

# **STONEYBROOK**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**September 24, 2024**

**BOARD OF SUPERVISORS**

**REGULAR MEETING  
AGENDA**

**STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA  
LETTER**

**Stoneybrook Community Development District**  
**OFFICE OF THE DISTRICT MANAGER**  
**2300 Glades Road, Suite 410W•Boca Raton, Florida 33431**  
**Phone: (561) 571-0010•Fax: (561) 571-0013•Toll-free: (877) 276-0889**

September 17, 2024

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

Board of Supervisors  
Stoneybrook Community Development District

Dear Board Members:

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

The Board of Supervisors of the Stoneybrook Community Development District will hold a Regular Meeting on September 24, 2024 at 9:00 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. Discussion: Golf Rates/Fees and Charges
  - Authorization to Set Public Hearing: November 12, 2024 at 6:00 PM
5. Consideration of Amended and Restated CDD Systems and Facilities Operation and Maintenance Agreement with HOA (*under separate cover*)
6. Acceptance of Unaudited Financial Statements as of August 31, 2024
7. Approval of August 27, 2024 Public Hearing and Regular Meeting Minutes
8. Staff Reports
  - A. District Counsel: *Tony Pires, Esquire*
  - B. District Engineer: *Johnson Engineering, Inc.*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*
    - I. Irrigation Reports
      - a. High Irrigation Users

b. Irrigation Disconnect

II. NEXT MEETING DATE: October 22, 2024 at 9:00 AM

o QUORUM CHECK


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

9. Supervisors' Requests

10. Adjournment

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

Sincerely,



Chesley E. Adams, Jr.

District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**

**CALL IN NUMBER: 1-888-354-0094**

**PARTICIPANT PASSCODE: 229 774 8903**

**STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT**

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## **Public Golf Rates**

18H	Summer	Nov. 1st	Season (1/1)
AM	\$99.00	\$130.00	\$199.00
PM	\$75.00	\$99.00	\$170.00
TW	\$55.00	\$70.00	\$105.00

9H	Summer	Nov. 1st	Season
AM	\$60.00	N/A	N/A
PM	\$45.00	\$55.00	\$99.00
TW	\$35.00	\$45.00	\$55.00

## **League/Group/Guest**

18H	Summer	Nov. 1st	Season
AM	\$75.00	\$99.00	\$145.00
PM	\$55.00	\$75.00	\$120.00
TW	\$45.00	\$50.00	\$75.00

9H	Summer	Nov. 1st	Season
AM	\$50.00	N/A	N/A
PM	\$35.00	\$50.00	\$80.00
TW	\$30.00	\$40.00	\$50.00

## **Residents**

18H	Summer	Nov. 1st	Season
AM	\$50.00	\$65.00	\$85.00
PM	\$40.00	\$55.00	\$70.00
TW	\$30.00	\$45.00	\$55.00

9H	Summer	Nov. 1st	Season
AM	\$40.00	N/A	N/A
PM	\$25.00	\$40.00	\$50.00
TW	\$25.00	\$25.00	\$35.00

## **Junior Golf**

18H	Summer	Nov. 1st	Season
AM	\$ 35.00	\$ 55.00	\$ 99.00
PM	\$ 35.00	\$ 35.00	\$ 75.00
TW	\$ 35.00	\$ 35.00	\$ 50.00

9H	Summer	Nov. 1st	Season
AM	\$ 20.00	N/A	N/A
PM	\$ 20.00	\$ 20.00	\$ 40.00
TW	\$ 20.00	\$ 20.00	\$ 30.00

\*Junior golfers \$0.00 w/ paying adults out of season.

\*Groups of juniors subject to junior golf rates w/ no comps all year.

## **FGCU PGM**

18H	Summer	Nov. 1st	Season
AM	\$0.00	\$55.00	\$199.00
PM	\$0.00	\$0.00	\$35.00
TW	\$0.00	\$0.00	\$0.00

9H	Summer	Nov. 1st	Season
AM	\$0.00	N/A	N/A
PM	\$0.00	\$20.00	\$20.00
TW	\$0.00	\$0.00	\$0.00

\*FGCU PGM students must show PGA ID

\*Cannot book reduced rate rounds more than 24 hrs in advance

\*No tee time restrictions when paying full price

**STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED  
FINANCIAL  
STATEMENTS**

**STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
GOLF FINANCIAL STATEMENTS  
UNAUDITED  
AUGUST 31, 2024**



**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
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**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
AUGUST 31, 2024**

	Major Funds						Total Governmental Funds
	General	Special Revenue Fund	Debt Service Series 2022-1	Debt Service Series 2022-2	Capital Projects Series 2022-1	Capital Projects Series 2022-2	
<b>ASSETS</b>							
Cash/investments							
SunTrust	\$ 104,776	\$ 546,363	\$ -	\$ -	\$ -	\$ -	\$ 651,139
Bank United	60,000	-	-	-	-	-	60,000
Bank United - ICS	450,402	-	-	-	-	-	450,402
Revenue	-	-	97,554	264,588	-	-	362,142
Reserve	-	-	127,682	271,734	-	-	399,416
Construction	-	-	-	-	2,029,909	8,287	2,038,196
Due from enterprise fund (golf course)	-	5,560	-	-	-	-	5,560
Lease receivable	-	684,553	-	-	-	-	684,553
<b>Total assets</b>	<b>\$ 615,178</b>	<b>\$ 1,236,476</b>	<b>\$ 225,236</b>	<b>\$ 536,322</b>	<b>\$ 2,029,909</b>	<b>\$ 8,287</b>	<b>\$ 4,651,408</b>
<b>LIABILITIES &amp; FUND BALANCES</b>							
<b>Liabilities:</b>							
Sales tax payable	\$ -	\$ 373	\$ -	\$ -	\$ -	\$ -	\$ 373
Retainage payable	-	-	-	-	148,671	-	148,671
Enterprise fund: golf course	11,244	-	-	-	-	-	11,244
<b>Total liabilities</b>	<b>11,244</b>	<b>373</b>	<b>-</b>	<b>-</b>	<b>148,671</b>	<b>-</b>	<b>160,288</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>							
Deferred receipts	-	681,815	-	-	-	-	681,815
<b>Total deferred inflows of resources</b>	<b>-</b>	<b>681,815</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>681,815</b>
<b>Fund balances:</b>							
Restricted:							
Debt service	-	-	225,236	536,322	-	-	761,558
Capital projects	-	-	-	-	1,881,238	8,287	1,889,525
Assigned:							
Assigned - catastrophe response	300,000	-	-	-	-	-	300,000
Assigned - working capital	303,934	-	-	-	-	-	303,934
Assigned - CAM reserves	-	35,139	-	-	-	-	35,139
Assigned - Common area maint	-	180,242	-	-	-	-	180,242
Unassigned	-	338,907	-	-	-	-	338,907
<b>Total fund balances</b>	<b>603,934</b>	<b>554,288</b>	<b>225,236</b>	<b>536,322</b>	<b>1,881,238</b>	<b>8,287</b>	<b>3,809,305</b>
<b>Total liabilities and fund balances</b>	<b>\$ 615,178</b>	<b>\$ 1,236,476</b>	<b>\$ 225,236</b>	<b>\$ 536,322</b>	<b>\$ 2,029,909</b>	<b>\$ 8,287</b>	<b>\$ 4,651,408</b>

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

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy	\$ -	\$ 638,726	\$646,231	99%
Interest and miscellaneous (incl. FEMA)	1	11,588	1,000	1159%
Total revenues	<u>1</u>	<u>650,314</u>	<u>647,231</u>	100%
<b>EXPENDITURES</b>				
<b>Administrative</b>				
Supervisors	3,761	17,000	12,918	132%
Management	4,093	45,029	49,123	92%
Accounting	416	4,575	4,991	92%
Assessment roll preparation	1,122	12,339	13,461	92%
Arbitrage rebate calculation	-	-	2,000	0%
Dissemination agent	83	917	1,000	92%
Trustee fees - series 2014 resident	4,246	8,492	3,000	283%
Audit	-	-	4,330	0%
Legal	8,991	46,673	20,000	233%
Engineering	1,463	8,189	5,000	164%
Postage	181	1,808	2,000	90%
Insurance	-	4,625	4,500	103%
Printing and binding	142	1,558	1,700	92%
Legal advertising	212	1,654	2,000	83%
Contingencies	321	3,378	2,000	169%
Annual district filing fee	-	175	175	100%
Total administrative	<u>25,031</u>	<u>156,412</u>	<u>128,198</u>	122%
<b>Landscape Maintenance</b>				
Other contractual				
Personnel services	20,527	199,681	292,350	68%
Capital outlay-mowers/carts	-	14,182	15,000	95%
Utility carts	-	-	6,780	0%
Blowers/edgers/trimmers etc.	-	1,110	3,500	32%
Chemicals	-	2,165	7,500	29%
Fertilizers	-	8,034	18,000	45%
Annuals	-	13,583	12,000	113%
Fuel	1,400	11,200	9,000	124%
Irrigation parts	-	9,633	6,000	161%
Parts and maintenance	401	7,986	8,000	100%
Horticultural debris and trash disposal	682	7,284	6,000	121%
Uniforms	385	2,930	3,500	84%
Continuing educations/BMP certi	-	-	1,500	0%
Golf maintenance - ball fields	1,500	16,500	20,000	83%
Golf maintenance management	2,084	22,924	25,008	92%
Tree trimming	2,200	8,080	30,000	27%
Mulch	-	48,308	40,000	121%
Plant replacement	(57,083)	5,256	5,000	105%
Equipment lease - TCF113	783	5,271	7,000	75%
LM line repair/labor	-	366	-	N/A
Total landscape maintenance	<u>(27,121)</u>	<u>384,493</u>	<u>516,138</u>	74%
<b>Other fees and charges</b>				
Tax collector	-	2,063	1,737	119%
Property appraiser	-	1,121	1,158	97%
Total other fees and charges	<u>-</u>	<u>3,184</u>	<u>2,895</u>	110%
Total expenditures	<u>(2,090)</u>	<u>544,089</u>	<u>647,231</u>	84%
Excess/(deficiency) of revenues over/(under) expenditures	2,091	106,225	-	
Fund balance - beginning	601,843	497,709	486,837	
Fund balance - ending				
Assigned:				
Assigned - catastrophe response	300,000	300,000	300,000	
Assigned - working capital	303,934	303,934	186,837	
Fund balance - ending	<u>\$ 603,934</u>	<u>\$ 603,934</u>	<u>\$486,837</u>	

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

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>OPERATING REVENUES</b>				
Commercial rental				
Duffy's	\$ 12,324	\$ 146,667	\$ 179,124	82%
Duffy's % of sales	-	79,216	66,638	119%
Stoneybrook Golf	-	45,079	57,351	79%
Cam reserves				
Duffy's	-	10,838	14,460	75%
Stoneybrook Golf	-	2,910	3,876	75%
Common area maintenance				
Duffy's	-	44,598	59,748	75%
Stoneybrook Golf	-	25,803	34,404	75%
Miscellaneous revenue	-	90	-	N/A
Total operating revenues	<u>12,324</u>	<u>355,201</u>	<u>415,601</u>	85%
<b>OPERATING EXPENSES</b>				
<b>Administrative Expenses</b>				
Trustee fee	4,246	8,493	-	N/A
Taxes & assessments: Lee County	-	2,385	16,727	14%
Office supplies	-	-	250	0%
Miscellaneous	150	1,421	500	284%
Total administrative expenses	<u>4,396</u>	<u>12,299</u>	<u>17,477</u>	70%
<b>Maintenance Services</b>				
Property management	1,400	15,400	16,800	92%
Electricity	38	409	600	68%
Repairs & maintenance	7,518	60,219	100,000	60%
Irrigation	351	1,755	2,400	73%
Building maintenance	13,567	33,723	15,000	225%
Hurricane clean-up	-	-	5,000	0%
Total maintenance services	<u>22,874</u>	<u>111,506</u>	<u>139,800</u>	80%
Total operating expenses	<u>27,270</u>	<u>123,805</u>	<u>157,277</u>	79%
Operating gain/(loss)	(14,946)	231,396	258,324	
Total net position - beginning	<u>569,234</u>	<u>322,892</u>	<u>315,607</u>	
Total net position - ending	<u>\$ 554,288</u>	<u>\$ 554,288</u>	<u>\$ 573,931</u>	

