

STONEYBROOK

**COMMUNITY DEVELOPMENT
DISTRICT**

October 24, 2023

**BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA**

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA
LETTER**

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

October 17, 2023

Board of Supervisors
Stoneybrook Community Development District

Dear Board Members:

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

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

The Board of Supervisors of the Stoneybrook Community Development District will hold a Regular Meeting on October 24, 2023 at 9:00 a.m., at the Stoneybrook Community Center, 11800 Stoneybrook Golf Boulevard, Estero, Florida 33928. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments (*5 Minutes*)
3. Discussion: Landscaping on Corkscrew Road [David Wilhems – Village of Estero]
4. Golf Course Staff Reports
 - A. Golf Superintendent
 - Presentation of Tuition Reimbursement Policy
 - B. Golf Pro
 - Update: October Activities and Accomplishments
5. Consideration of Award of Contract for Community Roads Repaving, Restriping and Sidewalk/Curb Repairs/Replacements
6. Consideration of Carter Fence Company, Inc., Estimate #51862
7. Discussion: Letter from Waymouth Run Residents Regarding Corkscrew Road Noise and Stoneybrook Golf Drive Security
8. Update: Development Order, Zoning and Permit Matters Relating to Commercial Parcel in Northeast Portion of Community [Corkscrew Pines]
9. Consideration of Joint CDD/HOA Workshop
10. Acceptance of Unaudited Financial Statements as of September 30, 2023

11. Approval of September 26, 2023 Regular Meeting Minutes

12. Staff Reports

- A. District Counsel: *Tony Pires, Esquire*
- B. District Engineer: *Johnson Engineering, Inc.*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: November 14, 2023 at 9:00 AM

○ QUORUM CHECK


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

13. Supervisors' Requests

14. 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**

4B

From: jeff.stoneybrookgolfestero.com <jeff@stoneybrookgolfestero.com>
Sent: Tuesday, October 10, 2023 12:29 PM
To: Stephanie Schackmann <schackmanns@whhassociates.com>
Subject: October meeting booklet

Subject: October Monthly Review for Board Members

Dear Board Members,

I would like to provide you with an update on the activities and accomplishments that took place during the month of October. It has been a productive month, and I am pleased to share the following highlights:

1. **Electrical Installation Between 5 & 6:** We are hoping to successfully completed the installation of electrical systems between holes 5 and 6 on our golf course. This enhancement will not only improve the overall appearance of the course but also contribute to its safety and functionality.
2. **Mats Installation on the Range:** We are trying also to complete the installation of high-quality mats on the driving range. These mats provide a consistent surface for practice, reduce wear and tear on the grass, and enhance the overall appearance of the range.
3. **Preparations for the Upcoming Season:** As we approach the upcoming golf season, we have been actively preparing the course, facilities, and programs to ensure a successful start. Our team is working diligently on course maintenance, event planning, and Guest engagement initiatives to make the season enjoyable and memorable for all.

These accomplishments reflect our commitment to improving the golfing experience for our residents and guests. We appreciate your continued support and dedication to our club.

If you have any questions or would like more detailed information on any of these initiatives, please do not hesitate to reach out to me or our team.

Thank you for your time and attention.

Sincerely,

Jeff Nixon, PGA
Stoneybrook Golf Course
21251 Stoneybrook Golf Blvd.
Estero, FL 33928

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

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October 13, 2023

Mr. Chuck Adams
Director of Operations
Stoneybrook Community Development District
9220 Bonita Beach Road, Suite 214
Bonita Springs, FL 34135

RE: Stoneybrook CDD Milling and Resurfacing Project Bid Analysis and Recommendation

Dear Mr. Adams:

Bid opening for the above-referenced project was held on Tuesday, October 10, 2023. Three (3) sealed bid responses were timely received by the 2:00 p.m. deadline established on the Invitation to Bid and were opened and read aloud. The bid results are listed in the table below and are listed in order from lowest to highest bid total. Johnson Engineering, Inc. has performed an evaluation of the bids submitted, with our results contained herein:

| <u>BIDDER</u> | <u>BID AMOUNT</u> |
|---|-------------------|
| 1. Southern Striping Solutions, LLC | \$1,543,305.44 |
| 2. Ajax Paving Industries of Florida, LLC | \$1,547,722.05 |
| 3. Bonness, Inc. | \$1,727,164.89 |

Johnson Engineering, Inc. performed the enclosed bid analysis which included review for mathematical errors and anomalies. No mathematical errors or anomalies were found. The bid submitted by Southern Striping Solutions, LLC included all necessary forms, and was properly executed.

Internet Research

From the Florida Department of State, Division of Corporations website, Southern Striping Solutions, LLC is an active corporation (Document Number L09000036178). From the Florida Department of Business and Professional Regulations website, Southern Striping Solutions, LLC holds an active Certified Building Contractor license (License No. CBC034307).

Recommendation

Southern Striping Solutions, LLC submitted a list of past projects and references which demonstrate that they meet the minimum qualification required for this project. References were checked by Johnson Engineering, Inc., and all had recent positive experiences with Southern

Mr. Chuck Adams
October 13, 2023
Page 2

Striping Solutions, LLC. Based upon our analysis, the low bidder, Southern Striping Solutions, LLC, is a reasonable and responsive bid. Subject to the contractor furnishing the appropriate bonding and other required insurances, we recommend selection of Southern Striping Solutions, LLC. by the Stoneybrook Community Development District Board of Directors for the intended work contained within the bid documents. Should you have any questions, or require additional information, please do not hesitate to contact me.

Very truly yours,

JOHNSON ENGINEERING, INC.

ERIK L

HOWARD

Digitally signed by

ERIK L HOWARD

Date: 2023.10.13

15:24:09 -04'00'

Erik Lee Howard, P.E.

License No. 66574

P.O. Box 1550

Fort Myers, Florida, 33902

E.B. # 642 & L.B. # 642

Phone: (239) 461-2441

Enclosure

This item has been digitally signed and sealed by Erik Lee Howard, PE on October 13, 2023. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

This item has been digitally signed and sealed by Erik Lee Howard, PE on October 12, 2023. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



**STONEBROOK CDD ASPHALT PAVEMENT MILLING AND RESURFACING
BID ANALYSIS**

| Stoneybrook CDD Asphalt Pavement Milling and Resurfacing | | | | Southern Striping Solutions | | Ajax | | Bonness, Inc. | | Low Bidder | Average | Deviation from | % |
|--|--|----------|----------|-----------------------------|-----------------------|-------------|-----------------------|---------------|-----------------------|-----------------------|-----------------------|---------------------|------------|
| Pay Item No. | Description | Quantity | Unit | Unit Price | Extended Price | Unit Price | Extended Price | Unit Price | Extended Price | Unit Price | Unit Price | Avg. Unit Price | Difference |
| 1 | Mobilization | 1 | LS | \$57,600.31 | \$57,600.31 | \$55,500.00 | \$55,500.00 | \$45,095.64 | \$45,095.64 | \$57,600.31 | \$52,731.96 | \$4,868.33 | 9% |
| 2 | Maintenance of Traffic | 1 | LS | \$39,749.06 | \$39,749.06 | \$73,140.00 | \$73,140.00 | \$52,691.64 | \$52,691.64 | \$39,749.06 | \$55,193.57 | -\$15,444.51 | -28% |
| 3 | Milling Existing Asphalt Streets (1.0" Depth) | 109.303 | SY | \$2.10 | \$229,536.30 | \$1.85 | \$202,210.55 | \$2.08 | \$227,350.24 | \$2.10 | \$2.01 | \$0.09 | 4% |
| 4 | 1.0" Asphalt (SP 9.5) Streets | 6.012 | TN | \$140.75 | \$846,189.00 | \$142.25 | \$855,207.00 | \$173.68 | \$1,044,164.16 | \$140.75 | \$152.23 | -\$11.48 | -8% |
| 5 | Demo Asphalt Pathway | 4.900 | SY | \$6.04 | \$29,596.00 | \$5.00 | \$24,500.00 | \$14.82 | \$72,618.00 | \$6.04 | \$8.62 | -\$2.58 | -30% |
| 6 | Asphalt Pathway Root Removal and Root Barrier Installation | 1.200 | LF | \$68.19 | \$81,828.00 | \$28.10 | \$33,720.00 | \$14.09 | \$16,908.00 | \$68.19 | \$36.79 | \$31.40 | 85% |
| 7 | 1.5" Asphalt (SP 9.5) Pathway | 447 | TN | \$254.17 | \$113,613.99 | \$170.50 | \$76,213.50 | \$191.63 | \$85,658.61 | \$254.17 | \$205.43 | \$48.74 | 24% |
| 8 | Pathway Base (LBR 100) (Min 8") | 1.100 | SY | \$45.09 | \$49,599.00 | \$111.80 | \$122,980.00 | \$65.18 | \$71,698.00 | \$45.09 | \$74.02 | -\$28.93 | -39% |
| 9 | Remove and Replace Concrete Curb and Gutter | 815 | LF | \$48.89 | \$39,682.35 | \$87.40 | \$54,931.00 | \$44.66 | \$36,397.80 | \$48.89 | \$53.58 | -\$4.69 | -9% |
| 10 | Remove and Replace Concrete sidewalk (6" Thick) | 165 | SY | \$177.58 | \$29,300.70 | \$146.00 | \$24,090.00 | \$281.38 | \$46,427.70 | \$177.58 | \$201.85 | -\$24.07 | -12% |
| 11 | Pavement Markings and Retro-Reflective Pavement Markers | 1 | LS | \$16,610.73 | \$16,610.73 | \$15,230.00 | \$15,230.00 | \$18,155.00 | \$18,155.00 | \$16,610.73 | \$16,665.24 | -\$54.51 | 0% |
| SUBTOTAL | Bid Items 1 through 11 | - | - | - | \$1,533,305.44 | - | \$1,537,722.05 | - | \$1,717,164.89 | \$1,533,305.44 | \$1,596,064.13 | -\$62,758.69 | -4% |
| 12 | Owner's Allowance | - | - | - | \$10,000.00 | - | \$10,000.00 | - | \$10,000.00 | \$10,000.00 | \$10,000.00 | \$0.00 | 0% |
| TOTAL BID PRICE | SUBTOTAL + Owner's Allowance | - | - | - | \$1,543,305.44 | - | \$1,547,722.05 | - | \$1,727,164.89 | \$1,543,305.44 | \$1,606,064.13 | -\$62,758.69 | -4% |

| Stoneybrook CDD Asphalt Pavement Milling and Resurfacing | | | | Hypothetical | | Hypothetical | | Hypothetical | | Hypothetical | |
|--|--|----------|----------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Pay Item No. | Description | Quantity | Unit | Average Bid | Minimum | Maximum | Unit Price | Minimum Bid | Maximum Bid | Unit Price | Maximum Bid |
| 1 | Mobilization | 1 | LS | \$52,731.98 | \$45,095.64 | \$57,600.31 | \$57,600.31 | \$45,095.64 | \$57,600.31 | \$52,731.98 | \$57,600.31 |
| 2 | Maintenance of Traffic | 1 | LS | \$55,193.57 | \$39,749.06 | \$73,140.00 | \$73,140.00 | \$39,749.06 | \$73,140.00 | \$55,193.57 | \$73,140.00 |
| 3 | Milling Existing Asphalt Streets (1.0" Depth) | 109.303 | SY | \$219.699.03 | \$1.85 | \$2.10 | \$202,210.55 | \$202,210.55 | \$229,536.30 | \$2.08 | \$229,536.30 |
| 4 | 1.0" Asphalt (SP 9.5) Streets | 6.012 | TN | \$915,186.72 | \$140.75 | \$173.68 | \$846,189.00 | \$846,189.00 | \$1,044,164.16 | \$140.75 | \$1,044,164.16 |
| 5 | Demo Asphalt Pathway | 4.900 | SY | \$42,238.00 | \$5.00 | \$14.82 | \$24,500.00 | \$24,500.00 | \$72,618.00 | \$6.04 | \$72,618.00 |
| 6 | Asphalt Pathway Root Removal and Root Barrier Installation | 1.200 | LF | \$44,152.00 | \$14.09 | \$88.19 | \$16,908.00 | \$16,908.00 | \$61,628.00 | \$68.19 | \$61,628.00 |
| 7 | 1.5" Asphalt (SP 9.5) Pathway | 447 | TN | \$91,828.70 | \$170.50 | \$254.17 | \$76,213.50 | \$76,213.50 | \$113,613.99 | \$170.50 | \$113,613.99 |
| 8 | Pathway Base (LBR 100) (Min 8") | 1.100 | SY | \$81,425.67 | \$45.09 | \$111.80 | \$49,599.00 | \$49,599.00 | \$122,980.00 | \$45.09 | \$122,980.00 |
| 9 | Remove and Replace Concrete Curb and Gutter | 815 | LF | \$43,670.42 | \$44.66 | \$87.40 | \$36,397.80 | \$36,397.80 | \$54,931.00 | \$44.66 | \$54,931.00 |
| 10 | Remove and Replace Concrete sidewalk (6" Thick) | 165 | SY | \$33,272.80 | \$146.00 | \$281.38 | \$24,090.00 | \$24,090.00 | \$46,427.70 | \$146.00 | \$46,427.70 |
| 11 | Pavement Markings and Retro-Reflective Pavement Markers | 1 | LS | \$16,665.24 | \$15,230.00 | \$18,155.00 | \$15,230.00 | \$15,230.00 | \$18,155.00 | \$16,665.24 | \$18,155.00 |
| SUBTOTAL | Bid Items 1 through 11 | - | - | \$1,596,064.13 | \$1,533,305.44 | \$1,717,164.89 | \$1,376,182.65 | \$1,376,182.65 | \$1,914,994.46 | \$1,596,064.13 | \$1,914,994.46 |
| 12 | Owner's Allowance | - | - | \$10,000.00 | \$10,000.00 | \$10,000.00 | \$10,000.00 | \$10,000.00 | \$10,000.00 | \$10,000.00 | \$10,000.00 |
| TOTAL BID PRICE | SUBTOTAL + Owner's Allowance | - | - | \$1,606,064.13 | \$1,543,305.44 | \$1,727,164.89 | \$1,386,182.65 | \$1,386,182.65 | \$1,924,994.46 | \$1,606,064.13 | \$1,924,994.46 |

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

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www.carter-fence.com
 3490 Shearwater St
 Naples, FL 34117
 (239) 353-4102
 PJ@carter-fence.com



