

STONEYBROOK

COMMUNITY DEVELOPMENT DISTRICT

April 25, 2023

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

April 18, 2023

Board of Supervisors
Stoneybrook Community Development District

Dear Board Members:

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

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

The Board of Supervisors of the Stoneybrook Community Development District will hold a Regular Meeting on April 25, 2023 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. Golf Course Staff Reports
 - A. Golf Superintendent
 - Discussion/Consideration of Long-Range Camera Estimates
 - B. Golf Pro
4. Update: Development Order, Zoning and Permit Matters Relating to Commercial Parcel in Northeast Portion of Community [Corkscrew Pines]
 - A. Improvements on Stoneybrook Golf Drive
 - B. Infrastructure Approval
 - C. Continued Discussion/Consideration of Application for Village of Estero Building and Permitting Services
5. Continued Discussion: Early Payoff of Bond Debt for Golf Course Re-Grassing
6. Consideration of Updated Rules and Regulations to the First Amendment to Amended and Restated Stoneybrook Clubhouse Restaurant Lease
7. Continued Discussion/Consideration of ProShop/Duffy's Bids
8. Discussion/Consideration of Walkway Replacement on Stoneybrook Drive

9. Acceptance of Unaudited Financial Statements

- as of February 28, 2023
- as of March 31, 2023

10. Approval of March 28, 2023 Regular Meeting Minutes

11. Staff Reports

A. District Counsel: *Tony Pires, Esquire*

- Presentation of Sunshine Law

B. District Engineer: *Johnson Engineering, Inc.*

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

- I. Discussion: Public Participation by Call-In or Virtual
- II. 1,776 Registered Voters in District as of April 15, 2023
- III. NEXT MEETING DATE: May 23, 2023 at 6:00 PM

○ QUORUM CHECK

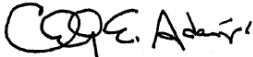
SEAT 1	PHILIP SIMONSEN	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 2	CHRIS BRADY	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 3	PHIL OLIVE	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>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

12. Supervisors' Requests

13. Adjournment

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

Sincerely,


 Chesley E. Adams, Jr.
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

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

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

4C

Village of Estero Building and Permitting Services
9401 Corkscrew Palms Circle
Estero, FL 33928
Tel # (239) 221-5036 | Fax # (239) 319-2235 | permitting@estero-fl.gov



APPLICATION IS SIGNED BY INDIVIDUAL OWNER, APPLICANT, CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

I, _____ (name), as _____
(owner/title) of Stoneybrook CDD (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the Village of Estero in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of The Village of Estero Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

***Notes:**

- If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.
- If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.), then the documents should typically be signed by the Company's "Managing Member."
- If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.
- If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.
- If the applicant is a trustee, then they must include their title of "trustee."
- In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.

Under penalties of perjury, I declare that I have read the foregoing Affidavit of Authorization and that the facts stated in it are true.

Signature

Date

*****NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS*****

ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

**STATE OF FLORIDA
COUNTY OF LEE**

The foregoing instrument was sworn to (or affirmed) and subscribed before me on _____ (date) by _____ (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL

Signature of Notary Public

If necessary, please add additional pages for other contacts and property owners related to this project.

PART 4: SIGNATURES AND AUTHORIZATION TO ACCESS PROPERTY

Instructions: For multiple applicants please provide a separate Part 4 for each applicant. For corporations, the application must be signed by a person authorized to bind the corporation. A person who has sufficient real property interest (see Section 4.2.3 (d) of Applicant's Handbook Volume I) is required in (B) to authorize access to the property, except when the applicant has the power of eminent domain.

A. By signing this application form, I am applying for the permit and any proprietary authorizations identified above, according to the supporting data and other incidental information filed with this application. I am familiar with the information contained in this application and represent that such information is true, complete and accurate. I understand this is an application and not a permit, and that work prior to approval is a violation. I understand that this application and any permit issued or proprietary authorization issued pursuant thereto, does not relieve of any obligation for obtaining any other required federal, state, water management district or local permit prior to commencement of construction. I agree to operate and maintain the permitted system unless the permitting agency authorizes transfer of the permit to a different responsible operation and maintenance entity. I understand that knowingly making any false statement or representation in this application is a violation of Section 373.430, F.S. and 18 U.S.C. Section 1001.

Typed/Printed Name of Applicant or Applicant's Authorized Agent	Signature of Applicant or Applicant's Authorized Agent	Date

Stoneybrook CDD

(Corporate Title if applicable)

B. CERTIFICATION OF SUFFICIENT REAL PROPERTY INTEREST AND AUTHORIZATION FOR STAFF TO ACCESS THE PROPERTY:

I certify that:

I possess sufficient real property interest in or control, as defined in Section 4.2.3 (d) of Applicant's Handbook Volume I, over the land upon which the activities described in this application are proposed and I have legal authority to grant permission to access those lands. I hereby grant permission, evidenced by my signature below, for staff of the Agency and the U.S. Army Corps of Engineers to access, inspect, and sample the lands and waters of the property as necessary for the review of the proposed works and other activities specified in this application. I authorize these agents or personnel to enter the property as many times as may be necessary to make such review, inspection, and/ or sampling. Further, I agree to provide entry to the project site for such agents or personnel to monitor and inspect permitted work if a permit is granted.

OR

I represent an entity having **the power of eminent domain and condemnation authority**, and I/we shall make appropriate arrangements to enable staff of the Agency and the U.S. Army Corps of Engineers to access, inspect, and sample the property as described above.

Typed/Printed Name	Signature	Date

Stoneybrook CDD

(Corporate Title if applicable)

C. DESIGNATION OF AUTHORIZED AGENT (IF APPLICABLE):

I hereby designate and authorize **Quattrone & Associates, Inc** to act on my behalf, or on behalf of my corporation, as the agent in the processing of this application for the permit and/or proprietary authorization indicated above; and to furnish, on request, supplemental information in support of the application. In addition, I authorize the above-listed agent to bind me, or my corporation, to perform any requirements which may be necessary to procure the permit or authorization indicated above. I understand that knowingly making any false statement or representation in this application is a violation of Section 373.430, F.S. and 18 U.S.C. Section 1001.

Typed/Printed Name of Applicant	Signature of Applicant	Date
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Stoneybrook CDD

(Corporate Title if applicable)

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

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RULES AND REGULATIONS

DUFFY'S OUTSIDE PATIO

The Rules and Regulations set forth below govern your occupancy and use for outside dining (Patio use) of your restaurant/property, and may be amended from time to time by the Landlord in accordance to your Lease Agreement.

In addition, the purpose of these Rules and Regulations is to ensure a consistent, tasteful, and quality image for your business and the use of the outside dining patio/property:

1. Doors. Exterior doors shall not remain braced open while the air conditioning is functioning. All doors braced open must use door stops or hooks manufactured expressly for that purpose. The entrance doors to the Premises shall remain locked at all times when the Premises or Patio are not in use.
2. Displays. ~~Use of Common Areas for d~~Display racks, tables, sign standards, boxes or other purposes ~~is-are~~ expressly prohibited unless authorized in writing by Landlord.
3. Noise etc. Loudspeakers, televisions, phonographs, radios, flashing lights, or other similar devices shall ONLY be used with Landlord's prior written approval. Handbills or other printed matter may ONLY be distributed by Tenant in the Common Areas if Landlord has provided written approval of said copy and distribution methods. Tenant or its agents shall not solicit or canvas business in the Common Areas.
4. Television and Radio Equipment. No Tenant shall be permitted to install any antenna or aerial wire, or radio or television equipment inside or outside the Premises or Patio without the prior written approval of the Landlord, which shall specify the terms and conditions for any such installation.
5. Clean Condition. Tenant shall at all times keep the Premises and Patio in an orderly and sanitary condition and shall promptly remove all trash and garbage to the appropriate collection areas designated by Landlord. Common Areas shall not be used by Tenant for temporary trash storage, nor shall trash containers located in the Common Areas be used for trash disposal from the Premises or Patio. The Patio and outside areas immediately adjoining the Premises shall be kept clean and free from dirt and rubbish by Tenant, and Tenant shall not place, suffer or permit any obstructions or merchandise in such areas, unless by prior written approval of the Landlord.
6. Patio surfaces – Tenant is responsible for appearance and maintenance of the ~~patio-Patio~~ floor and other exterior surfaces and for ensuring the cleanliness of both interior and exterior surfaces of the adjacent building windows and doors of restaurant.
7. Animals. No animals of any kind are allowed on the Property by Tenant (except for service animals as defined by the Florida Department of Health).
8. Deliveries. Each Tenant shall use its best efforts to cause all delivery vehicles servicing the Premises or Patio to load and unload all supplies, goods, packages, furniture, equipment and all other items being delivered to the Tenant prior to 10:00 AM EST. Delivery during other business hours shall not be absolutely prohibited, provided such deliveries do not in the reasonable opinion of the Landlord constitute a nuisance to the operation of the Property. All deliveries or shipments of any kind to and from the Premises, including loading and unloading of goods, shall be made only by way of the rear of the Property, and only at such time as may be designated for such purpose by Landlord.
9. Plumbing. Plumbing facilities will not be used for any purpose other than that for which they are constructed. No foreign substance of any kind shall be deposited therein. The expense of any breakage, stoppage, or damages resulting from a violation of this rule shall be borne by Tenant if Tenant or its employees or invitees shall have caused the breakage, stoppage or damage. Any restaurant facilities shall be responsible for the cost of regular maintenance in cleaning of the grease traps servicing their Premises.
10. Garbage Disposal. Garbage and refuse shall be kept in the kind of container specified by Landlord and shall be placed at the location within the Property designated by Landlord for collection at the time specified by Landlord from time to time. Tenant shall pay the cost of removal of all other garbage and refuse.
11. No Lodging. Tenant shall not use, permit or suffer the use of any portion of the Premises as living, sleeping or lodging quarters.
12. Signs. Except as otherwise specifically permitted under the Lease. ~~No~~ sign, advertisement, display, notice or other letter shall be exhibited, inscribed, painted, or affixed on any part of the outside of the Premises, the Patio, or outside the

building of which they form a part, and, no symbol, design, mark, or insignia adopted by Landlord for the property or the tenants therein shall be used in connection with the conduct of Tenant's business in the Premises or elsewhere without, in each instance, the prior written consent of Landlord. All such signs, displays, advertisements, and notices of Tenant so approved by Landlord shall be maintained and repaired by Tenant in good and attractive condition at Tenant's expense and risk.

