

# **STONEYBROOK**

## **COMMUNITY DEVELOPMENT DISTRICT**

**October 22, 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**

October 15, 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 October 22, 2024 at 9:00 a.m., at the Stoneybrook Community Center, 11800 Stoneybrook Golf Boulevard, Estero, Florida 33928. The agenda is as follows:

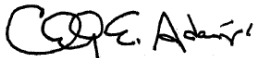
1. Call to Order/Roll Call
2. Public Comments (*5 Minutes*)
3. District Engineer Staff Report: *Johnson Engineering, Inc.*
4. Golf Course Staff Reports
  - A. Golf Superintendent
  - B. Golf Pro
5. Authorization to Re-Set Golf Rates/Fees Public Hearing: to December 10, 2024 at 9:00 AM
6. Discussion: Roof Damage Claims from Hurricane Ian
7. Acceptance of Unaudited Financial Statements as of September 30, 2024
8. Approval of September 24, 2024 Regular Meeting Minutes
9. Staff Reports
  - A. District Counsel: *Tony Pires, Esquire*
    - Consideration of Amended and Restated CDD Systems and Facilities Operation and Maintenance Agreement with HOA and Proposal
    - Update: Duffy's Exhaust System
  - B. District Manager: *Wrathell, Hunt and Associates, LLC*
    - I. Irrigation Reports

- a. High Irrigation Users
  - b. Irrigation Disconnect
- II. NEXT MEETING DATE: November 12, 2024 at 6:00 PM
- 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 SYROCZYNSKI	<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

- 10. Supervisors' Requests
- 11. 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**

**UNAUDITED  
FINANCIAL  
STATEMENTS**

**STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
GOLF FINANCIAL STATEMENTS  
UNAUDITED  
SEPTEMBER 30, 2024**

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
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**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2024**

	Major Funds						Total Governmental Funds
	General	Special Revenue Fund	Debt Service Series 2022-1	Debt Service Series 2022-2	Capital Projects Series 2022-1	Capital Projects Series 2022-2	
<b>ASSETS</b>							
Cash/investments							
SunTrust	\$ 50,988	\$ 496,458	\$ -	\$ -	\$ -	\$ -	\$ 547,446
Bank United	60,000	-	-	-	-	-	60,000
Bank United - ICS	453,920	-	-	-	-	-	453,920
Revenue	-	-	98,489	266,815	-	-	365,304
Reserve	-	-	127,682	271,734	-	-	399,416
Construction	-	-	-	-	1,992,075	8,322	2,000,397
Due from enterprise fund (golf course)	-	5,187	-	-	-	-	5,187
Lease receivable	-	684,553	-	-	-	-	684,553
<b>Total assets</b>	<b>\$ 564,908</b>	<b>\$ 1,186,198</b>	<b>\$ 226,171</b>	<b>\$ 538,549</b>	<b>\$ 1,992,075</b>	<b>\$ 8,322</b>	<b>\$ 4,516,223</b>
<b>LIABILITIES &amp; FUND BALANCES</b>							
<b>Liabilities:</b>							
Sales tax payable	\$ -	\$ 528	\$ -	\$ -	\$ -	\$ -	\$ 528
Retainage payable	-	-	-	-	148,671	-	148,671
Enterprise fund: golf course	14,869	-	-	-	-	-	14,869
<b>Total liabilities</b>	<b>14,869</b>	<b>528</b>	<b>-</b>	<b>-</b>	<b>148,671</b>	<b>-</b>	<b>164,068</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	-	-	226,171	538,549	-	-	764,720
Capital projects	-	-	-	-	1,843,404	8,322	1,851,726
Assigned:							
Assigned - catastrophe response	300,000	-	-	-	-	-	300,000
Assigned - working capital	250,039	-	-	-	-	-	250,039
Assigned - CAM reserves	-	35,139	-	-	-	-	35,139
Assigned - Common area maint	-	180,242	-	-	-	-	180,242
Unassigned	-	288,474	-	-	-	-	288,474
<b>Total fund balances</b>	<b>550,039</b>	<b>503,855</b>	<b>226,171</b>	<b>538,549</b>	<b>1,843,404</b>	<b>8,322</b>	<b>3,670,340</b>
<b>Total liabilities and fund balances</b>	<b>\$ 564,908</b>	<b>\$ 1,186,198</b>	<b>\$ 226,171</b>	<b>\$ 538,549</b>	<b>\$ 1,992,075</b>	<b>\$ 8,322</b>	<b>\$ 4,516,223</b>



**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES - GENERAL FUND  
FOR THE PERIOD ENDED SEPTEMBER 30, 2024**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy	\$ -	\$ 638,726	\$646,231	99%
Interest and miscellaneous (incl. FEMA)	1,664	15,107	1,000	1511%
Total revenues	<u>1,664</u>	<u>653,833</u>	<u>647,231</u>	101%
<b>EXPENDITURES</b>				
<b>Administrative</b>				
Supervisors	2,201	19,201	12,918	149%
Management	4,093	49,123	49,123	100%
Accounting	416	4,991	4,991	100%
Assessment roll preparation	1,122	13,461	13,461	100%
Arbitrage rebate calculation	-	-	2,000	0%
Dissemination agent	83	1,000	1,000	100%
Trustee fees - series 2014 resident	-	8,492	3,000	283%
Audit	291	291	4,330	7%
Legal	4,914	51,587	20,000	258%
Engineering	2,759	10,947	5,000	219%
Postage	267	2,075	2,000	104%
Insurance	-	4,625	4,500	103%
Printing and binding	142	1,700	1,700	100%
Legal advertising	458	2,112	2,000	106%
Contingencies	256	3,634	2,000	182%
Annual district filing fee	-	175	175	100%
Total administrative	<u>17,002</u>	<u>173,414</u>	<u>128,198</u>	135%
<b>Landscape Maintenance</b>				
Other contractual				
Personnel services	15,265	214,946	292,350	74%
Capital outlay-mowers/carts	-	14,182	15,000	95%
Utility carts	-	-	6,780	0%
Blowers/edgers/trimmers etc.	1,550	2,660	3,500	76%
Chemicals	1,139	3,304	7,500	44%
Fertilizers	3,276	11,310	18,000	63%
Annals	-	13,583	12,000	113%
Fuel	1,400	12,600	9,000	140%
Irrigation parts	-	9,633	6,000	161%
Parts and maintenance	1,387	9,372	8,000	117%
Horticultural debris and trash disposal	676	7,960	6,000	133%
Uniforms	165	3,095	3,500	88%
Continuing educations/BMP certi	-	-	1,500	0%
Golf maintenance - ball fields	1,500	18,000	20,000	90%
Golf maintenance management	2,084	25,008	25,008	100%
Tree trimming	2,000	10,080	30,000	34%
Mulch	922	49,230	40,000	123%
Plant replacement	8,600	13,856	5,000	277%
Equipment lease - TCF113	449	5,720	7,000	82%
LM line repair/labor	-	366	-	N/A
Total landscape maintenance	<u>40,413</u>	<u>424,905</u>	<u>516,138</u>	82%
<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>57,415</u>	<u>601,503</u>	<u>647,231</u>	93%
Excess/(deficiency) of revenues over/(under) expenditures	(55,751)	52,330	-	
Fund balance - beginning	605,790	497,709	486,837	
Fund balance - ending				
Assigned:				
Assigned - catastrophe response	300,000	300,000	300,000	
Assigned - working capital	250,039	250,039	186,837	
Fund balance - ending	<u>\$ 550,039</u>	<u>\$ 550,039</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 SEPTEMBER 30, 2024**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>OPERATING REVENUES</b>				
Commercial rental				
Duffy's	\$ 14,927	\$ 161,594	\$ 179,124	90%
Duffy's % of sales	-	79,216	66,638	119%
Stoneybrook Golf	-	45,079	57,351	79%
Cam reserves				
Duffy's	1,204	12,044	14,460	83%
Stoneybrook Golf	-	2,910	3,876	75%
Common area maintenance				
Duffy's	4,979	49,577	59,748	83%
Stoneybrook Golf	-	25,803	34,404	75%
Miscellaneous revenue	-	90	-	N/A
Total operating revenues	<u>21,110</u>	<u>376,313</u>	<u>415,601</u>	91%
<b>OPERATING EXPENSES</b>				
<b>Administrative Expenses</b>				
Trustee fee	-	8,493	-	N/A
Taxes & assessments: Lee County	-	2,385	16,727	14%
Office supplies	-	-	250	0%
Miscellaneous	151	1,574	500	315%
Total administrative expenses	<u>151</u>	<u>12,452</u>	<u>17,477</u>	71%
<b>Maintenance Services</b>				
Property management	1,400	16,800	16,800	100%
Electricity	43	452	600	75%
Repairs & maintenance	30,906	91,125	100,000	91%
Irrigation	176	1,931	2,400	80%
Building maintenance	38,867	72,590	15,000	484%
Hurricane clean-up	-	-	5,000	0%
Total maintenance services	<u>71,392</u>	<u>182,898</u>	<u>139,800</u>	131%
Total operating expenses	<u>71,543</u>	<u>195,350</u>	<u>157,277</u>	124%
Operating gain/(loss)	(50,433)	180,963	258,324	
Total net position - beginning	<u>554,288</u>	<u>322,892</u>	<u>315,607</u>	
Total net position - ending	<u>\$ 503,855</u>	<u>\$ 503,855</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 SEPTEMBER 30, 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	935	12,396	4,838	N/A
Total revenues	<u>935</u>	<u>265,944</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	935	9,304	(189,943)	
Fund balance - beginning	225,236	216,867	397,497	
Fund balance - ending	<u>\$ 226,171</u>	<u>\$ 226,171</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 SEPTEMBER 30, 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	2,227	27,808	-	N/A
Total revenues	<u>2,227</u>	<u>572,797</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	2,227	30,672	1,346	
Fund balance - beginning	536,322	507,877	507,257	
Fund balance - ending	<u>\$ 538,549</u>	<u>\$ 538,549</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 SEPTEMBER 30, 2024**

	Current Month	Year to Date
<b>REVENUES</b>		
Interest	\$ 8,538	\$ 145,189
Total revenues	8,538	145,189
<b>EXPENDITURES</b>		
Capital outlay	46,372	1,934,367
Total expenditures	46,372	1,934,367
Excess (deficiency) of revenues over (under) expenditures	(37,834)	(1,789,178)
Fund balance - beginning	1,881,238	3,632,582
Fund balance - ending	\$ 1,843,404	\$ 1,843,404

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2022-2  
FOR THE PERIOD ENDED SEPTEMBER 30, 2024**

	Current Month	Year to Date
<b>REVENUES</b>		
Interest	35	1,742
Total revenues	35	1,742
<b>EXPENDITURES</b>		
Total expenditures	-	-
Excess (deficiency) of revenues over (under) expenditures	35	1,742
Fund balance - beginning	8,287	6,580
Fund balance - ending	\$ 8,322	\$ 8,322

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF NET POSITION  
PROPRIETARY FUND - IRRIGATION  
SEPTEMBER 30, 2024**

<b>ASSETS</b>	<b>Balance</b>
<b>Current assets:</b>	
Cash	\$ 17,761
Bank United	10,242
Accounts receivable	(5,561)
Less allowance for doubtful accounts	(14,704)
Due from golf course	3,862
Total current assets	11,600
<b>Noncurrent assets:</b>	
Capital assets	
Equipment - irrigation	559,257
Resident irrigation & wells	494,808
Pumphouse	371,990
Less accumulated depreciation	(657,331)
Total capital assets, net of accumulated depreciation	768,724
Total noncurrent assets	768,724
Total assets	780,324
<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	(162,523)
Unrestricted	930,014
Total net position	\$ 767,491

