

# **STONEYBROOK**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**December 10, 2024**

**BOARD OF SUPERVISORS  
PUBLIC HEARING  
AND 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**

December 3, 2024

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

Board of Supervisors  
Stoneybrook Community Development District

Dear Board Members:

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

The Board of Supervisors of the Stoneybrook Community Development District will hold a Public Hearing and Regular Meeting on December 10, 2024 at 9:00 a.m., at the Stoneybrook Community Center, 11800 Stoneybrook Golf Boulevard, Estero, Florida 33928. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments (*5 Minutes*)
3. Administration of Oath of Office to Newly Elected Supervisors [Philip Simonsen - Seat 1, Chris Brady - Seat 2, Phil Olive - Seat 3] (*the following to be provided in separate package*)
  - A. Required Ethics Training and Disclosure Filing
    - Sample Form 1 2023/Instructions
  - B. Membership, Obligations and Responsibilities
  - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
  - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers
4. Consideration of Resolution 2025-01, Electing and Removing Officers of the District and Providing for an Effective Date
5. Consideration of Award of Contract for Landscape Maintenance of Right-of-Ways, Water Management Areas and Similar Planting Areas Within the District
6. District Engineer Staff Report: *Johnson Engineering, Inc.*
7. Golf Course Staff Reports
  - A. Golf Superintendent
  - B. Golf Pro

8. Public Hearing to Hear Public Comments and Objections to the Adoption of Chapter 1 Relative to Regulations Including Rates, Fees and Charges for Its Golf Club, Pursuant to Sections 190.035 and 120.54, Florida Statutes
  - A. Affidavits of Publication
    - I. Rule Notices [Rule Development and Rulemaking]
  - B. Consideration of Resolution 2025-02, Adopting Chapter I of the Rules Relative to its Regulations Including Rates, Fees and Charges for its Golf Club; Providing a Severability Clause; and Providing an Effective Date
9. Continued Discussion: Lancaster Run Conveyance to District
10. Discussion: Preserve Maintenance
11. Update/Continued Discussion: Roof Damage Claims from Hurricane Ian
12. Discussion/Update: Lancaster Run Roadway Project
13. Acceptance of Unaudited Financial Statements as of October 31, 2024
14. Approval of November 12, 2024 Regular Meeting Minutes
15. Staff Reports
  - A. District Counsel: *Tony Pires, Esquire*
    - Update: Duffy's Balance Report
  - B. District Manager: *Wrathell, Hunt and Associates, LLC*
    - I. Irrigation Reports
      - a. High Irrigation Users
      - b. Irrigation Disconnect
    - II. UPCOMING MEETING/WORKSHOP
      - January 28, 2025 at 9:00 AM [Regular Meeting]
      - January 28, 2025 at 5:30 PM [Joint Workshop with Homeowner's Association]

○ QUORUM CHECK

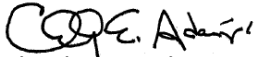
SEAT 1	PHILIP SIMONSEN	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 2	CHRIS BRADY	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 3	PHIL OLIVE	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	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

16. Supervisors' Requests

17. 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

<p><b><u>FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE</u></b></p> <p><b>CALL IN NUMBER: 1-888-354-0094</b></p> <p><b>PARTICIPANT PASSCODE: 229 774 8903</b></p>
---

**STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT**

**4**

**RESOLUTION 2025-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT ELECTING AND REMOVING OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Stoneybrook Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, the District’s Board of Supervisors desires to elect and remove Officers of the District.

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

**SECTION 1.** The following is/are elected as Officer(s) of the District effective December 10, 2024:

- \_\_\_\_\_ is elected Chair
- \_\_\_\_\_ is elected Vice Chair
- \_\_\_\_\_ is elected Assistant Secretary
- \_\_\_\_\_ is elected Assistant Secretary
- \_\_\_\_\_ is elected Assistant Secretary

**SECTION 2.** The following Officer(s) shall be removed as Officer(s) as of December 10, 2024:

\_\_\_\_\_ Thomas Syroczyński \_\_\_\_\_ Assistant Secretary

**SECTION 3.** The following prior appointments by the Board remain unaffected by this Resolution:

Chesley (Chuck) E. Adams, Jr is Secretary

Craig Wrathell is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

**PASSED AND ADOPTED THIS 10TH DAY OF DECEMBER, 2024.**

ATTEST:

**STONEBROOK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors



**STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT**

**5**



Chelsey E. Adams Jr.

Thank you for inviting Estate Landscaping to submit a proposal for the landscape management of Stoneybrook CDD. After you review our presentation and proposal, you will see that Estate will offer many value-added benefits and provide the best services available for your landscaping investment. Estate Landscaping's *Award-winning services* offer many unique aspects for your community.

- Jump start the recovery of Stoneybrook CDD by prioritizing our services with our proven 30/60/90-day action plan. This will shorten the recovery period while maximizing the health and vigor of the landscape.
- Improve the color and quality of your turf with consistent use of high-end quality fertilizer.
- Promote flowering shrubs throughout the property by using selective pruning techniques.
- Improve client communication with daily conversations and weekly meetings.
- Deliver an on-time schedule while staying proactive to the needs of the property and our clients.

#### Estate Landscaping Core Values

- **Act Safe:**
- **Take Ownership (Do what you say you are going to do):**
- **Quality Costs Less:**
- **Teamwork:**
- **Make a Profit:**

The attached proposal was created using the pricing sheet provided by the district manager. There were a couple of differences between the RFP and the pricing sheet, the bid is based off the pricing sheet. Year 2 has a 3% increase in pricing. This proposal includes daily portering services Monday through Friday to remove any debris from the property.

We currently have 181 employees on staff. Stoneybrook would have a staff of 4 people 2 days per week mowing and treating weeds. Pruning will be performed by a separate crew of 3 people. Fertilization and IPM services performed by specialty crews.

Please review the enclosed presentation that highlights our services and industry expertise. Please contact me if you have any questions or require additional information. I can be reached at any time on my cell phone: (239) 340-3567 or email [jlucas@estatelandsaping.com](mailto:jlucas@estatelandsaping.com). We look forward to working with you to provide high-end landscape management services that represent the best overall value.

Thank you,

A handwritten signature in black ink that reads "Justin Lucas". The signature is written in a cursive style with a large, stylized "J" and "L".

Justin Lucas

Business Development

(239) 340-3567

[jlucas@estatelandsaping.com](mailto:jlucas@estatelandsaping.com)



**SECTION 5  
PROPOSAL**  
for  
**LANDSCAPE MAINTENANCE OF RIGHT-OF-WAYS  
WATER MANAGEMENT AREAS, AND  
SIMILAR PLANTING AREAS  
WITHIN THE DISTRICT**

Proposal of ESTATE LANDSCAPING & LAWN MAINTENANCE  
(name)  
2360 PRINCE STREET FORT MYERS FL 33916  
(address)

to furnish all materials, equipment, and labor and to perform all work in accordance with the Contract Documents for:

"Landscape maintenance of right-of-ways, water management areas, and similar planting areas within the Stoneybrook CDD "

TO: Stoneybrook CDD Maintenance  
9220 Bonita Beach Road  
Suite 214  
Bonita Springs, FL 34135  
ATT: Chuck Adams

Gentlemen:

The undersigned, as bidder, hereby declares that the only person or persons interested in the proposal, as principal or principals, is or are named herein and that no other person than herein mentioned has any interests in the proposal of the contract to which the work pertains; that this proposal is made without connection or arrangement with any other person, company, or parties making bid or proposal and that the proposal is in all respects fair and made in good faith without collusion or fraud.

The bidder further declares that he has examined the site of the work; that he has made sufficient investigations to fully satisfy himself that such site is a correct and suitable one of this work; and he assumes full responsibility therefore; that he has examined the specifications for the work and from his own experience or from professional advice that the specifications are sufficient for the work to be done and he has examined the other Contract Documents relating thereto, including the Notice to Contractors, instructions to bidders, proposal, contract, general conditions, and he has read all addenda prior to the opening of bids, and that he has satisfied himself fully, relative to all matters and conditions with respect to the work to which this proposal pertains.

The bidder proposes and agrees, if this proposal is accepted, to timely contract with the District in the form of a contract specified to furnish all necessary materials, all equipment, all necessary machinery, tools, apparatus, means of transportation, and labor necessary to complete the work specified in the proposal and contract, and called for by the specifications and in the manner specified and to timely submit all required bonds and insurance certificates.

**NOTE: THIS SCHEDULE OF BID ITEMS IS MERELY ILLUSTRATIVE OF THE MINIMUM AMOUNT/QUANTITY OF WORK TO BE PERFORMED UNDER THE CONTRACT. IN THE CASE OF ANY CONFLICT BETWEEN THIS SCHEDULE OF BID ITEMS AND THE DETAILED SPECIFICATIONS, THE DETAILED SPECIFICATIONS WILL PREVAIL.**

The Bidder further proposes and agrees to comply in all respects with the time limits for commencement and completion of the work as stated in the contract form.

The bidder agrees to execute a contract and furnish the executed contract, all required bonds, insurance certificates, and other required information to District within five (5) calendar days after written notice of the award of contract. Failure on the part of the bidder to timely comply with this provision shall give District all rights and remedies set forth in Section 2.17, of the Instructions to Bidders.

The undersigned agrees to accept full compensation therefore the total of the lump sum prices and extended unit prices items named in the following schedule. It is understood that the unit prices quoted or established for a particular item are to be used for computing the amount to be paid to the contractor, based on the work actually performed as determined by the contract and the District. However, in utilizing the schedule, the bidder agrees that in no event shall compensation paid to the bidder under the contract exceed the dollar amount of the bidder's proposal amount.

It is intended that all work to be performed under this Proposal shall commence January 1, 2025.

In no event shall District be obligated to pay for work not performed or materials not furnished.

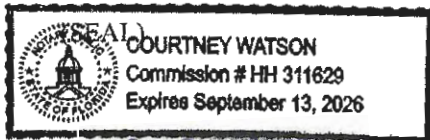
Bidder's Certificate of Competency No. LS09-00780

Bidder's Occupational License No. 1011184

WITNESS

Justin Lucas  
Pamela Coleman

By: [Signature]  
Signature of Authorized Agent



[Signature]

State of Florida  
County of Lee  
Kevin Kollmann personally known



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
ESTATE LANDSCAPING & LAWN MANAGEMENT, LLC

### Filing Information

**Document Number** L06000122746  
**FEI/EIN Number** 20-8118894  
**Date Filed** 12/28/2006  
**State** FL  
**Status** ACTIVE

### Principal Address

2360 PRINCE STREET  
FORT MYERS, FL 33916

### Mailing Address

2360 PRINCE STREET  
FORT MYERS, FL 33916

Changed: 10/17/2016

### Registered Agent Name & Address

KOLLMANN, PAMELA  
2360 PRINCE ST.  
FORT MYERS, FL 33916

Name Changed: 01/11/2007

Address Changed: 01/11/2007

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

KOLLMANN, PAMELA  
2360 PRINCE STREET  
FORT MYERS, FL 33916

Title MGR

KOLLMANN, KEVIN  
2360 PRINCE STREET  
FORT MYERS, FL 33916

Title MGR

Kollmann, William  
2360 PRINCE STREET  
FORT MYERS, FL 33916

Title MGR

Kollmann, Andrew Chase  
 2360 PRINCE STREET  
 FORT MYERS, FL 33916

#### **Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2021	02/11/2021
2022	02/22/2022
2023	02/28/2023

#### **Document Images**

<a href="#">02/28/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/22/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/11/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/27/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/01/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/19/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/22/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">10/17/2016 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/23/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/06/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/16/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/04/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/08/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/28/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/28/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/09/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/03/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/11/2007 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">12/28/2006 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>

**Credit Information for  
ESTATE LANDSCAPING & LAWN MANAGEMENT, LLC**

Federal ID# 20-8118894

Physical Address: 2360 Prince Street  
Fort Myers, FL 33916

Billing Address: 2360 Prince Street  
Fort Myers, FL 33916

Phone: (239) 498-1187  
Fax: (239) 337-7093

Purchase Orders Required: Yes

Billing Contact: Kim Williamson, AP Clerk, [kwilliamson@triplejinc.com](mailto:kwilliamson@triplejinc.com)

Tax Exempt: No

State: Florida

Bank: Busey Bank Florida  
Jon Engh  
7980 Summerlin Lakes Drive  
Fort Myers, Florida 33907  
(239) 689-7148

Trade References:	Sarlo Power Mower, Inc. P. O. Box 1169 Ft. Myers, FL 33902 239-332-1955 239- 332-7212 fax	Howard's Fertilizer PO Box 62802 Orlando, FL 32862-8202 407-855-1841 407-857-3697 fax
-------------------	---	---

Site One Landscape Supply, LLC  
12720 Metro Pkwy  
Fort Myers, FL 33966  
239-768-2088  
239-768-0476

Officers/Owners: Pamela Kollmann, CFO  
2360 Prince Street  
Fort Myers, FL 33916

Kevin Kollmann, President  
2360 Prince Street  
Fort Myers, FL 33916



# Local Business Tax Receipt

ESTATE LANDSCAPING AND LAWN MGMNT LLC  
ESTATE LANDSCAPING AND LAWN MGMNT LLC  
2360 PRINCE ST  
FT MYERS, FL 33916

Dear Business Owner:

Your **2024 - 2025** Lee County Local Business Tax Receipt is attached below for account number / receipt number: **1011184 / 0703306**

If there is a change in one of the following, refer to the instructions on the back of this receipt.

- Business name
- Ownership
- Physical location
- Business closed

This is not a bill. Detach the bottom portion and display in a public location.

I hope you have a successful year.

Sincerely,

Lee County Tax Collector

## 2024-2025 LEE COUNTY LOCAL BUSINESS TAX RECEIPT

**Account Number: 1011184**  
**Receipt Number: 0703306**  
**State License Number: GV5338-1**

**Account Expires: September 30, 2025**

**Location:**  
2360 PRINCE ST  
FT MYERS, FL 33916

May engage in the business of:
PROFESSIONAL LANDSCAPING COMPANY
<b>THIS LOCAL BUSINESS TAX RECEIPT IS NON REGULATORY</b>

ESTATE LANDSCAPING AND LAWN MGMNT LLC  
KOLLMANN KEVIN  
2360 PRINCE ST  
FT MYERS, FL 33916

Payment Information:
<b>PAID</b> DP-00-02515477 08/06/2024
\$ 315.00



STONEBROOK COMMUNITY DEVELOPMENT DISTRICT

Bid Schedule for Landscape Maintenance

1st Year

Item	Unit	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
<b>Turf Maint.</b>													
Mowing	l/s	\$ 7,907.49	\$ 7,907.49	\$ 7,907.49	\$ 7,907.49	\$ 7,907.49	\$ 7,907.49	\$ 7,907.49	\$ 7,907.49	\$ 7,907.49	\$ 7,907.49	\$ 7,907.49	\$ 7,907.49
Edging	l/s	\$ 2,877.93	\$ 2,877.93	\$ 2,877.93	\$ 2,877.93	\$ 2,877.93	\$ 2,877.93	\$ 2,877.93	\$ 2,877.93	\$ 2,877.93	\$ 2,877.93	\$ 2,877.93	\$ 2,877.93
St. Augustine Fertilization	l/s	n/a	\$ 6,174.67	n/a	n/a	\$ 6,174.67	n/a	n/a	n/a	n/a	\$ 6,174.67	n/a	n/a
Bahia Fertilization	l/s	n/a	n/a	\$ 1,007.00	n/a	n/a	n/a	n/a	n/a	n/a	\$ 1,007.00	n/a	n/a
Weed Control	l/s	\$ 1,436.50	\$ 1,436.50	\$ 1,436.50	\$ 1,436.50	\$ 1,436.50	\$ 1,436.50	\$ 1,436.50	\$ 1,436.50	\$ 1,436.50	\$ 1,436.50	\$ 1,436.50	\$ 1,436.50
Insect Control	l/s	\$ 842.75	\$ 842.75	\$ 842.75	\$ 842.75	\$ 842.75	\$ 842.75	\$ 842.75	\$ 842.75	\$ 842.75	\$ 842.75	\$ 842.75	\$ 842.75
Disease Control	l/s	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00
Sub-Total	l/s	\$ 13,264.68	\$ 19,439.34	\$ 14,271.68	\$ 13,264.68	\$ 19,439.34	\$ 13,264.68	\$ 13,264.68	\$ 13,264.68	\$ 13,264.68	\$ 20,446.34	\$ 13,264.68	\$ 13,264.68
<b>Tree Maint.</b>													
Fertilization	l/s	n/a	\$ 250.00	n/a	n/a	\$ 250.00	n/a	n/a	n/a	n/a	\$ 250.00	n/a	n/a
Pruning	l/s	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	\$ 17,600.00	n/a	n/a
Insect Control	l/s	\$ 20.00	\$ 20.00	\$ 20.00	\$ 20.00	\$ 20.00	\$ 20.00	\$ 20.00	\$ 20.00	\$ 20.00	\$ 20.00	\$ 20.00	\$ 20.00
Weed Control	l/s	\$ 91.24	\$ 91.24	\$ 91.24	\$ 91.24	\$ 91.24	\$ 91.24	\$ 91.24	\$ 91.24	\$ 91.24	\$ 91.24	\$ 91.24	\$ 91.24
Disease Control	l/s	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mulch Inst.	l/s	n/a	n/a	\$ 4,000.00	n/a	n/a	n/a	n/a	n/a	n/a	\$ 8,000.00	n/a	n/a
Sub-Total	l/s	\$ 111.24	\$ 361.24	\$ 4,111.24	\$ 111.24	\$ 361.24	\$ 111.24	\$ 111.24	\$ 111.24	\$ 111.24	\$ 25,961.24	\$ 111.24	\$ 111.24
<b>Shrub Maint.</b>													
Fertilization	l/s	n/a	\$ 1,925.00	n/a	n/a	\$ 1,925.00	n/a	n/a	n/a	n/a	\$ 1,925.00	n/a	n/a
Pruning	l/s	\$ 4,353.33	\$ 4,353.33	\$ 4,353.33	\$ 4,353.33	\$ 4,353.33	\$ 4,353.33	\$ 4,353.33	\$ 4,353.33	\$ 4,353.33	\$ 4,353.33	\$ 4,353.33	\$ 4,353.33
Insect Control	l/s	\$ 68.00	\$ 68.00	\$ 68.00	\$ 68.00	\$ 68.00	\$ 68.00	\$ 68.00	\$ 68.00	\$ 68.00	\$ 68.00	\$ 68.00	\$ 68.00
Weed Control	l/s	\$ 2,950.00	\$ 2,950.00	\$ 2,950.00	\$ 2,950.00	\$ 2,950.00	\$ 2,950.00	\$ 2,950.00	\$ 2,950.00	\$ 2,950.00	\$ 2,950.00	\$ 2,950.00	\$ 2,950.00
Disease Control	l/s	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 30.00
Mulch Inst.	l/s	n/a	n/a	\$ 23,000.00	n/a	n/a	n/a	n/a	n/a	n/a	\$ 46,000.00	n/a	n/a
Sub-Total	l/s	\$ 7,401.33	\$ 9,326.33	\$ 30,401.33	\$ 7,401.33	\$ 9,326.33	\$ 7,401.33	\$ 7,401.33	\$ 7,401.33	\$ 7,401.33	\$ 55,326.33	\$ 7,401.33	\$ 7,401.33
<b>Palm Maint.</b>													
Pruning	l/s	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	\$ 8,295.00	n/a	n/a	n/a
Fertilization	l/s	n/a	\$ 517.00	n/a	n/a	\$ 517.00	n/a	n/a	n/a	n/a	\$ 517.00	n/a	n/a
Insect Control	l/s	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00
Disease Control	l/s	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00
Mulch Inst.	l/s	n/a	n/a	\$ 1,333.33	n/a	n/a	n/a	n/a	n/a	n/a	\$ 2,666.67	n/a	n/a
Sub-Total	l/s	\$ 30.00	\$ 547.00	\$ 1,363.33	\$ 30.00	\$ 547.00	\$ 30.00	\$ 30.00	\$ 30.00	\$ 8,325.00	\$ 3,213.67	\$ 30.00	\$ 30.00
<b>Annuals</b>													
Installation	l/s	n/a	n/a	n/a	n/a	\$ 14,000.00	n/a	n/a	n/a	n/a	n/a	n/a	\$ 14,000.00
Fertilization	l/s	\$ 131.25	\$ 131.25	\$ 131.25	\$ 131.25	\$ 131.25	\$ 131.25	\$ 131.25	\$ 131.25	\$ 131.25	\$ 131.25	\$ 131.25	\$ 131.25
Insect Control	l/s	\$ 131.25	\$ 131.25	\$ 131.25	\$ 131.25	\$ 131.25	\$ 131.25	\$ 131.25	\$ 131.25	\$ 131.25	\$ 131.25	\$ 131.25	\$ 131.25
Weed Control	l/s	\$ 131.25	\$ 131.25	\$ 131.25	\$ 131.25	\$ 131.25	\$ 131.25	\$ 131.25	\$ 131.25	\$ 131.25	\$ 131.25	\$ 131.25	\$ 131.25
Disease Control	l/s	\$ 131.25	\$ 131.25	\$ 131.25	\$ 131.25	\$ 131.25	\$ 131.25	\$ 131.25	\$ 131.25	\$ 131.25	\$ 131.25	\$ 131.25	\$ 131.25
Sub-Total	l/s	\$ 525.00	\$ 525.00	\$ 525.00	\$ 525.00	\$ 14,525.00	\$ 525.00	\$ 525.00	\$ 525.00	\$ 525.00	\$ 525.00	\$ 525.00	\$ 525.00
<b>Miscellaneous</b>													
Monday-Friday Trash/Debris	l/s	\$ 1,706.67	\$ 1,706.67	\$ 1,706.67	\$ 1,706.67	\$ 1,706.67	\$ 1,706.67	\$ 1,706.67	\$ 1,706.67	\$ 1,706.67	\$ 1,706.67	\$ 1,706.67	\$ 1,706.67
Sub-Total	l/s	\$ 1,706.67	\$ 1,706.67	\$ 1,706.67	\$ 1,706.67	\$ 1,706.67	\$ 1,706.67	\$ 1,706.67	\$ 1,706.67	\$ 1,706.67	\$ 1,706.67	\$ 1,706.67	\$ 1,706.67
<b>Total</b>		\$ 23,038.92	\$ 31,905.58	\$ 52,379.25	\$ 23,038.92	\$ 45,905.58	\$ 23,038.92	\$ 23,038.92	\$ 23,038.92	\$ 31,333.92	\$ 107,179.25	\$ 37,038.92	\$ 23,038.92
<b>Grand Total</b>		\$ 443,976.00											

