# STONEYBROOK <br> <br> Community Development <br> <br> Community Development DISTRICT <br> May 23, 2023 <br> <br> BOARD OF SUPERVISORS <br> <br> BOARD OF SUPERVISORS <br> REGULAR MEETING <br> AGENDA 

# STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT 

$$
\begin{gathered}
\text { AGENDA } \\
\text { LETTER }
\end{gathered}
$$

# Stoneybrook Community Development District OFFICE OF THE DISTRICT MANAGER <br> 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

Board of Supervisors
Stoneybrook Community Development District

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

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
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
- QUORUM CHECK

| Seat 1 | Philip Simonsen | $\square$ In Person | $\square$ Phone | $\square$ No |
| :--- | :--- | :--- | :--- | :--- |
| Seat 2 | Chris Brady | $\square$ In Person | $\square$ Phone | $\square$ No |
| Seat 3 | Phil Olive | $\square$ In Person | $\square$ Phone | $\square$ No |
| Seat 4 | Adam Dalton | $\square$ In Person | $\square$ Phone | $\square$ No |
| Seat 5 | Eileen Huff | $\square$ In Person | $\square$ Phone | $\square$ No |

14. Supervisors' Requests
15. Adjournment

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

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE
CALL IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 2297748903

Chesley E. Adams, Jr.
District Manager

## STONEYBROOK <br> 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 repaving 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.
Trent Former
21636 Windham Run



## STONEYBROOK <br> COMMUNITY DEVELOPMENT DISTRICT

| PARKING LOT LIGHTS |  |  | SHUTTERS |  |  | PAINT | $\begin{aligned} & \text { Body: } \\ & \text { Trim: } 5 \end{aligned}$ | SW\#764 SW\#763 | Pussywillow Origami White |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| New heads (19) |  |  | Concession Stand |  |  | Pro Shop and Cart Barn |  |  |  |
|  |  |  |  |  |  | Duffys |  |  |  |
|  |  |  |  |  |  |  |  |  |  |
| \$12,450 | Gulfshore Electric |  |  | Naples Shutter |  | \$20,206 | Ryan | Hamm |  |
| \$9,310 | Bentley |  |  | concession stand only |  | \$34,500 | Green | nwell |  |
| contacted | AFC Electric |  | \$3,334 | Manual roll down |  | \$17,500 | North | hern Con | ntracting |
|  | All Service Electric |  | \$4,834 | Motorized |  | \$28,700 | Extrem | me Pai | ting |
|  |  |  | \$2,368 | Accordion shutters |  | \$20,795 | Gome | ez Pain | ing |
|  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |
|  |  |  |  | Storm Smart |  |  |  |  |  |
|  |  |  |  | Concession Stand only |  |  |  |  |  |
| NOTE: | Bentley made temporary |  | \$2,900 | Manual Roll Down |  |  |  |  |  |
|  | repairs |  | \$3,600 | Motorized Roll Down |  |  |  |  |  |
|  |  |  | will not do | Accordion Shutters |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |
|  |  |  |  | Rolsafe |  |  |  |  |  |
|  |  |  |  | Concession stand only |  |  |  |  |  |
|  |  |  | \$4,970 | Manual roll down |  |  |  |  |  |
|  |  |  | \$6,470 | Motorized |  |  |  |  |  |
|  |  |  | \$3,900 | Accordion shutters |  |  |  |  |  |
| BENTLEY RECOMMENDS NOT CHANGING THE PROPOSAL. MODIF EXISTING FIBERGLASS LIGHT POLES WILL AFFECT THE INTEGRITY OF TH POLE WHICH IS ALREADY BRITTLE NEW SHORTER POLES (12) AT \$160 PLUS THE NEW HEADS (19) WOULD \$28,000 <br> BEST TO CONTINUE PLAN TO REPLA FIXTURES WITH THE LED LIGHTS AN MORE IF NEEDED. THESE NEW FIX WILL DELIVER A MUCH BRIGHTER |  |  | ALL VENDORS AGREED THAT ACCORDION NOT IDEAL - REQUIRES BOTTOM TRACKS WHICH INTERFERE WITH EXISTING COUNTERTOP |  |  | GOMEZ PAINTING SUBMITTED A GOOD PROPOSAL AND IS QUOTING SHERWIN WILLIAMS PAINT 7 YR WARRANTY AS WELL. UPGRADE TO 10 YR $\$ 3000$. NORTHERN CONTRACTING CONFIRMS FLORIDA PAINTS ALSO HAS AN UPGRADED PAINT, BUT RECOMMENDS THE 7 YR DUE TO FLORIDA WEATHER AND BEST TO CAULK, PRIME AND PAINT EVERY 7 YEARS DUE TO OBVIOUS APPEARANCE OF FADING AND HAIR LINE CRACKS IN THE STUCCO. <br> NORTHERN INCLUDES PAINTING OF METAL GATES AT DUFFY'S AND SHUTTERS AT CART BARN AND REPLACING THE SCREENS THERE TOO. <br> GOMEZ BID ADDED ON THE METAL GATES FOR $\$ 2000$. |  |  |  |

## STONEYBROOK <br> COMMUNITY DEVELOPMENT DISTRICT

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

## STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT <br> TABLE OF CONTENTS

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

## STONEYBROOK <br> COMMUNITY DEVELOPMENT DISTRICT <br> GENERAL FUND BUDGET <br> FISCAL YEAR 2024

|  | Fiscal Year 2023 |  |  |  |  | $\begin{aligned} & \text { Propsed } \\ & \text { Budget } \\ & \text { FY } 2024 \end{aligned}$ |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | $\begin{gathered} \hline \text { Adopted } \\ \text { Budget } \\ \text { FY } 2023 \\ \hline \end{gathered}$ |  | Actual through 3/31/23 | Projected <br> though <br> $9 / 30 / 23$ | Total Actual \& Projected |  |
| 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 |
| Management | 49,123 |  | 24,561 | 24,562 | 49,123 | 49,123 |
| Accounting | 4,991 |  | 2,496 | 2,495 | 4,991 | 4,991 |
| Assessment roll preparation | 13,461 |  | 6,731 | 6,730 | 13,461 | 13,461 |
| Arbitrage rebate calculation | 2,000 |  |  | 2,000 | 2,000 | 2,000 |
| Dissemination agent | 1,000 |  | 500 | 500 | 1,000 | 1,000 |
| Trustee fees-series 2014 resident | 2,800 |  | 2,963 |  | 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

|  | Fiscal Year 2023 |  |  |  | Propsed Budget FY 2024 |
| :---: | :---: | :---: | :---: | :---: | :---: |
|  | Adopted Budget FY 2023 |  | $\begin{gathered} \hline \text { Projected } \\ \text { though } \\ 9 / 30 / 23 \\ \hline \end{gathered}$ | Total Actual \& Projected |  |
| Landscape maintenance |  |  |  |  |  |
| Other contractual |  |  |  |  |  |
| 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 | - | 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 |
| 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 |  |  |  |  |  |
| Assigned: |  |  |  |  |  |
| 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 |


| Assessment Per Unit |  |  |  |  |  | Total Revenue |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Units* | FY 2022 |  | 2023 |  | 2024 |  |
| 1,158 | \$ 575.00 | \$ | 326.29 | \$ | 535.65 | \$620,282.70 |

## STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT DEFINITIONS OF GENERAL FUND EXPENDITURES

## EXPENDITURES

## Professional Services

Supervisors \$
\$
12,918
Statutorily set at $\$ 200$ (plus applicable taxes) for each meeting of the Board of Supervisors not to exceed $\$ 4,800$ for each fiscal year.
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.

## Accounting

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
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.
Dissemination agent 1,000
Required by the Securities \& Exchange Act of 1934, pursuant to Rule 15c2-12.
Trustee Fees
Covers the cost of US Bank performing Trustee and registrar services for the Series 2014 Debt Services Fund- Resident portion.
Audit
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
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.
Postage
Mailing of agenda packages, overnight deliveries, correspondence, etc.
Insurance
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
Letterhead, envelopes, copies, etc.

## STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES (continued)
Legal advertising ..... 2,000
The District advertises for monthly meetings, special meetings, public hearings, publicbids, etc.
Contingencies ..... 2,000Bank charges, automated AP routing and other miscellaneous expenses incurred duringthe year.
Annual district filing fee ..... 175Annual fee paid to the Florida Department of Economic Opportunity.
Landscape maintenance
Personnel services ..... 268,785Covers the costs of employee payroll and taxes for the in-house landscape maintenanceprogram.
Capital outlay-mowers/carts/sprayer/truck ..... 15,000
Lease payments for mowers and utility carts.
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.
Fertilizers14,500
Covers the cost of fertilizers.
Annuals ..... 8,000
Covers the cost of flower replacements during the course of the year. ..... 9,000
Fuel
Covers the annual cost of fuel for the department.
Irrigation parts ..... 6,000Covers the cost of miscellaneous irrigation parts necessary in maintaining the existingsystems.
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 thedepartments employees.
Golf maintenance- ball-fields ..... 20,000Covers the cost associated with the golf course continuing to maintain the ball-fieldsdue to the specialty turf program and thus the specialty equipment/knowledge requirements.
Golf maintenance management25,008Covers cost of golf maintenance personnel managing the program on behalf of the CDD.(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. | 37,000 |
| Mulch |  |
| Intended to address the seasonal mulching requirements. |  |

Equipment lease TCF113
Other fees \& charges
$\begin{array}{ll}\text { Tax collector } & 1,737\end{array}$
The tax collector charges $\$ 1.50$ per parcel.
$\begin{array}{ll}\text { Property appraiser } & 1,158\end{array}$
The property appraiser charges $\$ 1.00$ per parcel.
Total expenditures
\$ 606,166

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

|  | Fiscal Year 2023 |  |  |  | Propsed <br> Budget <br> FY 2024 |
| :---: | :---: | :---: | :---: | :---: | :---: |
|  | Adopted Budget <br> FY 2023 | Actual through 3/31/23 | Projected though 9/30/23 | Total Actual \& Projected |  |
| 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 |  |  |  |  |  |
| 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) |  |  |
| 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 |

NONOPERATING REVENUES/(EXPENSES)
Total non operating revenues/(expenses) Income before contributions and transfers
Total net assets - beginning
Total net assets - ending

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

## REVENUES

Assessment levy: on-roll - gross
Allowable discounts (4\%)
Assessment levy - net
Interest
Total revenues

## EXPENDITURES

## Debt Service

Principal
Interest
Total expenditures
Excess/(deficiency) of revenues
over/(under) expenditures
Beginning fund balance (unaudited)
Ending fund balance (projected)

| Fiscal Year 2023 |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: |
| Adopted | Actual | Projected | Total | Propsed |
| Budget | through | though | Actual \& | Budget |
| FY 2023 | 3/31/23 | 9/30/23 | Projected | FY 2024 |


| $\begin{array}{r} \$ \quad 205,066 \\ (8,203) \\ \hline \end{array}$ |  |  |  |  | \$ | $\begin{array}{r} 205,066 \\ (8,203) \\ \hline \end{array}$ |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| 196,863 | \$ 188,118 | \$ 8,745 | \$ | 196,863 |  | 196,863 |
| - | 2,238 | 2,238 |  | 4,476 |  | - |
| 196,863 | 190,356 | 10,983 |  | 201,339 |  | 196,863 |


| 325,000 |
| ---: | ---: | ---: |
| 22,750 |
| 347,750 | $(150,887) \quad(178,981 \quad(325,392) \quad(150,411)$

Use of fund balance
Interest expense - November 1, 2023
Projected fund balance surplus/(deficit) as of September 30, 2023