13. Awnings. Tenant is encouraged to contract and maintain an awning or cover for the property at Tenant's expense. No awning or other projections shall be attached to the outside walls of the Premises, the Patio or the building of which they form a part without, in each instance, the prior written consent of Landlord.
14. Theft or Loss. Each Tenant is fully responsible for the protection of its premises and the contents thereof from robbery, theft, vandalism, pilferage, or other loss.
15. Emergencies and Security. Each Tenant is to establish emergency procedures and shall provide the Manager with emergency telephone numbers and procedures. A list of emergency telephone numbers should also be posted in Tenant's Premises for employees' use in case of emergency. Tenant shall have full responsibility for protecting the Premises and the property located therein from theft and robbery and shall keep all doors securely fastened when not in use. Landlord recommends that Tenants have their locks changed upon moving into the Premises. Tenant shall provide Landlord a key for each Tenant's Premises in the event of an emergency.
16. Enforcement. Every Tenant shall comply with these Rules and Regulations as set forth herein, and any and all rules and regulations which from time to time may be adopted by Landlord. Failure of a Tenant to so comply shall be grounds for action which may include, without limitation, an action to recover sums due for damages, injunctive relief or any combination thereof. In addition to all other remedies, in the sole discretion of the Landlord, a fine or fines may be imposed upon a Tenant for failure of a Tenant, its guest, invitees, or employees, to comply with any restriction, rule, or regulation after notice of such violation and shall pay to Landlord One Hundred and 00/100 Dollars (\$ 100.00) for each day or portion thereof that Tenant fails to correct such violation. Any violation of these Rules and Regulations which is not immediately corrected upon notice to Tenant by Landlord shall be deemed an event of default under such Tenant's Lease.
17. Additional or Revised Rules. Landlord reserves the right to amend or add new additional rules and regulations for the use and care of the Property, the Premises, the Patio and the Common Areas. Any such additional rules and regulations shall be binding on each Tenant with the same force and effect as if the same had been included herein and in existence at the time the Tenant acquired its leasehold interest in the Premises and the Property. Landlord further reserves the right at any time to modify or revoke any existing rule or regulation.

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

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STONEBROOK CDD
21251-21253 STONEYBROOK GOLF BLVD

PARKING LOT LIGHTS		PORTERING		SHUTTERS		PAINT	
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Criteria:

	New heads (19 poles)		4 days/week/4hrs/day		Concession Stand		Pro Shop and Cart Barn
			2 restrooms/walk entire property		Pro Shop entrances		Duffys
Bids:	\$12,450	Gulfshore Electric	\$2,086/month	CityWide	\$3,334	Naples Shutter	\$20,206 Ryan Hammond
		Bentley	\$2,183/month	PME		concession stand only	\$34,500 Greenwell
						Manual roll down	
					\$8,728	Storm Smart	
						Concession Stand	
						Pro Shop entrance	
						Manual Roll Down	
					\$10,503	Motorized Roll Down	

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

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----- Original Message -----

From: Elizabeth Hanson <hansonelizabeth01@gmail.com>

To: Stoneybrook Estero CDD <cdd@stoneybrookesterocdd.com>

Cc: Richard Bongiorno <RBongiorno119@comcast.net>, John Detterbeck

<detterbeck.stoneybrook@gmail.com>, Denis SBOD

<oldani.sbhoa@gmail.com>, Melissa SBOD <melissamahmoud92@gmail.com>, Todd SBOD

<MaddenDanielTodd@gmail.com>, Bill Reynolds

<william.e.reynolds21@gmail.com>, Tammy Kern

<Tammy.Kern@alliantproperty.com>

Date: 03/28/2023 7:25 AM EDT

Subject: Walkway Stoneybrook Golf Drive

Good morning CDD Board

I'm reaching out to you the CDD Board to address the walkway agreement that has been in place where HOA repairs, CDD replaces. The walkway in my opinion needs replacing there comes a point when it's in the best financial interest of our residents to see that happen. The walkway is 20+ years old tree roots and other vegetation have compromised a large portion, it makes no sense to constantly repair. With the upcoming landscaping upgrades to Stoneybrook Golf Drive it would be perfect timing to replace. Please discuss this issue at your next meeting as the walkway is utilized daily by many residents hence why this is of high importance. Looking forward to a resolution that will benefit our residents. Regards,
Elizabeth Hanson

HOA Board President

Sent from my iPhone

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
FEBRUARY 28, 2023**

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
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**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
FEBRUARY 28, 2023**

	Major Funds							Total Governmental Funds
	General	Special Revenue Fund	Debt Service Series 2014	Debt Service Series 2022-1	Debt Service Series 2022-2	Capital Projects Series 2022-1	Capital Projects Series 2022-2	
ASSETS								
Cash/investments								
SunTrust	\$ 1,395,445	\$ 32,673	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,428,118
Finemark - MMA	49,333	-	-	-	-	-	-	49,333
Revenue	-	-	142,307	1,427	3,037	-	-	146,771
Reserve	-	-	-	127,682	271,734	-	-	399,416
Prepayment	-	-	4	-	-	-	-	4
Construction	-	-	-	-	-	4,072,613	507,636	4,580,249
Due from other funds								
General fund	-	111,145	183,622	232,089	506,919	-	-	1,033,775
Debt service fund series 2022	78,636	-	-	-	-	-	-	78,636
Capital projects fund series 2022	439,154	-	-	-	-	-	-	439,154
Irrigation fund	79,966	-	-	-	-	-	-	79,966
Due from enterprise fund (golf course)	-	48,570	-	-	-	-	-	48,570
Total assets	<u>\$ 2,042,534</u>	<u>\$ 192,388</u>	<u>\$ 325,933</u>	<u>\$ 361,198</u>	<u>\$ 781,690</u>	<u>\$ 4,072,613</u>	<u>\$ 507,636</u>	<u>\$ 8,283,992</u>
LIABILITIES & FUND BALANCES								
Liabilities:								
Accounts payable	\$ -	\$ 4,794	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,794
Sales tax payable	-	5,265	-	-	-	-	-	5,265
Due to other funds								
General fund	-	-	-	17,172	55,760	-	439,154	512,086
SRF	40,508	-	-	-	-	-	-	40,508
Debt service series 2014	183,622	-	-	-	-	-	-	183,622
Debt service series 2022-1	232,089	-	-	-	-	-	-	232,089
Debt service series 2022-2	506,919	-	-	-	-	-	-	506,919
Enterprise fund: golf course	73,536	-	-	-	-	-	-	73,536
Total liabilities	<u>1,036,674</u>	<u>10,059</u>	<u>-</u>	<u>17,172</u>	<u>55,760</u>	<u>-</u>	<u>439,154</u>	<u>1,558,819</u>
Fund balances:								
Restricted:								
Debt service	-	-	325,933	344,026	725,930	-	-	1,395,889
Capital projects	-	-	-	-	-	4,072,613	68,482	4,141,095
Assigned:								
Assigned - catastrophe response	300,000	-	-	-	-	-	-	300,000
Assigned - working capital	705,860	-	-	-	-	-	-	705,860
Assigned - CAM reserves	-	10,694	-	-	-	-	-	10,694
Assigned - Common area maint	-	54,921	-	-	-	-	-	54,921
Unassigned	-	116,714	-	-	-	-	-	116,714
Total fund balances	<u>1,005,860</u>	<u>182,329</u>	<u>325,933</u>	<u>344,026</u>	<u>725,930</u>	<u>4,072,613</u>	<u>68,482</u>	<u>6,725,173</u>
Total liabilities and fund balances	<u>\$ 2,042,534</u>	<u>\$ 192,388</u>	<u>\$ 325,933</u>	<u>\$ 361,198</u>	<u>\$ 781,690</u>	<u>\$ 4,072,613</u>	<u>\$ 507,636</u>	<u>\$ 8,283,992</u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES - GENERAL FUND
FOR THE PERIOD ENDED FEBRUARY 28, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 20,942	\$ 339,960	\$362,731	94%
Interest and miscellaneous (incl. FEMA)	14	134	1,000	13%
Total revenues	<u>20,956</u>	<u>340,094</u>	<u>363,731</u>	94%
EXPENDITURES				
Administrative				
Supervisors	1,311	5,787	12,918	45%
Management	4,094	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	416	1,000	42%
Trustee fees - series 2014 resident	-	-	2,800	0%
Audit	-	-	4,330	0%
Legal	4,022	12,095	6,000	202%
Engineering	-	2,111	2,500	84%
Postage	128	512	3,000	17%
Insurance	-	4,385	4,500	97%
Printing and binding	142	708	1,700	42%
Legal advertising	-	349	2,000	17%
Contingencies	87	985	1,000	99%
Annual district filing fee	-	175	175	100%
Total administrative	<u>11,405</u>	<u>55,680</u>	<u>111,498</u>	50%
Landscape Maintenance				
Other contractual				
Personnel services	17,658	77,768	244,350	32%
Capital outlay-mowers/carts	-	-	15,000	0%
Utility carts	-	-	6,780	0%
Blowers/edgers/trimmers etc.	1,120	3,150	2,200	143%
Chemicals	-	-	7,500	0%
Fertilizers	-	345	14,500	2%
Annuals	-	3,375	8,000	42%
Fuel	700	2,800	9,000	31%
Irrigation parts	2,664	4,355	6,000	73%
Parts and maintenance	-	463	8,000	6%
Horticultural debris and trash disposal	-	-	6,000	0%
Uniforms	165	1,275	3,500	36%
Continuing educations/BMP certi	-	-	1,500	0%
Golf maintenance - ball fields	1,500	7,500	20,000	38%
Golf maintenance management	2,084	10,420	25,008	42%
Tree trimming	-	15,000	28,000	54%
Mulch	11,599	27,354	37,000	74%
Plant replacement	1,118	1,858	-	N/A
Equipment lease - TCF113	898	2,245	7,000	N/A
Total landscape maintenance	<u>39,506</u>	<u>157,908</u>	<u>449,338</u>	35%
Other fees and charges				
Tax collector	-	1,625	1,737	94%
Property appraiser	-	-	1,158	0%
Total other fees and charges	<u>-</u>	<u>1,625</u>	<u>2,895</u>	56%
Total expenditures	<u>50,911</u>	<u>215,213</u>	<u>563,731</u>	38%
Excess/(deficiency) of revenues over/(under) expenditures	(29,955)	124,881	(200,000)	
OTHER FINANCING SOURCES (USES)				
Transfers out	-	-	(200,000)	0%
Total other financing sources & uses	<u>-</u>	<u>-</u>	<u>(200,000)</u>	0%
Net change in fund balance	(29,955)	124,881	(400,000)	
Fund balance - beginning	1,035,815	880,979	865,927	
Fund balance - ending				
Assigned:				
Assigned - catastrophe response	300,000	300,000	300,000	
Assigned - landscape capital	-	-	-	
Assigned - working capital	705,860	705,860	165,927	
Fund balance - ending	<u>\$1,005,860</u>	<u>\$1,005,860</u>	<u>\$465,927</u>	

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - SPECIAL REVENUE FUND
FOR THE PERIOD ENDED FEBRUARY 28, 2023**

	Current Month	Year to Date
OPERATING REVENUES		
Commercial rental	\$ 86,574	\$ 165,706
Cam reserves	1,528	7,639
Common area maintenance	7,846	39,229
Total revenues	95,948	212,574
OPERATING EXPENSES		
Professional fees		
Collection fees & discounts	\$ -	\$ 16,727
Office supplies	-	219
Miscellaneous	-	39
Total professional fees	-	16,985
O&M		
Property management	1,400	7,000
Electricity	-	145
Repairs & maintenance	50,185	53,205
Irrigation	175	351
Building maintenance	-	4,234
Hurricane clean-up	-	1,190
Uncoded expense	175	698
Total O&M	51,935	66,823
Total operating expenses	51,935	83,808
Operating gain/(loss)	44,013	128,766
Total net position - beginning	138,316	53,563
Total net position - ending	\$ 182,329	\$ 182,329

