# STONEYBROOK Community Development District

# May 23, 2023 BOARD OF SUPERVISORS REGULAR MEETING AGENDA

### STONEYBROOK 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

May 16, 2023

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 May 23, 2023 at 6:00 p.m., at the Stoneybrook Community Center, 11800 Stoneybrook Golf Boulevard, Estero, Florida 33928. The agenda is as follows:

- 1. Call to Order/Roll Call
- 2. Public Comments (5 Minutes)
- 3. Golf Course Staff Reports
  - A. Golf Superintendent
  - B. Golf Pro
- 4. Update: Development Order, Zoning and Permit Matters Relating to Commercial Parcel in Northeast Portion of Community [Corkscrew Pines]
- 5. Discussion/Consideration of Walkway Replacement on Stoneybrook Drive
- 6. Update: Current Trees/Vegetation Requirements for Lee County
  - Discussion: Tree Removal/Replacement Behind the Monge Residence
- 7. Continued Discussion/Consideration of ProShop/Duffy's Bids
- 8. Update: Landscape on Corkscrew Road [Previously Removed by County in May 2021]
- 9. Consideration of Resolution 2023-04, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Board of Supervisors Stoneybrook Community Development District May 23, 2023, Regular Meeting Agenda Page 2

- 10. Consideration of Resolution 2023-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2023/2024 and Providing for an Effective Date
- 11. Acceptance of Unaudited Financial Statements
  - A. as of March 31, 2023
  - B. as of April 30, 2023
- 12. Approval of April 25, 2023 Regular Meeting Minutes
- 13. 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
    - Discussion: Public Participation by Call-In or Virtual
    - NEXT MEETING DATE: June 27, 2023 at 6:00 PM

Seat 1	Philip Simonsen	IN PERSON	PHONE	No
Seat 2	Chris Brady	IN PERSON	PHONE	No
SEAT 3	PHIL OLIVE	IN PERSON	PHONE	No
Seat 4	ADAM DALTON	IN PERSON	PHONE	No
Seat 5	EILEEN HUFF	IN PERSON	PHONE	🗌 No

• QUORUM CHECK

#### 14. Supervisors' Requests

15. 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

# STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT



May 5, 2023

To: HOA Board of Stoneybrook

I would like to respectfully request that the main walkway along Stoneybrook Gulf Drive be redone.

I have noticed that while walking, I can no longer look continuously around to see the beauty of the community; I have to keep looking down to make sure I do not trip on buckling pavement. There are now gaps in some spots of the pavement that are getting wider. This is a hazard to seniors with walkers and scooters, families with buggies and wagons, children on bikes, plus people just taking a stroll and trying not to trip over the bulging pavement.

I do not think just repaying will solve the problem. There is enough of the walkway that is damaged that it needs to be redone completely from Windham Run to the community center.

The walkway is something that is used constantly every day. Check out the pavement in front of the community center near the street to see an example of how bad the entire walkway is getting to be. Please consider putting this on the agenda to get this done before someone gets hurt.

Thank you.

Trena Forrer

21636 Windham Run

Chena Jour

# STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT



#### STONEYBROOK CDD COMMERCIAL BUILDING IMPROVEMENTS

		LOT LIGHT	S	SHUTTER	5		PAINT	Body: SW#7643 Pussywillow Trim: SW#7636 Origami White
						1		
Criteria:	New heads	(19)		Concession	Stand			nd Cart Barn
							Duffys	
<b>Dide</b>	¢12.450	Gulfshore E	loctric		Naples Sh		¢20.206	Ryan Hammond
<u>Bids:</u>	. ,	Bentley	lectric		•	n stand only		Greenwell
		AFC Electric		ć2 224	Manual ro	· · · · ·		Northern Contracting
	contacted	All Service I			Motorized			
		All Service I	lectric	. ,				Extreme Painting
				\$2,368	Accordior	snutters	\$20,795	Gomez Painting
					Storm Sm	art		
					Concessio	on Stand only		
	NOTE:	Bentley ma	de temporary	\$2,900	Manual R	oll Down		
		repairs		\$3,600	3,600 Motorized Roll Down			
				will not do	Accordior	h Shutters		
					Rolsafe			
					Concessio	on stand only		
				\$4,970	Manual ro	ll down		
					Motorized			
				\$3,900	Accordior	n shutters		
	BENTLEY RE	COMMENDS N	IOT	ALL VENDOR	S AGREED	ТНАТ	GOMEZ PAIN	NTING SUBMITTED A GOOD
	<b>CHANGING</b>	THE PROPOSA	L. MODIFYING	ACCORDION	ACCORDION NOT IDEAL - REQUIRES BOTTOM TRACKS WHICH INTERFERES			AND IS QUOTING SHERWIN
	EXISTING FI	BERGLASS LIG	HT POLES	BOTTOM TR				WILLIAMS PAINT 7 YR WARRANTY AS WELL.
	WILL AFFEC	<mark>T THE INTEGRI</mark>	TY OF THE	WITH EXISTI	NG COUNTI	ERTOP	UPGRADE TO	D 10 YR \$3000. NORTHERN
	POLE WHIC	IS ALREADY	BRITTLE				CONTRACTIN	NG CONFIRMS FLORIDA PAINTS
	NEW SHORT	ER POLES (12)	AT \$1600 EA				ALSO HAS AN	N UPGRADED PAINT, BUT
	PLUS THE N	EW HEADS (19	) WOULD BE				RECOMMEN	IDS THE 7 YR DUE TO FLORIDA
	<mark>\$28,000</mark>							ND BEST TO CAULK, PRIME AND
		NTINUE PLAN						Y 7 YEARS DUE TO OBVIOUS
			IGHTS AND ADD					E OF FADING AND HAIR LINE
			NEW FIXTURES				CRACKS IN T	
		R A MUCH BR	IGHTER LIGHT					INCLUDES PAINTING OF METAL
								UFFY'S AND SHUTTERS AT CART
								REPLACING THE SCREENS THERE
							TOO.	
	Douore to be	cooled over	2 yrs					ADDED ON THE METAL GATES
	Pavers to be	e sealed every	5 yrs.				FOR \$2000.	

# STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT



#### **RESOLUTION 2023-04**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("Board") of the Stoneybrook Community Development District ("District") prior to June 15, 2023, a proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("Fiscal Year 2023/2024"); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

# NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set as follows:

DATE:

HOUR:

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

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Lee County and the Village of Estero at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

#### PASSED AND ADOPTED THIS 23RD DAY OF MAY, 2023.

ATTEST:

#### STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2023/2024 Proposed Budget

Exhibit A: Fiscal Year 2023/2024 Proposed Budget

STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT PROPOSED BUDGET FISCAL YEAR 2024

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\*The special revenue fund budget for the newly acquired property will be provided under separate cover.

#### STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT GENERAL FUND BUDGET FISCAL YEAR 2024

	Adopted	Actual	Projected	Total	Propsed
	Budget	through	though	Actual &	Budget
	FY 2023	3/31/23	9/30/23	Projected	FY 2024
REVENUES					
Assessment levy - gross	\$ 377,845				\$ 620,280
Allowable discounts (4%)	(15,114)				(15,114)
Assessment levy - net	362,731	\$ 348,244	\$ 14,487	\$ 362,731	605,166
Interest and miscellaneous	1,000	150	850	1,000	1,000
Range fees	_	53,880	(53,880)	-	
Total revenues	363,731	402,274	(38,543)	363,731	606,166
EXPENDITURES					
Professional & administrative					
Supervisors	12,918	8,689	4,229	12,918	12,918
•	49,123	24,561	4,229 24,562	49,123	49,123
Management Accounting	49,123	24,501	2,495	49,123	4,991
Accounting Assessment roll preparation	13,461	2,490 6,731	6,730	13,461	13,461
		0,731	,	2,000	2,000
Arbitrage rebate calculation	2,000	- 500	2,000 500	,	,
Dissemination agent	1,000		500	1,000	1,000
Trustee fees-series 2014 resident	2,800	2,963	4 000	2,963	3,000
Audit	4,330	-	4,330	4,330	4,330
Legal	6,000	12,095	10,000	22,095	20,000
Engineering	2,500	2,686	2,000	4,686	5,000
Postage	3,000	631	1,000	1,631	2,000
Insurance	4,500	4,385	115	4,500	4,500
Printing and binding	1,700	850	850	1,700	1,700
Legal advertising	2,000	609	500	1,109	2,000
Contingencies	1,000	1,078	500	1,578	2,000
Annual district filing fee	175	175		175	175
Total professional & administrative	111,498	68,449	59,811	128,260	128,198

#### STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT GENERAL FUND BUDGET FISCAL YEAR 2024

-	Adopted	Actual	Projected	Total	Propsed
	Budget	through	though	Actual &	Budget
	FY 2023	3/31/23	9/30/23	Projected	FY 2024
Landscape maintenance					
Other contractual	044.050			044.050	000 705
Personnel services	244,350	94,390	149,960	244,350	268,785
Capital outlay-mowers/carts/sprayer/truck	15,000	-	3,000	3,000	15,000
Utility carts	6,780	-	6,780	6,780	6,780
Blowers/edgers/trimmers etc.	2,200	3,150	1,000	4,150	3,500
Chemicals	7,500	-	7,500	7,500	7,500
Fertilizers	14,500	345	6,000	6,345	14,500
Annuals	8,000	3,375	4,625	8,000	8,000
Fuel	9,000	7,000	2,000	9,000	9,000
Irrigation parts	6,000	6,570	1,000	7,570	6,000
Parts and maintenance	8,000	463	4,000	4,463	8,000
Horticultural debris and trash disposal	6,000	-	6,000	6,000	6,000
Uniforms	3,500	1,440	2,060	3,500	3,500
Continuing educations/BMP cert	1,500	-	1,500	1,500	1,500
Golf maintenance- ball-fields	20,000	9,000	11,000	20,000	20,000
Golf maintenance management	25,008	12,504	12,504	25,008	25,008
Tree trimming	28,000	15,000	13,000	28,000	28,000
Mulch	37,000	27,354	9,646	37,000	37,000
Plant replacement		1,858	5,040	1,858	
Equipment lease - TCF113	7,000	2,694	_	2,694	7,000
Total landscape maintenance	449,338	185,143	241,575	426,718	475,073
	449,000	100,140	241,373	420,710	475,075
Other fees and charges					
Tax collector	1,737	1,625	112	1,737	1,737
Property appraiser	1,158	1,121	37	1,158	1,158
Total other fees and charges	2,895	2,746	149	2,895	2,895
Total expenditures	563,731	256,338	301,535	557,873	606,166
Excess/(deficiency) of revenues					
Over/(under) expenditures	(200,000)	145,936	(340,078)	(194,142)	-
OTHER SOURCES/(USES)					
Transfer out	(200,000)	-	-	-	(200,000)
Total other sources/(uses)	(200,000)				(200,000)
Net increase/(decrease) of fund balance	(400,000)	145,936	(340,078)	(194,142)	(200,000)
Fund balance - beginning	865,927	880,979	1,026,915	880,979	686,837
Fund balance - ending	000,921	000,979	1,020,910	000,979	000,007
Assigned:	000.000	000 000	000 000	000 000	000 000
Assigned - catastrophe response	300,000	300,000	300,000	300,000	300,000
Assigned - landscape capital	-	-	-	-	-
Assigned - working capital	165,927	726,915	386,837	386,837	186,837
Fund balance - ending	\$ 465,927	\$1,026,915	\$ 686,837	\$ 686,837	\$ 486,837
		Sur	nmary of Asses	sments	
-			ssessment Per		Total
	Units*	FY 2022	FY 2023	FY 2024	Revenue
-	1 150	¢ 575.00	¢ 226.20	¢ 525.65	¢ 620 202 70

\*Includes 39 units assigned to commercial parcel.

1,158

\$ 575.00 \$ 326.29 \$

\$620,282.70

535.65

#### STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT DEFINITIONS OF GENERAL FUND EXPENDITURES

#### EXPENDITURES

EXPENDITURES	
Professional Services	<b>•</b> • • • • • •
Supervisors Statutorily set at \$200 (plus applicable taxes) for each meeting of the Board of Supervisors not to exceed \$4,800 for each fiscal year.	\$ 12,918
Management Wrathell, Hunt and Associates, LLC specializes in managing community development districts in the State of Florida by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bond financings, and operate and maintain the assets of the community.	49,123
Accounting	4,991
Wrathell, Hunt and Associates, LLC prepares all of the financial work related to bond funds and operating funds of the District, including preparation of monthly financials and annual budgets.	
Assessment roll preparation	13,461
Wrathell, Hunt and Associates, LLC is responsible for the administration of the assessment rolls for all funds of the District.	
Arbitrage rebate calculation To ensure the District is in compliance with tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	2,000
Dissemination agent	1,000
Required by the Securities & Exchange Act of 1934, pursuant to Rule 15c2-12.	.,
Trustee Fees	3,000
Covers the cost of US Bank performing Trustee and registrar services for the Series 2014 Debt Services Fund- Resident portion.	0,000
Audit	4,330
Pursuant to Florida State Law and the Rules of the Auditor General, the District is required to undertake an independent examination of its books, records and accounting procedures each fiscal year.	
Legal	20,000
Woodward, Pires and Lombardo, P.A., provides on-going general counsel and legal representation. This lawyer is confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications and conveyance and contracts. In this capacity, he provides service as a "local government lawyer," realizing that this type of local government is very limited in its scope - providing infrastructure and services to development.	
Engineering Johnson Engineering provides a broad array of engineering, consulting and construction services to the District, which assists the District in crafting solutions with sustainability for the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	5,000
Postage	2,000
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Insurance	4,500
The District carries public officials and general liability insurance with policies written by Florida Insurance Alliance. The limit of liability is set at \$1,000,000.	
Printing and binding	1,700
Letterhead, envelopes, copies, etc.	

#### STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES (continued)	2 000
Legal advertising	2,000
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Contingencies	2,000
Bank charges, automated AP routing and other miscellaneous expenses incurred during	2,000
the year.	
Annual district filing fee	175
Annual fee paid to the Florida Department of Economic Opportunity.	170
Landscape maintenance	
Personnel services	268,785
Covers the costs of employee payroll and taxes for the in-house landscape maintenance	200,705
program.	
Capital outlay-mowers/carts/sprayer/truck	15,000
Lease payments for mowers and utility carts.	10,000
Utility carts	6,780
Covers the one time cost of purchasing utility carts.	
Blowers/edgers/trimmers etc.	3,500
Covers the costs of annual power tool purchases.	
Chemicals	7,500
Covers the costs of insecticides, herbicides, fungicides etc.	
Fertilizers	14,500
Covers the cost of fertilizers.	
Annuals	8,000
Covers the cost of flower replacements during the course of the year.	
Fuel	9,000
Covers the annual cost of fuel for the department.	
Irrigation parts	6,000
Covers the cost of miscellaneous irrigation parts necessary in maintaining the existing systems.	
Parts and maintenance	8,000
Covers the cost of parts necessary in repairing the departments equipment.	
Horticultural debris and trash disposal	6,000
Covers the cost of proper disposal of the departments trash and horticultural debris.	
Uniforms	3,500
Covers the costs of employee uniforms for the department.	
Continuing educations/BMP cert	1,500
Covers the cost of BMP certifications and continuing education for the	.,
departments employees.	
Golf maintenance- ball-fields	20,000
Covers the cost associated with the golf course continuing to maintain the ball-fields	20,000
due to the specialty turf program and thus the specialty equipment/knowledge requirements.	
Golf maintenance management	25,008
Covers cost of golf maintenance personnel managing the program on behalf of the CDD.	20,000
(general fund will reimburse the golf course enterprise fund for these services monthly)	

#### STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES (continued)	
Tree trimming	28,000
Intended to address the periodic trimming of hardwood trees by a licensed arborist. Also covers the costs associated with the annual trimming and periodic replacement of palm and ficus trees.	
Mulch	37,000
Intended to address the seasonal mulching requirements.	
Equipment lease - TCF113	7,000
Other fees & charges	
Tax collector	1,737
The tax collector charges \$1.50 per parcel.	
Property appraiser	1,158
The property appraiser charges \$1.00 per parcel.	
Total expenditures	\$ 606,166

#### STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT ENTERPRISE FUND BUDGET - COMMERCIAL PARCEL FISCAL YEAR 2024

		Fiscal Year 2023						
	Adopted	Actual	Projected	Total	Propsed			
	Budget	through	though	Actual &	Budget			
	FY 2023	3/31/23	9/30/23	Projected	FY 2024			
OPERATING REVENUES								
Commercial rental								
Duffy's	\$-	\$ 89,562	\$ 89,562	\$179,124	\$179,124			
Duffy's 2022 % rent	-	66,638	-	66,638	66,638			
Stoneybrook Golf	-	24,430	32,921	57,351	57,351			
Cam reserves								
Duffy's	-	7,230	7,230	14,460	14,460			
Stoneybrook Golf	-	1,615	2,261	3,876	3,876			
Common area maintenance								
Duffy's	-	29,874	29,874	59,748	59,748			
Stoneybrook Golf	-	14,335	20,069	34,404	34,404			
Total operating revenues	-	233,684	181,917	415,601	415,601			
OPERATING EXPENSES								
Administrative Expenses								
Taxes & Assessments: Lee County	-	16,727	-	16,727	16,727			
Office supplies	-	219	-	219	250			
Miscellaneous	-	73	252	325	500			
Total administrative expenses	-	17,019	252	17,271	17,477			
Irrigation services					40.000			
Property management	-	8,400	8,400	16,800	16,800			
Electricity	-	191	350	541	600			
Repairs & maintenance	-	53,205	53,205	106,410	100,000			
Irrigation	-	351	1,760	2,111	2,400			
Building maintenance	-	4,234	5,000	9,234	15,000			
Hurricane clean-up	-	1,190	-	1,190	5,000			
Uncoded expense	-	875	(875)	-	- 120,800			
Total irrigation services		68,446	67,840	136,286	139,800			
Total operating expenses		85,465	68,092	153,557	157,277			
Operating gain/(loss)		148,219	113,825	262,044	258,324			
Operating gain (loss)		140,219	113,625	202,044	230,324			
NONOPERATING REVENUES/(EXPENSES)								
Total non operating revenues/(expenses)								
Income before contributions and transfers		148,219	113,825	262,044	258,324			
Total net assets - beginning	-	53,563	201,782	202,044 53,563	230,324 315,607			
Total net assets - beginning	\$ -	\$201,782	\$315,607	\$315,607	\$573,931			
	Ψ -	Ψ201,702	ψ010,007	ψ010,007	ψ070,00T			

#### STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT DEBT SERVICE FUND BUDGET - SERIES 2014 BONDS FISCAL YEAR 2024

	Adopted	Actual	Projected	Total	Propsed
	Budget	through	though	Actual &	Budget
	FY 2023	3/31/23	9/30/23	Projected	FY 2024
REVENUES					
Assessment levy: on-roll - gross	\$ 205,066				\$ 205,066
Allowable discounts (4%)	(8,203)				(8,203)
Assessment levy - net	196,863	\$ 188,118	\$ 8,745	\$ 196,863	196,863
Interest	-	2,238	2,238	4,476	-
Total revenues	196,863	190,356	10,983	201,339	196,863
EXPENDITURES					
Debt Service					
Principal	325,000	-	325,000	325,000	325,000
Interest	22,750	11,375	11,375	22,750	22,750
Total expenditures	347,750	11,375	336,375	347,750	347,750
Excess/(deficiency) of revenues	( )		(	<i></i>	(
over/(under) expenditures	(150,887)	178,981	(325,392)	(146,411)	(150,887)
Beginning fund balance (unaudited)	150,887	151,887	330,868	151,887	5,476
Ending fund balance (projected)	\$ -	\$ 330,868	\$ 5,476	\$ 5,476	(145,411)
J		,	, .		
Use of fund balance					
Interest expense - November 1, 2023					-
Projected fund balance surplus/(deficit) as of	September 30,	2023			\$ (145,411)
,	• • •				

#### Stoneybrook CDD Series 2014 Special Assessment Revenue Bonds

Period Ending	Principal	Coupon	Interest	Debt Service	Principal Balance
11/01/21	-		22,050	22,050	630,000
05/01/22	305,000	7%	22,050	327,050	325,000
11/01/22	-		11,375	11,375	325,000
05/01/23	325,000	7%	11,375	336,375	-
Total	630,000		66,850	696,850	

#### STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT DEBT SERVICE FUND BUDGET - SERIES 2022-1 BONDS FISCAL YEAR 2024

	Adopted	Actual	Projected	Total	Propsed
	Budget	through	though	Actual &	Budget
	FY 2023	3/31/23	9/30/23	Projected	FY 2024
REVENUES				-	
Assessment levy: on-roll - gross	\$ 259,191				\$ 259,191
Allowable discounts (4%)	(10,368)				(10,368)
Assessment levy - net	248,823	\$ 237,772	\$ 11,051	\$ 248,823	248,823
Interest	-	2,419	2,419	4,838	-
Total revenues	248,823	240,191	13,470	253,661	248,823
EXPENDITURES					
Debt Service					
Principal	80,000	-	-	-	80,000
Principal Prepayment	200,000	-	-	-	200,000
Interest	131,980	44,960	87,020	131,980	131,980
Total debt service	411,980	44,960	87,020	131,980	411,980
Other fees & charges					
Costs of issuance		15,376	66,684	82,060	
Total other fees & charges	-	15,376	66,684	82,060	-
Total expenditures	411,980	60,336	153,704	214,040	411,980
Excess/(deficiency) of revenues	<i></i>				····
over/(under) expenditures	(163,157)	179,855	240,724	346,020	(163,157)
OTHER SOURCES/(USES)					
Bond proceeds	-	-	322,953	322,953	-
Underwriter's discount	-	-	(86,500)	(86,500)	-
Premium/(OID)	-	-	2,874	2,874	-
Transfer in	200,000	-	-	-	-
Transfer out	-	(12,664)		-	200,000
Total other sources/(uses)	200,000	(12,664)	239,327	239,327	200,000
Net change in fund balance	36,843	167,191	(1,397)	165,794	36,843
Beginning fund balance (unaudited)	172,643	182,917	350,108	182,917	348,711
Ending fund balance (projected)	\$ 209,486	\$ 350,108	\$348,711	\$ 348,711	385,554
Use of fund balance					
Reserve					(124,411)
Interest expense - November 1, 2023					(81,803)
Projected fund balance surplus/(deficit) as of	September 30,	2023			\$ 179,340
	. ,				

Stoneybrook CDD Series 2022-1 Tax Exempt Special Assessment Revenue Bonds (Series 2022-1 Project)

Period Ending	Principal	Coupon	Interest	Debt Service	Principal Balance
11/01/22	-	coupon	44,960.33	44,960.33	4,325,000.00
05/01/23	280,000.00	3.000%	87,020.00	367,020.00	4,045,000.00
11/01/23	200,000.00	3.00070	81,802.50	81,802.50	4,045,000.00
05/01/24	- 80,000.00	3.000%	81,802.50	161,802.50	3,965,000.00
11/01/24	80,000.00	3.000 /8	80,602.50	80,602.50	3,965,000.00
05/01/25	-	3.000%	80,602.50		
	80,000.00	3.000%	-	160,602.50	3,885,000.00
11/01/25	95 000 00	2 000%	79,402.50	79,402.50	3,885,000.00
05/01/26	85,000.00	3.000%	79,402.50	164,402.50	3,800,000.00
11/01/26	-	0.0000/	78,127.50	78,127.50	3,800,000.00
05/01/27	85,000.00	3.000%	78,127.50	163,127.50	3,715,000.00
11/01/27	-	0 5000/	76,852.50	76,852.50	3,715,000.00
05/01/28	90,000.00	3.500%	76,852.50	166,852.50	3,625,000.00
11/01/28	-	0 5000/	75,277.50	75,277.50	3,625,000.00
05/01/29	90,000.00	3.500%	75,277.50	165,277.50	3,535,000.00
11/01/29	-		73,702.50	73,702.50	3,535,000.00
05/01/30	95,000.00	3.500%	73,702.50	168,702.50	3,440,000.00
11/01/30	-		72,040.00	72,040.00	3,440,000.00
05/01/31	100,000.00	3.500%	72,040.00	172,040.00	3,340,000.00
11/01/31	-		70,290.00	70,290.00	3,340,000.00
05/01/32	100,000.00	3.500%	70,290.00	170,290.00	3,240,000.00
11/01/32	-		68,540.00	68,540.00	3,240,000.00
05/01/33	105,000.00	4.125%	68,540.00	173,540.00	3,135,000.00
11/01/33	-		66,374.38	66,374.38	3,135,000.00
05/01/34	110,000.00	4.125%	66,374.38	176,374.38	3,025,000.00
11/01/34	-		64,105.63	64,105.63	3,025,000.00
05/01/35	115,000.00	4.125%	64,105.63	179,105.63	2,910,000.00
11/01/35	-		61,733.75	61,733.75	2,910,000.00
05/01/36	120,000.00	4.125%	61,733.75	181,733.75	2,790,000.00
11/01/36	-		59,258.75	59,258.75	2,790,000.00
05/01/37	125,000.00	4.125%	59,258.75	184,258.75	2,665,000.00
11/01/37	-		56,680.63	56,680.63	2,665,000.00
05/01/38	130,000.00	4.125%	56,680.63	186,680.63	2,535,000.00
11/01/38	-		53,999.38	53,999.38	2,535,000.00
05/01/39	135,000.00	4.125%	53,999.38	188,999.38	2,400,000.00
11/01/39	-		51,215.00	51,215.00	2,400,000.00
05/01/40	140,000.00	4.125%	51,215.00	191,215.00	2,260,000.00
11/01/40	-		48,327.50	48,327.50	2,260,000.00
05/01/41	145,000.00	4.125%	48,327.50	193,327.50	2,115,000.00
11/01/41	-		45,336.88	45,336.88	2,115,000.00
05/01/42	155,000.00	4.125%	45,336.88	200,336.88	1,960,000.00
11/01/42	-		42,140.00	42,140.00	1,960,000.00
05/01/43	160,000.00	4.300%	42,140.00	202,140.00	1,800,000.00
11/01/43	-		38,700.00	38,700.00	1,800,000.00
05/01/44	165,000.00	4.300%	38,700.00	203,700.00	1,635,000.00
11/01/44	,		35,152.50	35,152.50	1,635,000.00
05/01/45	175,000.00	4.300%	35,152.50	210,152.50	1,460,000.00
11/01/45	-		31,390.00	31,390.00	1,460,000.00
05/01/46	185,000.00	4.300%	31,390.00	216,390.00	1,275,000.00
11/01/46	-		27,412.50	27,412.50	1,275,000.00
,, .			,		., 0,000.00

Stoneybrook CDD Series 2022-1 Tax Exempt Special Assessment Revenue Bonds (Series 2022-1 Project)

Period				Debt	
Ending	Principal	Coupon	Interest	Service	Principal Balance
05/01/47	190,000.00	4.300%	27,412.50	217,412.50	1,085,000.00
11/01/47	-		23,327.50	23,327.50	1,085,000.00
05/01/48	200,000.00	4.300%	23,327.50	223,327.50	885,000.00
11/01/48	-		19,027.50	19,027.50	885,000.00
05/01/49	210,000.00	4.300%	19,027.50	229,027.50	675,000.00
11/01/49	-		14,512.50	14,512.50	675,000.00
05/01/50	215,000.00	4.300%	14,512.50	229,512.50	460,000.00
11/01/50	-		9,890.00	9,890.00	460,000.00
05/01/51	225,000.00	4.300%	9,890.00	234,890.00	235,000.00
11/01/51	-		5,052.50	5,052.50	235,000.00
05/01/52	235,000.00	4.300%	5,052.50	240,052.50	-
Total	4,325,000.00		3,152,529.13	7,477,529.13	

#### STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT DEBT SERVICE FUND BUDGET - SERIES 2022-2 BONDS FISCAL YEAR 2024