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

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy	\$ -	\$ 253,548	\$ 252,842	100%
Interest	921	11,461	4,838	N/A
Total revenues	<u>921</u>	<u>265,009</u>	<u>257,680</u>	0%
<b>EXPENDITURES</b>				
<b>Debt Service</b>				
Principal	\$ -	\$ 85,000	\$ 80,000	106%
Principal prepayment	-	-	200,000	0%
Interest	-	171,640	167,623	102%
Total expenditures	<u>-</u>	<u>256,640</u>	<u>447,623</u>	57%
Excess (deficiency) of revenues over (under) expenditures	921	8,369	(189,943)	
Fund balance - beginning	224,315	216,867	397,497	
Fund balance - ending	<u>\$ 225,236</u>	<u>\$ 225,236</u>	<u>\$ 207,554</u>	

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

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Assessment levy	\$ -	\$ 544,989	\$ 543,471	100%
Interest	2,198	25,581	-	N/A
Total revenues	<u>2,198</u>	<u>570,570</u>	<u>543,471</u>	105%
<b>EXPENDITURES</b>				
<b>Debt Service</b>				
Principal	\$ -	\$ 110,000	\$ 110,000	100%
Interest	-	432,125	432,125	100%
Total expenditures	<u>-</u>	<u>542,125</u>	<u>542,125</u>	100%
Excess (deficiency) of revenues over (under) expenditures	2,198	28,445	1,346	
Fund balance - beginning	534,124	507,877	507,257	
Fund balance - ending	<u>\$ 536,322</u>	<u>\$ 536,322</u>	<u>\$ 508,603</u>	

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

	Current Month	Year to Date
<b>REVENUES</b>		
Interest	\$ 9,016	\$ 136,651
Total revenues	9,016	136,651
<b>EXPENDITURES</b>		
Capital outlay	99,895	1,887,995
Total expenditures	99,895	1,887,995
Excess (deficiency) of revenues over (under) expenditures	(90,879)	(1,751,344)
Fund balance - beginning	1,972,117	3,632,582
Fund balance - ending	\$ 1,881,238	\$ 1,881,238

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

	Current Month	Year to Date
<b>REVENUES</b>		
Interest	34	1,707
Total revenues	34	1,707
<b>EXPENDITURES</b>		
Total expenditures	-	-
	-	-
Excess (deficiency) of revenues over (under) expenditures	34	1,707
Fund balance - beginning	8,253	6,580
Fund balance - ending	\$ 8,287	\$ 8,287



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

<b>ASSETS</b>	Balance
<b>Current assets:</b>	
Cash	\$ 36,980
Bank United	10,172
Accounts receivable	(12,889)
Less allowance for doubtful accounts	(14,704)
Due from golf course	3,310
Total current assets	22,869
<b>Noncurrent assets:</b>	
Capital assets	
Equipment - irrigation	559,257
Resident irrigation & wells	494,808
Pumphouse	371,990
Less accumulated depreciation	(653,947)
Total capital assets, net of accumulated depreciation	772,108
Total noncurrent assets	772,108
Total assets	794,977
<b>LIABILITIES</b>	
<b>Current liabilities:</b>	
Customer deposits	12,833
Total current liabilities	12,833
<b>Noncurrent liabilities:</b>	
Total noncurrent liabilities	-
Total liabilities	12,833
<b>NET POSITION</b>	
Net investment in capital assets	(159,139)
Unrestricted	941,283
Total net position	\$ 782,144

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

	Current Month	Year to Date	Budget	% of Budget
<b>OPERATING REVENUES</b>				
Assessment levy	\$ -	\$ 126,305	\$ 125,950	100%
Direct bill: golf course	4,980	54,776	59,756	92%
Irrigation revenue	10,732	155,227	170,000	91%
Total revenues	<u>15,712</u>	<u>336,308</u>	<u>355,706</u>	95%
<b>OPERATING EXPENSES</b>				
<b>Professional fees</b>				
Legal	-	20	-	N/A
Audit	-	-	4,635	0%
Accounting	728	8,013	8,742	92%
Utility billing	3,704	40,740	31,500	129%
Miscellaneous	316	3,322	2,500	133%
Total professional fees	<u>4,748</u>	<u>52,095</u>	<u>47,377</u>	110%
<b>Irrigation services</b>				
Service/permit monitoring contracts	-	-	3,000	0%
Line repairs/labor	2,802	40,537	55,000	74%
Insurance	-	-	15,228	0%
Effluent water supply	14,179	116,833	115,000	102%
Electricity	-	25,864	30,000	86%
Pumps & machinery	450	7,380	20,000	37%
Depreciation	3,383	37,219	40,603	92%
Personnel	1,771	19,483	27,000	72%
Total utility expenses	<u>22,585</u>	<u>247,316</u>	<u>305,831</u>	81%
Operating gain/(loss)	(11,621)	36,897	2,498	
<b>NONOPERATING REVENUES/(EXPENSES)</b>				
Interest, penalties & miscellaneous income	-	332	100	332%
Total nonoperating revenues (expenses)	<u>-</u>	<u>332</u>	<u>100</u>	332%
Change in net position	(11,621)	37,229	2,598	
Total net position - beginning	793,765	744,915	268,452	
Total net position - ending	<u>\$ 782,144</u>	<u>\$ 782,144</u>	<u>\$ 271,050</u>	

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

<b>ASSETS</b>	<u>Balance</u>
<b>Current assets:</b>	
Cash	
SunTrust acct #1660	\$ 182,926
SunTrust acct #7736 (petty cash)	4,038
SunTrust acct #3187 (petty cash)	4,306
Bank United	364,362
Petty cash - registers	200
Lunch bar	100
Pro shop	200
Investments	
Cost of issuance - series 2014	340
Reserve - series 2014	217,539
Interest - series 2014	24,455
Sinking - series 2014	44,297
Reserve - series 2019	10,003
Inventory	
Pro shop	
Bags & accessories	9,012
Balls	25,770
Clubs	(299)
Gloves	13,040
Headwear	4,803
Ladies wear	12,302
Mens wear	8,795
Shoes	9,362
Miscellaneous	(1,341)
Concession	
Food	24,178
Beer	6,382
Soft beverages	4,830
Due from general fund	11,244
Lease deposit	860
Capital improvements	59,144
Total current assets	<u>1,040,848</u>

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

	Balance
<b>Noncurrent assets:</b>	
Capital assets	
Land	1,556,677
Maintenance building	133,566
Land improvements	1,950,012
Golf course	4,516,919
Furniture & equipment	720,317
Vehicles-financed purchase agreement	37,430
Leased equipment and vehicles	922,538
Accumulated depreciation	(4,621,194)
Total capital assets, net of accumulated depreciation	5,216,265
Total noncurrent assets	5,216,265
Total assets	6,257,113
 <b>LIABILITIES</b>	
<b>Current liabilities:</b>	
Accounts payable	11,110
Gratuities payable	1,645
Sales tax payable	7,022
Rainchecks	6
Due to special revenue fund	5,560
Due to irrigation fund	3,310
Due to others	34,890
Gift certificates	50,107
Credit books	21,272
Accrued interest - series 2014	13,271
Total current liabilities	148,193
 <b>Noncurrent liabilities:</b>	
Capital leases payable	17
Lease payable	691,458
Note payable - financed purchase agreement	35,014
Note payable - series 2024	550,000
Bonds payable - series 2014	665,000
Total noncurrent liabilities	1,941,489
Total liabilities	2,089,682
 <b>NET POSITION</b>	
Net investment in capital assets	4,253,453
Unrestricted	(86,022)
Total net position	\$ 4,167,431

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

	Current Month						Year to Date					
	August		August		August		August		August		August	
	FY '23 Actual	FY '24 Actual	Variance '23 to '24	FY '24 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '23 Actual	FY '24 Actual	Variance '23 to '24	FY '24 Budget	Variance Budget to Actual	Variance Budget to Actual
<b>REVENUES</b>												
<b>Consolidated</b>												
Unclassified revenue	\$ 146	\$ 79	\$ (67)	-	N/A	79	\$ 1,295	\$ 2,851	\$ 1,556	-	N/A	2,851
Administrative	1,051	1,129	78	-	N/A	1,129	89,676	17,424	(72,252)	-	N/A	17,424
Golf course	134,076	105,175	(28,901)	60,049	175%	45,126	3,316,080	3,358,895	42,815	3,518,451	95%	(159,556)
Pro shop	16,890	10,834	(6,056)	4,966	218%	5,868	173,179	174,123	944	157,702	110%	16,421
Concession	9,662	9,416	(246)	5,322	177%	4,094	152,432	146,866	(5,566)	155,512	94%	(8,646)
Total consolidated revenues	<u>161,825</u>	<u>126,633</u>	<u>(35,192)</u>	<u>70,337</u>	<u>180%</u>	<u>56,296</u>	<u>3,732,662</u>	<u>3,700,159</u>	<u>(32,503)</u>	<u>3,831,665</u>	<u>97%</u>	<u>(131,506)</u>
<b>Cost of sales</b>												
<b>Consolidated</b>												
Pro shop	10,969	7,972	(2,997)	2,333	342%	5,639	114,504	141,311	26,807	86,936	163%	54,375
Concession	2,601	3,479	878	1,703	204%	1,776	39,231	57,898	18,667	41,667	139%	16,231
Total consolidated cost of sales	<u>13,570</u>	<u>11,451</u>	<u>(2,119)</u>	<u>4,036</u>	<u>284%</u>	<u>7,415</u>	<u>153,735</u>	<u>199,209</u>	<u>45,474</u>	<u>128,603</u>	<u>155%</u>	<u>70,606</u>
Gross consolidated earnings	<u>148,255</u>	<u>115,182</u>	<u>(33,073)</u>	<u>66,301</u>	<u>174%</u>	<u>48,881</u>	<u>3,578,927</u>	<u>3,500,950</u>	<u>(77,977)</u>	<u>3,703,062</u>	<u>95%</u>	<u>(202,112)</u>
<b>Expenses</b>												
<b>Consolidated</b>												
Administrative	44,918	35,289	(9,629)	38,228	92%	(2,939)	548,987	532,870	(16,117)	456,671	117%	76,199
Concession	5,516	(7,178)	(12,694)	8,239	-87%	(15,417)	75,028	73,105	(1,923)	81,222	90%	(8,117)
Golf course	95,353	177,994	82,641	116,219	153%	61,775	1,444,345	2,096,990	652,645	1,517,742	138%	579,248
Pro shop	60,233	111,944	51,711	85,496	131%	26,448	902,103	1,016,510	114,407	994,454	102%	22,056
Total consolidated expenses	<u>206,020</u>	<u>318,049</u>	<u>112,029</u>	<u>248,182</u>	<u>128%</u>	<u>69,867</u>	<u>2,970,463</u>	<u>3,719,475</u>	<u>749,012</u>	<u>3,050,089</u>	<u>122%</u>	<u>669,386</u>
<b>NONOPERATING REVENUES/(EXPENSES)</b>												
Interest	(4,696)	-	4,696	(5,454)	0%	5,454	(56,962)	(46,142)	10,820	(64,894)	71%	18,752
Cost of issuance	-	-	-	-	N/A	-	-	(18,750)	(18,750)	-	N/A	(18,750) x
Total other financing sources/(uses)	<u>(4,696)</u>	<u>-</u>	<u>4,696</u>	<u>(5,454)</u>	<u>0%</u>	<u>5,454</u>	<u>(56,962)</u>	<u>(64,892)</u>	<u>(7,930)</u>	<u>(64,894)</u>	<u>71%</u>	<u>2</u>
Change in net position	(62,461)	(202,867)	#####	(187,335)		<u>\$ (15,532)</u>	551,502	(283,417)	<u>\$ (834,919)</u>	588,079		<u>\$ (871,496)</u>
Total net position - beginning	<u>5,105,933</u>	<u>4,370,298</u>		<u>5,121,401</u>			<u>4,491,970</u>	<u>4,450,848</u>		<u>4,345,987</u>		
Total net position - ending	<u>\$5,043,472</u>	<u>\$ 4,167,431</u>		<u>\$ 4,934,066</u>			<u>\$ 5,043,472</u>	<u>\$ 4,167,431</u>		<u>\$ 4,934,066</u>		