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2014
FOR THE PERIOD ENDED FEBRUARY 28, 2023**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy	\$ 11,366	\$ 183,622	\$ 196,863	93%
Interest	459	1,799	-	N/A
Total revenues	<u>11,825</u>	<u>185,421</u>	<u>196,863</u>	94%
EXPENDITURES				
Debt Service				
Principal	-	-	325,000	0%
Interest	-	11,375	22,750	50%
Total debt service	<u>-</u>	<u>11,375</u>	<u>347,750</u>	3%
Excess (deficiency) of revenues over (under) expenditures	11,825	174,046	(150,887)	
Fund balance - beginning	314,108	151,887	150,887	
Fund balance - ending	<u>\$ 325,933</u>	<u>\$ 325,933</u>	<u>\$ -</u>	

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT
AMORTIZATION SCHEDULE
SERIES 2014 SPECIAL ASSESSMENT REVENUE BONDS**

Period Ending	Principal	Coupon	Interest	Debt Service
11/01/22	-		11,375	11,375
05/01/23	325,000	7%	11,375	336,375
	<u>\$ 325,000</u>		<u>\$ 22,750</u>	<u>\$ 347,750</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, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 14,366	\$ 232,089	\$ 248,823	93%
Interest	416	2,020	-	N/A
Total revenues	<u>14,782</u>	<u>234,109</u>	<u>248,823</u>	0%
EXPENDITURES				
Debt Service				
Principal	\$ -	\$ -	\$ 80,000	0%
Principal prepayment	-	-	200,000	0%
Interest	-	44,960	131,980	34%
Cost of issuance	-	15,376	-	N/A
Total expenditures	<u>-</u>	<u>60,336</u>	<u>411,980</u>	15%
Excess (deficiency) of revenues over (under) expenditures	14,782	173,773	(163,157)	
OTHER SOURCES (USES)				
Transfers in	-	-	200,000	0%
Transfers out	-	(12,664)	-	N/A
Total other sources/(uses)	<u>-</u>	<u>(12,664)</u>	<u>200,000</u>	-6%
Net change in fund balance	14,782	161,109	36,843	
Fund balance - beginning	329,244	182,917	172,643	
Fund balance - ending	<u>\$ 344,026</u>	<u>\$ 344,026</u>	<u>\$ 209,486</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, 2023**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy	\$ 31,378	\$ 506,919	\$ 543,471	93%
Interest	886	4,268	-	N/A
Total revenues	<u>32,264</u>	<u>511,187</u>	<u>543,471</u>	94%
EXPENDITURES				
Debt Service				
Principal	\$ -	\$ -	\$ 105,000	0%
Interest	-	112,853	331,278	34%
Cost of issuance	-	21,974	-	N/A
Total expenditures	<u>-</u>	<u>134,827</u>	<u>436,278</u>	31%
Excess (deficiency) of revenues over (under) expenditures	32,264	376,360	107,193	
OTHER SOURCES (USES)				
Transfers out	-	(24,387)	-	0%
Total other sources/(uses)	<u>-</u>	<u>(24,387)</u>	<u>-</u>	0%
Net change in fund balance	32,264	351,973	107,193	
Fund balance - beginning	693,666	373,957	384,588	
Fund balance - ending	<u>\$ 725,930</u>	<u>\$ 725,930</u>	<u>\$ 491,781</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, 2023**

	Current Month	Year to Date
REVENUES		
Interest	\$ 13,109	\$ 51,434
Total revenues	13,109	51,434
EXPENDITURES		
Total expenditures	-	-
Excess (deficiency) of revenues over (under) expenditures	13,109	51,434
OTHER SOURCES (USES)		
Transfers in	-	12,664
Total other sources/(uses)	-	12,664
Net change in fund balance	13,109	64,098
Fund balance - beginning	4,059,504	4,008,515
Fund balance - ending	\$ 4,072,613	\$ 4,072,613

**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, 2023**

	Current Month	Year to Date
REVENUES		
Interest	1,607	6,176
Total revenues	1,607	6,176
EXPENDITURES		
Total expenditures	-	-
Excess (deficiency) of revenues over (under) expenditures	1,607	6,176
OTHER SOURCES (USES)		
Transfers in	-	24,387
Total other sources/(uses)	-	24,387
Net change in fund balance	1,607	30,563
Fund balance - beginning	66,875	37,919
Fund balance - ending	\$ 68,482	\$ 68,482

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF NET POSITION
PROPRIETARY FUND - IRRIGATION
FEBRUARY 28, 2023**

ASSETS	Balance
Current assets:	
Cash	\$ 16,843
Accounts receivable	63,019
Less allowance for doubtful accounts	(14,704)
Total current assets	65,158
Noncurrent assets:	
Capital assets	
Equipment - irrigation	77,069
Resident irrigation & wells	494,808
Pumphouse	371,990
Less accumulated depreciation	(602,831)
Total capital assets, net of accumulated depreciation	341,036
Total noncurrent assets	341,036
Total assets	406,194
LIABILITIES	
Current liabilities:	
Customer deposits	11,832
Due to golf fund	23,634
Due to general fund	79,966
Total current liabilities	115,432
Noncurrent liabilities:	
Total noncurrent liabilities	-
Total liabilities	115,432
NET POSITION	
Net investment in capital assets	(108,023)
Unrestricted	398,785
Total net position	\$ 290,762

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - PROPRIETARY FUND - IRRIGATION
FOR THE PERIOD ENDED FEBRUARY 28, 2023**

	Current Month	Year to Date	Budget	% of Budget
OPERATING REVENUES				
Assessment levy	\$ 7,254	\$ 117,203	\$ 125,649	93%
Direct bill: golf course	4,968	24,839	59,613	42%
Irrigation revenue*	(314)	11,970	170,000	7%
Interest income	-	3	-	N/A
Total revenues	<u>11,908</u>	<u>154,015</u>	<u>355,262</u>	43%
OPERATING EXPENSES				
Professional fees				
Audit	-	-	4,635	0%
Accounting	728	3,642	8,742	42%
Utility billing	3,021	12,573	31,500	40%
Miscellaneous	150	879	2,500	35%
Total professional fees	<u>3,899</u>	<u>17,094</u>	<u>47,377</u>	36%
Irrigation services				
Service/permit monitoring contracts	225	225	3,000	8%
Line repairs/labor	6,071	17,823	55,000	32%
Insurance	-	-	14,784	0%
Effluent water supply	185	185	115,000	0%
Electricity	3,086	10,375	26,000	40%
Pumps & machinery	428	1,408	27,000	5%
Depreciation	3,384	16,918	40,603	42%
Personnel	1,771	8,856	27,000	33%
Total utility expenses	<u>15,150</u>	<u>55,790</u>	<u>308,387</u>	18%
Operating gain/(loss)	(7,141)	81,131	(502)	
NONOPERATING REVENUES/(EXPENSES)				
Interest, penalties & miscellaneous income	-	-	100	0%
Total nonoperating revenues (expenses)	<u>-</u>	<u>-</u>	<u>100</u>	0%
Change in net position	(7,141)	81,131	(402)	
Total net position - beginning	297,903	209,631	228,280	
Total net position - ending	<u>\$ 290,762</u>	<u>\$ 290,762</u>	<u>\$ 227,878</u>	

*These amounts are currently understated and will be revised when onsite staff provides updated information.

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF NET POSITION
PROPRIETARY FUND - GOLF
FEBRUARY 28, 2023**

ASSETS	<u>Balance</u>
Current assets:	
Cash	
SunTrust acct #1660*	\$ 510,995
SunTrust acct #7736 (petty cash)	6,208
SunTrust acct #3187 (petty cash)	3,933
Petty cash - registers	200
Lunch bar	100
Pro shop	200
Investments	
Cost of issuance - series 2014	317
Reserve - series 2014	202,744
Interest - series 2014	17,105
Sinking - series 2014	97,345
Reserve - series 2019	10,002
Inventory	
Pro shop	
Accounts receivable	4,302
Bags & accessories	11,733
Balls	48,389
Clubs	49,889
Gloves	4,369
Headwear	14,306
Ladies wear	31,308
Mens wear	28,670
Shoes	4,142
Miscellaneous	42,980
Concession	
Food	29,343
Beer	4,500
Soft beverages	11,215
Due from general fund	51,429
Due from special revenue fund	6,333
Due from irrigation fund	24,174
Due from other governments	
Lease deposit	860
Deposits	
Coastal Beverage	2,250
FP&L	8,100
JJ Taylor	3,500
TAQ	
Reserves	38,163
Rental clubs inventory	22,400
Undeposited funds	272
Total current assets	<u>1,291,776</u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF NET POSITION
PROPRIETARY FUND - GOLF
FEBRUARY 28, 2023**

Noncurrent assets:	<u>Balance</u>
Capital assets	
Land	1,556,677
Maintenance building	133,566
Land improvements	1,950,012
Golf course	4,483,910
Furniture & equipment	677,752
Accumulated depreciation	<u>(4,091,585)</u>
Total capital assets, net of accumulated depreciation	<u>4,710,332</u>
Total noncurrent assets	<u>4,710,332</u>
Total assets	<u>6,002,108</u>
LIABILITIES	
Current liabilities:	
Accounts payable	121,356
Gratuities payable	11,354
Sales tax payable	37,542
Rainchecks	6
Due to others	10
Gift certificates	56,684
Accrued interest - series 2014	17,063
Total current liabilities	<u>244,015</u>
Noncurrent liabilities:	
Capital leases payable	17
Bonds payable - series 2014	935,000
Note payable - series 2019	64,796
Total noncurrent liabilities	<u>999,813</u>
Total liabilities	<u>1,243,828</u>
NET POSITION	
Net investment in capital assets	4,707,488
Unrestricted	50,792
Total net position	<u><u>\$ 4,758,280</u></u>

STONEYBROOK
STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - PROPRIETARY FUND - GOLF
CONSOLIDATED
FOR THE PERIOD ENDED FEBRUARY 28, 2023