	Adopted	Actual	Projected	Total	Propsed
	Budget	through	though	Actual &	Budget
	FY 2023	3/31/23	9/30/23	Projected	FY 2024
REVENUES					
Assessment levy: on-roll - gross	\$ 566,116				\$ 566,116
Allowable discounts (4%)	(22,645)				(22,645)
Assessment levy - net	543,471	\$ 519,331	\$ 24,140	\$ 543,471	543,471
Interest	-	5,119	5,119	10,238	
Total revenues	543,471	524,450	29,259	553,709	543,471
EXPENDITURES Debt Service					
Principal	105,000	-	105,000	105,000	105,000
Interest	331,278	112,853	218,425	331,278	331,278
Total debt service	436,278	112,853	323,425	436,278	436,278
Other fees & charges Costs of issuance Total other fees & charges Total expenditures	436,278	27,679 27,679 140,532	(27,679) (27,679) 295,746		436,278
Excess/(deficiency) of revenues over/(under) expenditures	107,193	383,918	(276,725)	872,556	107,193
OTHER SOURCES/(USES)					
Transfer out	-	(24,387)	24,387	-	-
Total other sources/(uses)	-	(24,387)	24,387	-	-
Net change in fund balance	107,193	359,531	301,112	(872,556)	107,193
Beginning fund balance (unaudited)	384,588	373,957	733,488	373,957	(498,599)
Ending fund balance (projected)	\$ 491,781	\$ 733,488	\$1,034,600	\$(498,599)	(391,406)
Use of fund balance Reserve fund Interest expense - November 1, 2023 Projected fund balance surplus/(deficit) as o				<u> </u>	(271,734) (216,063) \$ (879,203)

Stoneybrook CDD Series 2022-2 Taxable Special Assessment Revenue Bonds (Series 2022-2 Project)

Period	Detected	0	Indama d	Debt Service	Dringing Polones
Ending	Principal	Coupon	Interest	Service	Principal Balance
11/01/22	-	4 5000/	112,852.92	112,852.92	7,755,000.00
05/01/23	105,000.00	4.500%	218,425.00	323,425.00	7,650,000.00
11/01/23	-	. =	216,062.50	216,062.50	7,650,000.00
05/01/24	110,000.00	4.500%	216,062.50	326,062.50	7,540,000.00
11/01/24	-		213,587.50	213,587.50	7,540,000.00
05/01/25	115,000.00	4.500%	213,587.50	328,587.50	7,425,000.00
11/01/25	-		211,000.00	211,000.00	7,425,000.00
05/01/26	120,000.00	4.500%	211,000.00	331,000.00	7,305,000.00
11/01/26	-		208,300.00	208,300.00	7,305,000.00
05/01/27	125,000.00	4.500%	208,300.00	333,300.00	7,180,000.00
11/01/27	-		205,487.50	205,487.50	7,180,000.00
05/01/28	135,000.00	5.500%	205,487.50	340,487.50	7,045,000.00
11/01/28	-		201,775.00	201,775.00	7,045,000.00
05/01/29	140,000.00	5.500%	201,775.00	341,775.00	6,905,000.00
11/01/29	-		197,925.00	197,925.00	6,905,000.00
05/01/30	150,000.00	5.500%	197,925.00	347,925.00	6,755,000.00
11/01/30	-		193,800.00	193,800.00	6,755,000.00
05/01/31	160,000.00	5.500%	193,800.00	353,800.00	6,595,000.00
11/01/31	-		189,400.00	189,400.00	6,595,000.00
05/01/32	165,000.00	5.500%	189,400.00	354,400.00	6,430,000.00
11/01/32	-		184,862.50	184,862.50	6,430,000.00
05/01/33	175,000.00	5.750%	184,862.50	359,862.50	6,255,000.00
11/01/33	-		179,831.25	179,831.25	6,255,000.00
05/01/34	185,000.00	5.750%	179,831.25	364,831.25	6,070,000.00
11/01/34	-		174,512.50	174,512.50	6,070,000.00
05/01/35	200,000.00	5.750%	174,512.50	374,512.50	5,870,000.00
11/01/35	-		168,762.50	168,762.50	5,870,000.00
05/01/36	210,000.00	5.750%	168,762.50	378,762.50	5,660,000.00
11/01/36	-		162,725.00	162,725.00	5,660,000.00
05/01/37	220,000.00	5.750%	162,725.00	382,725.00	5,440,000.00
11/01/37	-		156,400.00	156,400.00	5,440,000.00
05/01/38	235,000.00	5.750%	156,400.00	391,400.00	5,205,000.00
11/01/38	-		149,643.75	149,643.75	5,205,000.00
05/01/39	250,000.00	5.750%	149,643.75	399,643.75	4,955,000.00
11/01/39	-		142,456.25	142,456.25	4,955,000.00
05/01/40	265,000.00	5.750%	142,456.25	407,456.25	4,690,000.00
11/01/40	-		134,837.50	134,837.50	4,690,000.00
05/01/41	280,000.00	5.750%	134,837.50	414,837.50	4,410,000.00
11/01/41	-		126,787.50	126,787.50	4,410,000.00
05/01/42	295,000.00	5.750%	126,787.50	421,787.50	4,115,000.00
11/01/42	, -		118,306.25	118,306.25	4,115,000.00
05/01/43	315,000.00	5.750%	118,306.25	433,306.25	3,800,000.00
11/01/43	-		109,250.00	109,250.00	3,800,000.00
05/01/44	330,000.00	5.750%	109,250.00	439,250.00	3,470,000.00
11/01/44	,		99,762.50	99,762.50	3,470,000.00
05/01/45	350,000.00	5.750%	99,762.50	449,762.50	3,120,000.00
11/01/45			89,700.00	89,700.00	3,120,000.00
05/01/46	370,000.00	5.750%	89,700.00	459,700.00	2,750,000.00
11/01/46	-,	/ -	79,062.50	79,062.50	2,750,000.00
				-,	, ,

Stoneybrook CDD Series 2022-2 Taxable Special Assessment Revenue Bonds (Series 2022-2 Project)

Period				Debt	
Ending	Principal	Coupon	Interest	Service	Principal Balance
05/01/47	395,000.00	5.750%	79,062.50	474,062.50	2,355,000.00
11/01/47	-		67,706.25	67,706.25	2,355,000.00
05/01/48	420,000.00	5.750%	67,706.25	487,706.25	1,935,000.00
11/01/48	-		55,631.25	55,631.25	1,935,000.00
05/01/49	445,000.00	5.750%	55,631.25	500,631.25	1,490,000.00
11/01/49	-		42,837.50	42,837.50	1,490,000.00
05/01/50	470,000.00	5.750%	42,837.50	512,837.50	1,020,000.00
11/01/50	-		29,325.00	29,325.00	1,020,000.00
05/01/51	495,000.00	5.750%	29,325.00	524,325.00	525,000.00
11/01/51	-		15,093.75	15,093.75	525,000.00
05/01/52	525,000.00	5.750%	15,093.75	540,093.75	-
Total	7,755,000.00		8,580,940.42	16,335,940.42	

#### STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT ENTERPRISE FUND BUDGET - IRRIGATION FISCAL YEAR 2024

		Fiscal \	Year 2023		
	Adopted	Actual	Projected	Total	Propsed
	Budget	through	though	Actual &	Budget
	FY 2023	3/31/23	9/30/23	Projected	FY 2024
OPERATING REVENUES					
Assessment levy: on-roll - gross	\$ 130,884				\$ 131,198
Allowable discounts (4%)	(5,235)				(5,248)
Assessment levy - net	125,649	\$ 120,073	\$ 5,576	\$ 125,649	125,950
Direct Bill: Golf Course	59,613	29,806	29,807	59,613	59,756
Irrigation revenue	170,000	11,970	158,030	170,000	170,000
Interest income	-	3	3	6	
Total operating revenues	355,262	161,852	193,416	355,268	355,706
OPERATING EXPENSES					
Administrative Expenses					
Audit	4,635	-	4,635	4,635	4,635
Accounting*	8,742	4,371	4,371	8,742	8,742
Utility billing	31,500	15,590	15,697	31,287	31,500
Miscellaneous*	2,500	1,009	1,491	2,500	2,500
Total administrative expenses	47,377	20,970	26,194	47,164	47,377
Irrigation services					
Service/permit monitoring contracts	3,000	450	2,550	3,000	3,000
Line repairs/labor	55,000	20,625	20,000	40,625	55,000
Insurance*	14,784	-	14,784	14,784	15,228
Effluent water supply*	115,000	11,676	75,000	86,676	115,000
Electricity	26,000	13,660	15,000	28,660	30,000
Pumps & machinery	27,000	1,408	10,000	11,408	20,000
Depreciation*	40,603	20,302	20,301	40,603	40,603
Personnel	27,000	10,627	13,000	23,627	27,000
Total irrigation services	308,387	78,748	170,635	249,383	305,831
Total operating expenses	355,764	99,718	196,829	296,547	353,208
Operating gain/(loss)	(502)	62,134	(3,413)	58,721	2,498
NONOPERATING REVENUES/(EXPENSES)					
Interest, penalties & miscellaneous income	100	-	100	100	100
Total non operating revenues/(expenses)	100	-	100	100	100
Income before contributions and transfers	(402)	62,134	(3,313)	58,821	2,598
Change in assets	(402)		(3,313)	58,821	2,598
Total net assets - beginning	228,280	209,631	271,765	209,631	268,452
Total net assets - ending	\$ 227,878	\$ 271,765	\$ 268,452	\$ 268,452	\$ 271,050
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\* These expense items are considered fixed costs and are offset by assessment levy revenue.

	Assessment Summary								
							Total		
Туре	Units	Units 2023			2024	Revenue			
On-roll	1,119	\$	74.52	\$	117.25	\$	131,203		
Direct Bill: Golf Course	531		70.58		112.53		59,753		
						\$	190,956		

#### STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT DEFINITIONS OF ENTERPRISE FUND - IRRIGATION EXPENDITURES FISCAL YEAR 2024

#### **OPERATING EXPENSES** Administrative Expenses Audit \$ 4,635 Pursuant to Florida State Law and the Rules of the Auditor General, the District is required to undertake an independent examination of it books, records and accounting procedures each fiscal year. The District has entered into a contract with Grau & Associates to perform this service. Accounting\* 8.742 Wrathell, Hunt and Associates, LLC, prepares all financial work related to the Districts' funds (general, debt service and capital projects, etc.). This includes monthly financials, the annual budget and various other items. Utility billing 31,500 Utility billing is charged on a base rate of \$3,600 a year for up to the first 250 accounts (plus reimbursable). The District is charged \$1.75 per account per month for additional accounts over 250. The District currently bills 750 accounts. Miscellaneous\* 2,500 Bank charges and other miscellaneous expenses incurred during the year. **Irrigation services** 3.000 Service/permit monitoring contracts Covers the costs of a preventative maintenance and water quality/ levels reporting contracts. Line repairs/labor 55.000 Covers the costs of labor and outside contractor expense associated with service line, valve and blow off operation and repairs. Effluent water supply\* 115,000 The cost of receiving a portion of the District's irrigation water requirements from Lee County in the form of effluent water. Electricity 30.000 Cost of electricity for operation of Districts' new wells and high service pump station. Pumps & machinery 20,000 Covers costs of scheduled and unscheduled repairs and maintenance to the high service pumps, motors, electronics that make up the pump station and new wellfield. Depreciation\* 40,603 Personnel 27,000 Total operating expenses 353.208 \* These expense items are fixed costs and are offset by assessment levy revenue.

#### STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT PROPOSED ASSESSMENTS

				Propo	sed I	- iscal Year	2023	}				
Bond		ries 2022 ot Service		ries 2013 ot Service		O & M	lr	rigation		Total		Adopted al Year 2022
Designation	Ass	sessment	Ass	sessment	As	sessment	Ass	sessment	As	sessment	Total	Assessment
SF 40/Commercial	\$	-	\$	-	\$	535.65	\$	-	\$	535.65	\$	575.00
SF 50		737.54		325.00		535.65		117.25		1,715.44		974.52
SF 60		737.54		325.00		535.65		117.25		1,715.44		974.52
SF 75		737.54		325.00		535.65		117.25		1,715.44		974.52
2 ST		737.54		325.00		535.65		117.25		1,715.44		974.52
6plex		737.54		325.00		535.65		117.25		1,715.44		974.52

## STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT



#### **RESOLUTION 2023-05**

#### A RESOLUTION OF THE STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2023/2024 AND PROVIDING FOR AN EFFECTIVE DATE

**WHEREAS**, the Stoneybrook Community Development District("District") is a local unit of special-purpose government created by, and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Lee County, Florida; and

**WHEREAS,** the Board of Supervisors of the District ("Board") is statutorily authorized to exercise the powers granted to the District; and

**WHEREAS,** all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

**WHEREAS,** the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT:

**SECTION 1. ADOPTING REGULAR MEETING SCHEDULE.** Regular meetings of the District's Board shall be held during Fiscal Year 2023/2024 as provided on the schedule attached hereto as **Exhibit A**.

**SECTION 2. FILING REQUIREMENT.** In accordance with Section 189.015(1), *Florida Statutes*, the District's Secretary is hereby directed to file a schedule of the District's regular meetings annually with Lee County and the Florida Department of Economic Opportunity.