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN  
NET POSITION - PROPRIETARY FUND - IRRIGATION  
FOR THE PERIOD ENDED SEPTEMBER 30, 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	59,756	59,756	100%
Irrigation revenue	14,876	170,103	170,000	100%
Total revenues	<u>19,856</u>	<u>356,164</u>	<u>355,706</u>	100%
<b>OPERATING EXPENSES</b>				
<b>Professional fees</b>				
Legal	-	20	-	N/A
Audit	312	312	4,635	7%
Accounting	728	8,742	8,742	100%
Utility billing	3,721	44,461	31,500	141%
Miscellaneous	315	3,635	2,500	145%
Total professional fees	<u>5,076</u>	<u>57,170</u>	<u>47,377</u>	121%
<b>Irrigation services</b>				
Service/permit monitoring contracts	-	-	3,000	0%
Line repairs/labor	6,159	46,696	55,000	85%
Insurance	-	-	15,228	0%
Effluent water supply	15,389	132,222	115,000	115%
Electricity	2,352	28,216	30,000	94%
Pumps & machinery	450	7,830	20,000	39%
Depreciation	3,383	40,603	40,603	100%
Personnel	1,771	21,254	27,000	79%
Total utility expenses	<u>29,504</u>	<u>276,821</u>	<u>305,831</u>	91%
Operating gain/(loss)	(14,724)	22,173	2,498	
<b>NONOPERATING REVENUES/(EXPENSES)</b>				
Interest, penalties & miscellaneous income	34	403	100	403%
Total nonoperating revenues (expenses)	<u>34</u>	<u>403</u>	<u>100</u>	403%
Change in net position	(14,690)	22,576	2,598	
Total net position - beginning	782,181	744,915	268,452	
Total net position - ending	<u>\$ 767,491</u>	<u>\$ 767,491</u>	<u>\$ 271,050</u>	



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

<b>ASSETS</b>	<b>Balance</b>
<b>Current assets:</b>	
Cash	
SunTrust acct #1660	\$ 6,153
SunTrust acct #7736 (petty cash)	2,597
SunTrust acct #3187 (petty cash)	5,320
Bank United	267,641
Petty cash - registers	200
Lunch bar	100
Pro shop	200
Investments	
Cost of issuance - series 2014	342
Reserve - series 2014	218,449
Interest - series 2014	24,551
Sinking - series 2014	44,472
Reserve - series 2019	10,003
Inventory	
Pro shop	
Bags & accessories	863
Balls	15,672
Gloves	9,240
Headwear	3,862
Ladies wear	5,068
Mens wear	13,723
Shoes	8,391
Miscellaneous	3,602
Concession	
Food	709
Beer	5,813
Soft beverages	1,069
Due from general fund	14,924
Lease deposit	860
Capital improvements	59,144
Total current assets	722,968

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF NET POSITION  
PROPRIETARY FUND - GOLF  
SEPTEMBER 30, 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	(4,654,194)
Total capital assets, net of accumulated depreciation	5,183,265
Total noncurrent assets	5,183,265
Total assets	5,906,233
 <b>LIABILITIES</b>	
<b>Current liabilities:</b>	
Accounts payable	44,184
Gratuities payable	2,866
Sales tax payable	5,577
Rainchecks	6
Due to special revenue fund	5,187
Due to irrigation fund	3,862
Due to others	34,890
Gift certificates	48,437
Credit books	21,477
Accrued interest - series 2014	22,662
Total current liabilities	189,148
 <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	2,130,637
 <b>NET POSITION</b>	
Net investment in capital assets	4,220,453
Unrestricted	(444,857)
Total net position	\$ 3,775,596

**STONEYBROOK**  
**STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT**  
**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN**  
**NET POSITION - PROPRIETARY FUND - GOLF**  
**CONSOLIDATED**  
**FOR THE PERIOD ENDED SEPTEMBER 30, 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>Consolidated</b>												
Unclassified revenue	\$ 30	\$ -	\$ (281)	\$ -	N/A	\$ -	\$ 1,576	\$ 2,772	\$ 1,196	\$ -	N/A	2,772
Administrative	1,153	1,026	(127)	-	N/A	1,026	90,829	8,132	(82,697)	-	N/A	8,132
Golf course	116,296	85,840	(30,456)	60,542	142%	25,298	3,432,375	3,457,362	24,987	3,578,993	97%	(121,631)
Pro shop	17,335	11,325	(6,010)	3,375	336%	7,950	190,514	185,448	(5,066)	161,077	115%	24,371
Concession	9,559	7,856	(1,703)	5,010	157%	2,846	161,991	154,720	(7,271)	160,522	96%	(5,802)
Total consolidated revenues	<u>144,373</u>	<u>106,047</u>	<u>(38,577)</u>	<u>68,927</u>	<u>154%</u>	<u>37,120</u>	<u>3,877,285</u>	<u>3,808,434</u>	<u>(68,851)</u>	<u>3,900,592</u>	<u>98%</u>	<u>(92,158)</u>
<b>Cost of sales</b>												
<b>Consolidated</b>												
Pro shop	14,953	32,339	17,386	1,932	1674%	30,407	129,458	173,649	44,191	88,868	195%	84,781
Concession	1,672	32,000	30,328	1,604	1995%	30,396	40,904	89,898	48,994	43,271	208%	46,627
Total consolidated cost of sales	<u>16,625</u>	<u>64,339</u>	<u>47,714</u>	<u>3,536</u>	<u>1820%</u>	<u>60,803</u>	<u>170,362</u>	<u>263,547</u>	<u>93,185</u>	<u>132,139</u>	<u>199%</u>	<u>131,408</u>
Gross consolidated earnings	<u>127,748</u>	<u>41,708</u>	<u>(86,291)</u>	<u>65,391</u>	<u>64%</u>	<u>(23,683)</u>	<u>3,706,923</u>	<u>3,544,887</u>	<u>(162,036)</u>	<u>3,768,453</u>	<u>94%</u>	<u>(223,566)</u>
<b>Expenses</b>												
<b>Consolidated</b>												
Administrative	44,686	48,577	3,891	38,678	126%	9,899	595,608	597,947	2,339	495,349	121%	102,598
Concession	5,337	(15,707)	(21,044)	6,776	-232%	(22,483)	80,522	57,319	(23,203)	87,998	65%	(30,679)
Golf course	340,483	298,884	(41,599)	141,108	212%	157,776	1,785,282	2,395,877	610,595	1,658,850	144%	737,027
Pro shop	85,657	78,207	(7,450)	65,801	119%	12,406	990,213	1,094,713	104,500	1,060,255	103%	34,458
Total consolidated expenses	<u>476,163</u>	<u>409,961</u>	<u>(66,202)</u>	<u>252,363</u>	<u>162%</u>	<u>157,598</u>	<u>3,451,625</u>	<u>4,145,856</u>	<u>694,231</u>	<u>3,302,452</u>	<u>126%</u>	<u>843,404</u>
<b>NONOPERATING REVENUES/(EXPENSES)</b>												
Interest	(4,696)	(4,696)	-	(5,454)	86%	758	(61,658)	(55,533)	6,125	(70,348)	79%	14,815
Cost of issuance	-	-	-	-	N/A	-	-	(18,750)	(18,750)	-	N/A	(18,750)
Total other financing sources/(uses)	<u>(4,696)</u>	<u>(4,696)</u>	<u>-</u>	<u>(5,454)</u>	<u>86%</u>	<u>758</u>	<u>(61,658)</u>	<u>(74,283)</u>	<u>(12,625)</u>	<u>(70,348)</u>	<u>106%</u>	<u>(3,935)</u>
Change in net position	(353,111)	(372,949)	<u>\$ (20,089)</u>	(192,426)		<u>\$ (180,523)</u>	193,640	(675,252)	<u>\$ (868,892)</u>	395,653		<u>\$ (1,070,905)</u>
Total net position - beginning	<u>5,038,470</u>	<u>4,148,545</u>		<u>4,934,066</u>			<u>4,491,970</u>	<u>4,450,848</u>		<u>4,345,987</u>		
Total net position - ending	<u>\$4,685,359</u>	<u>\$ 3,775,596</u>		<u>\$ 4,741,640</u>			<u>\$ 4,685,610</u>	<u>\$ 3,775,596</u>		<u>\$ 4,741,640</u>		

**STONEYBROOK**  
**STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT**  
**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN**  
**NET POSITION - PROPRIETARY FUND - GOLF**  
**ADMINISTRATIVE**  
**FOR THE PERIOD ENDED SEPTEMBER 30, 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	\$ 281	\$ -	\$ (281)	\$ -	N/A	\$ -	1,576	\$ 2,772	\$ 1,196	\$ -	N/A	\$ 2,772
<b>Administrative</b>												
Other	\$ 1,151	\$ 30	\$ (1,121)	\$ -	N/A	\$ 30	11,539	\$ 407	\$ (11,132)	\$ -	N/A	\$ 407
Insurance proceeds	-	-	-	-	N/A	-	79,255	-	(79,255)	-	N/A	-
Interest	2	996	994	-	N/A	996	35	7,725	7,690	-	N/A	7,725
Total administrative revenues	1,153	1,026	(127)	-	N/A	1,026	90,829	8,132	(82,697)	-	N/A	8,132
<b>EXPENSES</b>												
<b>Administrative</b>												
Legal	-	-	-	292	0%	(292)	-	5,000	5,000	3,500	143%	1,500
Accounting services	4,083	4,083	-	-	N/A	4,083	49,000	49,000	-	-	N/A	49,000
CDD scholarship	-	-	-	-	-	-	-	-	-	1,000	0%	(1,000)
A/C maintenance	-	-	-	500	0%	(500)	-	-	-	1,500	0%	(1,500)
Audit	-	396	396	-	N/A	396	6,738	10,396	3,658	5,886	177%	4,510
Building maintenance	5,182	2,969	(2,213)	-	N/A	2,969	101,388	110,274	8,886	70,000	158%	40,274
Copy machine lease	852	-	(852)	660	0%	(660)	5,576	28,933	23,357	7,920	365%	21,013
Fire alarm (cart barn)	-	-	-	25	0%	(25)	-	-	-	1,045	0%	(1,045)
Depreciation	16,500	16,500	-	16,500	100%	-	198,000	198,000	-	198,000	100%	-
Insurance	9,238	24,639	15,401	8,640	285%	15,999	121,665	111,061	(10,604)	52,840	210%	58,221
Management fee	-	-	-	4,084	0%	(4,084)	-	-	-	49,000	0%	(49,000)
Pest control	-	-	-	167	(167)	1,485	330	(1,155)	2,004	16%	(1,674)	
Meeting expenses, travel expenses	-	-	-	125	0%	(125)	2,592	-	(2,592)	1,500	0%	(1,500)
Postage	-	-	-	250	0%	(250)	-	-	-	3,000	0%	(3,000)
Taxes	-	-	-	-	N/A	-	358	490	132	250	196%	240
Window cleaning	-	-	-	-	N/A	-	-	-	-	300	0%	(300)
Utilities (Electricity paid to FP&L)	632	-	(632)	417	0%	(417)	6,604	4,386	(2,218)	5,000	88%	(614)
Utilities (Water paid to Duffy's)	-	-	-	50	0%	(50)	-	-	-	600	0%	(600)
CAM	-	-	-	2,407	0%	(2,407)	-	-	-	28,884	0%	(28,884)
Lease	8,199	-	(8,199)	4,561	0%	(4,561)	97,776	73,790	(23,986)	54,732	135%	19,058
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)	(10)	-	N/A	(10)	999	3,272	2,273	-	N/A	3,272
Total administrative expenses	44,686	48,577	3,891	38,678	126%	9,899	595,608	597,947	2,339	495,349	121%	102,598
Net administrative earnings	(43,533)	(47,551)	(4,018)	(38,678)	123%	(8,873)	(504,779)	(589,815)	(85,036)	(495,349)	119%	(94,466)