	FY '22 Actual	FY '23 Actual	Variance Actual '22 to '23	FY '23 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '22 Actual	FY '23 Actual	Variance Actual '22 to '23	FY '23 Budget	Variance Budget to Actual	Variance Budget to Actual
REVENUES												
Consolidated												
Unclassified revenue	\$ -	\$ 30	\$ 30	\$ -	N/A	\$ 30	3,235	\$ 636	\$ (2,599)	-	N/A	636
Administrative	5	907	902	-	N/A	907	19	55,746	55,727	-	N/A	55,746
Golf course	492,385	549,532	57,147	465,600	118%	83,932	1,734,791	1,347,788	(387,003)	1,731,524	78%	(383,736)
Pro shop	12,095	14,566	2,471	16,532	88%	(1,966)	73,473	66,799	(6,674)	79,660	84%	(12,861)
Concession	18,116	14,188	(3,928)	19,030	75%	(4,842)	86,527	61,956	(24,571)	87,464	71%	(25,508)
Total consolidated revenues	522,601	579,223	56,622	501,162	116%	78,061	1,898,045	1,532,925	(365,120)	1,898,648	81%	(365,723)
Cost of sales												
Consolidated												
Pro shop	7,720	9,718	1,998	10,417	93%	(699)	32,932	44,481	11,549	49,642	90%	(5,161)
Concession	18,145	3,645	(14,500)	5,773	63%	(2,128)	35,389	16,108	(19,281)	22,489	72%	(6,381)
Total consolidated cost of sales	25,865	13,363	(12,502)	16,190	83%	(2,827)	68,321	60,589	(7,732)	72,131	84%	(11,542)
Gross consolidated earnings	496,736	565,860	69,124	484,972	117%	80,888	1,829,724	1,472,336	(357,388)	1,826,517	81%	(354,181)
Expenses												
Consolidated												
Administrative	60,679	54,986	(5,693)	32,979	167%	22,007	248,746	196,900	(51,846)	202,367	97%	(5,467)
Concession	15,308	6,457	(8,851)	5,267	123%	1,190	72,366	23,889	(48,477)	26,335	91%	(2,446)
Golf course	87,054	151,689	64,635	103,914	146%	47,775	495,478	640,954	145,476	674,656	95%	(33,702)
Pro shop	77,298	90,703	13,405	78,645	115%	12,058	363,225	331,505	(31,720)	373,653	89%	(42,148)
Total consolidated expenses	240,339	303,835	63,496	220,805	138%	83,030	1,179,815	1,193,248	13,433	1,277,011	93%	(83,763)
NONOPERATING REVENUES/(EXPENSES)												
Interest	(6,154)	(5,454)	700	(6,154)	89%	700	(27,562)	(22,517)	5,045	(30,770)	18%	8,253
Total other financing sources/(uses)	(6,154)	(5,454)	700	(6,154)	89%	700	(27,562)	(22,517)	5,045	(30,770)	18%	8,253
Change in net position	250,243	256,571	\$ 6,328	258,013		\$ (1,442)	622,347	256,571	\$ (365,776)	518,736		\$ (262,165)
Total net position - beginning	4,512,306	4,501,709		4,606,710			4,140,202	4,501,709		4,345,987		
Total net position - ending	\$ 4,762,549	\$ 4,758,280		\$ 4,864,723			\$ 4,762,549	\$ 4,758,280		\$ 4,864,723		

STONEYBROOK
STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - PROPRIETARY FUND - GOLF
ADMINISTRATIVE
FOR THE PERIOD ENDED FEBRUARY 28, 2023

	Current Month				Year to Date							
	FY '22 Actual	FY '23 Actual	Variance Actual '22 to '23	FY '23 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '22 Actual	FY '23 Actual	Variance Actual '22 to '23	FY '23 Budget	Variance Budget to Actual	Variance Budget to Actual
REVENUES												
Unclassified revenue	\$ -	\$ 30	\$ 30	\$ -	N/A	\$ 30	3,235	\$ 636	\$ (2,599)	\$ -	N/A	\$ 636
Administrative												
Interest	\$ 5	\$ 907	\$ 902	\$ -	N/A	\$ 907	19	\$ 2,718	\$ 2,699	\$ -	N/A	\$ 2,718
Total administrative revenues	5	907	902	-	N/A	907	19	55,746	55,727	-	N/A	55,746
EXPENSES												
Administrative												
Legal	-	-	-	292	0%	(292)	-	-	-	1,456	0%	(1,456)
A/C maintenance	-	-	-	-	N/A	-	-	-	-	500	0%	(500)
Audit	-	-	-	981	0%	(981)	-	-	-	4,905	0%	(4,905)
Building maintenance	14,680	24,361	9,681	2,000	1218%	22,361	39,638	72,317	32,679	16,000	452%	56,317
Copy machine lease	439	498	59	660	75%	(162)	2,639	1,406	(1,233)	3,300	43%	(1,894)
Fire alarm (cart barn)	-	-	-	435	0%	(435)	-	-	-	870	0%	(870)
Depreciation	16,500	16,500	-	16,500	100%	-	82,500	66,000	(16,500)	82,500	80%	(16,500)
Insurance	7,319	9,168	1,849	-	N/A	9,168	36,240	36,665	425	24,000	153%	12,665
Management fee	4,083	4,083	-	4,084	100%	(1)	20,417	16,333	(4,084)	20,417	80%	(4,084)
Pest control	157	218	61	167	131%	51	785	660	(125)	835	79%	(175)
Meeting expenses, travel expenses	-	139	139	125	111%	14	155	1,260	1,105	625	202%	635
Postage	-	-	-	250	0%	(250)	-	-	-	1,250	0%	(1,250)
Taxes	-	-	-	-	N/A	-	353	358	5	-	N/A	358
Window cleaning	-	-	-	50	0%	(50)	-	-	-	150	0%	(150)
Utilities (Electricity paid to FP&L)	627	-	(627)	417	0%	(417)	2,082	1,267	(815)	2,081	61%	(814)
Utilities (Water paid to Duffy's)	-	-	-	50	0%	(50)	-	-	-	250	0%	(250)
CAM	9,078	-	(9,078)	2,407	0%	(2,407)	22,668	-	(22,668)	12,035	0%	(12,035)
Lease	7,852	-	(7,852)	4,561	0%	(4,561)	38,344	-	(38,344)	22,805	0%	(22,805)
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	(56)	19	75	-	N/A	19	(454)	59	513	-	N/A	59
Miscellaneous	-	-	-	-	N/A	-	3,379	575	(2,804)	-	N/A	575
Total administrative expenses	60,679	54,986	(5,693)	32,979	167%	22,007	248,746	196,900	(51,846)	202,367	97%	(5,467)
Net administrative earnings	(60,674)	(54,079)	6,595	(32,979)	164%	(21,100)	(248,727)	(141,154)	107,573	(202,367)	70%	61,213

STONEYBROOK
STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - PROPRIETARY FUND - GOLF
CONCESSION
FOR THE PERIOD ENDED FEBRUARY 28, 2023

	Current Month						Year to Date					
	FY '22 Actual	FY '23 Actual	Variance Actual '22 to '23	FY '23 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '22 Actual	FY '23 Actual	Variance Actual '22 to '23	FY '23 Budget	Variance Budget to Actual	Variance Budget to Actual
REVENUES												
Concession												
Food sales	3,647	3,073	(574)	3,000	102%	73	19,885	12,575	(7,310)	19,510	64%	(6,935)
Food cart sales	-	-	-	855	0%	(855)	-	-	-	2,581	0%	(2,581)
Beer sales	11,437	8,330	(3,107)	11,000	76%	(2,670)	52,942	37,789	(15,153)	49,020	77%	(11,231)
Beer cart sales	-	-	-	565	0%	(565)	-	-	-	2,742	0%	(2,742)
Soft beverage sales	3,032	2,785	(247)	2,900	96%	(115)	13,700	11,592	(2,108)	10,650	109%	942
Soft beverage cart sales	-	-	-	710	0%	(710)	-	-	-	2,961	0%	(2,961)
Total concession revenues	18,116	14,188	(3,928)	19,030	75%	(4,842)	86,527	61,956	(24,571)	87,464	71%	(25,508)
Cost of goods sold												
Concession												
Food	3,651	574	(3,077)	1,353	42%	(779)	11,718	2,065	(9,653)	5,271	39%	(3,206)
Beer	11,460	2,665	(8,795)	3,157	84%	(492)	18,424	12,334	(6,090)	12,299	100%	35
Soft beverage	3,034	406	(2,628)	1,263	32%	(857)	5,247	1,709	(3,538)	4,919	35%	(3,210)
Total cost of goods sold	18,145	3,645	(14,500)	5,773	63%	(2,128)	35,389	16,108	(19,281)	22,489	72%	(6,381)
Gross concession earnings	(29)	10,543	10,572	13,257	80%	(2,714)	51,138	45,848	(5,290)	64,975	71%	(19,127)
EXPENSES												
Concession												
Beverage cart lease	679	427	(252)	400	107%	27	2,469	1,707	(762)	2,000	85%	(293)
Equipment repair	-	-	-	25	0%	(25)	-	-	-	125	0%	(125)
Licenses & permits	-	-	-	-	N/A	-	242	-	(242)	-	N/A	-
Payroll concession	5,226	4,620	(606)	3,740	124%	880	26,593	18,553	(8,040)	18,700	99%	(147)
Payroll cart	-	-	-	-	N/A	-	-	-	-	-	N/A	-
Payroll taxes/concession	490	428	(62)	602	71%	(174)	2,496	1,484	(1,012)	3,010	49%	(1,526)
Pay related group insurance	7,580	-	(7,580)	-	N/A	-	37,899	-	(37,899)	-	N/A	-
Pay related 401(k)	-	102	102	-	N/A	102	-	386	386	-	N/A	386
Supplies	1,333	880	(453)	500	176%	380	2,667	1,759	(908)	2,500	70%	(741)
Total concession expenses	15,308	6,457	(8,851)	5,267	123%	1,190	72,366	23,889	(48,477)	26,335	91%	(2,446)
Net concession earnings	(15,337)	4,086	19,423	7,990	51%	(3,904)	(21,228)	21,959	43,187	38,640	57%	(16,681)

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, 2023

	Current Month					Year to Date						
	FY '22 Actual	FY '23 Actual	Variance Actual '22 to '23	FY '23 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '22 Actual	FY '23 Actual	Variance Actual '22 to '23	FY '23 Budget	Variance Budget to Actual	Variance Budget to Actual
REVENUES												
Golf Course												
Annual pass	\$ 2,585	44,294	\$ 41,709	-	N/A	\$ 44,294	\$ 69,565	111,969	\$ 42,404	\$ 100,979	111%	\$ 10,990
Green fees + gps	454,988	471,853	16,865	435,065	108%	36,788	1,538,293	1,139,691	(398,602)	1,510,480	75%	(370,789)
Range fees	26,773	27,708	935	26,859	103%	849	102,332	79,055	(23,277)	100,063	79%	(21,008)
Club rentals	1,565	1,583	18	1,565	101%	18	9,993	9,221	(772)	10,448	88%	(1,227)
Handicaps	199	3,594	3,395	618	582%	2,976	2,718	6,132	3,414	2,478	247%	3,654
Lake ball	-	-	-	337	0%	(337)	-	-	-	1,351	0%	(1,351)
Irrigation - Stoney Master	-	-	-	56	0%	(56)	-	-	-	225	0%	(225)
Other income	-	-	-	-	N/A	-	120	-	(120)	-	N/A	-
Sbjrgolf	-	-	-	400	0%	(400)	800	220	(580)	2,000	11%	(1,780)
Pga staff	50	-	(50)	200	0%	(200)	3,145	-	(3,145)	1,000	0%	(1,000)
Andy scott school	-	-	-	500	0%	(500)	-	-	-	2,500	0%	(2,500)
Miscellaneous	6,225	500	(5,725)	-	N/A	500	7,825	1,500	(6,325)	-	N/A	1,500
Total golf course	492,385	549,532	57,147	465,600	118%	83,932	1,734,791	1,347,788	(387,003)	1,731,524	78%	(383,736)
Pro Shop												
Bags & accessories	741	546	(195)	1,321	41%	(775)	8,478	3,979	(4,499)	9,598	41%	(5,619)
Balls	5,669	4,755	(914)	5,350	89%	(595)	29,620	22,982	(6,638)	30,034	77%	(7,052)
Clubs	-	190	190	506	38%	(316)	1,765	190	(1,575)	1,181	16%	(991)
Gloves	1,226	1,630	404	1,596	102%	34	5,552	6,589	1,037	5,910	111%	679
Headwear	1,361	2,053	692	1,855	111%	198	7,434	9,292	1,858	8,286	112%	1,006
Ladies wear	1,446	1,101	(345)	1,687	65%	(586)	4,066	3,038	(1,028)	4,334	70%	(1,296)
Mens wear	1,138	2,599	1,461	3,205	81%	(606)	10,542	15,016	4,474	12,178	123%	2,838
Shoes	514	1,692	1,178	1,012	167%	680	6,016	5,713	(303)	8,139	70%	(2,426)
Total pro shop	12,095	14,566	2,471	16,532	88%	(1,966)	73,473	66,799	(6,674)	79,660	84%	(12,861)
Total revenues	504,480	564,098	59,618	482,132	117%	81,966	1,808,264	1,414,587	(393,677)	1,811,184	78%	(396,597)
Cost of goods sold												
Pro shop												
Bags & accessories	413	-	(413)	520	0%	(520)	729	317	(412)	4,469	7%	(4,152)
Balls	3,696	3,196	(500)	3,294	97%	(98)	11,921	13,122	1,201	17,380	76%	(4,258)
Clubs	-	189	189	531	36%	(342)	84	189	105	1,772	11%	(1,583)
Gloves	638	653	15	796	82%	(143)	3,895	2,372	(1,523)	3,204	74%	(832)
Headwear	629	1,469	840	1,057	139%	412	2,439	6,072	3,633	5,020	121%	1,052
Ladies wear	1,109	914	(195)	1,282	71%	(368)	2,543	3,844	1,301	4,469	86%	(625)
Mens wear	813	1,932	1,119	2,244	86%	(312)	7,553	12,887	5,334	9,368	138%	3,519
Shoes	482	1,218	736	860	142%	358	899	4,839	3,940	4,795	101%	44
Miscellaneous	-	326	326	-	N/A	326	3,251	1,278	(1,973)	-	N/A	1,278
Discounts earned	(60)	(179)	(119)	(167)	107%	(12)	(382)	(439)	(57)	(835)	53%	396
Total cost of goods sold	7,720	9,718	1,998	10,417	93%	(699)	32,932	44,481	11,549	49,642	90%	(5,161)
Gross earnings	496,760	554,380	57,620	471,715	118%	82,665	1,775,332	1,370,106	(405,226)	1,761,542	78%	(391,436)