**SECTION 3. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this 23rd day of May, 2023.

Attest:

#### STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

#### Exhibit A

#### STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT

#### BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE

#### LOCATION

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

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 24, 2023	Regular Meeting	9:00 AM
November 28, 2023	Regular Meeting	9:00 AM
December 12, 2023*	Regular Meeting	9:00 AM
January 23, 2024	Regular Meeting	9:00 AM
February 27, 2024	Regular Meeting	9:00 AM
March 26, 2024	Regular Meeting	9:00 AM
April 23, 2024	Regular Meeting	9:00 AM
May 28, 2024	Regular Meeting	6:00 PM
June 25, 2024	Regular Meeting	6:00 PM
July 23, 2024	Regular Meeting	9:00 AM
August 27, 2024	Regular Meeting	6:00 PM
September 24, 2024	Regular Meeting	9:00 AM

\*Exception

December meeting date is two weeks earlier to accommodate the Christmas Holiday

# STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT

# UNAUDITED FINANCIAL STATEMENTS A

STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT FINANCIAL STATEMENTS UNAUDITED MARCH 31, 2023

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### STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT BALANCE SHEET GOVERNMENTAL FUNDS MARCH 31, 2023

	Major Funds														
	General	Revenue Service Servi		Debt Service eries 2022-1	Debt Capital Service Projects Series 2022-2 Series 2022-1				Capital Projects 1 Series 2022-2		Go	Total vernmental Funds			
ASSETS	General		Fullu	36	illes 2014	36	enes 2022-1	Sei	165 2022-2	36	enes 2022-1	Sei	165 2022-2		Funds
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		4,594,420
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	\$	509,207	\$	8,177,960
LIABILITIES & FUND BALANCES															
Liabilities:	¢	¢	6.532	¢		¢		¢		¢		¢		¢	6.532
Sales tax payable	\$ -	\$	6,532	\$	-	\$	-	\$	-	\$	-	\$	-	\$	- ,
Contracts payable	-		-		-		-		-		133,303		-		133,303
Due to other funds							47 470		64 464				400 454		E17 700
General fund	-		-		-		17,172		61,464		-		439,154		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		-		-	·	47 470		-		400.000		420.454		98,108
Total liabilities	855,211		6,532		-		17,172		61,464		133,303		439,154		1,512,836
Fund balances:															
Restricted:															
Debt service	-		-		330,868		350,108		733,488		-		-		1,414,464
Capital projects	-				-		-		-		3,951,910		70,053		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		70,053		6,665,124
Total liabilities and fund balances	\$ 1,882,126	\$	208,314	\$	330,868	\$	367,280	\$	794,952	\$	4,085,213	\$	509,207	\$	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

			011	Veerte		0/
		Current Month		Year to	Pudget	% of
REVENUES		vionin		Date	Budget	Budget
Assessment levy	\$	8,284	\$	348,244	\$362,731	96%
Interest and miscellaneous (incl. FEMA)	φ	0,204 16	φ	340,244 150	\$302,731 1,000	90 <i>%</i> 15%
Range fees		30,980		53,880	-	#DIV/0!
Total revenues		39,280		402,274	363,731	111%
EXPENDITURES		00,200		102,211		11170
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 Annual district filing fee		94		1,078 175	1,000 175	108% 100%
Total administrative		12,770		68,449	111,498	61%
Landscape Maintenance		12,770		00,449	111,490	0176
Other contractual						
Personnel services		20,598		94,390	244,350	39%
Capital outlay-mowers/carts		- 20,000			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		31,211		185,143	449,338	41%
Other fees and charges						
Other fees and charges Tax collector				1 605	1 707	0.49/
Property appraiser		- 1,121		1,625 1,121	1,737 1,158	94% 97%
Total other fees and charges		1,121		2,746	2,895	97 %
Total expenditures		45,102		256,338	563,731	95 % 45%
Excess/(deficiency) of revenues		43,102		230,330	303,731	4378
over/(under) expenditures		(5,822)		145,936	(200,000)	
		(0,022)		140,000	(200,000)	
OTHER FINANCING SOURCES (USES)						
Transfers out		-		-	(200,000)	0%
Total other financing sources & uses		-		-	(200,000)	0%
3						
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	\$1,	,026,915	\$	1,026,915	\$465,927	

# 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		Month		Date	
Commercial rental	\$	14,927	\$	180,633	
Cam reserves	Ŧ	1,205	Ŧ	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	
0.04					
O&M		4 400		0.400	
Property management Electricity		1,400 46		8,400 191	
Repairs & maintenance		40		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	
		10,400		170,213	
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

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

# STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT AMORTIZATION SCHEDULE SERIES 2014 SPECIAL ASSESSMENT REVENUE BONDS

Period Ending	Principal	Coupon	Interest		Debt Service
11/01/22	-		11,3	375	11,375
05/01/23	325,000	7%	11,3	375	336,375
	\$ 325,000		\$ 22,7	<u>750 </u> \$	347,750

# 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		6,082		240,191	 248,823	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		-		60,336	 411,980	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)		-		(12,664)	200,000	-6%
Net change in fund balance		6,082		167,191	36,843	
Fund balance - beginning		344,026		182,917	172,643	
Fund balance - ending	\$	350,108	\$	350,108	\$ 209,486	

# 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

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

# 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 Total expenditures	<u> </u>	<u>    133,303                             </u>
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	4 574	4-
Interest	1,571	7,747
Total revenues	1,571	7,747
EXPENDITURES	<u> </u>	
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:	<b></b>
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

		urrent ⁄Ionth	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		7,837	 161,852	355,262	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		3,877	 20,970	47,377	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		22,958	 78,748	308,387	26%
Operating gain/(loss)	(	(18,998)	62,134	(502)	
NONOPERATING REVENUES/(EXPENSES)					
Interest, penalties & miscellaneous income		-	-	100	0%
Total nonoperating revenues (expenses)		-	 -	100	0%
Change in net position		(18,998)	62,134	(402)	
Total net position - beginning		290,763	 209,631	228,280	
Total net position - ending	\$2	271,765	\$ 271,765	\$ 227,878	

\*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 MARCH 31, 2023

ASSETS	E	Balance
Current assets:		
Cash		
SunTrust acct #1660*	\$	880,620
SunTrust acct #7736 (petty cash)		4,038
SunTrust acct #3187 (petty cash)		2,552
Petty cash - registers		200
Lunch bar		100
Pro shop		200
Investments		
Cost of issuance - series 2014		319
Reserve - series 2014		204,028
Interest - series 2014		27,765
Sinking - series 2014		119,761
Reserve - series 2019		10,002
Inventory		
Pro shop		
Accounts receivable		4,302
Bags & accessories		12,087
Balls		58,847
Clubs		49,506
Gloves		3,914
Headwear		11,394
Ladies wear		31,950
Mens wear		24,489
Shoes		6,706
Miscellaneous		40,164
Concession		
Food		35,128
Beer		1,970
Soft beverages		15,129
Due from general fund		100,865
Due from special revenue fund		8,866
Due from irrigation fund		23,094
Due from other governments		
Lease deposit		860
Deposits		0.050
Coastal Beverage		2,250
FP&L		8,100
JJ Taylor		3,500
TAQ		00.400
Reserves		38,163
Rental clubs inventory		22,400
Undeposited funds		544
Total current assets		1,753,813

# STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT STATEMENT OF NET POSITION PROPRIETARY FUND - GOLF MARCH 31, 2023

Noncurrent assets:	Balance
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	(4,124,585)
Total capital assets, net of accumulated depreciation	4,677,332
Total noncurrent assets	4,677,332
Total assets	6,431,145
Current liabilities:	E 4 40
Accounts payable	5,140
Gratuities payable	13,585
Sales tax payable	37,444
Rainchecks	6
Due to others	8,876
Gift certificates	53,002
Accrued interest - series 2014	27,971
Total current liabilities	146,024
Negerment liebilities.	
Noncurrent liabilities:	47
Capital leases payable	17
Bonds payable - series 2014	935,000
Note payable - series 2019	64,796
Total noncurrent liabilities	999,813
Total liabilities	1,145,837
NET POSITION	
Net investment in capital assets	4,674,488
Unrestricted	610,820
Total net position	\$ 5,285,308
	ψ 0,200,000

	FY '22	FY '23	Variance Actual	FY '23	Variance Budget to	Variance Budget to	FY '22	FY '23	Variance Actual	FY '23	Variance Budget to	Variance Budget to
REVENUES	Actual	Actual	'22 to '23	Budget	Actual	Actual	Actual	Actual	'22 to '23	Budget	Actual	Actual
Consolidated												
Unclassified revenue	\$-	\$ 189	\$ 101	\$ -	N/A	\$ 189	3,323 \$	1.003	\$ (2,320)	-	N/A	1,003
Administrative	φ -	1.061	1.054	Ψ -	N/A	1,061	26	84,200	\$4.174		N/A	84,200
Golf course	535,269	597,309	62,040	535,495	112%	61,814	2,270,060	2,470,737	200,677	2,267,019	109%	203,718
Pro shop	17,226	21,988	4,762	17,358	127%	4,630	90,699	103,985	13,286	97,018	107%	6,967
Concession	18,408	16,893	(1,515)	18,600	91%	(1,707)	104,935	96,094	(8,841)	106,064	91%	(9,970)
Total consolidated revenues	570,910	637,440	66,442	571,453	112%	65,987	2,469,043	2,756,019	286,976	2,470,101	112%	285,918
Total consolidated revenues	570,510	007,440	00,442	571,455		00,007	2,400,040	2,700,013	200,070	2,470,101		200,010
Cost of sales												
Consolidated												
Pro shop	12,632	14,358	1,726	12,461	115%	1,897	45,565	69,815	24,250	62,103	112%	7.712
Concession	5.813	4,535	(1,278)	6,175	73%	(1,640)	41,203	26,022	(15,181)	28,664	91%	(2,642)
Total consolidated cost of sales	18,445	18,893	448	18,636	101%	257	86,768	95,837	9,069	90,767	106%	5,070
Gross consolidated earnings	552,465	618,547	65,994	552,817	112%	65,730	2,382,275	2,660,182	277,907	2,379,334	112%	280,848
Ũ							, ,	, ,	,	, ,	-	· · · · ·
Expenses												
Consolidated												
Administrative	44,977	36,695	(8,290)	31,018	118%	5,677	293,725	304,072	10,347	233,385	130%	70,687
Concession	13,758	7,613	(6,145)	6,101	125%	1,512	86,124	41,144	(44,980)	32,436	127%	8,708
Golf course	113,507	202,942	89,435	130,291	156%	72,651	609,306	954,706	345,400	804,947	119%	149,759
Pro shop	97,216	100,244	3,028	79,454	126%	20,790	460,437	533,497	73,060	453,107	118%	80,390
Total consolidated expenses	269,458	347,494	78,028	246,864	141%	100,630	1,449,592	1,833,419	383,827	1,523,875	120%	309,544
NONOPERATING REVENUES/(EXPENSES)												
Interest	(6,154)	(5,454)	700	(6,154)	89%	700	(33,717)	(33,425)	292	(36,924)		3,499
Total other financing sources/(uses)	(6,154)	(5,454)	700	(6,154)	89%	700	(33,717)	(33,425)	292	(36,924)	91%	3,499
Change in net position	276,853	265,599	\$ (11,334)	299,799	_	\$ (34,200)	898,966	793,338	\$ (105,628)	818,535		\$ (25,197)
		-			-							
Total net position - beginning	4,762,227	5,019,709	-	4,864,723	_		4,140,202	4,491,970		4,345,987	-	
Total net position - ending	\$ 5,039,080	\$ 5,285,308		\$ 5,164,522			\$ 5,039,168 \$	5,285,308		\$ 5,164,522		
			=		-						-	

				Current	Month		Year to Date							
				Variance		Variance	Variance			Variance		Variance	Variance	
	FY '22		FY '23	Actual	FY '23	Budget to	Budget to	FY '22	FY '23	Actual	FY '23	Budget to	Budget to	
	Actua		Actual	'22 to '23	Budget	Actual	Actual	Actual	Actual	'22 to '23	Budget	Actual	Actual	
REVENUES														
Unclassified revenue	\$	88 \$	189	\$ 101	\$ -	N/A	\$ 189	3,323 \$	1,003	\$ (2,320)	\$ -	N/A	\$ 1,003	
Administrative														
Other	\$	-	30	\$ 30	\$-	N/A	\$ 30	-	180	\$ 180	\$-	N/A	\$ 180	
Insurance proceeds		-	-	-	-	N/A	-	-	79,255	79,255	-	N/A	79,255	
Interest		7	1,031	1,024	-	N/A	1,031	26	4,765	4,739	-	N/A	4,765	
Total administrative revenues		7	1,061	1,054	-	N/A	1,061	26	84,200	84,174	-	N/A	84,200	
EXPENSES														
Administrative														
Legal		-	-	-	292	0%	(292)	-	-	-	1,748	0%	(1,748)	
Accounting Services			4,083	4,083		N/A	4,083		24,500	24,500	-	N/A	24,500	
A/C maintenance		-	-	-	500	0%	(500)	-	-	-	1,000	0%	(1,000)	
Audit		-	-	-	981	0%	(981)	-	-	-	5,886	0%	(5,886)	
Building maintenance	3,	577	2,271	(1,306)	-	N/A	2,271	43,215	78,391	35,176	16,000	490%	62,391	
Copy machine lease		98	1,036	938	660	157%	376	2,736	2,583	(153)	3,960	65%	(1,377)	
Fire alarm (cart barn)		-	-	-	25	0%	(25)	-	-	-	895	0%	(895)	
Depreciation	16,	500	16,500	-	16,500	100%	-	99,000	99,000	-	99,000	100%	-	
Insurance	6,	648	9,168	2,520	-	N/A	9,168	42,889	50,803	7,914	24,000	212%	26,803	
Management fee		083	-	(4,083)			(4,083)	24,500	-	(24,500)	24,500	0%	(24,500)	
Pest control		157	165	8	167		(2)	942	990	48	1,002	99%	(12)	
Meeting expenses, travel expenses		-	-	-	125		(125)	155	1,260	1,105	750	168%	510	
Postage		-	-	-	250		(250)	-	-	-	1,500	0%	(1,500)	
Taxes		-	-	-	-	N/A	-	353	358	5	-	N/A	358	
Window cleaning		-	-	-	-	1.077	-	-	-	-	150	0%	(150)	
Utilities (Electricity paid to FP&L)		421	471	50	417		54	2,503	2,100	(403)	2,498	84%	(398)	
Utillities (Water paid to Duffy's)		-	-	-	50		(50)	-	-	-	300	0%	(300)	
CAM		867	-	(2,867)			(2,407)	25,536	-	(25,536)	14,442	0%	(14,442)	
Lease		852	-	(7,852)	4,561	0%	(4,561)	46,196	40,383	(5,813)	27,366	148%	13,017	
Trustee fees	2,	963	2,963	-	-	N/A	2,963	2,963	2,963	-	5,388	55%	(2,425)	
Dissemination agent		-	-	-	-	N/A	-	-	-	-	1,000	0%	(1,000)	
Arbitrage rebate calculation		-	-	-	-	N/A	-	-	-	-	2,000	0%	(2,000)	
Software errors	(	189)	30	219	-	N/A	30	(642)	199	841	-	N/A	199	
Miscellaneous		-	8	-	-		8	3,379	542	(2,837)	-	N/A	542	
Total administrative expenses		977	36,695	(8,290)			5,677	293,725	304,072	10,347	233,385		70,687	
Net administrative earnings	(44,	970)	(35,634)	9,336	(31,018	) 115%	(4,616)	(293,699)	(219,872)	73,827	(233,385)	94%	13,513	