Legend n/a-not applicable l/s-lump sum ea-each

Note: FOR QUANTITIES AND DETAIL ITEMS, REFER TO THE SPECIFICATIONS. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH MAINTENANCE SPECIFICATIONS. THIS SCHEDULE REFLECTS PAYMENT PROCESS ONLY.

**STONEBROOK COMMUNITY DEVELOPMENT DISTRICT**  
Bid Schedule for Landscape Maintenance

2nd Year

2026		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Item	Unit													
<b>Turf Maint.</b>														
Mowing	l/s	\$ 8,144.72	\$ 8,144.72	\$ 8,144.72	\$ 8,144.72	\$ 8,144.72	\$ 8,144.72	\$ 8,144.72	\$ 8,144.72	\$ 8,144.72	\$ 8,144.72	\$ 8,144.72	\$ 8,144.72	
Edging	l/s	\$ 2,964.27	\$ 2,964.27	\$ 2,964.27	\$ 2,964.27	\$ 2,964.27	\$ 2,964.27	\$ 2,964.27	\$ 2,964.27	\$ 2,964.27	\$ 2,964.27	\$ 2,964.27	\$ 2,964.27	
St. Augustine Fertilization	l/s	n/a	\$ 6,359.91	n/a	n/a	\$ 6,359.91	n/a	n/a	n/a	n/a	\$ 6,359.91	n/a	n/a	
Bahia Fertilization	l/s	n/a	n/a	\$ 1,037.21	n/a	n/a	n/a	n/a	n/a	n/a	\$ 1,037.21	n/a	n/a	
Weed Control	l/s	\$ 1,479.60	\$ 1,479.60	\$ 1,479.60	\$ 1,479.60	\$ 1,479.60	\$ 1,479.60	\$ 1,479.60	\$ 1,479.60	\$ 1,479.60	\$ 1,479.60	\$ 1,479.60	\$ 1,479.60	
Insect Control	l/s	\$ 868.03	\$ 868.03	\$ 868.03	\$ 868.03	\$ 868.03	\$ 868.03	\$ 868.03	\$ 868.03	\$ 868.03	\$ 868.03	\$ 868.03	\$ 868.03	
Disease Control	l/s	\$ 206.00	\$ 206.00	\$ 206.00	\$ 206.00	\$ 206.00	\$ 206.00	\$ 206.00	\$ 206.00	\$ 206.00	\$ 206.00	\$ 206.00	\$ 206.00	
<b>Sub-Total</b>	<b>l/s</b>	<b>\$ 13,662.62</b>	<b>\$ 20,022.52</b>	<b>\$ 14,699.83</b>	<b>\$ 13,662.62</b>	<b>\$ 20,022.52</b>	<b>\$ 13,662.62</b>	<b>\$ 13,662.62</b>	<b>\$ 13,662.62</b>	<b>\$ 13,662.62</b>	<b>\$ 21,059.73</b>	<b>\$ 13,662.62</b>	<b>\$ 13,662.62</b>	
<b>Tree Maint.</b>														
Fertilization	l/s	n/a	\$ 257.50	n/a	n/a	\$ 257.50	n/a	n/a	n/a	n/a	\$ 257.50	n/a	n/a	
Pruning	l/s	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	\$ 18,128.00	n/a	n/a	
Insect Control	l/s	\$ 20.60	\$ 20.60	\$ 20.60	\$ 20.60	\$ 20.60	\$ 20.60	\$ 20.60	\$ 20.60	\$ 20.60	\$ 20.60	\$ 20.60	\$ 20.60	
Weed Control	l/s	\$ 93.98	\$ 93.98	\$ 93.98	\$ 93.98	\$ 93.98	\$ 93.98	\$ 93.98	\$ 93.98	\$ 93.98	\$ 93.98	\$ 93.98	\$ 93.98	
Disease Control	l/s	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Mulch Inst.	l/s	n/a	n/a	\$ 4,120.00	n/a	n/a	n/a	n/a	n/a	n/a	\$ 8,240.00	n/a	n/a	
<b>Sub-Total</b>	<b>l/s</b>	<b>\$ 114.58</b>	<b>\$ 372.08</b>	<b>\$ 4,234.58</b>	<b>\$ 114.58</b>	<b>\$ 372.08</b>	<b>\$ 114.58</b>	<b>\$ 114.58</b>	<b>\$ 114.58</b>	<b>\$ 114.58</b>	<b>\$ 26,740.08</b>	<b>\$ 114.58</b>	<b>\$ 114.58</b>	
<b>Shrub Maint.</b>														
Fertilization	l/s	n/a	\$ 1,982.75	n/a	n/a	\$ 1,982.75	n/a	n/a	n/a	n/a	\$ 1,982.75	n/a	n/a	
Pruning	l/s	\$ 4,483.93	\$ 4,483.93	\$ 4,483.93	\$ 4,483.93	\$ 4,483.93	\$ 4,483.93	\$ 4,483.93	\$ 4,483.93	\$ 4,483.93	\$ 4,483.93	\$ 4,483.93	\$ 4,483.93	
Insect Control	l/s	\$ 70.04	\$ 70.04	\$ 70.04	\$ 70.04	\$ 70.04	\$ 70.04	\$ 70.04	\$ 70.04	\$ 70.04	\$ 70.04	\$ 70.04	\$ 70.04	
Weed Control	l/s	\$ 3,038.50	\$ 3,038.50	\$ 3,038.50	\$ 3,038.50	\$ 3,038.50	\$ 3,038.50	\$ 3,038.50	\$ 3,038.50	\$ 3,038.50	\$ 3,038.50	\$ 3,038.50	\$ 3,038.50	
Disease Control	l/s	\$ 30.90	\$ 30.90	\$ 30.90	\$ 30.90	\$ 30.90	\$ 30.90	\$ 30.90	\$ 30.90	\$ 30.90	\$ 30.90	\$ 30.90	\$ 30.90	
Mulch Inst.	l/s	n/a	n/a	\$ 23,690.00	n/a	n/a	n/a	n/a	n/a	n/a	\$ 47,380.00	n/a	n/a	
<b>Sub-Total</b>	<b>l/s</b>	<b>\$ 7,623.37</b>	<b>\$ 9,606.12</b>	<b>\$ 31,313.37</b>	<b>\$ 7,623.37</b>	<b>\$ 9,606.12</b>	<b>\$ 7,623.37</b>	<b>\$ 7,623.37</b>	<b>\$ 7,623.37</b>	<b>\$ 7,623.37</b>	<b>\$ 56,986.12</b>	<b>\$ 7,623.37</b>	<b>\$ 7,623.37</b>	
<b>Palm Maint.</b>														
Pruning	l/s	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	\$ 8,543.85	n/a	n/a	n/a	
Fertilization	l/s	n/a	\$ 532.51	n/a	n/a	\$ 532.51	n/a	n/a	n/a	n/a	\$ 532.51	n/a	n/a	
Insect Control	l/s	\$ 15.45	\$ 15.45	\$ 15.45	\$ 15.45	\$ 15.45	\$ 15.45	\$ 15.45	\$ 15.45	\$ 15.45	\$ 15.45	\$ 15.45	\$ 15.45	
Disease Control	l/s	\$ 15.45	\$ 15.45	\$ 15.45	\$ 15.45	\$ 15.45	\$ 15.45	\$ 15.45	\$ 15.45	\$ 15.45	\$ 15.45	\$ 15.45	\$ 15.45	
Mulch Inst.	l/s	n/a	n/a	\$ 1,373.33	n/a	n/a	n/a	n/a	n/a	n/a	\$ 2,746.67	n/a	n/a	
<b>Sub-Total</b>	<b>l/s</b>	<b>\$ 30.90</b>	<b>\$ 563.41</b>	<b>\$ 1,404.23</b>	<b>\$ 30.90</b>	<b>\$ 563.41</b>	<b>\$ 30.90</b>	<b>\$ 30.90</b>	<b>\$ 30.90</b>	<b>\$ 30.90</b>	<b>\$ 8,574.75</b>	<b>\$ 3,310.08</b>	<b>\$ 30.90</b>	
<b>Annuals</b>														
Installation	l/s	n/a	n/a	n/a	n/a	\$ 14,420.00	n/a	n/a	n/a	n/a	\$ 14,420.00	n/a	n/a	
Fertilization	l/s	\$ 135.19	\$ 135.19	\$ 135.19	\$ 135.19	\$ 135.19	\$ 135.19	\$ 135.19	\$ 135.19	\$ 135.19	\$ 135.19	\$ 135.19	\$ 135.19	
Insect Control	l/s	\$ 135.19	\$ 135.19	\$ 135.19	\$ 135.19	\$ 135.19	\$ 135.19	\$ 135.19	\$ 135.19	\$ 135.19	\$ 135.19	\$ 135.19	\$ 135.19	
Weed Control	l/s	\$ 135.19	\$ 135.19	\$ 135.19	\$ 135.19	\$ 135.19	\$ 135.19	\$ 135.19	\$ 135.19	\$ 135.19	\$ 135.19	\$ 135.19	\$ 135.19	
Disease Control	l/s	\$ 135.19	\$ 135.19	\$ 135.19	\$ 135.19	\$ 135.19	\$ 135.19	\$ 135.19	\$ 135.19	\$ 135.19	\$ 135.19	\$ 135.19	\$ 135.19	
<b>Sub-Total</b>	<b>l/s</b>	<b>\$ 540.75</b>	<b>\$ 540.75</b>	<b>\$ 540.75</b>	<b>\$ 540.75</b>	<b>\$ 14,960.75</b>	<b>\$ 540.75</b>	<b>\$ 540.75</b>	<b>\$ 540.75</b>	<b>\$ 540.75</b>	<b>\$ 540.75</b>	<b>\$ 540.75</b>	<b>\$ 540.75</b>	
<b>Miscellaneous</b>														
Monday-Friday Trash/Debris	l/s	\$ 1,757.87	\$ 1,757.87	\$ 1,757.87	\$ 1,757.87	\$ 1,757.87	\$ 1,757.87	\$ 1,757.87	\$ 1,757.87	\$ 1,757.87	\$ 1,757.87	\$ 1,757.87	\$ 1,757.87	
<b>Sub-Total</b>	<b>l/s</b>	<b>\$ 1,757.87</b>	<b>\$ 1,757.87</b>	<b>\$ 1,757.87</b>	<b>\$ 1,757.87</b>	<b>\$ 1,757.87</b>	<b>\$ 1,757.87</b>	<b>\$ 1,757.87</b>	<b>\$ 1,757.87</b>	<b>\$ 1,757.87</b>	<b>\$ 1,757.87</b>	<b>\$ 1,757.87</b>	<b>\$ 1,757.87</b>	
<b>Total</b>		<b>\$ 23,730.08</b>	<b>\$ 32,862.75</b>	<b>\$ 53,950.63</b>	<b>\$ 23,730.08</b>	<b>\$ 47,282.75</b>	<b>\$ 23,730.08</b>	<b>\$ 23,730.08</b>	<b>\$ 23,730.08</b>	<b>\$ 23,730.08</b>	<b>\$ 32,273.93</b>	<b>\$ 110,394.63</b>	<b>\$ 38,150.08</b>	<b>\$ 23,730.08</b>
<b>Grand Total</b>		<b>\$ 457,295.28</b>												

Legend n/a-not applicable l/s-lump sum ea-each

Note: FOR QUANTITIES AND DETAIL ITEMS, REFER TO THE SPECIFICATIONS. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH MAINTENANCE SPECIFICATIONS. THIS SCHEDULE REFLECTS PAYMENT PROCESS ONLY.



The logo for Estate Landscaping & Lawn Management is centered in the upper half of the image. It features the word "ESTATE" in a large, bold, yellow-green font with a dark green outline. To the right of "ESTATE" is a stylized green leaf icon. Below "ESTATE" are the words "landscaping & lawn management" in a smaller, dark green font. The entire logo is set against a white background with a green border. The background of the slide is a photograph of a lush green lawn with palm trees in the distance under a clear blue sky.

# ESTATE

landscaping & lawn  
management

*Superior Service From The Ground Up*

**Creating partnerships that  
manage your budget and  
exceed service requirements**



# Estate Landscaping & Lawn Management



- **Over 30 years experience**
  - Financially secure, family-owned business with a proven track record
- **Full-service landscaping company**
  - Landscape Grounds Management Program to meet all your needs
- **Award Winning Company**
  - Florida and National Award of Excellence in Landscape Maintenance
- **Expert Staff**
  - Home Owner Association Specialists
  - Certified Florida Horticulturists
  - Licensed Pest Control Professionals
  - Certified Arborist Specialists





# Why Estate Landscaping

What makes us different from other landscape companies is our People and Value-Added Services. Estate is a **FULL-SERVICE LANDSCAPE COMPANY**. With Estate, an experienced Certified Florida Horticulturist will oversee day to day operations involving your property and assist you in meeting your landscape goals within budget. Our team of experts also include Florida Certified Pest Control Operators (CPCOs), Landscape Designers, Arborists, and Irrigation Specialists.

How will we make your life easier that will result in a beautiful "Clean & Green" looking landscape?

- Our Team of Experts
- Excellent Communication
- Superior Customer Care
- Consistent Performance of High-Quality Work
- Flexible and "Easy to do Business With" Customers
- Multiple Client Partnerships Since 2001





# Estate Landscaping - Core Behaviors

- *Act Safe*
- *Take Ownership (Do What You Say You Are Going To Do)*
- *Quality Costs Less (Produce Quality Work)*
- *Teamwork*
- *Make A Profit*





# Landscape Grounds Management Program

*Programs grounded in best practice*

Our four management programs combine to produce the finest landscape solutions for your community.

**Service Order System**



**Site Management Program**

**Hurricane Crisis Response**

**Proactive Care Commitment**





# Site Maintenance Program

*Reduces your long-term maintenance costs*

- Irrigation approach minimizes water and chemical consumption
- Pruning process increases plant flowering and life
- Soil & water testing programs calibrates chemical application for maximum turf health and color
- Plant cycling process reduces replacement costs





**Estate specializes in Maintaining high end properties throughout Southwest Florida, just like yours. Therefore, you should choose Estate.**



**Miromar Lakes Beach & Golf Club**  
Proud Client Since 2001



**Esplanade Golf & Country Club**  
Proud Client Since 2020





# **1. Jump start the Recovery**

*Implement our 30-60-90 day start up plan for new clients.*

## **First 30 Days.**

- First 30 days begins *immediately* upon board approval of Estate Landscaping partnership.
- Walking property and documenting underlying issues
- Developing calendar of services and operational procedures to make sure there is an easy transition.

## **First 60 Days**

- Turf Fertilization Treatment.
- Inspect/Treat for weeds in turf and beds
- First prune cycle.
- Begin monthly walkthroughs of property.

## **First 90 Days**

- Normal Every mowing and pruning service.
- Continued monthly walkthroughs.
- Continue our award-winning service and constantly looking to improve landscaping.



## **2. Improve the color & quality of your turf** ***Fertilization, Weed & IPM Treatment Plan***



- **Turf Recovery**
  - Your fertilizer is custom blended to protect the health and appearance of your lawn, plants and trees year-round.
  - Using our recovery rate fertilization immediately during the first month of service.
- **Chemical weed, insect and disease control**
  - We proactively manage weeds and disease with high quality pre and post emergent formulas.
  - Use pre-emergent to control winter weeds.