**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 FEBRUARY 28, 2023**

	Current Month					Year to Date						
	FY '22 Actual	FY '23 Actual	Variance Actual '22 to '23	FY '23 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '22 Actual	FY '23 Actual	Variance Actual '22 to '23	FY '23 Budget	Variance Budget to Actual	Variance Budget to Actual
EXPENSES												
Pro shop												
Advertising	1,100	1,100	-	1,100	100%	-	4,850	3,300	(1,550)	5,500	60%	(2,200)
Alarm	425	200	(225)	77	260%	123	1,332	1,043	(289)	2,308	45%	(1,265)
Association dues	-	-	-	-	N/A	-	150	150	-	-	N/A	150
Credit card expense**	13,839	16,577	2,738	-	N/A	16,577	52,141	42,479	(9,662)	-	N/A	42,479
Bank charges	386	903	517	18,583	5%	(17,680)	2,293	2,247	(46)	61,928	4%	(59,681)
Cart lease	9,501	13,358	3,857	13,153	102%	205	74,854	53,225	(21,629)	65,765	81%	(12,540)
Cart maintenance	47	-	(47)	500	0%	(500)	3,873	400	(3,473)	1,750	23%	(1,350)
Cash (over)/short	(86)	4,271	4,357	-	N/A	4,271	(502)	4,738	5,240	-	N/A	4,738
Commission	-	-	-	843	0%	(843)	-	-	-	3,734	0%	(3,734)
Computer support (IBS)	142	257	115	-	N/A	257	3,014	3,573	559	-	N/A	3,573
Electric cart barn	3,577	-	(3,577)	1,336	0%	(1,336)	9,020	5,000	(4,020)	6,008	83%	(1,008)
Employee enrollment testing	-	-	-	29	0%	(29)	-	-	-	371	0%	(371)
Equipment repair/maintenance	-	-	-	95	0%	(95)	-	-	-	427	0%	(427)
Handicap system/GHIN	-	-	-	333	0%	(333)	-	-	-	604	0%	(604)
Internet access	814	-	(814)	132	0%	(132)	814	-	(814)	660	0%	(660)
Education	-	1,971	1,971	-	N/A	1,971	-	1,971	1,971	1,500	131%	471
License/permits	492	-	(492)	-	N/A	-	492	-	(492)	476	0%	(476)
Office supplies	135	297	162	95	313%	202	1,047	2,126	1,079	856	248%	1,270
Payroll	33,332	38,217	4,885	31,611	121%	6,606	167,854	152,099	(15,755)	156,839	97%	(4,740)
Payroll taxes & fees	3,195	3,526	331	5,089	69%	(1,563)	20,101	14,088	(6,013)	24,033	59%	(9,945)
Pay related group insurance	-	2,400	2,400	3,161	76%	(761)	-	10,220	10,220	14,927	68%	(4,707)
Pay related 401k match	421	1,018	597	105	970%	913	1,246	2,788	1,542	525	531%	2,263
Printing	-	-	-	-	N/A	-	-	-	-	95	0%	(95)
Range	-	4,047	4,047	-	N/A	4,047	1,759	19,990	18,231	8,000	250%	11,990
Repairs & maintenance	-	-	-	48	0%	(48)	-	-	-	286	0%	(286)
Scorecards/pencils	390	-	(390)	500	0%	(500)	1,157	1,994	837	4,000	50%	(2,006)
Signage	-	-	-	-	N/A	-	-	-	-	238	0%	(238)
Small tools	-	-	-	-	N/A	-	-	-	-	48	0%	(48)
Storage unit	108	108	-	81	133%	27	323	432	109	405	107%	27
Supplies	95	-	(95)	417	0%	(417)	95	1,244	1,149	2,085	60%	(841)
Telephone	432	-	(432)	208	0%	(208)	1,569	17	(1,552)	1,040	2%	(1,023)
Towels	437	676	239	432	156%	244	2,916	2,727	(189)	2,160	126%	567
Trash removal	963	1,172	209	600	195%	572	4,883	4,633	(250)	3,000	154%	1,633
Uniforms	-	507	507	-	N/A	507	-	507	507	3,500	14%	(2,993)
Water & sewer	118	98	(20)	62	158%	36	509	335	(174)	310	108%	25
Website	7,435	-	(7,435)	55	0%	(55)	7,435	179	(7,256)	275	65%	(96)
Uncoded	-	-	-	-	N/A	-	-	-	-	-	N/A	-
Total pro shop	77,298	90,703	13,405	78,645	115%	12,058	363,225	331,505	(31,720)	373,653	89%	(42,148)

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, 2023

	Current Month					Year to Date						
	FY '22 Actual	FY '23 Actual	Variance Actual '22 to '23	FY '23 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '22 Actual	FY '23 Actual	Variance Actual '22 to '23	FY '23 Budget	Variance Budget to Actual	Variance Budget to Actual
Golf course												
Alarm	-	-	-	-	N/A	-	126	126	-	65	194%	61
Annuals	-	770	770	-	N/A	770	781	1,924	1,143	2,500	77%	(576)
Association dues & seminars	300	-	(300)	601	0%	(601)	1,240	585	(655)	3,428	17%	(2,843)
Building maintenance	183	1,005	822	-	N/A	1,005	1,059	3,134	2,075	10,000	31%	(6,866)
Capital outlay - tent	-	-	-	-	N/A	-	-	-	-	-	N/A	-
Chemicals	4,375	9,142	4,767	5,890	155%	3,252	49,178	41,797	(7,381)	54,789	76%	(12,992)
Contract labor	325	3,385	3,060	350	967%	3,035	1,550	4,360	2,810	7,442	59%	(3,082)
Cart path fill	-	-	-	-	N/A	-	487	-	(487)	1,500	0%	(1,500)
Electricity maintenance bldg	388	-	(388)	450	0%	(450)	1,435	725	(710)	2,250	32%	(1,525)
Equipment lease Toro Fiscal Year 2019	6,909	6,909	-	6,945	99%	(36)	38,564	27,636	(10,928)	40,559	68%	(12,923)
Equipment lease proposed toro © TCF304 multipro	-	-	-	-	N/A	-	-	-	-	-	N/A	-
Equipment lease JD105 (Toro Workman)	173	-	(173)	-	N/A	-	1,310	-	(1,310)	-	N/A	-
Equipment lease - GE Capital Toro Equip (cap)	-	240	240	160	150%	80	775	959	184	800	120%	159
Equipment lease - proposed toro D	1,644	-	(1,644)	-	N/A	-	11,391	-	(11,391)	-	N/A	-
Equipment lease - Toro Workman	-	-	-	-	N/A	-	-	-	-	-	N/A	-
Equipment Lease-TCF Toro Lease 114	3,288	3,288	-	3,300	100%	(12)	6,487	13,153	6,666	16,750	79%	(3,597)
Equipment Lease-TCF Toro Lease 115	746	746	-	-	N/A	746	2,487	2,983	496	-	N/A	2,983
Equipment Lease-TCF Toro Lease 116	-	467	467	-	N/A	467	-	1,869	1,869	-	N/A	1,869
Equipment rental	-	1,023	1,023	-	N/A	1,023	-	4,090	4,090	3,000	136%	1,090
Equipment repair	2,503	5,610	3,107	4,500	125%	1,110	15,170	14,971	(199)	22,500	67%	(7,529)
Fertilizer	5,636	-	(5,636)	3,075	0%	(3,075)	30,754	35,433	4,679	38,585	92%	(3,152)
Fuels/lubricants \$4.00 avg/gal	658	310	(348)	5,000	6%	(4,690)	6,117	4,745	(1,372)	25,000	19%	(20,255)
Fuel sales*	-	-	-	(96)	0%	96	-	-	-	(384)	0%	384
Golf service	2,376	-	(2,376)	1,836	0%	(1,836)	13,156	6,675	(6,481)	15,133	44%	(8,458)
Interest - bunker renovation	-	2,549	2,549	-	N/A	2,549	3,740	2,549	(1,191)	-	N/A	2,549
Irrigation water	3,123	4,968	1,845	7,000	71%	(2,032)	29,256	19,871	(9,385)	35,000	57%	(15,129)
Irrigation repairs	1,020	234	(786)	1,300	18%	(1,066)	2,692	1,082	(1,610)	6,500	17%	(5,418)
Mulch	-	-	-	-	N/A	-	-	10,000	10,000	12,000	83%	(2,000)
Office supplies	88	130	42	96	135%	34	495	130	(365)	5,088	3%	(4,958)
Payroll	47,062	55,971	8,909	51,428	109%	4,543	246,439	236,257	(10,182)	278,511	85%	(42,254)
Payroll taxes & fees	8,589	9,229	640	8,228	112%	1,001	39,220	39,328	108	44,560	88%	(5,232)
Pay related group insurance	-	5,078	5,078	5,000	102%	78	-	18,521	18,521	27,093	68%	(8,572)
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)	(17,712)	4,428	(22,140)	80%	4,428
Labor & benefits (Common area maint.)	(2,084)	(2,084)	-	(2,131)	98%	47	(10,420)	(8,336)	2,084	(10,655)	78%	2,319
Ball field maintenance*	(1,500)	(1,500)	-	(1,750)	86%	250	(7,500)	(6,000)	1,500	(8,750)	69%	2,750
BMP/Safety (EPA req.)	650	1,200	550	700	171%	500	3,250	2,900	(350)	3,500	83%	(600)
Postage	125	48	(77)	-	N/A	48	361	129	(232)	-	N/A	129
Small tools	74	-	(74)	-	N/A	-	1,260	765	(495)	4,000	19%	(3,235)
Sod	-	-	-	-	N/A	-	-	-	-	3,000	0%	(3,000)
Supplies	931	661	(270)	750	88%	(89)	4,155	2,233	(1,922)	3,750	60%	(1,517)
Telephone	440	297	(143)	400	74%	(103)	1,907	1,651	(256)	2,000	83%	(349)
Top dressing	-	991	991	1,962	51%	(971)	3,124	991	(2,133)	9,002	11%	(8,011)
Trash removal	954	-	(954)	833	0%	(833)	1,279	-	(1,279)	4,165	0%	(4,165)
Trees & shrubs	-	-	-	250	0%	(250)	-	-	-	1,250	0%	(1,250)
Tree trimming	-	-	-	-	N/A	-	2,325	-	(2,325)	20,000	0%	(20,000)
Tree removal	-	-	-	-	N/A	-	-	-	-	1,000	0%	(1,000)
Uniforms	544	439	(105)	625	70%	(186)	2,625	2,023	(602)	4,625	44%	(2,602)
Wash rack maintenance	600	-	(600)	400	0%	(400)	2,321	900	(1,421)	2,000	45%	(1,100)
Water & sewer	911	350	(561)	500	70%	(150)	3,236	1,978	(1,258)	2,500	79%	(522)
Miscellaneous	-	-	-	-	N/A	-	500	-	(500)	-	N/A	-
Hurricane clean-up	-	42,827	42,827	-	N/A	42,827	-	161,584	161,584	-	N/A	161,584
Uncoded	451	1,834	1,383	-	N/A	1,834	5,286	4,945	(341)	-	N/A	4,945
Total golf course	87,054	151,689	64,635	103,914	146%	47,775	495,478	640,954	145,476	674,656	95%	(33,702)