			Current M	onth			Year to Date						
			Variance		Variance	Variance			Variance		Variance	Variance	
	FY '22	FY '23	Actual	FY '23	Budget to	Budget to	FY '22	FY '23	Actual	FY '23	Budget to	Budget to	
	Actual	Actual	'22 to '23	Budget	Actual	Actual	Actual	Actual	'22 to '23	Budget	Actual	Actual	
REVENUES													
Concession													
Food sales	3,243	3,270	27	2,900	113%	370	23,128	19,010	(4,118)	22,410	85%	(3,400)	
Food cart sales	-	-	-	200	0%	(200)	-	-	-	2,781	0%	(2,781)	
Beer sales	11,825	10,051	(1,774)	9,000	112%	1,051	64,767	58,593	(6,174)	58,020	101%	573	
Beer cart sales	-	-	-	300	0%	(300)	-	-	-	3,042	0%	(3,042)	
Soft beverage sales	3,340	3,572	232	5,900	61%	(2,328)	17,040	18,491	1,451	16,550	112%	1,941	
Soft beverage cart sales	-	-	-	300	0%	(300)	-	-	· -	3,261	0%	(3,261)	
Total concession revenues	18,408	16,893	(1,515)	18,600	91%	(1,707)	104,935	96,094	(8,841)	106,064	91%	(9,970)	
Cost of goods sold													
Concession						(000)		0.450	(0.70.1)		1=0/	(0.500)	
Food	229	554	325	1,447	38%	(893)	11,947	3,156	(8,791)	6,718	47%	(3,562)	
Beer	4,381	3,479	(902)	3,377	103%	102	22,806	20,173	(2,633)	15,676	129%	4,497	
Soft beverage	<u>1,203</u> 5.813	502 4,535	(701)	<u>1,351</u> 6.175	37% 73%	(849)	6,450 41,203	2,693 26,022	(3,757)	6,270	43% 91%	(3,577)	
Total cost of goods sold Gross concession earnings	12,595	4,535	(1,278)	12,425		(1,640) (67)	63,732	70.072	(15,181) 6.340	28,664 77,400	91% 91%	(2,642)	
Gross concession earnings	12,595	12,330	(237)	12,423	99%	(67)	03,732	70,072	6,340	77,400	91%	(7,328)	
EXPENSES													
Concession													
Beverage cart lease	422	427	5	400	107%	27	2,891	2,561	(330)	2,400	107%	161	
Equipment repair	-	-	-	25	0%	(25)	-	-	-	150	0%	(150)	
Licenses & permits	-	-	-	834	0%	(834)	242	-	(242)	834	0%	(834)	
Payroll concession	4,569	5,882	1,313	3,740	157%	2,142	31,162	29,632	(1,530)	22,440	132%	7,192	
Payroll taxes/concession	427	545	118	602	91%	(57)	2,923	2,510	(413)	3,612	69%	(1,102)	
Pay related group insurance	7,580	-	(7,580)	-	N/A	-	45,479	-	(45,479)	-	N/A	-	
Pay related 401(k)	-	27	27		N/A	27	-	447	447	-	N/A	447	
Cash over/short	-	(23)	(23)	-	N/A	(23)	-	(84)	(84)	-	N/A	(84)	
Supplies	760	755	(5)	500	151%	255	3,427	6,078	2,651	3,000	203%	3,078	
Total concession expenses	13,758	7,613	(6,145)	6,101	125%	1,512	86,124	41,144	(44,980)	32,436	127%	8,708	
Net concession earnings	(1,163)	4,745	5,908	6,324	75%	(1,579)	(22,392)	28,928	51,320	44,964	64%	(16,036)	

			Current Mo	onth		Year to Date						
			Variance		Variance	Variance			Variance		Variance	Variance
	FY '22	FY '23	Actual	FY '23	Budget to	Budget to	FY '22	FY '23	Actual	FY '23	Budget to	Budget to
DEVENUES	Actual	Actual	'22 to '23	Budget	Actual	Actual	Actual	Actual	'22 to '23	Budget	Actual	Actual
REVENUES												
Golf Course Memberships		6,268	\$ 6,268 \$	r	N/A	6,268	- \$	6,268	\$ 6,268		N/A	6,268
•	- • 7000	,	. ,			,		,	. ,	- ¢ 400.070		,
Annual pass	\$ 7,880	12,325		-	N/A	. ,		,	\$ 54,629			\$ 31,095
Green fees + gps	504,527	534,037	29,510	505,425	106%	28,612	2,042,820	2,155,101	112,281	2,015,905	107%	139,196
Range fees	25,997	39,786	13,789	26,025	153%	13,761	128,329	153,451	25,122	126,088	122%	27,363
Club rentals	1,850	4,078	2,228	1,850	220%	2,228	11,843	14,536	2,693	12,298	118%	2,238
Handicaps	240	235	(5)	669	35%	(434)	2,958	7,007	4,049	3,147	223%	3,860
Lake ball	-	-	-	365	0%	(365)	-	-	-	1,716	0%	(1,716)
Irrigation - Stoney Master	-	-	-	61	0%	(61)	-	-	-	286	0%	(286)
Sbjrgolf	-	-	-	400	0%	(400)	800	220	(580)	2,400	9%	(2,180)
Pga staff	-	80	80	200	40%	(120)	3,145	80	(3,065)	1,200	7%	(1,120)
Miscellaneous	(5,225)	500	5,725	500	100%	-	2,600	2,000	(600)	3,000	67%	(1,000)
Total golf course	535,269	597,309	62,040	535,495	112%	61,814	2,270,060	2,470,737	200,677	2,267,019	109%	203,718
Pro Shop												
Bags & accessories	321	3,739	3,418	321	1165%	3,418	8,799	8,305	(494)	9,919	84%	(1,614)
Balls	5,506	9,830	4,324	5,506	179%	4,324	35,126	37,896	2,770	35,540	107%	2,356
Clubs	2,200	-	(2,200)	2,200	0%	(2,200)	3,965	580	(3,385)	3,381	17%	(2,801)
Gloves	1,308	1,747	439	1,308	134%	439	6,860	9,683	2,823	7,218	134%	2,465
Headwear	2,282	2,154	(128)	2,261	95%	(107)	9,716	14,009	4,293	10,547	133%	3,462
Ladies wear	1,932	1,209	(723)	2,006	60%	(797)	5,998	5,825	(173)	6,340	92%	(515)
Mens wear	2,737	2,088	(649)	2,817	74%	(729)	13,279	20,024	6,745	14,995	134%	5,029
Shoes	940	1,221	281	939	130%	282	6,956	7,663	707	9,078	84%	(1,415)
Total pro shop	17,226	21,988	4,762	17,358	127%	4,630	90,699	103,985	13,286	97,018	107%	6,967
Total revenues	552,495	619,297	66,802	552,853	112%	66,444	2,360,759	2,574,722	213,963	2,364,037	109%	210,685
Cost of goods sold												
Pro shop												
Bags & accessories	133	-	(133)	132	0%	(132)	862	317	(545)	4,601	7%	(4,284)
Balls	3,388	6,221	2,833	3,387	184%	2,834	15,309	22,696	7,387	20,767	109%	1,929
Clubs	1,700	-	(1,700)	1,700	0%	(1,700)	1,784	572	(1,212)	3,472	16%	(2,900)
Gloves	688	718	30	687	105%	31	4,583	3,651	(932)	3,891	94%	(240)
Headwear	1,199	1,209	10	1,199	101%	10	3,639	8,984	5,345	6,219	144%	2,765
Ladies wear	2,041	1,197	(844)	2,041	59%	(844)	4,584	6,530	1,946	6,510	100%	20
Mens wear	2,496	1,591	(905)	2,496	64%	(905)	10,049	17,068	7,019	11,864	144%	5,204
Shoes	987	1,176	189	986	119%	190	1,886	6,540	4,654	5,781	113%	759
Miscellaneous	-	2,443	2,443	-	N/A	2,443	3,251	4,094	843	-	N/A	4,094
Discounts earned	-	(197)	(197)	(167)		(30)	(382)	(637)	(255)	(1,002)	64%	365
Total cost of goods sold	12,632	14,358	1,726	12,461	115%	1,897	45,565	69,815	24,250	62,103	112%	7,712
Gross earnings	539,863	604,939	65,076	540,392	112%	64,547	2,315,194	2,504,907	189,713	2,301,934	109%	202,973

			Current M	onth			Year to Date							
			Variance		Variance	Variance			Variance		Variance	Variance		
	FY '22	FY '23	Actual	FY '23	Budget to	Budget to	FY '22	FY '23	Actual	FY '23	Budget to	Budget to		
	Actual	Actual	'22 to '23	Budget	Actual	Actual	Actual	Actual	'22 to '23	Budget	Actual	Actual		
EXPENSES														
Pro shop	2,200	1,100	(1,100)	1,100	100%		7,050	5,500	(1 550)	6,600	83%	(1,100)		
Advertising	,	1,100	( , ,	,		-	,	,	(1,550)	,		( , ,		
Alarm	6,043	-	(6,043)	77	0%	(77)	7,375	1,043	(6,332)	2,385	44%	(1,342)		
Association dues	-	-	-	-	N/A	-	150	150	-	-	N/A	150		
Credit card expense**	15,924	17,792	1,868	-	N/A	17,792	68,065	74,695	6,630	-	N/A	74,695		
Bank charges	679	719	40	19,761	4%	(19,042)	2,972	3,342	370	81,689	4%	(78,347)		
Cart lease	13,408	13,358	(50)	13,153	102%	205	88,261	90,637	2,376	78,918	115%	11,719		
Cart maintenance	3,714	-	(3,714)	500	0%	(500)	7,587	631	(6,956)	2,250	28%	(1,619)		
Cash (over)/short	2,387	269	(2,118)	-	N/A	269	1,885	938	(947)	-	N/A	938		
Commission	-	-	-	1,045	0%	(1,045)	-	-	-	4,779	0%	(4,779)		
Computer support (IBS)	754	155	(599)	-	N/A	155	3,768	5,082	1,314	-	N/A	5,082		
Electric cart barn	1,901	1,994	93	1,517	131%	477	10,922	8,759	(2,163)	7,525	116%	1,234		
Employee enrollment testing	-	-	-	14	0%	(14)	-	-	-	385	0%	(385)		
Equipment repair/maintenance	-	-	-	71	0%	(71)	-	764	764	498	153%	266		
Handicap system/GHIN	-	-	-	97	0%	(97)	-	-	-	701	0%	(701)		
Internet access	-	-	-	132	0%	(132)	814	-	(814)	792	0%	(792)		
Education	-	-	-	-	N/A	-	-	1,971	1,971	1,500	131%	471		
License/permits	-	492	492	-	N/A	492	492	492	· _	476	103%	16		
Office supplies	128	1,033	905	95	1087%	938	1,175	3,224	2,049	951	339%	2,273		
Payroll	39,528	50,299	10,771	31,611	159%	18,688	207,382	240,890	33,508	188,450	128%	52,440		
Payroll taxes & fees	7,985	4,550	(3,435)	5,089	89%	(539)	28,086	22,120	(5,966)	29,122	76%	(7,002)		
Pay related group insurance	-	365	365	3,161	12%	(2,796)	-	15,021	15,021	18,088	83%	(3,067)		
Pay related 401k match	219	1,449	1,230	105	1380%	1,344	1,465	5,291	3,826	630	840%	4,661		
Printing	-	-	-	-	N/A	-	-	-	-	95	0%	(95)		
Range	-	3,504	3,504	-	N/A	3,504	1,759	26,850	25,091	8,000	336%	18,850		
Repairs & maintenance	-	-	-	71	0%	(71)	-	-	-	357	0%	(357)		
Scorecards/pencils	321	-	(321)	-	N/A	-	1,477	1,994	517	4,000	50%	(2,006)		
Signage	-	-	-	-	N/A	-	-	-	-	238	0%	(238)		
Small tools	-	-	-	-	N/A	-	-	-	-	48	0%	(48)		
Storage unit	-	110	110	81	136%	29	323	650	327	486	134%	164		
Supplies	8	- 477	(8)	417	0%	(417)	103	1,244	1,141 (665)	2,502	50%	(1,258)		
Telephone	57		420	208	229%	269	1,626	961	· · ·	1,248	77%	(287)		
Towels Trash removal	875 987	845 1,180	(30) 193	432 600	196% 197%	413 580	3,791 5,867	4,079 7,006	288 1,139	2,592 3,600	157% 195%	1,487 3,406		
Uniforms		460			N/A	460	5,007	7,008 967	967	3,500	28%	,		
Water & sewer	- 98	460 93	460 (5)	- 62	150%	460	- 607	967 533	967 (74)	3,500	28% 143%	(2,533) 161		
Website	90	93		55	0%				· · /	372				
Uncoded	-	-	-			(55)	7,435	4,633	(2,802)		1404%	4,303		
Uncoded Total pro shop	97,216	- 100,244	3,028	- 79,454	N/A 126%	- 20,790	460,437	4,030 533,497	4,030 73,060	453,107		4,030 80,390		
	51,210	100,244	3,020	19,404	120%	20,790	400,437	555,497	73,000	455,107	110%	00,390		

