RUN	1950270	1927580	1	22690	27.19	00001885	32	26240	25950	H	15701	1/24/25- 2/25/25
770-0688-02	TIMOTHY/KIMBERLY ROBINSON W37810841	I 001 SFR IRRIGATION	21516 LANGHOLM RUN	873580	852480	1	21100	23.61	00002055	32	17900	16820	H	15701	1/24/25- 2/25/25
770-0689-02	DAVID BARLOCK W21058937	I 001 SFR IRRIGATION	21520 LANGHOLM RUN	313840	291470	1	22370	26.47	00002060	32	19810		H	15701	1/24/25- 2/25/25
770-0693-03	ANGELA STONE W12133330	I 001 SFR IRRIGATION	21528 LANGHOLM RUN	1977520	1956390	1	21130	23.68	00002070	32	22470	16460	H	15701	1/24/25- 2/25/25
770-0695-02	PAUL M. CARVEY W24001845	I 001 SFR IRRIGATION	21532 LANGHOLM RUN	127200	103799	1	23401	28.79	00002075	32	34069	33410	H	15701	1/24/25- 2/25/25
770-0698-01	JOHN/KATHLEEN CULLEN W37158916	I 001 SFR IRRIGATION	11401 PEMBROOK RUN	1466840	1436690	1	30150	46.30	00003150	32	32990	19870	H	15701	1/24/25- 2/25/25
770-0700-03	CHRISTINA/ADAM RUUD W37810833	I 001 SFR IRRIGATION	11409 PEMBROOK RUN	786710	766970	1	19740	20.55	00003145	32	15450	2832	H	15701	1/24/25- 2/25/25
770-0704-03	JOHN/VIRGINIA DETTERBECK W37159040	I 001 SFR IRRIGATION	11421 PEMBROOK RUN	1106080	1088940	1	17140	14.70	00003135	32	21250	30450	H	15701	1/24/25- 2/25/25
770-0709-02	TRISHA/TIMOTHY GOFF W37810835	I 001 SFR IRRIGATION	11434 PEMBROOK RUN	930450	902260	1	28190	40.91	00003055	32	24370	21952	H	15701	1/24/25- 2/25/25
770-0717-02	SCOTT/JEANIE SULLIVAN W22223107	I 001 SFR IRRIGATION	11457 PEMBROOK RUN	364320	348200	1	16120	12.41	00003105	32	11680	39250	H	15701	1/24/25- 2/25/25
770-0829-04	SAMANTHA/TIMOTHY GRIFFIN W86626605	I 001 SFR IRRIGATION	21410 SHERIDAN RUN	1716180	1699070	1	17110	14.63	00003305	32	16450	19830	H	15701	1/24/25- 2/25/25
770-0838-01	IVANA MARUDIS W86626578	I 001 SFR IRRIGATION	21429 SHERIDAN RUN	2198820	2182890	1	15930	11.98	00003255	32	12530	8350	H	15701	1/24/25- 2/25/25
770-0841-04	ATTILA/ROBYN PUSKAS W37158937	I 001 SFR IRRIGATION	21434 SHERIDAN RUN	531020	514310	1	16710	13.73	00003340	32		17380	H	15701	1/24/25- 2/25/25
770-0842-01	VIRGIL P./CATHERINE KUNTZ W16398834	I 001 SFR IRRIGATION	21437 SHERIDAN RUN	300000	283580	1	16420	13.08	00003245	32	16000	12490	H	15701	1/24/25- 2/25/25
770-0852-03	ROBERT VERDIGLIONE W37158879	I 001 SFR IRRIGATION	21457 SHERIDAN RUN	753620	734180	1	19440	19.88	00003220	32	1810	7900	H	15701	1/24/25- 2/25/25

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**STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS  
Bib**

**STONEBROOK CDD**

**FROM: ANA VIVIAN**

**GIRALDEZ**

**3/7/2025**

**UPDATED LIST FOR**

**IRRIGATION WATER DISCONNECTED**

<b>NAME</b>	<b>ADDRESS</b>	<b>METER</b>	<b>ACCT #</b>	<b>AMOUNT</b>
ZOLA	21600 WINDHAM RUN	W86423997	770-1001-01	\$3,207.49
PICKARD	21667 WINDHAM RUN	W37810843	770-1033-02	\$294.15
KOETH	21175 BRAXFIELD LOOP	W36888997	770-0177-02	\$285.87

**STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
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**STONEBROOK COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE**

**LOCATION**

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

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

**Exceptions**

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

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