**STONEYBROOK**  
**STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT**  
**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN**  
**NET POSITION - PROPRIETARY FUND - GOLF**  
**CONCESSION**  
**FOR THE PERIOD ENDED SEPTMBR 30, 2024**

	Current Month						Year to Date					
	FY '23	FY '24	Variance	FY '24	Variance	Variance	FY '23	FY '24	Variance	FY '24	Variance	Variance
	Actual	Actual	Actual	Budget	Budget to	Budget to	Actual	Actual	'23 to '24	Budget	Budget to	Budget to
<b>REVENUES</b>												
<b>Concession</b>												
Food sales	1,676	761	(915)	700	109%	61	29,785	22,512	(7,273)	29,797	76%	(7,285)
Food cart sales	-	-	-	135	0%	(135)	-	-	-	4,804	0%	(4,804)
Beer sales	5,783	5,021	(762)	2,000	251%	3,021	98,304	96,307	(1,997)	86,120	112%	10,187
Beer cart sales	-	-	-	505	0%	(505)	-	-	-	6,191	0%	(6,191)
Soft beverage sales	2,100	2,074	(26)	1,000	207%	1,074	33,902	35,901	1,999	26,550	135%	9,351
Soft beverage cart sales	-	-	-	670	0%	(670)	-	-	-	7,060	0%	(7,060)
Total concession revenues	<u>9,559</u>	<u>7,856</u>	<u>(1,703)</u>	<u>5,010</u>	<u>157%</u>	<u>2,846</u>	<u>161,991</u>	<u>154,720</u>	<u>(7,271)</u>	<u>160,522</u>	<u>96%</u>	<u>(5,802)</u>
<b>Cost of goods sold</b>												
<b>Concession</b>												
Food	541	25,075	24,534	376	6669%	24,699	6,051	38,788	32,737	10,141	382%	28,647
Beer	866	2,356	1,490	877	269%	1,479	29,631	32,243	2,612	23,664	136%	8,579
Soft beverage	265	4,569	4,304	351	1302%	4,218	5,222	18,867	13,645	9,466	199%	9,401
Total cost of goods sold	<u>1,672</u>	<u>32,000</u>	<u>30,328</u>	<u>1,604</u>	<u>1995%</u>	<u>30,396</u>	<u>40,904</u>	<u>89,898</u>	<u>48,994</u>	<u>43,271</u>	<u>208%</u>	<u>46,627</u>
Gross concession earnings	<u>7,887</u>	<u>(24,144)</u>	<u>(32,031)</u>	<u>3,406</u>	<u>-709%</u>	<u>(27,550)</u>	<u>121,087</u>	<u>64,822</u>	<u>(56,265)</u>	<u>117,251</u>	<u>55%</u>	<u>(52,429)</u>
<b>EXPENSES</b>												
<b>Concession</b>												
Beverage cart lease	256	-	(256)	400	0%	(400)	5,855	-	(5,855)	4,800	0%	(4,800)
Equipment repair	-	-	-	25	0%	(25)	-	-	-	300	0%	(300)
Licenses & permits	-	-	-	-	N/A	-	-	-	-	834	0%	(834)
Payroll concession	4,360	6,145	1,785	5,040	122%	1,105	55,799	87,498	31,699	65,520	134%	21,978
Payroll taxes/concession	393	537	144	811	66%	(274)	4,806	8,370	3,564	10,544	79%	(2,174)
Pay related 401(k)	24	66	42	-	N/A	66	581	668	87	-	N/A	668
Cash over/short	69	(23,231)	(23,300)	-	N/A	(23,231)	4,103	(46,132)	(50,235)	-	N/A	(46,132)
Supplies	235	776	541	500	155%	276	9,378	6,915	(2,463)	6,000	115%	915
Total concession expenses	<u>5,337</u>	<u>(15,707)</u>	<u>(21,044)</u>	<u>6,776</u>	<u>-232%</u>	<u>(22,483)</u>	<u>80,522</u>	<u>57,319</u>	<u>(23,203)</u>	<u>87,998</u>	<u>65%</u>	<u>(30,679)</u>
Net concession earnings	<u>2,550</u>	<u>(8,437)</u>	<u>(10,987)</u>	<u>(3,370)</u>	<u>250%</u>	<u>(5,067)</u>	<u>40,565</u>	<u>7,503</u>	<u>(33,062)</u>	<u>29,253</u>	<u>26%</u>	<u>(21,750)</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 SEPTEMBER 30, 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	8,800	-	(8,800)	-	100%	-	201,234	194,163	(7,071)	100,979	192%	93,184
Green fees + gps	88,728	61,249	(27,479)	50,087	122%	11,162	2,922,624	2,894,467	(28,157)	3,197,949	91%	(303,482)
Range fees	14,932	22,168	7,236	8,737	254%	13,431	262,280	319,291	57,011	240,574	133%	78,717
Club rentals	1,631	1,180	(451)	317	372%	863	24,572	24,722	150	18,549	133%	6,173
Handicaps	205	60	(145)	184	33%	(124)	8,097	5,830	(2,267)	4,731	123%	1,099
Lake ball	-	-	-	100	0%	(100)	-	-	-	2,580	0%	(2,580)
Irrigation - Stoney Master	-	-	-	17	0%	(17)	-	-	-	431	0%	(431)
Sbjrgolf	2,000	-	(2,000)	400	0%	(400)	3,220	-	(3,220)	4,800	0%	(4,800)
Pga staff	-	-	-	200	0%	(200)	80	300	220	2,400	13%	(2,100)
Miscellaneous	-	1,183	1,183	500	237%	683	4,000	18,589	14,589	6,000	310%	12,589
Total golf course	116,296	85,840	(30,456)	60,542	142%	25,298	3,432,375	3,457,362	24,987	3,578,993	97%	(121,631)
<b>Pro Shop</b>												
Bags & accessories	849	1,231	382	134	919%	1,097	15,684	16,847	1,163	11,905	142%	4,942
Balls	6,651	6,685	34	1,036	645%	5,649	78,837	70,597	(8,240)	71,247	99%	(650)
Clubs	-	-	-	100	0%	(100)	1,480	2,394	914	5,019	48%	(2,625)
Gloves	1,473	1,312	(161)	567	231%	745	19,806	17,921	(1,885)	13,054	137%	4,867
Headwear	500	793	293	368	215%	425	19,249	23,029	3,780	14,931	154%	8,098
Ladies wear	1,263	117	(1,146)	334	35%	(217)	8,651	11,170	2,519	9,790	114%	1,380
Mens wear	5,647	526	(5,121)	635	83%	(109)	35,894	29,502	(6,392)	23,341	126%	6,161
Shoes	952	661	(291)	201	329%	460	10,913	13,988	3,075	11,790	119%	2,198
Total pro shop	17,335	11,325	(6,010)	3,375	336%	7,950	190,514	185,448	(5,066)	161,077	115%	24,371
Total revenues	133,631	97,165	(36,466)	63,917	152%	33,248	3,622,889	3,642,810	19,921	3,740,070	97%	(97,260)
<b>Cost of goods sold</b>												
<b>Pro shop</b>												
Bags & accessories	-	8,150	8,150	103	7913%	8,047	751	9,646	8,895	5,912	163%	3,734
Balls	4,272	19,662	15,390	653	3011%	19,009	48,612	66,137	17,525	30,074	220%	36,063
Clubs	-	(299)	(299)	105	-285%	(404)	1,411	2,784	1,373	4,898	57%	(2,114)
Gloves	632	3,800	3,168	158	2405%	3,642	7,894	11,120	3,226	5,844	190%	5,276
Headwear	291	941	650	210	448%	731	12,061	16,184	4,123	8,652	187%	7,532
Ladies wear	1,256	7,235	5,979	254	2848%	6,981	9,102	18,559	9,457	9,498	195%	9,061
Mens wear	7,319	(4,859)	(12,178)	445	-1092%	(5,304)	33,030	23,732	(9,298)	17,961	132%	5,771
Shoes	702	971	269	171	568%	800	8,898	17,489	8,591	8,033	218%	9,456
Miscellaneous	481	(3,262)	(3,743)	-	N/A	(3,262)	8,442	8,757	315	-	N/A	8,757
Discounts earned	-	-	-	(167)	0%	167	(743)	(759)	(16)	(2,004)	38%	1,245
Total cost of goods sold	14,953	32,339	17,386	1,932	1674%	30,407	129,458	173,649	44,191	88,868	195%	84,781
Gross earnings	118,678	64,826	(53,852)	61,985	105%	2,841	3,493,431	3,469,161	(24,270)	3,651,202	95%	(182,041)

**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 SEPTMBER 30, 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	1,445	-	(1,445)	1,100	0%	(1,100)	12,736	14,605	1,869	13,200	111%	1,405
Alarm	352	119	(233)	77	155%	42	3,901	1,876	(2,025)	6,693	28%	(4,817)
Association dues	349	-	(349)	-	N/A	-	2,242	150	(2,092)	2,300	7%	(2,150)
Credit card expense**	4,385	4,099	(286)	-	N/A	4,099	110,000	118,136	8,136	60,869	194%	57,267
Bank charges	306	667	361	2,745	24%	(2,078)	6,172	5,645	(527)	94,385	6%	(88,740)
Cart lease	13,563	13,358	(205)	13,153	102%	205	170,987	172,013	1,026	157,836	109%	14,177
Cart maintenance	-	5,584	5,584	250	2234%	5,334	3,606	7,926	4,320	4,000	198%	3,926
Cash (over)/short	2,624	33	(2,591)	-	N/A	33	3,883	(585)	(4,468)	-	N/A	(585)
Commission	-	-	-	209	0%	(209)	-	-	-	6,964	0%	(6,964)
Computer support (IBS)	985	155	(830)	-	N/A	155	13,668	19,263	5,595	-	N/A	19,263
Electric cart barn	1,453	-	(1,453)	1,014	0%	(1,014)	20,553	20,561	8	13,201	156%	7,360
Equipment repair/maintenance	-	-	-	71	0%	(71)	764	-	(764)	996	0%	(996)
Handicap system/GHIN	-	-	-	27	0%	(27)	-	-	-	3,702	0%	(3,702)
Internet access	-	-	-	132	0%	(132)	-	1,058	1,058	1,584	67%	(526)
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	432	636	204	48	1325%	588	4,578	6,613	2,035	1,238	534%	5,375
Payroll	39,020	39,143	123	35,609	110%	3,534	452,869	531,650	78,781	494,440	108%	37,210
Payroll taxes & fees	3,404	3,414	10	5,733	60%	(2,319)	40,608	44,810	4,202	79,603	56%	(34,793)
Pay related group insurance	864	4,302	3,438	3,561	121%	741	28,511	23,724	(4,787)	49,446	48%	(25,722)
Pay related 401k match	1,598	2,039	441	464	439%	1,575	13,237	28,675	15,438	6,032	475%	22,643
Postage	-	-	-	-	N/A	-	-	14	14	-	N/A	14
Printing	-	-	-	95	0%	(95)	-	-	-	285	0%	(285)
Range	6,878	497	(6,381)	-	N/A	497	45,721	45,345	(376)	24,000	189%	21,345
Repairs & maintenance	-	-	-	71	0%	(71)	-	-	-	855	0%	(855)
Scorecards/pencils	-	-	-	-	N/A	-	1,994	2,881	887	9,000	32%	(6,119)
Storage unit	134	145	11	81	179%	64	1,406	1,515	109	972	156%	543
Supplies	-	210	210	-	N/A	210	3,744	5,892	2,148	2,000	295%	3,892
Telephone	271	216	(55)	212	102%	4	4,508	6,933	2,425	2,500	277%	4,433
Towels	972	240	(732)	432	56%	(192)	9,151	4,460	(4,691)	5,184	86%	(724)
Trash removal	1,174	1,502	328	600	250%	902	14,049	17,659	3,610	7,200	245%	10,459
Uniforms	-	-	-	-	N/A	-	1,767	5,915	4,148	5,000	118%	915
Water & sewer	88	124	36	62	200%	62	1,110	1,216	106	744	163%	472
Website	-	82	82	55	149%	27	4,845	3,456	(1,389)	5,550	62%	(2,094)
Uncoded	5,360	1,642	(3,718)	-	N/A	1,642	9,390	2,137	(7,253)	-	N/A	2,137
<b>Total pro shop</b>	<b>85,657</b>	<b>78,207</b>	<b>(7,450)</b>	<b>65,801</b>	<b>119%</b>	<b>12,406</b>	<b>990,213</b>	<b>1,094,713</b>	<b>104,500</b>	<b>1,060,255</b>	<b>103%</b>	<b>34,458</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 SEPTEMBER 30, 2024**