			Current Mo	nth								
	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	/ lotdal	Notaai	22 10 20	Dudget	notadi	Notadi	Alotada	/ lotual	22 10 20	Dudget	notadi	Notadi
Alarm	-	-	-	65	0%	(65)	126	126	-	130	97%	(4)
Annuals	105	1,564	1,459	-	N/A	1,564	886	3,488	2,602	2,500	140%	988
Association dues & seminars	-	-	-	72	0%	(72)	1,240	585	(655)	3,500	17%	(2,915)
Building maintenance	3,104	(272)	(3,376)	-	N/A	(272)	4,163	4,870	707	10,000	49%	(5,130)
Chemicals	985	13,030	12,045	4,807	271%	8,223	50,163	66,281	16,118	59,596	111%	6,685
Contract labor	325	1,435	1,110	1,150	125%	285	1,875	6,130	4,255	8,592	71%	(2,462)
Cart path fill	-	1,178	1,178	-	N/A	1,178	487	1,178	691	1,500	79%	(322)
Electricity maintenance bldg	247	237	(10)	450	53%	(213)	1,682	1,165	(517)	2,700	43%	(1,535)
Equipment lease Toro Fiscal Year 2019	6,909	6,909	-	6,945	99%	(36)	45,473	41,454	(4,019)	47,504	87%	(6,050)
Equipment lease - GE Capital Toro Equip (cap)	155	240	85	160	150%	80	930	1,439	509	960	150%	479
Equipment lease - proposed toro D	-	-	-	-	N/A	-	11,391	-	(11,391)	-	N/A	-
Equipment Lease-TCF Toro Lease 114	3,288	3,288	-	3,300	100%	(12)	9,775	19,729	9,954	20,050	98%	(321)
Equipment Lease-TCF Toro Lease 115	746	746	-	-	N/A	746	3,233	4,474	1,241	-	N/A	4,474
Equipment Lease-TCF Toro Lease 116	-	467	467	-	N/A	467	-	2,804	2,804	-	N/A	2,804
Equipment rental	-	1,023	1,023	-	N/A	1,023	-	6,136	6,136	3,000	205%	3,136
Equipment repair	2,212	14,707	12,495	4,500	327%	10,207	17,382	31,550	14,168	27,000	117%	4,550
Fertilizer	18,844	24,303	5,459	25,393	96%	(1,090)	49,598	64,311	14,713	63,978	101%	333
Fuels/lubricants \$4.00 avg/gal	2,237	9,068	6,831	5,000	181%	4,068	8,355	15,129	6,774	30,000	50%	(14,871)
Fuel sales*	-	-	-	(48)		48	-	-	-	(432)	0%	432
Golf service	519	1,148	629	836	137%	312	13,675	8,951	(4,724)	15,969	56%	(7,018)
Interest - bunker renovation	-		-	-	N/A	-	3,740	2,549	(1,191)	-	N/A	2,549
Irrigation water	3,123	4,968	1,845	7,000	71%	(2,032)	32,380	29,807	(2,573)	42,000	71%	(12,193)
Irrigation repairs	104	3,695	3,591	1,300	284%	2,395	2,796	5,330	2,534	7,800	68%	(2,470)
License/permits	-	-	-	-	N/A	-	-	-	-	240	0%	(240)
Mulch	-	-	-	-	N/A	-	-	10,000	10,000	12,000	83%	(2,000)
Office supplies	-	-	-	96	0%	(96)	495	272	(223)	5,184	5%	(4,912)
Payroll	45,675	63,430	17,755	56,521	112%	6,909	292,114	353,090	60,976	335,032	105%	18,058
Payroll taxes & fees	4,277	8,720	4,443	9,043	96%	(323)	43,497	56,718	13,221	53,603	106%	3,115
Pay related group insurance	-	7,250	7,250	5,494	132%	1,756	-	30,776	30,776	32,587	94%	(1,811)
Pay related 401k match	-	-	-	500	0%	(500)	(00 500)	-	-	3,000	0%	(3,000)
Labor & benefits (Irrigation fund)	(4,428)	(4,428)	-	(4,428)	100%	-	(26,568)	(26,568)	-	(26,568)	100%	-
Labor & benefits (Common area maint.)	(2,084)	(2,084)	-	(2,131)	98%	47	(12,504)	(12,504)	-	(12,786)	98%	282
Ball field maintenance*	(1,500) 650	(1,500) 756	- 106	(1,750) 700	86% 108%	250 56	(9,000) 3,900	(9,000) 3,875	(25)	(10,500)	86% 92%	1,500 (325)
BMP/Safety (EPA req.)	64	756 54	(10)	700	108% N/A	56 54	3,900	3,875	(25) (241)	4,200	92% N/A	(325) 183
Postage Small tools	380	- 54	(380)	-	N/A	54	1,640	765	(241) (875)	4,000	19%	(3,235)
Sod	300		(300)		N/A		1,040	705	(075)	3,000	0%	(3,233)
Supplies	468	552	84	750	74%	(198)	4,623	5,220	597	4,500	116%	(3,000) 720
Telephone	291	133	(158)	400	33%	(130)	2,198	2,307	109	2,400	96%	(93)
Top dressing	291	1,585	1,585	1,558	102%	27	3,124	2,576	(548)	10,560	90 <i>%</i> 24%	(7,984)
Trash removal	-	-	1,000	833	0%	(833)	1,279	2,070	(1,279)	4,998	0%	(4,998)
Trees & shrubs	_	21,000	21,000	250	8400%	20,750	1,270	21,000	21,000	1,500	1400%	19,500
Tree trimming	700		(700)	- 200	N/A	-	3,025		(3,025)	20,000	0%	(20,000)
Tree removal	-	-	(100)		N/A		-	-	(0,020)	1,000	0%	(1,000)
Uniforms	424	439	15	625	70%	(186)	3,049	2,791	(258)	5,250	53%	(2,459)
Wash rack maintenance	300	439 600	300	400	150%	200	2,621	1,800	(236)	2,400	55% 75%	(2,459)
									. ,			
Water & sewer	498	463	(35)	500	93%	(37)	3,733	2,809	(924)	3,000	94%	(191)
Miscellaneous	-	-	-	-	N/A	-	500	-	(500)	-	N/A	-
Hurricane clean-up	-	17,575	17,575	-	N/A	17,575	-	184,904	184,904	-	N/A	184,904
Uncoded	24,889	663	(24,226)		N/A	663	30,496	6,206	(24,290)	-	N/A	6,206
Total golf course	113,507	202,942	89,435	130,291	156%	72,651	609,306	954,706	345,400	804,947	119%	149,759

			Current M	onth			Year to Date						
			Variance		Variance	Variance			Variance		Variance	Variance	
	FY '22	FY '23	Actual	FY '23	Budget to	Budget to	FY '22	FY '23	Actual	FY '23	Budget to	Budget to	
	Actual	Actual	'22 to '23	Budget	Actual	Actual	Actual	Actual	'22 to '23	Budget	Actual	Actual	
												<u> </u>	
Total golf course & pro shop expenses	210,723	303,186	92,463	209,745	145%	93,441	1,069,743	1,488,203	418,460	1,258,054	118%	230,149	
Net golf course & pro shop earnings	329,140	301,753	(27,387)	330,647	91%	(28,894)	1,245,451	1,016,704	(228,747)	1,043,880	97%	(27,176)	
Total revenues	570,998	637,440	66,442	571,453	112%	65,987	2,469,043	2,756,019	286,976	2,470,101	112%	284,915	
Total cost of goods sold	18,445	18,893	448	18,636	101%	257	86,768	95,837	9,069	90,767	106%	5,070	
Total expenses	269,458	347,494	78,028	246,864	141%	100,630	1,449,592	1,833,419	383,827	1,523,875	120%	309,544	
NONOPERATING REVENUES/(EXPENSES)													
Interest	(6,154)	(5,454)	700	(6,154)	89%	700	(33,717)	(33,425)	292	(36,924)	91%	3,499	
Total other financing sources/(uses)	(6,154)	(5,454)	700	(6,154)	89%	700	(33,717)	(33,425)	292	(36,924)		3,499	
	(0,101)	(0, 101)	100	(0,101)	- 0070	100	(00,111)	(00,120)	202	(00,021)		0,100	
Change in net position	276,941	265,599	\$ (11,334)	299,799	=	\$ (34,200)	898,966	793,338	\$ (105,628)	818,535		\$ (26,200)	
Total net position - beginning	4,762,227	5,019,709		4,864,723			4,140,202	4,491,970		4,345,987			
Total net position - ending	\$ 5,039,168	\$ 5,285,308		\$ 5,164,522	-	-	\$ 5,039,168 \$	5,285,308	_	\$ 5,164,522	-		

\*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

# UNAUDITED FINANCIAL STATEMENTS B

STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT FINANCIAL STATEMENTS UNAUDITED APRIL 30, 2023

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Statement of Net Position	N/A
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\* unavailable due to revenue data received after agenda package shipment date

### STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT BALANCE SHEET GOVERNMENTAL FUNDS APRIL 30, 2023

	Major Funds															
				Special		Debt		Debt		Debt		Capital		Capital	~	Total
		General	F	Revenue Fund		Service ries 2014		Service ries 2022-1		Service ries 2022-2		Projects ries 2022-1		Projects ries 2022-2	Go	vernmental Funds
ASSETS		General			00	1165 2014	00	1165 2022-1	Jei	165 2022-2	00	1165 2022-1	001	165 2022-2		T unus
Cash/investments																
SunTrust	\$	581,006	\$	44,633	\$	-	\$	-	\$	-	\$	-	\$	-	\$	625,639
Finemark - MMA		49,339		-		-		-		271,734		-		-		321,073
Revenue		-		-		336,771		229,712		477,642		-		-		1,044,125
Reserve		-		-		-		127,682		-						127,682
Prepayment		-		-		4		-		-		-		-		4
Construction		-		-		-		-		-		3,966,315		511,002		4,477,317
Due from other funds																
Capital projects fund series 2022		439,154		-		-		-		-		-		-		439,154
Irrigation fund		143,648		-		-		-		-		-		-		143,648
Due from enterprise fund (golf course)		-		62,434		-		-		-		-		-		62,434
Prepaid expense		910		-		-		-		-		-		-		910
Due from general fund		-		133,522		-		-		-		-		-		133,522
Total assets	\$	1,214,057	\$	240,589	\$	336,775	\$	357,394	\$	749,376	\$	3,966,315	\$	511,002	\$	7,375,508
LIABILITIES & FUND BALANCES																
Liabilities:																
Accounts payable	\$	11,668	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	11,668
Sales tax payable		-		5,265		-		-		-		-		-		5,265
Due to other funds																
General fund		-		-		-		-		-		-		439,154		439,154
SRF		133,522		-		-		-		-		-		-		133,522
Enterprise fund: golf course		119,184		-		-		-		-		-		-		119,184
Total liabilities		264,374		5,265		-		-		-		-		439,154		708,793
Fund balances:																
Restricted:																
Debt service		-		-		336,775		357,394		749,376		-		-		1,443,545
Capital projects		-				-		-		-		3,966,315		71,848		4,038,163
Assigned:																
Assigned - catastrophe response		300,000		-		-		-		-		-		-		300,000
Assigned - working capital		649,683		-		-		-		-		-		-		649,683
Assigned - CAM reserves		-		10,694		-		-		-		-		-		10,694
Assigned - Common area maint		-		54,921		-		-		-		-		-		54,921
Unassigned		-		169,709		-		-		-		-		-		169,709
Total fund balances		949,683		235,324		336,775		357,394		749,376		3,966,315		71,848		6,666,715
Total liabilities and fund balances	\$	1,214,057	\$	240,589	\$	336,775	\$	357,394	\$	749,376	\$	3,966,315	\$	511,002	\$	7,375,508

### STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - GENERAL FUND FOR THE PERIOD ENDED APRIL 30, 2023

I OK THE I ENC				, 2020		
	C	Current		Year to		% of
	N	Month		Date	Budget	Budget
REVENUES						
Assessment levy	\$	9,956	\$	358,200	\$362,731	99%
Interest and miscellaneous (incl. FEMA)		12		162	1,000	16%
Total revenues		9.968		358,362	363,731	99%
EXPENDITURES		- ,				
Administrative						
Supervisors		1,437		10,126	12,918	78%
Management		4,094		28,655	49,123	58%
Accounting		416		20,000	4,991	58%
5						
Assessment roll preparation		1,122		7,852	13,461	58%
Arbitrage rebate calculation		-		-	2,000	0%
Dissemination agent		83		583	1,000	58%
Trustee fees - series 2014 resident		-		2,963	2,800	106%
Audit		-		-	4,330	0%
Legal		-		12,095	6,000	202%
Engineering		210		2,896	2,500	116%
Postage		-		631	3,000	21%
Insurance		-		4,385	4,500	97%
Printing and binding		142		992	1,700	58%
Legal advertising				609	2,000	30%
Contingencies		48		1,127	1,000	113%
Annual district filing fee		40		175	175	100%
Total administrative		7,552		76,000	111.498	68%
		7,332		76,000	111,490	0070
Landscape Maintenance						
Other contractual		47.044		444 407	044.050	470/
Personnel services		17,344		114,437	244,350	47%
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		3,460		3,805	14,500	26%
Annuals		-		3,375	8,000	42%
Fuel		700		7,700	9,000	86%
Irrigation parts		1,232		7,802	7,802	100%
Parts and maintenance		-,		463	8,000	6%
Horticultural debris and trash disposal				400	6,000	0%
Uniforms		275		1,770	3,500	51%
		215		1,770	1,500	0%
Continuing educations/BMP certi		-				
Golf maintenance - ball fields		-		9,000	20,000	45%
Golf maintenance management		-		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		-		2,694	7,000	N/A
Total landscape maintenance		23,011		210,912	451,140	47%
Other fees and charges						
Tax collector		-		1,625	1,737	94%
Property appraiser		-		1,121	1,158	97%
Total other fees and charges		-		2,746	2,895	95%
Total expenditures		30,563		289,658	565,533	51%
Excess/(deficiency) of revenues		00,000		200,000	000,000	0170
over/(under) expenditures		(20,595)		68,704	(201,802)	
over/(under) experiatures		(20,393)		00,704	(201,002)	
OTHER FINANCING SOURCES (USES)					(000,000)	00/
Transfers out					(200,000)	0%
Total other financing sources & uses		-		-	(200,000)	0%
Net change in fund balance		(20,595)		68,704	(401,802)	
Fund balance - beginning		970,278		880,979	865,927	
Fund balance - ending						
Assigned:						
Assigned - catastrophe response		300,000		300,000	300,000	
Assigned - landscape capital						
Assigned - working capital		649,683		649,683	164,125	
Fund balance - ending		949,683	\$	949,683	\$464,125	
	Ψ	0.10,000	Ψ	310,000	ψ i ο i, i 2 ο	

# STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION - SPECIAL REVENUE FUND FOR THE PERIOD ENDED APRIL 30, 2023

	Current Month		Year to Date	
OPERATING REVENUES				
Commercial rental	\$ 19,936	\$	205,577	
Cam reserves	1,528		10,694	
Common area maintenance	 7,846		54,921	
Total revenues	 29,310	271,192		
OPERATING EXPENSES				
Professional fees				
Collection fees & discounts	\$ -	\$	16,727	
Office supplies	-		219	
Miscellaneous	37		109	
Total professional fees	 37		17,055	
O&M				
	1,400		9,800	
Property management Electricity	1,400 36		9,800 227	
Repairs & maintenance	30		53,205	
Irrigation	-		35,205	
Building maintenance	-		4,234	
Hurricane clean-up	-		4,234	
Uncoded expense	- 2,494		3,369	
Total O&M	 3,930		72,376	
Total operating expenses	 3,967		89,431	
i otal operating expenses	 5,907		09,431	
Operating gain/(loss)	25,343		181,761	
Total net position - beginning	209,981		53,563	
Total net position - ending	\$ 235,324	\$	235,324	

# STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES DEBT SERVICE FUND SERIES 2014 FOR THE PERIOD ENDED APRIL 30, 2023

	Current Month		Year to Date		Budget	% of Budget
REVENUES						
Assessment levy	\$	5,403	\$	193,521	\$ 196,863	98%
Interest		504		2,742	-	N/A
Total revenues		5,907		196,263	 196,863	100%
EXPENDITURES						
Debt Service						
Principal		-		-	325,000	0%
Interest		-		11,375	22,750	50%
Total debt service		-		11,375	 347,750	3%
Excess (deficiency) of revenues						
over (under) expenditures		5,907		184,888	(150,887)	
Fund balance - beginning		330,868		151,887	 150,887	
Fund balance - ending	\$	336,775	\$	336,775	\$ -	

# STONEYBROOK 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
	\$ 325,000		\$ 22,750	\$ 347,750

# STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES DEBT SERVICE FUND SERIES 2022-1 FOR THE PERIOD ENDED APRIL 30, 2023

	Current Month		Year to Date		Budget		% of Budget	
REVENUES								
Assessment levy	\$	6,830	\$	244,601	\$	248,823	98%	
Interest		456		2,876		-	N/A	
Total revenues		7,286		247,477		248,823	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		-	_	60,336		411,980	15%	
Excess (deficiency) of revenues								
over (under) expenditures		7,286		187,141		(163,157)		
OTHER SOURCES (USES)								
Transfers in		-		-		200,000	0%	
Transfers out		-		(12,664)		-	N/A	
Total other sources/(uses)		-		(12,664)		200,000	-6%	
Net change in fund balance		7,286		174,477		36,843		
Fund balance - beginning		350,108		182,917		172,643		
Fund balance - ending	\$	357,394	\$	357,394	\$	209,486		

# STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES DEBT SERVICE FUND SERIES 2022-2 FOR THE PERIOD ENDED APRIL 30, 2023

	•		Year to Date Budget		Budaet	% of Budget	
<b>REVENUES</b> Assessment levy Interest Total revenues	\$	14,917 971 15,888	\$	534,248 6,090 540,338	\$	543,471 - 543,471	98% N/A 99%
EXPENDITURES Debt Service							
Principal Interest	\$	-	\$	- 112,853	\$	105,000 331,278	0% 34%
Cost of issuance		-		27,679		-	34% N/A
Total expenditures		-		140,532		436,278	32%
Excess (deficiency) of revenues over (under) expenditures		15,888		399,806		107,193	
OTHER SOURCES (USES) Transfers out Total other sources/(uses) Net change in fund balance Fund balance - beginning Fund balance - ending	\$	- 15,888 733,488 749,376	\$	(24,387) (24,387) 375,419 373,957 749,376	\$	- 107,193 384,588 491,781	0% 0%

# STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES CAPITAL PROJECTS FUND SERIES 2022-1 FOR THE PERIOD ENDED APRIL 30, 2023

	C	Current	Year to		
	I	Month		Date	
REVENUES					
Interest	\$	14,405	\$	78,439	
Total revenues		14,405		78,439	
EXPENDITURES					
Capital outlay		-		133,303	
Total expenditures		-		133,303	
Excess (deficiency) of revenues over (under) expenditures		14,405		(54,864)	
OTHER SOURCES (USES)					
Transfers in		-		12,664	
Total other sources/(uses)		-		12,664	
Net change in fund balance		14,405		(42,200)	
Fund balance - beginning	3	,951,910	4	,008,515	
Fund balance - ending	\$3	,966,315	\$3	3,966,315	

# STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES CAPITAL PROJECTS FUND SERIES 2022-2 FOR THE PERIOD ENDED APRIL 30, 2023

	Current Month	Year to Date
REVENUES		0 = 40
Interest	1,795	9,542
Total revenues	1,795	9,542
EXPENDITURES		
Total expenditures		
Excess (deficiency) of revenues over (under) expenditures	1,795	9,542
OTHER SOURCES (USES)		
Transfers in		24,387
Total other sources/(uses)	-	24,387
Net change in fund balance	1,795	33,929
Fund balance - beginning	70,053	37,919
Fund balance - ending	\$ 71,848	\$ 71,848

# STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT STATEMENT OF NET POSITION PROPRIETARY FUND - IRRIGATION APRIL 30, 2023

ASSETS	Balance
Current assets:	<b></b>
Cash	\$ 33,176
Accounts receivable Less allowance for doubtful accounts	58,064
Total current assets	<u>(14,704)</u> 76,536
Total current assets	70,550
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	414,189
LIABILITIES	
Current liabilities:	
Customer deposits	11,832
Due to golf fund	23,094
Due to general fund	143,648
Total current liabilities	178,574
	170,074
Noncurrent liabilities:	
Total noncurrent liabilities	-
Total liabilities	178,574
NET POSITION	
Net investment in capital assets	(111,406)
Unrestricted	347,021
Total net position	\$ 235,615

# STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION - PROPRIETARY FUND - IRRIGATION FOR THE PERIOD ENDED APRIL 30, 2023

	Current Month				Budget	% of Budget
OPERATING REVENUES	•		•		<b>•</b> ( <b>• • • • • •</b>	
Assessment levy	\$	3,449	\$	123,522	\$ 125,649	98%
Direct bill: golf course		-		29,806	59,613	50%
Irrigation revenue*		(3,030)		8,940	170,000	5%
Interest income		-		3		N/A
Total revenues		419		162,271	355,262	46%
OPERATING EXPENSES						
Professional fees						
Audit		-		-	4,635	0%
Accounting		728		5,100	8,742	58%
Utility billing		3,020		18,610	31,500	59%
Miscellaneous		129		1,137	2,500	45%
Total professional fees		3,877		24,847	47,377	52%
Irrigation services						
Service/permit monitoring contracts		1,575		2,025	3,000	68%
Line repairs/labor		2,238		22,863	55,000	42%
Insurance		-		-	14,784	0%
Effluent water supply		24,686		36,362	115,000	32%
Electricity		4,193		17,853	26,000	69%
Pumps & machinery		-		1,408	27,000	5%
Depreciation		-		20,302	40,603	50%
Personnel		-		10,627	27,000	39%
Total utility expenses		32,692		111,440	308,387	36%
Operating gain/(loss)		(36,150)		25,984	(502)	
NONOPERATING REVENUES/(EXPENSES)						
Interest, penalties & miscellaneous income		-		-	100	0%
Total nonoperating revenues (expenses)		-		-	100	0%
Change in net position		(36,150)		25,984	(402)	
Total net position - beginning		271,765		209,631	228,280	
Total net position - ending		235,615	\$	235,615	\$ 227,878	

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

# STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT

# MINUTES

	D	DRAFT
1	MINU	ITES OF MEETING
2	ST	<b>FONEYBROOK</b>
3	COMMUNITY	DEVELOPMENT DISTRICT
4 5	The Board of Supervisors of the S	toneybrook Community Development District held a
J		
6		D a.m., at the Stoneybrook Community Center, 11800
7	Stoneybrook Golf Boulevard, Estero, Florid	da 33928.
8		
9	Present were:	
10		
11	Eileen Huff	Chair
12	Chris Brady	Vice Chair
13	Phil Olive	Assistant Secretary
14	Philip Simonsen	Assistant Secretary
15	Adam Dalton	Assistant Secretary
16		
17	Also present:	
18	-	
19	Chuck Adams	District Manager
20	Tony Pires	District Counsel
21	Jeff Nixon	Golf Pro
22	John Vuknic	Golf Superintendent
23	Lisa Paul	Property Manager
24	Lee County Sheriff Representative	rioperty manager
25	Elaine Sipos	Resident
26	Michael & Ashley Monge	Residents
20 27	Elizabeth Hanson	Resident and HOA Board President
		Resident and HOA board President
28	Other Residents	
29		
30		
31	FIRST ORDER OF BUSINESS	Call to Order/Roll Call
32	Mr. Adams called the meeting to	arder at 0.00 a m. Supervisors U. off. Brady, Olive and
33	-	order at 9:00 a.m. Supervisors Huff, Brady, Olive and
34	Dalton were present, in person. Superviso	r Simonsen was not present at roll call.
35		
36	SECOND ORDER OF BUSINESS	Public Comments (5 Minutes)
37		
38	A resident reported that the	aerator on Lake #7, behind Stratham Loop and
39	Stoneybrook Drive, is not operational. He	e commended the Board on having the bottle palms
40	installed at the entrance. He voiced his or	pinion that the tree lighting needs to be adjusted. Mr.
41		nase and install new bulbs to make the necessary
42	adjustments.	,
	•	

#### STONEYBROOK CDD

DRAFT

Resident Ashley Monge apologized for the time, energy and resources spent on the cypress tree removal matter and stated, had she and her husband known there was an issue, they would have discussed it with the Board sooner. She explained why, in her opinion, the trees behind her home had to be cut down. She presented an approval letter from the HOA and voiced her opinion that the trees should not have been planted so close to her home in the first place.

49

### Supervisor Simonsen arrived at the meeting.

50 Ms. Monge stated she and Mr. Monge obtained permission from the HOA before 51 removing and replacing the trees behind their home and have already spent a significant 52 amount doing so, only to learn that they had the wrong type of trees planted, which must now 53 be removed and replaced with cypress trees, at their expense. She invited the Board to tour 54 her property to view the perceived damage caused by the cypress trees voiced her hope that 55 the Board will find a resolution that works for both the CDD and her family.

56 Ms. Huff stressed the importance of obtaining a land survey before making any 57 changes. The HOA had no right to approve tree removal on CDD property and that Ms. Monges' 58 property does not go to the lake. Mr. Pires stated, under Florida Law, a property owner can 59 prune roots and branches on their private property but not on someone else's property, like 60 the Monges did to CDD property. There are two tracts behind the Monge property that are 61 owned fee simple by the CDD. Mr. Brady stated the first issue is with the Monges' and then 62 there is an overall issue with the cypress trees and how to proceed. The CDD inherited the tree 63 issue from the County.

Discussion ensued regarding the Lee County Ordinance related to trees and vegetation, the County's list of acceptable trees, the need to confer with the HOA and Architectural Review Committee (ARC) about their approval of the tree removal, fining authority, amount the Monges' expended, the HOA undertaking some of the expense and finding a solution.

68 Ms. Huff stated the Board must review all data and make a determination at the May 69 meeting. Ultimately, those trees must be removed and other trees planted in their place. This 70 item was tabled to the next meeting.

Resident Elaine Sipos stated she previously asked the Board what to do about a large tree near a fire hydrant and her property and Mr. Simonsen advised her to ask the Fire Department what to do. The Fire Department told her to ask the CDD and the City for assistance removing the tree.

### STONEYBROOK CDD

DRAFT

75 Discussion ensued regarding the tree removal process, the need for a utility company 76 to repair irrigation lines, the fire hydrant, obtaining a survey of the property and ARC approval. 77 Ms. Huff reported about recent damage to the ball field. The perpetrators confessed 78 and a parent expressed willingness to pay for the damages. Although she doubted malicious 79 intent on the part of the teenagers, she feels strongly that a police report should be filed. She 80 introduced the Lee County Sheriff's Department CDD liaison. 81 Discussion ensued regarding filing a police report in vandalism cases, restitution, 82 deferred charges, how best to make the repairs and the HOA joining in on the police report 83 since the ball field is owned by the HOA. 84 On MOTION by Ms. Huff and seconded by Mr. Dalton, with all in favor, going 85 forward, promptly filing a police report for any vandalism on CDD-owned land, 86 87 was approved. 88 89 90 It was decided that Ms. Huff will work with the HOA to file the police report for this 91 incident, as well. It was noted that, if restitution is made, charges are not usually pressed but 92 the police report is necessary in case the perpetrator commits other acts. 93 Mr. Vuknic will provide the estimated cost of the repairs. 94 95 THIRD ORDER OF BUSINESS **Golf Course Staff Reports** 96 97 Α. **Golf Superintendent** 98 Discussion/Consideration of Long-Range Camera Estimates 99 Mr. Vuknic distributed and reviewed a proposal from Carter Fence for the railing that 100 will be installed along the back patio of Duffy's. He reported the following: 101  $\geq$ Restoration of the restrooms commenced. Flowers were installed; the flower beds in the front were made larger. 102  $\geq$ 103 The Village of Estero completed the walking path.  $\geq$ 104  $\geq$ New irrigation must be installed in front of Duffy's because it was removed so the path 105 could be constructed. 106 Ms. Huff stated the Village is responsible for the repairs since they removed the irrigation. She contacted County representatives and Mr. Willems, from the Village, about the 107 walking path, irrigation, the easement and utility boxes. 108

STONEYBROOK CDD

DRAFT

- Pine straw delivery is expected in May. It will be installed in the front and back of the
  community. The cost is \$1,500.
- 111 Asked if pine straw will be installed between Holes #11 and #12, Mr. Vuknic replied no.
- 112 > Palm tree trimming will occur in May.
- 113 > The new landscaping is progressing nicely. Resident comments have been favorable.
- 114 > Quotes to remove ficus bushes from three sections were obtained. It will cost \$5,000 to

install clusia hedges in each section. Staff will ensure 10' to 12' between the wall and plantings.

- 116 Ms. Huff provided the following updates:
- 117 > She will post the planting time periods on social media.

118 > Crosby resigned; her last day will be May 5, 2023. Ms. Leslie Garcia was hired and is

119 well-qualified. Board Members are urged to introduce themselves to Ms. Garcia.