For ALL Your Fencing Needs

DEFER TO
 OCT. 2023
 AGENDA

Estimate #51862

Date Created: Wed Sep 20, 2023

| Customer | Point of Contact |
|---|---|
| Stoneybrook G C 21251 Stoneybrook Golf Blvd Estero, FL 33928-6236 239.560.6908 | John Vuknic stoneybrookgc@embarqmail.com 239.560.6908 |

| Service Location | Billing Address |
|--|---|
| 21251 Stoneybrook Golf Blvd Estero, FL 33928-6236 | Billing Address: 21251 Stoneybrook Golf Blvd Estero, FL, 33928-6236 |

| Item(s) | | |
|---------|--------------------------------------|---|
| Qty | Name | Description |
| 1 | Mobilization: Estero/Lehigh Acres | Perimeter Fence Repair **IF MORE MATERIAL IS NEEDED THAN WHAT IS IN THIS QUOTE, AN ADDITIONAL ESTIMATE WILL BE REQUIRED** |
| 1 | Commercial Permit | Carter Fence Permitting Fee & Allowance: Clause for Commercial Permits for any City / County. Carter Fence will purpose an allowance for permits due to the uncertainty of fees until the permit has been executed from the city/ county. Permit Allowance should cover: Permit Cost, Fire Insp. Fee, Fire Knox Boxes Fee, L.D.O Permit Fee, etc. and will also include the Carter Processing Fee for the permit(s). Amount of Allowance \$500. |
| 350 | Chain Link Fence: 6'H | **PERIMETER FENCE** Type: Vinyl Coated (Black) (2" SS20) Line Post set 10' O.C. // Cemented (2 1/2" SS40) Terminal Post // Cemented (1 5/8" SS20) Top Rail (2" x 9ga) Wire; K/T Bottom Tension Wire |
| 9198 | Chain Link Fence: 4'H | **PERIMETER FENCE** Type: Vinyl Coated (Black) (1 5/8" x .065 WALL) Line Post set 10' O.C. // Cemented (2 1/2" x .065 WALL) Terminal Post // Cemented (1 3/8" x .055 WALL) Top Rail (2" x 9ga) Wire; K/K Bottom Tension Wire |
| 9548 | Removal: Chain Link Fence | Remove & Dispose of existing Chain Link Fence Vinyl Coated (Black) Height: 4'6' |
| 1 | Chain Link Gate: 6'H | **PERIMETER FENCE** Vinyl Coated (Black) Type: Double Swing Opening Size: 16' Frame Diameter: 1 5/8" SS20 WELDED (3" SS40) Gate Post // Cemented Latch: 1 5/8" Galvanized drop fork Hinge: Male/Female |

| | | |
|---|-----------------|---|
| 1 | General Clauses | <p>Thank you for choosing Carter Fence! Please mind the following clauses about your future fencing. Not all clauses may apply to this project:</p> <p>*Estimate and Layout Approval*: Please review attached layout. By signing this proposal you are agreeing to the layout provided, thus agreeing to all terms and conditions.</p> <p>*Industry Issues*: Due to COVID-19, industry pricing is fluctuating rapidly. Therefore, this estimate is only good for (2) weeks after it has been issued to customer. Please allow time for estimator to review pricing again if the estimate is older than (2) weeks. Thank you for your patience.</p> <p>*Clear Path for Installation*: Please have at minimum a 2' wide space cleared on the installation side of the fence. All brush/foliage/refuse/debris must be cleared or we will not be able to install.</p> <p>--IF ASKED TO CUT BACK OR TRIM ANY PLANTS/HEDGES, CARTER FENCE ASSUMES NO LIABILITY FOR DAMAGE--</p> <p>*Spoils (dirt from digging)*: The dirt is normally dispersed along the fence line. If Carter Fence is to take the dirt back with them, there will be additional charges. Please ask your estimator if you have any questions on this.</p> <p>*Cap Rock*: If cap rock is present, an additional \$25.00 PER HOLE will be charged for hard digging.</p> <p>*Public Locates*: Carter Fence will call for all public utilities to be located (Power, Water, Sewage, Phone, Internet, etc.). HOWEVER, we are NOT responsible for any private utilities such as pool equipment, pool equipment piping, sprinkler heads or lines, or anything that doesn't fall under "Public Utilities".</p> <p>*Pets/Dogs*: While a fence is a great way to give pets a free run in your yard, the fence will still be level as can be, which sometimes allows gaps on the bottom where pets could get out. The final grading will need to be done by landscapers or the customer after the fence installation to close all gaps. Carter Fence is not responsible for pets getting in or out.</p> <p>*Removal*: Any removal of fencing not included in proposal will be at \$5/LF</p> |
|---|-----------------|---|

IF THERE IS AN OPTION LISTED ON THE PROPOSAL, PLEASE SIGN YOUR INITIALS NEXT TO THE LINE ITEM TO CONFIRM YOU WOULD LIKE TO PROCEED WITH THIS OPTION

Total \$234,756.12

Estimate Notes

Remove and Replace 4'H and 6'H Fence and Gate

Signature

Date

Print Name:

For all customers we require a 50% deposit from you before any installation date can be given. If a Contract or Purchase Order is provided then a 50% deposit is not required. Payment Methods Accepted: Cash, Check or Credit Card. If you would like to make a payment on our website using a credit card, please go to the following link: <https://carter-fence.com/transaction-form/> (Please note: A 3% convenience fee will apply)

Introducing to you our new FIVE YEAR WARRANTY! We stand behind our workmanship by offering this to you.



Thank you for your business. We look forward to working with you!

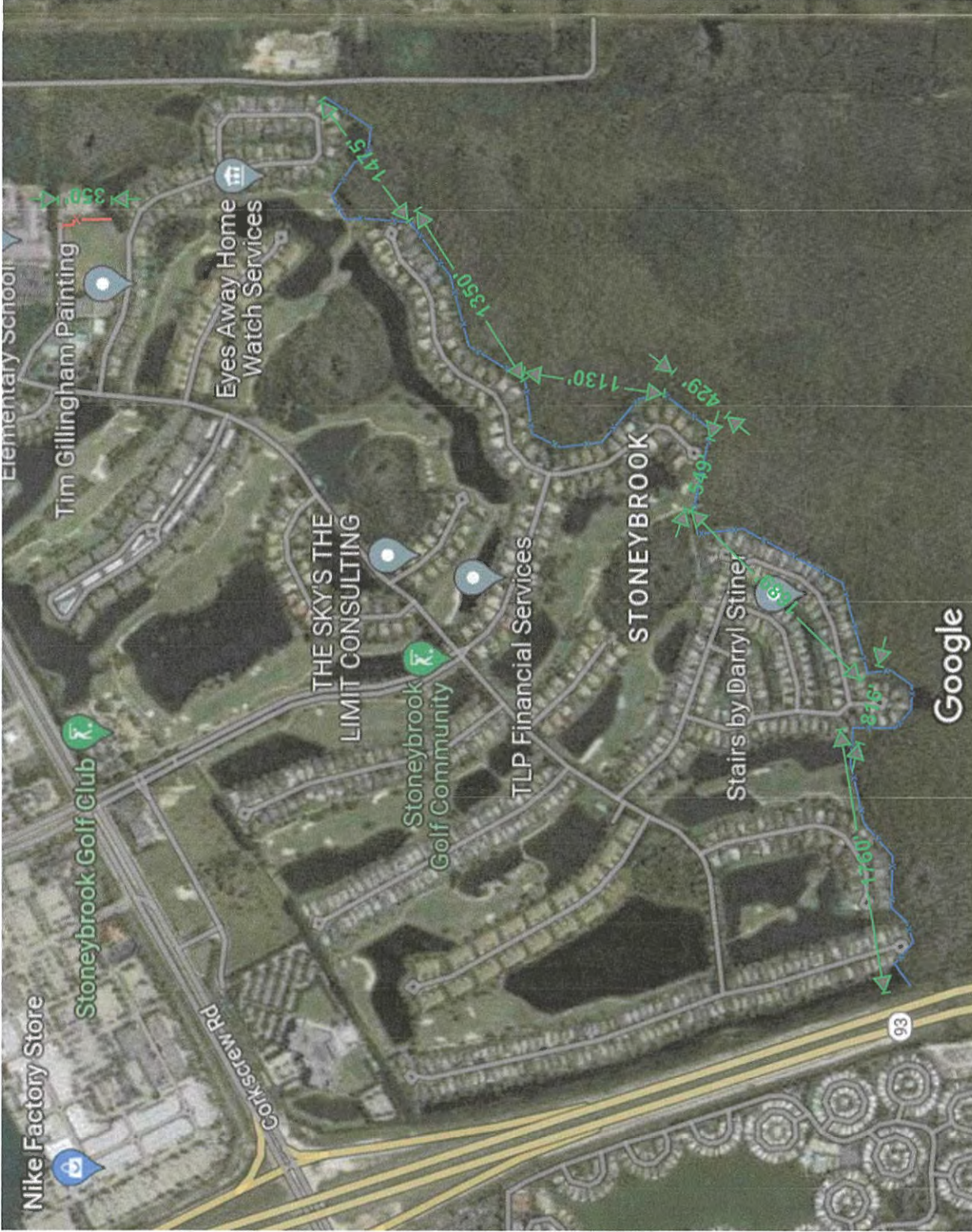
TERMS AND CONDITIONS

BY SIGNING OR GIVING WRITTEN CONSENT TO MOVE FORWARD WITH THIS CONTRACT, WE (I) AGREE TO PAY FOR THE SERVICES NOTED ABOVE AND ALL THE SERVICES HERETOFORE OR HEREAFTER PURCHASED OR ORDERED FROM YOU TOGETHER. CARTER FENCE CO. INC. WARRANTS THE FENCE AGAINST DEFECTS IN MATERIALS FOR A PERIOD OF ONE YEAR AND WORKMANSHIP FOR A PERIOD OF FIVE YEARS FROM THE DATE OF COMPLETED INSTALLATION. IF ANY DEFECT EXISTS AND IS REPORTED TO CARTER FENCE CO. INC. WITHIN ONE YEAR, CARTER FENCE WILL REPAIR OR REPLACE ANY DEFECT WITHOUT CHARGE DURING NORMAL WORKING HOURS. IF ANY DEFECT EXISTS AND IS REPORTED ON POOR WORKMANSHIP, CARTER FENCE WILL REPAIR AND REPLACE ANY DEFECT WITHOUT CHARGE DURING NORMAL WORKING HOURS. BUYER AUTHORIZES WORK TO COMMENCE AND AGREES TO PAY PRICE DESCRIBED. IF ADDITIONAL MATERIALS OR LABOR IS PERFORMED THERE WILL BE ADDITIONAL CHARGES ON FINAL INVOICE. IF WE QUOTED YOU MORE MATERIAL THAN NEEDED, WE WILL DEDUCT THIS ON YOUR FINAL INVOICE. PAYMENT IS DUE UPON COMPLETION OF WORK. IF PAYMENT IS DELINQUENT AFTER 10 DAYS, A 1.5% MONTHLY FINANCE CHARGE WILL BE BILLED ON THE BALANCE DUE. ALL COSTS INCURRED TO COLLECT A DELINQUENT ACCOUNT WILL BE ADDED TO THE BALANCE DUE AND ARE THE RESPONSIBILITY OF THE OWNER. CUSTOMER HEREBY ASSUMES FULL RESPONSIBILITY FOR LOCATING FENCES LINES AND ALL UNDERGROUND CABLES, LINES, AND PIPES. CARTER FENCE CO. INC. IS NOT RESPONSIBLE FOR DAMAGES TO UNDERGROUND UTILITIES NOT IDENTIFIED BY OWNER. ESTIMATES ARE ONLY VALID FOR 10 DAYS AFTER THE DATE THEY ARE CREATED. CARTER FENCE CO. INC. REQUIRES 48 HOURS FOR ANY CANCELLATION OR RESCHEDULING PRIOR TO THE INSTALLATION DATE THAT IS GIVEN VIA EMAIL. PLEASE NOTE A \$500 FEE WILL BE ADDED TO THE FINAL INVOICE IF THESE TERMS ARE NOT MET.

Description

9198

350







**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

7

From: [Chuck Adams](#)
To: [Gianna Denofrio](#)
Cc: [Stoneybrook Estero CDD](#)
Subject: Fwd: Waymouth Run residents
Date: Tuesday, October 17, 2023 7:11:39 AM
Attachments: [Corkscrew Rd and Stoneybrook Golf Dr noise and security.pdf](#)

Good morning
Please circulate to Stoneybrook BOS as an FYI and add to agenda.

Thankyou

Chesley 'Chuck' Adam's Jr.
Director of Operations
Wrathell, Hunt and Associates, LLC

(239) 464-7114 (c)

From: Stoneybrook Estero CDD <cdd@stoneybrookesterocdd.com>
Sent: Monday, October 16, 2023 9:22:58 PM
To: Chuck Adams <adamsc@whhassociates.com>
Subject: Fwd: Waymouth Run residents

Chuck,
Please forward this out to the board. Also, add this to the October agenda.
Regards,
Chris

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

From: "sleyerly@aol.com" <sleyerly@aol.com>
To: Stoneybrook Estero CDD <cdd@stoneybrookesterocdd.com>
Date: 10/16/2023 8:42 PM EDT
Subject: Waymouth Run residents

First I want to apologize for not having this to CDD board earlier but Dean Eyerly who worked with the venders, Village of Estero, FPL and Lee Co, has been in a lot of pain with his hip and had hip surgery 10-11-23.

Please see attachment for cover letter and what Waymouth Run residents would like to see done.

Dean would be happy to meet with anyone or all of you on the CDD board in an evening @ the club house to discuss his findings, venders and what the Waymouth Run residents would like to see done.

Please respond back,
Sharon Eyerly

October 16, 2023

To: Eileen L. Huff, Chair
Stoneybrook CDD

Subject: Corkscrew Road noise and Stoneybrook Golf Drive security

Dear Eileen,

The road widening project on Corkscrew has been in progress for over two years. During that period of time, the homeowners of Waymouth Run have patiently put up with road noise along Corkscrew and lack of security along Stoneybrook Golf Drive.

Now that the road widening project is nearing an end, Waymouth Run homeowners want to know what improvements CDD has planned to make in their area.

At the August 22, 2023 CDD Public Hearing, Board members told Waymouth Run homeowners:

- They have no plan at this point.
- They are waiting to hear from Lee County regarding damages done to HOA property.
- They are waiting for FPL to bury power lines.
- They did not know Waymouth Run homeowner were concerned.
- City of Estero will not let Stoneybrook construct a wall.
- Improvements will cost between \$ 1 to \$ 2 million dollars.

And finally:

- What would Waymouth Run residents like CDD to do?

With that question asked:

August 28: Waymouth Run homeowners met with David Willems (Village of Estero Director of Public Works) to see what improvements will be allowed.

September 28: Homeowners met with David Willems showing him 14 plans of which he tentatively approved of twelve.

October 4: Waymouth Run homeowners met and selected one plan they would like CDD to implement; cost \$ 350,000 based upon vendor bids.

David Willems said the following improvements were acceptable to the Village:

- Chain Link Fence, Aluminum Fence, or Permacast Wall.
- Berm with retaining wall and 15 degree slope.

- Shrubbery with includes hardwood trees.

With that noted, homeowners selected drawing D 12 to run the full length of Corkscrew Road (627') to baffle road noise with Stonybrook Golf Drive receiving only the 8' tall industrial aluminum fence running 798' for security. Homeowners flatly rejected the 8' chain link fence as being cheap looking and 8' Permacast wall as being too imposing.