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

	Current Month						Year to Date					
	FY '23 Actual	FY '24 Actual	Variance Actual '23 to '24	FY '24 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '23 Actual	FY '24 Actual	Variance Actual '23 to '24	FY '24 Budget	Variance Budget to Actual	Variance Budget to Actual
<b>REVENUES</b>												
Unclassified revenue	\$ 146	\$ 79	\$ (67)	\$ -	N/A	\$ 79	1,295	\$ 2,851	\$ 1,556	\$ -	N/A	\$ 2,851
<b>Administrative</b>												
Other	\$ 1,048	\$ 30	\$ (1,018)	\$ -	N/A	\$ 30	10,388	\$ 377	\$ (10,011)	\$ -	N/A	\$ 377
Insurance proceeds	-	-	-	-	N/A	-	79,255	-	(79,255)	-	N/A	-
Interest	3	1,099	1,096	-	N/A	1,099	33	17,047	17,014	\$ -	N/A	\$ 17,047
Total administrative revenues	1,051	1,129	78	-	N/A	1,129	89,676	17,424	(72,252)	-	N/A	17,424
<b>EXPENSES</b>												
<b>Administrative</b>												
Legal	-	-	-	292	0%	(292)	-	5,000	5,000	3,208	156%	1,792
Accounting services	4,083	4,083	-	-	N/A	4,083	44,917	44,917	-	-	N/A	44,917
CDD scholarship	-	-	-	-	N/A	-	-	-	-	1,000	0%	(1,000)
A/C maintenance	-	-	-	-	N/A	-	-	-	-	1,000	0%	(1,000)
Audit	-	10,000	10,000	-	N/A	10,000	6,738	10,000	3,262	5,886	170%	4,114
Building maintenance	1,192	10,205	9,013	-	N/A	10,205	94,463	107,305	12,842	70,000	153%	37,305
Copy machine lease	248	1,661	1,413	660	252%	1,001	4,697	28,933	24,236	7,260	399%	21,673
Fire alarm (cart barn)	-	-	-	25	0%	(25)	-	-	-	1,020	0%	(1,020)
Depreciation	16,500	-	(16,500)	16,500	0%	(16,500)	181,500	165,000	(16,500)	181,500	91%	(16,500)
Insurance	13,923	8,411	(5,512)	8,640	97%	(229)	112,427	86,422	(26,005)	44,200	196%	42,222
Management fee	-	-	-	4,084	0%	(4,084)	-	-	-	44,916	0%	(44,916)
Pest control	-	-	-	167	0%	(167)	1,320	330	(990)	1,837	18%	(1,507)
Meeting expenses, travel expenses	-	-	-	125	0%	(125)	2,592	-	(2,592)	1,375	24%	(1,375)
Postage	-	-	-	250	0%	(250)	-	-	-	2,750	0%	(2,750)
Taxes	-	-	-	-	N/A	-	358	490	132	250	196%	240
Window cleaning	-	-	-	50	0%	(50)	-	-	-	300	0%	(300)
Utilities (Electricity paid to FP&L)	783	940	157	417	225%	523	5,972	4,386	(1,586)	4,583	96%	(197)
Utilities (Water paid to Duffy's)	-	-	-	50	0%	(50)	-	-	-	550	0%	(550)
CAM	-	-	-	2,407	0%	(2,407)	-	-	-	26,477	0%	(26,477)
Lease	8,199	-	(8,199)	4,561	0%	(4,561)	89,577	73,790	(15,787)	50,171	147%	23,619
Trustee fees	-	-	-	-	N/A	-	2,963	2,963	-	5,388	55%	(2,425)
Dissemination agent	-	-	-	-	N/A	-	-	-	-	1,000	0%	(1,000)
Arbitrage rebate calculation	-	-	-	-	N/A	-	-	-	-	2,000	0%	(2,000)
Software errors	-	-	-	-	N/A	-	464	52	(412)	-	N/A	52
Miscellaneous	(10)	(11)	(1)	-	N/A	(11)	999	3,282	2,283	-	N/A	3,282
Total administrative expenses	44,918	35,289	(9,629)	38,228	92%	(2,939)	548,987	532,870	(16,117)	456,671	117%	76,199
Net administrative earnings	(43,867)	(34,160)	9,707	(38,228)	89%	4,068	(459,311)	(515,446)	(56,135)	(456,671)	113%	(58,775)

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

	Current Month						Year to Date					
	FY '23 Actual	FY '24 Actual	Variance Actual '23 to '24	FY '24 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '23 Actual	FY '24 Actual	Variance Actual '23 to '24	FY '24 Budget	Variance Budget to Actual	Variance Budget to Actual
<b>REVENUES</b>												
<b>Concession</b>												
Food sales	1,608	767	(841)	787	97%	(20)	28,109	21,752	(6,357)	29,097	75%	(7,345)
Food cart sales	-	-	-	100	0%	(100)	-	-	-	4,669	0%	(4,669)
Beer sales	5,539	6,586	1,047	2,000	329%	4,586	92,521	91,286	(1,235)	84,120	109%	7,166
Beer cart sales	-	-	-	681	0%	(681)	-	-	-	5,686	0%	(5,686)
Soft beverage sales	2,515	2,063	(452)	1,000	206%	1,063	31,802	33,828	2,026	25,550	132%	8,278
Soft beverage cart sales	-	-	-	754	0%	(754)	-	-	-	6,390	0%	(6,390)
Total concession revenues	<u>9,662</u>	<u>9,416</u>	<u>(246)</u>	<u>5,322</u>	<u>177%</u>	<u>4,094</u>	<u>152,432</u>	<u>146,866</u>	<u>(5,566)</u>	<u>155,512</u>	<u>94%</u>	<u>(8,646)</u>
<b>Cost of goods sold</b>												
<b>Concession</b>												
Food	698	349	(349)	399	87%	(50)	5,509	13,713	8,204	9,765	140%	3,948
Beer	1,291	2,227	936	931	239%	1,296	28,765	29,887	1,122	22,787	131%	7,100
Soft beverage	612	903	291	373	242%	530	4,957	14,298	9,341	9,115	157%	5,183
Total cost of goods sold	<u>2,601</u>	<u>3,479</u>	<u>878</u>	<u>1,703</u>	<u>204%</u>	<u>1,776</u>	<u>39,231</u>	<u>57,898</u>	<u>18,667</u>	<u>41,667</u>	<u>139%</u>	<u>16,231</u>
Gross concession earnings	<u>7,061</u>	<u>5,937</u>	<u>(1,124)</u>	<u>3,619</u>	<u>164%</u>	<u>2,318</u>	<u>113,201</u>	<u>88,968</u>	<u>(24,233)</u>	<u>113,845</u>	<u>78%</u>	<u>(24,877)</u>
<b>EXPENSES</b>												
<b>Concession</b>												
Beverage cart lease	1,256	-	(1,256)	400	0%	(400)	5,599	-	(5,599)	4,400	0%	(4,400)
Equipment repair	-	-	-	25	0%	(25)	-	-	-	275	0%	(275)
Licenses & permits	-	-	-	-	N/A	-	-	-	-	834	0%	(834)
Payroll concession	3,894	7,142	3,248	6,300	113%	842	51,439	81,432	29,993	60,480	135%	20,952
Payroll taxes/concession	351	626	275	1,014	62%	(388)	4,413	7,833	3,420	9,733	80%	(1,900)
Pay related 401(k)	15	87	72	-	N/A	87	557	602	45	-	N/A	602
Cash over/short	-	(15,399)	(15,399)	-	N/A	(15,399)	4,034	(22,900)	(26,934)	-	N/A	(22,900)
Supplies	-	366	366	500	73%	(134)	8,986	6,138	(2,848)	5,500	112%	638
Total concession expenses	<u>5,516</u>	<u>(7,178)</u>	<u>(12,694)</u>	<u>8,239</u>	<u>-87%</u>	<u>(15,417)</u>	<u>75,028</u>	<u>73,105</u>	<u>(1,923)</u>	<u>81,222</u>	<u>90%</u>	<u>(8,117)</u>
Net concession earnings	<u>1,545</u>	<u>13,115</u>	<u>11,570</u>	<u>(4,620)</u>	<u>-284%</u>	<u>17,735</u>	<u>38,173</u>	<u>15,863</u>	<u>(22,310)</u>	<u>32,623</u>	<u>49%</u>	<u>(16,760)</u>

**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 AUGUST 31, 2024**

	Current Month						Year to Date					
	FY '23 Actual	FY '24 Actual	Variance Actual '23 to '24	FY '24 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '23 Actual	FY '24 Actual	Variance Actual '23 to '24	FY '24 Budget	Variance Budget to Actual	Variance Budget to Actual
<b>REVENUES</b>												
<b>Golf Course</b>												
Memberships	\$ -	\$ -	\$ -	\$ -	N/A	-	\$ 6,268	\$ -	\$ (6,268)	-	N/A	-
Annual pass	36,275	13,200	(23,075)	-	N/A	13,200	192,434	194,163	1,729	100,979	192%	93,184
Green fees + gps	80,257	69,917	(10,340)	49,172	142%	20,745	2,833,897	2,833,218	(679)	3,147,862	90%	(314,644)
Range fees	14,254	20,470	6,216	8,805	232%	11,665	247,348	297,123	49,775	231,837	128%	65,286
Club rentals	1,645	1,558	(87)	685	227%	873	22,941	23,542	601	18,232	129%	5,310
Handicaps	145	30	(115)	175	17%	(145)	7,892	5,770	(2,122)	4,547	127%	1,223
Lake ball	-	-	-	96	0%	(96)	-	-	-	2,480	0%	(2,480)
Irrigation - Stoney Master	-	-	-	16	0%	(16)	-	-	-	414	0%	(414)
Sbjrgolf	-	-	-	400	0%	(400)	1,220	-	(1,220)	4,400	0%	(4,400)
Pga staff	-	-	-	200	0%	(200)	80	300	220	2,200	14%	(1,900)
Miscellaneous	1,500	-	(1,500)	500	0%	(500)	4,000	4,779	779	5,500	87%	(721)
Total golf course	134,076	105,175	(28,901)	60,049	175%	45,126	3,316,080	3,358,895	42,815	3,518,451	95%	(159,556)
<b>Pro Shop</b>												
Bags & accessories	1,138	595	(543)	159	374%	436	14,835	15,616	781	11,771	133%	3,845
Balls	6,577	6,206	(371)	2,235	278%	3,971	72,186	63,912	(8,274)	70,211	91%	(6,299)
Clubs	-	-	-	120	0%	(120)	1,480	2,394	914	4,919	49%	(2,525)
Gloves	1,796	1,471	(325)	619	238%	852	18,334	16,608	(1,726)	12,487	133%	4,121
Headwear	944	600	(344)	438	137%	162	18,749	22,237	3,488	14,563	153%	7,674
Ladies wear	134	282	148	399	71%	(117)	7,388	11,052	3,664	9,456	117%	1,596
Mens wear	6,138	1,168	(4,970)	757	154%	411	30,246	28,977	(1,269)	22,706	128%	6,271
Shoes	163	512	349	239	214%	273	9,961	13,327	3,366	11,589	115%	1,738
Total pro shop	16,890	10,834	(6,056)	4,966	218%	5,868	173,179	174,123	944	157,702	110%	16,421
Total revenues	150,966	116,009	(34,957)	65,015	178%	50,994	3,489,259	3,533,018	43,759	3,676,153	96%	(143,135)
<b>Cost of goods sold</b>												
<b>Pro shop</b>												
Bags & accessories	144	-	(144)	122	0%	(122)	751	1,496	745	5,809	26%	(4,313)
Balls	4,124	4,800	676	778	617%	4,022	44,340	46,475	2,135	29,421	158%	17,054
Clubs	-	-	-	126	0%	(126)	1,411	3,083	1,672	4,793	64%	(1,710)
Gloves	748	736	(12)	188	391%	548	7,262	7,321	59	5,686	129%	1,635
Headwear	551	550	(1)	250	220%	300	11,769	15,243	3,474	8,442	181%	6,801
Ladies wear	106	265	159	303	87%	(38)	7,846	11,324	3,478	9,244	123%	2,080
Mens wear	4,569	888	(3,681)	530	168%	358	25,711	28,590	2,879	17,516	163%	11,074
Shoes	137	464	327	203	229%	261	8,196	16,518	8,322	7,862	210%	8,656
Miscellaneous	616	269	(347)	-	N/A	269	7,961	12,020	4,059	-	N/A	12,020
Discounts earned	(26)	-	26	(167)	0%	167	(743)	(759)	(16)	(1,837)	41%	1,078
Total cost of goods sold	10,969	7,972	(2,997)	2,333	342%	5,639	114,504	141,311	26,807	86,936	163%	54,375
Gross earnings	139,997	108,037	(31,960)	62,682	172%	45,355	3,374,755	3,391,707	16,952	3,589,217	94%	(197,510)