# **3. Promote Flowering Shrubs** ***Using Selective Pruning Techniques***



- **Improve Pruning Techniques**
  - Understanding shrub pallet to make sure proper pruning techniques are being used.
  - Lengthen of the life cycle of the plant by only using Hedge Trimmers on the appropriate plants to reduce crows' foot and stem/leaf damage.
  - Selective interior pruning of plants during peak growing season to promote terminal blooming.
  - Retain budding and blooming of plants without over trimming

# 4. Improve Client Communication

- Multiple ways to contact us:
  - Service request form from Estate website: [Estatelandscaping.com](http://Estatelandscaping.com)
  - Aspire portal: Real Time access for property manger for issues, proposals and billing.
  - Daily direct contact with On-Site Manager
- Issue tracking system for quality follow up:
  - All Issues tracked in Customer Portal system
  - Reviewed Daily by Account Manager and Department Heads
  - Reviewed by Branch Manager weekly
- Weekly property review with Account Manager:
  - Review Horticulture Reports and Property Improvement ideas
  - Review completed and outstanding Issues
  - Upcoming month Schedules.





# Resident Issue Examples

Aspire | Properties x +

https://app.youraspire.com/Aspire

Apps Other bookmarks

**Issue | #6165 - Leaking Head @ 7436 Sika Deer Way**

Created By: Todd Hendricks      Created Date: 06/20/19 04:24 PM

Assigned To: William Kollmann

Regarding: Casa Dei Lago      Priority: Normal

Subject: Leaking Head @ 7436 Sika Deer Way

Due Date: 06/21/2019      Category: Irrigation

Complete Date: 06/21/19 08:04 AM      Attachments: [Attachments]

Opportunity: [Create New Opportunity...](#)      Include Client: [Include Client]

Public

Public	Created Date/By	Comment
	06/21/19 8:04 AM RAFAEL DAVILA	Changed   Status   'Open' to 'Completed'
	06/21/19 6:06 AM William Kollmann	Changed   Assigned To   Added   RAFAEL DAVILA
	06/20/19 4:24 PM Todd Hendricks	Created   Comment   that a head at the end of her driveway is leaking into the gutter and wasting water. It might be a head that isweeping, just check.



# Completed Issues examples

## 30 Day History

Aspire | Properties x +

https://app.youraspire.com/Aspire

Apps Other bookmark

### Completed Issues (30 days)

Created ↑	Issue #	Status	Category	Property	Subject
06/05/19	6063	Completed	Call Back	Casa Del Lago	7583 Sika Deer - Drain
06/07/19	6078	Completed	Irrigation	Casa Del Lago	irrigation coverage
06/10/19	6082	Completed	Irrigation	Casa Del Lago	11520 axis deer lane
06/11/19	6095	Completed	Irrigation	Casa Del Lago	irrigation coverage at 7536 Sika deer
06/14/19	6126	Completed	Call Back	Casa Del Lago	7592 Sika Deer
06/19/19	6155	Completed	Service Request	Casa Del Lago	7575 Sika Deer Way
06/20/19	6165	Completed	Irrigation	Casa Del Lago	Leaking Head @ 7436 Sika Deer Way
06/24/19	6179	Completed	Irrigation	Casa Del Lago	New plants @ 7530 Sika Deer Way
06/24/19	6187	Completed	Irrigation	Casa Del Lago	5 Irrigation Issues
06/26/19	6206	Completed	Pest Control	Casa Del Lago	House # 7437 Key Deer Court has sod web worms
06/27/19	6225	Completed	Irrigation	Casa Del Lago	Need to check irrigation @ 7431 Sika Deer Way
06/27/19	6226	Completed	Call Back	Casa Del Lago	Payment for Repair
07/01/19	6247	Completed	Call Back	Casa Del Lago	7567 key Deer Court
07/03/19	6258	Completed	Irrigation	Casa Del Lago	7587 key deer court
07/03/19	6260	Completed	Irrigation	Casa Del Lago	7407 key deer court





# What customers are saying about Estate.

*"Nick and his crew are doing a fantastic job and I am getting remarks from board members and owners how good a job they are doing. All 3 places are showing a significant improvement in a short period of time.*

*The communication with Nick is great and any requests or issues are handled very professional.*

*Text messages and or calls are answered promptly or call backs in a very short time frame.*

*I highly recommend Estate Landscaping".*

**Gabriela Oetting Property Manager Hayden & Associates**

*"Our property looks great and our rep is very helpful and doing an excellent job. Our Account Manager and Crew are awesome, and I was complimenting them".*

**Elaine Board member Estero Beach and Tennis Club Ft. Myers Beach**

*"Charlie wanted to let you know that Hector was riding by my property, stopped and began inspecting some small areas that seem to be struggling. I did not approach him, until he was done. He explained in detail what he felt was the problem, is concerned it could spread and plans on reviewing with you his proposed plan.*

*Why am I telling you this? Because far too often people like to complain about what does not get done to their satisfaction and not enough times do people take time to recognize people that are pro-active in their approach.*

*I wanted you to know that Hector was pro-active and seems to be knowledgeable and concerned."*

**Ed Capezutta President Bella Terra Single Family Home's**

*"I worked with Estate for a length of time, they treat their employees quite well I enjoyed my time with the company. I would highly recommend them to anyone, commercial or residential, looking for a very good landscaping company. I would also recommend them highly to anyone looking for work".*

**Joshua Glidden Previous Employee**

*"Estate Landscaping and Lawn Management is the best. Explained exactly what was needed to be done. I feel like they exceeded the task. I do recommend this company for services. Very happy with the work performed. Great Employees also.*

**Timothy Worthington Cypress Cove President**





# References

We have been in business for over 25 years and pride ourselves on our customer service and quality. We strive to ensure that our clients are completely satisfied at all times. Below is a list of our references. Please feel free to contact them as they will give you their candid opinion of our performance.

## **Miromar Lakes CDD**

Heather Chapman-Wagner

Property Manager

(239) 908-2061

[hchapman@miromarlakes.com](mailto:hchapman@miromarlakes.com)

## **Flow-Way CDD**

Richard Freeman

Property Manager

(954) 766-2709

## **Bella Terra CDD**

Chris Pepin

Property Manager

(239) 690-7100 x102

[cpepen@cddmanagement.com](mailto:cpepen@cddmanagement.com)



# Awards



## LANDSCAPE AWARDS

**FNGLA's 2015 Award of Excellence for Commercial Landscape Management**

**PLANET's 2014 National Landscaping Award of Excellence.**

Grand Award – Estate Landscaping Lawn Management for the Miromar Lakes, Beach and Golf club



## COMMUNITY AWARDS

**Sand Dollar Best Community Awards**(2017, 2014, 2009, 2008, 2007, 2006, 2004, 2003)

**Pinnacle Best Community Awards**  
(2009, 2008, 2007, 2006)



## SAFETY AWARDS

**PLANET's 2013 Bronze Safety Award**

Overall Safety Achievement Award

**PLANET Safety Awards**

(2018, 2016, 2014, 2013, 2012, 2010, 2009, 2008)

**National Association of Landscape Professionals 2019**





# Safety & Training Philosophy

*Our Employees make us who we are, the best in the business*

- **Safety**

- Safety & Training: As a National Safety Award Winner, Star Safety participant and NALP Safety Award winner, Estate Landscape employs the following procedures:
- "Safety First" is a company motto and can be found on our company uniforms
- All Estate company vehicles are equipped with First Aid kits and updated on an annual basis
- Weekly Safety meetings with all Estate Employees held every Monday morning. Each meeting details a certain safety aspect from our company handbook. Meetings are held in both English & Spanish for clear understanding by employees.

- **Training**

- All Employees follow a "90 Day Maintenance & On-boarding process" handbook. This handbook covers everything from proper equipment use, training, plant & shrub identification, equipment storage, etc.
- Estate University happens once a year with industry experts brought in to cover all horticultural practices.
- Pest Control & BMP training is done twice annually in house. (Calibration, proper spray technique, etc.)
- Continuing Education for all employees is offered: Irrigation, FCHP, Arborists and Spray ID cards for all employees.
- Certified CPCO & BMP trainers are employed by Estate and training performed in house



# Certifications & Licenses

## Certifications

- ISA Certified Arborist
- Pest Control Operators
- Florida Green Industries Best Management Practices
- FNGL Certified Horticulture Professionals
- University of Florida Landscape Maintenance
- Kohler Certified Service Technician
- Qualified Stormwater Management Inspector

## Business and Contractor Licenses

- Collier County Irrigation Sprinkler Contractor #C35028
- Collier County Landscaping Contractor #C31825
- Lee County Professional Landscaping #0703306
- Lee County Irrigation Contractor #LS09-00780
- Pest Control #JB142000
- Dealer In Agriculture #115944
- Stock Dealer Registration #FLA48001268





# Affiliations & Memberships



**COMA**



**UNET**



**BUILDING MANAGERS INTERNATIONAL**



[www.EstateLandscaping.com](http://www.EstateLandscaping.com)



# What sets Estate apart.



- **100% family owned and operated with no corporate oversight setting financial goals.**
- **Long Term Partnerships with our customers.**
- **Highly focused on Customer Service and communication.**
- **Continuous Horticultural and Safety training for our expert staff.**
- **All work is performed in house. No finger pointing.**
- **Award winning company for high end properties.**
- **We are not a 100-million-dollar 'Big Box Company'.**



# What's holding you back from getting Estate quality??

**Justin Lucas**

Sales Manager

[jlucas@estatelandscaping.com](mailto:jlucas@estatelandscaping.com)

Mobile: (239) 340-3567

**Estate Landscaping & Lawn Management**

Telephone: (239) 498-1187      Fax: (239) 337-7093

Website: [www.EstateLandscaping.com](http://www.EstateLandscaping.com)



**STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT**

**8A1**



**AFFIDAVIT OF PUBLICATION**

& DIST STONEYBROOK COMM DEV  
Wrathell Hart Hunt & Assoc Accts Payable  
Stoneybrook Comm Dev & Dist  
2300 GLADES RD STE 410W  
BOCA RATON FL 33431-8556

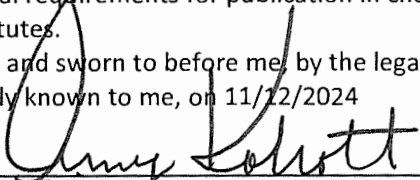
STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Classified Legal CLEGL, was published on the publicly accessible website of Lee County, Florida, or in a newspaper by print in the issues of, on:

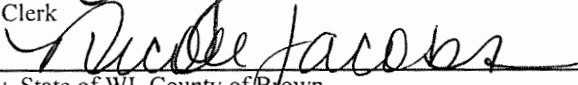
11/12/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 11/12/2024



Legal Clerk



Notary, State of WI, County of Brown

8-21-26

My commission expires

Publication Cost:	\$1218.80	
Tax Amount:	\$0.00	
Payment Cost:	\$1218.80	
Order No:	10755336	# of Copies:
Customer No:	1124428	1
PO #:		

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

NICOLE JACOBS  
Notary Public  
State of Wisconsin



Florida

PO Box 631244 Cincinnati, OH 45263-1244

GANNETT

**AFFIDAVIT OF PUBLICATION**

& DIST STONEYBROOK COMM DEV  
Wrathell Hart Hunt & Assoc Chesley Adams, Jr.  
Stoneybrook Comm Dev & Dist  
2300 GLADES RD STE 410W  
BOCA RATON FL 33431-8556

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Govt Public Notices, was published on the publicly accessible website of Lee County, Florida, or in a newspaper by print in the issues of, on:

11/09/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 11/09/2024

Legal Clerk

Notary, State of WI, County of Brown

8-21-210

My commission expires

Publication Cost:	\$143.96	
Tax Amount:	\$0.00	
Payment Cost:	\$143.96	
Order No:	10754966	# of Copies:
Customer No:	1124428	1
PO #:	Rule Development	

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

**NOTICE OF RULE  
DEVELOPMENT  
STONEYBROOK COMMUNITY  
DEVELOPMENT DISTRICT  
AMENDMENT I TO CHAPTER I  
RELATIVE TO REGULATIONS  
INCLUDING RATES, FEES AND  
CHARGES FOR ITS GOLF CLUB**

In accordance with Chapter 190, Florida Statutes and Chapter 120, Florida Statutes, the STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT hereby gives notice of its intention to adopt an amendment to the regulations pertaining to the Stoneybrook Golf Club, providing for rates, fees and charges governing the use of the Golf Club within the Stoneybrook Community Development District. The purpose and effect of this rule is to set the rates, fees and charges for usage of the Golf Club within the District. Specific legal authority for the rule includes Sections 190.035 and 120.54, Florida Statutes, or as amended. A public hearing will be conducted by the Board of Supervisors of the STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT on Tuesday, December 9, 2024 during the meeting of the Board of Supervisors beginning at 9:00 a.m., at the Stoneybrook Community Center; 11800 Stoneybrook Golf Boulevard; Estero, FL 33928.

District Manager  
Stoneybrook Community  
Development District

10754966 11/9/24

NICOLE JACOBS  
Notary Public  
State of Wisconsin

**NOTICE OF RULEMAKING  
 STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT  
 AMEDNEMENT I TO CHAPTER I  
 RELATIVE TO REGULATIONS INCLUDING RATES, FEES AND CHARGES FOR ITS GOLF CLUB**

The Stoneybrook Community Development District located in Lee County, Florida, will hold a public hearing on **Tuesday, December 9, 2024 at 9:00 a.m.** at the **Stoneybrook Community Center; 11800 Stoneybrook Golf Boulevard; Estero, FL 33928**, for the purpose of hearing public comment and objections to the adoption of amendments to Chapter I of the Golf Club Regulations of the Stoneybrook Community Development District pursuant to Sections 190.035 and 120.54, Florida Statutes. The purpose of the proposed rule is to adopt regulations pertaining the Stoneybrook Golf Club, providing for rates, fees and charges governing the use of the Golf Club located within the District. Prior notice of rule development for the rulemaking hearing was published in the News-Press on November 9, 2024.

The proposed rule is as follows:

**Public Golf Rates**

18H	Summer	Nov. 1st	Season (1/1)	9H	Summer	Nov. 1st	Season
AM	\$99.00	\$130.00	\$199.00	AM	\$60.00	N/A	N/A
PM	\$75.00	\$99.00	\$170.00	PM	\$45.00	\$55.00	\$99.00
TW	\$55.00	\$70.00	\$105.00	TW	\$35.00	\$45.00	\$55.00

**League/Group/Guest**

18H	Summer	Nov. 1st	Season	9H	Summer	Nov. 1st	Season
AM	\$75.00	\$99.00	\$145.00	AM	\$50.00	N/A	N/A
PM	\$55.00	\$75.00	\$120.00	PM	\$35.00	\$50.00	\$80.00
TW	\$45.00	\$50.00	\$75.00	TW	\$30.00	\$40.00	\$50.00

**Residents**

18H	Summer	Nov. 1st	Season	9H	Summer	Nov. 1st	Season
AM	\$50.00	\$65.00	\$85.00	AM	\$40.00	N/A	N/A
PM	\$40.00	\$55.00	\$70.00	PM	\$25.00	\$40.00	\$50.00
TW	\$30.00	\$45.00	\$55.00	TW	\$25.00	\$25.00	\$35.00

**Junior Golf**

18H	Summer	Nov. 1st	Season	9H	Summer	Nov. 1st	Season
AM	\$ 35.00	\$ 55.00	\$ 99.00	AM	\$ 20.00	N/A	N/A
PM	\$ 35.00	\$ 35.00	\$ 75.00	PM	\$ 20.00	\$ 20.00	\$ 40.00
TW	\$ 35.00	\$ 35.00	\$ 50.00	TW	\$ 20.00	\$ 20.00	\$ 30.00

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

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

**FGCU PGM**

18H	Summer	Nov. 1st	Season	9H	Summer	Nov. 1st	Season
AM	\$0.00	\$55.00	\$199.00	AM	\$0.00	N/A	N/A
PM	\$0.00	\$0.00	\$35.00	PM	\$0.00	\$20.00	\$20.00
TW	\$0.00	\$0.00	\$0.00	TW	\$0.00	\$0.00	\$0.00

\*FGCU PGM students must show PGA ID

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

\*No tee time restrictions when paying full price

Specific legal authority for the rule includes Sections 190.011, 190.012, 190.035 and 120.54, Florida Statutes. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice.

This public hearing may be continued to a date, time and place to be specified on the record at the hearing. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

At the hearing, one or more Supervisors or staff may participate by telephone Any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office. A copy of the proposed rule may be obtained by contacting the Office of the District Manager, at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010.

District Manager  
 Stoneybrook Community Development District

**STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT**

**8B**

**RESOLUTION 2025-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT AMENDING CHAPTER I OF THE RULES RELATIVE TO ITS REGULATIONS INCLUDING RATES, FEES AND CHARGES FOR ITS GOLF CLUB; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE**

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

**WHEREAS**, Chapter 190, Florida Statutes, authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of district business; and

**WHEREAS**, the Board of Supervisors finds that it is in the best interests of the District to adopt by resolution an Amendment to Chapter I of the Rules of Procedure, Relative to its Regulations including Rates, Fees and Charges for the Golf Club attached hereto as **Exhibit A** for immediate use and application; and

**WHEREAS**, the Board of Supervisors has complied with applicable Florida law concerning rule development and adoption.

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

**SECTION 1.** The attached Amendment to Chapter I is hereby adopted pursuant to this resolution as necessary for the conduct of District business relative to the Golf Club. This Chapter shall stay in full force and effect until such time as the Board of Supervisors may amend this Rule in accordance with Chapter 190, Florida Statutes.