With the above noted, I would be more than happy to sit down with CDD to review quotes and answer whatever questions CDD might have.

Best Regards,

Dean Eyerly
21225 Weymouth Run
Estero, FL 33928
419-346-8928

CORKSCREW ROAD/ STONEYBROOK GOLF

DRIVE PROJECT

FROM WAYMOUTH RUN POINT OF VIEW

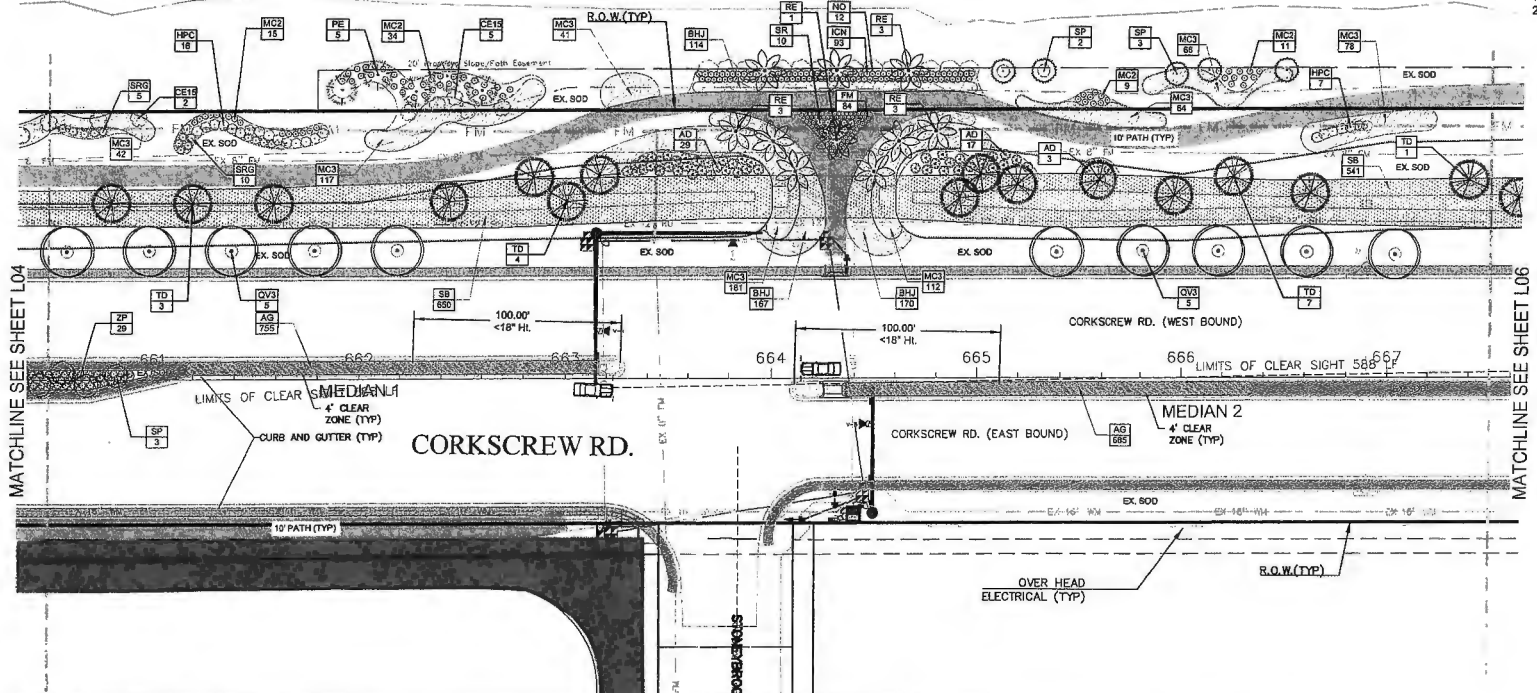
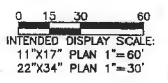
OCTOBER 4, 2023

| TREES | CODE | BOTANICAL NAME | COMMON NAME |
|-------|------|-------------------------------------|--------------------------|
| | SB | <i>Buckleya lucida</i> 'Shady Lady' | Shady Lady Black Olive |
| | OS | <i>Canella indica</i> | Whiting Tree |
| | DB8 | <i>Conocarpus erectus</i> 'Silver' | Silver Buttonwood |
| | CS2 | <i>Cordia alliodora</i> | Orange Gazer Tree |
| | LS | <i>Lagerströmia speciosa</i> | Queen's Grape Myrtle |
| | PC | <i>Pinus elliotii</i> 'Densa' | South Florida Slash Pine |
| | QV3 | <i>Quercus virginiana</i> | Live Oak |

| | | | |
|--|----|------------------------------|-----------------|
| | YC | <i>Tabebuia cantha</i> | Yellow Tabebuia |
| | TH | <i>Tabebuia heterophylla</i> | Pink Tabebuia |
| | TD | <i>Taxodium distichum</i> | Bald Cypress |

| PALM TREES | CODE | BOTANICAL NAME | COMMON NAME |
|------------|------|-----------------------------|-----------------------------|
| | PRT | <i>Phoenix reclinata</i> | Triplaris Papyrus Date Palm |
| | RE | <i>Roystonea elata</i> | Florida Royal Palm |
| | SP | <i>Sabal palmetto</i> | Cabbage Palm |
| | TR | <i>Thrinax radiata</i> | Florida Thatch Palm |
| | VA | <i>Vallisneria spiralis</i> | Montgomery Palm |

NOTICE TO ALL CONTRACTORS
IT'S THE LAW IN FLORIDA 2 BUSINESS DAYS BEFORE YOU DIG CALL SUNSHINE 1-800-432-4770
STATE, COUNTIES & CITIES ARE "NOT" PART OF THE ONE CALL SYSTEM THEY MUST BE CALLED INDIVIDUALLY.



| SHRUBS | CODE | BOTANICAL NAME | COMMON NAME |
|--------|------|---|----------------------|
| | AD | <i>Acrocalymma dasycarpum</i> | Lantana |
| | DR | <i>Chrysobalanus icaco</i> 'Horizontalis' | Horizontal Coccoloba |
| | DR | <i>Chrysobalanus icaco</i> 'Red Tip' | Red Tip Coccoloba |
| | CG | <i>Chaptalia pectinata</i> | Smart-Leaf Cudweed |
| | DB15 | <i>Conocarpus erectus</i> 'Silver' | Silver Button Wood |
| | CA | <i>Croton augustatus</i> | Green Crown Lily |
| | GAD | <i>Citrus augustatus</i> 'Queen Envy' | Queen Envy Citrus |
| | FM | <i>Pilea microcarpa</i> 'Green Island' | Green Island Flies |
| | HFC | <i>Hamelia patens</i> 'Compacta' | Dwarf Firebush |
| | GM | <i>Isora coccinea</i> 'Maufl' | Maufl Iron |
| | GM | <i>Isora coccinea</i> 'New Grass' | Maufl Iron |

| | | | |
|--|-----|---|-------------------------|
| | MC2 | <i>Myrica caribaea</i> | Myrica |
| | NO | <i>Neriopsis oleander</i> | Oleander |
| | NOV | <i>Neriopsis oleander</i> 'White' | White Oleander |
| | NOV | <i>Neriopsis oleander</i> 'Petite Pink' | Petite Pink Oleander |
| | SRC | <i>Serenoa repens</i> | Green Saw Palmetto |
| | SRS | <i>Serenoa repens</i> 'Silver' | Silver Saw Palmetto |
| | SR | <i>Spathoglottis pinnatifida</i> | Orange Bird Of Paradise |
| | ZF | <i>Carlisia beryllina</i> | Caribbeean Palm |
| | ZP | <i>Coccoloba pinnatifida</i> | Coccoloba |

| GROUND COVERS | CODE | BOTANICAL NAME | COMMON NAME |
|---------------|------|--|-----------------------|
| | AG | <i>Arachis glabrata</i> | Parrotel Peanut |
| | BHJ | <i>Bougainvillea</i> 'Helen Johnson' | Compact Bougainvillea |
| | DT | <i>Dianella tereticaulis</i> 'Blueberry' | Blueberry Flax Lily |
| | DB | <i>Dialium bicolor</i> | Yellow Abutilon |
| | DV | <i>Iris versicolor</i> | White African Iris |
| | EE | <i>Eragrostis ciliaris</i> | Elder's Love Grass |
| | ES | <i>Eragrostis spectabilis</i> | Purple Lovegrass |
| | MC3 | <i>Muhlenbergia capillaris</i> | Pink Noddy Grass |
| | PS | <i>Pennisetum setaceum</i> 'Alba' | White Fountain Grass |

| | | | |
|--|----|-----------------------------|----------------------|
| | SB | <i>Sporobolus vaginatus</i> | Sand Cordgrass |
| | TD | <i>Taxodium distichum</i> | Palmetto Grass |
| | TD | <i>Taxodium floridanum</i> | Dwarf Palmetto Grass |

| REFERENCE NOTES KEY PHASE 1 | |
|-----------------------------|--|
| SYMBOL | DESCRIPTION |
| | Pink Grass Mat, 3" Depth In Proposed Areas |
| SYMBOL | DESCRIPTION |
| | Shredded Hardwood Mulch, 3" Depth In Proposed Plant Beds |

ENGINEERING
JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE: (239) 334-0046
FAX: (239) 334-3861
E.S. #652 & L.S. #652

LEE COUNTY PUBLIC WORKS DEPARTMENT OF TRANSPORTATION

CORKSCREW ROAD PHASE 1
Lee County, Florida

| NO. | DATE | REVISIONS DESCRIPTION |
|-----|------|-----------------------|
| | | |
| | | |
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| | | |
| | | |
| | | |

DATE: NOVEMBER 2021
PROJECT NO.: 20200155-000
FILE NO.: 00-00-00
SCALE: As Shown

D 2

SHEET NUMBER
L05

\\fms01\Drawings\2020\2020155-000\Landscaping\DRAWINGS\2020155-000-P1-ISP.dwg (L05) 1/ May 26, 2023 - 2:55pm

VILLAGE OF ESTERO PREFERRED LOOK

GUARDHOUSE STYLE/ STONE COLOR

PROSHOP/ BACK GATE FENCE STYLE

LANDSCAPE APPEARANCE



LANDSCAPE appearance similar to Miromar Lakes, on Ben Hill Griffin Parkway. 4' Berm, layered bushes, hardwood trees.

4' RETAINING WALL

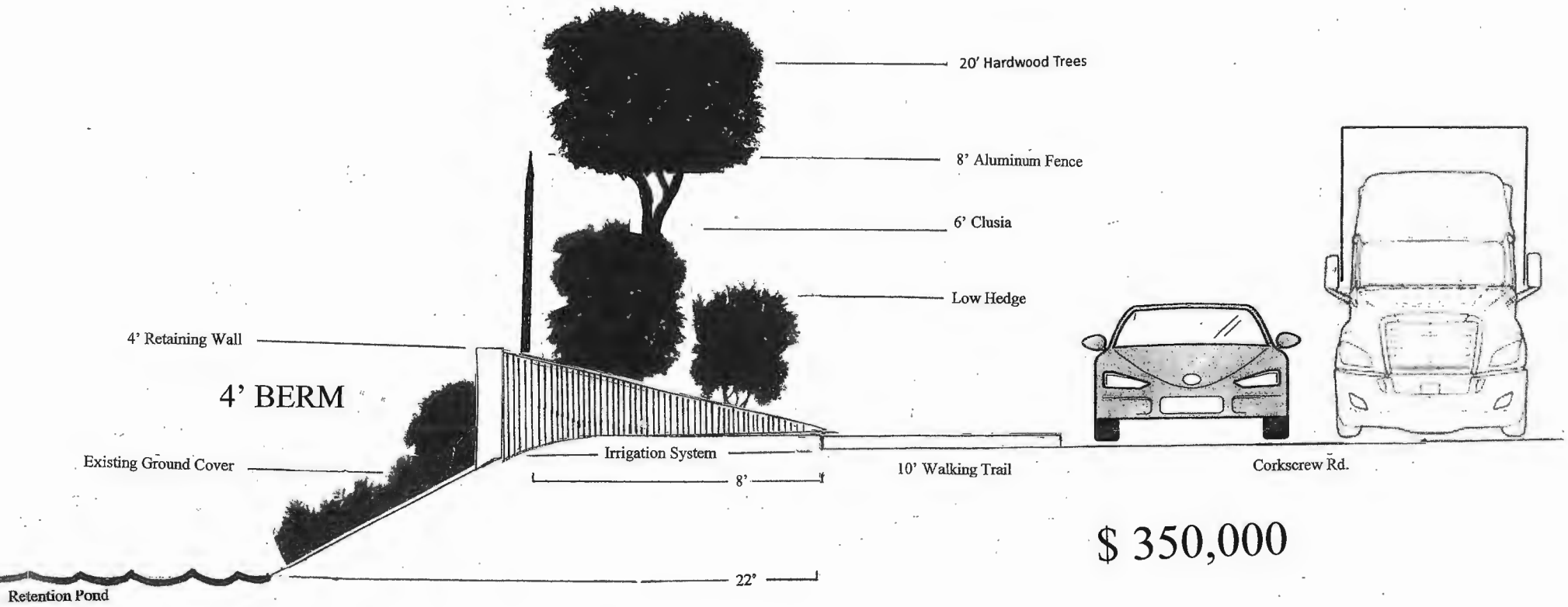


PERMAWALL 2.0 is a precast concrete retaining wall for the most challenging conditions. The wall panel system is available in a large selection of colors and finishes and is usually found in places where extra support is needed to prevent the earth from moving downhill with erosion.

8' ALUMINUM FENCE



8'INDUSTRIAL (solid aluminum) 3-RAIL BLACK ALUMINUM FENCE is seamlessly designed to blend strength, functionality, and sleek design and insure privacy. Difficult to climb; upkeep is minimal.