	Current Month					Year to Date						
	FY '23 Actual	FY '24 Actual	Variance Actual '23 to '24	FY '24 Budget	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	-	-	-	65	N/A	(65)	615	592	(23)	260	228%	332
Annuals	-	-	-	-	N/A	-	9,563	1,314	(8,249)	2,500	53%	(1,186)
Association dues & seminars	-	-	-	1,000	0%	(1,000)	4,663	23,506	18,843	7,000	336%	16,506
Bridge maintenance	-	-	-	-	N/A	-	1,156	14,281	13,125	-	N/A	14,281
Building maintenance	333	-	(333)	-	N/A	-	19,425	1,576	(17,849)	10,000	16%	(8,424)
Chemicals	39,663	3,135	(36,528)	5,119	61%	(1,984)	138,803	108,741	(30,062)	118,683	92%	(9,942)
Contract labor	4,991	345	(4,646)	1,150	30%	(805)	24,126	18,130	(5,996)	19,292	94%	(1,162)
Cart path fill	-	795	795	-	N/A	795	1,178	5,486	4,308	3,000	183%	2,486
Electricity maintenance bldg	349	-	(349)	450	0%	(450)	3,682	3,164	(518)	5,400	59%	(2,236)
Equipment lease JLG/American Pride	-	-	-	1,500	0%	(1,500)	-	-	-	18,350	0%	(18,350)
Equipment lease Toro Fiscal Year 2019	6,909	5,792	(1,117)	-	N/A	5,792	93,704	78,209	(15,495)	-	N/A	78,209
Equipment lease - GE Capital Toro Equip (cap)	-	240	240	250	96%	(10)	2,398	3,357	959	3,000	112%	357
Equipment lease - Toro lease	-	-	-	10,800	0%	(10,800)	-	-	-	129,600	0%	(129,600)
Equipment Lease-TCF Toro Lease 114	3,288	3,288	-	3,300	100%	(12)	41,724	45,063	3,339	39,850	113%	5,213
Equipment Lease-TCF Toro Lease 115	746	3,162	2,416	-	N/A	3,162	9,463	32,271	22,808	-	N/A	32,271
Equipment Lease-TCF Toro Lease 116	467	467	-	-	N/A	467	5,608	6,360	752	-	N/A	6,360
Equipment rental	1,023	1,103	80	-	N/A	1,103	12,271	12,352	81	3,000	412%	9,352
Equipment repair	5,032	5,187	155	4,500	115%	687	66,127	80,290	14,163	54,000	149%	26,290
Fertilizer	24,310	25,047	737	25,056	100%	(9)	123,555	121,603	(1,952)	137,260	89%	(15,657)
Fuels/lubricants \$4.00 avg/gal	1,825	1,941	116	5,000	39%	(3,059)	31,382	27,857	(3,525)	60,000	46%	(32,143)
Fuel sales*	-	-	-	(48)	0%	48	-	-	-	(864)	0%	864
Golf service	310	-	(310)	1,250	0%	(1,250)	12,608	22,761	10,153	27,909	82%	(5,148)
Interest - bunker renovation	-	-	-	-	N/A	-	3,886	1,296	(2,590)	-	N/A	1,296
Irrigation water	175,185	16,532	(158,653)	7,000	236%	9,532	229,830	133,136	(96,694)	78,000	171%	55,136
Irrigation repairs	2,157	1,151	(1,006)	1,500	77%	(349)	21,905	10,727	(11,178)	18,000	60%	(7,273)
Capital outlay - bridge	-	156,863	156,863	-	N/A	156,863	-	553,535	553,535	-	N/A	553,535
License/permits	-	-	-	-	N/A	-	-	-	-	528	0%	(528)
Mulch	-	-	-	-	N/A	-	10,012	14,637	4,625	15,000	98%	(363)
Office supplies	325	216	(109)	96	225%	120	2,495	1,653	(842)	4,000	41%	(2,347)
Payroll	57,643	60,554	2,911	58,083	104%	2,471	665,807	793,244	127,437	697,337	114%	95,907
Payroll taxes & fees	9,036	10,441	1,405	9,351	112%	1,090	106,179	101,045	(5,134)	112,271	90%	(11,226)
Pay related group insurance	7,851	5,309	(2,542)	5,808	91%	(499)	74,818	130,877	56,059	69,728	188%	61,149
Pay related 401k match	-	-	-	500	0%	(500)	-	-	-	6,000	0%	(6,000)
Worker's compensation	-	-	-	-	N/A	-	17,543	18,188	645	-	N/A	18,188
Labor & benefits (Irrigation fund)	(4,428)	(4,428)	-	(4,428)	100%	-	(53,136)	(53,136)	-	(53,136)	100%	-
Labor & benefits (Common area maint.)	(2,084)	(2,084)	-	(2,131)	98%	47	(25,008)	(25,008)	-	(25,572)	98%	564
Ball field maintenance*	(1,500)	(1,500)	-	-	N/A	(1,500)	(18,000)	(18,000)	-	(15,750)	114%	(2,250)
BMP/Safety (EPA req.)	725	525	(200)	700	75%	(175)	8,726	9,300	574	8,400	111%	900
Postage	18	-	(18)	-	N/A	-	465	170	(295)	-	N/A	170
Small tools	-	-	-	-	N/A	-	765	809	44	4,000	20%	(3,191)
Sod	-	-	-	-	N/A	-	40,872	23,997	(16,875)	10,000	240%	13,997
Supplies	1,146	943	(203)	750	126%	193	10,908	17,739	6,831	9,000	197%	8,739
Telephone	95	441	346	400	110%	41	4,495	5,332	837	4,800	111%	532
Top dressing	1,095	462	(633)	962	48%	(600)	11,453	13,766	2,313	20,004	69%	(6,238)
Trash removal	715	676	(39)	1,350	50%	(674)	3,361	7,842	4,481	16,200	48%	(8,358)
Trees & shrubs	-	-	-	250	0%	(250)	22,894	768	(22,126)	3,000	26%	(2,232)
Tree trimming	-	-	-	-	N/A	-	-	-	-	16,000	0%	(16,000)
Tree removal	-	-	-	-	N/A	-	945	14,573	13,628	3,000	486%	11,573
Uniforms	1,189	342	(847)	625	55%	(283)	7,460	4,716	(2,744)	9,000	52%	(4,284)
Wash rack maintenance	300	300	-	400	75%	(100)	3,600	3,951	351	4,800	82%	(849)
Water & sewer	457	621	164	500	124%	121	5,453	5,783	330	6,000	96%	(217)
Miscellaneous	-	-	-	-	N/A	-	-	5	5	-	N/A	5
Hurricane clean-up	-	-	-	-	N/A	-	13,175	-	(13,175)	-	N/A	-
Uncoded	1,312	1,018	(294)	-	N/A	1,018	12,328	18,019	-	-	N/A	18,019
<b>Total golf course</b>	<b>340,483</b>	<b>298,884</b>	<b>(41,599)</b>	<b>141,108</b>	<b>212%</b>	<b>157,776</b>	<b>1,785,282</b>	<b>2,395,877</b>	<b>610,595</b>	<b>1,658,850</b>	<b>144%</b>	<b>737,027</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 SEPTEMBER 30, 2024**

	Current Month					Year to Date						
	FY '23	FY '24	Variance	FY '24	Variance	FY '23	FY '24	Variance	FY '24	Variance		
	Actual	Actual	'23 to '24	Budget	Budget to Actual	Actual	Actual	'23 to '24	Budget	Budget to Actual		
Total golf course & pro shop expenses	426,140	377,091	(49,049)	206,909	182%	170,182	2,775,495	3,490,590	715,095	2,719,105	128%	771,485
Net golf course & pro shop earnings	(307,462)	(312,265)	(4,803)	(144,924)	215%	(167,341)	717,936	(21,429)	(739,365)	932,097	-2%	(953,526)
Total revenues	144,624	106,047	(38,577)	68,927	154%	37,120	3,877,285	3,808,434	(68,851)	3,900,592	98%	(94,930)
Total cost of goods sold	16,625	64,339	47,714	3,536	1820%	60,803	170,362	263,547	93,185	132,139	199%	131,408
Total expenses	476,163	409,961	(66,202)	252,363	162%	157,598	3,451,625	4,145,856	694,231	3,302,452	126%	843,404
<b>NONOPERATING REVENUES/(EXPENSES)</b>												
Interest	(4,696)	(4,696)	-	(5,454)	86%	758	(61,658)	(55,533)	6,125	(70,348)	79%	14,815
Cost of issuance	-	-	-	-	N/A	-	-	(18,750)	(18,750)	-	N/A	(18,750)
Total other financing sources/(uses)	(4,696)	(4,696)	-	(5,454)	86%	758	(61,658)	(74,283)	(12,625)	(70,348)	106%	(3,935)
Change in net position	(352,860)	(372,949)	<u>\$ (20,089)</u>	(192,426)		<u>\$(180,523)</u>	193,640	(675,252)	<u>\$(868,892)</u>	395,653		<u>\$(1,073,677)</u>
Total net position - beginning	5,038,470	4,148,545		4,934,066			4,491,970	4,450,848		4,345,987		
Total net position - ending	<u>\$4,685,610</u>	<u>\$ 3,775,596</u>		<u>\$ 4,741,640</u>			<u>\$ 4,685,610</u>	<u>\$ 3,775,596</u>		<u>\$ 4,741,640</u>		

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

Period Ending	Principal	Coupon	Interest	Debt Service
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**

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

**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 Regular Meeting on September 24, 2024 at 9:00 a.m., at the Stoneybrook Community Center, 11800 Stoneybrook Golf Boulevard, Estero, Florida 33928.

**Present were:**

Eileen Huff	Chair
Chris Brady	Vice Chair
Adam Dalton	Assistant Secretary
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
Stacey Bowers	Resident
Kathy Barnes	Resident
Other residents	

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 9:03 a.m. Supervisors Huff, Brady, Dalton and Syroczyński were present. Supervisor Simonson was not present.

**SECOND ORDER OF BUSINESS**

**Public Comments (5 Minutes)**

Resident Stacey Bowers stated her property faces the 17<sup>th</sup> green and voiced her opinion that the view from her and her neighbor's yards is terrible; consisting of black mulch, weed cover and exposed pipes. She appealed to the Board to make improvements to that area.

Ms. Huff stated Mr. Vuknic will inspect the area and make a recommendation. She suggested that photographs of the area be emailed to the CDD email address "www.stoneybrookcdd.net".

40 Discussion ensued regarding lake erosion, possible solutions to revamp the area  
41 including pine straw, stones, riprap and grass.