Stoneybrook CDD
Series 2014 Special Assessment Revenue Bonds

| Period <br> Ending | Principal | Coupon | Interest | Debt <br> Service | Principal <br> 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 | $\mathbf{6 3 0 , 0 0 0}$ |  | $\mathbf{6 6 , 8 5 0}$ | $\mathbf{6 9 6 , 8 5 0}$ |  |

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

## REVENUES

Assessment levy: on-roll - gross
Allowable discounts (4\%)
Assessment levy - net
Interest
Total revenues

| Fiscal Year 2023 |  |  |  |  |  | Propsed Budget FY 2024 |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Adopted Budget <br> FY 2023 |  | Actual through 3/31/23 | Projected though 9/30/23 |  | Total Actual \& Projected |  |
| $\begin{array}{r} \$ 259,191 \\ (10,368) \\ \hline \end{array}$ |  |  |  |  |  | $\begin{gathered} \$ \quad 259,191 \\ \\ \\ \hline \end{gathered}$ |
| 248,823 | \$ | 237,772 | \$ 11,051 | \$ | 248,823 | 248,823 |
|  |  | 2,419 | 2,419 |  | 4,838 |  |
| 248,823 |  | 240,191 | 13,470 |  | 253,661 | 248,823 |

## EXPENDITURES

Debt Service
Principal
Principal Prepayment
Interest
Total debt service
Other fees \& charges
Costs of issuance
Total other fees \& charges
Total expenditures
Excess/(deficiency) of revenues over/(under) expenditures

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
Interest expense - November 1, 2023
Projected fund balance surplus/(deficit) as of September 30, 2023

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

| Period <br> Ending | Principal | Coupon | Interest | Debt Service | Principal Balance |
| :---: | :---: | :---: | :---: | :---: | :---: |
| 11/01/22 |  |  | 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 |  |  | 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 |  |  | 80,602.50 | 80,602.50 | 3,965,000.00 |
| 05/01/25 | 80,000.00 | 3.000\% | 80,602.50 | 160,602.50 | 3,885,000.00 |
| 11/01/25 | - |  | 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 | - |  | 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 |  |  | 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 |  |  | 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 |

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

| Period <br> Ending | Principal | Coupon | Interest | Debt <br> 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 | $\mathbf{4 , 3 2 5 , 0 0 0 . 0 0}$ |  | $\mathbf{3 , 1 5 2 , 5 2 9 . 1 3}$ | $\mathbf{7 , 4 7 7 , 5 2 9 . 1 3}$ |  |

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

## REVENUES

Assessment levy: on-roll - gross
Allowable discounts (4\%)
Assessment levy - net
Interest
Total revenues

## EXPENDITURES

## Debt Service

Principal
Interest
Total debt service

## Other fees \& charges

Costs of issuance
Total other fees \& charges
Total expenditures
Excess/(deficiency) of revenues over/(under) expenditures

Fiscal Year 2023

| Adopted Budget FY 2023 | Actual through 3/31/23 | $\begin{gathered} \text { Projected } \\ \text { though } \\ 9 / 30 / 23 \\ \hline \end{gathered}$ | Total Actual \& Projected | Propsed Budget FY 2024 |
| :---: | :---: | :---: | :---: | :---: |
| $\begin{gathered} \$ 566,116 \\ \\ (22,645) \\ \hline \end{gathered}$ |  |  |  | $\begin{array}{ll} \$ \quad & 566,116 \\ & (22,645) \end{array}$ |
| 543,471 | \$ 519,331 | 24,140 | \$ 543,471 | 543,471 |
|  | 5,119 | 5,119 | 10,238 | - |
| 543,471 | 524,450 | 29,259 | 553,709 | 543,471 |


| 105,000 |
| ---: |
| 331,278 |
| 436,278 | | 112,853 |
| :--- |
| 112,853 | | 105,000 |
| :--- |
| 218,425 |
| 323,425 | | 105,000 |
| :--- |
| 331,278 |
| 436,278 | | 105,000 |
| :--- |
| 331,278 |
| 436,278 |


|  | 27,679 | $(27,679)$ |  |  |
| :---: | :---: | :---: | :---: | :---: |
|  | 27,679 | $(27,679)$ |  |  |
| 436,278 | 140,532 | 295,746 | 436,278 | 436,278 |

107,193 383,918 $\quad(276,725) \quad 872,556 \quad 107,193$

## OTHER SOURCES/(USES)

Transfer out
Total other sources/(uses)
Net change in fund balance
Beginning fund balance (unaudited)
Ending fund balance (projected)
Use of fund balance
Reserve fund

| - | $(24,387)$ | 24,387 | - | - |
| :---: | :---: | :---: | :---: | :---: |
|  | $(24,387)$ | 24,387 | - | - |
| 107,193 | 359,531 | 301,112 | $(872,556)$ | 107,193 |
| 384,588 | 373,957 | 733,488 | 373,957 | $(498,599)$ |
| \$ 491,781 | \$ 733,488 | \$1,034,600 | \$(498,599) | $(391,406)$ |

Interest expense - November 1, 2023
Projected fund balance surplus/(deficit) as of September 30, 2023
$(271,734)$
$(216,063)$
\$ (879,203)

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

| Period <br> Ending | Principal | Coupon | Interest | Debt Service | Principal Balance |
| :---: | :---: | :---: | :---: | :---: | :---: |
| 11/01/22 |  |  | 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 <br> Ending | Principal | Coupon | Interest | Debt 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 <br> COMMUNITY DEVELOPMENT DISTRICT ENTERPRISE FUND BUDGET - IRRIGATION <br> FISCAL YEAR 2024

|  | Fiscal Year 2023 |  |  |  |  |  |  | Propsed Budget FY 2024 |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | Adopted Budget <br> FY 2023 |  | Actual through 3/31/23 | $\begin{gathered} \hline \text { Projected } \\ \text { though } \\ 9 / 30 / 23 \\ \hline \end{gathered}$ |  | TotalActual \&Projected |  |  |  |
| 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
Accounting*
Utility billing
Miscellaneous*
Total administrative expenses

| 4,635 | - | 4,635 | 4,635 |
| ---: | ---: | ---: | ---: |
| 8,742 | 4,371 | 4,371 | 8,742 |
| 31,500 | 15,590 | 15,697 | 31,287 |
| 2,500 | 1,009 | 1,491 | 3,635 |
| 47,377 | 20,970 | 26,194 | 3,500 |

## 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 |
| $\quad$ Total irrigation services |  | 308,387 | 78,748 | 170,635 | 249,383 |
| Total operating expenses |  | 355,764 | 99,718 | 196,829 | 296,547 |

Operating gain/(loss)
(502) $62,134 \quad(3,413) \quad 58,721 \longrightarrow \quad 2,498$

NONOPERATING REVENUES/(EXPENSES)
Interest, penalties \& miscellaneous income
Total non operating revenues/(expenses) Income before contributions and transfers Change in assets
Total net assets - beginning
Total net assets - ending

|  | 100 |  | - |  | 100 |  | 100 |  | 100 |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | 100 |  | - |  | 100 |  | 100 |  | 100 |
|  | (402) |  | 62,134 |  | $(3,313)$ |  | 58,821 |  | 2,598 |
|  | (402) |  | 62,134 |  | $(3,313)$ |  | 58,821 |  | 2,598 |
|  | 228,280 |  | 209,631 |  | 271,765 |  | 209,631 |  | 268,452 |
| \$ | 227,878 | \$ | 271,765 | \$ | 268,452 | \$ | 268,452 | \$ | 271,050 |

* These expense items are considered fixed costs and are offset by assessment levy revenue.

Assessment Summary


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

## OPERATING EXPENSES <br> Administrative Expenses

Audit
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*
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
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*
Bank charges and other miscellaneous expenses incurred during the year.
Irrigation services
Service/permit monitoring contracts
Covers the costs of a preventative maintenance and water quality/ levels reporting contracts.
Line repairs/labor
Covers the costs of labor and outside contractor expense associated with service line, valve and blow off operation and repairs.
Effluent water supply*
The cost of receiving a portion of the District's irrigation water requirements from Lee County in the form of effluent water.

## Electricity

Cost of electricity for operation of Districts' new wells and high service pump station.
Pumps \& machinery
Covers costs of scheduled and unscheduled repairs and maintenance to the high service pumps, motors, electronics that make up the pump station and new welIfield.
Depreciation*
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

| Bond Designation | Proposed Fiscal Year 2023 |  |  |  |  | Adopted <br> Fiscal Year 2022 <br> Total Assessment |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | Series 2022 Debt Service Assessment | Series 2013 <br> Debt Service <br> Assessment | O \& M <br> Assessment | Irrigation <br> Assessment | Total <br> 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 |
| 6 plex | 737.54 | 325.00 | 535.65 | 117.25 | 1,715.44 | 974.52 |

## STONEYBROOK <br> COMMUNITY DEVELOPMENT DISTRICT



# 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: <br> STONEYBROOK COMMUNITY

 DEVELOPMENT DISTRICT
## Exhibit A

| Stoneybrook Community Development District |  |  |
| :---: | :---: | :---: |
| BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE |  |  |
| LOCATION <br> 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 

$$
\begin{gathered}
\text { UNAUDITED } \\
\text { FINANCIAL } \\
\text { STATEMENTS } \\
\text { A }
\end{gathered}
$$

## STONEYBROOK <br> COMMUNITY DEVELOPMENT DISTRICT <br> FINANCIAL STATEMENTS <br> UNAUDITED <br> MARCH 31, 2023

## STONEYBROOK

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

|  | Major Funds |  |  |  |  |  |  |  |  |  |  |  |  |  | Total Governmental Funds |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | General |  | Special Revenue Fund |  | Debt Service Series 2014 |  | DebtServiceSeries 2022-1 |  | DebtServiceSeries 2022-2 |  | CapitalProjectsSeries 2022-1 |  | CapitalProjectsSeries 2022-2 |  |  |  |
| ASSETS |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Cash/investments |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| SunTrust | \$ | 1,217,903 | \$ | 208,314 | \$ | \$ | \$ | \$ | \$ | - | \$ | - | \$ | - | \$ | 1,426,217 |
| Finemark - MMA |  | 49,336 |  | - |  | - |  | - |  | 271,734 |  |  |  |  |  | 321,070 |
| Revenue |  | - |  | - |  | 330,864 |  | 1,826 |  | 3,887 |  | - |  | - |  | 336,577 |
| Reserve |  |  |  | - |  | - |  | 127,682 |  | - |  |  |  |  |  | 127,682 |
| Prepayment |  |  |  | - |  | 4 |  | - |  | - |  | - |  | - |  | 4 |
| Construction |  | - |  | - |  | - |  | - |  | - |  | 4,085,213 |  | 509,207 |  | 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: |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Sales tax payable | \$ | - | \$ | 6,532 | \$ | \$ |  | \$ | \$ | - | \$ | - | \$ | - | \$ | 6,532 |
| Contracts payable |  | - |  | - |  | - |  | - |  | - |  | 133,303 |  | - |  | 133,303 |
| Due to other funds |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 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 |  | - |  | - |  | - |  | - |  | - |  | - |  | 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 <br> COMMUNITY DEVELOPMENT DISTRICT STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - GENERAL FUND FOR THE PERIOD ENDED MARCH 31, 2023 

## REVENUES

Assessment levy
Interest and miscellaneous (incl. FEMA)
Range fees
Total revenues

## EXPENDITURES

## Administrative

Supervisors
Management
Accounting
Assessment roll preparation
Arbitrage rebate calculation
Dissemination agent
Trustee fees - series 2014 resident
Audit
Legal
Engineering
Insurance
Printing and binding
Legal advertising
Contingencies
Annual district filing fee
Total administrative