\$ 350,000

FILL DIRT
 15% angle = 4' Horizontal; 1' Vertical
 700 cubic yards of fill

D12

Scale: 1/2" = 2'

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED
FINANCIAL
STATEMENTS**

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
GOLF FINANCIAL STATEMENTS
UNAUDITED
SEPTEMBER 30, 2023**

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
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**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2023**

| | Major Funds | | | | | | Total Governmental Funds | | |
|--|-------------------|----------------------------|--------------------------------|----------------------------------|----------------------------------|--------------------------------------|--------------------------------|--------------------------------------|----------------|
| | General | Special Revenue Fund | Debt Service Series 2014 | Debt Service Series 2022-1 | Debt Service Series 2022-2 | Capital Projects Series 2022-1 | | Capital Projects Series 2022-2 | |
| ASSETS | | | | | | | | | |
| Cash/investments | | | | | | | | | |
| SunTrust | \$ 265,256 | \$ 303,646 | \$ - | \$ - | \$ - | \$ - | \$ 568,902 | | |
| Finemark - MMA | 49,540 | - | - | - | - | - | 49,540 | | |
| Revenue | - | - | - | 71,401 | 162,699 | - | 234,100 | | |
| Reserve | - | - | - | 127,682 | 271,734 | - | 399,416 | | |
| Construction | - | - | - | - | - | 3,653,769 | 65,849 | | |
| Undeposited funds | 455,236 | - | - | - | - | - | 455,236 | | |
| Due from other funds | | | | | | | | | |
| General fund | - | - | 3,855 | - | 8,822 | - | - | | |
| Irrigation fund | 181,187 | - | - | - | - | - | - | | |
| Due from enterprise fund (golf course) | - | 22,464 | - | - | - | - | - | | |
| Assessments receivable | 892 | - | 484 | 612 | 1,336 | - | - | | |
| Total assets | <u>\$ 952,111</u> | <u>\$ 326,110</u> | <u>\$ 4,339</u> | <u>\$ 199,695</u> | <u>\$ 444,591</u> | <u>\$ 3,653,769</u> | <u>\$ 65,849</u> | <u>\$ 5,646,464</u> | |
| LIABILITIES & FUND BALANCES | | | | | | | | | |
| Liabilities: | | | | | | | | | |
| Accounts payable | \$ 11,489 | \$ 3,613 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 15,102 | |
| Sales tax payable | - | 1,267 | - | - | - | - | - | - | 1,267 |
| Debt service series 2022-2 | 8,822 | - | - | - | - | - | - | - | 8,822 |
| Enterprise fund: golf course | 437,312 | - | - | - | - | - | - | - | 437,312 |
| Total liabilities | <u>457,623</u> | <u>4,880</u> | <u>-</u> | <u>-</u> | <u>-</u> | <u>-</u> | <u>-</u> | <u>-</u> | <u>462,503</u> |
| Fund balances: | | | | | | | | | |
| Restricted: | | | | | | | | | |
| Debt service | - | - | 4,339 | 199,695 | 444,591 | - | - | 648,625 | |
| Capital projects | - | - | - | - | - | 3,653,769 | 65,849 | 3,719,618 | |
| Assigned: | | | | | | | | | |
| Assigned - catastrophe response | 300,000 | - | - | - | - | - | - | 300,000 | |
| Assigned - working capital | 194,488 | - | - | - | - | - | - | 194,488 | |
| Assigned - CAM reserves | - | 18,333 | - | - | - | - | - | 18,333 | |
| Assigned - Common area maint | - | 94,150 | - | - | - | - | - | 94,150 | |
| Unassigned | - | 208,747 | - | - | - | - | - | 208,747 | |
| Total fund balances | <u>494,488</u> | <u>321,230</u> | <u>4,339</u> | <u>199,695</u> | <u>444,591</u> | <u>3,653,769</u> | <u>65,849</u> | <u>5,183,961</u> | |
| Total liabilities and fund balances | <u>\$ 952,111</u> | <u>\$ 326,110</u> | <u>\$ 4,339</u> | <u>\$ 199,695</u> | <u>\$ 444,591</u> | <u>\$ 3,653,769</u> | <u>\$ 65,849</u> | <u>\$ 5,646,464</u> | |

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

| | Current Month | Year to Date | Budget | % of Budget |
|--|-------------------|-------------------|-------------------|----------------|
| REVENUES | | | | |
| Assessment levy | \$ 892 | \$ 366,195 | \$ 362,731 | 101% |
| Interest and miscellaneous (incl. FEMA) | 185 | 377 | 1,000 | 38% |
| Total revenues | <u>1,077</u> | <u>366,572</u> | <u>363,731</u> | 101% |
| EXPENDITURES | | | | |
| Administrative | | | | |
| Supervisors | 1,604 | 17,139 | 12,918 | 133% |
| Management | 4,094 | 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 | - | 2,963 | 2,800 | 106% |
| Audit | - | 4,957 | 4,330 | 114% |
| Legal | 4,869 | 37,938 | 6,000 | 632% |
| Engineering | 1,437 | 6,001 | 2,500 | 240% |
| Postage | 167 | 1,558 | 3,000 | 52% |
| Insurance | - | 4,385 | 4,500 | 97% |
| Printing and binding | 142 | 1,700 | 1,700 | 100% |
| Legal advertising | 1,001 | 3,046 | 2,000 | 152% |
| Contingencies | 46 | 3,021 | 1,000 | 302% |
| Annual district filing fee | - | 175 | 175 | 100% |
| Total administrative | <u>14,981</u> | <u>151,458</u> | <u>111,498</u> | 136% |
| Landscape Maintenance | | | | |
| Other contractual | | | | |
| Common ground oversight | 689 | 43,878 | - | N/A |
| Personnel services | 17,023 | 201,691 | 244,350 | 83% |
| Capital outlay-mowers/carts | - | 119 | 15,000 | 1% |
| Utility carts | - | - | 6,780 | 0% |
| Blowers/edgers/trimmers etc. | - | 3,150 | 2,200 | 143% |
| Chemicals | - | 75 | 7,500 | 1% |
| Fertilizers | - | 3,805 | 14,500 | 26% |
| Annuals | - | 6,769 | 8,000 | 85% |
| Fuel | 700 | 14,700 | 9,000 | 163% |
| Irrigation parts | 1,478 | 12,170 | 6,000 | 203% |
| Parts and maintenance | 906 | 2,131 | 8,000 | 27% |
| Horticultural debris and trash disposal | - | 2,646 | 6,000 | 44% |
| Uniforms | 275 | 2,980 | 3,500 | 85% |
| Continuing educations/BMP certi | - | 23 | 1,500 | 2% |
| Golf maintenance - ball fields | 1,500 | 18,000 | 20,000 | 90% |
| Golf maintenance management | 2,084 | 25,008 | 25,008 | 100% |
| Tree trimming | - | 29,750 | 28,000 | 106% |
| Mulch | - | 40,274 | 37,000 | 109% |
| Plant replacement | - | 3,256 | - | N/A |
| Equipment lease - TCF113 | 449 | 5,693 | 7,000 | N/A |
| LM line repair/labor | - | 387 | - | N/A |
| Hurricane clean-up | - | 199,629 | - | N/A |
| Total landscape maintenance | <u>25,104</u> | <u>616,134</u> | <u>449,338</u> | 137% |
| Other fees and charges | | | | |
| Tax collector | - | 1,625 | 1,737 | 94% |
| Property appraiser | - | 1,121 | 1,158 | 97% |
| Total other fees and charges | <u>-</u> | <u>2,746</u> | <u>2,895</u> | 95% |
| Total expenditures | <u>40,085</u> | <u>770,338</u> | <u>563,731</u> | 137% |
| Excess/(deficiency) of revenues over/(under) expenditures | (39,008) | (403,766) | (200,000) | |
| OTHER FINANCING SOURCES (USES) | | | | |
| Transfers in | 16,082 | 17,275 | - | N/A |
| Transfers out | - | - | (200,000) | 0% |
| Total other financing sources & uses | <u>16,082</u> | <u>17,275</u> | <u>(200,000)</u> | -9% |
| Net change in fund balance | (22,926) | (386,491) | (400,000) | |
| Fund balance - beginning | 517,414 | 880,979 | 865,927 | |
| Fund balance - ending | | | | |
| Assigned: | | | | |
| Assigned - catastrophe response | 300,000 | 300,000 | 300,000 | |
| Assigned - working capital | 194,488 | 194,488 | 165,927 | |
| Fund balance - ending | <u>\$ 494,488</u> | <u>\$ 494,488</u> | <u>\$ 465,927</u> | |

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

| | Current Month | Year to Date |
|--------------------------------|------------------|-----------------|
| OPERATING REVENUES | | |
| Commercial rental | \$ 19,936 | \$ 305,256 |
| Cam reserves | 1,528 | 18,333 |
| Common area maintenance | 7,846 | 94,150 |
| Total revenues | 29,310 | 417,739 |
| OPERATING EXPENSES | | |
| Professional fees | | |
| Collection fees & discounts | \$ - | \$ 16,727 |
| Office supplies | - | 219 |
| Miscellaneous | 37 | 290 |
| Total professional fees | 37 | 17,236 |
| O&M | | |
| Property management | 1,400 | 18,422 |
| Electricity | 35 | 414 |
| Repairs & maintenance | 3,633 | 75,434 |
| Irrigation | 176 | 527 |
| Building maintenance | - | 24,634 |
| Hurricane clean-up | - | 1,190 |
| Uncoded expense | - | 12,215 |
| Total O&M | 5,244 | 132,836 |
| Total operating expenses | 5,281 | 150,072 |
| Operating gain/(loss) | 24,029 | 267,667 |
| Total net position - beginning | 297,201 | 53,563 |
| Total net position - ending | \$ 321,230 | \$ 321,230 |

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

| | Current Month | Year to Date | Budget | % of Budget |
|--|------------------|-----------------|----------------|----------------|
| REVENUES | | | | |
| Assessment levy | \$ 484 | \$ 197,859 | \$ 196,863 | 101% |
| Interest | - | 3,535 | - | N/A |
| Total revenues | <u>484</u> | <u>201,394</u> | <u>196,863</u> | 102% |
| EXPENDITURES | | | | |
| Debt Service | | | | |
| Principal | - | 325,000 | 325,000 | 100% |
| Interest | - | 22,750 | 22,750 | 100% |
| Total debt service | <u>-</u> | <u>347,750</u> | <u>347,750</u> | 100% |
| Excess (deficiency) of revenues over (under) expenditures | 484 | (146,356) | (150,887) | |
| OTHER SOURCES (USES) | | | | |
| Transfers out | - | (1,192) | - | |
| Total other sources/(uses) | <u>-</u> | <u>(1,192)</u> | <u>-</u> | |
| Net change in fund balance | 484 | (147,548) | (150,887) | |
| Fund balance - beginning | 3,855 | 151,887 | 150,887 | |
| Fund balance - ending | <u>\$ 4,339</u> | <u>\$ 4,339</u> | <u>\$ -</u> | |

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

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

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

| | Current Month | Year to Date | Budget | % of Budget |
|--|-------------------|-------------------|-------------------|----------------|
| REVENUES | | | | |
| Assessment levy | \$ 612 | \$ 250,086 | \$ 248,823 | 101% |
| Interest | 809 | 6,712 | - | N/A |
| Total revenues | <u>1,421</u> | <u>256,798</u> | <u>248,823</u> | 0% |
| EXPENDITURES | | | | |
| Debt Service | | | | |
| Principal | \$ - | \$ 80,000 | \$ 80,000 | 100% |
| Principal prepayment | - | - | 200,000 | 0% |
| Interest | - | 131,980 | 131,980 | 100% |
| Cost of issuance | - | 15,376 | - | N/A |
| Total expenditures | <u>-</u> | <u>227,356</u> | <u>411,980</u> | 55% |
| Excess (deficiency) of revenues over (under) expenditures | 1,421 | 29,442 | (163,157) | |
| OTHER SOURCES (USES) | | | | |
| Transfers in | - | - | 200,000 | 0% |
| Transfers out | - | (12,664) | - | N/A |
| Total other sources/(uses) | <u>-</u> | <u>(12,664)</u> | <u>200,000</u> | -6% |
| Net change in fund balance | 1,421 | 16,778 | 36,843 | |
| Fund balance - beginning | 198,274 | 182,917 | 172,643 | |
| Fund balance - ending | <u>\$ 199,695</u> | <u>\$ 199,695</u> | <u>\$ 209,486</u> | |

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

| | Current Month | Year to Date | Budget | % of Budget |
|--|-------------------|-------------------|-------------------|----------------|
| REVENUES | | | | |
| Assessment levy | \$ 1,336 | \$ 546,226 | \$ 543,471 | 101% |
| Interest | 1,810 | 14,573 | - | N/A |
| Total revenues | <u>3,146</u> | <u>560,799</u> | <u>543,471</u> | 103% |
| EXPENDITURES | | | | |
| Debt Service | | | | |
| Principal | \$ - | \$ 105,000 | \$ 105,000 | 100% |
| Interest | - | 331,278 | 331,278 | 100% |
| Cost of issuance | - | 29,500 | - | N/A |
| Total expenditures | <u>-</u> | <u>465,778</u> | <u>436,278</u> | 107% |
| Excess (deficiency) of revenues over (under) expenditures | 3,146 | 95,021 | 107,193 | |
| OTHER SOURCES (USES) | | | | |
| Transfers out | - | (24,387) | - | 0% |
| Total other sources/(uses) | <u>-</u> | <u>(24,387)</u> | <u>-</u> | 0% |
| Net change in fund balance | 3,146 | 70,634 | 107,193 | |
| Fund balance - beginning | 441,445 | 373,957 | 384,588 | |
| Fund balance - ending | <u>\$ 444,591</u> | <u>\$ 444,591</u> | <u>\$ 491,781</u> | |

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

| | <u>Current Month</u> | <u>Year to Date</u> |
|--|--------------------------|-------------------------|
| REVENUES | | |
| Interest | \$ 15,445 | \$ 154,273 |
| Total revenues | <u>15,445</u> | <u>154,273</u> |
| EXPENDITURES | | |
| Capital outlay | 23,594 | 521,683 |
| Total expenditures | <u>23,594</u> | <u>521,683</u> |
| Excess (deficiency) of revenues over (under) expenditures | (8,149) | (367,410) |
| OTHER SOURCES (USES) | | |
| Transfers in | - | 12,664 |
| Total other sources/(uses) | <u>-</u> | <u>12,664</u> |
| Net change in fund balance | (8,149) | (354,746) |
| Fund balance - beginning | 3,661,918 | 4,008,515 |
| Fund balance - ending | <u>\$ 3,653,769</u> | <u>\$ 3,653,769</u> |

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

| | Current Month | Year to Date |
|--|------------------|-----------------|
| REVENUES | | |
| Interest | 2,172 | 19,625 |
| Total revenues | 2,172 | 19,625 |
| EXPENDITURES | | |
| Total expenditures | - | - |
| Excess (deficiency) of revenues over (under) expenditures | 2,172 | 19,625 |
| OTHER SOURCES (USES) | | |
| Transfers in | - | 24,387 |
| Transfers out | (16,082) | (16,082) |
| Total other sources/(uses) | (16,082) | 8,305 |
| Net change in fund balance | (13,910) | 27,930 |
| Fund balance - beginning | 79,759 | 37,919 |
| Fund balance - ending | \$ 65,849 | \$ 65,849 |