**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 AUGUST 31, 2024**

	Current Month						Year to Date					
	FY '23 Actual	FY '24 Actual	Variance Actual '23 to '24	FY '24 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '23 Actual	FY '24 Actual	Variance Actual '23 to '24	FY '24 Budget	Variance Budget to Actual	Variance Budget to Actual
<b>EXPENSES</b>												
<b>Pro shop</b>												
Advertising	1,100	4,405	3,305	1,100	400%	3,305	11,291	14,605	3,314	12,100	121%	2,505
Alarm	-	234	234	77	304%	157	3,549	1,757	(1,792)	6,616	27%	(4,859)
Association dues	-	-	-	-	N/A	-	1,893	150	(1,743)	2,300	7%	(2,150)
Credit card expense**	5,208	4,327	(881)	-	N/A	4,327	105,615	114,037	8,422	60,869	187%	53,168
Bank charges	129	474	345	2,761	17%	(2,287)	5,759	4,978	(781)	91,640	5%	(86,662)
Cart lease	13,358	13,358	-	13,153	102%	205	157,424	158,656	1,232	144,683	110%	13,973
Cart maintenance	-	-	-	250	0%	(250)	3,302	2,342	(960)	3,750	62%	(1,408)
Cash (over)/short	-	-	-	-	N/A	-	1,101	(618)	(1,719)	-	N/A	(618)
Commission	-	-	-	236	0%	(236)	-	-	-	6,755	0%	(6,755)
Computer support (IBS)	-	2,769	2,769	-	N/A	2,769	11,365	19,108	7,743	-	N/A	19,108
Electric cart barn	1,482	2,532	1,050	877	289%	1,655	19,100	20,561	1,461	12,187	169%	8,374
Equipment repair/maintenance	-	-	-	95	0%	(95)	764	-	(764)	925	0%	(925)
Handicap system/GHIN	-	-	-	26	0%	(26)	-	-	-	3,675	0%	(3,675)
Internet access	-	626	626	132	474%	494	-	1,058	1,058	1,452	73%	(394)
Education	-	-	-	-	N/A	-	1,971	678	(1,293)	-	N/A	678
License/permits	-	-	-	-	N/A	-	2,242	492	(1,750)	476	103%	16
Office supplies	207	-	(207)	48	0%	(48)	4,147	5,977	1,830	1,190	502%	4,787
Payroll	30,906	50,662	19,756	44,511	114%	6,151	413,849	492,507	78,658	458,831	107%	33,676
Payroll taxes & fees	2,699	4,423	1,724	7,166	62%	(2,743)	37,204	41,397	4,193	73,870	56%	(32,473)
Pay related group insurance	864	1,576	712	4,451	35%	(2,875)	27,649	19,423	(8,226)	45,885	42%	(26,462)
Pay related 401k match	1,057	2,463	1,406	580	425%	1,883	11,204	26,636	15,432	5,568	478%	21,068
Postage	-	-	-	-	N/A	-	-	14	14	-	N/A	14 x
Printing	-	-	-	-	N/A	-	-	-	-	190	0%	(190)
Range	256	18,114	17,858	6,000	302%	12,114	38,843	44,848	6,005	24,000	187%	20,848
Repairs & maintenance	-	-	-	95	0%	(95)	-	-	-	784	0%	(784)
Scorecards/pencils	-	-	-	2,500	0%	(2,500)	1,994	2,881	887	9,000	32%	(6,119)
Storage unit	-	153	153	81	189%	72	1,138	1,370	232	891	154%	479
Supplies	-	1,378	1,378	-	N/A	1,378	3,744	5,682	1,938	2,000	284%	3,682
Telephone	923	176	(747)	208	85%	(32)	4,236	6,717	2,481	2,288	294%	4,429
Towels	777	40	(737)	432	9%	(392)	8,179	4,220	(3,959)	4,752	89%	(532)
Trash removal	1,159	1,474	315	600	246%	874	12,876	16,157	3,281	6,600	245%	9,557
Uniforms	-	451	451	-	N/A	451	1,767	5,915	4,148	5,000	118%	915
Water & sewer	108	101	(7)	62	163%	39	1,022	1,092	70	682	160%	410
Website	-	2,208	2,208	55	4015%	2,153	4,845	3,375	(1,470)	5,495	61%	(2,120)
Uncoded	-	-	-	-	N/A	-	4,030	495	(3,535)	-	N/A	495
<b>Total pro shop</b>	<b>60,233</b>	<b>111,944</b>	<b>51,711</b>	<b>85,496</b>	<b>131%</b>	<b>26,448</b>	<b>902,103</b>	<b>1,016,510</b>	<b>114,407</b>	<b>994,454</b>	<b>102%</b>	<b>22,056</b>

**STONEYBROOK  
STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN  
NET POSITION - PROPRIETARY FUND - GOLF  
PRO SHOP & GOLF COURSE  
FOR THE PERIOD ENDED AUGUST 31, 2024**

	Current Month						Year to Date					
	FY '23 Actual	FY '24 Actual	Variance Actual '23 to '24	FY '24 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '23 Actual	FY '24 Actual	Variance Actual '23 to '24	FY '24 Budget	Variance Budget to Actual	Variance Budget to Actual
<b>Golf course</b>												
Alarm	-	-	-	-	N/A	-	615	592	(23)	195	304%	397
Annals	-	1,314	1,314	-	N/A	1,314	9,563	1,314	(8,249)	2,500	53%	(1,186)
Association dues & seminars	-	18,215	18,215	-	N/A	18,215	4,663	23,506	18,843	6,000	392%	17,506
Bridge maintenance	-	-	-	-	N/A	-	1,156	14,281	13,125	-	N/A	14,281
Building maintenance	(7,001)	-	7,001	-	N/A	-	19,092	1,576	(17,516)	10,000	16%	(8,424)
Chemicals	5,455	3,470	(1,985)	5,807	60%	(2,337)	99,141	105,606	6,465	113,564	93%	(7,958)
Contract labor	6,431	690	(5,741)	350	197%	340	19,135	17,785	(1,350)	18,142	98%	(357)
Cart path fill	-	-	-	-	N/A	-	1,178	4,691	3,513	3,000	156%	1,691
Electricity maintenance bldg	380	684	304	450	152%	234	3,333	3,164	(169)	4,950	64%	(1,786)
Equipment lease JLG/American Pride	-	-	-	1,500	0%	(1,500)	-	-	-	16,850	0%	(16,850) x
Equipment lease Toro Fiscal Year 2019	6,909	9,946	3,037	-	N/A	9,946	86,795	72,417	(14,378)	250	28967%	72,167
Equipment lease - GE Capital Toro Equip (cap)	480	240	(240)	250	96%	(10)	2,398	3,117	719	2,500	125%	617
Equipment lease - Toro lease	-	-	-	10,800	0%	(10,800)	-	-	-	118,800	0%	(118,800)
Equipment Lease-TCF Toro Lease 114	3,288	5,605	2,317	3,300	170%	2,305	38,436	41,775	3,339	36,550	114%	5,225
Equipment Lease-TCF Toro Lease 115	746	3,688	2,942	-	N/A	3,688	8,717	29,108	20,391	-	N/A	29,108
Equipment Lease-TCF Toro Lease 116	467	752	285	-	N/A	752	5,141	5,893	752	-	N/A	5,893
Equipment rental	1,023	1,023	-	-	N/A	1,023	11,248	11,248	-	3,000	375%	8,248
Equipment repair	5,480	9,712	4,232	4,500	216%	5,212	61,095	75,103	14,008	49,500	152%	25,603
Fertilizer	875	-	(875)	7,423	0%	(7,423)	99,248	96,556	(2,692)	112,204	86%	(15,648)
Fuels/lubricants \$4.00 avg/gal	2,488	3,317	829	5,000	66%	(1,683)	29,550	25,916	(3,634)	55,000	47%	(29,084)
Fuel sales*	-	-	-	(96)	0%	96	-	-	-	(816)	0%	816
Golf service	1,351	884	(467)	836	106%	48	12,298	22,761	10,463	26,659	85%	(3,898)
Interest - bunker renovation	-	-	-	-	N/A	-	3,886	1,296	(2,590)	-	N/A	1,296
Irrigation water	4,968	4,980	12	5,000	100%	(20)	54,645	116,604	61,959	71,000	164%	45,604
Irrigation repairs	1,695	-	(1,695)	1,500	0%	(1,500)	19,748	9,576	(10,172)	16,500	58%	(6,924)
Capital outlay - bridge	-	-	-	-	N/A	-	-	396,672	396,672	-	N/A	396,672 x
License/permits	-	-	-	-	N/A	-	-	-	-	528	0%	(528)
Mulch	-	-	-	-	N/A	-	10,012	14,637	4,625	15,000	98%	(363)
Office supplies	207	-	(207)	96	0%	(96)	2,170	1,437	(733)	3,904	37%	(2,467)
Payroll	47,179	68,866	21,687	56,053	123%	12,813	607,953	732,689	124,736	639,254	115%	93,435
Payroll taxes & fees	9,226	10,842	1,616	9,025	120%	1,817	97,451	90,603	(6,848)	102,920	88%	(12,317)
Pay related group insurance	8,956	11,785	2,829	5,605	210%	6,180	66,779	125,568	58,789	63,920	196%	61,648
Pay related 401k match	-	-	-	500	0%	(500)	-	-	-	5,500	0%	(5,500)
Worker's compensation	-	-	-	-	N/A	-	17,543	18,188	645	-	N/A	18,188 x
Labor & benefits (Irrigation fund)	(4,428)	(4,428)	-	(4,428)	100%	-	(48,708)	(48,708)	-	(48,708)	100%	-
Labor & benefits (Common area maint.)	(2,084)	(2,084)	-	(2,131)	98%	47	(22,924)	(22,924)	-	(23,441)	98%	517
Ball field maintenance*	(1,500)	(1,500)	-	(1,750)	86%	250	(16,500)	(16,500)	-	(15,750)	105%	(750)
BMP/Safety (EPA req.)	725	800	75	700	114%	100	8,001	8,775	774	7,700	114%	1,075
Postage	-	20	20	-	N/A	20	447	170	(277)	-	N/A	170
Small tools	-	-	-	-	N/A	-	765	809	44	4,000	20%	(3,191)
Sod	-	14,520	14,520	-	N/A	14,520	40,872	23,997	(16,875)	10,000	240%	13,997
Supplies	204	4,247	4,043	750	566%	3,497	9,762	16,796	7,034	8,250	204%	8,546
Telephone	381	691	310	400	173%	291	4,400	4,891	491	4,400	111%	491
Top dressing	-	6,107	6,107	1,654	369%	4,453	10,359	13,304	2,945	19,042	70%	(5,738)
Trash removal	-	683	683	1,350	51%	(667)	2,646	7,166	4,520	14,850	48%	(7,684)
Trees & shrubs	303	-	(303)	250	0%	(250)	22,894	768	(22,126)	2,750	28%	(1,982)
Tree trimming	-	-	-	-	N/A	-	-	-	-	16,000	0%	(16,000)
Tree removal	-	390	390	-	N/A	390	945	14,573	13,628	3,000	486%	11,573
Uniforms	372	607	235	625	97%	(18)	6,272	4,375	(1,897)	8,375	52%	(4,000)
Wash rack maintenance	300	300	-	400	75%	(100)	3,300	3,651	351	4,400	83%	(749)
Water & sewer	477	546	69	500	109%	46	4,996	5,162	166	5,500	94%	(338)
Miscellaneous	-	-	-	-	N/A	-	-	5	5	-	N/A	5
Hurricane clean-up	-	-	-	-	N/A	-	13,175	-	(13,175)	-	N/A	-
Uncoded	-	1,082	1,082	-	N/A	1,082	10,654	17,001	6,347	-	N/A	17,001
<b>Total golf course</b>	<b>95,353</b>	<b>177,994</b>	<b>82,641</b>	<b>116,219</b>	<b>153%</b>	<b>61,775</b>	<b>1,444,345</b>	<b>2,096,990</b>	<b>652,645</b>	<b>1,517,742</b>	<b>138%</b>	<b>579,248</b>