42

### 43 **THIRD ORDER OF BUSINESS**

### **Golf Course Staff Reports**

44

#### 45 **A. Golf Superintendent**

46 Mr. Vuknic reported the following:

47 ➤ He and Mr. Schulte recently represented Stoneybrook in a local golf tournament. Mr.  
48 Vuknic will email a picture to Ms. Huff for inclusion in the next newsletter.

49 ➤ A storm is forecasted for the area, which will saturate the ponds; Mr. Vuknic will  
50 monitor the storm and take necessary actions.

51 ➤ The last aerification went very well. Two additional golf course closures are scheduled  
52 for September 30 and October 7, 2024.

53 ➤ Staffing: A new Assistant Mechanic started yesterday. Dave resigned from his position  
54 but agreed to stay in communication with the golf course.

55 ➤ Flowers will be installed next Tuesday. Pine straw will be delivered on Monday.

56 ➤ A leak was detected at one of the crosswalks. A valley gutter area was excavated and it  
57 was determined that the issue is with the mainline irrigation for the community, as there are no  
58 offshoots. Mr. Vuknic will monitor this and facilitate the repairs after the impending hurricane.

59 ➤ Several recently-ordered pieces of equipment were delivered.

60 ➤ The pump house is scheduled to be painted next week.

61 ➤ The wash pad project will take eight months to complete; work is underway.

62 ➤ The greens will be flushed out on October 31, 2024, during open play. A drain in front of  
63 the carport will also be flushed.

64 ➤ Corkscrew Road Update: According to the Village of Estero, there are a few sidewalk  
65 issues; the back of the current sidewalk on the current plan will be re-staked. How that lines up  
66 with the current landscaping will be determined. A few plantings might have to be removed  
67 and or adjusted.

68 At the request of Mr. Simonsen, Mr. Vuknic asked if it would be possible to use money  
69 from the Irrigation Fund for the golf course renovation in 2026, if irrigation is needed on the  
70 golf course. Mr. Adams replied no. Asked which entity is responsible for replacing the mat, Mr.

71 Adams stated, if it serves both the CDD and the golf course, it is a shared cost. Asked if the CDD  
72 received \$13,500 from the County, Mr. Adams stated not yet.

73 ➤ Insurance Update: A payment was made to the previous health insurance carrier; until  
74 the payment is reflected, the coverage cannot be canceled.

75 ➤ A revised bid for the sod replacement at Duffy's was previously distributed to the Board;  
76 the previous quote of \$140,000 was reduced to \$108,000. Ms. Paul confirmed the target date  
77 of November 1, 2024 for the project; she is working on transmitting the deposit so that plants  
78 can be ordered and installed.

79 Ms. Huff motioned to accept the sod replacement bid, in a not to exceed amount of  
80 \$110,000. Ms. Paul recalled that, at the previous meeting, the Board approved \$148,000 for the  
81 Duffy's improvements, including curb repairs. Mr. Dalton stated the Board should uphold the  
82 original amount for the curb repairs. The motion was withdrawn.

### 83 **B. Golf Pro**

84 Mr. Schulte reported the following:

85 ➤ Staffing: Most employees are back from their vacations. There are job openings for fill-  
86 ins and for the driving range. The plan is to hire three or four more individuals within the next  
87 month or so.

88 ➤ Staff is considering keeping the driving range and concessions open until 10:00 p.m., the  
89 Pro Shop will be closed but a golf professional will be on staff. Teaching and golf lesson  
90 opportunities will be created for residents.

91 ➤ The new driving range machine is doing well. Mr. Schulte hopes to continue investing in  
92 it by acquiring a sound system for the driving range, with background speakers that connect to  
93 a PA system and installing a shack to house the equipment; the cost should not be more than  
94 \$3,500.

95 Mr. Brady voiced his concern that a speaker system could create noise pollution.

96 ➤ Florida Gulf Coast University Professional Golf Management (FGCU PGM) Program  
97 Report: In September, FGCU PGM had a combined total of 219 baskets. The estimated labor  
98 cost per basket is \$5 and the estimated value of range use was \$2,095. Staff will continue  
99 providing a monthly FGCU PGM Report.

100 ➤ District Counsel drafted and provided Golf Instructor contracts, which were distributed  
101 to the Board Members and to the instructors to review and provide feedback to Mr. Pires.

102 ➤ Regarding advertising, Mr. Schulte stated that he recently spoke with a media company  
 103 about commencing a social media campaign to promote the golf course. The approximate cost  
 104 of the package is \$8,500. He asked the Board’s permission to allocate funds in the advertising  
 105 budget towards the ad campaign.

106 Discussion ensued regarding the social media company, the budget, if the campaign will  
 107 include fly-overs and content creation.

108

109 **On MOTION by Ms. Huff and seconded by Mr. Brady, with all in favor,**  
 110 **authorizing Golf Course Staff to proceed with a social media campaign, via**  
 111 **Mills Media Group, was approved.**

112

113

114 ➤ The tent will be cleaned and re-installed in October.

115 ➤ The golf course was recently approved for a credit line with Calloway Golf and an  
 116 account was opened.

117 ➤ The 2026 golf course re-grassing project was discussed with the golf course architect.

118 Ms. Huff asked where the \$13,500 from the County will be allocated. Mr. Adams stated  
 119 in the General Fund.

120 Discussion ensued regarding Calloway, the balance sheet, importance of Junior Golf, the  
 121 current golf instructors and the groups that signed up for the group rate.

122

123 **FOURTH ORDER OF BUSINESS**

**Discussion: Golf Rates/Fees and Charges**

124

125 A Board Member voiced his concern about the 52% public golf rate increase being  
 126 excessive and possibly alienating customers.

127 Discussion ensued regarding Stoneybrook rates versus the rates at neighboring golf  
 128 courses, inflation, lowering rates, the seasonal rates, the upcoming golf course improvements  
 129 and Mr. Schulte’s plan for Stoneybrook to host a local golf championship.

130 • **Authorization to Set Public Hearing: November 12, 2024 at 6:00 PM**

131 Mr. Adams asked for a motion to adopt the public golf rates as the max rates and set  
 132 the public hearing.

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**On MOTION by Mr. Brady and seconded by Mr. Dalton, with all in favor, setting authorizing Staff to set a Public Hearing on for November 12, 2024 at 6:00 p.m., at the Stoneybrook Community Center, 11800 Stoneybrook Golf Boulevard, Estero, Florida 33928, to adopt the current Public Golf Rates, was approved.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Amended and Restated CDD Systems and Facilities Operation and Maintenance Agreement with HOA (*under separate cover*)**

Referencing the Amended and Restated CDD Systems and Facilities Operation and Maintenance Agreement with the HOA, Mr. Pires stated Staff created the new Agreement because of the termination of the prior Agreement. He reviewed the changes in the redlined version of the Maintenance Agreement. The Amended Agreement will be effective October 1, 2024.

Ms. Huff stated the HOA recently canceled the contract with the vendor that was maintaining the conservation area.

Discussion ensued regarding CDD responsibilities versus HOA responsibilities, a funds transfer from the HOA and engaging a new vendor to maintain the conservation area.

**On MOTION by Ms. Huff and seconded by Mr. Brady, with all in favor, the Amended and Restated CDD Systems and Facilities Operation and Maintenance Agreement with HOA and authorizing the Chair to execute the Agreement, contingent upon transfer of leftover funds from the HOA, was approved.**

**SIXTH ORDER OF BUSINESS**

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

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

Mr. Adams responded to questions regarding the CDD’s investment accounts; the increase in capital assets; and the “Personnel services”, “Unassigned”, “Trustee fee” and “Irrigation water” line items.

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

174 SEVENTH ORDER OF BUSINESS

Approval of August 27, 2024 Public Hearing  
and Regular Meeting Minutes

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The following changes were made:

Line 49 and throughout: Change “Mr. Wilhelms” to “Mr. Willems”

Line 64: Change “VEO” to “VOE”

Line 90: Change “turnover” to “turn over”

Line 101: Change “car ports” to “carports”

Line 134: Change “Mr. Brady” to “Mr. Dalton”

Line 165 and throughout: Change “Mr. Shulte” to “Mr. Schulte”

Line 161: Change “Franko’s” to “Franco’s”

Line 168: Change “Mr. Leon” to “Ms. Leon”

**On MOTION by Mr. Brady and seconded by Mr. Brady, with all in favor, the August 27, 2024 Public Hearing and Regular Meeting Minutes, as amended, were approved.**

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192 EIGHTH ORDER OF BUSINESS

Staff Reports

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

**This item, previously Item 8B, was presented out of order.**

Mr. Zordan distributed plans for the driveway realignment, the drainage repair project near the golf cart path and the valley gutter repair at Valhaven. He urged the Board to review the plans and email any questions they may have to his attention.

Asked if the driveway realignment work can be done at night, Mr. Zordan stated he will inquire and provide an answer at the next meeting.

Mr. Zordan discussed the scope of work and details of the drainage and valley gutter repair projects, including vendor contracts, pipe cleanouts, existing asphalt and milling and the timing of project commencement. He reported that he and Mr. Adams are working on closing out the landscape buffer project.

Going forward, the District Engineer’s Report will be moved towards the beginning of the agenda, after Public Comments.

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

208 Mr. Pires stated he, Mr. Dalton and Ms. Paul had discussions regarding the air  
209 conditioning issue at Duffy’s, the remedial action and which entity will pay for the repairs.

210 Mr. Dalton stated that there is a negative pressure in the Duffy’s building and, if it goes  
211 unchecked, the situation will worsen. He discussed the findings of contractors that inspected  
212 the building and the proposals that were received. Apparently, this issue was caused by the  
213 installation of incorrect exhaust fans in the kitchen system. The condensation is causing an  
214 issue on the Golf Pro side, as well. Thus far, the CDD has expended \$91,000 on this matter.

215 Ms. Paul stated she reviewed the lease and asked Duffy’s management to provide  
216 invoices and/or contracts from 2018 to 2022 related to the air conditioning but she has yet to  
217 receive any documents.

218 Discussion ensued regarding when the problem developed, a mold issue, a letter from  
219 OSHA, ventilation in the roof, the exhaust system, a \$5,000 estimate to replace the fan, which  
220 entity is responsible for the repairs and reimbursement of the \$91,000.

221 It was noted that Duffy’s is responsible for the repairs and, if no action is taken, the CDD  
222 will pay for the repairs and bill Duffy’s.

223 The Board consensus is for Mr. Pires to coordinate with Ms. Paul and Mr. Adams on a  
224 letter to Duffy’s Management explaining the cause of the issue and the remedial actions taken  
225 by the CDD and informing Duffy’s that they are responsible for the repairs.

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

227 This item was presented before Item 8A.

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

229 **I. Irrigation Reports**

230 **a. High Irrigation Users**

231 **b. Irrigation Disconnect**

232 These reports were included for informational purposes.

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

- 234 • **QUORUM CHECK**

235

236 **NINTH ORDER OF BUSINESS**

**Supervisors’ Requests**

237

238 Ms. Huff stated there will be a Village Council meeting on October 8, 2024 about the  
239 business that was approved to open on Corkscrew Road. She stated that she will attend the  
240 meeting and suggested that residents do so, as well, to voice their views.