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF NET POSITION
PROPRIETARY FUND - IRRIGATION
SEPTEMBER 30, 2023**

| ASSETS | Balance |
|---|------------|
| Current assets: | |
| Cash | \$ 12,361 |
| Accounts receivable | 161,135 |
| Less allowance for doubtful accounts | (14,704) |
| Assessments receivable | 309 |
| Total current assets | 159,101 |
| Noncurrent assets: | |
| Capital assets | |
| Equipment - irrigation | 77,069 |
| Resident irrigation & wells | 494,808 |
| Pumphouse | 371,990 |
| Less accumulated depreciation | (626,516) |
| Total capital assets, net of accumulated depreciation | 317,351 |
| Total noncurrent assets | 317,351 |
| Total assets | 476,452 |
| LIABILITIES | |
| Current liabilities: | |
| Accounts payable | 5,306 |
| Customer deposits | 12,217 |
| Due to golf fund | 19,856 |
| Due to general fund | 181,187 |
| Total current liabilities | 218,566 |
| Noncurrent liabilities: | |
| Total noncurrent liabilities | - |
| Total liabilities | 218,566 |
| NET POSITION | |
| Net investment in capital assets | (131,708) |
| Unrestricted | 389,594 |
| Total net position | \$ 257,886 |

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

| | Current Month | Year to Date | Budget | % of Budget |
|--|-------------------|-------------------|-------------------|----------------|
| OPERATING REVENUES | | | | |
| Assessment levy | \$ 309 | \$ 126,292 | \$ 125,649 | 101% |
| Direct bill: golf course | 4,967 | 59,613 | 59,613 | 100% |
| Irrigation revenue* | 19,880 | 172,380 | 170,000 | 101% |
| Total revenues | <u>25,156</u> | <u>358,285</u> | <u>355,262</u> | 101% |
| OPERATING EXPENSES | | | | |
| Professional fees | | | | |
| Audit | - | 5,306 | 4,635 | 114% |
| Accounting | 728 | 8,742 | 8,742 | 100% |
| Utility billing | 3,330 | 36,020 | 31,500 | 114% |
| Miscellaneous | 203 | 1,941 | 2,500 | 78% |
| Total professional fees | <u>4,261</u> | <u>52,009</u> | <u>47,377</u> | 110% |
| Irrigation services | | | | |
| Service/permit monitoring contracts | - | 2,475 | 3,000 | 83% |
| Line repairs/labor | 3,697 | 41,059 | 55,000 | 75% |
| Insurance | - | - | 14,784 | 0% |
| Effluent water supply | 10,005 | 109,682 | 115,000 | 95% |
| Electricity | 8,918 | 37,032 | 26,000 | 142% |
| Pumps & machinery | 700 | 5,921 | 27,000 | 22% |
| Depreciation | 3,384 | 40,603 | 40,603 | 100% |
| Personnel | 1,771 | 21,254 | 27,000 | 79% |
| Total utility expenses | <u>28,475</u> | <u>258,026</u> | <u>308,387</u> | 84% |
| Operating gain/(loss) | (7,580) | 48,250 | (502) | |
| NONOPERATING REVENUES/(EXPENSES) | | | | |
| Interest, penalties & miscellaneous income | - | 5 | 100 | 5% |
| Total nonoperating revenues (expenses) | <u>-</u> | <u>5</u> | <u>100</u> | 5% |
| Change in net position | (7,580) | 48,255 | (402) | |
| Total net position - beginning | 265,466 | 209,631 | 228,280 | |
| Total net position - ending | <u>\$ 257,886</u> | <u>\$ 257,886</u> | <u>\$ 227,878</u> | |

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

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF NET POSITION
PROPRIETARY FUND - GOLF
SEPTEMBER 30, 2023**

| ASSETS | <u>Balance</u> |
|----------------------------------|------------------|
| Current assets: | |
| Cash | |
| SunTrust acct #1660 | \$ 118,742 |
| SunTrust acct #7736 (petty cash) | 3,285 |
| SunTrust acct #3187 (petty cash) | 1,559 |
| Petty cash - registers | 200 |
| Lunch bar | 100 |
| Pro shop | 200 |
| Investments | |
| Cost of issuance - series 2014 | 326 |
| Reserve - series 2014 | 208,788 |
| Interest - series 2014 | 27,063 |
| Sinking - series 2014 | 56,371 |
| Reserve - series 2019 | 10,002 |
| Inventory | |
| Pro shop | |
| Accounts receivable | 4,302 |
| Bags & accessories | 15,650 |
| Balls | 65,033 |
| Clubs | 30,366 |
| Gloves | 8,544 |
| Headwear | 21,915 |
| Ladies wear | 46,139 |
| Mens wear | 25,314 |
| Shoes | 10,226 |
| Miscellaneous | 46,616 |
| Concession | |
| Food | 50,082 |
| Beer | 7,777 |
| Soft beverages | 22,986 |
| Due from general fund | 439,273 |
| Due from irrigation fund | 19,856 |
| Due from other governments | |
| Lease deposit | 860 |
| Deposits | |
| Coastal Beverage | 2,250 |
| FP&L | 8,100 |
| JJ Taylor | 3,500 |
| TAQ | |
| Reserves | 38,163 |
| Rental clubs inventory | 42,565 |
| Capital improvements | 33,515 |
| Total current assets | <u>1,369,668</u> |

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF NET POSITION
PROPRIETARY FUND - GOLF
SEPTEMBER 30, 2023**

| Noncurrent assets: | <u>Balance</u> |
|---|----------------------------|
| Capital assets | |
| Land | 1,556,677 |
| Maintenance building | 133,566 |
| Land improvements | 1,950,012 |
| Golf course | 4,483,910 |
| Furniture & equipment | 677,752 |
| Accumulated depreciation | <u>(4,223,585)</u> |
| Total capital assets, net of accumulated depreciation | <u>4,578,332</u> |
| Total noncurrent assets | <u>4,578,332</u> |
| Total assets | <u>5,948,000</u> |
| | |
| LIABILITIES | |
| Current liabilities: | |
| Accounts payable | 259,203 |
| Gratuities payable | 21,002 |
| Sales tax payable | 8,511 |
| Rainchecks | 6 |
| Due to special revenue fund | 22,464 |
| Due to others | 10 |
| Gift certificates | 57,902 |
| Accrued interest - series 2014 | <u>23,479</u> |
| Total current liabilities | <u>392,577</u> |
| | |
| Noncurrent liabilities: | |
| Capital leases payable | 17 |
| Bonds payable - series 2014 | 805,000 |
| Note payable - series 2019 | <u>64,796</u> |
| Total noncurrent liabilities | <u>869,813</u> |
| Total liabilities | <u>1,262,390</u> |
| | |
| NET POSITION | |
| Net investment in capital assets | 4,575,488 |
| Unrestricted | <u>110,122</u> |
| Total net position | <u><u>\$ 4,685,610</u></u> |

STONEYBROOK
STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - PROPRIETARY FUND - GOLF
CONSOLIDATED
FOR THE PERIOD ENDED SEPTEMBER 30, 2023

| | Current Month | | | | | | Year to Date | | | | | |
|---|---------------------|---------------------|---------------------|---------------------|------------------|---------------------|---------------------|---------------------|---------------------|---------------------|------------------|-------------------|
| | FY '22 | FY '23 | Variance | FY '23 | Variance | Variance | FY '22 | FY '23 | Variance | FY '23 | Variance | Variance |
| | Actual | Actual | Actual '22 to '23 | Budget | Budget to Actual | Budget to Actual | Actual | Actual | '22 to '23 | Budget | Budget to Actual | Budget to Actual |
| REVENUES | | | | | | | | | | | | |
| Consolidated | | | | | | | | | | | | |
| Unclassified revenue | \$ 30 | \$ 281 | \$ 251 | - | N/A | 281 | \$ 4,522 | \$ 1,576 | \$ (2,946) | - | N/A | 1,576 |
| Administrative | 363 | 1,153 | 790 | - | N/A | 1,153 | 834 | 90,829 | 89,995 | \$ - | N/A | \$ 90,829 |
| Golf course | 83,189 | 116,296 | 33,107 | 65,765 | 177% | 50,531 | 3,108,118 | 3,432,375 | 324,257 | 2,986,856 | 115% | 445,519 |
| Pro shop | 10,218 | 17,335 | 7,117 | 3,075 | 564% | 14,260 | 160,692 | 190,514 | 29,822 | 137,701 | 138% | 52,813 |
| Concession | 8,941 | 9,559 | 618 | 5,010 | 191% | 4,549 | 172,426 | 161,991 | (10,435) | 154,522 | 105% | 7,469 |
| Total consolidated revenues | <u>102,741</u> | <u>144,624</u> | <u>41,883</u> | <u>73,850</u> | <u>196%</u> | <u>70,774</u> | <u>3,446,592</u> | <u>3,877,285</u> | <u>430,693</u> | <u>3,279,079</u> | <u>118%</u> | <u>598,206</u> |
| Cost of sales | | | | | | | | | | | | |
| Consolidated | | | | | | | | | | | | |
| Pro shop | 6,980 | 14,953 | 7,973 | 1,932 | 774% | 13,021 | 91,461 | 129,458 | 37,997 | 88,868 | 146% | 40,590 |
| Concession | 2,687 | 1,672 | (1,015) | 1,604 | 104% | 68 | 57,525 | 40,904 | (16,621) | 43,271 | 95% | (2,367) |
| Total consolidated cost of sales | <u>9,667</u> | <u>16,625</u> | <u>6,958</u> | <u>3,536</u> | <u>470%</u> | <u>13,089</u> | <u>148,986</u> | <u>170,362</u> | <u>21,376</u> | <u>132,139</u> | <u>129%</u> | <u>38,223</u> |
| Gross consolidated earnings | <u>93,074</u> | <u>127,999</u> | <u>34,925</u> | <u>70,314</u> | <u>182%</u> | <u>57,685</u> | <u>3,297,606</u> | <u>3,706,923</u> | <u>409,317</u> | <u>3,146,940</u> | <u>118%</u> | <u>559,983</u> |
| Expenses | | | | | | | | | | | | |
| Consolidated | | | | | | | | | | | | |
| Administrative | 59,598 | 44,686 | (14,912) | 39,038 | 114% | 5,648 | 597,496 | 595,608 | (1,888) | 440,509 | 135% | 155,099 |
| Concession | 2,834 | 5,337 | 2,503 | 5,267 | 101% | 70 | 82,247 | 80,522 | (1,725) | 64,038 | 126% | 16,484 |
| Golf course | 131,800 | 340,483 | 208,683 | 130,793 | 260% | 209,690 | 1,310,666 | 1,785,282 | 474,616 | 1,540,791 | 116% | 244,491 |
| Pro shop | 96,678 | 85,657 | (11,021) | 54,657 | 157% | 31,000 | 868,294 | 990,213 | 121,919 | 829,407 | 119% | 160,806 |
| Total consolidated expenses | <u>290,910</u> | <u>476,163</u> | <u>185,253</u> | <u>229,755</u> | <u>207%</u> | <u>246,408</u> | <u>2,858,703</u> | <u>3,451,625</u> | <u>592,922</u> | <u>2,874,745</u> | <u>120%</u> | <u>576,880</u> |
| NONOPERATING REVENUES/(EXPENSES) | | | | | | | | | | | | |
| Interest | (6,154) | (4,696) | 1,458 | (5,454) | 86% | 758 | (69,942) | (61,658) | 8,284 | (70,348) | 88% | 8,690 |
| Total other financing sources/(uses) | <u>(6,154)</u> | <u>(4,696)</u> | <u>1,458</u> | <u>(5,454)</u> | <u>86%</u> | <u>758</u> | <u>(69,942)</u> | <u>(61,658)</u> | <u>8,284</u> | <u>(70,348)</u> | <u>88%</u> | <u>8,690</u> |
| Change in net position | (203,990) | (352,860) | <u>\$ (148,870)</u> | (164,895) | | <u>\$ (187,965)</u> | 368,961 | 193,640 | <u>\$ (175,321)</u> | 201,847 | | <u>\$ (8,207)</u> |
| Total net position - beginning | 4,727,397 | 5,038,470 | | 4,712,729 | | | 4,154,446 | 4,491,970 | | 4,345,987 | | |
| Total net position - ending | <u>\$ 4,523,407</u> | <u>\$ 4,685,610</u> | | <u>\$ 4,547,834</u> | | | <u>\$ 4,523,407</u> | <u>\$ 4,685,610</u> | | <u>\$ 4,547,834</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, 2023

| | Current Month | | | | | | Year to Date | | | | | |
|--------------------------------------|------------------|------------------|----------------------------------|------------------|---------------------------------|---------------------------------|------------------|------------------|----------------------------------|------------------|---------------------------------|---------------------------------|
| | FY '22 Actual | FY '23 Actual | Variance Actual '22 to '23 | FY '23 Budget | Variance Budget to Actual | Variance Budget to Actual | FY '22 Actual | FY '23 Actual | Variance Actual '22 to '23 | FY '23 Budget | Variance Budget to Actual | Variance Budget to Actual |
| REVENUES | | | | | | | | | | | | |
| Unclassified revenue | \$ 30 | \$ 281 | \$ 251 | \$ - | N/A | \$ 281 | 4,522 | \$ 1,576 | \$ (2,946) | \$ - | N/A | \$ 1,576 |
| Administrative | | | | | | | | | | | | |
| Other | \$ - | \$ 1,151 | \$ 1,151 | \$ - | N/A | \$ 1,151 | \$ - | \$ 11,539 | \$ 11,539 | \$ - | N/A | \$ 11,539 |
| Insurance proceeds | - | - | - | - | N/A | - | - | 79,255 | 79,255 | - | N/A | 79,255 |
| Interest | 363 | 2 | (361) | - | N/A | 2 | 834 | 35 | (799) | - | N/A | 35 |
| Total administrative revenues | 363 | 1,153 | 790 | - | N/A | 1,153 | 834 | 90,829 | 89,995 | - | N/A | 90,829 |
| EXPENSES | | | | | | | | | | | | |
| Administrative | | | | | | | | | | | | |
| Legal | - | - | - | 292 | 0% | (292) | 133 | - | (133) | 3,500 | 0% | (3,500) |
| 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 | - | - | - | - | N/A | - | 5,886 | 6,738 | 852 | 5,886 | 114% | 852 |
| Building maintenance | 22,027 | 5,182 | (16,845) | 1,000 | 518% | 4,182 | 96,485 | 101,388 | 4,903 | 19,000 | 534% | 82,388 |
| Copy machine lease | 1,176 | 852 | (324) | 660 | 129% | 192 | 6,008 | 5,576 | (432) | 7,920 | 70% | (2,344) |
| 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 | 14,057 | 9,238 | (4,819) | 8,000 | 115% | 1,238 | 107,231 | 121,665 | 14,434 | 49,000 | 248% | 72,665 |
| Management fee | 4,083 | - | (4,083) | 4,084 | 0% | (4,084) | 49,000 | - | (49,000) | 49,000 | 0% | (49,000) |
| Pest control | - | - | - | 167 | - | (167) | 1,570 | 1,485 | (85) | 2,004 | 74% | (519) |
| Meeting expenses, travel expenses | - | - | - | 125 | 0% | (125) | 1,330 | 2,592 | 1,262 | 1,500 | 173% | 1,092 |
| Postage | - | - | - | 250 | 0% | (250) | 7 | - | (7) | 3,000 | 0% | (3,000) |
| Taxes | - | - | - | - | N/A | - | 353 | 358 | 5 | 250 | 143% | 108 |
| Window cleaning | - | - | - | - | N/A | - | - | - | - | 300 | 0% | (300) |
| Utilities (Electricity paid to FP&L) | 579 | 632 | 53 | 417 | 152% | 215 | 5,031 | 6,604 | 1,573 | 5,000 | 132% | 1,604 |
| Utilities (Water paid to Duffy's) | - | - | - | 50 | 0% | (50) | - | - | - | 600 | 0% | (600) |
| CAM | - | - | - | 2,407 | 0% | (2,407) | 37,004 | - | (37,004) | 28,884 | 0% | (28,884) |
| Lease | - | 8,199 | 8,199 | 4,561 | 180% | 3,638 | 77,605 | 97,776 | 20,171 | 54,732 | 179% | 43,044 |
| 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 | 900 | - | (900) | - | N/A | - | (725) | 464 | 1,189 | - | N/A | 464 |
| Miscellaneous | 276 | - | (276) | - | N/A | - | 9,615 | 999 | (8,616) | - | N/A | 999 |
| Total administrative expenses | 59,598 | 44,686 | (14,912) | 39,038 | 114% | 5,648 | 597,496 | 595,608 | (1,888) | 440,509 | 135% | 155,099 |
| Net administrative earnings | (59,235) | (43,533) | 15,702 | (39,038) | 112% | (4,495) | (596,662) | (504,779) | 91,883 | (440,509) | 115% | (64,270) |