**SECTION 2.** If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 3.** This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

[SIGNATURES ON FOLLOWING PAGE]

PASSED AND ADOPTED this **10th** day of **December, 2024**

ATTEST:

**STONEBROOK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary  
Print Name:\_\_\_\_\_

\_\_\_\_\_  
Chair/Vice Chair  
Print Name:\_\_\_\_\_

**Exhibit A:** Amendment I to Chapter I of the Rules of Procedure, Relative to its Regulations including Rates, Fees and Charges for the Golf Club

**Exhibit A: Amendment I to Chapter I of the Rules of Procedure, Relative to its Regulations including Rates, Fees and Charges for the Golf Club**

**Public Golf Rates**

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

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

**League/Group/Guest**

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

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

**Residents**

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

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

**Junior Golf**

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

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

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

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

**FGCU PGM**

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

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

\*FGCU PGM students must show PGA ID

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

\*No tee time restrictions when paying full price

**STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED  
FINANCIAL  
STATEMENTS**



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

**STONEYBROOK  
COMMUNITY DEVELOPMENT DISTRICT  
TABLE OF CONTENTS**

<b>Description</b>	<b>Page Numbers</b>
<b>Governmental Funds</b>	
Balance Sheet	1
Statement of Revenues, Expenditures and Changes in Fund Balances - General Fund	2
Statement of Revenues, Expenditures and Changes in Fund Balances - Special Revenue Fund	3
Statement of Revenues, Expenditures and Changes in Fund Balances - Debt Service Fund Series 2022-1	4
Statement of Revenues, Expenditures and Changes in Fund Balances - Debt Service Fund Series 2022-2	5
Statement of Revenues, Expenditures and Changes in Fund Balances - Capital Projects Fund Series 2022-1	6
Statement of Revenues, Expenditures and Changes in Fund Balances - Capital Projects Fund Series 2022-2	7
<b>Proprietary Funds</b>	
Irrigation	
Statement of Net Position	8
Statement of Revenues, Expenses and Changes in Net Position	9
Golf	
Statement of Net Position	10-11
Statement of Revenues, Expenses and Changes in Net Position	12-18
Amortization Schedule - Series 2014 Golf Course Revenue Bonds	19
Amortization Schedule - Series 2019 Golf Course Note	20

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

	Major Funds						Total Governmental Funds
	General	Special Revenue Fund	Debt Service Series 2022-1	Debt Service Series 2022-2	Capital Projects Series 2022-1	Capital Projects Series 2022-2	
<b>ASSETS</b>							
Cash/investments							
SunTrust	\$ 97,504	\$ 513,879	\$ -	\$ -	\$ -	\$ -	\$ 611,383
Bank United	60,000	-	-	-	-	-	60,000
Bank United - ICS	355,513	-	-	-	-	-	355,513
Revenue	-	-	100,026	270,323	-	-	370,349
Reserve	-	-	127,682	271,734	-	-	399,416
Construction	-	-	-	-	1,999,979	8,354	2,008,333
Undeposited funds	-	-	-	-	13,500	-	13,500
Due from enterprise fund (golf course)	-	4,659	-	-	-	-	4,659
Lease receivable	-	684,553	-	-	-	-	684,553
Total assets	<u>\$ 513,017</u>	<u>\$ 1,203,091</u>	<u>\$ 227,708</u>	<u>\$ 542,057</u>	<u>\$ 2,013,479</u>	<u>\$ 8,354</u>	<u>\$ 4,507,706</u>
<b>LIABILITIES &amp; FUND BALANCES</b>							
<b>Liabilities:</b>							
Accounts payable	\$ -	\$ 963	\$ -	\$ -	\$ -	\$ -	\$ 963
Sales tax payable	-	528	-	-	-	-	528
Contracts payable	-	-	-	-	4,300	-	4,300
Retainage payable	-	-	-	-	148,671	-	148,671
Due to other funds							
Enterprise fund: golf course	8,415	-	-	-	-	-	8,415
Total liabilities	<u>8,415</u>	<u>1,491</u>	<u>-</u>	<u>-</u>	<u>152,971</u>	<u>-</u>	<u>162,877</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>							
Deferred receipts	-	681,815	-	-	-	-	681,815
Total deferred inflows of resources	<u>-</u>	<u>681,815</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>681,815</u>
<b>Fund balances:</b>							
Restricted:							
Debt service	-	-	227,708	542,057	-	-	769,765
Capital projects	-	-	-	-	1,860,508	8,354	1,868,862
Assigned:							
Assigned - catastrophe response	300,000	-	-	-	-	-	300,000
Assigned - working capital	204,602	-	-	-	-	-	204,602
Assigned - CAM reserves	-	35,139	-	-	-	-	35,139
Assigned - Common area maint	-	180,242	-	-	-	-	180,242
Unassigned	-	304,404	-	-	-	-	304,404
Total fund balances	<u>504,602</u>	<u>519,785</u>	<u>227,708</u>	<u>542,057</u>	<u>1,860,508</u>	<u>8,354</u>	<u>3,663,014</u>
Total liabilities and fund balances	<u>\$ 513,017</u>	<u>\$ 1,203,091</u>	<u>\$ 227,708</u>	<u>\$ 542,057</u>	<u>\$ 2,013,479</u>	<u>\$ 8,354</u>	<u>\$ 4,507,706</u>

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

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy	\$ -	\$ -	\$768,350	0%
Interest and miscellaneous (incl. FEMA)	1,618	1,618	20,000	8%
Total revenues	<u>1,618</u>	<u>1,618</u>	<u>788,350</u>	0%
<b>EXPENDITURES</b>				
<b>Administrative</b>				
Supervisors	1,404	1,404	12,918	11%
Management	4,093	4,093	49,123	8%
Accounting	416	416	4,991	8%
Assessment roll preparation	1,122	1,122	13,461	8%
Arbitrage rebate calculation	-	-	2,000	0%
Dissemination agent	83	83	1,000	8%
Trustee fees - series 2014 resident	-	-	3,000	0%
Audit	-	-	4,330	0%
Legal	-	-	20,000	0%
Engineering	-	-	5,000	0%
Postage	9	9	2,000	0%
Insurance	4,415	4,415	4,625	95%
Printing and binding	142	142	1,700	8%
Legal advertising	458	458	2,000	23%
Contingencies	878	878	2,000	44%
Annual district filing fee	175	175	175	100%
Total administrative	<u>13,195</u>	<u>13,195</u>	<u>128,323</u>	10%
<b>Landscape Maintenance</b>				
Other contractual				
Personnel services	15,094	15,094	329,124	5%
Capital outlay-mowers/carts	-	-	9,000	0%
Utility carts	-	-	6,000	0%
Blowers/edgers/trimmers etc.	-	-	3,500	0%
Chemicals	-	-	7,500	0%
Fertilizers	1,677	1,677	24,000	7%
Annuals	-	-	12,000	0%
Fuel	1,400	1,400	9,000	16%
Irrigation parts	-	-	8,000	0%
Parts and maintenance	-	-	12,000	0%
Horticultural debris and trash disposal	-	-	8,500	0%
Uniforms	165	165	5,000	3%
Continuing educations/BMP certi	-	-	1,500	0%
Golf maintenance - ball fields	1,667	1,667	20,000	8%
Golf maintenance management	2,084	2,084	25,008	8%
Tree trimming	-	-	30,000	0%
Mulch	3,360	3,360	40,000	8%
Plant replacement	-	-	5,000	0%
Equipment lease - TCF113	-	-	7,000	0%
<b>Storm Water Management</b>				
Pipe inspections	-	-	35,000	0%
Conservation area maintenance	-	-	40,000	0%
<b>Roadway</b>				
Annual inspection and repairs	-	-	15,000	0%
Signage repairs	-	-	5,000	0%
Total landscape maintenance	<u>25,447</u>	<u>25,447</u>	<u>657,132</u>	4%
<b>Other fees and charges</b>				
Tax collector	-	-	2,895	0%
Total other fees and charges	<u>-</u>	<u>-</u>	<u>2,895</u>	0%
Total expenditures	<u>38,642</u>	<u>38,642</u>	<u>788,350</u>	5%
Excess/(deficiency) of revenues over/(under) expenditures	(37,024)	(37,024)	-	
Fund balance - beginning	541,626	541,626	489,311	
Fund balance - ending				
Assigned:				
Assigned - catastrophe response	300,000	300,000	300,000	
Assigned - working capital	204,602	204,602	189,311	
Fund balance - ending	<u>\$ 504,602</u>	<u>\$ 504,602</u>	<u>\$489,311</u>	

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

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>OPERATING REVENUES</b>				
Commercial rental				
Duffy's	\$ 14,927	\$ 14,927	\$ 179,124	8%
Duffy's % of sales	-	-	79,216	0%
Stoneybrook Golf	-	-	57,351	0%
Cam reserves				
Duffy's	1,204	1,204	14,460	8%
Stoneybrook Golf	-	-	3,876	0%
Common area maintenance				
Duffy's	4,979	4,979	59,748	8%
Stoneybrook Golf	-	-	34,404	0%
Miscellaneous revenue	-	-	-	N/A
Total operating revenues	<u>21,110</u>	<u>21,110</u>	<u>428,179</u>	5%
<b>OPERATING EXPENSES</b>				
<b>Administrative Expenses</b>				
Trustee fee	-	-	4,500	N/A
Taxes & assessments: Lee County	-	-	16,727	0%
Office supplies	-	-	250	0%
Miscellaneous	188	188	6,000	3%
Total administrative expenses	<u>188</u>	<u>188</u>	<u>27,477</u>	1%
<b>Maintenance Services</b>				
Property management	1,400	1,400	16,800	8%
Electricity	-	-	600	0%
Repairs & maintenance	-	-	75,000	0%
Irrigation	-	-	2,400	0%
Building maintenance	-	-	35,000	0%
Hurricane clean-up	-	-	5,000	0%
Total maintenance services	<u>1,400</u>	<u>1,400</u>	<u>134,800</u>	1%
Total operating expenses	<u>1,588</u>	<u>1,588</u>	<u>162,277</u>	1%
Operating gain/(loss)	19,522	19,522	265,902	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfers out	-	-	(104,210)	N/A
Total other financing sources/(uses)	<u>-</u>	<u>-</u>	<u>(104,210)</u>	N/A
Change in net position	19,522	19,522	161,692	
Total net position - beginning	<u>500,263</u>	<u>500,263</u>	<u>601,027</u>	
Total net position - ending	<u>\$ 519,785</u>	<u>\$ 519,785</u>	<u>\$ 762,719</u>	



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

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy	\$ -	\$ -	\$ 139,592	0%
Interest	881	881	11,380	N/A
Total revenues	<u>881</u>	<u>881</u>	<u>150,972</u>	0%
<b>EXPENDITURES</b>				
<b>Debt Service</b>				
Principal	\$ -	\$ -	\$ 80,000	0%
Interest	-	-	161,205	0%
Total expenditures	<u>-</u>	<u>-</u>	<u>241,205</u>	0%
Excess (deficiency) of revenues over (under) expenditures	881	881	(90,233)	
<b>OTHER SOURCES (USES)</b>				
Transfers in	-	-	104,210	0%
Total other sources/(uses)	<u>-</u>	<u>-</u>	<u>104,210</u>	0%
Net change in fund balance	881	881	13,977	
Fund balance - beginning	226,827	226,827	222,559	
Fund balance - ending	<u>\$ 227,708</u>	<u>\$ 227,708</u>	<u>\$ 236,536</u>	

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

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy	\$ -	\$ -	\$ 543,467	0%
Interest	2,098	2,098	-	N/A
Total revenues	<u>2,098</u>	<u>2,098</u>	<u>543,467</u>	0%
<b>EXPENDITURES</b>				
<b>Debt Service</b>				
Principal	\$ -	\$ -	\$ 115,000	0%
Interest	-	-	427,175	0%
Total expenditures	<u>-</u>	<u>-</u>	<u>542,175</u>	0%
Excess (deficiency) of revenues over (under) expenditures	2,098	2,098	1,292	
Fund balance - beginning	539,959	539,959	534,123	
Fund balance - ending	<u>\$ 542,057</u>	<u>\$ 542,057</u>	<u>\$ 535,415</u>	



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

	Current Month	Year to Date
<b>REVENUES</b>		
Interest	\$ 7,904	\$ 7,904
Total revenues	7,904	7,904
<b>EXPENDITURES</b>	-	-
Total expenditures	-	-
Excess (deficiency) of revenues over (under) expenditures	7,904	7,904
Fund balance - beginning	1,852,604	1,852,604
Fund balance - ending	\$ 1,860,508	\$ 1,860,508

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

	Current Month	Year to Date
<b>REVENUES</b>		
Interest	32	32
Total revenues	32	32
<b>EXPENDITURES</b>		
Total expenditures	-	-
	-	-
Excess (deficiency) of revenues over (under) expenditures	32	32
Fund balance - beginning	8,322	8,322
Fund balance - ending	\$ 8,354	\$ 8,354

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

<b>ASSETS</b>	Balance
<b>Current assets:</b>	
Cash	\$ 22,525
Bank United	10,276
Accounts receivable	(9,080)
Less allowance for doubtful accounts	(14,704)
Due from golf course	4,412
Total current assets	13,429
<b>Noncurrent assets:</b>	
Capital assets	
Equipment - irrigation	559,257
Resident irrigation & wells	494,808
Pumphouse	371,990
Less accumulated depreciation	(660,715)
Total capital assets, net of accumulated depreciation	765,340
Total noncurrent assets	765,340
Total assets	778,769
<b>LIABILITIES</b>	
<b>Current liabilities:</b>	
Accounts payable	11,445
Customer deposits	12,833
Total current liabilities	24,278
<b>Noncurrent liabilities:</b>	
Total noncurrent liabilities	-
Total liabilities	24,278
<b>NET POSITION</b>	
Net investment in capital assets	(165,907)
Unrestricted	920,398
Total net position	\$ 754,491

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

	Current Month	Year to Date	Budget	% of Budget
<b>OPERATING REVENUES</b>				
Assessment levy	\$ -	\$ -	\$ 125,921	0%
Direct bill: golf course	4,978	4,978	59,742	8%
Irrigation revenue	13,121	13,121	170,000	8%
Total revenues	<u>18,099</u>	<u>18,099</u>	<u>355,663</u>	5%
<b>OPERATING EXPENSES</b>				
<b>Professional fees</b>				
Audit	-	-	4,635	0%
Accounting	728	728	8,742	8%
Utility billing	-	-	45,000	0%
Miscellaneous	297	297	3,000	10%
Total professional fees	<u>1,025</u>	<u>1,025</u>	<u>61,377</u>	2%
<b>Irrigation services</b>				
Service/permit monitoring contracts	-	-	3,000	0%
Line repairs/labor	2,657	2,657	50,000	5%
Insurance	-	-	15,685	0%
Effluent water supply	-	-	114,000	0%
Electricity	-	-	30,000	0%
Pumps & machinery	3,175	3,175	15,000	21%
Depreciation	3,383	3,383	40,603	8%
Personnel	1,771	1,771	27,000	7%
Total utility expenses	<u>10,986</u>	<u>10,986</u>	<u>295,288</u>	4%
Total operating expenses	<u>12,011</u>	<u>12,011</u>	<u>356,665</u>	3%
Operating gain/(loss)	6,088	6,088	(1,002)	
<b>NONOPERATING REVENUES/(EXPENSES)</b>				
Interest, penalties & miscellaneous income	34	34	100	34%
Total nonoperating revenues (expenses)	<u>34</u>	<u>34</u>	<u>100</u>	34%
Change in net position	6,122	6,122	(902)	
Total net position - beginning	748,369	748,369	287,963	
Total net position - ending	<u>\$ 754,491</u>	<u>\$ 754,491</u>	<u>\$ 287,061</u>	

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

<b>ASSETS</b>	<u>Balance</u>
<b>Current assets:</b>	
Cash	
SunTrust acct #1660	\$ 136,157
SunTrust acct #7736 (petty cash)	4,440
SunTrust acct #3187 (petty cash)	3,230
Bank United	82,998
Petty cash - registers	200
Lunch bar	100
Pro shop	200
Investments	
Cost of issuance - series 2014	343
Reserve - series 2014	219,304
Interest - series 2014	35,192
Sinking - series 2014	66,429
Reserve - series 2019	9,994
Inventory	
Pro shop	
Bags & accessories	1,844
Balls	14,716
Gloves	8,725
Headwear	3,127
Ladies wear	6,377
Mens wear	18,715
Shoes	7,776
Miscellaneous	3,725
Concession	
Food	1,985
Beer	6,280
Soft beverages	1,023
Due from general fund	8,415
Lease deposit	860
Capital improvements	59,144
Total current assets	<u>701,299</u>

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

	Balance
<b>Noncurrent assets:</b>	
Capital assets	
Land	1,556,677
Maintenance building	133,566
Land improvements	1,950,012
Golf course	4,516,919
Furniture & equipment	720,317
Vehicles-financed purchase agreement	37,430
Leased equipment and vehicles	922,538
Accumulated depreciation	(4,670,694)
Total capital assets, net of accumulated depreciation	5,166,765
Total noncurrent assets	5,166,765
Total assets	5,868,064
 <b>LIABILITIES</b>	
<b>Current liabilities:</b>	
Accounts payable	65,136
Gratuities payable	4,483
Sales tax payable	11,944
Rainchecks	6
Due to special revenue fund	4,659
Due to irrigation fund	4,412
Due to others	34,890
Gift certificates	50,040
Credit books	21,729
Accrued interest - series 2014	27,358
Total current liabilities	224,657
 <b>Noncurrent liabilities:</b>	
Capital leases payable	17
Lease payable	691,458
Note payable - financed purchase agreement	35,014
Note payable - series 2024	550,000
Bonds payable - series 2014	665,000
Total noncurrent liabilities	1,941,489
Total liabilities	2,166,146
 <b>NET POSITION</b>	
Net investment in capital assets	4,203,953
Unrestricted	(502,035)
Total net position	\$ 3,701,918

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

	Current Month						Year to Date					
	FY '24 Actual	FY '25 Actual	Variance Actual '24 to '25	FY '25 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '24 Actual	FY '25 Actual	Variance Actual '24 to '25	FY '25 Budget	Variance Budget to Actual	Variance Budget to Actual
<b>REVENUES</b>												
<b>Consolidated</b>												
Unclassified revenue	\$ -	\$ 79	\$ (1,431)	\$ -	N/A	\$ 79	1,510	\$ 79	\$ (1,431)	-	N/A	79
Administrative	1,194	1,566	372	-	N/A	1,566	1,194	1,566	372	-	N/A	1,566
Golf course	225,020	189,890	(35,130)	186,191	102%	3,699	225,020	189,890	(35,130)	186,191	102%	3,699
Pro shop	19,112	11,579	(7,533)	18,370	63%	(6,791)	19,112	11,579	(7,533)	18,370	63%	(6,791)
Concession	14,342	9,635	(4,707)	18,500	52%	(8,865)	14,342	9,635	(4,707)	18,500	52%	(8,865)
Total consolidated revenues	259,668	212,749	(48,429)	223,061	95%	(10,312)	261,178	212,749	(48,429)	223,061	95%	(10,312)
<b>Cost of sales</b>												
<b>Consolidated</b>												
Pro shop	14,574	8,212	(6,362)	11,590	71%	(3,378)	14,574	8,212	(6,362)	11,590	71%	(3,378)
Concession	2,620	3,715	1,095	3,196	116%	519	2,620	3,715	1,095	3,196	116%	519
Total consolidated cost of sales	17,194	11,927	(5,267)	14,786	81%	(2,859)	17,194	11,927	(5,267)	14,786	81%	(2,859)
Gross consolidated earnings	242,474	200,822	(43,162)	208,275	96%	(7,453)	243,984	200,822	(43,162)	208,275	96%	(7,453)
<b>Expenses</b>												
<b>Consolidated</b>												
Administrative	49,480	40,040	(9,440)	78,094	51%	(38,054)	49,480	40,040	(9,440)	78,094	51%	(38,054)
Concession	5,838	(29,906)	(35,744)	6,801	-440%	(36,707)	5,838	(29,906)	(35,744)	6,801	-440%	(36,707)
Golf course	183,255	118,834	(64,421)	192,722	62%	(73,888)	183,255	118,834	(64,421)	192,722	62%	(73,888)
Pro shop	78,284	74,602	(3,682)	89,959	83%	(15,357)	78,284	74,602	(3,682)	89,959	83%	(15,357)
Total consolidated expenses	316,857	203,570	(113,287)	367,576	55%	(164,006)	316,857	203,570	(113,287)	367,576	55%	(164,006)
<b>NONOPERATING REVENUES/(EXPENSES)</b>												
Interest	(4,696)	(4,696)	-	(3,879)	121%	(817)	(4,696)	(4,696)	-	(3,879)	121%	(817)
Total other financing sources/(uses)	(4,696)	(4,696)	-	(3,879)	121%	(817)	(4,696)	(4,696)	-	(3,879)	121%	(817)
Change in net position	(79,079)	(7,444)	<u>\$ 70,125</u>	(163,180)		<u>\$ 155,736</u>	(77,569)	(7,444)	<u>\$ 70,125</u>	(163,180)		<u>\$ 155,736</u>
Total net position - beginning	4,703,076	3,709,362		4,097,752			4,703,076	3,709,362		4,097,752		
Total net position - ending	<u>\$ 4,623,997</u>	<u>\$ 3,701,918</u>		<u>\$ 3,934,572</u>			<u>\$ 4,623,997</u>	<u>\$ 3,701,918</u>		<u>\$ 3,934,572</u>		