## Landscape Maintenance

Other contractual
Personnel services
Capital outlay-mowers/carts
Utility carts
Blowers/edgers/trimmers etc.
Chemicals
Fertilizers
Annuals
Fuel
Irrigation parts
Parts and maintenance
Horticultural debris and trash disposal
Uniforms
Continuing educations/BMP certi
Golf maintenance - ball fields
Golf maintenance management
Tree trimming
Mulch
Plant replacement
Equipment lease - TCF113
Total landscape maintenance

## Other fees and charges

Tax collector
Property appraiser
Total other fees and charges
Total expenditures
Excess/(deficiency) of revenues Excess/(deficiency) of revenu
over/(under) expenditures

OTHER FINANCING SOURCES (USES)
Transfers out
Total other financing sources \& uses

Net change in fund balance
Fund balance - beginning
Fund balance - ending

## Assigned:

Assigned - catastrophe response
Assigned - landscape capital
Assigned - working capital
Fund balance - ending

| Current Month | Year to Date | Budget | \% of <br> Budget |
| :---: | :---: | :---: | :---: |
| \$ 8,284 | \$ 348,244 | \$362,731 | 96\% |
| 16 | 150 | 1,000 | 15\% |
| 30,980 | 53,880 |  | \#DIV/0! |
| 39,280 | 402,274 | 363,731 | 111\% |
| 2,902 | 8,689 | 12,918 | 67\% |
| 4,094 | 24,561 | 49,123 | 50\% |
| 416 | 2,496 | 4,991 | 50\% |
| 1,122 | 6,731 | 13,461 | 50\% |
|  |  | 2,000 | 0\% |
| 83 | 500 | 1,000 | 50\% |
| 2,963 | 2,963 | 2,800 | 106\% |
| - |  | 4,330 | 0\% |
| - | 12,095 | 6,000 | 202\% |
| 575 | 2,686 | 2,500 | 107\% |
| 119 | 631 | 3,000 | 21\% |
| - | 4,385 | 4,500 | 97\% |
| 142 | 850 | 1,700 | 50\% |
| 260 | 609 | 2,000 | 30\% |
| 94 | 1,078 | 1,000 | 108\% |
| - | 175 | 175 | 100\% |
| 12,770 | 68,449 | 111,498 | 61\% |
| 20,598 | 94,390 | 244,350 | 39\% |
| - |  | 15,000 | 0\% |
| - | - | 6,780 | 0\% |
| - | 3,150 | 2,200 | 143\% |
| - |  | 7,500 | 0\% |
| - | 345 | 14,500 | 2\% |
| - | 3,375 | 8,000 | 42\% |
| 4,200 | 7,000 | 9,000 | 78\% |
| 2,215 | 6,570 | 6,000 | 110\% |
| - | 463 | 8,000 | 6\% |
| - |  | 6,000 | 0\% |
| 165 | 1,440 | 3,500 | 41\% |
| - | - | 1,500 | 0\% |
| 1,500 | 9,000 | 20,000 | 45\% |
| 2,084 | 12,504 | 25,008 | 50\% |
| - | 15,000 | 28,000 | 54\% |
| - | 27,354 | 37,000 | 74\% |
| - | 1,858 |  | N/A |
| 449 | 2,694 | 7,000 | N/A |
| 31,211 | 185,143 | 449,338 | 41\% |
| - | 1,625 | 1,737 | 94\% |
| 1,121 | 1,121 | 1,158 | 97\% |
| 1,121 | 2,746 | 2,895 | 95\% |
| 45,102 | 256,338 | 563,731 | 45\% |
| $(5,822)$ | 145,936 | $(200,000)$ |  |
| - | - | $(200,000)$ | 0\% |
| - | - | $(200,000)$ | 0\% |
| $(5,822)$ | 145,936 | $(400,000)$ |  |
| 1,032,737 | 880,979 | 865,927 |  |
| 300,000 | 300,000 | 300,000 |  |
| 726,915 | 726,915 | 165,927 |  |
| \$1,026,915 | \$1,026,915 | \$465,927 |  |

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

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

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

## REVENUES

Assessment levy
Interest
Total revenues

| Current Month |  | Year to Date |  | Budget |  | \% of Budget |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| \$ | 4,496 | \$ | 188,118 | \$ | 196,863 | 96\% |
|  | 440 |  | 2,238 |  |  | N/A |
|  | 4,936 |  | 190,356 |  | 196,863 | 97\% |

## EXPENDITURES

Debt Service
Principal
Interest
Total debt service
Excess (deficiency) of revenues over (under) expenditures

4,936
178,981
$(150,887)$
Fund balance - beginning
Fund balance - ending

|  | 325,932 | 151,887 | 150,887 |
| :---: | :---: | :---: | :---: |
| \$ | 330,868 |  |  |

## 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 <br> 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 <br> FOR THE PERIOD ENDED MARCH 31, 2023

## REVENUES

Assessment levy Interest
Total revenues

## EXPENDITURES

Debt Service
Principal
Interest
Cost of issuance
Total expenditures
Excess (deficiency) of revenues over (under) expenditures

| \$ | - | \$ | - | \$ | 105,000 | 0\% |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | - |  | 112,853 |  | 331,278 | 34\% |
|  | - |  | 27,679 |  | - | N/A |
|  | - |  | 140,532 |  | 436,278 | 32\% |

OTHER SOURCES (USES)
Transfers out
Total other sources/(uses)
Net change in fund balance
Fund balance - beginning
Fund balance - ending

| Current Month |  | Year to Date |  | Budget |  | \% of Budget |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| \$ | 12,412 | \$ | 519,331 | \$ | 543,471 | 96\% |
|  | 851 |  | 5,119 |  | - | N/A |
|  | 13,263 |  | 524,450 |  | 543,471 | 97\% |

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

## REVENUES

Interest
Total revenues

## EXPENDITURES

Capital outlay
Total expenditures

| Current <br> Month |  |  | Year to <br> Date |
| :--- | ---: | :--- | :--- |
|  |  | 12,600 |  |

Excess (deficiency) of revenues over (under) expenditures
$(120,703)$
$(69,269)$

## OTHER SOURCES (USES)

Transfers in
Total other sources/(uses)
Net change in fund balance
Fund balance - beginning
Fund balance - ending

|  | - | 12,664 |
| ---: | :--- | ---: |
|  | - | 12,664 |
| $(120,703)$ |  | $(56,605)$ |
| $4,072,613$ |  | $4,008,515$ |
| $\$ 3,951,910$ |  |  |$\xlongequal{\$ 3,951,910}$

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

## REVENUES

Interest
Total revenues

## EXPENDITURES

Total expenditures
Excess (deficiency) of revenues over (under) expenditures

1,571
7,747
OTHER SOURCES (USES)
Transfers in
Total other sources/(uses)
Net change in fund balance
Fund balance - beginning
Fund balance - ending

| Current Month | Year to Date |  |
| :---: | :---: | :---: |
| 1,571 |  | 7,747 |
| 1,571 |  | 7,747 |
| - |  |  |
| - |  | - |
| 1,571 |  | 7,747 |
| - |  | 24,387 |
|  |  | 24,387 |
| 1,571 |  | 32,134 |
| 68,482 |  | 37,919 |
| \$ 70,053 | \$ | 70,053 |

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

| ASSETS | Balance |
| :--- | ---: |
| Current assets: | $\$ 17,819$ |
| Cash | 63,020 |
| Accounts receivable | $(14,704)$ |
| $\quad$ Less allowance for doubtful accounts | 66,135 |


| Noncurrent assets: |  |
| :--- | ---: |
| Capital assets |  |
| Equipment - irrigation | 77,069 |
| Resident irrigation \& wells | 494,808 |
| Pumphouse | 371,990 |
| $\quad$ Less accumulated depreciation | $\mathbf{( 6 0 6 , 2 1 4 )}$ |
| $\quad$ Total capital assets, net of accumulated depreciation | $\mathbf{3 3 7 , 6 5 3}$ |
| Total noncurrent assets | $-437,653$ |
| $\quad$ 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 $\quad(111,406)$
Unrestricted
Total net position

383,171
\$ 271,765

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

## OPERATING REVENUES

Assessment levy
Direct bill: golf course
Irrigation revenue*
Interest income
Total revenues

| Current Month |  | Year to Date |  | Budget | \% of Budget |
| :---: | :---: | :---: | :---: | :---: | :---: |
| \$ | 2,870 | \$ | 120,073 | \$ 125,649 | 96\% |
|  | 4,967 |  | 29,806 | 59,613 | 50\% |
|  |  |  | 11,970 | 170,000 | 7\% |
|  | - |  | 3 | - | N/A |
|  | 7,837 |  | 161,852 | 355,262 | 46\% |

## OPERATING EXPENSES

Professional fees

| Audit |  | - | - | 4,635 |
| :--- | ---: | ---: | ---: | ---: |
| Accounting | 728 | 4,371 | 8,742 | $50 \%$ |
| Utility billing | 3,020 | 15,590 | 31,500 | $49 \%$ |
| Miscellaneous | 129 | 1,009 | 2,500 | $40 \%$ |
|  |  | 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 incom |  |  | 100 |
| :---: | :---: | :---: | :---: |
| Total nonoperating revenues (expenses) |  | - | 100 |
| Change in net position | $(18,998)$ | 62,134 | (402) |
| Total net position - beginning | 290,763 | 209,631 | 228,280 |
| Total net position - ending | \$ 271,765 | \$ 271,765 | \$ 227,878 |

[^0]ASSETSBalance
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
Coastal Beverage ..... 2,250
FP\&L ..... 8,100
JJ Taylor ..... 3,500
TAQ
Reserves ..... 38,163
Rental clubs inventory ..... 22,400
Undeposited funds544Total current assets1,753,813

## STONEYBROOK

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

| Noncurrent assets: | Balance |
| :--- | ---: |
| Capital assets |  |
| $\quad$ 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 | $4,677,332$ |
| $\quad$ Total assets | $\mathbf{6 , 4 3 1 , 1 4 5}$ |

## LIABILITIES

## Current liabilities:

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

## Noncurrent liabilities:

Capital leases payable 17
Bonds payable - series 2014 935,000
Note payable - series $2019 \quad 64,796$
Total noncurrent liabilities
Total liabilities
1,145,837

## NET POSITION

Net investment in capital asset
Unrestricted
Total net position

4,674,488
610,820
\$ 5,285,308

# STONEYBROOK 

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

REVENUES
Consolidated
Unclassified revenue
Administrative
Golf course
Pro shop
Concession
Total consolidated revenues
FY '22

Actual $\quad$\begin{tabular}{c}
FY '23 <br>
Actual

$\quad$

Variance <br>
Actual <br>
'22 to '23

$\quad$

FY '23 <br>
Budget
\end{tabular}

| Variance | Variance |  |
| :---: | :---: | :---: |
| Budget to | Budget to | FY '22 |
| Actual | Actual | Actua |


| FY '23 | Variance | Actual |
| :---: | :---: | :---: |
| Actual | FY '23 to '23 | Budget |

Bariance to Budget to Bariance Actual Actual Actual Actual '22 to '23 $\quad$ Budget Actual Actual