STONEYBROOK
STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
NET POSITION - PROPRIETARY FUND - GOLF
CONCESSION
FOR THE PERIOD ENDED SEPTEMBER 30, 2023

| | Current Month | | | | | | Year to Date | | | | | |
|-----------------------------|---------------|--------|----------------------|---------|---------------------|---------------------|--------------|---------|----------------------|---------|---------------------|---------------------|
| | FY '22 | FY '23 | Variance | FY '23 | Variance | Variance | FY '22 | FY '23 | Variance | FY '23 | Variance | Variance |
| | Actual | Actual | Actual '22 to '23 | Budget | Budget to Actual | Budget to Actual | Actual | Actual | Actual '22 to '23 | Budget | Budget to Actual | Budget to Actual |
| REVENUES | | | | | | | | | | | | |
| Concession | | | | | | | | | | | | |
| Food sales | 1,800 | 1,676 | (124) | 700 | 239% | 976 | 36,819 | 29,785 | (7,034) | 29,797 | 100% | (12) |
| Food cart sales | - | - | - | 135 | 0% | (135) | - | - | - | 4,804 | 0% | (4,804) |
| Beer sales | 5,247 | 5,783 | 536 | 2,000 | 289% | 3,783 | 105,203 | 98,304 | (6,899) | 80,120 | 123% | 18,184 |
| Beer cart sales | - | - | - | 505 | 0% | (505) | - | - | - | 6,191 | 0% | (6,191) |
| Soft beverage sales | 1,894 | 2,100 | 206 | 1,000 | 210% | 1,100 | 30,404 | 33,902 | 3,498 | 26,550 | 128% | 7,352 |
| Soft beverage cart sales | - | - | - | 670 | 0% | (670) | - | - | - | 7,060 | 0% | (7,060) |
| Total concession revenues | 8,941 | 9,559 | 618 | 5,010 | 191% | 4,549 | 172,426 | 161,991 | (10,435) | 154,522 | 105% | 7,469 |
| Cost of goods sold | | | | | | | | | | | | |
| Concession | | | | | | | | | | | | |
| Food | 540 | 541 | 1 | 376 | 144% | 165 | 14,537 | 6,051 | (8,486) | 10,141 | 60% | (4,090) |
| Beer | 1,577 | 866 | (711) | 877 | 99% | (11) | 30,510 | 29,631 | (879) | 23,664 | 125% | 5,967 |
| Soft beverage | 570 | 265 | (305) | 351 | 75% | (86) | 12,478 | 5,222 | (7,256) | 9,466 | 55% | (4,244) |
| Total cost of goods sold | 2,687 | 1,672 | (1,015) | 1,604 | 104% | 68 | 57,525 | 40,904 | (16,621) | 43,271 | 95% | (2,367) |
| Gross concession earnings | 6,254 | 7,887 | 1,633 | 3,406 | 232% | 4,481 | 114,901 | 121,087 | 6,186 | 111,251 | 109% | 9,836 |
| EXPENSES | | | | | | | | | | | | |
| Concession | | | | | | | | | | | | |
| Beverage cart lease | 854 | 256 | (598) | 400 | 64% | (144) | 5,452 | 5,855 | 403 | 4,800 | 122% | 1,055 |
| Equipment repair | - | - | - | 25 | 0% | (25) | - | - | - | 300 | 0% | (300) |
| Licenses & permits | - | - | - | - | N/A | - | 242 | - | (242) | 834 | 0% | (834) |
| Payroll concession | 3,298 | 4,360 | 1,062 | 3,740 | 117% | 620 | 53,749 | 55,799 | 2,050 | 44,880 | 124% | 10,919 |
| Payroll taxes/concession | 305 | 393 | 88 | 602 | 65% | (209) | 5,006 | 4,806 | (200) | 7,224 | 67% | (2,418) |
| Pay related group insurance | (2,000) | - | 2,000 | - | N/A | - | 12,322 | - | (12,322) | - | N/A | - |
| Pay related 401(k) | 60 | 24 | (36) | - | N/A | 24 | 130 | 581 | 451 | - | N/A | 581 |
| Cash over/short | - | 69 | 69 | - | N/A | 69 | - | 4,103 | 4,103 | - | N/A | 4,103 |
| Supplies | 317 | 235 | (82) | 500 | 47% | (265) | 5,346 | 9,378 | 4,032 | 6,000 | 156% | 3,378 |
| Total concession expenses | 2,834 | 5,337 | 2,503 | 5,267 | 101% | 70 | 82,247 | 80,522 | (1,725) | 64,038 | 126% | 16,484 |
| Net concession earnings | 3,420 | 2,550 | (870) | (1,861) | -137% | 4,411 | 32,654 | 40,565 | 7,911 | 47,213 | 86% | (6,648) |

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, 2023

| | Current Month | | | | | | Year to Date | | | | | |
|----------------------------|---------------|---------|-------------------|--------|------------------|------------------|--------------|-----------|------------|-----------|------------------|------------------|
| | FY '22 | FY '23 | Variance | FY '23 | Variance | Variance | FY '22 | FY '23 | Variance | FY '15 | Variance | Variance |
| | Actual | Actual | Actual '22 to '23 | Budget | Budget to Actual | Budget to Actual | Actual | Actual | '22 to '23 | Budget | Budget to Actual | Budget to Actual |
| REVENUES | | | | | | | | | | | | |
| Golf Course | | | | | | | | | | | | |
| Memberships | \$ - | - | \$ - | \$ - | N/A | - | \$ - | \$ 6,268 | \$ 6,268 | - | N/A | 6,268 |
| Annual pass | 5,600 | 8,800 | 3,200 | - | 100% | 8,800 | 115,435 | 201,234 | 85,799 | 100,979 | 199% | 100,255 |
| Green fees + gps | 67,126 | 88,728 | 21,602 | 55,310 | 160% | 33,418 | 2,761,899 | 2,922,624 | 160,725 | 2,658,028 | 110% | 264,596 |
| Public green fees - TT | - | - | - | - | N/A | - | 1,200 | - | (1,200) | - | N/A | - |
| Range fees | 9,088 | 14,932 | 5,844 | 8,737 | 171% | 6,195 | 196,420 | 262,280 | 65,860 | 188,358 | 139% | 73,922 |
| Club rentals | 1,295 | 1,631 | 336 | 317 | 515% | 1,314 | 19,732 | 24,572 | 4,840 | 18,549 | 132% | 6,023 |
| Handicaps | 80 | 205 | 125 | 184 | 111% | 21 | 3,578 | 8,097 | 4,519 | 4,731 | 171% | 3,366 |
| Lake ball | - | - | - | 100 | 0% | (100) | - | - | - | 2,580 | 0% | (2,580) |
| Irrigation - Stoney Master | - | - | - | 17 | 0% | (17) | - | - | - | 431 | 0% | (431) |
| Other income | - | - | - | - | N/A | - | 269 | - | (269) | - | N/A | - |
| Sbjrgolf | - | 2,000 | 2,000 | 400 | 500% | 1,600 | 800 | 3,220 | 2,420 | 4,800 | 67% | (1,580) |
| Pga staff | - | - | - | 200 | 0% | (200) | 4,685 | 80 | (4,605) | 2,400 | 3% | (2,320) |
| Miscellaneous | - | - | - | 500 | 0% | (500) | 4,100 | 4,000 | (100) | 6,000 | 67% | (2,000) |
| Total golf course | 83,189 | 116,296 | 33,107 | 65,765 | 177% | 50,531 | 3,108,118 | 3,432,375 | 324,257 | 2,986,856 | 115% | 445,519 |
| Pro Shop | | | | | | | | | | | | |
| Bags & accessories | 766 | 849 | 83 | 134 | 634% | 715 | 12,539 | 15,684 | 3,145 | 11,905 | 132% | 3,779 |
| Balls | 4,009 | 6,651 | 2,642 | 1,036 | 642% | 5,615 | 68,108 | 78,837 | 10,729 | 50,157 | 157% | 28,680 |
| Clubs | - | - | - | 100 | 0% | (100) | 5,765 | 1,480 | (4,285) | 5,019 | 29% | (3,539) |
| Gloves | 1,675 | 1,473 | (202) | 267 | 552% | 1,206 | 14,611 | 19,806 | 5,195 | 10,768 | 184% | 9,038 |
| Headwear | 965 | 500 | (465) | 368 | 136% | 132 | 15,332 | 19,249 | 3,917 | 14,931 | 129% | 4,318 |
| Ladies wear | 447 | 1,263 | 816 | 334 | 378% | 929 | 8,585 | 8,651 | 66 | 9,790 | 88% | (1,139) |
| Mens wear | 1,936 | 5,647 | 3,711 | 635 | 889% | 5,012 | 24,971 | 35,894 | 10,923 | 23,341 | 154% | 12,553 |
| Shoes | 420 | 952 | 532 | 201 | 474% | 751 | 10,781 | 10,913 | 132 | 11,790 | 93% | (877) |
| Total pro shop | 10,218 | 17,335 | 7,117 | 3,075 | 564% | 14,260 | 160,692 | 190,514 | 29,822 | 137,701 | 138% | 52,813 |
| Total revenues | 93,407 | 133,631 | 40,224 | 68,840 | 194% | 64,791 | 3,268,810 | 3,622,889 | 354,079 | 3,124,557 | 116% | 498,332 |
| Cost of goods sold | | | | | | | | | | | | |
| Pro shop | | | | | | | | | | | | |
| Bags & accessories | - | - | - | 103 | 0% | (103) | 2,029 | 751 | (1,278) | 5,912 | 13% | (5,161) |
| Balls | 2,786 | 4,272 | 1,486 | 653 | 654% | 3,619 | 36,411 | 48,612 | 12,201 | 30,074 | 162% | 18,538 |
| Clubs | - | - | - | 105 | 0% | (105) | 2,447 | 1,411 | (1,036) | 4,898 | 29% | (3,487) |
| Gloves | 832 | 632 | (200) | 158 | 400% | 474 | 8,323 | 7,894 | (429) | 5,844 | 135% | 2,050 |
| Headwear | 541 | 291 | (250) | 210 | 139% | 81 | 6,559 | 12,061 | 5,502 | 8,652 | 139% | 3,409 |
| Ladies wear | 356 | 1,256 | 900 | 254 | 494% | 1,002 | 7,099 | 9,102 | 2,003 | 9,498 | 96% | (396) |
| Mens wear | 1,468 | 7,319 | 5,851 | 445 | 1645% | 6,874 | 18,826 | 33,030 | 14,204 | 17,961 | 184% | 15,069 |
| Shoes | 536 | 702 | 166 | 171 | 411% | 531 | 5,714 | 8,898 | 3,184 | 8,033 | 111% | 865 |
| Miscellaneous | 461 | 481 | 20 | - | N/A | 481 | 4,441 | 8,442 | 4,001 | - | N/A | 8,442 |
| Discounts earned | - | - | - | (167) | 0% | 167 | (388) | (743) | (355) | (2,004) | 37% | 1,261 |
| Total cost of goods sold | 6,980 | 14,953 | 7,973 | 1,932 | 774% | 13,021 | 91,461 | 129,458 | 37,997 | 88,868 | 146% | 40,590 |
| Gross earnings | 86,427 | 118,678 | 32,251 | 66,908 | 177% | 51,770 | 3,177,349 | 3,493,431 | 316,082 | 3,035,689 | 115% | 457,742 |