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

	Current Month						Year to Date					
	FY '24 Actual	FY '25 Actual	Variance Actual '24 to '25	FY '25 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '24 Actual	FY '25 Actual	Variance Actual '24 to '25	FY '25 Budget	Variance Budget to Actual	Variance Budget to Actual
<b>REVENUES</b>												
Unclassified revenue	\$ 1,510	\$ 79	\$ (1,431)	\$ -	N/A	\$ 79	1,510	\$ 79	\$ (1,431)	-	N/A	\$ 79
<b>Administrative</b>												
Other	\$ 30	\$ 1,158	\$ 1,128	\$ -	N/A	\$ 1,158	30	\$ 1,158	\$ 1,128	-	N/A	\$ 1,158
Interest	1,164	408	(756)	-	N/A	408	1,164	408	(756)	-	N/A	408
Total administrative revenues	1,194	1,566	372	-	N/A	1,566	1,194	1,566	372	-	N/A	1,566
<b>EXPENSES</b>												
<b>Administrative</b>												
Legal	-	-	-	291	0%	(291)	-	-	-	291	0%	(291)
Accounting services	4,083	4,083	-	-	N/A	4,083	4,083	4,083	-	-	N/A	4,083
A/C maintenance	-	-	-	500	0%	(500)	-	-	-	500	0%	(500)
Audit	-	-	-	981	0%	(981)	-	-	-	981	0%	(981)
Building maintenance	10,246	1,304	(8,942)	30,000	4%	(28,696)	10,246	1,304	(8,942)	30,000	4%	(28,696)
Copy machine lease	456	1,661	1,205	660	252%	1,001	456	1,661	1,205	660	252%	1,001
Fire alarm (cart barn)	-	-	-	25	0%	(25)	-	-	-	25	0%	(25)
Depreciation	16,500	16,500	-	16,500	100%	-	16,500	16,500	-	16,500	100%	-
Insurance	9,248	15,929	6,681	8,640	184%	7,289	9,248	15,929	6,681	8,640	184%	7,289
Management fee	-	-	-	4,083	0%	(4,083)	-	-	-	4,083	0%	(4,083)
Pest control	-	-	-	167	0%	(167)	-	-	-	167	0%	(167)
Meeting expenses, travel expenses	-	-	-	125	0%	(125)	-	-	-	125	0%	(125)
Postage	-	-	-	250	0%	(250)	-	-	-	250	0%	(250)
Window cleaning	-	-	-	50	0%	(50)	-	-	-	50	0%	(50)
Utilities (Electricity paid to FP&L)	528	426	(102)	416	102%	10	528	426	(102)	416	102%	10
Utilities (Water paid to Duffy's)	-	-	-	50	0%	(50)	-	-	-	50	0%	(50)
CAM	-	-	-	2,407	0%	(2,407)	-	-	-	2,407	0%	(2,407)
Lease	8,199	-	(8,199)	4,561	0%	(4,561)	8,199	-	(8,199)	4,561	0%	(4,561)
Trustee fees	-	-	-	5,388	0%	(5,388)	-	-	-	5,388	0%	(5,388)
Dissemination agent	-	-	-	1,000	0%	(1,000)	-	-	-	1,000	0%	(1,000)
Arbitrage rebate calculation	-	-	-	2,000	0%	(2,000)	-	-	-	2,000	0%	(2,000)
Software errors	30	-	(30)	-	N/A	-	30	-	(30)	-	N/A	-
Miscellaneous	190	137	(53)	-	N/A	137	190	137	(53)	-	N/A	137
Total administrative expenses	49,480	40,040	(9,440)	78,094	51%	(38,054)	49,480	40,040	(9,440)	78,094	51%	(38,054)
Net administrative earnings	(48,286)	(38,474)	9,812	(78,094)	49%	39,620	(48,286)	(38,474)	9,812	(78,094)	49%	39,620



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

	Current Month					Year to Date						
	FY '24 Actual	FY '25 Actual	Variance Actual '24 to '25	FY '25 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '24 Actual	FY '25 Actual	Variance Actual '24 to '25	FY '25 Budget	Variance Budget to Actual	Variance Budget to Actual
<b>REVENUES</b>												
<b>Concession</b>												
Food sales	2,109	801	(1,308)	4,000	20%	(3,199)	2,109	801	(1,308)	4,000	20%	(3,199)
Food cart sales	-	-	-	900	0%	(900)	-	-	-	900	0%	(900)
Beer sales	8,992	6,729	(2,263)	10,500	64%	(3,771)	8,992	6,729	(2,263)	10,500	64%	(3,771)
Beer cart sales	-	-	-	600	0%	(600)	-	-	-	600	0%	(600)
Soft beverage sales	3,241	2,105	(1,136)	1,500	140%	605	3,241	2,105	(1,136)	1,500	140%	605
Soft beverage cart sales	-	-	-	1,000	0%	(1,000)	-	-	-	1,000	0%	(1,000)
Total concession revenues	<u>14,342</u>	<u>9,635</u>	<u>(4,707)</u>	<u>18,500</u>	<u>52%</u>	<u>(8,865)</u>	<u>14,342</u>	<u>9,635</u>	<u>(4,707)</u>	<u>18,500</u>	<u>52%</u>	<u>(8,865)</u>
<b>Cost of goods sold</b>												
<b>Concession</b>												
Food	808	424	(384)	750	57%	(326)	808	424	(384)	750	57%	(326)
Beer	1,352	2,224	872	1,750	127%	474	1,352	2,224	872	1,750	127%	474
Soft beverage	460	1,067	607	696	153%	371	460	1,067	607	696	153%	371
Total cost of goods sold	<u>2,620</u>	<u>3,715</u>	<u>1,095</u>	<u>3,196</u>	<u>116%</u>	<u>519</u>	<u>2,620</u>	<u>3,715</u>	<u>1,095</u>	<u>3,196</u>	<u>116%</u>	<u>519</u>
Gross concession earnings	<u>11,722</u>	<u>5,920</u>	<u>(5,802)</u>	<u>15,304</u>	<u>39%</u>	<u>(9,384)</u>	<u>11,722</u>	<u>5,920</u>	<u>(5,802)</u>	<u>15,304</u>	<u>39%</u>	<u>(9,384)</u>
<b>EXPENSES</b>												
<b>Concession</b>												
Beverage cart lease	-	-	-	400	0%	(400)	-	-	-	400	0%	(400)
Equipment repair	-	-	-	50	0%	(50)	-	-	-	50	0%	(50)
Payroll concession	4,911	5,478	567	5,040	109%	438	4,911	5,478	567	5,040	109%	438
Payroll taxes/concession	441	479	38	811	59%	(332)	441	479	38	811	59%	(332)
Pay related 401(k)	14	72	58	-	N/A	72	14	72	58	-	N/A	72
Cash over/short	(114)	(36,100)	(35,986)	-	N/A	(36,100)	(114)	(36,100)	(35,986)	-	N/A	(36,100)
Supplies	586	165	(421)	500	33%	(335)	586	165	(421)	500	33%	(335)
Total concession expenses	<u>5,838</u>	<u>(29,906)</u>	<u>(35,744)</u>	<u>6,801</u>	<u>-440%</u>	<u>(36,707)</u>	<u>5,838</u>	<u>(29,906)</u>	<u>(35,744)</u>	<u>6,801</u>	<u>-440%</u>	<u>(36,707)</u>
Net concession earnings	<u>5,884</u>	<u>35,826</u>	<u>29,942</u>	<u>8,503</u>	<u>421%</u>	<u>27,323</u>	<u>5,884</u>	<u>35,826</u>	<u>29,942</u>	<u>8,503</u>	<u>421%</u>	<u>27,323</u>

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

	Current Month						Year to Date					
	FY '24	FY '25	Variance	FY '25	Variance	Variance	FY '24	FY '25	Variance	FY '25	Variance	Variance
	Actual	Actual	Actual	Budget	Budget to	Budget to	Actual	Actual	Actual	Budget	Budget to	Budget to
<b>REVENUES</b>												
<b>Golf Course</b>												
Annual pass	37,670	54,150	16,480	-	N/A	54,150	37,670	54,150	16,480	-	N/A	54,150
Green fees + gps	151,995	109,960	(42,035)	165,598	66%	(55,638)	151,995	109,960	(42,035)	165,598	66%	(55,638)
Range fees	32,786	24,695	(8,091)	16,804	147%	7,891	32,786	24,695	(8,091)	16,804	147%	7,891
Club rentals	1,820	1,060	(760)	2,000	53%	(940)	1,820	1,060	(760)	2,000	53%	(940)
Handicaps	170	25	(145)	400	6%	(375)	170	25	(145)	400	6%	(375)
Lake ball	-	-	-	205	0%	(205)	-	-	-	205	0%	(205)
Irrigation - Stoney Master	-	-	-	34	0%	(34)	-	-	-	34	0%	(34)
Sbjrgolf	-	-	-	400	0%	(400)	-	-	-	400	0%	(400)
Contract instructors	-	-	-	750	0%	(750)	-	-	-	750	0%	(750)
Miscellaneous	579	-	(579)	-	N/A	-	579	-	(579)	-	N/A	-
<b>Total golf course</b>	<b>225,020</b>	<b>189,890</b>	<b>(35,130)</b>	<b>186,191</b>	<b>102%</b>	<b>3,699</b>	<b>225,020</b>	<b>189,890</b>	<b>(35,130)</b>	<b>186,191</b>	<b>102%</b>	<b>3,699</b>
<b>Pro Shop</b>												
Bags & accessories	1,736	580	(1,156)	4,000	15%	(3,420)	1,736	580	(1,156)	4,000	15%	(3,420)
Balls	6,553	6,351	(202)	4,659	136%	1,692	6,553	6,351	(202)	4,659	136%	1,692
Clubs	-	-	-	535	0%	(535)	-	-	-	535	0%	(535)
Gloves	2,096	961	(1,135)	1,000	96%	(39)	2,096	961	(1,135)	1,000	96%	(39)
Headwear	1,316	815	(501)	2,750	30%	(1,935)	1,316	815	(501)	2,750	30%	(1,935)
Ladies wear	789	463	(326)	778	60%	(315)	789	463	(326)	778	60%	(315)
Mens wear	4,021	1,608	(2,413)	3,331	48%	(1,723)	4,021	1,608	(2,413)	3,331	48%	(1,723)
Shoes	2,601	801	(1,800)	1,317	61%	(516)	2,601	801	(1,800)	1,317	61%	(516)
<b>Total pro shop</b>	<b>19,112</b>	<b>11,579</b>	<b>(7,533)</b>	<b>18,370</b>	<b>63%</b>	<b>(6,791)</b>	<b>19,112</b>	<b>11,579</b>	<b>(7,533)</b>	<b>18,370</b>	<b>63%</b>	<b>(6,791)</b>
<b>Total revenues</b>	<b>244,132</b>	<b>201,469</b>	<b>(42,663)</b>	<b>204,561</b>	<b>98%</b>	<b>(3,092)</b>	<b>244,132</b>	<b>201,469</b>	<b>(42,663)</b>	<b>204,561</b>	<b>98%</b>	<b>(3,092)</b>
<b>Cost of goods sold</b>												
<b>Pro shop</b>												
Bags & accessories	-	-	-	2,000	0%	(2,000)	-	-	-	2,000	0%	(2,000)
Balls	4,243	4,119	(124)	3,584	115%	535	4,243	4,119	(124)	3,584	115%	535
Clubs	-	-	-	346	0%	(346)	-	-	-	346	0%	(346)
Gloves	857	514	(343)	725	71%	(211)	857	514	(343)	725	71%	(211)
Headwear	734	735	1	1,500	49%	(765)	734	735	1	1,500	49%	(765)
Ladies wear	889	435	(454)	467	93%	(32)	889	435	(454)	467	93%	(32)
Mens wear	5,013	1,528	(3,485)	2,174	70%	(646)	5,013	1,528	(3,485)	2,174	70%	(646)
Shoes	2,070	615	(1,455)	961	64%	(346)	2,070	615	(1,455)	961	64%	(346)
Miscellaneous	945	266	(679)	-	N/A	266	945	266	(679)	-	N/A	266
Discounts earned	(177)	-	177	(167)	0%	167	(177)	-	177	(167)	0%	167
<b>Total cost of goods sold</b>	<b>14,574</b>	<b>8,212</b>	<b>(6,362)</b>	<b>11,590</b>	<b>71%</b>	<b>(3,378)</b>	<b>14,574</b>	<b>8,212</b>	<b>(6,362)</b>	<b>11,590</b>	<b>71%</b>	<b>(3,378)</b>

Gross earnings

229,558	193,257	(36,301)	192,971	100%	286	229,558	193,257	(36,301)	192,971	100%	286
---------	---------	----------	---------	------	-----	---------	---------	----------	---------	------	-----

**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 OCTOBER 31, 2024**

	Current Month						Year to Date					
	FY '24	FY '25	Variance	FY '25	Variance	Variance	FY '24	FY '25	Variance	FY '25	Variance	Variance
	Actual	Actual	Actual '24 to '25	Budget	Budget to Actual	Budget to Actual	Actual	Actual	'24 to '25	Budget	Budget to Actual	Budget to Actual
<b>EXPENSES</b>												
<b>Pro shop</b>												
Advertising	-	-	-	1,000	0%	(1,000)	-	-	-	1,000	0%	(1,000)
Alarm	119	119	-	77	155%	42	119	119	-	77	155%	42
Credit card expense**	7,459	7,446	(13)	6,638	112%	808	7,459	7,446	(13)	6,638	112%	808
Bank charges	419	623	204	-	N/A	623	419	623	204	-	N/A	623
Cart lease	13,358	13,563	205	13,153	103%	410	13,358	13,563	205	13,153	103%	410
Cart maintenance	-	154	154	500	31%	(346)	-	154	154	500	31%	(346)
Cash (over)/short	48	-	(48)	-	N/A	-	48	-	(48)	-	N/A	-
Commission	-	-	-	559	0%	(559)	-	-	-	559	0%	(559)
Computer support (IBS)	549	370	(179)	-	N/A	370	549	370	(179)	-	N/A	370
Electric cart barn	1,853	1,382	(471)	1,016	136%	366	1,853	1,382	(471)	1,016	136%	366
Equipment repair/maintenance	-	-	-	95	0%	(95)	-	-	-	95	0%	(95)
Handicap system/GHIN	-	-	-	55	0%	(55)	-	-	-	55	0%	(55)
Internet access	-	-	-	132	0%	(132)	-	-	-	132	0%	(132)
Education	-	760	760	-	N/A	760	-	760	760	-	N/A	760
Office supplies	1,177	54	(1,123)	95	57%	(41)	1,177	54	(1,123)	95	57%	(41)
Payroll	41,684	34,313	(7,371)	41,784	82%	(7,471)	41,684	34,313	(7,371)	41,784	82%	(7,471)
Payroll taxes & fees	4,258	2,987	(1,271)	6,727	44%	(3,740)	4,258	2,987	(1,271)	6,727	44%	(3,740)
Pay related group insurance	864	452	(412)	4,178	11%	(3,726)	864	452	(412)	4,178	11%	(3,726)
Pay related 401k match	1,919	2,444	525	464	527%	1,980	1,919	2,444	525	464	527%	1,980
Range	-	500	500	6,000	8%	(5,500)	-	500	500	6,000	8%	(5,500)
Repairs & maintenance	-	-	-	48	0%	(48)	-	-	-	48	0%	(48)
Scorecards/pencils	-	-	-	2,500	0%	(2,500)	-	-	-	2,500	0%	(2,500)
Storage unit	134	145	11	81	179%	64	134	145	11	81	179%	64
Supplies	269	1,441	1,172	1,500	96%	(59)	269	1,441	1,172	1,500	96%	(59)
Telephone	905	20	(885)	208	10%	(188)	905	20	(885)	208	10%	(188)
Towels	972	-	(972)	432	0%	(432)	972	-	(972)	432	0%	(432)
Trash removal	2,214	1,546	(668)	600	258%	946	2,214	1,546	(668)	600	258%	946
Uniforms	-	-	-	2,000	0%	(2,000)	-	-	-	2,000	0%	(2,000)
Water & sewer	83	109	26	62	176%	47	83	109	26	62	176%	47
Website	-	65	65	55	118%	10	-	65	65	55	118%	10
Uncoded	-	6,109	6,109	-	N/A	6,109	-	6,109	6,109	-	N/A	6,109

78,284	74,602	(3,682)	89,959	83%	(15,357)	78,284	74,602	(3,682)	89,959	83%	(15,357)
--------	--------	---------	--------	-----	----------	--------	--------	---------	--------	-----	----------