241 Mr. Dalton asked for the “Lancaster Sketch” to be included as a discussion item on the  
242 next agenda.

243 Discussion ensued regarding whether a quorum can be established for the October  
244 meeting.

245

246 **TENTH ORDER OF BUSINESS**

**Adjournment**

247

248 **On MOTION by Ms. Huff and seconded by Mr. Dalton, with all in favor, the**  
249 **meeting adjourned at 11:52 a.m.**

250

251

252

253

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

254  
255  
256  
257  
258  
259

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Secretary/Assistant Secretary

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Chair/Vice Chair

**STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS  
A**

**COMMUNITY DEVELOPMENT DISTRICT SYSTEMS AND FACILITIES  
OPERATION AND MAINTENANCE AGREEMENT**

**THIS AGREEMENT** is entered into as of the 1st day of October, 2024 by and between the **STONEBROOK COMMUNITY DEVELOPMENT DISTRICT**, a community development district, an independent special district, established pursuant to Chapter 190, Florida Statutes, with a mailing address of Office Of The District Manager, 2300 Glades Road, Suite 410w, Boca Raton, Florida 33431, hereinafter referred to as "District", and **STONEBROOK, A GOLF COURSE COMMUNITY OF FORT MYERS, INC.**, a Florida not-for-profit corporation, with a mailing address of \_\_\_\_\_, \_\_\_\_\_, hereinafter referred to as the "Association".

**WHEREAS**, the District has the authority to exercise powers to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or expand, equip, operate, and maintain systems and facilities for roads, water management, water supply for irrigation, sewer, parks and recreational facilities including all landscaping, among other powers, including all powers necessary, convenient, incidental or proper in connection with any of the powers, duties, or purposes authorized by Chapter 190, Florida Statutes, as amended; and,

**WHEREAS**, for ease of administration, potential cost savings, and the benefits of full-time on-site operation and maintenance purposes, the District desires to contract with the Association to operate and maintain certain of the District's systems and facilities; and,

**WHEREAS**, the Association desires to operate and maintain certain of the District's systems and facilities and the parties agree that it is in their interests that certain of the services be provided by Association.

**NOW THEREFORE**, the District and the Association in consideration of the premises and other good and valuable consideration, receipt of which is acknowledged by the parties, agree as follows:

1. The above recitals are true and correct and incorporated by reference herein.
2. The Association shall operate and maintain the following systems and facilities of the District, denoted as "HOA" on the attached Exhibit "A", "HOA-CDD O&M Agreement Proposal", Revised 9/23/2024, at a minimum in compliance with all applicable statutes, ordinances, administrative rules and regulations, and development orders and permit requirements:
  - A. Roadway striping, signage and traffic calming.
  - B. Access control and security including guardhouse, gates, cameras, streetlights, security/access control vendor.
  - C. Water management and drainage consisting of valley gutter cleaning, lakes/ponds aerators and vegetation control/management.

D. Sidewalks, walking/bike path cleaning (and monitoring for safety hazards) and emergency safety repairs.

3. All other operation and maintenance responsibilities for the District's systems and facilities not otherwise addressed in this Agreement shall remain the sole responsibility of the District.

4. District shall pay Association the sum of Ten (\$10.00) Dollars per year for the performance of the operation and maintenance responsibilities set forth in this Agreement.

5. The term of this Agreement is for a period of five years commencing on October 1, 2024, and shall be automatically renewed for additional one-year periods after September 30, 2029, unless either party provides the other party at least 90 days written notice of its intent not to renew. District may cancel this Agreement at any time for any reason in its sole discretion upon providing at least 90 days written notice to the Association of its intent to cancel this Agreement.

6. Association shall be solely responsible for the staffing, budgeting, financing, billing and collection of Association's fees, assessments, service charges, etc. necessary to fund and perform the operation and maintenance responsibilities of the Association set forth in this Agreement.

7. Association shall procure at its expense and at all times include the District as an additional named insured on comprehensive liability insurance policies to cover the operation and maintenance responsibilities set forth in this Agreement. Comprehensive liability insurance shall be in amounts determined by District Manager.

8. Should any of these policies be cancelled, Association will instruct the issuing company to mail 30 days written notice to District of such cancellation. Association, in consideration of Ten (\$10.00) Dollars, the receipt and sufficiency of which is accepted, through the signing of this Agreement, shall hold harmless, defend and indemnify District, its supervisors, agents and employees, from all claims, suits and actions (whether for negligence or otherwise), including claims for attorney's fees and all costs of litigation, and judgments of any name and description, arising out of or incidental to the performance of this Agreement or work performed thereunder. This Section does not pertain to any incident arising from the sole negligence of District.

9. Public Records. The following provisions are required by §119.0701, Fla. Stat., and may not be amended. Association shall keep and maintain public records required by District to perform the services required under this Agreement. Upon request from District's custodian of public records, Association shall provide District with a copy of any requested public records or to allow the requested public records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law. Association shall ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Agreement term and following completion of the Agreement if Association does not transfer the public



records District. Upon completion of the Agreement, Association may transfer, at no cost, to District all public records in possession of Association or keep and maintain public records required by District to perform the services required under the Agreement. If Association transfers all public records to District upon completion of the Agreement, Association shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If Association keeps and maintains public records upon completion of the Agreement, Association shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to District upon request from District's custodian of public records, in a format that is compatible with District's information technology systems. The failure of Association to comply with the provisions set forth in this Section shall constitute a default and breach of this Agreement, for which District may terminate the Agreement.

**IF THE ASSOCIATION HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE ASSOCIATION'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF THE PUBLIC RECORDS AT TOLL FREE; (877) 276-0889; PHONE: 561-571-0010, EXT. 400; FAX: 561-571-0013; [www.whhassociates.com](http://www.whhassociates.com).**

10. Modification. Modifications to this Agreement will be valid only when made in writing and signed by both parties. In the event of a conflict between the requirements, provisions, or terms of this Agreement and any subsequent written modification hereto, the most recently executed document will take precedence.

11. E-Verify. As a condition precedent to entering into this Agreement, and in compliance with Section 448.095, Fla. Stat., Association, and its subcontractors shall, register with and use the E-Verify system to verify work authorization status of all employees hired after January 1, 2021.

- A. Association shall require each of its subcontractors to provide Association with an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Association shall maintain a copy of the subcontractor's affidavit as part of and pursuant to the records retention requirements of this Agreement.
- B. District, Association, or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), Fla. Stat. or the provisions of this section shall terminate the contract with the person or entity.

- C. District, upon good faith belief that a subcontractor knowingly violated the provisions of this section, but Association otherwise complied, shall promptly notify Association and Association shall immediately terminate the contract with the subcontractor.
- D. A contract terminated under the provisions of this section is not a breach of contract and may not be considered such. Any contract termination under the provisions of this section may be challenged pursuant to Section 448.095(2)(d), Fla. Stat. Association acknowledges that upon termination of this Agreement by District for a violation of this section by Association, Association may not be awarded a public contract for at least one (1) year. Association further acknowledges that Association is liable for any additional costs incurred by District as a result of termination of any contract for a violation of this section.
- E. Subcontracts. For all contracts incidental to carrying out rights and responsibilities under this Agreement, Association or subcontractor shall insert in any subcontracts the clauses set forth in this section, including this subsection, requiring the subcontractors to include these clauses in any lower tier subcontracts. Association shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in this section.

12. Entire Agreement. This Agreement, including any Exhibits, constitutes the entire Agreement between the parties and supersedes all prior agreements or understandings, written or oral, relating to the matters set forth herein.

13. Notices. All notices required under this Agreement must be in writing and sent via U.S. Postal Service, first class mail or by courier or hand delivery, to the other party's address as listed at the beginning of this Agreement. Either party may change its address by prior written notice to the other party.

14. The validity, construction and effect of this Agreement shall be governed by the laws of the State of Florida. All claims and/or dispute resolution concerning this Agreement, whether by mediation, arbitration, litigation, or other method of dispute resolution, shall take place in Lee County, Florida. Any litigation between the parties arising from this Agreement shall be conducted in a State of Florida court of appropriate jurisdiction in Lee County, Florida. In the event of any litigation and/or binding arbitration arising out of this Agreement, the prevailing party shall be entitled to recover from the non-prevailing party reasonable costs and attorney's fees.

15. This Agreement may only be amended in writing executed by both parties.

16. This Agreement shall become effective on October 1, 2024.

**IN WITNESS WHEREOF**, the parties hereto have executed this document the day and year first written above.

**STONEYBROOK COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Chair

Attest:

\_\_\_\_\_  
Secretary

**STONEYBROOK A GOLF COURSE  
COMMUNITY OF FORT MYERS, INC.**

By: \_\_\_\_\_  
Its: President

Witnesses:

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

# HOA - CDD O&M Agreement Proposal

	HOA	CDD
<b>Roads</b>		
Surface maintenance		x
Safety		
striping	x	
signage	x	
traffic calming	x	
Landscaping		x
<b>Sidewalks, Waking/Bike Path</b>		
Surface maintenance		x
Cleaning	x	
Emergency safety repairs	x	
<b>Security</b>		
Guardhouse	x	
Gates	x	
Cameras	x	
Street Lights	x	
Security Company	x	
<b>Water Management</b>		
Gutters		
maintenance		x
cleaning	x	
Ponds		
aerators	x	
vegetation control	x	
Storm water sewers		x
Pond connection piping		x
<b>Conservation Areas</b>		
vegetation control		x
fencing		x
<b>R1 Community Center/Amenities</b>		
Ball fields	x	
Courts	x	
Buildings	x	
	x	

**R2 Portrush Pool**

Parking lot maintenance	x
Parking lot surfacing	x
Pool and structures	x

**R3 Lancaster Pool**

Parking lot maintenance	x
Parking lot surfacing	x
Pool and structures	x

**From:** [Anthony Pires](#)  
**To:** [gerson@nasonyeager.com](mailto:gerson@nasonyeager.com)  
**Subject:** Stoneybrook CDD/Duffy"s, Estero  
**Attachments:** [image001.jpg](#)  
[image002.png](#)

---

Gary, it was a pleasure speaking with you yesterday to discuss and address the issues in my letter of October 1, 2024. As a follow up to our conversation, and without waiving any of the requirements of the lease or my letter of October 1, 2024, the following is my recollection of the immediate steps that your client, Duffy's, will take:

1. your client will arrange for, contract for, the purchase and installation of a 3.0 HP motor for the Make Up Air unit (MUA) in the Leased Premises. One suggested vendor for the installation is Captive Aire. Once a contract is signed with the vendor selected by your client, which should also include having the system tested and balanced, with a copy sent to me and Lisa Paul.
2. your client will immediately provide the required service agreement(s) (and any amendments), with the required certified company(ies), and all other required documents, to the District, by sending them to Lisa Paul (with a copy to me).

As an additional note, it is suggested that your client consult with it's selected vendor with regards to the proper volume/time of air exchange, possible lowering of the extraction fans in the kitchen and other vendor recommended remedial steps in the kitchen operations to resolve the ongoing issues.

Thank you and if I have misstated any portion of our conversation please let me know.

*Tony Pires*

Anthony P. Pires, Jr., B.C.S.  
Woodward, Pires & Lombardo, P.A.  
3200 North Tamiami Trail, Suite 200  
Naples, Florida 34103  
239-649-6555 Office Phone; 239-450-2474 Mobile Phone; 239-649-7342 Fax  
[apires@wpl-legal.com](mailto:apires@wpl-legal.com)



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GARY N. GERSON, ESQ.

PHONE NUMBER:  
(561) 686-3307

E-MAIL ADDRESS:  
[ggerson@nasonyeager.com](mailto:ggerson@nasonyeager.com)

FAX NUMBER  
(561) 686-5442

October 15, 2024

Via Electronic Mail: [apires@wpl-legal.com](mailto:apires@wpl-legal.com)  
Anthony Pires

Re: Estero Lease

Dear Tony:

Thank you for your email earlier today. I have reviewed it with my clients and am pleased to report the following:

Duffy's will take your suggestion to consult with the selected vendor regarding the proper volume/time of air exchange, and possibly lowering of the extraction fans in the kitchen and other vendor recommended remedial steps.

They have already begun speaking with Captive Aire and one other vendor regarding installing a 3 HP motor for the MUA. Once the contract is signed, we will forward a copy to you and Lisa Paul. Additionally, they have reached out to the service provider for copies of the Service Agreements, and other related documents. Once received, we will forward a copy to you and Lisa.