## Cost of sales <br> Consolidated

Pro shop
oncessio
Total consolidated cost of sales
Gross consolidated earnings

| 12,632 | 14,358 | 1,726 | 12,461 |
| ---: | ---: | ---: | ---: |
| 5,813 | 4,535 | $(1,278)$ | 6,175 |
| 18,445 | 18,893 | 448 | 18,636 |
| 552,465 | 618,547 | 65,994 | 552,817 |


| N/A | $\$$ | 189 | 3,323 | $\$$ | 1,003 | $\$$ |
| ---: | ---: | ---: | ---: | ---: | ---: | ---: |
| N/A | 1,061 | 26 | 84,200 | 84,174 | - |  |
| $112 \%$ | 61,814 | $2,270,060$ | $2,470,737$ | 200,677 | $2,267,019$ |  |
| $127 \%$ | 4,630 | 90,699 | 103,985 | 13,286 | 97,018 |  |
| $91 \%$ | $(1,707)$ | 104,935 | 96,094 | $(8,841)$ | 106,064 |  |
| $112 \%$ | 65,987 | $2,469,043$ | $2,756,019$ | 286,976 | $2,470,101$ |  |


| N/A | 1,003 |
| ---: | ---: |
| N/A | 84,200 |
| $109 \%$ | 203,718 |
| $107 \%$ | 6,967 |
| $91 \%$ | $(9,970)$ |
| $112 \%$ | 285,918 |

## Expenses

Consolidated
Administrative
Concession
Golf course
Pro shop
Total consolidated expenses

## NONOPERATING REVENUES/(EXPENSES)

interest
Total other financing sources/(uses)

| 44,977 | 36,695 | $(8,290)$ | 31,018 |
| ---: | ---: | ---: | ---: |
| 13,758 | 7,613 | $(6,145)$ | 6,101 |
| 113,507 | 202,942 | 89,435 | 130,291 |
| 97,216 | 100,244 | 3,028 | 79,454 |
| 269,458 | 347,494 | 78,028 | 246,864 |
|  |  |  |  |
| $(6,154)$ | $(5,454)$ | 700 | $(6,154)$ |
| $(6,154)$ | $(5,454)$ | 700 | $(6,154)$ |
|  |  |  |  |
| 276,853 | 265,599 | $\$(11,334)$ | 299,799 |
| $4,762,227$ | $5,019,709$ |  | $4,864,723$ |
| $\$ 5,039,080$ | $\$ 5,285,308$ |  |  |
|  |  |  |  |


| $115 \%$ | 1,897 | 45,565 | 69,815 | 24,250 | 62,103 |
| ---: | ---: | ---: | ---: | ---: | ---: |
| $73 \%$ | $(1,640)$ | 41,203 | 26,022 | $(15,181)$ | 28,664 |
| $101 \%$ | 257 | 86,768 | 95,837 | 9,069 | 90,767 |
| $112 \%$ | 65,730 | $2,382,275$ | $2,660,182$ | 277,907 | $2,379,334$ |


| $112 \%$ | 7,712 |
| ---: | ---: |
| $91 \%$ | $(2,642)$ |
| $106 \%$ | 5,070 |
| $112 \%$ | 280,848 |

Change in net position
Total net position - beginning
Total net position - ending

| 118\% | 5,677 |  | 293,725 |  | 304,072 | 10,347 | 233,385 |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| 125\% | 1,512 |  | 86,124 |  | 41,144 | $(44,980)$ | 32,436 |
| 156\% | 72,651 |  | 609,306 |  | 954,706 | 345,400 | 804,947 |
| 126\% | 20,790 |  | 460,437 |  | 533,497 | 73,060 | 453,107 |
| 141\% | 100,630 |  | 1,449,592 |  | 1,833,419 | 383,827 | 1,523,875 |
| 89\% | 700 |  | $(33,717)$ |  | $(33,425)$ | 292 | $(36,924)$ |
| 89\% | 700 |  | $(33,717)$ |  | $(33,425)$ | 292 | $(36,924)$ |
|  | \$ (34,200) |  | 898,966 |  | 793,338 | \$ (105,628) | 818,535 |
|  |  |  | 4,140,202 |  | 4,491,970 |  | 4,345,987 |
|  |  | \$ | 5,039,168 | \$ | 5,285,308 |  | \$ 5,164,522 |


| $130 \%$ | 70,687 |
| :--- | ---: |
| $127 \%$ | 8,708 |
| $119 \%$ | 149,759 |
| $118 \%$ | 80,390 |
| $120 \%$ | 309,544 |

$91 \% \quad 3,499$
$1 \%-3,499$
$\xlongequal{\$(25,197)}$

STONEYBROOK
STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - PROPRIETARY FUND - GOLF

## ADMINISTRATIVE

## FOR THE PERIOD ENDED MARCH 31, 2023

## REVENUES

## Unclassified revenue

## Other <br> Insurance proceeds <br> Interest <br> Total administrative revenues

## EXPENSES

Administrative
Accounting Services
A/C maintenance
Audit
Building maintenance
Copy machine lease
Fire alarm (cart barn)
Depreciation
Isurance
Management fee
Pest control
eeting expenses, travel expenses
Postage
axes
Window cleaning
Utilities (Electricity paid to FP\&L)
Utillities (Water paid to Duffy's)
CAM
rustee fees
Dissemination agent
Arbitrage rebate calculation
Software errors
Miscellaneous
Total administrative expenses
Net administrative earnings

| $\$$ | 88 | $\$$ | 189 | $\$$ | 101 | $\$$ |
| :--- | ---: | :--- | ---: | ---: | ---: | ---: |
|  |  |  |  |  |  | - |
| $\$$ | - | 30 | $\$$ | 30 | $\$$ | - |
|  | - | - | - | - |  |  |
|  | 7 | 1,031 | 1,024 | - |  |  |
|  | 7 | 1,061 | 1,054 | - |  |  |

N/A \$ 189

| 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 |
| Actual | Actual | '22 to '23 | Budget | Actual | Actual | Actual | Actual | '22 to '23 | Budget | Actual | Actual |

3,323 \$
1,003 \$ $(2,320) \$$
N/A \$ 1,003

| N/A $\$$ | 30 | - | 180 | $\$$ | 180 | $\$$ |
| :--- | ---: | ---: | ---: | ---: | ---: | ---: |
| N/A | - | - | 79,255 | 79,255 | - |  |
| N/A | 1,031 | 26 | 4,765 | 4,739 | - |  |
| N/A | 1,061 | 26 | 84,200 | 84,174 | - |  |


| N/A | 180 |
| :--- | ---: |
| N/A | 79,255 |
| N/A | 4,765 |
| N/A | 84,200 |


| - | - | - | 292 | 0\% | (292) | - | - | - | 1,748 | 0\% | $(1,748)$ |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | 4,083 | 4,083 |  | N/A | 4,083 |  | 24,500 | 24,500 | - | N/A | 24,500 |
| - |  | - | 500 | 0\% | (500) | - | - |  | 1,000 | 0\% | $(1,000)$ |
| - | - | - | 981 | 0\% | (981) | - | - | - | 5,886 | 0\% | $(5,886)$ |
| 3,577 | 2,271 | $(1,306)$ | - | N/A | 2,271 | 43,215 | 78,391 | 35,176 | 16,000 | 490\% | 62,391 |
| 98 | 1,036 | 938 | 660 | 157\% | 376 | 2,736 | 2,583 | (153) | 3,960 | 65\% | $(1,377)$ |
| - |  | - | 25 | 0\% | (25) | - |  |  | 895 | 0\% | (895) |
| 16,500 | 16,500 | - | 16,500 | 100\% | - | 99,000 | 99,000 | - | 99,000 | 100\% | - |
| 6,648 | 9,168 | 2,520 | - | N/A | 9,168 | 42,889 | 50,803 | 7,914 | 24,000 | 212\% | 26,803 |
| 4,083 | - | $(4,083)$ | 4,083 | 0\% | $(4,083)$ | 24,500 | - | $(24,500)$ | 24,500 | 0\% | $(24,500)$ |
| 157 | 165 | 8 | 167 | 99\% | (2) | 942 | 990 | 48 | 1,002 | 99\% | (12) |
| - | - | - | 125 | 0\% | (125) | 155 | 1,260 | 1,105 | 750 | 168\% | 510 |
| - | - | - | 250 | 0\% | (250) | - | - | - | 1,500 | 0\% | $(1,500)$ |
| - | - | - | - | N/A | - | 353 | 358 | 5 |  | N/A | 358 |
| - | - | - | - | N/A | - | - | - | - | 150 | 0\% | (150) |
| 421 | 471 | 50 | 417 | 113\% | 54 | 2,503 | 2,100 | (403) | 2,498 | 84\% | (398) |
| - | - | - | 50 | 0\% | (50) | - | - | - | 300 | 0\% | (300) |
| 2,867 | - | $(2,867)$ | 2,407 | 0\% | $(2,407)$ | 25,536 | - | $(25,536)$ | 14,442 | 0\% | $(14,442)$ |
| 7,852 | - | $(7,852)$ | 4,561 | 0\% | $(4,561)$ | 46,196 | 40,383 | $(5,813)$ | 27,366 | 148\% | 13,017 |
| 2,963 | 2,963 | - | - | N/A | 2,963 | 2,963 | 2,963 | - | 5,388 | 55\% | $(2,425)$ |
| - | - | - | - | N/A | - | - | - | - | 1,000 | 0\% | $(1,000)$ |
| - | - | - | - | N/A | - | - | - | - | 2,000 | 0\% | $(2,000)$ |
| (189) | 30 | 219 | - | N/A | 30 | (642) | 199 | 841 | - | N/A | 199 |
| - | 8 | - | - | N/A | 8 | 3,379 | 542 | $(2,837)$ | - | N/A | 542 |
| 44,977 | 36,695 | $(8,290)$ | 31,018 | 118\% | 5,677 | 293,725 | 304,072 | 10,347 | 233,385 | 130\% | 70,687 |
| $(44,970)$ | $(35,634)$ | 9,336 | $(31,018)$ | 115\% | $(4,616)$ | $(293,699)$ | $(219,872)$ | 73,827 | $(233,385)$ | 94\% | 13,513 |

## REVENUES

Concession
Food sales
Food cart sales
Beer sales
Beer cart sales
Soft beverage sales
Soft beverage cart sales
Total concession revenues

| 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 |
| Actual | Actual | '22 to '23 | Budget | Actual | Actual | Actual | Actual | '22 to '23 | Budget | Actual | Actual |