**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 OCTOBER 31, 2024**

	Current Month						Year to Date					
	FY '24 Actual	FY '25 Actual	Variance Actual '24 to '25	FY '25 Budget	Variance Budget to Actual	Variance Budget to Actual	FY '24 Actual	FY '25 Actual	Variance Actual '24 to '25	FY '25 Budget	Variance Budget to Actual	Variance Budget to Actual
<b>Golf course</b>												
Alarm	97	63	(34)	-	N/A	63	97	63	(34)	-	N/A	63
Association dues & seminars	295	784	489	1,540	51%	(756)	295	784	489	1,540	51%	(756)
Bridge maintenance	14,281	-	(14,281)	-	N/A	-	14,281	-	(14,281)	-	N/A	-
Building maintenance	-	-	-	12,500	0%	(12,500)	-	-	-	12,500	0%	(12,500)
Chemicals	40,685	2,761	(37,924)	27,000	10%	(24,239)	40,685	2,761	(37,924)	27,000	10%	(24,239)
Contract labor	650	1,281	631	350	366%	931	650	1,281	631	350	366%	931
Cart path fill	1,151	640	(511)	1,500	43%	(860)	1,151	640	(511)	1,500	43%	(860)
Electricity maintenance bldg	304	311	7	460	68%	(149)	304	311	7	460	68%	(149)
Equipment lease JLG/American Pride	-	-	-	\$ 1,850	0%	(1,850)	-	-	-	1,850	0%	(1,850) x
Equipment lease Toro Fiscal Year 2019	6,909	5,792	(1,117)	-	N/A	5,792	6,909	5,792	(1,117)	-	N/A	5,792
Equipment lease - GE Capital Toro Equip (cap)	480	240	(240)	250	96%	(10)	480	240	(240)	250	96%	(10)
Equipment Lease-TCF Toro Lease 114	3,288	-	(3,288)	8,277	0%	(8,277)	3,288	-	(3,288)	8,277	0%	(8,277)
Equipment Lease-TCF Toro Lease 115	746	-	(746)	3,550	0%	(3,550)	746	-	(746)	3,550	0%	(3,550)
Equipment Lease-TCF Toro Lease 116	467	-	(467)	1,180	0%	(1,180)	467	-	(467)	1,180	0%	(1,180)
Equipment Lease- Hunington Lease 309	-	-	-	3,000	0%	(3,000)	-	-	-	3,000	0%	(3,000)
Equipment rental	1,023	1,023	-	-	N/A	1,023	1,023	1,023	-	-	N/A	1,023
Equipment repair	8,832	7,308	(1,524)	5,500	133%	1,808	8,832	7,308	(1,524)	5,500	133%	1,808
Fertilizer	4,500	1,388	(3,112)	4,165	33%	(2,777)	4,500	1,388	(3,112)	4,165	33%	(2,777)
Fuels/lubricants \$4.00 avg/gal	2,024	1,487	(537)	4,500	33%	(3,013)	2,024	1,487	(537)	4,500	33%	(3,013)
Fuel sales*	-	-	-	(96)	0%	96	-	-	-	(96)	0%	96
Golf service	9,903	3,668	(6,235)	3,461	106%	207	9,903	3,668	(6,235)	3,461	106%	207
Interest - bunker renovation	-	13,171	13,171	-	N/A	13,171	-	13,171	13,171	-	N/A	13,171
Irrigation water	4,980	4,979	(1)	7,000	71%	(2,021)	4,980	4,979	(1)	7,000	71%	(2,021)
Irrigation repairs	2,440	962	(1,478)	1,250	77%	(288)	2,440	962	(1,478)	1,250	77%	(288)
Office supplies	-	-	-	644	0%	(644)	-	-	-	644	0%	(644)
Payroll	63,799	64,425	626	72,440	89%	(8,015)	63,799	64,425	626	72,440	89%	(8,015)
Payroll taxes & fees	10,147	10,145	(2)	11,527	88%	(1,382)	10,147	10,145	(2)	11,527	88%	(1,382)
Pay related group insurance	7,023	448	(6,575)	7,452	6%	(7,004)	7,023	448	(6,575)	7,452	6%	(7,004)
Pay related 401k match	-	-	-	500	0%	(500)	-	-	-	500	0%	(500)
Labor & benefits (Irrigation fund)	(4,428)	(4,428)	-	(4,428)	100%	-	(4,428)	(4,428)	-	(4,428)	100%	-
Labor & benefits (Common area maint.)	(2,084)	(2,084)	-	(2,131)	98%	47	(2,084)	(2,084)	-	(2,131)	98%	47
Ball field maintenance*	(1,500)	(1,667)	(167)	(1,750)	95%	83	(1,500)	(1,667)	(167)	(1,750)	95%	83
BMP/Safety (EPA req.)	775	800	25	800	100%	-	775	800	25	800	100%	-
Postage	-	(11)	(11)	-	N/A	(11)	-	(11)	(11)	-	N/A	(11)
Small tools	284	1,836	1,552	4,000	46%	(2,164)	284	1,836	1,552	4,000	46%	(2,164)
Sod	-	-	-	3,000	0%	(3,000)	-	-	-	3,000	0%	(3,000)
Supplies	703	1,201	498	750	160%	451	703	1,201	498	750	160%	451
Telephone	-	20	20	400	5%	(380)	-	20	20	400	5%	(380)
Top dressing	-	-	-	1,962	0%	(1,962)	-	-	-	1,962	0%	(1,962)
Trash removal	731	-	(731)	1,400	0%	(1,400)	731	-	(731)	1,400	0%	(1,400)
Trees & shrubs	-	-	-	250	0%	(250)	-	-	-	250	0%	(250)
Tree trimming	-	-	-	3,000	0%	(3,000)	-	-	-	3,000	0%	(3,000)
Tree removal	-	-	-	3,000	0%	(3,000)	-	-	-	3,000	0%	(3,000)
Uniforms	373	327	(46)	1,644	20%	(1,317)	373	327	(46)	1,644	20%	(1,317)
Wash rack maintenance	300	354	54	525	67%	(171)	300	354	54	525	67%	(171)
Water & sewer	417	706	289	500	141%	206	417	706	289	500	141%	206

Uncoded	3,660	904	(2,756)	-	N/A	904	3,660	904	(2,756)	-	N/A	904
Total golf course	183,255	118,834	(64,421)	192,722	62%	(73,888)	183,255	118,834	(64,421)	192,722	62%	(73,888)

**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 OCTOBER 31, 2024**

	Current Month						Year to Date					
	FY '24	FY '25	Variance	FY '25	Variance	Variance	FY '24	FY '25	Variance	FY '25	Variance	Variance
	Actual	Actual	Actual '24 to '25	Budget	Budget to Actual	Budget to Actual	Actual	Actual	Actual '24 to '25	Budget	Budget to Actual	Budget to Actual
Total golf course & pro shop expenses	261,539	193,436	(68,103)	282,681	68%	(89,245)	261,539	193,436	(68,103)	282,681	68%	(89,245)
Net golf course & pro shop earnings	(31,981)	(179)	31,802	(89,710)	0%	89,531	(31,981)	(179)	31,802	(89,710)	0%	89,531
Total revenues	261,178	212,749	(48,429)	223,061	95%	(10,391)	261,178	212,749	(48,429)	223,061	95%	(10,391)
Total cost of goods sold	17,194	11,927	(5,267)	14,786	81%	(2,859)	17,194	11,927	(5,267)	14,786	81%	(2,859)
Total expenses	316,857	203,570	(113,287)	367,576	55%	(164,006)	316,857	203,570	(113,287)	367,576	55%	(164,006)
<b>NONOPERATING REVENUES/(EXPENSES)</b>												
Interest	(4,696)	(4,696)	-	(3,879)	121%	(817)	(4,696)	(4,696)	-	(3,879)	121%	(817)
Total other financing sources/(uses)	(4,696)	(4,696)	-	(3,879)	121%	(817)	(4,696)	(4,696)	-	(3,879)	121%	(817)
Change in net position	(77,569)	(7,444)	<u>\$ 70,125</u>	(163,180)		<u>\$ 155,657</u>	(77,569)	(7,444)	<u>\$ 70,125</u>	(163,180)		<u>\$ 155,657</u>
Total net position - beginning	4,703,076	3,709,362		4,097,752			4,703,076	3,709,362		4,097,752		
Total net position - ending	<u>\$ 4,625,507</u>	<u>\$ 3,701,918</u>		<u>\$ 3,934,572</u>			<u>\$ 4,625,507</u>	<u>\$ 3,701,918</u>		<u>\$ 3,934,572</u>		

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

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



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

Period Ending	Principal	Coupon	Interest	Debt Service
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>\$ 665,000</u>		<u>\$ 120,400</u>	<u>\$ 785,400</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 November 12, 2024 at 6:00 p.m., at the Stoneybrook Community Center, 11800 Stoneybrook Golf Boulevard, Estero, Florida 33928.

**Present were:**

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

**Also present:**

Chuck Adams	District Manager
Tony Pires	District Counsel
Mark Zordan	District Engineer
Kyle Schulte	Head Golf Pro
John Vuknic	Golf Superintendent
Lisa Paul	Property Manager
Rob Caves	Becker Poliakoff
Ed McDonald	Thomson Engineering Group (TEG)
Eric Perriello	Aldi
Jeff Key	CES
Sharon Eiyler	Resident
Bryan Leffert	Resident
Rafael Hernandez	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 6:02 p.m. All Supervisors were present.

**SECOND ORDER OF BUSINESS**

**Public Comments (5 Minutes)**

42 Resident Sharon Eiyler asked why crewmen removed all the natural habitat in the rear  
43 of the community and replaced it with just grass. Ms. Huff stated it was announced at a  
44 previous meeting that professional landscapers were engaged to perform a landscape project  
45 designed to protect the buffer that will work with the new plantings being installed in the area.  
46 Mr. Vuknic stated the work in question is a landscape project, not a naturalization project.

47 Discussion ensued regarding feedback from Weymouth Run residents about the  
48 landscape project, reasons why the area was cleared, height of the berm, the slope, irrigation  
49 and the Village of Estero (Village).

50 Resident Bryan Leffert stated he is mainly concerned about the incoming Aldi  
51 supermarket. He asked about road maintenance responsibility, the direction of the building and  
52 if there are alternate plans for the layout of the building. A Board Member stated that the  
53 Village has very strict requirements regarding the new Aldi and the Village wants it to resemble  
54 the one on 41, north of Walmart, as much as possible. Ms. Huff stated this matter will be  
55 addressed later in the meeting.

56 Resident Rafael Hernandez stated many families in the CDD use the infield and baseball  
57 fields and suggested the Board consider replacing the infield section with field turf that has  
58 previously-painted diagrams. The field would drain easier and be more cost-effective. Ms. Huff  
59 stated the CDD only maintains the field; the HOA is the entity that would fund any  
60 improvements. She advised Mr. Hernandez to share his ideas with the HOA Board. The HOA's  
61 next meeting is next Thursday, at 6:30 p.m.

62 **Continued Discussion: Lancaster Run Conveyance to District**

63 **This item, previously the Seventh Oder of Business, was presented out of order.**

64 Mr. Pires distributed the Lancaster Run conveyance documents.

65 Mr. Robert Caves of, Becker Poliakoff, stated this is an ongoing matter. He explained  
66 that Lancaster residents want the roads that connect from where the road was repaved, going  
67 back to the pool, to be included in the paving project. This project has stalled, slightly.

68 Referencing slides, Mr. Caves stated the HOA did a nice job putting together a graph of  
69 the sections and parts of the parking lot that the HOA owns, including both the roadway and 15  
70 to 20 parking spots. He highlighted the areas that he thinks the CDD should pave, including the

71 pool area, the gutters that adjoin the car ports and extending up to the parking spots. In this  
72 scenario, the car ports and the parking spots would be excluded but it would connect. He thinks  
73 the CDD should pave all the way back to where the HOA is planning to maintain, going forward.  
74 Mr. Caves stated his logic is that the CDD should maintain the part of the road that connects.

75 Ms. Huff stated the CDD is not going to take on the individual parking spaces or the car  
76 ports; the project should be completed all at once and any roadwork that the CDD facilitates  
77 should be completed in conjunction with Lancaster Run or the HOA, so as to have it all done at  
78 the same time.

79 Discussion ensued regarding the roadway areas that the CDD should re-pave versus the  
80 parts that the Lancaster Run Condo Associations should repave; along with discussion of  
81 parking spaces, car ports, gutters, obtaining pricing, going out to bid for the roadway project,  
82 coordination or buy-in from the HOA, establishing a funding agreement, straggler parcels,  
83 parking spot ownership and deciphering which areas were deeded from Lennar and from U.S.  
84 Homes.

85 Mr. Caves stated this will be a two-step process; the first step will be to obtain and  
86 transfer title of the parcels from the Developer to either the HOA or the CDD. The next step will  
87 be to obtain a survey and legal description of the parcel at issue, which will be used to obtain  
88 the deed from Lennar. Lennar will deed the road to the CDD and deed the pool area to the  
89 HOA. Mr. Pires stated he will research the Lancaster Run ownership documents and forward  
90 the information to all parties. He asked which entity will pay for the survey. Mr. Caves voiced  
91 his willingness to share the survey costs with the CDD.

92 **▪ Aldi Presentation**

93 **This item was an addition to the agenda.**

94 Mr. Ed McDonald, a Civil Engineer representing Aldi, voiced his firm's intention to  
95 develop the Aldi Supermarket adjacent to the CDD at Stoneybrook and Corkscrew. He provided  
96 an update on Aldi's approval process with the Village and stated the Village's main concern is  
97 the appearance of the building, including the architecture and the landscaping. Area residents  
98 expressed concerns about traffic, line of sight issues and school-related traffic specifically  
99 during pickup and drop off.



100 Referencing slides, Mr. McDonald reviewed the site plan and discussed the site location,  
101 layout of the site, shared infrastructure and stormwater with the CDD, parking requirements,  
102 landscape requirements for buffers, ensuring that delivery times will not conflict with school  
103 traffic, site access, site lighting and the results of a traffic study. He concluded that Aldi officials  
104 are complying with all of the Village's requirements for lighting and landscaping. In his opinion,  
105 Aldi is a very good fit for the area and will be a good neighbor for the CDD to have.

106 Mr. McDonald and Mr. Pirrello responded to questions regarding Aldi deliveries, truck  
107 loading, a line-of-sight study, CDD access points, if there will be a working relationship between  
108 Aldi and the area schools, Aldi shopping experience, pricing, alcoholic products, shopping cart  
109 and bag concept, upcoming meetings with the Village and prospective opening date.

110 Mr. Brady voiced his opinion that, since Aldi customers will eventually be using the road  
111 and wearing it down, it would be fair for Aldi to assist with road maintenance. Ms. Huff stated  
112 the road will need to be repaired before it can accommodate the delivery trucks etc.

113 Discussion ensued regarding road widening, operation and maintenance (O&M)  
114 expenses, taxes, the School Board not contributing to roadway maintenance and upcoming  
115 design meetings with the Village.

116 **Mr. McDonald and Mr. Perriello left the meeting.**

117 **▪ Discussion Preserve Maintenance**

118 **This item, previously the Fourth Order of Business, was presented out of order.**

119 Mr. Jeff Key stated CES has been maintaining the preserve for the HOA since 2010 and  
120 the CDD will be the responsible party for the preserves going forward. He presented a proposal  
121 in the amount of \$39,000 for Preserve Maintenance.

122 Referencing a handout of the proposal, Mr. Key discussed the scope of work, monthly  
123 maintenance cost of \$3,250, size of the preserve, invasive/exotic plants, debris dumping, CDD  
124 receiving a violation from the South Florida Management District (SFWMD) for problematic  
125 preserve areas, Units D, E and G that were mistakenly missed by the original Management  
126 Company and the HOA requiring extensive maintenance.

127 Discussion ensued regarding pricing for maintenance using machinery versus by hand,  
128 the maintenance agreement, how the HOA will transfer maintenance funds to the CDD and an  
129 entangled fence.

130 Mr. Adams stated, by the end of the week, Staff will forward a contract to CES for the  
131 maintenance of the three problematic areas. He recommended engaging CES to continue the  
132 routine work.

133

**On MOTION by Mr. Simonsen and seconded by Mr. Dalton, with all in favor, CES Proposal # STBRCE2024 for annual monitoring and maintenance of the conservation area, in the amount of \$39,000, was approved.**

134

135

136

137

138

139 **THIRD ORDER OF BUSINESS**

**District Engineer Staff Report: Johnson Engineering, Inc.**

140

141

142 Mr. Zordan reported the following:

143 ➤ He conferred with a SFWMD official about the compliance issue; 10’ to 50’ of St.  
144 Augustine grass crept into the preserve. It is underwater and must be addressed once the water  
145 recedes. The CDD has 30 days to respond to the violation.

146 ➤ Regarding the three drainage projects, the application for the Land Development Order  
147 (LDO) was submitted to the Village and a response is pending.

148 ➤ Southern Striping/Collier Paving submitted a 60-day schedule to commence the  
149 drainage project; everything is in place.

150 ➤ Regarding the cypress trees at Hole #13 and Lake 10, they are on Lee County’s protected  
151 tree list and should not be cut. After researching the plats and Development Order (DO), Mr.  
152 Zordan stated the parcel of land is Tract G-19 on the golf course. He could not confirm that it is  
153 under a conservation easement.

154

155 **FOURTH ORDER OF BUSINESS**

**Discussion: Preserve Maintenance**

156

157 This item was addressed following the Second Order of Business.

158

159 **FIFTH ORDER OF BUSINESS**

**Golf Course Staff Reports**

160

161 **A. Golf Superintendent**

162 Mr. Vuknic reported the following:

163 ➤ Staffing: The golf course is fully-staffed and a few temporary employees were hired.

164 ➤ 1,500 additional flowers were recently installed and are doing well.

165 Mr. Vuknic presented two bids for the retaining wall on Hole #18.

166 Discussion ensued regarding the proposed costs, recent rainfall amounts, urgency of the  
167 repairs, the need for wall repairs at Hole #10, retaining wall composite material, repair timing  
168 and establishing a not to exceed amount.

169

170

171

172

**On MOTION by Ms. Huff and seconded by Mr. Simonsen, with all in favor, Kevin Carter, LLC Quote #603 for seawall repairs on Hole #18, in a not to exceed amount of \$14,000, was approved.**

173

174

175 ➤ Hole #17, on the left side of the lake bank, was cleared and irrigation was added.

176 ➤ The transition areas near Holes #15 and #8 will be re-grassed.

177 ➤ Hole #5 will be re-sodded and sprayed the way the tees are shaped.

178 ➤ The total amount to repair the leak, irrigation and asphalt was \$4,250.

179 ➤ The tiles in the men's restroom at Hole #5 need to be replaced.

180 Discussion ensued regarding epoxy flooring and the need to re-tile both restrooms at  
181 Hole #5. Mr. Vuknic will contact a vendor.

182 ➤ The palms and hardwoods in the common grounds will be trimmed on Monday.

183 ➤ A funds transfer is needed for the wash-pad. There will likely be an 80/20 split between  
184 the common grounds and golf course maintenance.185 ➤ Total payroll hours for reimbursement to employees who did not work during the storm  
186 is \$8,290.

187 ➤ The landscaping project at Duffy's is underway and looks good.

188 Mr. Vuknic presented a \$148,660 proposal from Wildcat Roofing Restoration for cart  
189 path repairs.

190 The Board and Staff discussed which projects to prioritize versus which projects should  
191 be deferred, upgrading the restrooms in the Pro Shop, keeping the door open from the Pro  
192 Shop to Duffy's, purchasing another tent and the annual Christmas luncheon.

193 **B. Golf Pro**

194 Mr. Schulte reported the following:

195 ➤ The golf course revenue for October was \$250,000. Although the number of golf rounds  
196 decreased, membership sales increased. Driving range sales were at \$20,000 in October and  
197 \$35,000 was pre-paid.

198 ➤ November revenue is currently at \$145,000, which is \$11,000 over-budget; this is mainly  
199 from membership sales, expanded driving range hours and the new ball machine.

200 ➤ He met with the Revenue Specialist at Golf Now to discuss ways to increase the number  
201 of rounds and adjust public tee times.

202 ➤ The sound system for the driving range was installed.

203 ➤ The ice and water machines at Hole #14 are ready to be installed.

204 ➤ The restroom in Mr. Schulte's office is in need of repair, in addition to the other  
205 restrooms mentioned earlier in the meeting.