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, 2023

| | Current Month | | | | | | Year to Date | | | | | |
|------------------------------|------------------|------------------|----------------------------------|------------------|---------------------------------|---------------------------------|------------------|------------------|----------------------------------|------------------|---------------------------------|---------------------------------|
| | FY '22 Actual | FY '23 Actual | Variance Actual '22 to '23 | FY '23 Budget | Variance Budget to Actual | Variance Budget to Actual | FY '22 Actual | FY '23 Actual | Variance Actual '22 to '23 | FY '23 Budget | Variance Budget to Actual | Variance Budget to Actual |
| EXPENSES | | | | | | | | | | | | |
| Pro shop | | | | | | | | | | | | |
| Advertising | 1,100 | 1,445 | 345 | 1,100 | 131% | 345 | 12,010 | 12,736 | 726 | 13,200 | 96% | (464) |
| Alarm | 582 | 352 | (230) | 77 | 457% | 275 | 9,032 | 3,901 | (5,131) | 6,693 | 58% | (2,792) |
| Association dues | - | 349 | 349 | - | N/A | 349 | 150 | 2,242 | 2,092 | 2,207 | 102% | 35 |
| Credit card expense** | 2,982 | 4,385 | 1,403 | - | N/A | 4,385 | 95,969 | 110,000 | 14,031 | 13,709 | 802% | 96,291 |
| Bank charges | 387 | 306 | (81) | 2,558 | 12% | (2,252) | 5,720 | 6,172 | 452 | 97,813 | 6% | (91,641) |
| Cart lease | 13,563 | 13,563 | - | 13,153 | 103% | 410 | 168,612 | 170,987 | 2,375 | 157,836 | 108% | 13,151 |
| Cart maintenance | - | - | - | 250 | 0% | (250) | 7,757 | 3,606 | (4,151) | 4,000 | 90% | (394) |
| Cash (over)/short | 477 | 2,624 | 2,147 | - | N/A | 2,624 | (50) | 3,883 | 3,933 | - | N/A | 3,883 |
| Commission | - | - | - | 209 | 0% | (209) | - | - | - | 6,964 | 0% | (6,964) |
| Computer support (IBS) | 1,400 | 985 | (415) | - | N/A | 985 | 8,116 | 13,668 | 5,552 | - | N/A | 13,668 |
| Electric cart barn | 1,375 | 1,453 | 78 | 1,014 | 143% | 439 | 18,274 | 20,553 | 2,279 | 13,201 | 156% | 7,352 |
| Employee enrollment testing | - | - | - | 14 | 0% | (14) | - | - | - | 514 | 0% | (514) |
| Equipment repair/maintenance | - | - | - | 71 | 0% | (71) | - | 764 | 764 | 996 | 77% | (232) |
| Handicap system/GHIN | - | - | - | 27 | 0% | (27) | - | - | - | 3,702 | 0% | (3,702) |
| Internet access | - | - | - | 132 | 0% | (132) | 2,109 | - | (2,109) | 1,584 | 0% | (1,584) |
| Education | - | - | - | - | N/A | - | - | 1,971 | 1,971 | 1,500 | 131% | 471 |
| License/permits | - | - | - | - | N/A | - | 492 | 2,242 | 1,750 | 476 | 471% | 1,766 |
| Office supplies | 490 | 432 | (58) | 48 | 900% | 384 | 4,148 | 4,578 | 430 | 1,238 | 370% | 3,340 |
| Payroll | 30,694 | 39,020 | 8,326 | 26,651 | 146% | 12,369 | 377,423 | 452,869 | 75,446 | 360,508 | 126% | 92,361 |
| Payroll taxes & fees | 2,843 | 3,404 | 561 | 4,458 | 76% | (1,054) | 48,077 | 40,608 | (7,469) | 57,537 | 71% | (16,929) |
| Pay related group insurance | 1,981 | 864 | (1,117) | 2,769 | 31% | (1,905) | 23,914 | 28,511 | 4,597 | 35,345 | 81% | (6,834) |
| Pay related 401k match | 568 | 1,598 | 1,030 | 105 | 1522% | 1,493 | 3,783 | 13,237 | 9,454 | 1,260 | 1051% | 11,977 |
| Printing | - | - | - | 95 | 0% | (95) | - | - | - | 285 | 0% | (285) |
| Range | 35,048 | 6,878 | (28,170) | - | N/A | 6,878 | 43,790 | 45,721 | 1,931 | 8,000 | 572% | 37,721 |
| Repairs & maintenance | - | - | - | 71 | 0% | (71) | - | - | - | 855 | 0% | (855) |
| Scorecards/pencils | - | - | - | - | N/A | - | 4,753 | 1,994 | (2,759) | 9,000 | 22% | (7,006) |
| Signage | - | - | - | - | N/A | - | - | - | - | 238 | 0% | (238) |
| Small tools | - | - | - | - | N/A | - | - | - | - | 96 | 0% | (96) |
| Storage unit | 366 | 134 | (232) | 81 | 165% | 53 | 1,311 | 1,406 | 95 | 972 | 145% | 434 |
| Supplies | - | - | - | 413 | 0% | (413) | 314 | 3,744 | 3,430 | 5,000 | 75% | (1,256) |
| Telephone | 1,295 | 271 | (1,024) | 212 | 128% | 59 | 4,617 | 4,508 | (109) | 2,500 | 180% | 2,008 |
| Towels | 507 | 972 | 465 | 432 | 225% | 540 | 7,055 | 9,151 | 2,096 | 5,184 | 177% | 3,967 |
| Trash removal | 995 | 1,174 | 179 | 600 | 196% | 574 | 11,912 | 14,049 | 2,137 | 7,200 | 195% | 6,849 |
| Uniforms | - | - | - | - | N/A | - | - | 1,767 | 1,767 | 3,500 | 50% | (1,733) |
| Water & sewer | 25 | 88 | 63 | 62 | 142% | 26 | 806 | 1,110 | 304 | 744 | 149% | 366 |
| Website | - | - | - | 55 | 0% | (55) | 8,200 | 4,845 | (3,355) | 5,550 | 87% | (705) |
| Uncoded | - | 5,360 | 5,360 | - | N/A | 5,360 | - | 9,390 | 9,390 | - | N/A | 9,390 |
| Total pro shop | 96,678 | 85,657 | (11,021) | 54,657 | 157% | 31,000 | 868,294 | 990,213 | 121,919 | 829,407 | 119% | 160,806 |

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, 2023

| | Current Month | | | | | | Year to Date | | | | | |
|---|------------------|------------------|----------------------------------|------------------|---------------------------------|---------------------------------|------------------|------------------|----------------------------------|------------------|---------------------------------|---------------------------------|
| | FY '22 Actual | FY '23 Actual | Variance Actual '22 to '23 | FY '23 Budget | Variance Budget to Actual | Variance Budget to Actual | FY '22 Actual | FY '23 Actual | Variance Actual '22 to '23 | FY '23 Budget | Variance Budget to Actual | Variance Budget to Actual |
| Golf course | | | | | | | | | | | | |
| Alarm | - | - | - | 65 | N/A | (65) | 252 | 615 | 363 | 260 | 237% | 355 |
| Annuals | - | - | - | - | N/A | - | 886 | 9,563 | 8,677 | 5,000 | 191% | 4,563 |
| Association dues & seminars | - | - | - | - | N/A | - | 3,390 | 4,663 | 1,273 | 5,000 | 93% | (337) |
| Bridge maintenance | - | - | - | - | N/A | - | 4,632 | 1,156 | (3,476) | - | N/A | 1,156 |
| Building maintenance | - | 333 | 333 | - | N/A | 333 | - | 19,425 | 19,425 | 10,000 | 194% | 9,425 |
| Chemicals | 4,927 | 39,663 | 34,736 | 5,119 | 775% | 34,544 | 91,486 | 138,803 | 47,317 | 95,183 | 146% | 43,620 |
| Contract labor | 325 | 4,991 | 4,666 | 1,150 | 434% | 3,841 | 6,795 | 24,126 | 17,331 | 19,642 | 123% | 4,484 |
| Cart path fill | - | - | - | - | N/A | - | 2,348 | 1,178 | (1,170) | 3,000 | 39% | (1,822) |
| Electricity maintenance bldg | 385 | 349 | (36) | 450 | 78% | (101) | 3,379 | 3,682 | 303 | 5,400 | 68% | (1,718) |
| Equipment lease Toro Fiscal Year 2019 | 6,909 | 6,909 | - | 6,945 | 99% | (36) | 86,927 | 93,704 | 6,777 | 89,174 | 105% | 4,530 |
| Equipment lease JD005 | - | - | - | - | N/A | - | 1,310 | - | (1,310) | - | N/A | - |
| Equipment lease - GE Capital Toro Equip (cap) | 387 | - | (387) | 160 | 0% | (160) | 1,472 | 2,398 | 926 | 1,920 | 125% | 478 |
| Equipment lease - proposed toro D | - | - | - | - | N/A | - | 11,391 | - | (11,391) | - | N/A | - |
| Equipment Lease-TCF Toro Lease 114 | 6,576 | 3,288 | (3,288) | 3,300 | 100% | (12) | 29,504 | 41,724 | 12,220 | 39,850 | 105% | 1,874 |
| Equipment Lease-TCF Toro Lease 115 | 1,491 | 746 | (745) | - | N/A | 746 | 7,707 | 9,463 | 1,756 | - | N/A | 9,463 |
| Equipment Lease-TCF Toro Lease 116 | 935 | 467 | (468) | - | N/A | 467 | 2,617 | 5,608 | 2,991 | - | N/A | 5,608 |
| Equipment rental | 1,023 | 1,023 | - | - | N/A | 1,023 | 4,061 | 12,271 | 8,210 | 3,000 | 409% | 9,271 |
| Equipment repair | 4,404 | 5,032 | 628 | 4,500 | 112% | 532 | 48,091 | 66,127 | 18,036 | 54,000 | 122% | 12,127 |
| Fertilizer | 24,061 | 24,310 | 249 | 25,056 | 97% | (746) | 108,443 | 123,555 | 15,112 | 131,000 | 94% | (7,445) |
| Fuels/lubricants \$4.00 avg/gal | 4,234 | 1,825 | (2,409) | 5,000 | 37% | (3,175) | 26,213 | 31,382 | 5,169 | 60,000 | 52% | (28,618) |
| Fuel sales* | - | - | - | (48) | 0% | 48 | - | - | - | (864) | 0% | 864 |
| Golf service | 644 | 310 | (334) | 1,250 | 25% | (940) | 17,174 | 12,608 | (4,566) | 21,909 | 58% | (9,301) |
| Interest - bunker renovation | - | - | - | - | N/A | - | 6,282 | 3,886 | (2,396) | - | N/A | 3,886 |
| Irrigation water | 3,123 | 175,185 | 172,062 | 7,000 | 2503% | 168,185 | 58,492 | 229,830 | 171,338 | 78,000 | 295% | 151,830 |
| Irrigation repairs | (289) | 2,157 | 2,446 | 1,300 | 166% | 857 | 5,171 | 21,905 | 16,734 | 15,600 | 140% | 6,305 |
| Lake bank restoration/GC Improvements | 13,920 | - | (13,920) | - | N/A | - | 13,920 | - | (13,920) | - | N/A | - |
| License/permits | - | - | - | - | N/A | - | - | - | - | 528 | 0% | (528) |
| Mulch | - | - | - | - | N/A | - | - | 10,012 | 10,012 | 12,000 | 83% | (1,988) |
| Office supplies | - | 325 | 325 | 96 | 339% | 229 | 3,568 | 2,495 | (1,073) | 5,856 | 43% | (3,361) |
| Payroll | 52,360 | 57,643 | 5,283 | 55,729 | 103% | 1,914 | 547,936 | 665,807 | 117,871 | 671,320 | 99% | (5,513) |
| Payroll taxes & fees | 9,305 | 9,036 | (269) | 8,917 | 101% | 119 | 88,130 | 106,179 | 18,049 | 107,409 | 99% | (1,230) |
| Pay related group insurance | 2,852 | 7,851 | 4,999 | 5,443 | 144% | 2,408 | 37,993 | 74,818 | 36,825 | 65,312 | 115% | 9,506 |
| Pay related 401k match | - | - | - | 500 | 0% | (500) | - | - | - | 6,000 | 0% | (6,000) |
| Worker's compensation | - | - | - | - | N/A | - | 29,816 | 17,543 | (12,273) | - | N/A | 17,543 |
| 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.) | 650 | 725 | 75 | 700 | 104% | 25 | 7,400 | 8,726 | 1,326 | 8,400 | 104% | 326 |
| Postage | 10 | 18 | 8 | - | N/A | 18 | 578 | 465 | (113) | - | N/A | 465 |
| Small tools | - | - | - | - | N/A | - | 1,836 | 765 | (1,071) | 4,000 | 19% | (3,235) |
| Sod | - | - | - | - | N/A | - | - | 40,872 | 40,872 | 10,000 | 409% | 30,872 |
| Supplies | 1,090 | 1,146 | 56 | 750 | 153% | 396 | 9,771 | 10,908 | 1,137 | 9,000 | 121% | 1,908 |
| Telephone | 298 | 95 | (203) | 400 | 24% | (305) | 4,497 | 4,495 | (2) | 4,800 | 94% | (305) |
| Top dressing | (2,170) | 1,095 | 3,265 | 962 | 114% | 133 | 14,182 | 11,453 | (2,729) | 20,004 | 57% | (8,551) |
| Trash removal | - | 715 | 715 | 833 | 86% | (118) | 4,407 | 3,361 | (1,046) | 9,996 | 34% | (6,635) |
| Trees & shrubs | - | - | - | 250 | 0% | (250) | - | 22,894 | 22,894 | 22,750 | 101% | 144 |
| Tree trimming | - | - | - | - | N/A | - | 5,125 | - | (5,125) | 20,000 | 0% | (20,000) |
| Tree removal | - | - | - | - | N/A | - | - | 945 | 945 | 1,000 | 95% | (55) |
| Uniforms | 424 | 1,189 | 765 | 625 | 190% | 564 | 5,829 | 7,460 | 1,631 | 9,000 | 83% | (1,540) |
| Wash rack maintenance | 300 | 300 | - | 400 | 75% | (100) | 4,121 | 3,600 | (521) | 4,800 | 75% | (1,200) |
| Water & sewer | 441 | 457 | 16 | 500 | 91% | (43) | 6,609 | 5,453 | (1,156) | 6,000 | 91% | (547) |
| Miscellaneous | - | - | - | - | N/A | - | 18,374 | - | (18,374) | - | N/A | - |
| Hurricane clean-up | - | - | - | - | N/A | - | - | 13,175 | 13,175 | - | N/A | 13,175 |
| Uncoded | 1,197 | 1,312 | 115 | - | N/A | 1,312 | 74,695 | 12,328 | (62,367) | - | N/A | 12,328 |
| Total golf course | 131,800 | 340,483 | 208,683 | 130,793 | 260% | 209,690 | 1,310,666 | 1,785,282 | 474,616 | 1,540,791 | 116% | 244,491 |

**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, 2023**

| | Current Month | | | | | | Year to Date | | | | | |
|---|---------------------|---------------------|----------------------|---------------------|---------------------|---------------------|---------------------|---------------------|----------------------|---------------------|---------------------|---------------------|
| | FY '22 | FY '23 | Variance | FY '23 | Variance | Variance | FY '22 | FY '23 | Variance | FY '23 | Variance | Variance |
| | Actual | Actual | Actual '22 to '23 | Budget | Budget to Actual | Budget to Actual | Actual | Actual | Actual '22 to '23 | Budget | Budget to Actual | Budget to Actual |
| Total golf course & pro shop expenses | 228,478 | 426,140 | 197,662 | 185,450 | 230% | 240,690 | 2,178,960 | 2,775,495 | 596,535 | 2,370,198 | 117% | 405,297 |
| Net golf course & pro shop earnings | (142,051) | (307,462) | (165,411) | (118,542) | 259% | (188,920) | 998,389 | 717,936 | (280,453) | 665,491 | 108% | 52,445 |
| Total revenues | 102,741 | 144,624 | 41,883 | 73,850 | 196% | 70,493 | 3,446,592 | 3,877,285 | 430,693 | 3,279,079 | 118% | 596,630 |
| Total cost of goods sold | 9,667 | 16,625 | 6,958 | 3,536 | 470% | 13,089 | 148,986 | 170,362 | 21,376 | 132,139 | 129% | 38,223 |
| Total expenses | 290,910 | 476,163 | 185,253 | 229,755 | 207% | 246,408 | 2,858,703 | 3,451,625 | 592,922 | 2,874,745 | 120% | 576,880 |
| NONOPERATING REVENUES/(EXPENSES) | | | | | | | | | | | | |
| Interest | (6,154) | (4,696) | 1,458 | (5,454) | 86% | 758 | (69,942) | (61,658) | 8,284 | (70,348) | 88% | 8,690 |
| Total other financing sources/(uses) | (6,154) | (4,696) | 1,458 | (5,454) | 86% | 758 | (69,942) | (61,658) | 8,284 | (70,348) | 88% | 8,690 |
| Change in net position | (203,990) | (352,860) | <u>\$ (148,870)</u> | (164,895) | | <u>\$(187,965)</u> | 368,961 | 193,640 | <u>\$ (175,321)</u> | 201,847 | | <u>\$ (9,783)</u> |
| Total net position - beginning | 4,727,397 | 5,038,470 | | 4,712,729 | | | 4,154,446 | 4,491,970 | | 4,345,987 | | |
| Total net position - ending | <u>\$ 4,523,407</u> | <u>\$ 4,685,610</u> | | <u>\$ 4,547,834</u> | | | <u>\$ 4,523,407</u> | <u>\$ 4,685,610</u> | | <u>\$ 4,547,834</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

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

**STONEYBROOK
COMMUNITY DEVELOPMENT DISTRICT
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> |
|--------------------------|-------------------|---------------|-------------------|-------------------------|
| 11/01/22 | - | | 32,725 | 32,725 |
| 05/01/23 | 130,000 | 7.000% | 32,725 | 162,725 |
| 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>\$ 935,000</u> | | <u>\$ 242,200</u> | <u>\$ 1,177,200</u> |

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

| Period Ending | Principal | Coupon | Interest | Debt Service |
|------------------|----------------------|--------|---------------------|----------------------|
| 02/01/22 | 59,907.80 | 4.00% | 3,740.16 | 63,647.96 |
| 08/01/22 | - | 4.00% | 2,542.01 | 2,542.01 |
| 02/01/23 | 62,304.11 | 4.00% | 2,542.01 | 64,846.12 |
| 08/01/23 | - | 4.00% | 1,295.93 | 1,295.93 |
| 02/01/24 | 64,796.30 | 4.00% | 1,295.93 | 66,092.23 |
| | <u>\$ 187,008.21</u> | | <u>\$ 11,416.04</u> | <u>\$ 198,424.25</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 Regular Meeting on September 26, 2023 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 |
| Phil Olive | Assistant Secretary |
| Adam Dalton | Assistant Secretary |

Also present:

| | |
|-----------------------|---------------------|
| Chuck Adams | District Manager |
| Tony Pires | District Counsel |
| John Vuknic | Golf Superintendent |
| Jeff Nixon | Golf Pro |
| Members of the Public | |

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 6:01 p.m.