## Cost of goods sold

Concession
Food
Soft beverage
Total cost of goods sold
Gross concession earnings

## EXPENSES

Concession
Equipment repair
Payroll a permits
Payroll concession
Pay related group insurance
Pay related group insurance
Cash over/short
Supplies
Suppli
otal concession expenses
Net concession earnings

| 3,243 | 3,270 | - | 27 | 2,900 | $113 \%$ | 370 | 23,128 | 19,010 | $(4,118)$ | 22,410 |
| ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: | ---: |
| - | - | 200 | $0 \%$ | $(200)$ | - | - | - | 2,781 | $0 \%$ | $(3,400)$ |
| 11,825 | 10,051 | $(1,774)$ | 9,000 | $112 \%$ | 1,051 | 64,767 | 58,593 | $(6,174)$ | 58,020 | $101 \%$ |
| - | - | - | 300 | $0 \%$ | $(300)$ | - | - | - | 3,042 | $0 \%$ |
| 3,340 | 3,572 | 232 | 5,900 | $61 \%$ | $(2,328)$ | 17,040 | 18,491 | 1,451 | 16,550 | $112 \%$ |
| - | - | - | 300 | $0 \%$ | $(300)$ | - | $-942)$ |  |  |  |
| 18,408 | 16,893 | $(1,515)$ | 18,600 | $91 \%$ | $(1,707)$ | 104,935 | 96,094 | $(8,841)$ | 106,064 | 90 |


| 229 | 554 | 325 | 1,447 |
| ---: | ---: | ---: | ---: |
| 4,381 | 3,479 | $(902)$ | 3,377 |
| 1,203 | 502 | $(701)$ | 1,351 |
| 5,813 | 4,535 | $(1,278)$ | 6,175 |
| 12,595 | 12,358 | $(237)$ | 12,425 |


| $38 \%$ | $(893)$ | 11,947 | 3,156 | $(8,791)$ |
| ---: | ---: | ---: | ---: | ---: |
| $103 \%$ | 102 | 22,806 | 20,173 | $(2,633)$ |
| $37 \%$ | $(849)$ | 6,450 | 2,693 | $(3,757)$ |
| $73 \%$ | $(1,640)$ | 41,203 | 26,022 | $(15,181)$ |
| $99 \%$ | $(67)$ | 63,732 | 70,072 | 6,270 |



| 422 | 427 | 5 | 400 |
| ---: | ---: | ---: | ---: |
| - | - | - | 25 |
| - | - | - | 834 |
| 4,569 | 5,882 | 1,313 | 3,740 |
| 427 | 545 | 118 | 602 |
| 7,580 | - | $(7,580)$ | - |
| - | 27 | 27 |  |
| - | $(23)$ | $(23)$ | - |
| 760 | 755 | $(5)$ | 500 |
| 13,758 | 7,613 | $(6,145)$ | 6,101 |
| $(1,163)$ | 4,745 | 5,908 | 6,324 |


| $107 \%$ | 27 | 2,891 | 2,561 | $(330)$ | 2,400 |
| ---: | ---: | ---: | ---: | ---: | ---: |
| $0 \%$ | $(25)$ | - | - | - | 150 |
| $0 \%$ | $(834)$ | 242 | - | $(242)$ | 834 |
| $157 \%$ | 2,142 | 31,162 | 29,632 | $(1,530)$ | 22,440 |
| $91 \%$ | $(57)$ | 2,923 | 2,510 | $(413)$ | 3,612 |
| N/A | - | 45,479 | - | $(45,479)$ | - |
| N/A | 27 | - | 447 | 447 | - |
| N/A | $(23)$ | - | $(84)$ | $(84)$ | - |
| $151 \%$ | 255 | 3,427 | 6,078 | 2,651 | 3,000 |
| $125 \%$ | 1,512 | 8,124 | 41,144 | $(44,980)$ | 32,436 |
| $75 \%$ | $(1,579)$ | $(22,392)$ | 28,928 | 51,320 | 44,964 |


| $107 \%$ | 161 |
| ---: | ---: |
| $0 \%$ | $(150)$ |
| $0 \%$ | $(834)$ |
| $132 \%$ | 7,192 |
| $69 \%$ | $(1,102)$ |
| N/A | - |
| N/A | 447 |
| N/A | $(84)$ |
| $203 \%$ | 3,078 |
| $127 \%$ | 8,708 |
| $64 \%$ | $(16,036)$ |

NET POSITION - PROPRIETARY FUND - GOLF
PRO SHOP \& GOLF COURSE
FOR THE PERIOD ENDED MARCH 31, 2023

## REVENUES

Golf Course
Memberships
Annual pass
Green fees + gps
Range fees
Club rentals
Handicaps
Lake ball
Irrigation - Stoney Master
Sbjrgolf
Pga staff
Miscellaneous
Total golf course

## Pro Shop

Bags \& accessories
Balls
Clubs
Gloves
Headwear
Ladies wear
Mens we
Shoes
Total pro shop
Total revenues
Cost of goods sold
Pro shop
Bags \& accessories
Balls
Clubs
Gloves
Headwear
Ladies wear
Mens wear
Shoes
Miscellaneous
Discounts earned
Gross earnings


| - | 6,268 | \$ | 6,268 | \$ |
| :---: | :---: | :---: | :---: | :---: |
| \$ 7,880 | 12,325 | \$ | 4,445 | - |
| 504,527 | 534,037 |  | 29,510 | 505,425 |
| 25,997 | 39,786 |  | 13,789 | 26,025 |
| 1,850 | 4,078 |  | 2,228 | 1,850 |
| 240 | 235 |  | (5) | 669 |
| - |  |  | - | 365 |
| - | - |  | - | 61 |
| - | - |  | - | 400 |
| - | 80 |  | 80 | 200 |
| $(5,225)$ | 500 |  | 5,725 | 500 |
| 535,269 | 597,309 |  | 62,040 | 535,495 |
| 321 | 3,739 |  | 3,418 | 321 |
| 5,506 | 9,830 |  | 4,324 | 5,506 |
| 2,200 |  |  | $(2,200)$ | 2,200 |
| 1,308 | 1,747 |  | 439 | 1,308 |
| 2,282 | 2,154 |  | (128) | 2,261 |
| 1,932 | 1,209 |  | (723) | 2,006 |
| 2,737 | 2,088 |  | (649) | 2,817 |
| 940 | 1,221 |  | 281 | 939 |
| 17,226 | 21,988 |  | 4,762 | 17,358 |
| 552,495 | 619,297 |  | 66,802 | 552,853 |


| N/A |  | 6,268 |  | - | \$ | 6,268 | \$ | 6,268 |  | - |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| N/A | \$ | 12,325 | \$ | 77,445 |  | 132,074 | \$ | 54,629 | \$ | 100,979 |
| 106\% |  | 28,612 |  | 2,042,820 |  | 2,155,101 |  | 112,281 |  | 2,015,905 |
| 153\% |  | 13,761 |  | 128,329 |  | 153,451 |  | 25,122 |  | 126,088 |
| 220\% |  | 2,228 |  | 11,843 |  | 14,536 |  | 2,693 |  | 12,298 |
| 35\% |  | (434) |  | 2,958 |  | 7,007 |  | 4,049 |  | 3,147 |
| 0\% |  | (365) |  | - |  | - |  | - |  | 1,716 |
| 0\% |  | (61) |  | - |  | - |  | - |  | 286 |
| 0\% |  | (400) |  | 800 |  | 220 |  | (580) |  | 2,400 |
| 40\% |  | (120) |  | 3,145 |  | 80 |  | $(3,065)$ |  | 1,200 |
| 100\% |  | - |  | 2,600 |  | 2,000 |  | (600) |  | 3,000 |
| 112\% |  | 61,814 |  | 2,270,060 |  | 2,470,737 |  | 200,677 |  | 2,267,019 |


| N/A | 6,268 |
| ---: | ---: |
| $131 \%$ | $\$ 31,095$ |
| $107 \%$ | 139,196 |
| $122 \%$ | 27,363 |
| $118 \%$ | 2,238 |
| $223 \%$ | 3,860 |
| $0 \%$ | $(1,716)$ |
| $0 \%$ | $(286)$ |
| $9 \%$ | $(2,180)$ |
| $7 \%$ | $(1,120)$ |
| $67 \%$ | $(1,000)$ |
| $109 \%$ | 203,718 |


| $1165 \%$ | 3,418 | 8,799 | 8,305 | $(494)$ | 9,919 |
| ---: | :---: | ---: | ---: | ---: | ---: |
| $179 \%$ | 4,324 | 35,126 | 37,896 | 2,770 | 35,540 |
| $0 \%$ | $(2,200)$ | 3,965 | 580 | $(3,385)$ | 3,381 |
| $134 \%$ | 439 | 6,860 | 9,683 | 2,823 | 7,218 |
| $95 \%$ | $(107)$ | 9,716 | 14,009 | 4,293 | 10,547 |
| $60 \%$ | $(797)$ | 5,998 | 5,825 | $(173)$ | 6,340 |
| $74 \%$ | $(729)$ | 13,279 | 20,024 | 6,745 | 14,995 |
| $130 \%$ | 282 | 6,956 | 7,663 | 707 | 9,078 |
| $127 \%$ | 4,630 | 90,699 | 103,985 | 13,286 | 99,018 |
| $112 \%$ | 66,444 | $2,360,759$ | $2,574,722$ | 213,963 | $2,364,037$ |


| $84 \%$ | $(1,614)$ |
| ---: | :---: |
| $107 \%$ | 2,356 |
| $17 \%$ | $(2,801)$ |
| $134 \%$ | 2,465 |
| $133 \%$ | 3,462 |
| $92 \%$ | $(515)$ |
| $134 \%$ | 5,029 |
| $84 \%$ | $(1,415)$ |
| $107 \%$ | 6,967 |
| $109 \%$ | 210,685 |


| 133 |  | $(133)$ | 132 |
| ---: | ---: | ---: | ---: |
| 3,388 | 6,221 | 2,833 | 3,387 |
| 1,700 | - | $(1,700)$ | 1,700 |
| 688 | 718 | 30 | 687 |
| 1,199 | 1,209 | 10 | 1,199 |
| 2,041 | 1,197 | $(844)$ | 2,041 |
| 2,496 | 1,591 | $(905)$ | 2,496 |
| 987 | 1,176 | 189 | 986 |
| - | 2,443 | 2,443 | - |
| - | $(197)$ | $(197)$ | $(167)$ |
| 12,632 | 14,358 | 1,726 | 12,461 |
| 539,863 | 604,939 | 65,076 | 540,392 |


|  |  |  |  |  |  |
| ---: | :---: | ---: | ---: | ---: | ---: |
| $0 \%$ | $(132)$ | 862 | 317 | $(545)$ | 4,601 |
| $184 \%$ | 2,834 | 15,309 | 22,696 | 7,387 | 20,767 |
| $0 \%$ | $(1,700)$ | 1,784 | 572 | $(1,212)$ | 3,472 |
| $105 \%$ | 31 | 4,583 | 3,651 | $(932)$ | 3,891 |
| $101 \%$ | 10 | 3,639 | 8,984 | 5,345 | 6,219 |
| $59 \%$ | $(844)$ | 4,584 | 6,530 | 1,946 | 6,510 |
| $64 \%$ | $(905)$ | 10,049 | 17,068 | 7,019 | 11,864 |
| $119 \%$ | 190 | 1,886 | 6,540 | 4,654 | 5,781 |
| $\mathrm{~N} / \mathrm{A}$ | 2,443 | 3,251 | 4,094 | 843 |  |
| $118 \%$ | $(30)$ | $(382)$ | $(637)$ | $(255)$ | $(1,002)$ |
| $115 \%$ | 1,897 | 45,565 | 69,815 | 24,250 | 62,103 |
| $112 \%$ | 64,547 | $2,315,194$ | $2,504,907$ | 189,713 | $2,301,934$ |


| $7 \%$ | $(4,284)$ |
| ---: | ---: |
| $109 \%$ | 1,929 |
| $16 \%$ | $(2,900)$ |
| $94 \%$ | $(240)$ |
| $144 \%$ | 2,765 |
| $100 \%$ | 20 |
| $144 \%$ | 5,204 |
| $13 \%$ | 759 |
| $\mathrm{~N} / \mathrm{A}$ | 4,094 |
| $64 \%$ | 365 |
| $112 \%$ | 7,712 |
| $109 \%$ | 202,973 |