**STONEYBROOK  
STONEBROOK COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN  
NET POSITION - PROPRIETARY FUND - GOLF  
PRO SHOP & GOLF COURSE  
FOR THE PERIOD ENDED AUGUST 31, 2024**

	Current Month						Year to Date					
	FY '23 Actual	FY '24 Actual	Variance Actual '23 to '24	FY '24 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '23 Actual	FY '24 Actual	Variance Actual '23 to '24	FY '24 Budget	Variance Budget to Actual	Variance Budget to Actual
Total golf course & pro shop expenses	155,586	289,938	134,352	201,715	144%	88,223	2,346,448	3,113,500	767,052	2,512,196	124%	601,304
Net golf course & pro shop earnings	(15,589)	(181,901)	(166,312)	(139,033)	131%	(42,868)	1,028,307	278,207	(750,100)	1,077,021	26%	(798,814)
Total revenues	161,825	126,633	(35,192)	70,337	180%	56,296	3,732,662	3,700,159	(32,503)	3,831,665	97%	(134,357)
Total cost of goods sold	13,570	11,451	(2,119)	4,036	284%	7,415	153,735	199,209	45,474	128,603	155%	70,606
Total expenses	206,020	318,049	112,029	248,182	128%	69,867	2,970,463	3,719,475	749,012	3,050,089	122%	669,386
<b>NONOPERATING REVENUES/(EXPENSES)</b>												
Interest	(4,696)	-	4,696	(5,454)	0%	5,454	(56,962)	(46,142)	10,820	(64,894)	71%	18,752
Cost of issuance	-	-	-	-	N/A	-	-	(18,750)	(18,750)	-	N/A	(18,750) x
Total other financing sources/(uses)	(4,696)	-	4,696	(5,454)	0%	5,454	(56,962)	(64,892)	(7,930)	(64,894)	71%	2
Change in net position	(62,461)	(202,867)	#####	(187,335)		<u>\$ (15,532)</u>	551,502	(283,417)	<u>\$ (834,919)</u>	588,079		<u>\$ (874,347)</u>
Total net position - beginning	5,105,933	4,370,298		5,121,401			4,491,970	4,450,848		4,345,987		
Total net position - ending	<u>\$5,043,472</u>	<u>\$ 4,167,431</u>		<u>\$ 4,934,066</u>			<u>\$ 5,043,472</u>	<u>\$ 4,167,431</u>		<u>\$ 4,934,066</u>		

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

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

\$5,285,307	\$0	\$5,285,307
#####		1,117,876.00
	(15,532)	CY Actual
	\$ -	ending balance
		-

\$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -

Mark X to remove current month actual conditional formatting (from col O above):

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
AMORTIZATION SCHEDULE  
SERIES 2014 GOLF COURSE REVENUE BONDS**

<u>Period Ending</u>	<u>Principal</u>	<u>Coupon</u>	<u>Interest</u>	<u>Debt Service</u>
11/01/23	-		28,175	28,175
05/01/24	140,000	7.000%	28,175	168,175
11/01/24	-		23,275	23,275
05/01/25	150,000	7.000%	23,275	173,275
11/01/25	-		18,025	18,025
05/01/26	160,000	7.000%	18,025	178,025
11/01/26	-		12,425	12,425
05/01/27	170,000	7.000%	12,425	182,425
11/01/27	-		6,475	6,475
05/01/28	185,000	7.000%	6,475	191,475
	<u>\$ 805,000</u>		<u>\$ 176,750</u>	<u>\$ 981,750</u>

**STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
AMORTIZATION SCHEDULE  
SERIES 2019 GOLF COURSE NOTE**

<u>Period</u> <u>Ending</u>	<u>Principal</u>	<u>Coupon</u>	<u>Interest</u>	<u>Debt</u> <u>Service</u>
02/01/24	64,796.30	4.00%	1,295.93	66,092.23
	<u>\$ 64,796.30</u>		<u>\$ 1,295.93</u>	<u>\$ 66,092.23</u>

**STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES**

**DRAFT**

**MINUTES OF MEETING  
STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Stoneybrook Community Development District held a Public Hearing and Regular Meeting on August 27, 2024 at 6:00 p.m., at the Stoneybrook Community Center, 11800 Stoneybrook Golf Boulevard, Estero, Florida 33928.

**Present were:**

Eileen Huff	Chair
Chris Brady	Vice Chair
Philip Simonsen	Assistant Secretary
Adam Dalton	Assistant Secretary
Thomas Syroczyński	Assistant Secretary

**Also present:**

Chuck Adams	District Manager
Tony Pires	District Counsel
Mark Zordan	District Engineer
Kyle Schulte	Head Golf Pro
John Vuknic	Golf Superintendent
Lisa Paul	Property Manager
Sharon Fenstermaker	Resident
Other residents	

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comments (5 Minutes)**

In response to a resident's question about the status of the outstanding bonds, Ms. Huff stated the property owner portion of the original bankruptcy bond was paid off in May 2023. The bond for the roads, landscaping and the building is a 30-year term, which matures in 2052.

Resident Sharon Fenstermaker asked if the Board will discuss the Ninth Order of Business, related to the conveyance of Lancaster Run and surrounding area. She voiced her frustration that, at a previous meeting, she waited for three hours to participate in that discussion and then it was tabled. Ms. Huff stated that the Ninth Order of Business will be

41 discussed today. It was previously tabled because the information from the Attorney and the  
42 HOA was not received. Mr. Brady suggested discussing the Ninth Order of Business now. Ms.  
43 Huff stated that the Seventh Order of Business must be addressed first, as the District Engineer  
44 has another commitment.

45 ▪ **Discussion: Village of Estero Offer for Additional Exit Lane Improvement at Corkscrew**  
46 **Road Intersection**

47 **This item, previously the Seventh Order of Business, was presented out of order.**

48 Mr. Zordan reported the following:

49 ➤ After conferring with Mr. Pires, Staff scheduled a meeting with Mr. Wilhelms, of the  
50 Village of Estero (VOE), which was subsequently cancelled. However, he followed up with Mr.  
51 Wilhelms one week after.

52 ➤ The VOE will contribute up to 50% of the construction cost of the three lanes and the  
53 sidewalk realignment, subject to VOE Board approval.

54 ➤ The VOE will pay separately, through a contract with the CDD, to engage Johnson  
55 Engineering Inc. (JEI) to design the three lanes, which would be separate.

56 ➤ Regarding a question raised at the last meeting about payment upfront for the  
57 construction funds, they cannot do that.

58 ➤ Mr. Wilhelms suggested an Interlocal Agreement and Mr. Pires suggested a  
59 Construction and Funding Agreement.

60 ➤ Staff's recommendation is to proceed with the three lanes project and the sidewalk  
61 realignment, as it cannot be eliminated as previously advised.

62 Ms. Huff asked about the cost of the project and stated no decision can be made until  
63 the Board knows what the cost will be. She voiced her belief that the understanding was that, if  
64 the VEO wanted the project, they will have to pay for it.

65 Mr. Zordan stated Staff anticipated this question and proposes to do the design and  
66 the driveway through the Duffy's alignment and tie the sidewalk in sometime in the future.

67 Mr. Brady expressed his opinion that the project is a win-win and that quotes should be  
68 obtained immediately. Ms. Huff wants to see the design for the parking lot and the sidewalk as  
69 one item and then pricing should be obtained for the three lanes. Mr. Zordan will start working  
70 on the design for the parking lot and the sidewalk. Mr. Adams stated Staff will obtain an  
71 estimate of the probable cost for the third lane from a contractor.



72 Discussion ensued regarding the Florida Department of Transportation (FDOT), valley  
73 gutters, how much the roadway will be widened, the order of magnitude of costs, the VOE  
74 taking the lead on the project, a license agreement and a mobilization timing.

75 Asked which project is a priority; the gutters, drainage issues or the roadway project,  
76 Mr. Zordan stated that all will be done simultaneously. His colleagues at JEI are aware that the  
77 three lanes project is a priority and will proceed with the next steps, per the Board's direction.

78 ■ **Review/Discussion/Consideration: Response Letter/Proposal from Master Association**  
79 **Regarding Request to Accept Conveyance of Street/Roadway Known as Lancaster Run**  
80 **and Surrounding Area**

81 **This item, previously the Ninth Order of Business, was presented out of order.**

82 Ms. Huff stated, in reviewing Mr. Pires' documentation regarding Lancaster Run, it is  
83 evident that these roads do not belong to the CDD.

84 Mr. Pires reported the following:

85 ➤ The Attorney retained by the Master Association put together the documents in the  
86 agenda packet.

87 ➤ Staff recently emailed the Lancaster Run Attorney asking if the HOA has detailed site  
88 plans that delineate the specific areas that they propose to convey to the Stoneybrook CDD.

89 ➤ The Master Association Attorney responded that the Developer was required to  
90 turnover certain documents at the time of transition of control 25 years ago; such documents  
91 are not always able to be found, even if they were turned over. The Master Association would  
92 like to respond as promptly and as completely as possible. The CDD is welcome to anything it  
93 has in this regard. He will have his clients look for information and advise.

94 ➤ Mr. Zordan retrieved the Development Order (DO) for that area. There might be issues  
95 scanning the documents and Staff hopes more detailed documents can be found.

96 ➤ If the Board decides to proceed with the conveyance, Staff's recommendation is to do a  
97 survey or a sketch and legal of the area to be conveyed.

98 Mr. Zordan stated he will continue searching for additional documents.

99 Discussion ensued regarding Exhibit 3, the HOA, Lennar, tracts owned by the CDD,  
100 ingress and egress, the pool parking, Lancaster resident responsibility for paving the parking  
101 spaces and the car ports, sketch and legal, which entity will incur the costs for the conveyance  
102 and cost-sharing.

103 Mr. Dalton stated, in an effort to proceed, he will produce an Exhibit 4 similar to Exhibit  
104 3, so that there is no confusion and it will be left up to Mr. Pires and the other attorneys to  
105 determine the next steps. Mr. Brady stated it is important to note that funds were never  
106 collected to pave the section of roads in question. As they were not in the original project, CDD  
107 funds cannot be used to pave the roads until the land is transferred.

108

### 109 THIRD ORDER OF BUSINESS

### Golf Course Staff Reports

110

#### 111 A. Golf Superintendent

112 Mr. Vuknic reported the following:

113 ➤ Staffing: There is shortage of one laborer for the golf course and for the common  
114 grounds.

115 ➤ A new employee cash app report was implemented; work can be done digitally.

116 ➤ The aerification went well and everything is running smoothly.

117 ➤ Bridges: The project is complete, including all transitions and railings.

118 ➤ Sod was installed on the golf course and common grounds.

119 ➤ The new landscaping near Hole #10 is complete and looks nice.

120 ➤ \$18,000 was budgeted to renovate staff offices with new flooring, desks and have the  
121 walls painted. This is not included in the proposed Fiscal Year 2025 budget.