As we discussed, when Duffy's took possession of the premises, the 1.5 HP motor and all of the air exchange systems and extraction fans were in place. However, Duffy's will certainly fully cooperate with your client to help resolve the existing problem.

I have been advised that Duffy's personnel has asked the landlord for reports that it has received regarding what is creating the problems relating to the moisture, humidity, leakage, smelling, and the HVAC constantly breaking down. It would be greatly appreciated if you could provide any reports that the landlord has received, to assist us in understanding and helping resolve the issue.

Thanks in advance, if you have any questions, please do not hesitate to contact me.

00284-16949 / 01942205 v1

3001 PGA Boulevard | Suite 305 | Palm Beach Gardens, Florida 33410  
Telephone (561) 686-3307 | Facsimile (561) 686-5442 | [www.nasonyeager.com](http://www.nasonyeager.com)

PALM BEACH GARDENS • BOCA RATON • FORT LAUDERDALE

Very truly yours,

NASON, YEAGER, GERSON,  
HARRIS & FUMERO, P.A.



Gary N. Gerson

cc: Joe Webb



**STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS**

**Bla**

RTE-LOCT-RS	RTECD	SERVICE DESCRIPTION	PRESENT	PREVIOUS	MULT	CONSUMED	BILLED	TAXES-S	DEMAND	DAYS	LST MON	LST YEAR	REL	CONS	PERIOD DATES
770-0015-03 OWEN F FEENEY W86626682	I 001	SFR IRRIGATION 21501 BELHAVEN WAY	1281590	1257860	1	23730	29.53		00000300		25890	18360	H	15701	8/30/24- 9/30/24
770-0016-01 RICHARD/DIANE ALBRIGHT W37159091	I 001	SFR IRRIGATION 21504 BELHAVEN WAY	1048680	1027930	1	20750	22.82		00000310		21480	17780	H	15701	8/30/24- 9/30/24
770-0020-04 CARIN PITZER W21058935	I 001	SFR IRRIGATION 21512 BELHAVEN WAY	276730	259810	1	16920	14.21		00000320		16490	11150	H	15701	8/30/24- 9/30/24
770-0022-03 STEPHEN/PAM ELLER W22223100	I 001	SFR IRRIGATION 21516 BELHAVEN WAY	231800	215510	1	16290	12.79		00000325		13700	24620	H	15701	8/30/24- 9/30/24
770-0037-01 WALDEMAR/EWA WOJTAS W16398840	I 001	SFR IRRIGATION 21544 BELHAVEN WAY	140940	119410	1	21530	24.58		00000360		20060	9700	H	15701	8/30/24- 9/30/24
770-0039-02 CYNTHIA/JERALD AIZEN W37158957	I 001	SFR IRRIGATION 21551 BELHAVEN WAY	1075190	1057820	1	17370	15.22		00000240		17520	17710	H	15701	8/30/24- 9/30/24
770-0044-03 CHRISTOPHER SIMONEAU W37158900	I 001	SFR IRRIGATION 21560 BELHAVEN WAY	988510	963980	1	24530	31.33		00000380		23660	14220	H	15701	8/30/24- 9/30/24
770-0047-01 DAVE/ANN BEVERLY W20062596	I 001	SFR IRRIGATION 21568 BELHAVEN WAY	788220	768590	1	19630	20.30		00000385		10820	13070	H	15701	8/30/24- 9/30/24
770-0055-01 ROBERT/MARION OLDHAM W37810839	I 001	SFR IRRIGATION 21588 BELHAVEN WAY	890090	871520	1	18570	17.92		00000405		21190	25740	H	15701	8/30/24- 9/30/24
770-0060-02 JOHN/TATIANA KIKEL W20062631	I 001	SFR IRRIGATION 21601 BELHAVEN WAY	841590	811480	1	30110	46.19		00000190		31880	25920	H	15701	8/30/24- 9/30/24
770-0065-04 TRACI/PETER MACIOW W23124207	I 001	SFR IRRIGATION 21612 BELHAVEN WAY	1525100	1503680	1	21420	24.33		00000085		6300	16610	H	15701	8/30/24- 9/30/24
770-0075-02 GARY WHEELER W37810837	I 001	SFR IRRIGATION 21633 BELHAVEN WAY	869220	842840	1	26380	35.93		00000155		24070	14120	H	15701	8/30/24- 9/30/24
770-0077-02 DEBRA J. WHEELER W23195520	I 001	SFR IRRIGATION 21637 BELHAVEN WAY	216560	192530	1	24030	30.20		00000150		16450	27520	H	15701	8/30/24- 9/30/24
770-0080-01 JOHN/JULIE REEDY W21058946	I 001	SFR IRRIGATION 21649 BELHAVEN WAY	223430	207180	1	16250	12.70		00000135		14680	12320	H	15701	8/30/24- 9/30/24
770-0081-03 MELISSA/JOSEPH ALVAREZ W16398838	I 001	SFR IRRIGATION 21650 BELHAVEN WAY	231570	213270	1	18300	17.31		00000120		8550		H	15701	8/30/24- 9/30/24
770-0097-02 JOSEPH/CATHY ROBBINS W86626533	I 001	SFR IRRIGATION 21526 BERWHICH RUN	1675040	1659240	1	15800	11.69		00000625		9550	12560	H	15701	8/30/24- 9/30/24
770-0098-02 VINCENT/NATALIE MODARELLI W37810855	I 001	SFR IRRIGATION 21530 BERWHICH RUN	261060	245170	1	15890	11.89		00000630		7630	3050	H	15701	8/30/24- 9/30/24
770-0108-04 MOLLIE HENDERSON W37159073	I 001	SFR IRRIGATION 21554 BERWHICH RUN	488800	462090	1	26710	36.84		00000655		15190		H	15701	8/30/24- 9/30/24

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
770-0109-02	KERRY DOCTOR W20062635	I 001 SFR IRRIGATION	21557 BERWHICH RUN	706060	687690	1	18370	17.47	00000530		17180	18190	H	15701	8/30/24- 9/30/24
770-0133-02	EDWARD/DONNA SZPINALSKI W22295382	I 001 SFR IRRIGATION	21615 BERWHICH RUN	1472240	1456100	1	16140	12.45	00000465		10860	13600	H	15701	8/30/24- 9/30/24
770-0135-04	DARLENE/FRANK RUSSELL W20062634	I 001 SFR IRRIGATION	21623 BERWHICH RUN	641750	625620	1	16130	12.43	00000460		6180	14690	H	15701	8/30/24- 9/30/24
770-0146-01	JACK/KAREN LUEBBERT W22223118	I 001 SFR IRRIGATION	21652 BERWHICH RUN	102560	86110	1	16450	13.15	00000755		9380	13600	H	15701	8/30/24- 9/30/24
770-0150-02	NICHOLAS SCHUETZ/PATRENA BROWN W37810860	I 001 SFR IRRIGATION	21660 BERWHICH RUN	620270	603540	1	16730	13.78	00000765		11670	23570	H	15701	8/30/24- 9/30/24
770-0154-01	CYNTHIA EHLERT W21058949	I 001 SFR IRRIGATION	21671 BERWHICH RUN	316920	300310	1	16610	13.51	00000420		11870	205640	H	15701	8/30/24- 9/30/24
770-0170-03	GUIKA GROUP LLC W21058926	I 001 SFR IRRIGATION	21159 BRAXFIELD LOOP	527400	503680	1	23720	29.51	00001185		20630	20000	H	15701	8/30/24- 9/30/24
770-0171-02	MICHEL GOUDREAU W20062511	I 001 SFR IRRIGATION	21160 BRAXFIELD LOOP	547950	528970	1	18980	18.84	00000860		18230	12230	H	15701	8/30/24- 9/30/24
770-0175-03	MICHAEL A VOIT W19208753	I 001 SFR IRRIGATION	21171 BRAXFIELD LOOP	875760	857000	1	18760	18.35	00001170		18060	18050	H	15701	8/30/24- 9/30/24
770-0184-01	BILL/KRISTY MOORE W23011014	I 001 SFR IRRIGATION	21188 BRAXFIELD LOOP	218140	200520	1	17620	15.78	00000890		16480	14210	H	15701	8/30/24- 9/30/24
770-0191-02	STEVEN/JUDY BOEKER W86626298	I 001 SFR IRRIGATION	21204 BRAXFIELD LOOP	1978500	1960380	1	18120	16.91	00000910		17800	13710	H	15701	8/30/24- 9/30/24
770-0199-02	KURT R. BRINKMAN W86626264	I 001 SFR IRRIGATION	21219 BRAXFIELD LOOP	2613890	2593990	1	19900	20.91	00001110		17740	16530	H	15701	8/30/24- 9/30/24
770-0206-02	FRANCISCO ARIAS W19208755	I 001 SFR IRRIGATION	21233 BRAXFIELD LOOP	520040	497370	1	22670	27.14	00001095		13100	6670	H	15701	8/30/24- 9/30/24
770-0223-02	SHANA/ANDREW THOMAS W19208751	I 001 SFR IRRIGATION	21282 BRAXFIELD LOOP	535160	501230	1	33930	56.69	00001005		33590	24090	H	15701	8/30/24- 9/30/24
770-0224-03	CHRISTOPHER J.FOX W22295301	I 001 SFR IRRIGATION	21285 BRAXFIELD LOOP	929300	902570	1	26730	36.89	00001065		25630	1560	H	15701	8/30/24- 9/30/24
770-0232-02	DAVID RAMPSON W36889001	I 001 SFR IRRIGATION	21302 BRAXFIELD LOOP	1029370	1012940	1	16430	13.10	00001030		13670	15440	H	15701	8/30/24- 9/30/24
770-0235-04	JEREMIAH/TIFFANY MOSSMAN W37810906	I 001 SFR IRRIGATION	21314 BRAXFIELD LOOP	704760	686170	1	18590	17.96	00001045		16640	17970	H	15701	8/30/24- 9/30/24
770-0251-01	JOEY/SANDRA HATFIELD W19208778	I 001 SFR IRRIGATION	21540 BRIXHAM RUN LOOP	875410	856520	1	18890	18.64	00001225	34	15060		H	15701	8/30/24- 9/30/24
770-0329-01	SHERRY WOOD W37158924	I 001 SFR IRRIGATION	21737 BRIXHAM RUN LOOP	792770	775060	1	17710	15.98	00001450		14350	11650	H	15701	8/30/24- 9/30/24
770-0344-03	MARIA F. MELARA W86626423	I 001 SFR IRRIGATION	21785 BRIXHAM RUN LOOP	1783220	17629UB130DCL		20310	QSYSPRT	00001390		13410	9460	H	15701	8/30/24- 9/30/24