NET POSITION - PROPRIETARY FUND - GOLF
PRO SHOP \& GOLF COURSE
FOR THE PERIOD ENDED MARCH 31, 2023

EXPENSES<br>Pro shop<br>Advertisi<br>Association dues<br>Credit card expense**<br>Bank charges<br>Cart lease<br>Cart maintenance<br>Cash (over)/short<br>Commission<br>Computer support (IBS)<br>Electric cart barn<br>Employee enrollment testing<br>Equipment repair/maintenance<br>Handicap system/GHIN<br>Internet acces<br>Education<br>License/permits<br>Office supplies<br>Payroll<br>Payroll taxes \& fees<br>Pay related group insurance<br>Pay related 401k match<br>Printing<br>Range<br>Repairs \& maintenance<br>Scorecards/pencils<br>Signage<br>Small tools<br>Storage unit<br>Supplies<br>Telephone<br>Towels<br>Trash removal<br>Uniforms<br>Website<br>Uncoded<br>Total pro shop

| Current Month |  |  |  |  |  | Year to Date |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| FY '22 <br> Actual | FY '23 <br> Actual | $\begin{gathered} \text { Variance } \\ \text { Actual } \\ \text { '22 to ' } 23 \end{gathered}$ | FY '23 <br> Budget | Variance Budget to Actual | Variance Budget to Actual | FY'22 <br> Actual | FY'23 <br> Actual | $\begin{gathered} \text { Variance } \\ \text { Actual } \\ \text { '22 to ' } 23 \end{gathered}$ | FY '23 <br> Budget | Variance Budget to Actual | Variance <br> Budget to Actual |
| 2,200 | 1,100 | $(1,100)$ | 1,100 | 100\% | - | 7,050 | 5,500 | $(1,550)$ | 6,600 | 83\% | $(1,100)$ |
| 6,043 |  | $(6,043)$ | 77 | 0\% | (77) | 7,375 | 1,043 | $(6,332)$ | 2,385 | 44\% | $(1,342)$ |
| - | - | - | - | N/A | - | 150 | 150 | - | - | N/A | 150 |
| 15,924 | 17,792 | 1,868 | - | N/A | 17,792 | 68,065 | 74,695 | 6,630 | - | N/A | 74,695 |
| 679 | 719 | 40 | 19,761 | 4\% | $(19,042)$ | 2,972 | 3,342 | 370 | 81,689 | 4\% | $(78,347)$ |
| 13,408 | 13,358 | (50) | 13,153 | 102\% | 205 | 88,261 | 90,637 | 2,376 | 78,918 | 115\% | 11,719 |
| 3,714 | - | $(3,714)$ | 500 | 0\% | (500) | 7,587 | 631 | $(6,956)$ | 2,250 | 28\% | $(1,619)$ |
| 2,387 | 269 | $(2,118)$ | - | N/A | 269 | 1,885 | 938 | (947) | - | N/A | 938 |
| - | - | - | 1,045 | 0\% | $(1,045)$ | - | - | - | 4,779 | 0\% | $(4,779)$ |
| 754 | 155 | (599) | - | N/A | 155 | 3,768 | 5,082 | 1,314 |  | N/A | 5,082 |
| 1,901 | 1,994 | 93 | 1,517 | 131\% | 477 | 10,922 | 8,759 | $(2,163)$ | 7,525 | 116\% | 1,234 |
| - | - | - | 14 | 0\% | (14) | - | - | - | 385 | 0\% | (385) |
| - | - | - | 71 | 0\% | (71) | - | 764 | 764 | 498 | 153\% | 266 |
| - | - | - | 97 | 0\% | (97) | - | - | - | 701 | 0\% | (701) |
| - | - | - | 132 | 0\% | (132) | 814 | - | (814) | 792 | 0\% | (792) |
| - | - | - | - | N/A | - | - | 1,971 | 1,971 | 1,500 | 131\% | 471 |
| - | 492 | 492 | - | N/A | 492 | 492 | 492 | - | 476 | 103\% | 16 |
| 128 | 1,033 | 905 | 95 | 1087\% | 938 | 1,175 | 3,224 | 2,049 | 951 | 339\% | 2,273 |
| 39,528 | 50,299 | 10,771 | 31,611 | 159\% | 18,688 | 207,382 | 240,890 | 33,508 | 188,450 | 128\% | 52,440 |
| 7,985 | 4,550 | $(3,435)$ | 5,089 | 89\% | (539) | 28,086 | 22,120 | $(5,966)$ | 29,122 | 76\% | $(7,002)$ |
|  | 365 | 365 | 3,161 | 12\% | $(2,796)$ |  | 15,021 | 15,021 | 18,088 | 83\% | $(3,067)$ |
| 219 | 1,449 | 1,230 | 105 | 1380\% | 1,344 | 1,465 | 5,291 | 3,826 | 630 | 840\% | 4,661 |
| - | - | - | - | N/A | - | - | - | - | 95 | 0\% | (95) |
| - | 3,504 | 3,504 | - | N/A | 3,504 | 1,759 | 26,850 | 25,091 | 8,000 | 336\% | 18,850 |
| - | - | - | 71 | 0\% | (71) | - | - | - | 357 | 0\% | (357) |
| 321 | - | (321) | - | N/A | - | 1,477 | 1,994 | 517 | 4,000 | 50\% | $(2,006)$ |
| - | - | - | - | N/A | - | - | - |  | 238 | 0\% | (238) |
| - | - | - | - | N/A | - | - | - |  | 48 | 0\% | (48) |
| - | 110 | 110 | 81 | 136\% | 29 | 323 | 650 | 327 | 486 | 134\% | 164 |
| 8 | - | (8) | 417 | 0\% | (417) | 103 | 1,244 | 1,141 | 2,502 | 50\% | $(1,258)$ |
| 57 | 477 | 420 | 208 | 229\% | 269 | 1,626 | 961 | (665) | 1,248 | 77\% | (287) |
| 875 | 845 | (30) | 432 | 196\% | 413 | 3,791 | 4,079 | 288 | 2,592 | 157\% | 1,487 |
| 987 | 1,180 | 193 | 600 | 197\% | 580 | 5,867 | 7,006 | 1,139 | 3,600 | 195\% | 3,406 |
| - | 460 | 460 | - | N/A | 460 | - | 967 | 967 | 3,500 | 28\% | $(2,533)$ |
| 98 | 93 | (5) | 62 | 150\% | 31 | 607 | 533 | (74) | 372 | 143\% | 161 |
| - | - | - | 55 | 0\% | (55) | 7,435 | 4,633 | $(2,802)$ | 330 | 1404\% | 4,303 |
| - | - | - | - | N/A | - | - | 4,030 | 4,030 | - | N/A | 4,030 |
| 97,216 | 100,244 | 3,028 | 79,454 | 126\% | 20,790 | 460,437 | 533,497 | 73,060 | 453,107 | 118\% | 80,390 |

# STONEYBROOK 

STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - PROPRIETARY FUND - GOLF
PRO SHOP \& GOLF COURSE
FOR THE PERIOD ENDED MARCH 31, 2023

| Golf course |
| :---: |
| Alarm |
| Annuals |
| Association dues \& seminars |
| Building maintenance |
| Chemicals |
| Contract labor |
| Cart path fill |
| Electricity maintenance bldg |
| Equipment lease Toro Fiscal Year 2019 |
| Equipment lease - GE Capital Toro Equip |
| Equipment lease - proposed toro D |
| Equipment Lease-TCF Toro Lease 114 |
| Equipment Lease-TCF Toro Lease 115 |
| Equipment Lease-TCF Toro Lease 116 |
| Equipment rental |
| Equipment repair |
| Fertilizer |
| Fuels/lubricants \$4.00 avg/gal |
| Fuel sales* |
| Golf service |
| Interest - bunker renovation |
| Irrigation water |
| Irrigation repairs |
| License/permits |
| Mulch |
| Office supplies |
| Payroll |
| Payroll taxes \& fees |
| Pay related group insurance |
| Pay related 401k match |
| Labor \& benefits (Irrigation fund) |
| Labor \& benefits (Common area maint.) |
| Ball field maintenance* |
| BMP/Safety (EPA req.) |
| Postage |
| Small tools |
| Sod |
| Supplies |
| Telephone |
| Top dressing |
| Trash removal |
| Trees \& shrubs |
| Tree trimming |
| Tree removal |
| Uniforms |
| Wash rack maintenance |
| Water \& sewer |
| Miscellaneous |
| Hurricane clean-up |
| Uncoded |
| Total golf course |