122

**On MOTION by Ms. Huff and seconded by Mr. Brady, with all in favor,  
renovating two offices and the breakroom, in a not to exceed amount of  
\$18,000, was approved.**

126

127

128 Referencing handouts, Mr. Vuknic and Ms. Paul presented the following quotes and  
129 proposal:

130 Kevin Karver LLC Quote #597 for 395' Seawall

131 Kevin Karver LLC Quote #596 for 518' Seawall

132 ESD Waste 2 Water, Inc. (ESD) Proposal for Closed Loop System Model GSMS-700-2 for  
133 \$43,778.48

134 Mr. Brady asked if additional quotes can be obtained. Mr. Vuknic stated ESD is the only  
135 contractor of this type in the area but he will seek additional quotes.

136

137

138

**On MOTION by Mr. Dalton and seconded by Mr. Brady, with all in favor, replacing the recycler equipment, was approved.**

139

140

141

142

143

**On MOTION by Ms. Huff and seconded by Mr. Brady, with all in favor, the ESD Waste 2 Water, Inc. Proposal for a closed loop system model GSMS-700-2, in a not to exceed amount of \$44,000, subject to researching other vendors and proceeding with ESD if another vendor cannot be found, was approved.**

144

145

146

The following proposal and estimate were presented:

147

Dorman & Morse Landscaping Inc. Proposal #177 for \$135,708

148

Bonness Inc. Estimate #218622024 for parking lot and island curb repairs

149

Discussion ensued regarding the proposals, grass, jasmine, redoing the landscaping and

150

the Duffy's parking lot, the pavers, medians, establishing a not-to-exceed amount and the

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funding source.

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**On MOTION by Ms. Huff and seconded by Mr. Brady, with all in favor, authorizing a not to exceed amount of \$148,000 to redo the landscaping, per Dorman & Morse Proposal #177, and the parking lot curbing for ADA access into Duffy's, per Bonness Inc. Estimate #218622024, and pursuing additional ideas for the grass and jasmine, were approved.**

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Discussion ensued regarding the status of an employee out on disability, worker's

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compensation, Franko's availability and employment law. Mr. Pires will coordinate with Mr.

162

Vuknic, confer with the worker's compensation adjuster, contact an employment Attorney and

163

report his findings.

164

**B. Golf Pro**

165

Mr. Shulte reported the following:

166

➤ The Pro Shop is undergoing renovations; it will cost \$5,000 to paint the walls and refurbish the counters.

168

➤ Staff: One employee is on vacation. Mr. Leon, the Merchandiser is doing a fantastic job.

169

➤ The new range machine that was approved at the last meeting has already earned \$7,600 in credit card transactions and is a good return on investment thus far.

170

171 ➤ According to the HOA, the previous Golf Pro, Mr. Nixon, already scheduled events for  
172 the tent area. Staff will purchase the furnishings and make sure the tent is installed by January  
173 for the HOA meetings that will be held.

174 ➤ He asked how to proceed with the course re-design project and under which budget the  
175 project will be placed; Architect Gordy Lewis contacted him regarding the project.

176 Ms. Huff stated the project will be under the golf course budget. Mr. Simonsen and Mr.  
177 Olive were working on the project. She asked Mr. Simonsen to work on the project with Mr.  
178 Shulte and Mr. Syroczyński.

179 Mr. Shulte reviewed upcoming golf course events and fundraisers.

180 ➤ New prices were adopted for the leagues for the season; all the stipulations are in place  
181 for absentees and no-shows.

182 Discussion ensued regarding the increase in the resident rate, the leagues, prior year in-  
183 season rate, the summer rate and providing a 50% to 60% rate discount for outside play for  
184 residents.

185 Mr. Adams asked Mr. Shulte to email the proposed rate adjustments to him so he can  
186 compare the Rules and Rates adopted in 2021 to make sure that they are still under the cap  
187 that was set; if not, a public hearing to adopt the new rate must be scheduled. Mr. Pires stated  
188 a 10-day notice is required for a public hearing.

189 ➤ Pre-orders were placed for various items, including golf balls; there is adequate storage  
190 space for all merchandise.

191 ➤ Staff is making a conscious effort to promote the Stoneybrook Golf Club social media  
192 branding.

193 ➤ Staff is doing an amazing job with the audit project that is happening on September 30<sup>th</sup>;  
194 Policies and Procedures are being put in place for receiving and distributing products.

195 Mr. Shulte discussed the GolfNow trade and tee times, including the new marketing  
196 package; GolfNow Spotlight; new point of sale system; return on investment from the new ball  
197 machine; what to do with the old ball machine and the resident verification form.

198 Discussion ensued regarding the Chicago group, Junior Golf tournaments, rates for local  
199 high schools, how much to charge Junior Golf vendors and Stoneybrook's social media  
200 presence.

201 Ms. Huff stated Mr. Shulte has been doing a great job as the new Golf Professional.

202

203 **FOURTH ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year  
2024/2025 Budget**

204

205

206 **A. Proof/Affidavit of Publication**

207 **B. Consideration of Resolution 2024-07, Relating to the Annual Appropriations and**

208 **Adopting the Budget for the Fiscal Year Beginning October 1, 2024, and Ending**

209 **September 30, 2025; Authorizing Budget Amendments; and Providing an Effective**

210 **Date**

211 Mr. Adams presented Resolution 2024-07 and reviewed the proposed Fiscal Year 2025  
212 budget. The assessment levels will stay the same, year over year.

213 Ms. Huff discussed the transfer of funds from the HOA to the CDD for conservation  
214 maintenance.

215 The Board and Staff discussed conservation area cleanup, other service items that the  
216 CDD will be taking over from the HOA, the surplus fund balance, proposed Fiscal Year 2025  
217 budget, insurance escalator and minor payroll changes for golf course employees.

218 **Mr. Adams opened the Public Hearing.**

219 No affected property owners or members of the public spoke.

220 **Mr. Adams closed the Public Hearing.**

221

**On MOTION by Ms. Huff and seconded by Mr. Dalton, with all in favor,  
Resolution 2024-07, Relating to the Annual Appropriations and Adopting the  
Budget for the Fiscal Year Beginning October 1, 2024, and Ending September  
30, 2025; Authorizing Budget Amendments; and Providing an Effective Date,  
was adopted.**

227

228

229 Mr. Simonsen asked if the CDD can ever stop collecting rent from the Pro Shop. Mr.  
230 Adams stated doing that would shift the burden to the residents because the CDD would not be  
231 collecting offsetting revenue through the lease; therefore, it would be best to leave it as is.

232

233 **FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-08,  
Making a Determination of Benefit and  
Imposing Special Assessments for Fiscal  
Year 2024/2025; Providing for the**

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**Collection and Enforcement of Special Assessments, Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date**

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Mr. Adams presented Resolution 2024-08 and read the title.

**Mr. Adams opened the Public Hearing.**

In response to a resident’s question regarding the “special” assessment, Ms. Huff explained that the annual assessment will be the same amount as for Fiscal Year 2024. This Resolution is related to placing the \$1,429 annual assessment on the tax bill. Mr. Adams stated the term “special” assessment is just the term used. This is the same type CDD assessment that is levied annually; it is not an additional assessment outside of the norm.

**Mr. Adams closed the Public Hearing.**

**On MOTION by Ms. Huff and seconded by Mr. Brady, with all in favor, Resolution 2024-08, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2024/2025; Providing for the Collection and Enforcement of Special Assessments, Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Consideration of foreUP Golf Software Proposal**

Ms. Huff asked if the Board should proceed with the foreUP Golf Software Proposal. Mr. Shulte recommended rejecting the proposal and revisiting it next year.

**SEVENTH ORDER OF BUSINESS**

**Discussion: Village of Estero Offer for Additional Exit Lane Improvement at Corkscrew Road Intersection**

This item was addressed following the Second Order of Business.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Goals and Objectives Reporting [HB7013 - Special Districts Performance Measures and Standards Reporting]**

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Mr. Adams presented the Memorandum detailing this new requirement and explained that newly adopted legislation requires special districts to establish goals and objectives annually and develop performance measures and standards. Staff identified Community Communication and Engagement, Infrastructure and Facilities Maintenance, and Financial Transparency and Accountability as the three key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each.

**On MOTION by Mr. Brady and seconded by Ms. Huff, with all in favor, the Goals and Objectives and the Performance Measures/Standards & Annual Reporting Form, were approved.**

**NINTH ORDER OF BUSINESS**

**Review/Discussion/Consideration:  
Response Letter/Proposal from Master Association Regarding Request to Accept Conveyance of Street/Roadway Known as Lancaster Run and Surrounding Area**

This item was addressed following the Second Order of Business.

**TENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of July 31, 2024**

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

Mr. Adams, Mr. Shulte and Mr. Vuknic responded to questions regarding the General Fund plant replacement expenses, the status of the storm shutters and the leases.

**On MOTION by Mr. Dalton and seconded by Mr. Brady, with all in favor, the Unaudited Financial Statements as of July 31, 2024, were accepted.**

**ELEVENTH ORDER OF BUSINESS**

**Approval of Minutes**

**A. July 23, 2024 Regular Meeting**

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**On MOTION by Ms. Huff and seconded by Mr. Brady, with all in favor, the July 23, 2024 Regular Meeting Minutes, as presented, were approved.**

**B. August 6, 2024 Special Meeting**

The following change was made:

Line 108: Change “p.m.” to “a.m.”

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**On MOTION by Mr. Dalton and seconded by Ms. Huff, with all in favor, the August 6, 2024 Special Meeting Minutes, as amended, were approved.**

**TWELFTH ORDER OF BUSINESS**

**Staff Reports**

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

Mr. Pires reported that he provided Mr. Shulte with the Golf Instructor Agreement to start signing up potential clients. Completed copies of the Agreements will be sent to Lenore.

Mr. Pires presented the Golf Professional Contract Agreement with Mr. Shulte.

Discussion ensued regarding the employee manual, vacation time, a 10% bonus and adding \$3,000 to the paychecks of Mr. Vuknic and Mr. Shulte to offset changes that were made to the health care benefits.

Mr. Pires stated that the CDD shall provide health insurance coverage for Mr. Vuknic and Mr. Shulte at the same rate as all other employees. He recommended approval of the Agreement.

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**On MOTION by Ms. Huff and seconded by Mr. Brady, with all in favor, the Golf Professional Employment Agreement between the CDD and Mr. Shulte, was approved.**

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

There was no report.

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

**I. Irrigation Reports**

**a. High Irrigation Users**

**b. Irrigation Disconnect**

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349 These items were included for informational purposes.

350 II. NEXT MEETING DATE: September 24, 2024 at 9:00 AM

351 • QUORUM CHECK

352

353 THIRTEENTH ORDER OF BUSINESS Supervisors' Requests

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355 Asked for his current salary, Mr. Vuknic stated \$95,000 for the golf course and \$16,000  
356 for the common grounds.

357 Discussion ensued regarding Mr. Vuknic's work ethic and how much to increase his  
358 salary.

359

360 **On MOTION by Mr. Simonsen and seconded by Mr. Brady, with all in favor,**  
361 **increasing the Golf Superintendent salary to \$135,000, including the Golf**  
362 **Course Superintendent work, the common grounds work and the \$3,000**  
363 **insurance adjustment, was approved.**

364

365

366 Per Ms. Huff, Mr. Vuknic will check a leak in the air conditioning unit in the Pro Shop.

367 Discussion ensued regarding a generator installation project on Windham Run, the  
368 status of the Corkscrew Road project and a \$13,500 contribution from the County for tree  
369 replacement.

370 Ms. Paul reported that there are ongoing issues with humidity every summer at Duffy's.  
371 She discussed the kitchen, make-up air unit, thermostat, dehumidifiers, building envelope and  
372 engaging Engineers to check the air conditioning units and improve air quality.

373 Mr. Dalton stated the Board should be the point of contact for any major changes to the  
374 building and, if a repair is Duffy's responsibility, it will be billed to them.