Supervisors Huff, Brady, Olive and Dalton were present. Supervisor Simonsen was not present.

SECOND ORDER OF BUSINESS

Public Comments (5 Minutes)

There were no public comments.

THIRD ORDER OF BUSINESS

Golf Course Staff Reports

A. Golf Superintendent

Mr. Vuknic reported the following:

39 ➤ Bridge Repairs: Several bridges on the golf course have rotted wood, are unsafe and in
40 urgent need of repairs. Mr. Vuknic explained what needs to be done and stated the materials
41 will cost \$14,181.

42 Discussion ensued regarding the scope of the project, materials costs, bridge repair
43 locations, how the project will affect golf play, logistics and project timeline.

44 Mr. Dalton motioned to proceed with the urgent bridge repairs and suggested Mr.
45 Vuknic coordinate with Mr. Nixon to complete project in October.

46

47 **On MOTION by Mr. Dalton and seconded by Ms. Huff, with all in favor,**
48 **proceeding with the urgently needed bridge repairs and designating a not-to-**
49 **exceed amount of \$17,000 for bridge materials and repairs, was approved.**

50

51

52 ➤ Staffing: An assistant mechanic and full-time laborer are needed. A budget amendment
53 will enable the golf course to hire three new entry-level employees at about \$40,000 per
54 person, per year.

55

56 **On MOTION by Ms. Huff and seconded by Mr. Brady, with all in favor,**
57 **amending the golf course budget to add three more entry-level employees, in a**
58 **total amount of \$133,673, was approved.**

59

60

61 ➤ The dead vines on Holes #11 and #12 need to be cut back; it will cost \$7,000.

62 ➤ Flowers will be pulled next Monday and new flowers will be installed the following
63 week. The new flowers will be red and white for the upcoming holidays.

64 ➤ New palm and hardwood trees will be installed on November 13th, as part of the Fire
65 Department's tree requirement.

66 Mr. Vuknic asked if there is a consensus about tuition reimbursement, as a recent new
67 hire inquired about it. Mr. Brady stated there is no official document; therefore, the Board must
68 consider the length of an employee's course of study and the dollar amount.

69 The Board and Staff discussed the details of creating a tuition policy, capping the dollar
70 amount per year, a grading scale, employee contribution, employee payback terms post-
71 graduation and offering bonuses to retain employees.

72 Ms. Huff asked Mr. Brady to coordinate with Mr. Vuknic and Mr. Nixon to draft a tuition
73 reimbursement policy and present it at the next meeting.

74 ➤ Due to a recent vandalism incident on the golf course, 52 shrubs must be replaced.

75 Discussion ensued regarding other vandalism incidents, HOA responsibility, securing the
76 restrooms and ice machines, changing codes and replacing locks.

77 Per Ms. Huff, Mr. Vuknic will obtain pricing for a new door jam and four new locks.

78 Mr. Vuknic presented and discussed a \$234,756 estimate from Carter Fence for new
79 fencing, a \$21,900 Dorman and Morse Landscape, Inc. (Dorman) proposal for 12 trees, an
80 \$8,206 Dorman proposal for irrigation and two Juniper proposals.

81 Discussion ensued regarding which areas need new fencing, the walkway, sod, pine
82 straw, irrigation, clusias, the berm, erecting a wall near Waymouth and employee vacation pay.

83 The consensus was to hold off on the Dorman irrigation proposal. Ms. Huff will schedule
84 a meeting with Mr. Wilhelms, of the Village of Estero, to discuss the berm.

85

86 **On MOTION by Mr. Dalton and seconded by Ms. Huff, with all in favor, the**
87 **Dorman and Morse Landscape, Inc., proposal (Option 1), in the amount of**
88 **\$21,900, was approved.**

89

90

91 **B. Golf Pro**

92 Mr. Nixon presented the following enclosed items:

- 93 • **September Operations Report**
- 94 • **October 2023 Calendar**

95 Discussion ensued regarding vandalism on the golf course, installing lattice in front of
96 the restrooms, running electricity to the restroom and ice machine area, whether to install a
97 clock on the driving range and installing an outdoor projection television near the putting
98 green.

99 Mr. Nixon will obtain pricing for the outdoor television and report his findings at the
100 next meeting.

101 Asked if the posts for the club champions were removed from the parking lot, Mr. Nixon
102 replied affirmatively.

103 Ms. Paul stated the concession stand shutters will be installed on October 12, 2023.

104 Mr. Nixon asked for approval to offer a free round of golf to veterans on November 11,
105 2023.

106

107 **On MOTION by Mr. Brady and seconded by Mr. Dalton, with all in favor,**
108 **authorizing the golf course to offer a free round of golf to veterans on**
109 **November 11, 2023, was approved.**

110

111

112 **FOURTH ORDER OF BUSINESS**

**Discussion: Increase to Golf Credit Card
Limit**

113

114

115 The consensus was to keep the current golf credit card limit at \$5,000 and have it
116 refilled each month.

117

118 **FIFTH ORDER OF BUSINESS**

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

119

120

121

122

123 There was no update. Mr. Pires will follow up and give an update at the next meeting.

124

125 **SIXTH ORDER OF BUSINESS**

**Continued Discussion/Consideration: Tree
Encroachment Policy Draft**

126

127

128 Mr. Pires presented a redlined and a clean version of the Tree Encroachment Policy that
129 was approved by the Board on September 26, 2023. He distributed a handout of an updated
130 policy draft, with regard to the survey, and asked if the Board wants to make any further
131 changes. Once approved, a clean version will be produced, adopted and forwarded to the ARC.

132 The Board and Staff discussed the additional changes to be made.

133

134 **On MOTION by Ms. Huff and seconded by Mr. Olive, with all in favor, the Tree**
135 **Encroachment Policy, as amended, was approved.**

136

137

138 **SEVENTH ORDER OF BUSINESS**

**Discussion/Update: Operating Funds
Investment Options**

139

140

141 Mr. Adams stated, as the CDD starts to accumulate balances in the golf course and
142 irrigation funds, it makes sense to consider investment options. Management is reviewing
143 interest rates and investment programs from various banks. Bank United is 100 basis points
144 below federal prime; it is indexed against that and will be tested every month and adjusted
145 accordingly. He recommended setting up separate Insured Cash Sweep (ICS) accounts with
146 Bank United for each of the funds. The CDD can eventually comingle the amounts and
147 determine how much is assigned to each fund and distribute the interest earnings in cumulative
148 amounts to each fund each month. Accounting will determine the best way to do that for
149 auditing purposes. The cost for having two or three separate accounts is insignificant but the
150 interest earnings should be significant and will provide an extra revenue stream for each fund.

151 Mr. Adams responded to questions regarding bundling the accounts into one, if the CDD
152 will be locked in for a term, how the rates might change, if there is a minimum balance that
153 should be invested and the location of the nearest Bank United.

154

155 **On MOTION by Ms. Huff and seconded by Mr. Dalton, with all in favor,**
156 **authorizing District Staff and the Chair to proceed with opening a Bank United**
157 **Insured Cash Sweep account either cumulatively or per fund, as determined by**
158 **the Accounting Department, was approved.**

159

160

161 **EIGHTH ORDER OF BUSINESS**

**Discussion: Additional Payments for
Revenue Bonds**

162

163

164 Mr. Nixon asked if the golf course should make any payments. Mr. Adams replied not
165 at this point. Ms. Huff stated she would rather invest those funds.

166 Discussion ensued regarding the current interest rate, the scheduled bond payment
167 times, a loan that will be paid off in February and the Fiscal Year 2024 budget.

168

169 **NINTH ORDER OF BUSINESS**

**Consideration of Meeting Date Change
from November 28, 2023 to November 14,
2023**

170

171

172

173 Discussion ensued regarding whether a November meeting is necessary, changing the
174 meeting time from 6:00 p.m. to 9:00 a.m., and scheduling a joint workshop with the HOA at
175 6:00 p.m. Ms. Huff will confirm the workshop with Dennis and email Mr. Adams.

176

On MOTION by Mr. Brady Ms. Huff and seconded by Ms. Huff, with all in favor, changing the November 28, 2023 meeting date to November 14, 2023 at 9:00 a.m., was approved.

177

178

179

180

181

182

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of August 31, 2023

183

184

185

Ms. Huff presented the Unaudited Financial Statements as of August 31, 2023.

186

Discussion ensued regarding the reason for increased legal fees, the irrigation fund and increased golf course revenue.

187

188

On MOTION by Ms. Huff and seconded by Mr. Brady, with all in favor, the Unaudited Financial Statements as of August 31, 2023, were accepted.

189

190

191

192

193

ELEVENTH ORDER OF BUSINESS

Approval of August 22, 2023 Public Hearings and Regular Meeting Minutes

194

195

196

The following changes were made:

197

Line 57: Change "Mr. Brady" to "Mr. Dalton"

198

Lines 66 and 67: Delete "The prudent thing to do is to ask for shrubbery and trees instead of a fence."

199

200

Line 69: Change "Weymouth" to "Waymouth"

201

Line 82: Change "has a policy" to "will work on a policy"

202

Line 242: Change "Kingston" to "Knighton"

203

Line 298: Change "Mr. Olive" to "Mr. Simonsen"

204

On MOTION by Ms. Huff and seconded by Mr. Brady, with all in favor, the August 22, 2023 Public Hearings and Regular Meeting Minutes, as amended, were approved.

205

206

207

208

209

210

TWELFTH ORDER OF BUSINESS

Staff Reports

211

212

A. District Counsel: Tony Pires, Esquire

213 Mr. Pires stated he is working with Johnson Engineering on the contract and bid
214 documents for the paving work.

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

216 Mr. Adams reported the following:

217 ➤ Staff published the Request for Proposals (RFP) for the roadway repaving and sidewalk
218 replacement and repairs on September 7 and 10, 2023.

219 ➤ 42 contractors sent courtesy emails to be notified and eight responded. Staff anticipates
220 receiving multiple bids.

221 ➤ The bid opening will be on October 10, 2023 at 2:00 p.m.

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

223 The October agenda will include the following items:

224 ➤ Consideration of the award of contract for roadway repaving, striping and sidewalk and
225 curb repairs and replacement.

226 ➤ Consideration of Carter Fence proposal #51862.

227 • **NEXT MEETING DATE: October 24, 2023 at 6:00 PM**

228 ○ **QUORUM CHECK**

229

230 **THIRTEENTH ORDER OF BUSINESS**

Supervisors' Requests

231

232 Mr. Olive stated he will be working with Mr. Nixon and Tyler on a report presenting the
233 new revenue projections for the golf course on a daily or weekly basis.

234 Mr. Brady stated he was copied on emails from Ms. Jennifer Adkins. Ms. Huff asked Mr.
235 Brady to forward the emails to her.

236 Ms. Huff stated she responded to an email from one of the HOA Board Members
237 regarding Waymouth residents and has heard nothing since.

238 Discussion ensued regarding the Christmas luncheon and employee bonuses.

239

240 **FOURTEENTH ORDER OF BUSINESS**

Adjournment

241

242

243 **On MOTION by Mr. Dalton and seconded by Mr. Brady, with all in favor, the**
244 **meeting adjourned at 8:25 p.m.**

245
246
247
248
249
250

Secretary/Assistant Secretary

Chair/Vice Chair

**STONEBROOK
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF
REPORTS**

| STONEBROOK COMMUNITY DEVELOPMENT DISTRICT | | |
|--|-----------------------------------|---------------------------|
| | | |
| BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE | | |
| | | |
| LOCATION | | |
| <i>Stoneybrook Community Center, 11800 Stoneybrook Golf Boulevard, Estero, Florida 33928</i> | | |
| | | |
| DATE | POTENTIAL DISCUSSION/FOCUS | TIME |
| | | |
| October 24, 2023 | Regular Meeting | 9:00 AM |
| | | |
| November 14, 2023 | Regular Meeting | 9:00 AM |
| | | |
| November 28, 2023 <i>Rescheduled to November 14, 2023</i> | Regular Meeting | 6:00 PM |
| | | |
| December 12, 2023* | Regular Meeting | 9:00 AM |
| | | |
| January 23, 2024 | Regular Meeting | 9:00 AM |
| | | |
| February 27, 2024 | Regular Meeting | 6:00 PM |
| | | |
| March 26, 2024 | Regular Meeting | 9:00 AM |
| | | |
| April 23, 2024 | Regular Meeting | 9:00 AM |
| | | |
| May 28, 2024 | Regular Meeting | 6:00 PM |
| | | |
| June 25, 2024 | Regular Meeting | 9:00 AM |
| | | |
| July 23, 2024 | Regular Meeting | 9:00 AM |
| | | |
| August 27, 2024 | Regular Meeting | 6:00 PM |
| | | |
| September 24, 2024 | Regular Meeting | 9:00 AM |
| | | |

***Exception**

December meeting date is two (2) weeks earlier to accommodate the Christmas holiday.