- 120 > Meter readings will be conducted by Mr. Brian Freeman.
- 121 > Certain customers/residents are still not receiving irrigation bills.
- 122 Discussion ensued regarding waiving late fees, penalty rates, irrigation credit, power
- surges and a new Stoneybrook irrigation g-mail account.
- 124 Mr. Vuknic discussed the long-range camera installations.
- 125 Discussion ensued regarding camera features, the HOA installing a camera at the ball
- 126 field and other areas, surveillance signage, HOA wall repairs and calusa installations.
- 127 Mr. Adams will obtain and email wall repair proposals to the HOA.
- 128 **B. Golf Pro**
- 129 Mr. Nixon reported the following:
- 130 > Revenues have been solid; April caps off a really good season.
- 131 > In May, revenue spreadsheets and proposals will be submitted for consideration in the
   132 Fiscal Year 2024 budget.
- 133 > Old Corkscrew Golf Course will go completely private as of January 1, 2024, which
   134 should increase Stoneybrook's revenues.
- Ms. Huff asked about a rate increase. Mr. Nixon stated a 20% increase, across the board,is being considered.
- 137 > Since more residents are playing golf, they would like them to join the leagues.
- 138 > The Junior programs are going well.
- 139 > The range has been exceptional.

	STONE	YBROOK CDD	DRAFT	April 25, 2023
140		Discussion ensued regarding the gol	f ball machine, re-filling the balls,	quantity of balls
141	per bu	cket, upcoming holiday closures and la	and bridge repairs.	
142		Mr. Dalton will research a device that	t alerts the Pro Shop to refill the ba	ll machine.
143	$\succ$	On Thursday, Architect Rodney Cole	will tour the golf course with Mr. N	ixon.
144				
145 146 147 148 149	FOURT	TH ORDER OF BUSINESS	Update: Development Or Permit Matters Relating Parcel in Northeast Portio [Corkscrew Pines]	to Commercial
150	Α.	Improvements on Stoneybrook Golf	Drive	
151	В.	Infrastructure Approval		
152	С.	Discussion/Consideration of Applica	ition for Village of Estero Building	g and Permitting
153		Services		
154		Mr. Pires stated he was provided wit	h a draft of deed restrictions for th	e property along
155	Corksc	rew Road by the landowner, who will	only consider offers from storage	facilities and will
156	prohib	it gas stations and convenience sto	res. He has made several edits	to the forms of
157	docum	ents received from the landowners'	attorney and included covenants	that include the
158	CDD in	the discussions of the transaction. N	Ir. Pires reviewed and discussed th	e sections of the
159	deed r	estriction, including the CDD's enforce	ement rights, conveyance and use.	
160		Mr. Pires suggested approval, in sub	stantial form, and a second motion	n authorizing the
161	execut	ion of the application and adding "su	bject to recording of covenants a	nd restrictions in
162	the sul	bstantial form document" verbiage.		
163				
164 165 166 167 168		On MOTION by Ms. Huff and second Mr. Simonsen and Mr. Dalton in restriction document, in substantial	favor and Mr. Olive dissenting,	the deed
168 169 170 171 172 173 174 175		On MOTION by Ms. Huff and second Mr. Simonsen and Mr. Dalton in fave execution of the Application for the Services, subject to recording of co form document, was approved. (Mo	or and Mr. Olive dissenting, autho e Village of Estero Building and P venants and restrictions in the su	ermitting

	STONEYBROOK CDD	DRAFT April 25, 2023
176	Discussion ensued about the deed	d restriction, Village of Estero Application and potential
177	buyers of the property.	
178		
179 180 181	FIFTH ORDER OF BUSINESS	Continued Discussion: Early Payoff of Bond Debt for Golf Course Re-Grassing
182	Ms. Huff stated the CDD is \$145,	000 over the amount that it had at the same time last
183	year and suggested making another payn	nent to lower the balance owed.
184	Asked what is being proposed ex	actly, Ms. Huff stated the CDD making one additional
185	bond payment to reduce the amount ow	ed to proceed with re-grassing the golf course.
186	Discussion ensued about making	additional principal payments, the payment amount,
187	accelerated interest, accrued interest and	d the special revenue fund.
188		
189 190 191 192	-	econded by Mr. Simonsen, with all in favor, dditional principal bond payment on May 1,
193		
194 195 196 197	SIXTH ORDER OF BUSINESS	Consideration of Updated Rules and Regulations to the First Amendment to Amended and Restated Stoneybrook Clubhouse Restaurant Lease
194 195 196		Regulations to the First Amendment to Amended and Restated Stoneybrook
194 195 196 197 198		Regulations to the First Amendment to Amended and Restated Stoneybrook Clubhouse Restaurant Lease d Rules and Regulations to the First Amendment to
194 195 196 197 198 199	Mr. Pires presented the Update Amended and Restated Stoneybrook Club	Regulations to the First Amendment to Amended and Restated Stoneybrook Clubhouse Restaurant Lease d Rules and Regulations to the First Amendment to
194 195 196 197 198 199 200	Mr. Pires presented the Update Amended and Restated Stoneybrook Club	Regulations to the First Amendment to Amended and Restated Stoneybrook Clubhouse Restaurant Lease d Rules and Regulations to the First Amendment to phouse Restaurant Lease. me updated Rules and Regulations to Duffy's and they
194 195 196 197 198 199 200 201	Mr. Pires presented the Update Amended and Restated Stoneybrook Club Ms. Paul stated she forwarded th accepted them; everything seems to be in	Regulations to the First Amendment to Amended and Restated Stoneybrook Clubhouse Restaurant Lease d Rules and Regulations to the First Amendment to phouse Restaurant Lease. me updated Rules and Regulations to Duffy's and they
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194 195 196 197 198 199 200 201 202 203 203 204	Mr. Pires presented the Update Amended and Restated Stoneybrook Club Ms. Paul stated she forwarded the accepted them; everything seems to be in Discussion ensued regarding the t	Regulations to the First Amendment to Amended and Restated Stoneybrook Clubhouse Restaurant Lease d Rules and Regulations to the First Amendment to phouse Restaurant Lease. The updated Rules and Regulations to Duffy's and they in order. fire pit, written approval from the landlord for displays
194 195 196 197 198 199 200 201 202 203 204 205 206 207	Mr. Pires presented the Update Amended and Restated Stoneybrook Club Ms. Paul stated she forwarded th accepted them; everything seems to be in Discussion ensued regarding the etc., patio maintenance responsibility, av	Regulations to the First Amendment to Amended and Restated Stoneybrook Clubhouse Restaurant Lease d Rules and Regulations to the First Amendment to bhouse Restaurant Lease. The updated Rules and Regulations to Duffy's and they in order. fire pit, written approval from the landlord for displays wrings, umbrellas and sealing the pavers. Discussion/Consideration of ProShop &
194 195 196 197 198 200 201 202 203 204 205 206 207 208	Mr. Pires presented the Update Amended and Restated Stoneybrook Club Ms. Paul stated she forwarded th accepted them; everything seems to be in Discussion ensued regarding the setc., patio maintenance responsibility, av SEVENTH ORDER OF BUSINESS Ms. Paul reported the following:	Regulations to the First Amendment to Amended and Restated Stoneybrook Clubhouse Restaurant Lease d Rules and Regulations to the First Amendment to bhouse Restaurant Lease. The updated Rules and Regulations to Duffy's and they in order. fire pit, written approval from the landlord for displays wrings, umbrellas and sealing the pavers. Discussion/Consideration of ProShop &
194 195 196 197 198 200 201 202 203 204 205 206 207 208 209	Mr. Pires presented the Update Amended and Restated Stoneybrook Club Ms. Paul stated she forwarded th accepted them; everything seems to be in Discussion ensued regarding the setc., patio maintenance responsibility, av SEVENTH ORDER OF BUSINESS Ms. Paul reported the following:	Regulations to the First Amendment to Amended and Restated Stoneybrook Clubhouse Restaurant Lease d Rules and Regulations to the First Amendment to ohouse Restaurant Lease. The updated Rules and Regulations to Duffy's and they in order. Fire pit, written approval from the landlord for displays wrings, umbrellas and sealing the pavers. Discussion/Consideration of ProShop & Duffy's Bids

	STONEYBROOK CDD DRAFT April 25, 2023
213	Regarding the painting, Northern Contracting is the lowest bidder.
214	Ms. Huff stated she would rather have the work performed as soon as possible and
215	suggested engaging Bentley Electric to replace the parking lot lights.
216	Discussion ensued regarding trimming the trees to prevent them from restricting the
217	lights, maintenance, retrofitting the light poles and the shutters.
218	Ms. Paul to research having the light poles retrofitted and provide an update at the next
219	meeting.
220	
221 222 223 224 225	On MOTION by Ms. Huff and seconded by Mr. Brady, with all in favor, authorizing Staff to engage Northern Contracting to paint the building, cart barn, new backdrop, two starter shacks and the golf ball dispenser, in a not-to- exceed amount of \$17,500, was approved.
226 227 228 229	EIGHTH ORDER OF BUSINESS Discussion/Consideration of Walkway Replacement on Stoneybrook Drive
230	Ms. Huff stated she asked the HOA to provide a lineage and has yet to receive one. She
231	asked if the walkway replacement on Stoneybrook Drive will be combined with the common
232	ground landscaping project. Mr. Adams anticipated that the walkway replacement will occur
233	concurrently with the curbs, gutters and roadway resurfacing. He will ensure that it is in
234	Johnson Engineering's scope of work.
235	Discussion ensued regarding the walkway replacement project, parking lot expansion,
236	removing handicap parking spaces and a resident injured on the walking path near Berwich.
237	
238 239 240	NINTH ORDER OF BUSINESS Acceptance of Unaudited Financial Statements
241	Ms. Huff stated she conferred with Mr. Pinder about the delays in the financials and that
242	Board Members need to receive the agenda books sooner. She presented the following:
243	• as of February 28, 2023
244	• as of March 31, 2023
245	Ms. Huff voiced her opinion that the numbers are not valid so there is no need to review
246	them. She requested updated financials from the Accounting Department by the end of the
247	week. Once received, any Board Member questions related to the financials should be emailed
248	to Mr. Adams who will disseminate them to the rest of the Board.

STONEYBROOK CDD DRAFT April 25, 2023 249 **TENTH ORDER OF BUSINESS** Approval of March 28, 2023 Regular 250 Meeting Minutes 251 252 Ms. Huff presented the March 28, 2023 Regular Meeting Minutes. 253 The following changes were made: Line 24 and throughout: Change "Choffe" to "Cioffi" 254 Line 25 and throughout: Change "Scaober" to "Schober" 255 256 Line 69: Change "the loop" to "Sheridan" Line 79: Change "calusa" to "clusia" 257 258 Line 129: Change "re-sale" to "re-zone" 259 Line 151: Change "Mr. Reynolds" to "Mr. Simonsen" Line 220: Change "was mailed" to "will be mailed" and change "Wyndham" to 260 261 "Windham" 262 Line 221: Change "the letter" to "a draft letter" 263 264 On MOTION by Mr. Dalton and seconded by Mr. Brady, with all in favor, the 265 March 28, 2023 Regular Meeting Minutes, as amended, were approved. 266 267 Supervisors' Requests 268 269 This item, previously the Twelfth Order of Business, was presented out of order. 270 Mr. Simonsen stated Juniper did not prep any of the flower beds in the cul-de-sacs 271 before installing plantings. Ms. Huff will speak to Juniper. Mr. Brady voiced his opinion that the Board needs to develop an overall plan for the 272 273 cypress trees and that the Board should be more sympathetic to homeowners. He suggested 274 keeping this item on the agenda. 275 Discussion ensued regarding the Monges' tree removal issue, the need to obtain 276 surveys, Lee County requirements, the irrigation system, ficus removal, making sure residents 277 understand that they cannot arbitrarily cut trees down. 278 Ms. Huff will draft and email a letter about the cypress trees to Mr. Pires for review and 279 have it distributed to the Board. 280 Ms. Huff asked Mr. Adams to obtain the current tree/vegetation requirements from Lee 281 County and present it at the next meeting. She asked the Board Members to email their ideas

and theories to Mr. Adams before the next meeting.

	STONE	YBROO	IK CDD	DRAFT	April 25, 2023
283		Mr. Da	Ilton felt that, since so many in	nprovements are being	g made and several long-term
284	discuss	sions ar	e taking place, the Board sho	ıld consider drafting a	20-year plan and coordinate
285	more v	with the	e HOA.		
286		Ms. Hu	uff will confer with Elizabeth al	out scheduling a joint	CDD/HOA meeting.
287					
288 289	ELEVE	NTH OR	DER OF BUSINESS	Staff Reports	
290	Α.	Distric	t Counsel: Tony Pires, Esquire		
291		•	Update: Sunshine Law		
292		This ite	em was deferred to the next m	eeting.	
293	В.	Distric	t Engineer: Johnson Engineer	ng, Inc.	
294		There	was no report.		
295	С.	Distric	t Manager: <i>Wrathell, Hunt an</i>	d Associates, LLC	
296		I.	Discussion: Public Participati	on by Call-In or Virtua	I
297		П.	1,776 Registered Voters in D	strict as of April 15, 20	023
298		III.	NEXT MEETING DATE: May 2	3, 2023 at 6:00 PM	
299			• QUORUM CHECK		
300					
301	TWELF	TH OR	DER OF BUSINESS	Supervisors' R	equests
302 303		This ite	em was addressed following th	e Tenth Order of Busir	ness.
304					
305 306 307	THIRTI	EENTH	ORDER OF BUSINESS	Adjournment	
308 309			OTION by Ms. Huff and second second second by Ms. Huff and second s	nded by Mr. Olive,	with all in favor, the
310 311					
312 313			[SIGNATURFS APPFA	R ON THE FOLLOWING	PAGE]
					1

\_\_\_\_

Secretary/Assistant Secretary	Chair/Vice Chair	
	Constant (Assistant Constant)	

STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT

# STAFF REPORTS

# **STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT**

## BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE

LOCATION

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

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
Ostalian 25, 2022	Desular Mashing	0-00 414
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	Regular Meeting	<del>9:00 AM</del>
rescheduled to 6:00 p.m.		
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
		0.001141
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