| Current Month |  |  |  |  |  | Year to Date |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| FY '22 <br> Actual | FY '23 <br> Actual | Variance Actual <br> '22 to '23 | FY '23 Budget | Variance Budget to Actual | Variance Budget to Actual | FY'22 <br> Actual | FY'23 <br> Actual | $\begin{gathered} \text { Variance } \\ \text { Actual } \\ \text { '22 to ' } 23 \\ \hline \end{gathered}$ | FY '23 <br> Budget | Variance Budget to Actual | Variance <br> Budget to Actual |
| - | - | - | 65 | 0\% | (65) | 126 | 126 | - | 130 | 97\% | (4) |
| 105 | 1,564 | 1,459 | - | N/A | 1,564 | 886 | 3,488 | 2,602 | 2,500 | 140\% | 988 |
|  |  |  | 72 | 0\% | (72) | 1,240 | 585 | (655) | 3,500 | 17\% | $(2,915)$ |
| 3,104 | (272) | $(3,376)$ | - | N/A | (272) | 4,163 | 4,870 | 707 | 10,000 | 49\% | $(5,130)$ |
| 985 | 13,030 | 12,045 | 4,807 | 271\% | 8,223 | 50,163 | 66,281 | 16,118 | 59,596 | 111\% | 6,685 |
| 325 | 1,435 | 1,110 | 1,150 | 125\% | 285 | 1,875 | 6,130 | 4,255 | 8,592 | 71\% | $(2,462)$ |
| - | 1,178 | 1,178 | - | N/A | 1,178 | 487 | 1,178 | 691 | 1,500 | 79\% | (322) |
| 247 | 237 | (10) | 450 | 53\% | (213) | 1,682 | 1,165 | (517) | 2,700 | 43\% | $(1,535)$ |
| 6,909 | 6,909 |  | 6,945 | 99\% | (36) | 45,473 | 41,454 | $(4,019)$ | 47,504 | 87\% | $(6,050)$ |
| 155 | 240 | 85 | 160 | 150\% | 80 | 930 | 1,439 | 509 | 960 | 150\% | 479 |
| - | - | - | - | N/A | - | 11,391 |  | $(11,391)$ |  | N/A | - |
| 3,288 | 3,288 | - | 3,300 | 100\% | (12) | 9,775 | 19,729 | 9,954 | 20,050 | 98\% | (321) |
| 746 | 746 | - | - | N/A | 746 | 3,233 | 4,474 | 1,241 | - | N/A | 4,474 |
| - | 467 | 467 | - | N/A | 467 | - | 2,804 | 2,804 | - | N/A | 2,804 |
| - | 1,023 | 1,023 | - | N/A | 1,023 | - | 6,136 | 6,136 | 3,000 | 205\% | 3,136 |
| 2,212 | 14,707 | 12,495 | 4,500 | 327\% | 10,207 | 17,382 | 31,550 | 14,168 | 27,000 | 117\% | 4,550 |
| 18,844 | 24,303 | 5,459 | 25,393 | 96\% | $(1,090)$ | 49,598 | 64,311 | 14,713 | 63,978 | 101\% | 333 |
| 2,237 | 9,068 | 6,831 | 5,000 | 181\% | 4,068 | 8,355 | 15,129 | 6,774 | 30,000 | 50\% | $(14,871)$ |
|  |  |  | (48) | 0\% | 48 | - |  |  | (432) | 0\% | 432 |
| 519 | 1,148 | 629 | 836 | 137\% | 312 | 13,675 | 8,951 | $(4,724)$ | 15,969 | 56\% | $(7,018)$ |
|  | - |  |  | N/A | - | 3,740 | 2,549 | $(1,191)$ | - | N/A | 2,549 |
| 3,123 | 4,968 | 1,845 | 7,000 | 71\% | $(2,032)$ | 32,380 | 29,807 | $(2,573)$ | 42,000 | 71\% | $(12,193)$ |
| 104 | 3,695 | 3,591 | 1,300 | 284\% | 2,395 | 2,796 | 5,330 | 2,534 | 7,800 | 68\% | $(2,470)$ |
| - | - | - | - | N/A | - | - | - | - | 240 | 0\% | (240) |
| - | - | - | - | N/A | - | - | 10,000 | 10,000 | 12,000 | 83\% | $(2,000)$ |
| - | - |  | 96 | 0\% | (96) | 495 | 272 | (223) | 5,184 | 5\% | $(4,912)$ |
| 45,675 | 63,430 | 17,755 | 56,521 | 112\% | 6,909 | 292,114 | 353,090 | 60,976 | 335,032 | 105\% | 18,058 |
| 4,277 | 8,720 | 4,443 | 9,043 | 96\% | (323) | 43,497 | 56,718 | 13,221 | 53,603 | 106\% | 3,115 |
| - | 7,250 | 7,250 | 5,494 | 132\% | 1,756 | - | 30,776 | 30,776 | 32,587 | 94\% | $(1,811)$ |
| - |  | - | 500 | 0\% | (500) | - |  | - | 3,000 | 0\% | $(3,000)$ |
| $(4,428)$ | $(4,428)$ | . | $(4,428)$ | 100\% |  | $(26,568)$ | $(26,568)$ | - | $(26,568)$ | 100\% | - |
| $(2,084)$ | $(2,084)$ | - | $(2,131)$ | 98\% | 47 | $(12,504)$ | $(12,504)$ | - | $(12,786)$ | 98\% | 282 |
| $(1,500)$ | $(1,500)$ | - | $(1,750)$ | 86\% | 250 | $(9,000)$ | $(9,000)$ | - | $(10,500)$ | 86\% | 1,500 |
| 650 | 756 | 106 | 700 | 108\% | 56 | 3,900 | 3,875 | (25) | 4,200 | 92\% | (325) |
| 64 | 54 | (10) | - | N/A | 54 | 424 | 183 | (241) | - | N/A | 183 |
| 380 | - | (380) | - | N/A | - | 1,640 | 765 | (875) | 4,000 | 19\% | $(3,235)$ |
|  | - |  | - | N/A | - | - | - | - | 3,000 | 0\% | $(3,000)$ |
| 468 | 552 | 84 | 750 | 74\% | (198) | 4,623 | 5,220 | 597 | 4,500 | 116\% | 720 |
| 291 | 133 | (158) | 400 | 33\% | (267) | 2,198 | 2,307 | 109 | 2,400 | 96\% | (93) |
| - | 1,585 | 1,585 | 1,558 | 102\% | 27 | 3,124 | 2,576 | (548) | 10,560 | 24\% | $(7,984)$ |
| - | - | - | 833 | 0\% | (833) | 1,279 | - | $(1,279)$ | 4,998 | 0\% | $(4,998)$ |
| - | 21,000 | 21,000 | 250 | 8400\% | 20,750 | - | 21,000 | 21,000 | 1,500 | 1400\% | 19,500 |
| 700 | - | (700) | - | N/A | - | 3,025 | - | $(3,025)$ | 20,000 | 0\% | $(20,000)$ |
| - | - | - | - | N/A | - | - | - | - | 1,000 | 0\% | $(1,000)$ |
| 424 | 439 | 15 | 625 | 70\% | (186) | 3,049 | 2,791 | (258) | 5,250 | 53\% | $(2,459)$ |
| 300 | 600 | 300 | 400 | 150\% | 200 | 2,621 | 1,800 | (821) | 2,400 | 75\% | (600) |
| 498 | 463 | (35) | 500 | 93\% | (37) | 3,733 | 2,809 | (924) | 3,000 | 94\% | (191) |
| - | - | - | - | N/A | - | 500 | - | (500) | - | N/A | - |
| - | 17,575 | 17,575 | - | N/A | 17,575 | - | 184,904 | 184,904 | - | N/A | 184,904 |
| 24,889 | 663 | $(24,226)$ | - | N/A | 663 | 30,496 | 6,206 | $(24,290)$ | - | N/A | 6,206 |
| 113,507 | 202,942 | 89,435 | 130,291 | 156\% | 72,651 | 609,306 | 954,706 | 345,400 | 804,947 | 119\% | 149,759 |

Total golf course \& pro shop expenses Net golf course \& pro shop earnings

Total revenues
Total cost of goods sold
Total expenses

## nonoperating revenues/(EXPenses)

## Interest

Total other financing sources/(uses)
Change in net position
Total net position - beginning
Total net position - ending

| $(6,154)$ | $(5,454)$ | 700 | $(6,154)$ |
| ---: | ---: | ---: | ---: |
| $(6,154)$ | $(5,454)$ | 700 | $(6,154)$ |
| 276,941 | 265,599 | $\$(11,334)$ | 299,799 |
|  |  |  |  |
| $4,762,227$ | $5,019,709$ |  | $4,864,723$ |
| $\$ 5,039,168$ | $\$ 5,285,308$ |  |  |


| $89 \%$ | 700 | $(33,717)$ | $(33,425)$ | 292 | $(36,924)$ |
| :--- | :--- | :--- | :--- | :--- | :--- |
| $89 \%$ | 700 | $(33,717)$ | $(33,425)$ | 292 | $(36,924)$ | | $\$(34,200)$ | 898,966 | 793,338 | $\begin{array}{l}\text { \$(105,628) }\end{array}$ | 818,535 |
| ---: | ---: | ---: | ---: | ---: |


| $4,140,202$ | $4,491,970$ |  |
| :--- | :--- | ---: |
| $\$ 5,039,168$ | $\$$ | $5,285,308$ |
|  | \$,345,987 <br> $5,164,522$ |  |

${ }^{*}$ 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

 BSTONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
APRIL 30, 2023

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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 |  |  |  |  |  |  |  |  |  |  |  |  |  | Total Governmental Funds |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  | General |  | Special Revenue Fund |  | DebtServiceSeries 2014 |  | Debt Service Series 2022-1 |  | DebtServiceSeries 2022-2 |  | CapitalProjectsSeries 2022-1 |  | Capital Projects Series 2022-2 |  |  |  |
| ASSETS |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 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

|  | Current Month |  | Year to Date |  | Budget | \% of 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 |  | 2,911 | 4,991 | 58\% |
| 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 |  | - |  | 175 | 175 | 100\% |
| Total administrative |  | 7,552 |  | 76,000 | 111,498 | 68\% |
| Landscape Maintenance |  |  |  |  |  |  |
| Other contractual |  |  |  |  |  |  |
| 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 |  | - |  | - | 6,000 | 0\% |
| Uniforms |  | 275 |  | 1,770 | 3,500 | 51\% |
| Continuing educations/BMP certi |  | - |  | - | 1,500 | 0\% |
| 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 over/(under) expenditures |  | $(20,595)$ |  | 68,704 | $(201,802)$ |  |
| OTHER FINANCING SOURCES (USES) |  |  |  |  |  |  |
| 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 |  |

# STONEYBROOK <br> COMMUNITY DEVELOPMENT DISTRICT <br> 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 |  |  |  |
| Property management | 1,400 |  | 9,800 |
| Electricity | 36 |  | 227 |
| Repairs \& maintenance | - |  | 53,205 |
| Irrigation | - |  | 351 |
| Building maintenance | - |  | 4,234 |
| Hurricane clean-up | - |  | 1,190 |
| Uncoded expense | 2,494 |  | 3,369 |
| Total O\&M | 3,930 |  | 72,376 |
| Total operating expenses | 3,967 |  | 89,431 |
| Operating gain/(loss) | 25,343 |  | 181,761 |
| Total net position - beginning | 209,981 |  | 53,563 |
| Total net position - ending | \$ 235,324 | \$ | 235,324 |

## STONEYBROOK <br> COMMUNITY DEVELOPMENT DISTRICT <br> STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES DEBT SERVICE FUND SERIES 2014 <br> 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 <br> 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 <br> 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 <br> COMMUNITY DEVELOPMENT DISTRICT <br> STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES DEBT SERVICE FUND SERIES 2022-2 FOR THE PERIOD ENDED APRIL 30, 2023

|  | Current Month |  | Year to Date |  | Budget |  | \% of Budget |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| REVENUES |  |  |  |  |  |  |  |
| Assessment levy | \$ | 14,917 | \$ | 534,248 | \$ | 543,471 | 98\% |
| Interest |  | 971 |  | 6,090 |  | - | N/A |
| Total revenues |  | 15,888 |  | 540,338 |  | 543,471 | 99\% |
| EXPENDITURES |  |  |  |  |  |  |  |
| Debt Service |  |  |  |  |  |  |  |
| Principal | \$ | - | \$ | - | \$ | 105,000 | 0\% |
| Interest |  | - |  | 112,853 |  | 331,278 | 34\% |
| Cost of issuance |  | - |  | 27,679 |  | - | 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 |  | - |  | $(24,387)$ |  | - | 0\% |
| Total other sources/(uses) |  | - |  | $(24,387)$ |  | - | 0\% |
| Net change in fund balance |  | 15,888 |  | 375,419 |  | 107,193 |  |
| Fund balance - beginning |  | 733,488 |  | 373,957 |  | 384,588 |  |
| Fund balance - ending | \$ | 749,376 | \$ | 749,376 | \$ | 491,781 |  |

## 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

|  | Current Month |  | Year to 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 |  | 3,966,315 |

## 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 |  |  |  |  |
| 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 <br> STATEMENT OF NET POSITION PROPRIETARY FUND - IRRIGATION APRIL 30, 2023

ASSETS Balance
Current assets:
Cash ..... \$ 33,176
Accounts receivable ..... 58,064
Less allowance for doubtful accounts ..... $(14,704)$
Total current assets ..... 76,536
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
Noncurrent liabilities:Total noncurrent liabilitiesTotal liabilities178,574
NET POSITION
Net investment in capital assets ..... $(111,406)$
Unrestricted ..... 347,021
Total net position ..... 235,615

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

## OPERATING REVENUES

Assessment levy
Direct bill: golf course Irrigation revenue*
Interest income
Total revenues


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 | $45 \%$ |
|  |  | 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 |
| :---: | :---: | :---: | :---: |
| Total nonoperating revenues (expenses) | - |  | 100 |
| 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 



## DRAFT

## MINUTES OF MEETING

## STONEYBROOK

COMMUNITY DEVELOPMENT DISTRICT
The Board of Supervisors of the Stoneybrook Community Development District held a Regular Meeting on April 25, 2023 at 9:00 a.m., at the Stoneybrook Community Center, 11800 Stoneybrook Golf Boulevard, Estero, Florida 33928.

Present were:
Eileen Huff
Chris Brady
Phil Olive
Philip Simonsen
Adam Dalton

## Also present:

Chuck Adams
Tony Pires
Jeff Nixon
John Vuknic
Lisa Paul
Lee County Sheriff Representative
Elaine Sipos
Michael \& Ashley Monge
Elizabeth Hanson
Other Residents

Chair
Vice Chair
Assistant Secretary
Assistant Secretary
Assistant Secretary

District Manager
District Counsel
Golf Pro
Golf Superintendent
Property Manager
Resident
Residents
Resident and HOA Board President

## FIRST ORDER OF BUSINESS

## Call to Order/Roll Call

Mr. Adams called the meeting to order at 9:00 a.m. Supervisors Huff, Brady, Olive and Dalton were present, in person. Supervisor Simonsen was not present at roll call.