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376 FOURTEENTH ORDER OF BUSINESS Adjournment

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378 **On MOTION by Mr. Dalton and seconded by Ms. Huff, with all in favor, the**  
379 **meeting adjourned at 8:37 p.m.**

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Secretary/Assistant Secretary

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Chair/Vice Chair

**STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS  
Cla**

RTE-LOCT-RS	RTECD	SERVICE DESCRIPTION	PRESENT	PREVIOUS	MULT	CONSUMED	BILLED	TAXES-S	DEMAND	DAYS	LST MON	LST YEAR	REL	CONS	PERIOD DATES
770-0009-01	RAUL/REBECCA ROJAS W15519327	I 001 SFR IRRIGATION	11516 AUSTIN KEANE COURT	675690	659370	1	16320	12.86	00000040			16810	H	15701	7/30/24- 8/30/24
770-0015-03	OWEN F FEENEY W86626682	I 001 SFR IRRIGATION	21501 BELHAVEN WAY	1257860	1231970	1	25890	34.58	00000300		24900	24570	H	15701	7/30/24- 8/30/24
770-0016-01	RICHARD/DIANE ALBRIGHT W37159091	I 001 SFR IRRIGATION	21504 BELHAVEN WAY	1027930	1006450	1	21480	24.47	00000310		20610	22970	H	15701	7/30/24- 8/30/24
770-0020-04	CARIN PITZER W21058935	I 001 SFR IRRIGATION	21512 BELHAVEN WAY	259810	243320	1	16490	13.24	00000320		12100	17710	H	15701	7/30/24- 8/30/24
770-0037-01	WALDEMAR/EWA WOJTAS W16398840	I 001 SFR IRRIGATION	21544 BELHAVEN WAY	119410	99350	1	20060	21.27	00000360		20160	10170	H	15701	7/30/24- 8/30/24
770-0039-02	CYNTHIA/JERALD AIZEN W37158957	I 001 SFR IRRIGATION	21551 BELHAVEN WAY	1057820	1040300	1	17520	15.56	00000240		15820	20830	H	15701	7/30/24- 8/30/24
770-0040-01	MARK/KAREN MCCAWE W37159047	I 001 SFR IRRIGATION	21552 BELHAVEN WAY	815660	795860	1	19800	20.69	00000370		5520	7030	H	15701	7/30/24- 8/30/24
770-0044-03	CHRISTOPHER SIMONEAU W37158900	I 001 SFR IRRIGATION	21560 BELHAVEN WAY	963980	940320	1	23660	29.37	00000380		26330	17140	H	15701	7/30/24- 8/30/24
770-0046-03	OSVALDO/ALINA VERGEL W22223108	I 001 SFR IRRIGATION	21567 BELHAVEN WAY	186010	169040	1	16970	14.32	00000220		44760	10	H	15701	7/30/24- 8/30/24
770-0048-01	GARY W. MULLINS W22223105	I 001 SFR IRRIGATION	21571 BELHAVEN WAY	232560	193680	1	38880	70.31	00000215		21530	3070	H	15701	7/30/24- 8/30/24
770-0055-01	ROBERT/MARION OLDHAM W37810839	I 001 SFR IRRIGATION	21588 BELHAVEN WAY	871520	850330	1	21190	23.81	00000405		19610	23900	H	15701	7/30/24- 8/30/24
770-0060-02	JOHN/TATIANA KIKEL W20062631	I 001 SFR IRRIGATION	21601 BELHAVEN WAY	811480	779600	1	31880	51.06	00000190		25700	37320	H	15701	7/30/24- 8/30/24
770-0072-01	PAUL F. MCFARLAND W37159044	I 001 SFR IRRIGATION	21628 BELHAVEN WAY	605720	588300	1	17420	15.33	00000105		15380	6900	H	15701	7/30/24- 8/30/24
770-0074-01	KENNETH A./VIRGINIA GENTRY W12133328	I 001 SFR IRRIGATION	21632 BELHAVEN WAY	1331010	1306750	1	24260	30.72	00000110		17140	14280	H	15701	7/30/24- 8/30/24
770-0075-02	GARY WHEELER W37810837	I 001 SFR IRRIGATION	21633 BELHAVEN WAY	842840	818770	1	24070	30.29	00000155		21140	19940	H	15701	7/30/24- 8/30/24
770-0077-02	DEBRA J. WHEELER W23195520	I 001 SFR IRRIGATION	21637 BELHAVEN WAY	192530	176080	1	16450	13.15	00000150		7250	20670	H	15701	7/30/24- 8/30/24
770-0109-02	KERRY DOCTOR W20062635	I 001 SFR IRRIGATION	21557 BERWHICH RUN	687690	670510	1	17180	14.79	00000530		31120	20200	H	15701	7/30/24- 8/30/24
770-0117-01	ANTHONY/HELEN RUOCCO, JR W20062573	I 001 SFR IRRIGATION	21575 BERWHICH RUN	846940	823650	1	23290	28.54	00000510		11710	25280	H	15701	7/30/24- 8/30/24
770-0159-02	IVA ROGIC W21058933	I 001 SFR IRRIGATION	21116 BRAXFIELD LOOP	187400	171480	1	15920	11.96	00000800		12340		H	15701	7/30/24- 8/30/24
770-0170-03	GUIKA GROUP LLC W21058926	I 001 SFR IRRIGATION	21159 BRAXFIELD LOOP	503680	4830UB130DCL		20630	QSYSPRT	00001185		23940	29250	H	15701	7/30/24- 8/30/24

770-0171-02	MICHEL GOUDREULT W20062511	I 001 SFR IRRIGATION	21160 BRAXFIELD LOOP	528970	510740	1	18230	17.15	00000860	18190	16040	H	15701	7/30/24-	8/30/24
770-0175-03	MICHAEL A VOIT W19208753	I 001 SFR IRRIGATION	21171 BRAXFIELD LOOP	857000	838940	1	18060	16.77	00001170	22310	22900	H	15701	7/30/24-	8/30/24
770-0184-01	BILL/KRISTY MOORE W23011014	I 001 SFR IRRIGATION	21188 BRAXFIELD LOOP	200520	184040	1	16480	13.22	00000890	17380	13450	H	15701	7/30/24-	8/30/24
770-0191-02	STEVEN/JUDY BOEKER W86626298	I 001 SFR IRRIGATION	21204 BRAXFIELD LOOP	1960380	1942580	1	17800	16.19	00000910	17390	13310	H	15701	7/30/24-	8/30/24
770-0197-02	DIANE DELIA W16398835	I 001 SFR IRRIGATION	21215 BRAXFIELD LOOP	41000	15180	1	25820	34.39	00001115	8100	12890	H	15701	7/30/24-	8/30/24
770-0199-02	KURT R. BRINKMAN W86626264	I 001 SFR IRRIGATION	21219 BRAXFIELD LOOP	2593990	2576250	1	17740	16.05	00001110	18590	20740	H	15701	7/30/24-	8/30/24
770-0212-02	GARY TROESTER W16377277	I 001 SFR IRRIGATION	21252 BRAXFIELD LOOP	455730	436860	1	18870	18.59	00000970	14120	9750	H	15701	7/30/24-	8/30/24
770-0214-01	DENNIS M./LYNN M. HUNT W37810918	I 001 SFR IRRIGATION	21262 BRAXFIELD LOOP	301340	276240	1	25100	32.61	00000980		320	H	15701	7/30/24-	8/30/24
770-0223-02	SHANA/ANDREW THOMAS W19208751	I 001 SFR IRRIGATION	21282 BRAXFIELD LOOP	501230	467640	1	33590	55.76	00001005	32600	5890	H	15701	7/30/24-	8/30/24
770-0224-03	CHRISTOPHER J.FOX W22295301	I 001 SFR IRRIGATION	21285 BRAXFIELD LOOP	902570	876940	1	25630	33.87	00001065	25650	15790	H	15701	7/30/24-	8/30/24
770-0227-04	MARIA/RANDALL KLINCK W19208754	I 001 SFR IRRIGATION	21290 BRAXFIELD LOOP	377540	350160	1	27380	38.68	00001015	3170		H	15701	7/30/24-	8/30/24
770-0235-04	JEREMIAH/TIFFANY MOSSMAN W37810906	I 001 SFR IRRIGATION	21314 BRAXFIELD LOOP	686170	669530	1	16640	13.58	00001045	10420	24510	H	15701	7/30/24-	8/30/24
770-0337-01	BERNARD THYE W60062568	I 001 SFR IRRIGATION	21768 BRIXHAM RUN LOOP	642050	625420	1	16630	13.55	00001370	10	17010	H	15701	7/30/24-	8/30/24
770-0384-04	CHRISTINE GREGORY-VIERRA W14154050	I 001 SFR IRRIGATION	21699 HELMSDALE RUN	691330	618810	1	72520	162.82	00001860	340	17210	H	15701	7/30/24-	8/30/24
770-0391-02	PHILLIP/JULIE FRANKLIN W37158894	I 001 SFR IRRIGATION	21727 HELMSDALE RUN	1313480	1291620	1	21860	25.32	00001870	24010	20300	H	15701	7/30/24-	8/30/24
770-0398-02	CHARLES/DEBRA MURPHY W22142719	I 001 SFR IRRIGATION	21751 HELMSDALE RUN	1800730	1745980	1	54750	113.95	00001885	22250	30940	H	15701	7/30/24-	8/30/24
770-0679-01	NANCY L. FABING W37159018	I 001 SFR IRRIGATION	21500 LANGHOLM RUN	565980	548600	1	17380	15.24	00002035	300		H	15701	7/30/24-	8/30/24
770-0683-03	JAMES/KIMBERLY BRADY W86626512	I 001 SFR IRRIGATION	21508 LANGHOLM RUN	2106420	2089950	1	16470	13.19	00002045	17710	16490	H	15701	7/30/24-	8/30/24
770-0687-04	SUSAN KUIECK W21026756	I 001 SFR IRRIGATION	21515 LANGHOLM RUN	526600	501730	1	24870	32.09	00003000	20840	20200	H	15701	7/30/24-	8/30/24
770-0688-02	TIMOTHY/KIMBERLY ROBINSON W37810841	I 001 SFR IRRIGATION	21516 LANGHOLM RUN	763600	741290	1	22310	26.33	00002055	22050	21060	H	15701	7/30/24-	8/30/24