770-0372-01	PAUL L/VALERIE C.MILLER W22223091	I 001 SFR IRRIGATION	21647 HELMSDALE RUN	195920	177850	1	18070	16.79	00001835	6910	16630	H	15701	8/30/24-	9/30/24
770-0380-03	RYAN MACPHEE W37810842	I 001 SFR IRRIGATION	21680 HELMSDALE RUN	357860	337910	1	19950	21.02	00001945		7460	H	15701	8/30/24-	9/30/24
770-0391-02	PHILLIP/JULIE FRANKLIN W37158894	I 001 SFR IRRIGATION	21727 HELMSDALE RUN	1333000	1313480	1	19520	20.06	00001870	21860		H	15701	8/30/24-	9/30/24
770-0394-02	RODNEY NICHOLS W37159108	I 001 SFR IRRIGATION	21741 HELMSDALE RUN	1290520	1262290	1	28230	41.02	00001875	12220	15980	H	15701	8/30/24-	9/30/24
770-0398-02	CHARLES/DEBRA MURPHY W22142719	I 001 SFR IRRIGATION	21751 HELMSDALE RUN	1843650	1800730	1	42920	81.42	00001885	54750	27760	H	15701	8/30/24-	9/30/24
770-0679-01	NANCY L. FABING W37159018	I 001 SFR IRRIGATION	21500 LANGHOLM RUN	610550	565980	1	44570	85.95	00002035	17380		H	15701	8/30/24-	9/30/24
770-0688-02	TIMOTHY/KIMBERLY ROBINSON W37810841	I 001 SFR IRRIGATION	21516 LANGHOLM RUN	781840	763600	1	18240	17.18	00002055	22310	18160	H	15701	8/30/24-	9/30/24
770-0689-02	DAVID BARLOCK W21058937	I 001 SFR IRRIGATION	21520 LANGHOLM RUN	224590	199680	1	24910	32.18	00002060	18410		H	15701	8/30/24-	9/30/24
770-0698-01	JOHN/KATHLEEN CULLEN W37158916	I 001 SFR IRRIGATION	11401 PEMBROOK RUN	1343090	1309750	1	33340	55.07	00003150	33290	20070	H	15701	8/30/24-	9/30/24
770-0700-03	CHRISTINA/ADAM RUUD W37810833	I 001 SFR IRRIGATION	11409 PEMBROOK RUN	715770	693480	1	22290	26.29	00003145	22480	24300	H	15701	8/30/24-	9/30/24
770-0709-02	TRISHA/TIMOTHY GOFF W37810835	I 001 SFR IRRIGATION	11434 PEMBROOK RUN	795990	769900	1	26090	35.13	00003055	26630	9620	H	15701	8/30/24-	9/30/24
770-0826-04	ROBERT/CYNTHIA FOREST W86626610	I 001 SFR IRRIGATION	21405 SHERIDAN RUN	2215840	2186430	1	29410	44.26	00003285	27350	9030	H	15701	8/30/24-	9/30/24
770-0829-04	SAMANTHA/TIMOTHY GRIFFIN W86626605	I 001 SFR IRRIGATION	21410 SHERIDAN RUN	1627410	1604210	1	23200	28.34	00003305	19920	20120	H	15701	8/30/24-	9/30/24
770-0836-03	RENEE DICK W86626579	I 001 SFR IRRIGATION	21425 SHERIDAN RUN	1691870	1672980	1	18890	18.64	00003260	20170	12420	H	15701	8/30/24-	9/30/24
770-0842-01	VIRGIL P./CATHERINE KUNTZ W16398834	I 001 SFR IRRIGATION	21437 SHERIDAN RUN	216680	199180	1	17500	15.51	00003245	17920	11760	H	15701	8/30/24-	9/30/24
770-0848-01	LYNN WHIPPLE W86626597	I 001 SFR IRRIGATION	21449 SHERIDAN RUN	1254660	1238590	1	16070	12.29	00003230	14840	10170	H	15701	8/30/24-	9/30/24
770-0850-01	STEWART/PHYLLIS EMSLIE W86626596	I 001 SFR IRRIGATION	21453 SHERIDAN RUN	2057800	2041960	1	15840	11.78	00003225	15860	6980	H	15701	8/30/24-	9/30/24
770-0855-01	ALAN RODRIGUEZ W20062613	I 001 SFR IRRIGATION	21462 SHERIDAN RUN	783650	762180	1	21470	24.44	00003370	21740	19320	H	15701	8/30/24-	9/30/24
770-0867-01	JUAN/AIDA SALVIDAR W23011013	I 001 SFR IRRIGATION	21486 SHERIDAN RUN	186950	169220	1	17730	16.03	00003400	15030	12390	H	15701	8/30/24-	9/30/24
770-0877-02	CHERYL GALLAGHER W86626547	I 001 SFR IRRIGATION	21506 SHERIDAN RUN	1926300	1907210	1	19090	19.09	00003425	17780	15580	H	15701	8/30/24-	9/30/24

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RTE-LOCT-RS	RTECD	SERVICE DESCRIPTION	PRESENT	PREVIOUS	MULT	CONSUMED	BILLED	TAXES-S	DEMAND	DAYS	LST MON	LST YEAR	REL	CONS	PERIOD DATES
770-0888-02		CURT/CYNTHIA MILLER W37158888							00003460						
	I 001	SFR IRRIGATION	1230720	1210370	1	20350	21.92				18100	19450	H	15701	8/30/24- 9/30/24
770-0889-02		KELLY/ROBERT JEAN W37159016							00003580						
	I 001	SFR IRRIGATION	1704920	1678260	1	26660	36.70				25640	26220	H	15701	8/30/24- 9/30/24
770-0893-02		RICHARD SCHUCHARD W20062572							00003570						
	I 001	SFR IRRIGATION	292380	275150	1	17230	14.90				4520	8390	H	15701	8/30/24- 9/30/24
770-0894-03		RAFAEL LOPEZ W37159033							00003475						
	I 001	SFR IRRIGATION	651020	633940	1	17080	14.57				8250	7090	H	15701	8/30/24- 9/30/24
770-0899-01		KENNETH H. HASHIMOTO W37810916							00003560						
	I 001	SFR IRRIGATION	928710	906220	1	22490	26.74				20250	4910	H	15701	8/30/24- 9/30/24
770-0900-02		GERALD/CLAUDETTE LIZOTTE W22223121							00003495						
	I 001	SFR IRRIGATION	157820	139130	1	18690	18.19				16540	12140	H	15701	8/30/24- 9/30/24
770-0908-03		MICHAEL MCGUNN W23011009							00003540						
	I 001	SFR IRRIGATION	223550	206050	1	17500	15.51				16810	6930	H	15701	8/30/24- 9/30/24
770-0922-04		KATHY/LAWRENCE GREGORY W22223185							00003675						
	I 001	SFR IRRIGATION	94040	72160	1	21880	25.37				16770	40	H	15701	8/30/24- 9/30/24
770-0941-01		GEORGE/JORDAN JOSEPH W16398813							00003755						
	I 001	SFR IRRIGATION	388200	361070	1	27130	37.99				4520	2860	H	15701	8/30/24- 9/30/24
770-0956-03		BRIAN/SUZANA REWOLINSKI W37158890							00004210						
	I 001	SFR IRRIGATION	1405930	1390140	1	15790	11.66				7020	17140	H	15701	8/30/24- 9/30/24
770-0959-12		CHRISTINA SORENSON W37159028							00004175						
	I 001	SFR IRRIGATION	691280	674880	1	16400	13.04				16210	4880	H	15701	8/30/24- 9/30/24
770-0962-04		HAROLD/BECKY BURGESS W86626444							00004225						
	I 001	SFR IRRIGATION	1371540	1351200	1	20340	21.90				17860	13660	H	15701	8/30/24- 9/30/24
770-0963-04		DAVID/DEBRA KURSH W86626443							00004165						
	I 001	SFR IRRIGATION	1889790	1872810	1	16980	14.34				13780	9300	H	15701	8/30/24- 9/30/24
770-0967-05		MIKE FRIEDMAN W86626439							00004155						
	I 001	SFR IRRIGATION	1169900	1153050	1	16850	14.05				17540	10170	H	15701	8/30/24- 9/30/24
770-0968-02		SEBASTIAN RUGGIERI/LAMAS W16377171							00004240						
	I 001	SFR IRRIGATION	587460	553380	1	34080	57.11				23830		H	15701	8/30/24- 9/30/24
770-0990-02		DAVID B. BATES W86424019							00004295						
	I 001	SFR IRRIGATION	1518930	1503120	1	15810	11.71				14890	19520	H	15701	8/30/24- 9/30/24
770-0998-03		KATHY LYNN W21058942							00004315						
	I 001	SFR IRRIGATION	174900	158260	1	16640	13.58				16370	9760	H	15701	8/30/24- 9/30/24
770-1021-01		TRACI CORBETT W86424067							00004375						
	I 001	SFR IRRIGATION	1787630	1768640	1	18990	18.86				17480	15340	H	15701	8/30/24- 9/30/24
770-1057-02		VAUGHN/BARBARA WILLIAMS W86424089							00003930						
	I 001	SFR IRRIGATION	1140400	1121270	1	19130	19.18				19900	14810	H	15701	8/30/24- 9/30/24
770-1088-03		ANDREW J.WILLIS/NATALIE W19208790							00004435						
	I 001	SFR IRRIGATION	736660	7194UB130DCL		17190	QSYSPRT				12700	25650	H	15701	8/30/24- 9/30/24

770-1103-01	RAYMOND/RUTH RODRIGUES W37159104	I 001	SFR IRRIGATION	11401 WORCESTER RUN	1184320	1162200	1	22120	25.91	00004615		18590	15300	H	15701	8/30/24-	9/30/24
770-1104-01	JAMES/KARIN MARCHETTI W21383629	I 001	SFR IRRIGATION	11402 WORCESTER RUN	3069080	3045890	1	23190	28.31	00004545		23340	20770	H	15701	8/30/24-	9/30/24
770-1105-02	JERRY/BONNIE BOLLIN W21026754	I 001	SFR IRRIGATION	11404 WORCESTER RUN	386690	362870	1	23820	29.73	00004550		6430	9120	H	15701	8/30/24-	9/30/24
770-1109-03	JOSEPH LETSON W21058931	I 001	SFR IRRIGATION	11412 WORCESTER RUN	974140	927260	1	46880	92.31	00004560		28150	44660	H	15701	8/30/24-	9/30/24
770-1115-03	MELISSA MCDUGAL/SCOTT BROWN W21058930	I 001	SFR IRRIGATION	11424 WORCESTER RUN	612650	589530	1	23120	28.16	00004575		20800	22040	H	15701	8/30/24-	9/30/24
770-9001-01	STONEBROOK VILLAS I W20083177	I 002	MULTI-FAM/CONDO	CONSUMPTION BILLED @ 88%	56646	56308	100	731456	533.96	00002010	31	10384	366168	H	75501	8/30/24-	9/30/24
770-9010-01	VILLAS II STONEYBROOK W20083153	I 002	MULTI-FAM/CONDO	MASTER PORTRUSH COMMUNITY	533413	515904	100	1540792	1885.37	00002015		1438272	362560	H	75501	8/30/24-	9/30/24
770-9015-01	PINECREST W20201072	I 003	IRRIGATION VILLA	PINECREST #1	463284	451366	100	297950	298.90	00002020		368625	14850	H	75501	8/30/24-	9/30/24
770-9016-01	PINECREST W20201072	I 003	IRRIGATION VILLA	PINECREST #3	463284	451366	100	297950	298.90	00002025		368625	14850	H	75501	8/30/24-	9/30/24
770-9017-01	PINECREST C/O PRECEDENT HOSP W20201072	I 003	IRRIGATION VILLA	PINECREST #2	463284	451366	100	297950	298.90	00000000		368625	14850	H	75501	8/30/24-	9/30/24
770-9018-01	PINECREST C/O PRECEDENT HOSP W20201072	I 003	IRRIGATION VILLA	PINECREST #4	463284	451366	100	297950	298.90	00000000		368625	14850	H	75501	8/30/24-	9/30/24

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**STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT**

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**STONEBROOK CDD**

**FROM: ANA VIVIAN**

**GIRALDEZ**

**10/10/2024**

**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	\$381.74
ZOLA	21600 WINDHAM RUN	W86423997	770-1001-01	\$3,077.21
PICKARD	21667 WINDHAM RUN	W37810843	770-1033-02	\$287.85
MONTUFAR	21523 BELHAVEN WAY	W86626670	770-0026-01	\$273.10
KOETH	21175 BRAXFIELD LOOP	W36888997	770-0177-02	\$279.93



**STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS  
BII**

<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*