## SECOND ORDER OF BUSINESS

## Public Comments (5 Minutes)

A resident reported that the aerator on Lake \#7, behind Stratham Loop and Stoneybrook Drive, is not operational. He commended the Board on having the bottle palms installed at the entrance. He voiced his opinion that the tree lighting needs to be adjusted. Mr. Vuknic will view the lighting and purchase and install new bulbs to make the necessary adjustments.

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.

## Supervisor Simonsen arrived at the meeting.

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

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

Ms. Huff stated the Board must review all data and make a determination at the May meeting. Ultimately, those trees must be removed and other trees planted in their place. This 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.

Discussion ensued regarding the tree removal process, the need for a utility company to repair irrigation lines, the fire hydrant, obtaining a survey of the property and ARC approval.

Ms. Huff reported about recent damage to the ball field. The perpetrators confessed and a parent expressed willingness to pay for the damages. Although she doubted malicious intent on the part of the teenagers, she feels strongly that a police report should be filed. She introduced the Lee County Sheriff's Department CDD liaison.

Discussion ensued regarding filing a police report in vandalism cases, restitution, deferred charges, how best to make the repairs and the HOA joining in on the police report since the ball field is owned by the HOA.

> On MOTION by Ms. Huff and seconded by Mr. Dalton, with all in favor, going forward, promptly filing a police report for any vandalism on CDD-owned land, was approved.

It was decided that Ms. Huff will work with the HOA to file the police report for this incident, as well. It was noted that, if restitution is made, charges are not usually pressed but the police report is necessary in case the perpetrator commits other acts.

Mr. Vuknic will provide the estimated cost of the repairs.

## THIRD ORDER OF BUSINESS

## Golf Course Staff Reports

## A. Golf Superintendent

- Discussion/Consideration of Long-Range Camera Estimates

Mr. Vuknic distributed and reviewed a proposal from Carter Fence for the railing that will be installed along the back patio of Duffy's. He reported the following:
$>\quad$ Restoration of the restrooms commenced.
$>\quad$ Flowers were installed; the flower beds in the front were made larger.
$>\quad$ The Village of Estero completed the walking path.
> New irrigation must be installed in front of Duffy's because it was removed so the path could be constructed.

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 walking path, irrigation, the easement and utility boxes.
> Pine straw delivery is expected in May. It will be installed in the front and back of the community. The cost is $\$ 1,500$.

Asked if pine straw will be installed between Holes \#11 and \#12, Mr. Vuknic replied no.
> Palm tree trimming will occur in May.
> The new landscaping is progressing nicely. Resident comments have been favorable.
> 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 $10^{\prime}$ to $1^{\prime}$ ' between the wall and plantings.

Ms. Huff provided the following updates:
> She will post the planting time periods on social media.
> Crosby resigned; her last day will be May 5, 2023. Ms. Leslie Garcia was hired and is well-qualified. Board Members are urged to introduce themselves to Ms. Garcia.
> Meter readings will be conducted by Mr. Brian Freeman.
$>\quad$ Certain customers/residents are still not receiving irrigation bills.
Discussion ensued regarding waiving late fees, penalty rates, irrigation credit, power surges and a new Stoneybrook irrigation g-mail account.

Mr. Vuknic discussed the long-range camera installations.
Discussion ensued regarding camera features, the HOA installing a camera at the ball field and other areas, surveillance signage, HOA wall repairs and calusa installations.

Mr. Adams will obtain and email wall repair proposals to the HOA.

## B. Golf Pro

Mr. Nixon reported the following:
> Revenues have been solid; April caps off a really good season.
$>\quad$ In May, revenue spreadsheets and proposals will be submitted for consideration in the Fiscal Year 2024 budget.
> Old Corkscrew Golf Course will go completely private as of January 1, 2024, which should increase Stoneybrook's revenues.

Ms. Huff asked about a rate increase. Mr. Nixon stated a 20\% increase, across the board, is being considered.
> Since more residents are playing golf, they would like them to join the leagues.
> The Junior programs are going well.
> The range has been exceptional.

Discussion ensued regarding the golf ball machine, re-filling the balls, quantity of balls per bucket, upcoming holiday closures and land bridge repairs.

Mr. Dalton will research a device that alerts the Pro Shop to refill the ball machine.
$>$ On Thursday, Architect Rodney Cole will tour the golf course with Mr. Nixon.

## FOURTH ORDER OF BUSINESS

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

## A. Improvements on Stoneybrook Golf Drive

B. Infrastructure Approval
C. Discussion/Consideration of Application for Village of Estero Building and Permitting Services

Mr. Pires stated he was provided with a draft of deed restrictions for the property along Corkscrew Road by the landowner, who will only consider offers from storage facilities and will prohibit gas stations and convenience stores. He has made several edits to the forms of documents received from the landowners' attorney and included covenants that include the CDD in the discussions of the transaction. Mr. Pires reviewed and discussed the sections of the deed restriction, including the CDD's enforcement rights, conveyance and use.

Mr. Pires suggested approval, in substantial form, and a second motion authorizing the execution of the application and adding "subject to recording of covenants and restrictions in the substantial form document" verbiage.

On MOTION by Ms. Huff and seconded by Mr. Brady, with Ms. Huff, Mr. Brady, Mr. Simonsen and Mr. Dalton in favor and Mr. Olive dissenting, the deed restriction document, in substantial form, was approved. (Motion passed 4-1)

On MOTION by Ms. Huff and seconded by Mr. Brady, with Ms. Huff, Mr. Brady, Mr. Simonsen and Mr. Dalton in favor and Mr. Olive dissenting, authorizing the execution of the Application for the Village of Estero Building and Permitting Services, subject to recording of covenants and restrictions in the substantial form document, was approved. (Motion passed 4-1)

Discussion ensued about the deed restriction, Village of Estero Application and potential buyers of the property.

## FIFTH ORDER OF BUSINESS

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

Ms. Huff stated the CDD is $\$ 145,000$ over the amount that it had at the same time last year and suggested making another payment to lower the balance owed.

Asked what is being proposed exactly, Ms. Huff stated the CDD making one additional bond payment to reduce the amount owed to proceed with re-grassing the golf course.

Discussion ensued about making additional principal payments, the payment amount, accelerated interest, accrued interest and the special revenue fund.

> On MOTION by Ms. Huff and seconded by Mr. Simonsen, with all in favor, authorizing Staff to make an additional principal bond payment on May 1, 2023, was approved.

## SIXTH ORDER OF BUSINESS

Consideration of Updated Rules and Regulations to the First Amendment to Amended and Restated Stoneybrook Clubhouse Restaurant Lease

Mr. Pires presented the Updated Rules and Regulations to the First Amendment to Amended and Restated Stoneybrook Clubhouse Restaurant Lease.

Ms. Paul stated she forwarded the updated Rules and Regulations to Duffy's and they accepted them; everything seems to be in order.

Discussion ensued regarding the fire pit, written approval from the landlord for displays etc., patio maintenance responsibility, awnings, umbrellas and sealing the pavers.

## SEVENTH ORDER OF BUSINESS

Discussion/Consideration of ProShop \& Duffy's Bids

Ms. Paul reported the following:
> She pursued/requested additional bids for the parking lot lights and all electricians are inundated with work; Bentley Electric is still the lowest at \$9,000.
> Two additional electrical bids are pending and will be added to the list upon receipt.

Regarding the painting, Northern Contracting is the lowest bidder.
Ms. Huff stated she would rather have the work performed as soon as possible and suggested engaging Bentley Electric to replace the parking lot lights.

Discussion ensued regarding trimming the trees to prevent them from restricting the lights, maintenance, retrofitting the light poles and the shutters.

Ms. Paul to research having the light poles retrofitted and provide an update at the next meeting.

> 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-toexceed amount of $\$ 17,500$, was approved.

## EIGHTH ORDER OF BUSINESS

Discussion/Consideration of Walkway Replacement on Stoneybrook Drive

Ms. Huff stated she asked the HOA to provide a lineage and has yet to receive one. She asked if the walkway replacement on Stoneybrook Drive will be combined with the common ground landscaping project. Mr. Adams anticipated that the walkway replacement will occur concurrently with the curbs, gutters and roadway resurfacing. He will ensure that it is in Johnson Engineering's scope of work.

Discussion ensued regarding the walkway replacement project, parking lot expansion, removing handicap parking spaces and a resident injured on the walking path near Berwich.

## NINTH ORDER OF BUSINESS

## Acceptance of Unaudited Financial Statements

Ms. Huff stated she conferred with Mr. Pinder about the delays in the financials and that Board Members need to receive the agenda books sooner. She presented the following:

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

Ms. Huff voiced her opinion that the numbers are not valid so there is no need to review them. She requested updated financials from the Accounting Department by the end of the week. Once received, any Board Member questions related to the financials should be emailed to Mr. Adams who will disseminate them to the rest of the Board.

## TENTH ORDER OF BUSINESS

Approval of March 28, 2023 Regular Meeting Minutes

Ms. Huff presented the March 28, 2023 Regular Meeting Minutes.
The following changes were made:
Line 24 and throughout: Change "Choffe" to "Cioffi"
Line 25 and throughout: Change "Scaober" to "Schober"
Line 69: Change "the loop" to "Sheridan"
Line 79: Change "calusa" to "clusia"
Line 129: Change "re-sale" to "re-zone"
Line 151: Change "Mr. Reynolds" to "Mr. Simonsen"
Line 220: Change "was mailed" to "will be mailed" and change "Wyndham" to "Windham"

Line 221: Change "the letter" to "a draft letter"

On MOTION by Mr. Dalton and seconded by Mr. Brady, with all in favor, the March 28, 2023 Regular Meeting Minutes, as amended, were approved.

## - Supervisors' Requests

This item, previously the Twelfth Order of Business, was presented out of order.
Mr. Simonsen stated Juniper did not prep any of the flower beds in the cul-de-sacs 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 cypress trees and that the Board should be more sympathetic to homeowners. He suggested keeping this item on the agenda.

Discussion ensued regarding the Monges' tree removal issue, the need to obtain surveys, Lee County requirements, the irrigation system, ficus removal, making sure residents understand that they cannot arbitrarily cut trees down.

Ms. Huff will draft and email a letter about the cypress trees to Mr. Pires for review and have it distributed to the Board.

Ms. Huff asked Mr. Adams to obtain the current tree/vegetation requirements from Lee 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.

Mr. Dalton felt that, since so many improvements are being made and several long-term discussions are taking place, the Board should consider drafting a 20-year plan and coordinate more with the HOA.

Ms. Huff will confer with Elizabeth about scheduling a joint CDD/HOA meeting.

## ELEVENTH ORDER OF BUSINESS

## Staff Reports

## A. District Counsel: Tony Pires, Esquire

- Update: Sunshine Law

This item was deferred to the next meeting.
B. District Engineer: Johnson Engineering, Inc.

There was no report.
C. District Manager: Wrathell, Hunt and Associates, LLC
I. Discussion: Public Participation by Call-In or Virtual
II. 1,776 Registered Voters in District as of April 15, 2023
III. NEXT MEETING DATE: May 23, 2023 at 6:00 PM

- QUORUM CHECK


## TWELFTH ORDER OF BUSINESS <br> Supervisors' Requests

This item was addressed following the Tenth Order of Business.

THIRTEENTH ORDER OF BUSINESS
Adjournment

> On MOTION by Ms. Huff and seconded by Mr. Olive, with all in favor, the meeting adjourned at 11:30 a.m.

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Chair/Vice Chair

# STONEYBROOK <br> COMMUNITY DEVELOPMENT DISTRICT 

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

## Exceptions*

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

[^0]:    *These amounts are currently understated and will be revised when onsite staff provides updated information.