206 ➤ Staff is receiving many compliments about the golf course and the current condition of  
207 the facility. He is pleased with the current direction of the golf course.

208 Ms. Huff stated a golfer friend that is a fault-finder recently commented that the golf  
209 staff is great and the golf course looks fabulous.

210 Regarding the financials, Ms. Huff stated there are no budget numbers because the  
211 November and December meeting dates are occurring earlier than usual.

212

213 **SIXTH ORDER OF BUSINESS**

**Discussion: Roof Damage Claims from  
Hurricane Ian**

214

215  
216 Referencing handouts, Mr. Dalton presented Addendum B to the Wildcat Service  
217 Agreements for the cart barn, maintenance building, restroom #2 roof repairs, warehouse and  
218 pump house roof repairs and a cost summary sheet that he prepared. Mr. Dalton stated he  
219 tried to identify the CDD's insurance exposure and reviewed the cost summary, including the

220 total Wildcat roofing costs, deductibles and insurance cost for each item and concluded that  
221 the CDD's out-of-pocket costs for all the roofs is \$17,000 and the total cost savings is \$345,000.  
222 He thinks this is worthy of further exploration. He discussed the Wildcat Attorney fees, Adjuster  
223 services and fees and the amounts that the insurance company could approve.

224 Discussion ensued regarding filing and processing insurance claims, percentage for the  
225 Adjuster, contingency fee agreement and a backup claim.

226 Mr. Pires stated the next step is for the Board to authorize District Counsel to contact  
227 Wildcat and have their attorney prepare an Agency Fee Agreement and a Public Adjuster  
228 Agreement for presentation at the next CDD meeting. Mr. Dalton voiced his opinion that it  
229 would be more prudent to invite the Insurance Adjuster and Wildcat on site to see what  
230 coverage the CDD is eligible for and then engage the Attorney. Mr. Dalton will contact the  
231 Adjuster and extend an invitation.

232

233 **SEVENTH ORDER OF BUSINESS**

**Continued Discussion: Lancaster Run  
Conveyance to District**

234

235

236 This item was presented following the Second Order of Business.

237

238 **EIGHTH ORDER OF BUSINESS**

**Discussion/Update: Lancaster Run  
Roadway Project**

239

240

241 This item was addressed following the Second Order of Business.

242

243 **NINTH ORDER OF BUSINESS**

**Approval of October 22, 2024 Regular  
Meeting Minutes**

244

245

246 The following changes were made:

247 Line 25 and throughout: Change "Fenstermaker" to "Fenstermaker"

248 Line 36 and throughout: Change "Landcaster Street" to "Lancaster Run"

249

250 **On MOTION by Mr. Simonsen and seconded by Mr. Dalton, with all in favor,**  
251 **the October 22, 2024 Regular Meeting Minutes, as amended, were approved.**

252

253



254 **TENTH ORDER OF BUSINESS** **Staff Reports**

255

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

257 Mr. Pires stated he has been coordinating with the Attorney for Duffy’s regarding the  
258 exhaust system and the information provided by Mr. Dalton was very helpful. On November 5,  
259 2024, the motor in the hood was replaced. Mr. Pires will request a balance report next and  
260 provide an update at the next meeting.

261 **B. District Manager: Wrathell, Hunt and Associates, LLC**

- 262 • **NEXT MEETING DATE: December 10, 2024 at 9:00 AM [Adoption of Golf**
- 263 **Rate/Fees & Charges]**

- 264 • **QUORUM CHECK**

265 Mr. Adams responded to questions regarding the mandatory pre-bid meeting for the  
266 landscaping contract.

267

268 **ELEVENTH ORDER OF BUSINESS** **Supervisors’ Requests**

269

270 Mr. Simonsen stated his golfing group recently met and decided to not have another  
271 meeting until estimates can be presented.

272 Discussion ensued regarding bond issuances, the interest rate and a Bond Anticipation  
273 Note (BAN).

274 Mr. Brady stated he will attend the next meeting via telephone.

275

276 **TWELFTH ORDER OF BUSINESS** **Adjournment**

277

278 **On MOTION by Mr. Brady and seconded by Ms. Huff, with all in favor, the**  
279 **meeting adjourned at 9:05 p.m.**

280

281

282

283

284

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

285  
286  
287  
288  
289  
290

---

Secretary/Assistant Secretary

---

Chair/Vice Chair

**STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS**

**Bla**

RTE-LOCT-RS	RTECD	SERVICE DESCRIPTION	PRESENT	PREVIOUS	MULT	CONSUMED	BILLED	TAXES-S	DEMAND	DAYS	LST MON	LST YEAR	REL CONS	PERIOD DATES
770-0003-01	RICHARD/DEBRA KAZMIERCZAK W22223113	I 001 SFR IRRIGATION	11589 ARON COURT	87050	37240	1	49810	100.36	00000015	30	700		H	15701 10/30/24-11/29/24
770-0004-03	CHAD/KIMBERLY ANN PETERSON W37159090	I 001 SFR IRRIGATION	11592 ARON COURT	1138920	1116110	1	22810	27.46	00000020	28	6330		H	15701 10/30/24-11/29/24
770-0012-02	EDWIN RIVERA W20501036	I 001 SFR IRRIGATION	11521 AUSTIN KEANE COURT	528490	493880	1	34610	58.56	00000065	30	10	24940	H	15701 10/30/24-11/29/24
770-0015-03	OWEN F FEENEY W86626682	I 001 SFR IRRIGATION	21501 BELHAVEN WAY	1324820	1300670	1	24150	30.47	00000300	30	19080	19970	H	15701 10/30/24-11/29/24
770-0016-01	RICHARD/DIANE ALBRIGHT W37159091	I 001 SFR IRRIGATION	21504 BELHAVEN WAY	1088020	1064810	1	23210	28.36	00000310	30	16130	20550	H	15701 10/30/24-11/29/24
770-0022-03	STEPHEN/PAM ELLER W22223100	I 001 SFR IRRIGATION	21516 BELHAVEN WAY	259800	232650	1	27150	38.05	00000325	30	850	27050	H	15701 10/30/24-11/29/24
770-0029-05	DONNA MARIE GAINES W20062593	I 001 SFR IRRIGATION	21528 BELHAVEN WAY	659860	638850	1	21010	23.41	00000340	30	8080	20100	H	15701 10/30/24-11/29/24
770-0031-01	JULIE BELSANTI W37159074	I 001 SFR IRRIGATION	21532 BELHAVEN WAY	788660	766590	1	22070	25.79	00000345	30	8380	13610	H	15701 10/30/24-11/29/24
770-0035-01	GAIL WOJTYNA W37810910	I 001 SFR IRRIGATION	21540 BELHAVEN WAY	866070	831240	1	34830	59.17	00000355	30	14410	27180	H	15701 10/30/24-11/29/24
770-0037-01	WALDEMAR/EWA WOJTAS W16398840	I 001 SFR IRRIGATION	21544 BELHAVEN WAY	177960	156240	1	21720	25.01	00000360	30	15300	16060	H	15701 10/30/24-11/29/24
770-0039-02	CYNTHIA/JERALD AIZEN W37158957	I 001 SFR IRRIGATION	21551 BELHAVEN WAY	1105330	1089010	1	16320	12.86	00000240	30	13820	18350	H	15701 10/30/24-11/29/24
770-0040-01	MARK/KAREN MCCAW W37159047	I 001 SFR IRRIGATION	21552 BELHAVEN WAY	880250	836690	1	43560	83.18	00000370	30	15330	13230	H	15701 10/30/24-11/29/24
770-0044-03	CHRISTOPHER SIMONEAU W37158900	I 001 SFR IRRIGATION	21560 BELHAVEN WAY	1034150	1009130	1	25020	32.43	00000380	30	20620	16070	H	15701 10/30/24-11/29/24
770-0047-01	DAVE/ANN BEVERLY W20062596	I 001 SFR IRRIGATION	21568 BELHAVEN WAY	837010	808580	1	28430	41.57	00000385	30	20360	12050	H	15701 10/30/24-11/29/24
770-0048-01	GARY W. MULLINS W22223105	I 001 SFR IRRIGATION	21571 BELHAVEN WAY	257920	238790	1	19130	19.18	00000215	30	5350	18970	H	15701 10/30/24-11/29/24
770-0049-01	STEPHEN/ANDREA KOLLASCH W86626636	I 001 SFR IRRIGATION	21573 BELHAVEN WAY	2084610	2067260	1	17350	15.17	00000210	30	4520	10570	H	15701 10/30/24-11/29/24
770-0050-02	SERDAR/PELIN AKSIT CIRIS W36889017	I 001 SFR IRRIGATION	21574 BELHAVEN WAY	987460	967430	1	20030	21.20	00000390	30	12320		H	15701 10/30/24-11/29/24
770-0055-01	ROBERT/MARION OLDHAM W37810839	I 001 SFR IRRIGATION	21588 BELHAVEN WAY	923290	905550	1	17740	16.05	00000405	30	15460	40880	H	15701 10/30/24-11/29/24

UB130DCL

QSYSPRT

RTE-LOCT-RS	RTECD	SERVICE DESCRIPTION	PRESENT	PREVIOUS	MULT	CONSUMED	BILLED	TAXES-S	DEMAND	DAYS	LST MON	LST YEAR	REL	CONS	PERIOD DATES
770-0059-02	DARRIN/KRISTEN SCHMITZ W86626405	I 001 SFR IRRIGATION	21600	21600	1	42930	81.44		00000070	30	13250	18560	H	15701	10/30/24-11/29/24
770-0060-02	JOHN/TATIANA KIKEL W20062631	I 001 SFR IRRIGATION	21601	21601	1	35050	59.77		00000190	30	16530	27880	H	15701	10/30/24-11/29/24
770-0061-01	HUDSON/ELSA ROGERS W36889018	I 001 SFR IRRIGATION	21604	21604	1	21390	24.26		00000075	30		6110	H	15701	10/30/24-11/29/24
770-0065-04	TRACI/PETER MACIOW W23124207	I 001 SFR IRRIGATION	21612	21612	1	23260	28.47		00000085	30	18720	16080	H	15701	10/30/24-11/29/24
770-0066-02	ED DELVA W36889013	I 001 SFR IRRIGATION	21613	21613	1	24060	30.27		00000175	30	8360	4900	H	15701	10/30/24-11/29/24
770-0072-01	PAUL F. MCFARLAND W37159044	I 001 SFR IRRIGATION	21628	21628	1	18910	18.68		00000105	30	8650	6320	H	15701	10/30/24-11/29/24
770-0075-02	GARY WHEELER W37810837	I 001 SFR IRRIGATION	21633	21633	1	31730	50.64		00000155	30	23500	26060	H	15701	10/30/24-11/29/24
770-0077-02	DEBRA J. WHEELER W23195520	I 001 SFR IRRIGATION	21637	21637	1	31430	49.82		00000150	30	11960	22110	H	15701	10/30/24-11/29/24
770-0078-01	JOHN/DEBORAH MILCETICH W37159076	I 001 SFR IRRIGATION	21641	21641	1	22750	27.32		00000145	30	3870	10950	H	15701	10/30/24-11/29/24
770-0080-01	JOHN/JULIE REEDY W21058946	I 001 SFR IRRIGATION	21649	21649	1	16960	14.30		00000135	30	12600	13260	H	15701	10/30/24-11/29/24
770-0094-01	JOHN H./ELIZABETH MANCINI W37810854	I 001 SFR IRRIGATION	21520	21520	1	23460	28.92		00000620	30	7100	18060	H	15701	10/30/24-11/29/24
770-0097-02	JOSEPH/CATHY ROBBINS W86626533	I 001 SFR IRRIGATION	21526	21526	1	15780	11.64		00000625	30	12420	14860	H	15701	10/30/24-11/29/24
770-0108-04	MOLLIE HENDERSON W37159073	I 001 SFR IRRIGATION	21554	21554	1	28810	42.61		00000655	30	23870		H	15701	10/30/24-11/29/24
770-0109-02	KERRY DOCTOR W20062635	I 001 SFR IRRIGATION	21557	21557	1	16230	12.65		00000530	30	14070	22130	H	15701	10/30/24-11/29/24
770-0117-01	ANTHONY/HELEN RUOCCO, JR W24001842	I 001 SFR IRRIGATION	21575	21575	1	20080	21.32		00000510	22	10320	35690	H	15701	11/07/24-11/29/24
770-0129-01	STUART/DONNA RAYNOR W22186856	I 001 SFR IRRIGATION	21607	21607	1	24540	31.35		00000480	30	5330	21590	H	15701	10/30/24-11/29/24
770-0130-03	GALEN WHITE W22127658	I 001 SFR IRRIGATION	21608	21608	1	23320	28.61		00000710	30	4080		H	15701	10/30/24-11/29/24
770-0135-04	DARLENE/FRANK RUSSELL W20062634	I 001 SFR IRRIGATION	21623	21623	1	16110	12.38		00000460	30	5360	17680	H	15701	10/30/24-11/29/24

UB130DCL

QSYSPRT

RTE-LOCT-RS	RTECD	SERVICE DESCRIPTION	PRESENT	PREVIOUS	MULT	CONSUMED	BILLED	TAXES-S	DEMAND	DAYS	LST MON	LST YEAR	REL	CONS	PERIOD DATES						
770-0143-01		RONALD/ARLENE LEE W22295389	I	001	SFR	IRRIGATION	21644	BERWHICH RUN	1238100	1222280	1	15820	11.73		00000745	30	12510	15340	H	15701	10/30/24-11/29/24
770-0146-01		JACK/KAREN LUEBBERT W22223118	I	001	SFR	IRRIGATION	21652	BERWHICH RUN	131470	115300	1	16170	12.52		00000755	30	12740	15990	H	15701	10/30/24-11/29/24
770-0150-02		NICHOLAS SCHUETZ/PATRENA BROWN W37810860	I	001	SFR	IRRIGATION	21660	BERWHICH RUN	650490	634110	1	16380	12.99		00000765	30	13840	29740	H	15701	10/30/24-11/29/24
770-0154-01		CYNTHIA EHLERT W21058949	I	001	SFR	IRRIGATION	21671	BERWHICH RUN	345490	329560	1	15930	11.98		00000420	30	12640	19260	H	15701	10/30/24-11/29/24
770-0159-02		IVA ROGIC W21058933	I	001	SFR	IRRIGATION	21116	BRAXFIELD LOOP	214410	197080	1	17330	15.13		00000800	30	4130	1570	H	15701	10/30/24-11/29/24
770-0165-02		DONALD/FERNANDE AUSTIN W21058943	I	001	SFR	IRRIGATION	21140	BRAXFIELD LOOP	204270	185070	1	19200	19.34		00000830	30	4530	11250	H	15701	10/30/24-11/29/24
770-0170-03		GUIKA GROUP LLC W21058926	I	001	SFR	IRRIGATION	21159	BRAXFIELD LOOP	562060	541720	1	20340	21.90		00001185	30	14320	26460	H	15701	10/30/24-11/29/24
770-0171-02		MICHEL GOUDREAU W20062511	I	001	SFR	IRRIGATION	21160	BRAXFIELD LOOP	583000	563440	1	19560	20.15		00000860	30	15490	18370	H	15701	10/30/24-11/29/24
770-0173-02		DANA/CHRISTINE HUTCHINSON W20501024	I	001	SFR	IRRIGATION	21167	BRAXFIELD LOOP	525470	500820	1	24650	31.60		00001175	30	9650		H	15701	10/30/24-11/29/24
770-0175-03		MICHAEL A VOIT W19208753	I	001	SFR	IRRIGATION	21171	BRAXFIELD LOOP	911070	892580	1	18490	17.74		00001170	30	16820	22280	H	15701	10/30/24-11/29/24
770-0184-01		BILL/KRISTY MOORE W23011014	I	001	SFR	IRRIGATION	21188	BRAXFIELD LOOP	249680	232060	1	17620	15.78		00000890	30	13920	16540	H	15701	10/30/24-11/29/24
770-0191-02		STEVEN/JUDY BOEKER W86626298	I	001	SFR	IRRIGATION	21204	BRAXFIELD LOOP	2012830	1992540	1	20290	21.79		00000910	30	14040	17790	H	15701	10/30/24-11/29/24
770-0206-02		FRANCISCO ARIAS W19208755	I	001	SFR	IRRIGATION	21233	BRAXFIELD LOOP	555230	535800	1	19430	19.85		00001095	30	15760	15160	H	15701	10/30/24-11/29/24
770-0209-01		NICHOLAS J./JANE T. CLARK W37810914	I	001	SFR	IRRIGATION	21244	BRAXFIELD LOOP	527720	510370	1	17350	15.17		00000960	30		12750	H	15701	10/30/24-11/29/24
770-0212-02		GARY TROESTER W16377277	I	001	SFR	IRRIGATION	21252	BRAXFIELD LOOP	504880	485140	1	19740	20.55		00000970	30	13810	15410	H	15701	10/30/24-11/29/24
770-0232-02		DAVID RAMPSON W36889001	I	001	SFR	IRRIGATION	21302	BRAXFIELD LOOP	1060630	1044600	1	16030	12.20		00001030	30	15230	10900	H	15701	10/30/24-11/29/24
770-0251-01		JOEY/SANDRA HATFIELD W19208778	I	001	SFR	IRRIGATION	21540	BRIXHAM RUN LOOP	908690	891350	1	17340	15.15		00001225	34	15940		H	15701	10/30/24-11/29/24
770-0265-03		CHRISTOPHER ROBBINS W36888992	I	001	SFR	IRRIGATION	21572	BRIXHAM RUN LOOP	453320	437090	1	16230	12.65		00001255	30	3030	9330	H	15701	10/30/24-11/29/24