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QSYSPRT

RTE-LOCT-RS	RTECD	SERVICE DESCRIPTION	PRESENT	PREVIOUS	MULT	CONSUMED	BILLED	TAXES-S	DEMAND	DAYS	LST MON	LST YEAR	REL	CONS	PERIOD DATES
770-0689-02	DAVID BARLOCK W21058937	I 001 SFR IRRIGATION	21520 LANGHOLM RUN	199680	181270	1	18410	17.56	00002060			38060	H	15701	7/30/24- 8/30/24
770-0698-01	JOHN/KATHLEEN CULLEN W37158916	I 001 SFR IRRIGATION	11401 PEMBROOK RUN	1309750	1276460	1	33290	54.93	00003150			31220	22530	H	15701 7/30/24- 8/30/24
770-0700-03	CHRISTINA/ADAM RUUD W37810833	I 001 SFR IRRIGATION	11409 PEMBROOK RUN	693480	671000	1	22480	26.72	00003145			21660	31640	H	15701 7/30/24- 8/30/24
770-0703-04	VALERIE DARLING W22295387	I 001 SFR IRRIGATION	11416 PEMBROOK RUN	1999160	1979910	1	19250	19.45	00003040			22040		H	15701 7/30/24- 8/30/24
770-0705-02	SUSAN HUMPHREY W21058939	I 001 SFR IRRIGATION	11422 PEMBROOK RUN	362280	343210	1	19070	19.04	00003045			19150	25440	H	15701 7/30/24- 8/30/24
770-0708-02	THOMAS L. PATRICCA W22223116	I 001 SFR IRRIGATION	11433 PEMBROOK RUN	117760	96980	1	20780	22.89	00003125			23260	4000	H	15701 7/30/24- 8/30/24
770-0709-02	TRISHA/TIMOTHY GOFF W37810835	I 001 SFR IRRIGATION	11434 PEMBROOK RUN	769900	743270	1	26630	36.62	00003055			26730	12030	H	15701 7/30/24- 8/30/24
770-0824-02	ROBERT/MELANIE PROULX W20501025	I 001 SFR IRRIGATION	21400 SHERIDAN RUN	847930	828360	1	19570	20.17	00003295			23600	22070	H	15701 7/30/24- 8/30/24
770-0826-04	ROBERT/CYNTHIA FOREST W86626610	I 001 SFR IRRIGATION	21405 SHERIDAN RUN	2186430	2159080	1	27350	38.60	00003285			30590	19180	H	15701 7/30/24- 8/30/24
770-0829-04	SAMANTHA/TIMOTHY GRIFFIN W86626605	I 001 SFR IRRIGATION	21410 SHERIDAN RUN	1604210	1584290	1	19920	20.96	00003305			20150	25160	H	15701 7/30/24- 8/30/24
770-0836-03	RENEE DICK W86626579	I 001 SFR IRRIGATION	21425 SHERIDAN RUN	1672980	1652810	1	20170	21.52	00003260			19750	15070	H	15701 7/30/24- 8/30/24
770-0842-01	VIRGIL P./CATHERINE KUNTZ W16398834	I 001 SFR IRRIGATION	21437 SHERIDAN RUN	199180	181260	1	17920	16.46	00003245			18570	12280	H	15701 7/30/24- 8/30/24
770-0850-01	STEWART/PHYLLIS EMSLIE W86626596	I 001 SFR IRRIGATION	21453 SHERIDAN RUN	2041960	2026100	1	15860	11.82	00003225			17850	8230	H	15701 7/30/24- 8/30/24
770-0855-01	ALAN RODRIGUEZ W20062613	I 001 SFR IRRIGATION	21462 SHERIDAN RUN	762180	740440	1	21740	25.05	00003370			23490	21870	H	15701 7/30/24- 8/30/24
770-0861-03	MATTHEW/STACEY REED W20062615	I 001 SFR IRRIGATION	21474 SHERIDAN RUN	496090	466570	1	29520	44.57	00003385			12790		H	15701 7/30/24- 8/30/24
770-0877-02	CHERYL GALLAGHER W86626547	I 001 SFR IRRIGATION	21506 SHERIDAN RUN	1907210	1889430	1	17780	16.14	00003425			18970	19340	H	15701 7/30/24- 8/30/24
770-0880-04	CHELSEA/MICHAEL GANEY W16398837	I 001 SFR IRRIGATION	11369 STRATHAM LOOP	276640	257040	1	19600	20.24	00003595			39700	42060	H	15701 7/30/24- 8/30/24
770-0888-02	CURT/CYNTHIA MILLER W37158888	I 001 SFR IRRIGATION	11390 STRATHAM LOOP	1210370	1192270	1	18100	16.86	00003460			20190	21880	H	15701 7/30/24- 8/30/24

UB130DCL

QSYSPRT

RTE-LOCT-RS	RTECD	SERVICE DESCRIPTION	PRESENT	PREVIOUS	MULT	CONSUMED	BILLED	TAXES-S	DEMAND	DAYS	LST MON	LST YEAR	REL	CONS	PERIOD DATES
770-0889-02	KELLY/ROBERT JEAN GENIER W37159016	I 001 SFR IRRIGATION	11393 STRATHAM LOOP	1678260	1652620	1	25640	33.90	00003580		23480	33420	H	15701	7/30/24- 8/30/24
770-0898-03	MICHELE/MICHAEL SLADE W20062606	I 001 SFR IRRIGATION	11414 STRATHAM LOOP	886430	870420	1	16010	12.16	00003490		17490	17840	H	15701	7/30/24- 8/30/24
770-0899-01	KENNETH H. HASHIMOTO W37810916	I 001 SFR IRRIGATION	11417 STRATHAM LOOP	906220	885970	1	20250	21.70	00003560		14430	8060	H	15701	7/30/24- 8/30/24
770-0900-02	GERALD/CLAUDETTE LIZOTTE W22223121	I 001 SFR IRRIGATION	11418 STRATHAM LOOP	139130	122590	1	16540	13.35	00003495		18130	19360	H	15701	7/30/24- 8/30/24
770-0908-03	MICHAEL MCGUNN W23011009	I 001 SFR IRRIGATION	11437 STRATHAM LOOP	206050	189240	1	16810	13.96	00003540		18320	15950	H	15701	7/30/24- 8/30/24
770-0909-02	18TH TEE LLC W21383628	I 001 SFR IRRIGATION	11438 STRATHAM LOOP	1771670	1748870	1	22800	27.44	00003520		22480	25340	H	15701	7/30/24- 8/30/24
770-0922-04	KATHY/LAWRENCE GREGORY W22223185	I 001 SFR IRRIGATION	21217 WAYMOUTH RUN	72160	55390	1	16770	13.87	00003675	29	21510		H	15701	7/30/24- 8/30/24
770-0959-12	CHRISTINA SORENSON W37159028	I 001 SFR IRRIGATION	21513 WINDHAM RUN	674880	658670	1	16210	12.61	00004175		18060	5920	H	15701	7/30/24- 8/30/24
770-0962-04	HAROLD/BECKY BURGESS W86626444	I 001 SFR IRRIGATION	21520 WINDHAM RUN	1351200	1333340	1	17860	16.32	00004225		18460	10	H	15701	7/30/24- 8/30/24
770-0967-05	MIKE FRIEDMAN W86626439	I 001 SFR IRRIGATION	21529 WINDHAM RUN	1153050	1135510	1	17540	15.60	00004155		21010	10170	H	15701	7/30/24- 8/30/24
770-0968-02	SEBASTIAN RUGGIERI/LAMAS W16377171	I 001 SFR IRRIGATION	21532 WINDHAM RUN	553380	529550	1	23830	29.75	00004240		19950		H	15701	7/30/24- 8/30/24
770-0991-01	SANTO/MAUREEN LISTRO W37158929	I 001 SFR IRRIGATION	21577 WINDHAM RUN	732720	701140	1	31580	50.23	00004095		22990	7460	H	15701	7/30/24- 8/30/24
770-0995-04	LORI WAINWRIGHT W37810852	I 001 SFR IRRIGATION	21585 WINDHAM RUN	607780	591530	1	16250	12.70	00004085		13900	11020	H	15701	7/30/24- 8/30/24
770-0998-03	KATHY LYNN W21058942	I 001 SFR IRRIGATION	21592 WINDHAM RUN	158260	141890	1	16370	12.97	00004315		13510	12840	H	15701	7/30/24- 8/30/24
770-1016-03	ROBERT PAUL/DEBBIE KAY STEIFF W86424073	I 001 SFR IRRIGATION	21629 WINDHAM RUN	988730	967940	1	20790	22.91	00004030		2150	6030	H	15701	7/30/24- 8/30/24
770-1021-01	TRACI CORBETT W86424067	I 001 SFR IRRIGATION	21640 WINDHAM RUN	1768640	1751160	1	17480	15.47	00004375		19300	19990	H	15701	7/30/24- 8/30/24
770-1057-02	VAUGHN/BARBARA WILLIAMS W86424089	I 001 SFR IRRIGATION	21715 WINDHAM RUN	1121270	1101370	1	19900	20.91	00003930		14360	19520	H	15701	7/30/24- 8/30/24
770-1103-01	RAYMOND/RUTH RODRIGUES W37159104	I 001 SFR IRRIGATION	11401 WORCESTER RUN	1162200	1143610	1	18590	17.96	00004615		20300	21900	H	15701	7/30/24- 8/30/24

UB130DCL

QSYSPRT

RTE-LOCT-RS	RTECD	SERVICE DESCRIPTION	PRESENT	PREVIOUS	MULT	CONSUMED	BILLED	TAXES-S	DEMAND	DAYS	LST MON	LST YEAR	REL CONS	PERIOD DATES
770-1104-01	JAMES/KARIN MARCHETTI W21383629	I 001 SFR IRRIGATION	11402 WORCESTER RUN	3045890	3022550	1	23340	28.65	00004545		23810	25960	H 15701	7/30/24- 8/30/24
770-1109-03	JOSEPH LETSON W21058931	I 001 SFR IRRIGATION	11412 WORCESTER RUN	927260	899110	1	28150	40.80	00004560			48380	H 15701	7/30/24- 8/30/24
770-1115-03	MELISSA MCDUGAL/SCOTT BROWN W21058930	I 001 SFR IRRIGATION	11424 WORCESTER RUN	589530	568730	1	20800	22.94	00004575		22350	27450	H 15701	7/30/24- 8/30/24
770-1117-01	TONY/PAULA SANCHEZ W21058925	I 001 SFR IRRIGATION	11426 WORCESTER RUN	534900	504270	1	30630	47.62	00004580		18020	22620	H 15701	7/30/24- 8/30/24
770-9010-01	VILLAS II STONEYBROOK W20083153	I 002 MULTI-FAM/CONDO	MASTER PORTRUSH COMMUNITY	515904	499560	100	1438272	1654.70	00002015		871112	1105544	H 75501	7/30/24- 8/30/24
770-9015-01	PINECREST W20201072	I 003 IRRIGATION VILLA	PINECREST #1	451366	436621	100	368625	457.92	00002020		87625	98525	H 75501	7/30/24- 8/30/24
770-9016-01	PINECREST W20201072	I 003 IRRIGATION VILLA	PINECREST #3	451366	436621	100	368625	457.92	00002025		87625	98525	H 75501	7/30/24- 8/30/24
770-9017-01	PINECREST C/O PRECEDENT HOSP W20201072	I 003 IRRIGATION VILLA	PINECREST #2	451366	436621	100	368625	457.92	00000000		87625	98525	H 75501	7/30/24- 8/30/24
770-9018-01	PINECREST C/O PRECEDENT HOSP W20201072	I 003 IRRIGATION VILLA	PINECREST #4	451366	436621	100	368625	457.92	00000000		87625	98525	H 75501	7/30/24- 8/30/24



**STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT**

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**STONEBROOK CDD**

**FROM: ANA VIVIAN GIRALDEZ**

**9/9/2024**

**UPDATED LIST FOR IRRIGATION WATER DISCONNECTED**

<b>NAME</b>	<b>ADDRESS</b>	<b>METER</b>	<b>ACCT #</b>	<b>AMOUNT</b>
CLARK	21201 BRAXFIELD LOOP	W19208757	770-0190-02	\$378.32
ZOLA	21600 WINDHAM RUN	W86423997	770-1001-01	\$3,035.06
PICKARD	21667 WINDHAM RUN	W37810843	770-1033-02	\$285.81
MONTUFAR	21523 BELHAVEN WAY	W86626670	770-0026-01	\$271.28
KOETH	21175 BRAXFIELD LOOP	W36888997	770-0177-02	\$278.01

**STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS  
CII**

<b>STONEBROOK COMMUNITY DEVELOPMENT DISTRICT</b>		
<b>BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE</b>		
<b>LOCATION</b>		
<i>Stoneybrook Community Center, 11800 Stoneybrook Golf Boulevard, Estero, Florida 33928</i>		
<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 22, 2024</b>	<b>Regular Meeting</b>	<b>9:00 AM</b>
<b>November 12, 2024*</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>December 10, 2024**</b>	<b>Regular Meeting</b>	<b>9:00 AM</b>
<b>January 28, 2025</b>	<b>Regular Meeting</b>	<b>9:00 AM</b>
<b>January 28, 2025</b>	<b>Joint Workshop with Homeowner's Association</b>	<b>5:30 PM</b>
<b>February 25, 2025</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>March 25, 2025</b>	<b>Regular Meeting</b>	<b>9:00 AM</b>
<b>April 22, 2025</b>	<b>Regular Meeting</b>	<b>9:00 AM</b>
<b>May 27, 2025</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>June 24, 2025</b>	<b>Regular Meeting</b>	<b>9:00 AM</b>
<b>July 22, 2025</b>	<b>Regular Meeting</b>	<b>9:00 AM</b>
<b>August 26, 2025</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>September 23, 2025</b>	<b>Regular Meeting</b>	<b>9:00 AM</b>

**Exceptions**

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

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