**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, 2023**

	Current Month				Year to Date							
	FY '22 Actual	FY '23 Actual	Variance Actual '22 to '23	FY '23 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '22 Actual	FY '23 Actual	Variance Actual '22 to '23	FY '23 Budget	Variance Budget to Actual	Variance Budget to Actual
Total golf course & pro shop expenses	164,352	242,392	78,040	182,559	133%	59,833	858,703	972,459	113,756	1,048,309	93%	(75,850)
Net golf course & pro shop earnings	332,408	311,988	(20,420)	289,156	108%	22,832	916,629	397,647	(518,982)	713,233	56%	(315,586)
Total revenues	522,601	579,223	56,622	501,162	116%	78,061	1,898,045	1,532,925	(365,120)	1,898,648	81%	(366,359)
Total cost of goods sold	25,865	13,363	(12,502)	16,190	83%	(2,827)	68,321	60,589	(7,732)	72,131	84%	(11,542)
Total expenses	240,339	303,835	63,496	220,805	138%	83,030	1,179,815	1,193,248	13,433	1,277,011	93%	(83,763)
NONOPERATING REVENUES/(EXPENSES)												
Interest	(6,154)	(5,454)	700	(6,154)	89%	700	(27,562)	(22,517)	5,045	(30,770)	18%	8,253
Total other financing sources/(uses)	(6,154)	(5,454)	700	(6,154)	89%	700	(27,562)	(22,517)	5,045	(30,770)	18%	8,253
Change in net position	250,243	256,571	6,328	258,013		(1,442)	622,347	256,571	(365,776)	518,736		(262,801)
Total net position - beginning	4,512,306	4,501,709		4,606,710			4,140,202	4,501,709		4,345,987		
Total net position - ending	<u>\$ 4,762,549</u>	<u>\$ 4,758,280</u>		<u>\$ 4,864,723</u>			<u>\$ 4,762,549</u>	<u>\$ 4,758,280</u>		<u>\$ 4,864,723</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.

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MARCH 31, 2023**

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
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* unavailable due to revenue data not received from NBCU prior to agenda package shipment date

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MARCH 31, 2023**

	Major Funds						Total Governmental Funds
	General	Special Revenue Fund	Debt Service Series 2014	Debt Service Series 2022-1	Debt Service Series 2022-2	Capital Projects Series 2022-1	
ASSETS							
Cash/investments							
SunTrust	\$ 1,217,903	\$ 208,314	\$ -	\$ -	\$ -	\$ -	\$ 1,426,217
Finemark - MMA	49,336	-	-	-	271,734	-	321,070
Revenue	-	-	330,864	1,826	3,887	-	336,577
Reserve	-	-	-	127,682	-	-	127,682
Prepayment	-	-	4	-	-	-	4
Construction	-	-	-	-	-	4,085,213	509,207
Due from other funds							
General fund	-	-	-	237,772	519,331	-	757,103
Debt service fund series 2022	78,636	-	-	-	-	-	78,636
Capital projects fund series 2022	439,154	-	-	-	-	-	439,154
Irrigation fund	97,097	-	-	-	-	-	97,097
Total assets	\$ 1,882,126	\$ 208,314	\$ 330,868	\$ 367,280	\$ 794,952	\$ 4,085,213	\$ 8,177,960
LIABILITIES & FUND BALANCES							
Liabilities:							
Sales tax payable	\$ -	\$ 6,532	\$ -	\$ -	\$ -	\$ -	\$ 6,532
Contracts payable	-	-	-	-	-	133,303	133,303
Due to other funds							
General fund	-	-	-	17,172	61,464	-	517,790
Debt service series 2022-1	237,772	-	-	-	-	-	237,772
Debt service series 2022-2	519,331	-	-	-	-	-	519,331
Enterprise fund: golf course	98,108	-	-	-	-	-	98,108
Total liabilities	855,211	6,532	-	17,172	61,464	133,303	1,512,836
Fund balances:							
Restricted:							
Debt service	-	-	330,868	350,108	733,488	-	1,414,464
Capital projects	-	-	-	-	-	3,951,910	4,021,963
Assigned:							
Assigned - catastrophe response	300,000	-	-	-	-	-	300,000
Assigned - working capital	726,915	-	-	-	-	-	726,915
Assigned - CAM reserves	-	10,694	-	-	-	-	10,694
Assigned - Common area maint	-	54,921	-	-	-	-	54,921
Unassigned	-	136,167	-	-	-	-	136,167
Total fund balances	1,026,915	201,782	330,868	350,108	733,488	3,951,910	6,665,124
Total liabilities and fund balances	\$ 1,882,126	\$ 208,314	\$ 330,868	\$ 367,280	\$ 794,952	\$ 4,085,213	\$ 8,177,960

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES - GENERAL FUND
FOR THE PERIOD ENDED MARCH 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 8,284	\$ 348,244	\$362,731	96%
Interest and miscellaneous (incl. FEMA)	16	150	1,000	15%
Range fees	30,980	53,880	-	#DIV/0!
Total revenues	<u>39,280</u>	<u>402,274</u>	<u>363,731</u>	111%
EXPENDITURES				
Administrative				
Supervisors	2,902	8,689	12,918	67%
Management	4,094	24,561	49,123	50%
Accounting	416	2,496	4,991	50%
Assessment roll preparation	1,122	6,731	13,461	50%
Arbitrage rebate calculation	-	-	2,000	0%
Dissemination agent	83	500	1,000	50%
Trustee fees - series 2014 resident	2,963	2,963	2,800	106%
Audit	-	-	4,330	0%
Legal	-	12,095	6,000	202%
Engineering	575	2,686	2,500	107%
Postage	119	631	3,000	21%
Insurance	-	4,385	4,500	97%
Printing and binding	142	850	1,700	50%
Legal advertising	260	609	2,000	30%
Contingencies	94	1,078	1,000	108%
Annual district filing fee	-	175	175	100%
Total administrative	<u>12,770</u>	<u>68,449</u>	<u>111,498</u>	61%
Landscape Maintenance				
Other contractual				
Personnel services	20,598	94,390	244,350	39%
Capital outlay-mowers/carts	-	-	15,000	0%
Utility carts	-	-	6,780	0%
Blowers/edgers/trimmers etc.	-	3,150	2,200	143%
Chemicals	-	-	7,500	0%
Fertilizers	-	345	14,500	2%
Annuals	-	3,375	8,000	42%
Fuel	4,200	7,000	9,000	78%
Irrigation parts	2,215	6,570	6,000	110%
Parts and maintenance	-	463	8,000	6%
Horticultural debris and trash disposal	-	-	6,000	0%
Uniforms	165	1,440	3,500	41%
Continuing educations/BMP certi	-	-	1,500	0%
Golf maintenance - ball fields	1,500	9,000	20,000	45%
Golf maintenance management	2,084	12,504	25,008	50%
Tree trimming	-	15,000	28,000	54%
Mulch	-	27,354	37,000	74%
Plant replacement	-	1,858	-	N/A
Equipment lease - TCF113	449	2,694	7,000	N/A
Total landscape maintenance	<u>31,211</u>	<u>185,143</u>	<u>449,338</u>	41%
Other fees and charges				
Tax collector	-	1,625	1,737	94%
Property appraiser	1,121	1,121	1,158	97%
Total other fees and charges	<u>1,121</u>	<u>2,746</u>	<u>2,895</u>	95%
Total expenditures	<u>45,102</u>	<u>256,338</u>	<u>563,731</u>	45%
Excess/(deficiency) of revenues over/(under) expenditures	(5,822)	145,936	(200,000)	
OTHER FINANCING SOURCES (USES)				
Transfers out	-	-	(200,000)	0%
Total other financing sources & uses	<u>-</u>	<u>-</u>	<u>(200,000)</u>	0%
Net change in fund balance	(5,822)	145,936	(400,000)	
Fund balance - beginning	1,032,737	880,979	865,927	
Fund balance - ending				
Assigned:				
Assigned - catastrophe response	300,000	300,000	300,000	
Assigned - landscape capital	-	-	-	
Assigned - working capital	726,915	726,915	165,927	
Fund balance - ending	<u>\$1,026,915</u>	<u>\$1,026,915</u>	<u>\$465,927</u>	

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - SPECIAL REVENUE FUND
FOR THE PERIOD ENDED MARCH 31, 2023**

	Current Month	Year to Date
OPERATING REVENUES		
Commercial rental	\$ 14,927	\$ 180,633
Cam reserves	1,205	8,843
Common area maintenance	4,979	44,208
Total revenues	21,111	233,684
OPERATING EXPENSES		
Professional fees		
Collection fees & discounts	\$ -	\$ 16,727
Office supplies	-	219
Miscellaneous	37	73
Total professional fees	37	17,019
O&M		
Property management	1,400	8,400
Electricity	46	191
Repairs & maintenance	-	53,205
Irrigation	-	351
Building maintenance	-	4,234
Hurricane clean-up	-	1,190
Uncoded expense	175	875
Total O&M	1,621	68,446
Total operating expenses	1,658	85,465
Operating gain/(loss)	19,453	148,219
Total net position - beginning	182,329	53,563
Total net position - ending	\$ 201,782	\$ 201,782