UB130DCL

QSYSPRT



RTE-LOCT-RS	RTECD	SERVICE DESCRIPTION	PRESENT	PREVIOUS	MULT	CONSUMED	BILLED	TAXES-S	DEMAND	DAYS	LST MON	LST YEAR	REL CONS	PERIOD DATES
770-0278-02		CHARLES/YVONNE JOANNE MCCARRON 21613 BRIXHAM RUN LOOP W86626812	I	001	SFR	IRRIGATION	1264920	1234870	1	30050	46.02	00001605	30	1800 11620 H 15701 10/30/24-11/29/24
770-0329-01		MATTHEW FREESE 21737 BRIXHAM RUN LOOP W37158924	I	001	SFR	IRRIGATION	826230	809610	1	16620	13.53	00001450	30	16840 13240 H 15701 10/30/24-11/29/24
770-0337-01		BERNARD THYE 21768 BRIXHAM RUN LOOP W60062568	I	001	SFR	IRRIGATION	671990	642050	1	29940	45.72	00001370	30	30370 H 15701 10/30/24-11/29/24
770-0344-03		MARIA F. MELARA 21785 BRIXHAM RUN LOOP W86626423	I	001	SFR	IRRIGATION	1818060	1797760	1	20300	21.81	00001390	30	14540 14490 H 15701 10/30/24-11/29/24
770-0354-04		ALISON/KENNETH BROWN 11536 CHAPLIS LANE W21058952	I	001	SFR	IRRIGATION	362620	343460	1	19160	19.25	00001755	30	2100 30630 H 15701 10/30/24-11/29/24
770-0357-01		DONALD/CHERYL MURRAY 11548 CHAPLIS LANE W86626506	I	001	SFR	IRRIGATION	2241420	2224760	1	16660	13.62	00001740	30	5930 20900 H 15701 10/30/24-11/29/24
770-0371-03		PETER PRESTON 21646 HELMSDALE RUN W22223092	I	001	SFR	IRRIGATION	151610	131610	1	20000	21.14	00001970	30	13050 8730 H 15701 10/30/24-11/29/24
770-0391-02		PHILLIP/JULIE FRANKLIN 21727 HELMSDALE RUN W37158894	I	001	SFR	IRRIGATION	1371970	1347940	1	24030	30.20	00001870	30	14940 34290 H 15701 10/30/24-11/29/24
770-0394-02		RODNEY NICHOLS 21741 HELMSDALE RUN W37159108	I	001	SFR	IRRIGATION	1302500	1298020	1	40480	74.71	00001875	5	7500 23810 H 15701 10/30/24-11/04/24
770-0396-01		ALAIN/YVONNE FILIAULT 21747 HELMSDALE RUN W20501035	I	001	SFR	IRRIGATION	497200	465280	1	31920	51.17	00001880	30	15640 H 15701 10/30/24-11/29/24
770-0398-02		CHARLES/DEBRA MURPHY 21751 HELMSDALE RUN W22142719	I	001	SFR	IRRIGATION	1878950	1861520	1	17430	15.35	00001885	30	17870 31220 H 15701 10/30/24-11/29/24
770-0679-01		NANCY L. FABING 21500 LANGHOLM RUN W37159018	I	001	SFR	IRRIGATION	673960	638610	1	35350	60.60	00002035	30	28060 14987 H 15701 10/30/24-11/29/24
770-0687-04		SUSAN KUIECK 21515 LANGHOLM RUN W21026756	I	001	SFR	IRRIGATION	568460	552640	1	15820	11.73	00003000	30	14270 14990 H 15701 10/30/24-11/29/24
770-0688-02		TIMOTHY/KIMBERLY ROBINSON 21516 LANGHOLM RUN W37810841	I	001	SFR	IRRIGATION	818700	797910	1	20790	22.91	00002055	30	16070 21980 H 15701 10/30/24-11/29/24
770-0689-02		DAVID BARLOCK 21520 LANGHOLM RUN W21058937	I	001	SFR	IRRIGATION	259740	239120	1	20620	22.53	00002060	30	14530 H 15701 10/30/24-11/29/24
770-0695-02		PAUL M. CARVEY 21532 LANGHOLM RUN W24001845	I	001	SFR	IRRIGATION	42970	5380	1	37590	66.76	00002075	30	6920 38140 H 15701 10/30/24-11/29/24
770-0697-01		JOSEPH/JEWEL FAERBER 11400 PEMBROOK RUN W21058932	I	001	SFR	IRRIGATION	280210	236320	1	43890	84.08	00003025	30	8240 11000 H 15701 10/30/24-11/29/24
770-0698-01		JOHN/KATHLEEN CULLEN 11401 PEMBROOK RUN W37158916	I	001	SFR	IRRIGATION	1377980	1355120	1	22860	27.57	00003150	30	12030 21250 H 15701 10/30/24-11/29/24

UB130DCL

QSYSPRT

RTE-LOCT-RS	RTECD	SERVICE DESCRIPTION	PRESENT	PREVIOUS	MULT	CONSUMED	BILLED	TAXES-S	DEMAND	DAYS	LST MON	LST YEAR	REL	CONS	PERIOD DATES					
770-0701-02		CHRISTOPHER/STACEY CAMPBELL W21058951	I	001	SFR	IRRIGATION	11414 PEMBROOK RUN	313530	294570	1	18960	18.80		00003035	30		21860	H	15701	10/30/24-11/29/24
770-0703-04		VALERIE DARLING W22295387	I	001	SFR	IRRIGATION	11416 PEMBROOK RUN	2043540	2024150	1	19390	19.76		00003040	30	13500		H	15701	10/30/24-11/29/24
770-0708-02		THOMAS L. PATRICCA W22223116	I	001	SFR	IRRIGATION	11433 PEMBROOK RUN	138770	119800	1	18970	18.82		00003125	30	1600	4290	H	15701	10/30/24-11/29/24
770-0709-02		TRISHA/TIMOTHY GOFF W37810835	I	001	SFR	IRRIGATION	11434 PEMBROOK RUN	865150	815770	1	49380	99.18		00003055	30	19780	66190	H	15701	10/30/24-11/29/24
770-0714-01		SHIRLEY RUEHL W37159042	I	001	SFR	IRRIGATION	11451 PEMBROOK RUN	796970	780260	1	16710	13.73		00003110	30	4340	18300	H	15701	10/30/24-11/29/24
770-0716-02		OWEN F/NANCY B. MCCROY W20062590	I	001	SFR	IRRIGATION	11456 PEMBROOK RUN	728510	705940	1	22570	26.92		00003075	30	15490	19710	H	15701	10/30/24-11/29/24
770-0721-01		GREGGORY/MARLISA HAMILTON W21026755	I	001	SFR	IRRIGATION	11469 PEMBROOK RUN	406740	382050	1	24690	31.69		00003095	30	21140	20790	H	15701	10/30/24-11/29/24
770-0824-02		ROBERT/MELANIE PROULX W20501025	I	001	SFR	IRRIGATION	21400 SHERIDAN RUN	894350	871650	1	22700	27.21		00003295	30	12600	18600	H	15701	10/30/24-11/29/24
770-0825-02		CAROL/STUVA ANTHONY GAMBOA W86626611	I	001	SFR	IRRIGATION	21401 SHERIDAN RUN	1779540	1759040	1	20500	22.26		00003290	30	13950	8810	H	15701	10/30/24-11/29/24
770-0826-04		ROBERT/CYNTHIA FOREST W86626610	I	001	SFR	IRRIGATION	21405 SHERIDAN RUN	2258360	2238380	1	19980	21.09		00003285	30	22540	12360	H	15701	10/30/24-11/29/24
770-0829-04		SAMANTHA/TIMOTHY GRIFFIN W86626605	I	001	SFR	IRRIGATION	21410 SHERIDAN RUN	1666570	1645160	1	21410	24.31		00003305	30	17750	20110	H	15701	10/30/24-11/29/24
770-0836-03		RENEE DICK W86626579	I	001	SFR	IRRIGATION	21425 SHERIDAN RUN	1727180	1708340	1	18840	18.53		00003260	30	16470	15690	H	15701	10/30/24-11/29/24
770-0842-01		VIRGIL P./CATHERINE KUNTZ W16398834	I	001	SFR	IRRIGATION	21437 SHERIDAN RUN	251350	231410	1	19940	21.00		00003245	30	14730	17760	H	15701	10/30/24-11/29/24
770-0845-01		JOHN/ANGELA RINALDI W20062614	I	001	SFR	IRRIGATION	21442 SHERIDAN RUN	638150	616380	1	21770	25.12		00003345	30	10410	17770	H	15701	10/30/24-11/29/24
770-0847-01		VITO CIARAMITARO W37158886	I	001	SFR	IRRIGATION	21446 SHERIDAN RUN	633040	616740	1	16300	12.81		00003350	30	4230	12060	H	15701	10/30/24-11/29/24
770-0848-01		LYNN WHIPPLE W86626597	I	001	SFR	IRRIGATION	21449 SHERIDAN RUN	1280610	1262780	1	17830	16.25		00003230	30	8120	6730	H	15701	10/30/24-11/29/24
770-0850-01		STEWART/PHYLLIS EMSLIE W86626596	I	001	SFR	IRRIGATION	21453 SHERIDAN RUN	2087400	2068990	1	18410	17.56		00003225	30	11190	12820	H	15701	10/30/24-11/29/24
770-0855-01		ALAN RODRIGUEZ W20062613	I	001	SFR	IRRIGATION	21462 SHERIDAN RUN	827830	804190	1	23640	29.33		00003370	30	20540	22650	H	15701	10/30/24-11/29/24

UB130DCL

QSYSPRT

RTE-LOCT-RS	RTECD	SERVICE DESCRIPTION	PRESENT	PREVIOUS	MULT	CONSUMED	BILLED	TAXES-S	DEMAND	DAYS	LST MON	LST YEAR	REL CONS	PERIOD DATES
770-0862-01	I 001	DEBRA AYER W37810903	21477	1032110	1	17490	15.49		00003195	30	9100	10560	H 15701	10/30/24-11/29/24
770-0867-01	I 001	JUAN/AIDA SALVIDAR W23011013	21486	197180	1	18500	17.76		00003400	30	10230	16030	H 15701	10/30/24-11/29/24
770-0877-02	I 001	CHERYL GALLAGHER W86626547	21506	1940920	1	20260	21.72		00003425	30	14620	19470	H 15701	10/30/24-11/29/24
770-0880-04	I 001	CHELSEA/MICHAEL GANEY W16398837	11369	276640	1	30880	48.31		00003595	30		10730	H 15701	10/30/24-11/29/24
770-0886-06	I 001	DIANE FRANCES/ALLEN RYAN SHAW W37158909	11385	1210100	1	22630	27.05		00003585	30	350	16520	H 15701	10/30/24-11/29/24
770-0888-02	I 001	CURT/CYNTHIA MILLER W37158888	11390	1246750	1	20940	23.25		00003460	30	16030	22260	H 15701	10/30/24-11/29/24
770-0889-02	I 001	KELLY/ROBERT JEAN GENIER W37159016	11393	1725040	1	20250	21.70		00003580	30	20120	33020	H 15701	10/30/24-11/29/24
770-0893-02	I 001	RICHARD SCHUCHARD W20062572	11401	310220	1	21620	24.78		00003570	30	17840	12910	H 15701	10/30/24-11/29/24
770-0895-03	I 001	JEROME/JESSICA KING W22142754	11405	2124270	1	19960	21.05		00003565	30	4380	18100	H 15701	10/30/24-11/29/24
770-0899-01	I 001	KENNETH H. HASHIMOTO W37810916	11417	945750	1	23600	29.24		00003560	30	17040	5980	H 15701	10/30/24-11/29/24
770-0900-02	I 001	GERALD/CLAUDETTE LIZOTTE W22223121	11418	171540	1	18380	17.49		00003495	30	13720	7460	H 15701	10/30/24-11/29/24
770-0902-02	I 001	GEORGE/CONNIE POPOVICH W23195522	11425	144090	1	21560	24.65		00003555	30	15270	11870	H 15701	10/30/24-11/29/24
770-0905-01	I 001	ANTHONYT/FRAN FERRARI W19208768	11430	653080	1	16360	12.95		00003510	30	5940	2070	H 15701	10/30/24-11/29/24
770-0906-02	I 001	ROBERT/LISA SCHOBER W37159014	11433	1404330	1	24450	31.15		00003545	30	7610	17900	H 15701	10/30/24-11/29/24
770-0908-03	I 001	MICHAEL MCGUNN W23011009	11437	240680	1	23610	29.26		00003540	30	17130	21730	H 15701	10/30/24-11/29/24
770-0909-02	I 001	18TH TEE LLC W21383628	11438	1775300	1	24620	31.53		00003520	30	750	23560	H 15701	10/30/24-11/29/24
770-0912-01	I 001	DONALD/SANDRA BARTCH W22223189	11446	183200	1	23140	28.20		00003530	30	9970	18050	H 15701	10/30/24-11/29/24
770-0913-03	I 001	CESAR CASTANO/CAROLYN BOTERO W86626337	21200	1221770	1	16140	12.45		00003700	30	6280	19970	H 15701	10/30/24-11/29/24

UB130DCL

QSYSPRT

RTE-LOCT-RS	RTECD	SERVICE DESCRIPTION	PRESENT	PREVIOUS	MULT	CONSUMED	BILLED	TAXES-S	DEMAND	DAYS	LST MON	LST YEAR	REL	CONS	PERIOD DATES
770-0917-04	MELISSA/MEKAAEL MAHMOUD	21208 WAYMOUTH RUN							00003710	30					
	W23011015 I 001 SFR IRRIGATION		257240	237430	1	19810	20.71				9720	17770	H	15701	10/30/24-11/29/24
770-0922-04	KATHY/LAWRENCE GREGORY	21217 WAYMOUTH RUN							00003675	30					
	W22223185 I 001 SFR IRRIGATION		130300	112250	1	18050	16.75				18210		H	15701	10/30/24-11/29/24
770-0927-03	KELLY S./ROBERT MORETTI	21232 WAYMOUTH RUN							00003730	30					
	W37810866 I 001 SFR IRRIGATION		987740	971640	1	16100	12.36				8400	20710	H	15701	10/30/24-11/29/24
770-0941-01	GEORGE/JORDAN JOSEPH	21268 WAYMOUTH RUN							00003755	30					
	W16398813 I 001 SFR IRRIGATION		397590	372070	1	25520	33.57				3870	5650	H	15701	10/30/24-11/29/24
770-0960-01	RAYMOND VOSS	21516 WINDHAM RUN							00004220	30					
	W22223104 I 001 SFR IRRIGATION		127360	108010	1	19350	19.67				10000	12900	H	15701	10/30/24-11/29/24
770-0963-04	DAVID/DEBRA KURSH	21521 WINDHAM RUN							00004165	30					
	W86626443 I 001 SFR IRRIGATION		1918980	1902730	1	16250	12.70				12940	20470	H	15701	10/30/24-11/29/24
770-0973-04	MARK VANBUREN	21541 WINDHAM RUN							00004140	30					
	W21058938 I 001 SFR IRRIGATION		195380	165620	1	29760	45.23				14460	12990	H	15701	10/30/24-11/29/24
770-1021-01	TRACI CORBETT	21640 WINDHAM RUN							00004375	30					
	W86424067 I 001 SFR IRRIGATION		1818600	1801270	1	17330	15.13				13640	18520	H	15701	10/30/24-11/29/24
770-1053-02	PAUL J. PULEO	21707 WINDHAM RUN							00003940	30					
	W86424093 I 001 SFR IRRIGATION		1670470	1652480	1	17990	16.61				4110	8330	H	15701	10/30/24-11/29/24
770-1088-03	ANDREW J.WILLIS/NATALIE GAGNON	11550 WOODMOUNT LANE							00004435	30					
	W19208790 I 001 SFR IRRIGATION		764100	748160	1	15940	12.00				11500	26510	H	15701	10/30/24-11/29/24
770-1104-01	JAMES/KARIN MARCHETTI	11402 WORCESTER RUN							00004545	30					
	W21383629 I 001 SFR IRRIGATION		3105700	3085420	1	20280	21.77				16340	26130	H	15701	10/30/24-11/29/24
770-1105-02	JERRY/BONNIE BOLLIN	11404 WORCESTER RUN							00004550	30					
	W21026754 I 001 SFR IRRIGATION		425310	405410	1	19900	20.91				18720	12110	H	15701	10/30/24-11/29/24
770-1109-03	JOSEPH LETSON	11412 WORCESTER RUN							00004560	30					
	W21058931 I 001 SFR IRRIGATION		1085270	1027180	1	58090	123.13				53040	42220	H	15701	10/30/24-11/29/24
770-1115-03	MELISSA MCDUGAL/SCOTT BROWN	11424 WORCESTER RUN							00004575	30					
	W21058930 I 001 SFR IRRIGATION		656150	631710	1	24440	31.13				19060	26010	H	15701	10/30/24-11/29/24
770-1116-03	RYAN MITCHELL	11425 WORCESTER RUN							00004585	30					
	W20062603 I 001 SFR IRRIGATION		758840	740610	1	18230	17.15				5790	12410	H	15701	10/30/24-11/29/24
770-1117-01	TONY/PAULA SANCHEZ	11426 WORCESTER RUN							00004580	30					
	W21058925 I 001 SFR IRRIGATION		562980	545280	1	17700	15.96				2600	23840	H	15701	10/30/24-11/29/24
770-9001-01	STONEBROOK VILLAS I DEPT.567	CONSUMPTION BILLED @ 88%							00002010	30					
	W20083177 I 002 MULTI-FAM/CONDO		57162	56837	100	330792	241.48				222552	383944	H	75501	10/30/24-11/29/24
770-9010-01	VILLAS II STONEYBROOK	MASTER PORTRUSH COMMUNITY							00002015	30					
	W20083153 I 002 MULTI-FAM/CONDO		547634	538775	100	779592	569.10				471856	1189144	H	75501	10/30/24-11/29/24

UB130DCL

QSYSPRT

RTE-LOCT-RS	RTECD SERVICE DESCRIPTION	PRESENT	PREVIOUS	MULT	CONSUMED	BILLED	TAXES-S	DEMAND	DAYS	LST MON	LST YEAR	REL CONS	PERIOD DATES
770-9015-01 W20201072	PINECREST #1 I 003 IRRIGATION VILLA	492321	475140	100	429525	610.80		00002020	30	296400	7250	H 75501	10/30/24-11/29/24
770-9016-01 W20201072	PINECREST #3 I 003 IRRIGATION VILLA	492321	475140	100	429525	610.80		00002025	30	296400	7250	H 75501	10/30/24-11/29/24
770-9017-01 W20201072	PINECREST C/O PRECEDENT HOSP #2 I 003 IRRIGATION VILLA	492321	475140	100	429525	610.80		00000000	30	296400	7250	H 75501	10/30/24-11/29/24
770-9018-01 W20201072	PINECREST C/O PRECEDENT HOSP #4 I 003 IRRIGATION VILLA	492321	475140	100	429525	610.80		00000000	30	296400	7250	H 75501	10/30/24-11/29/24

**STONEBROOK  
COMMUNITY DEVELOPMENT DISTRICT**

**STAFF  
REPORTS  
BII**



**STONEYBROOK COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE**

**LOCATION**

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

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 22, 2024</b>	<b>Regular Meeting</b>	<b>9:00 AM</b>
<b>November 12, 2024*</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>December 10, 2024**</b>	<b>Public Hearing &amp; Regular Meeting</b>	<b>9:00 AM</b>
<b>January 28, 2025</b>	<b>Regular Meeting</b>	<b>9:00 AM</b>
<b>January 28, 2025</b>	<b>Joint Workshop with Homeowner's Association</b>	<b>5:30 PM</b>
<b>February 25, 2025</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>March 25, 2025</b>	<b>Regular Meeting</b>	<b>9:00 AM</b>
<b>April 22, 2025</b>	<b>Regular Meeting</b>	<b>9:00 AM</b>
<b>May 27, 2025</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>June 24, 2025</b>	<b>Regular Meeting</b>	<b>9:00 AM</b>
<b>July 22, 2025</b>	<b>Regular Meeting</b>	<b>9:00 AM</b>
<b>August 26, 2025</b>	<b>Regular Meeting</b>	<b>6:00 PM</b>
<b>September 23, 2025</b>	<b>Regular Meeting</b>	<b>9:00 AM</b>

**Exceptions**

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

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