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2014
FOR THE PERIOD ENDED MARCH 31, 2023**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy	\$ 4,496	\$ 188,118	\$ 196,863	96%
Interest	440	2,238	-	N/A
Total revenues	<u>4,936</u>	<u>190,356</u>	<u>196,863</u>	97%
EXPENDITURES				
Debt Service				
Principal	-	-	325,000	0%
Interest	-	11,375	22,750	50%
Total debt service	<u>-</u>	<u>11,375</u>	<u>347,750</u>	3%
Excess (deficiency) of revenues over (under) expenditures	4,936	178,981	(150,887)	
Fund balance - beginning	325,932	151,887	150,887	
Fund balance - ending	<u>\$ 330,868</u>	<u>\$ 330,868</u>	<u>\$ -</u>	

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT
AMORTIZATION SCHEDULE
SERIES 2014 SPECIAL ASSESSMENT REVENUE BONDS**

Period Ending	Principal	Coupon	Interest	Debt Service
11/01/22	-		11,375	11,375
05/01/23	325,000	7%	11,375	336,375
	<u>\$ 325,000</u>		<u>\$ 22,750</u>	<u>\$ 347,750</u>

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2022-1
FOR THE PERIOD ENDED MARCH 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy	\$ 5,683	\$ 237,772	\$ 248,823	96%
Interest	399	2,419	-	N/A
Total revenues	<u>6,082</u>	<u>240,191</u>	<u>248,823</u>	0%
EXPENDITURES				
Debt Service				
Principal	\$ -	\$ -	\$ 80,000	0%
Principal prepayment	-	-	200,000	0%
Interest	-	44,960	131,980	34%
Cost of issuance	-	15,376	-	N/A
Total expenditures	<u>-</u>	<u>60,336</u>	<u>411,980</u>	15%
Excess (deficiency) of revenues over (under) expenditures	6,082	179,855	(163,157)	
OTHER SOURCES (USES)				
Transfers in	-	-	200,000	0%
Transfers out	-	(12,664)	-	N/A
Total other sources/(uses)	<u>-</u>	<u>(12,664)</u>	<u>200,000</u>	-6%
Net change in fund balance	6,082	167,191	36,843	
Fund balance - beginning	344,026	182,917	172,643	
Fund balance - ending	<u>\$ 350,108</u>	<u>\$ 350,108</u>	<u>\$ 209,486</u>	

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2022-2
FOR THE PERIOD ENDED MARCH 31, 2023**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Assessment levy	\$ 12,412	\$ 519,331	\$ 543,471	96%
Interest	851	5,119	-	N/A
Total revenues	<u>13,263</u>	<u>524,450</u>	<u>543,471</u>	97%
EXPENDITURES				
Debt Service				
Principal	\$ -	\$ -	\$ 105,000	0%
Interest	-	112,853	331,278	34%
Cost of issuance	-	27,679	-	N/A
Total expenditures	<u>-</u>	<u>140,532</u>	<u>436,278</u>	32%
Excess (deficiency) of revenues over (under) expenditures	13,263	383,918	107,193	
OTHER SOURCES (USES)				
Transfers out	-	(24,387)	-	0%
Total other sources/(uses)	<u>-</u>	<u>(24,387)</u>	<u>-</u>	0%
Net change in fund balance	13,263	359,531	107,193	
Fund balance - beginning	720,225	373,957	384,588	
Fund balance - ending	<u>\$ 733,488</u>	<u>\$ 733,488</u>	<u>\$ 491,781</u>	

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2022-1
FOR THE PERIOD ENDED MARCH 31, 2023**

	Current Month	Year to Date
REVENUES		
Interest	\$ 12,600	\$ 64,034
Total revenues	12,600	64,034
EXPENDITURES		
Capital outlay	133,303	133,303
Total expenditures	133,303	133,303
Excess (deficiency) of revenues over (under) expenditures	(120,703)	(69,269)
OTHER SOURCES (USES)		
Transfers in	-	12,664
Total other sources/(uses)	-	12,664
Net change in fund balance	(120,703)	(56,605)
Fund balance - beginning	4,072,613	4,008,515
Fund balance - ending	\$ 3,951,910	\$ 3,951,910

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2022-2
FOR THE PERIOD ENDED MARCH 31, 2023**

	Current Month	Year to Date
REVENUES		
Interest	1,571	7,747
Total revenues	1,571	7,747
EXPENDITURES		
Total expenditures	-	-
Excess (deficiency) of revenues over (under) expenditures	1,571	7,747
OTHER SOURCES (USES)		
Transfers in	-	24,387
Total other sources/(uses)	-	24,387
Net change in fund balance	1,571	32,134
Fund balance - beginning	68,482	37,919
Fund balance - ending	\$ 70,053	\$ 70,053

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF NET POSITION
PROPRIETARY FUND - IRRIGATION
MARCH 31, 2023**

ASSETS	Balance
Current assets:	
Cash	\$ 17,819
Accounts receivable	63,020
Less allowance for doubtful accounts	(14,704)
Total current assets	66,135
Noncurrent assets:	
Capital assets	
Equipment - irrigation	77,069
Resident irrigation & wells	494,808
Pumphouse	371,990
Less accumulated depreciation	(606,214)
Total capital assets, net of accumulated depreciation	337,653
Total noncurrent assets	337,653
Total assets	403,788
LIABILITIES	
Current liabilities:	
Customer deposits	11,832
Due to golf fund	23,094
Due to general fund	97,097
Total current liabilities	132,023
Noncurrent liabilities:	
Total noncurrent liabilities	-
Total liabilities	132,023
NET POSITION	
Net investment in capital assets	(111,406)
Unrestricted	383,171
Total net position	\$ 271,765

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - PROPRIETARY FUND - IRRIGATION
FOR THE PERIOD ENDED MARCH 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
OPERATING REVENUES				
Assessment levy	\$ 2,870	\$ 120,073	\$ 125,649	96%
Direct bill: golf course	4,967	29,806	59,613	50%
Irrigation revenue*	-	11,970	170,000	7%
Interest income	-	3	-	N/A
Total revenues	<u>7,837</u>	<u>161,852</u>	<u>355,262</u>	46%
OPERATING EXPENSES				
Professional fees				
Audit	-	-	4,635	0%
Accounting	728	4,371	8,742	50%
Utility billing	3,020	15,590	31,500	49%
Miscellaneous	129	1,009	2,500	40%
Total professional fees	<u>3,877</u>	<u>20,970</u>	<u>47,377</u>	44%
Irrigation services				
Service/permit monitoring contracts	225	450	3,000	15%
Line repairs/labor	2,802	20,625	55,000	38%
Insurance	-	-	14,784	0%
Effluent water supply	11,491	11,676	115,000	10%
Electricity	3,285	13,660	26,000	53%
Pumps & machinery	-	1,408	27,000	5%
Depreciation	3,384	20,302	40,603	50%
Personnel	1,771	10,627	27,000	39%
Total utility expenses	<u>22,958</u>	<u>78,748</u>	<u>308,387</u>	26%
Operating gain/(loss)	(18,998)	62,134	(502)	
NONOPERATING REVENUES/(EXPENSES)				
Interest, penalties & miscellaneous income	-	-	100	0%
Total nonoperating revenues (expenses)	<u>-</u>	<u>-</u>	<u>100</u>	0%
Change in net position	(18,998)	62,134	(402)	
Total net position - beginning	290,763	209,631	228,280	
Total net position - ending	<u>\$ 271,765</u>	<u>\$ 271,765</u>	<u>\$ 227,878</u>	

*These amounts are currently understated and will be revised when onsite staff provides updated information.

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

MINUTES

DRAFT
MINUTES OF MEETING
STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Stoneybrook Community Development District held a Regular Meeting on March 28, 2023 at 9:00 a.m., at the Stoneybrook Community Center, 11800 Stoneybrook Golf Boulevard, Estero, Florida 33928.

Present were:

Eileen Huff	Chair
Chris Brady (via telephone)	Vice Chair
Phil Olive	Assistant Secretary
Philip Simonsen	Assistant Secretary
Adam Dalton	Assistant Secretary

Also present:

Chuck Adams	District Manager
Tony Pires	District Counsel
Jeff Nixon	Golf Pro
John Vuknic	Golf Superintendent
Lisa Paul	Property Manager
Al Quattrone	Quattrone & Associates
Ralph Choffe	Landowner
Bob Scaober	Resident
John Deterback	Resident
Kathleen Glover	Resident
John Crist	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 9:00 a.m. Supervisors Huff, Olive, Dalton and Simonsen were present, in person. Supervisor Brady attended via telephone.

On MOTION by Mr. Simonsen and seconded by Mr. Olive, with all in favor, authorizing Mr. Brady's attendance and full participation, via telephone, due to exceptional circumstances, was approved.

SECOND ORDER OF BUSINESS

Public Comments (5 Minutes)

43 Resident Bob Scaober noted loud, intermittent noise from the pond area from 10:00
44 p.m. to 7:00 or 8:00 a.m. He asked if others reported it and if Mr. Vuknic is aware of it. Mr.
45 Vuknic verified Mr. Scaober’s address and stated he and Ms. Huff will visit one evening.

46 Referencing a handout, resident and HOA Board Member John Deterback stated, as the
47 Board is considering replacing the bridges, he discussed prefab, which is being used in his
48 industry. It involves insertable bridge units for damaged and aging bridges. He believes it would
49 benefit the bridge on #4 that needs repairs. Regarding costs, although the materials might be a
50 bit costlier on the front end, the long-term savings would be substantial. He reviewed the Five
51 Advantages of Unit Design, outlined on Page 7 of the handout.

52 Resident Kathleen Glover stated she emailed last year asking the CDD to trim a tree
53 near the back gate that buds in the spring and covers her lanai and pool for two months after it
54 buds. Mr. Vuknic stated the tree was trimmed last year. The Board must decide if it is
55 something that should be done annually. Ms. Huff stated, even if the tree is trimmed, wind will
56 still blow towards the home. In her opinion, the Board cannot set a precedent of cutting trees
57 down because leaves or pollen affect certain properties. The Board will consider having the tree
58 trimmed when tree trimming commences.

59 Resident John Crist thanked the Board for approving his tree removal request and
60 asked for further clarification regarding cypress tree replacements. Ms. Huff stated a request
61 must be submitted to the Architectural Review Committee (ARC).

62 Ms. Huff and Mr. Adams responded to questions regarding how to expedite the
63 process, neighbors’ trees, contractors and replanting.

64

THIRD ORDER OF BUSINESS

Golf Course Staff Reports

65

66
67 A. Golf Superintendent

68 Mr. Vuknic raised a question about golf course plats and hurricane cleanup on parts of
69 Stratham, Berwich and the loop. Mr. Adams asked for the locations to be identified on a map,
70 with the invoices, so he can cross-reference to the Master plat.

71 Mr. Vuknic reported the following:

- 72 ➤ The area between #11 and #12 was cleaned out and sprayed.
- 73 ➤ The back lawn was sodded and landscaped.

74 ➤ Flowers are being pulled. Some flower beds, especially at the entrance, are getting
75 larger due to the common ground renovation. The beds will be prepped for flower installation
76 by April 10, 2023.

77 ➤ All the neighborhoods were sodded and shrubs will be planted in place of ficus.

78 Mr. Brady stated he received an email from a resident who expressed her preference for
79 trees instead of the bushes that will be planted. Ms. Huff stated the plan is to install calusa
80 bushes, which will grow tall and are easy to maintain without root issues like with the ficus
81 trees that were removed.

82 Mr. Vuknic presented two landscaping proposals. The first is \$45,000 to remove ficus
83 trees along the maintenance fence and replace them with 25-gallon clusia hedges. The second
84 proposal is to re-sod certain areas of the golf course.

85 Discussion ensued regarding ficus removal, County commitment to repair damaged
86 irrigation and contribute to replanting trees they previously removed, replacing a fence,
87 funding source, timing and re-sodding the golf course.

88

89 **On MOTION by Ms. Huff and seconded by Mr. Olive, with all in favor, the**
90 **proposal to remove the ficus along the roadway and replace it with clusia**
91 **bushes, in the amount of \$45,000, was approved.**

92

93 **On MOTION by Ms. Huff and seconded by Mr. Olive, with all in favor, the**
94 **proposal to re-sod certain areas of the golf course, in a not-to-exceed amount**
95 **of \$50,000, was approved.**

96

97

98 **B. Golf Pro**

99 Mr. Nixon reported the following:

100 ➤ March has been excellent and projected revenue is about \$61,000 overbudget.

101 ➤ Duffy’s is putting out the new patio furniture.

102 Mr. Vuknic asked about installing a handrail on the back patio for patrons who need
103 help climbing the steps. Ms. Huff suggested installing railings on either end and one in the
104 middle. Mr. Vuknic will secure a contractor and make sure the railing color is bronze.

105 ➤ The golf course will be extremely busy in the coming months.

106 ➤ The bridge on #4 is in poor condition. He suggested reconstructing it in the summer.

107 Discussion ensued regarding the condition of the #4 bridge, if the CDD can renovate it in
108 the summer, bridge proposal and materials and upcoming golf course closure dates.

109 Mr. Nixon will contact Park Construction regarding bridge materials.

110 The consensus was to schedule the bridge repairs for late May.

111 Mr. Dalton asked if it is possible to review the rate structure and find out what residents
112 are being charged. Mr. Nixon stated golf passes are \$85 all summer and there are no discounts.

113 Discussion ensued regarding how much other courses charge and the advertised rate.

114

115 **FOURTH ORDER OF BUSINESS**

**Update: Development Order, Zoning and
Permit Matters Relating to Commercial
Parcel in Northeast Portion of Community
[Corkscrew Pines]**

116

117

118

119

120 **A. Improvements on Stoneybrook Golf Drive**

121 **B. Infrastructure Approval**

122 **C. Discussion/Consideration of Application for Village of Estero Building and Permitting
123 Services**

124 Mr. Al Quattrone, of Quattrone & Associates (QA) presented an Application for Village
125 of Estero Building and Permitting Services and stated his client, the Developer, is no longer
126 pursuing a gas station and is instead pursuing a four-lot subdivision and a reverse frontage road
127 with a self-storage facility on the east side and three lots on the west side. Landowner Ralph
128 Choffe stated he agreed to deed-restrict the gas station/car wash ventures. It is the quickest
129 way to eliminate use, as opposed to going through a re-sale. This way, potential buyers will not
130 be allowed to open a gas station/car wash on the property.

131 Discussion ensued regarding potential buyers under consideration, the deed restriction,
132 the Village, rezoning, approving the application and the CDD improving the road on
133 Stoneybrook Golf Drive.

134 Mr. Pires recommended waiting until the deed restrictions are prepared before
135 approving the application because there are no conditions attached to the authorization
136 request so he does not want the Board to sign a document predicated upon a document that
137 does not yet exist. He asked Mr. Quattrone to present the document at the next meeting so the
138 Board can consider it.

139 A resident asked if the projected buyer will purchase the west and east corners. Mr.
140 Choffe stated he will remain the owner of S2, where the self-storage will be built.

141 Mr. Quattrone agreed to have the deed restriction documents transmitted to Mr. Pires
142 by the end of the week.

143 Asked what they would like the CDD to do to the road, Mr. Quattrone stated the road
144 needs to be resurfaced and widened. Asked how the CDD would turn the road over to the
145 County, Mr. Pires stated the County would require that the road be brought up to certain
146 standards.

147

FIFTH ORDER OF BUSINESS

**Continued Discussion: Early Payoff of Bond
Debt for Golf Course Re-Grassing**

149

150

151 Ms. Huff stated that Mr. Nixon, Mr. Vuknic, Mr. Reynolds and Mr. Olive recently toured
152 and examined the golf course.

153 Mr. Vuknic reported that a lot of grass areas on the golf course that are not necessarily
154 in play or provide definition to the golf course can be converted into waste areas. As the CDD
155 would need to hire an architect to do this, he can refer someone. There is no urgency; the CDD
156 is three years away from having to address this. Ms. Huff voiced her opinion that this item
157 should be prioritized and there is no need to wait until next year to get started.

158 Discussion ensued regarding whether to consult with the original architect, architect
159 fees, publicizing a Request for Qualifications (RFQ), golf course changes, the bridges, forming a
160 subcommittee and scheduling a workshop for further discussions.

161

SIXTH ORDER OF BUSINESS

**Consideration of First Amendment to
Amended and Restated Stoneybrook
Clubhouse Restaurant Lease**

163

164

165

166 Mr. Pires presented the First Amendment to Amended and Restated Stoneybrook
167 Clubhouse Restaurant Lease, which modifies the description of the patio area. He noted a few
168 corrections to be made on the first page and asked Ms. Paul to facilitate them.

169

170

171

172

173

**On MOTION by Ms. Huff and seconded by Mr. Simonsen, with all in favor, the
First Amendment to Amended and Restated Stoneybrook Clubhouse
Restaurant Lease, subject to a date change and execution by Duffy's
representatives on the first page, was approved.**

174 Discussion ensued regarding the Duffy’s Outside Patio Rules and Regulations
175 attachment, calusa hedges, railings, alerting patrons to foot traffic and sealing the patio.

176 Per Ms. Huff, Staff will research having calusa hedges installed along the back wall of the
177 patio, painting a crosswalk and coordinating with Duffy’s and Master Z to seal the patio.

178 Mr. Pires will review the Rules and Regulations with Ms. Paul and discuss it at the next
179 meeting. The Rules and Regulations were tabled to the next meeting.

180 **▪ Acceptance of Unaudited Financial Statements as of February 28, 2023**

181 **This item, previously the Eighth Order of Business was presented out of order.**

182 Ms. Huff stated the Unaudited Financial Statements were not available because
183 Accounting Staff is familiarizing themselves with a new system. She will confer with Mr. Pinder.

184
185 **SEVENTH ORDER OF BUSINESS** **Discussion/Consideration of ProShop &**
186 **Duffy’s Bids**
187

188 Referencing a handout, Ms. Paul, Mr. Vuknic and Mr. Nixon presented the bids for the
189 Pro Shop and Duffy’s for the parking lot lights, portering, shutters and paint.

190 The Board and Staff discussed the bids, new LED lights, up lights, restroom maintenance,
191 cameras, motion detectors, changing the alarm system in the concession stand and guard shack
192 paint colors .

193
194 **EIGHTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**
195 **Statements as of February 28, 2023**
196

197 Ms. Huff wants the financials before the next meeting and asked Mr. Adams to relay
198 that to Mr. Pinder.

199
200 **NINTH ORDER OF BUSINESS** **Approval of February 28, 2023 Regular**
201 **Meeting Minutes**
202

203 Ms. Huff presented the February 28, 2023 Regular Meeting Minutes.

204 Discussion ensued about buying a camera to identify golf course vandals and
205 trespassers, fining authority, golf cart registration, stickers and the landscaping project.

206 Mr. Vuknic will continue researching purchasing a long-range camera.

207 Ms. Huff will contact Daryl at Juniper.

208

On MOTION by Mr. Simonsen and seconded by Mr. Dalton, with all in favor, the February 28, 2023 Regular Meeting Minutes, as presented, were approved.

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TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: *Tony Pires, Esquire*

- **Update: Sunshine Law**

Mr. Pires distributed the Sunshine Law. He will present a PowerPoint at the next meeting.

Regarding destruction and removal of the cypress trees on Wyndham Run, Staff determined the location and a letter was mailed to the property owner at 21675 Wyndham Run. Mr. Pires distributed the letter, which directs the property owner to remove the palm trees and re-install cypress trees.

B. District Engineer: *Johnson Engineering, Inc.*

There was no report.

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

- **NEXT MEETING DATE: April 25, 2023 at 9:00 A.M.**
 - **QUORUM CHECK**

ELEVENTH ORDER OF BUSINESS

Supervisors' Requests

Mr. Brady stated a few residents emailed about irrigation bills. Ms. Huff stated Crosby and Tyson are doing the readings and there is a transmission issue somewhere. The re-reads came back and she is working with Mr. Adams to determine the problem.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Dalton and seconded by Mr. Olive, with all in favor, the meeting adjourned at 11:47 a.m.

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Secretary/Assistant Secretary

Chair/Vice Chair

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS
CII**

WRATHELL, HUNT & ASSOCIATES LLC.

2300 GLADES RD, #410W
BOCA RATON FL 33431

Lee County FL – Community Development Districts

04/15/2023

NAME OF COMMUNITY DEVELOPMENT DISTRICT	NUMBER OF REGISTERED VOTERS AS OF 04/15/2023
Babcock Ranch	0
Bay Creek	790
Bayside Improvement	3,043
Beach Road Golf Estates	1,302
Brooks I of Bonita Springs	2,240
Brooks II of Bonita Springs	1,516
Coral Bay	0
East Bonita Beach	485
Mediterra	451
Parklands Lee	565
Parklands West	599
River Hall	2,433
River Ridge	1,482
Savanna Lakes	0
Stonewater	76
Stoneybrook	1,776
University Square	0
University Village	0
Verandah East	917
Verandah West	977
Waterford Landing	1,529
WildBlue	721

Send to: Daphne Gillyard gillyardd@whhassociates.com Phone: 561-571-0010

Tammy Lipa – Voice: 239-533-6329
Email: tlipa@lee.vote

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS
CIII**

STONEBROOK COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE		
LOCATION		
<i>Stoneybrook Community Center, 11800 Stoneybrook Golf Boulevard, Estero, Florida 33928</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 25, 2022	Regular Meeting	9:00 AM
November 8, 2022*	Regular Meeting	9:00 AM
December 13, 2022*	Regular Meeting	9:00 AM
January 24, 2023	Regular Meeting	9:00 AM
February 28, 2023 <i>rescheduled to 6:00 p.m.</i>	Regular Meeting	9:00 AM
February 28, 2023	Regular Meeting	6:00 PM
March 28, 2023	Regular Meeting	9:00 AM
April 25, 2023	Regular Meeting	9:00 AM
May 23, 2023	Regular Meeting	6:00 PM
June 27, 2023	Regular Meeting	6:00 PM
July 25, 2023	Regular Meeting	9:00 AM
August 22, 2023	Public Hearing & Regular Meeting	6:00 PM
September 26, 2023	Regular Meeting	9:00 AM

Exceptions *

1. *November meeting date is two weeks earlier to accommodate the Thanksgiving Holiday*
2. *December meeting date is two weeks earlier to accommodate the Christmas Holiday*